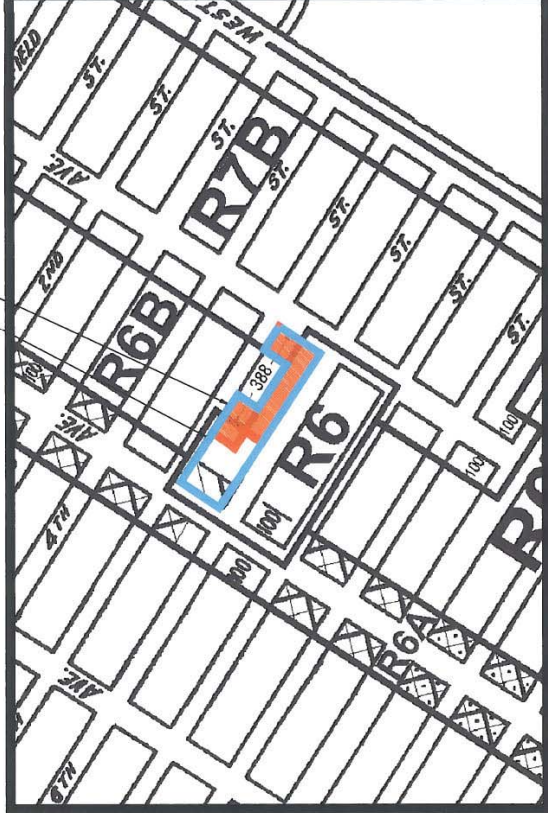
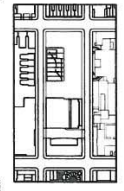
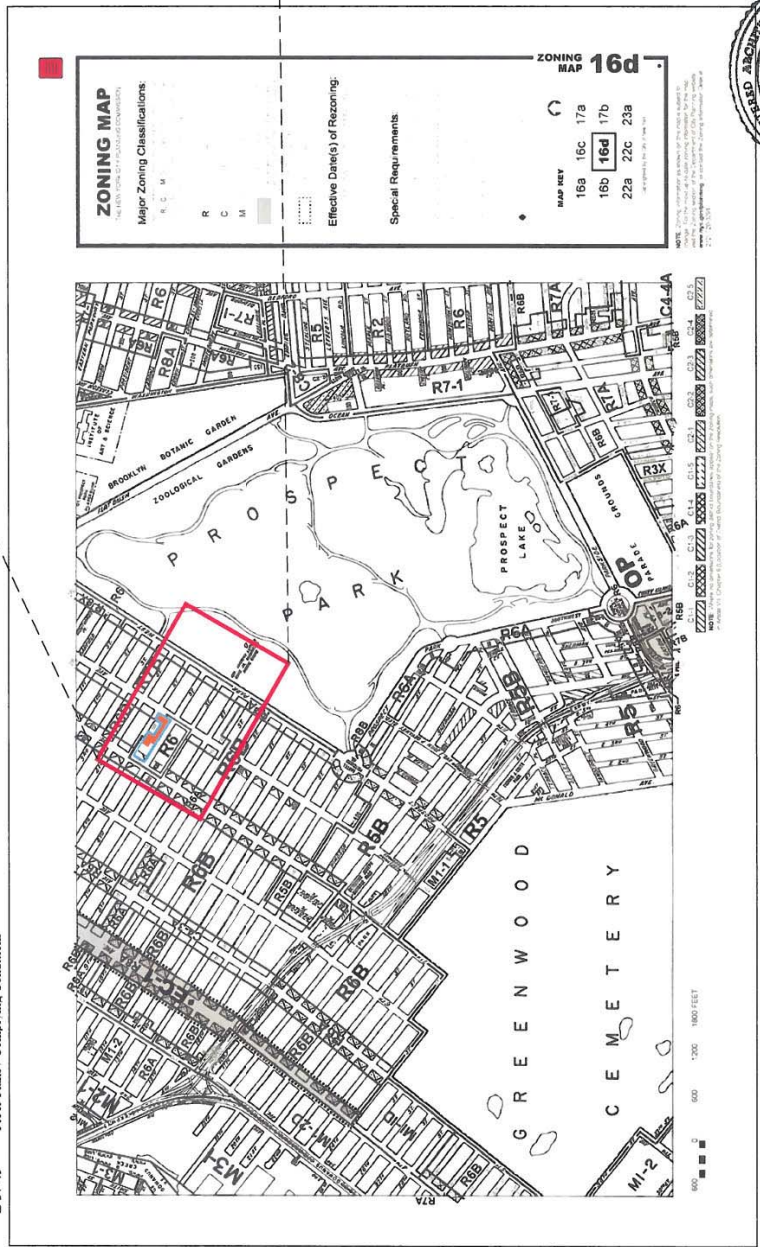


- G-01 Zoning Map
- G-02 Redline Diagram
- Z-01 Excluding Conditions
- Z-02 Site Plan - Existing Conditions
- Z-03 Proposed Conditions
- Z-04 Site Plan - Proposed Conditions
- Z-05 Zoning Calculations and Schedules - Proposed Conditions
- Z-06 Non-Compliances and Schedules - Proposed Conditions
- Z-07 Average Curb Levels - Proposed Conditions
- Z-08 Floor Area & Lot Coverage - Proposed Conditions
- Z-09 Yards - Proposed Conditions
- Z-10 Sections - Proposed Conditions
- Z-11 Curbs Cuts, Loading Berths & Parking - Proposed Conditions
- Z-12 Elevations - Proposed Conditions
- Z-13 Floor Plans - Proposed Conditions
- Z-14 Complying Conditions
- Z-15 Site Plan - Proposed Conditions
- Z-16 Zoning Calculations - Complying Conditions
- Z-17 Schedule - Complying Conditions
- Z-18 Average Curb Levels - Complying Conditions
- Z-19 Floor Area & Lot Coverage - Complying Conditions
- Z-20 Yards - Complying Conditions
- Z-21 Sections - Complying Conditions
- Z-22 Curbs Cuts, Loading Berths & Parking - Complying Conditions
- Z-23 Elevations - Complying Conditions
- Z-24 Floor Plans - Complying Conditions
- Z-25
- Z-26
- Z-27
- Z-28
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- Z-30
- Z-31
- Z-32
- Z-33
- Z-34
- Z-35
- Z-36
- Z-37
- Z-38
- Z-39
- Z-40
- Z-41
- Z-42
- Z-43
- Z-44
- Z-45

PROJECT ZONING LOT
PROJECT SITE



ZONING LOT BOUNDARY
DEVELOPMENT SITE



The Center for Community Health

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Zoning Districts
 G-01

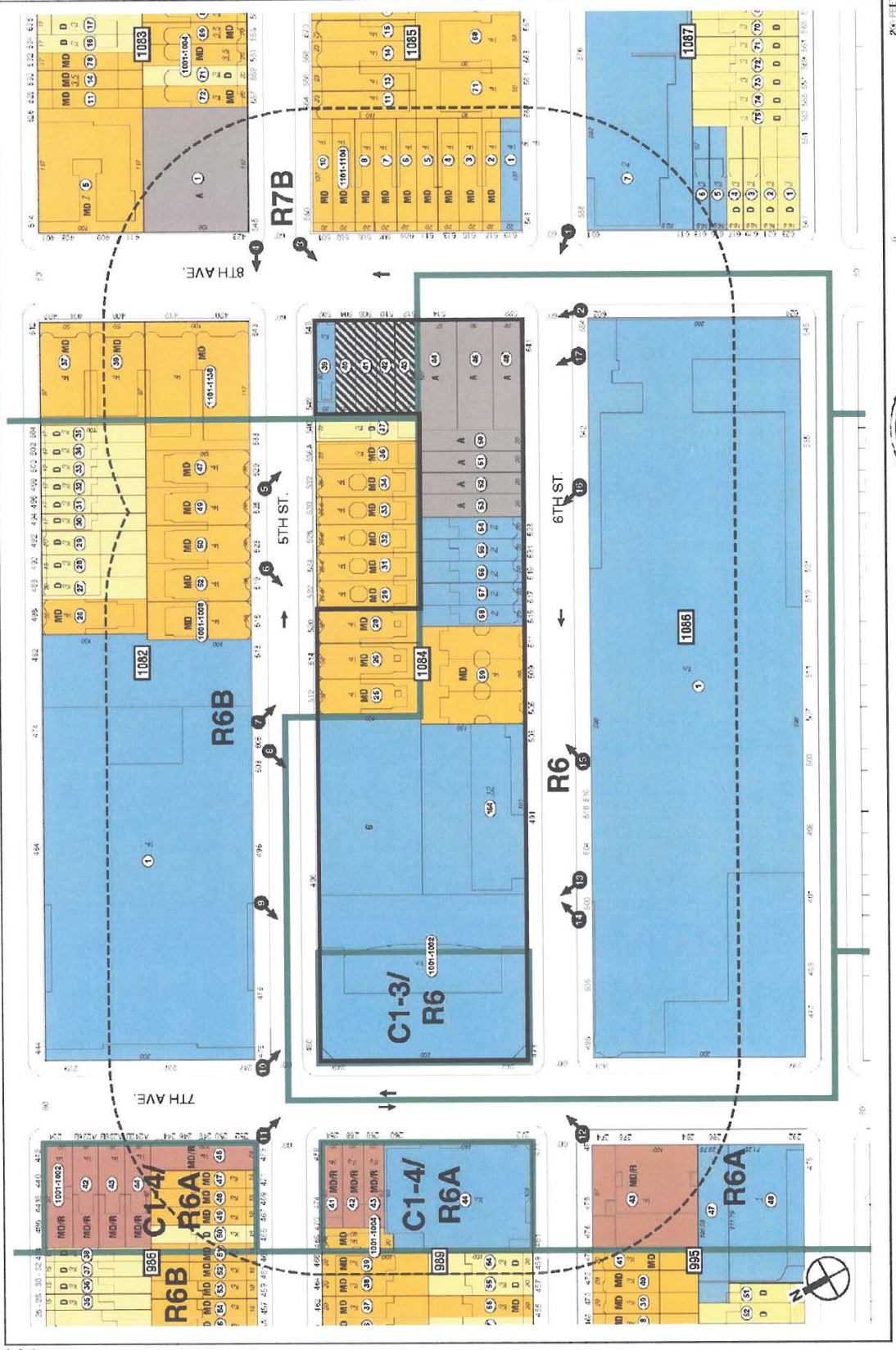
1 BSA Application Set
 10-16-2013
 Date

Scale: A as Noted

- Legend**
- Zoning Lot Boundary
 - Stud Area Boundary (200 ft. Perimeter)
 - Lot Number
 - Block Number
 - Street Direction
 - Building Height Number of Stories
 - Street Width
 - Street Address
 - Building Footprint
 - Photograph View Direction and Reference Number

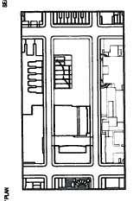
- Land Use**
- Residential (1- or 2-Family Home)
 - Residential (Multiple Dwelling)
 - Mixed Residential/Commercial
 - Industrial/Community Facility
 - Parking/Automobile/Carry
 - Vacant Building
 - Dwelling
 - Multiple Dwelling
 - Mixed Residential/Commercial
 - Auto
 - Garage

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



BSA Application Set No. 10-16-2013 Date

Issue Name

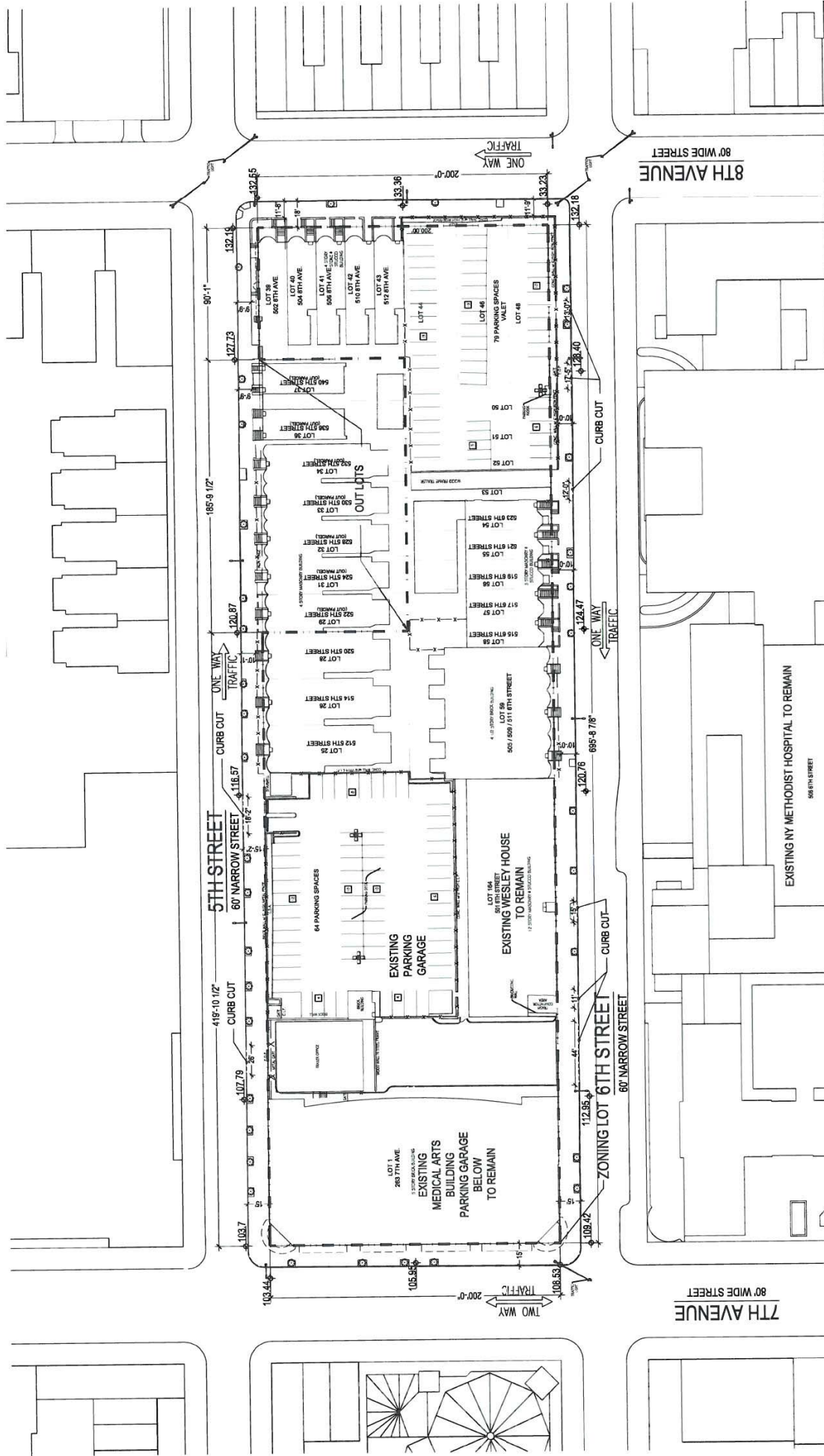


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Radius Diagram G-02

Scale: As Noted



BLOCK 1084
 LOTS 25, 26, 28, 39-44, 46, 50-59, 164, 1001, 1002

505-525 6TH STREET
 BARK SLOPE, BROOKLYN

EXISTING NY METHODIST HOSPITAL TO REMAIN
 505 6TH STREET

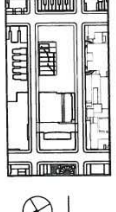


- STREET TREE
- ▣ STREET LIGHT
- ⊕ PARKING LOT LIGHT

--- ZONING LOT BOUNDARY

Existing Site Plan

1 BSA Application Set
 No. Issue Name Date
 10-16-2013

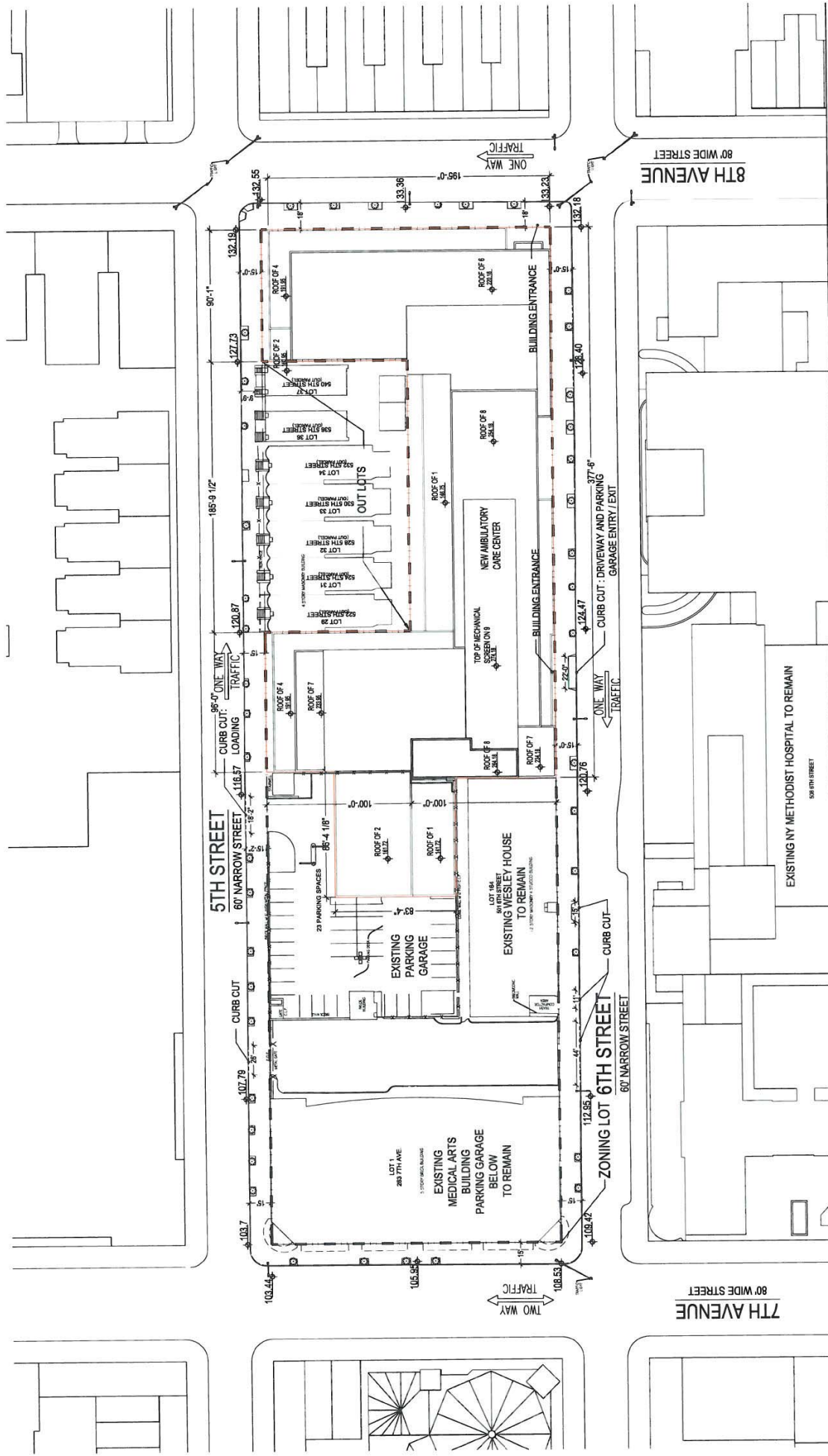


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 506 6th St. 115 5th Ave.
 Brooklyn, NY 11215 New York, NY 10003

Z-01

Scale: 1" = 64'



Legend:

- ZONING LOT BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY
- STREET TREE
- ▣ PARKING LOT LIGHT
- STREET LIGHT

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Proposed Site Plan

BLOCK 1084
 LOTS 25, 26, 28, 39-44, 46, 50-59, 164, 1001, 1002

541 6TH STREET
 PARK SLOPE, BROOKLYN

1 BSA Application Set 10-16-2013
 No. Issue Name Date

Scale: 1" = 64'

ARC 01111
 FRANCIS C. CURTIS
 REGISTERED ARCHITECT
 NEW YORK

Block 1084, Lots 25, 26, 28, 30-44, 46, 50-59, 104, 1001, 1002

1. Zoning Districts: Map 16C

- R6B & R6C1-1
- R7B

2. Lot Area = 120,569 SF

- R6C1-1 = 20,000 SF (included in RG Lot Area)
- R6B = 9,008 SF
- R7B = 9,008 SF

3. Permitted Uses

- Use Groups (UG)
 - Residential: UG 1, 2
 - Community Facility: UG 3, 4
 - Commercial: UG 6(C)-1, commercial overlay district only
- 4. Use
 - 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 1, UG 6 and UG 3 to remain
 - Proposed UG 4A, Ambulatory diagnostic and health treatment care facility, COMPILES

5. Floor Area

- a. Floor Area Permitted (See Z-06)
 - Maximum FAR
 - R6 = 4.80
 - R6C1-1 = 4.80
 - R6B = 2.0
 - R7B = 3.0
 - Non-ground Floor Area (ZFA)
 - R6 = 481,670 ZFA (includes R6C1-1)
 - R6B = 100,348 SF x 4.8 = 481,670 ZFA
 - R7B = 22,426 ZFA
 - (11,213 SF x 2 = 22,426 ZFA)
 - R7B = 27,024 ZFA
 - (9,008 SF x 3 = 27,024 ZFA)
- b. Floor Area Proposed
 - Existing ZFA to Remain = 0 ZFA
 - Proposed additional ZFA = 48,835 ZFA (See Z-04)
 - Total Proposed ZFA = 48,835 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 = 45,600 ZFA (See Z-04)
 - Total Proposed ZFA = 45,600 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 = 311,035 ZFA
 Total Proposed ZFA for Zoning Lot = 472,569 ZFA
 (Existing to Remain and Proposed) COMPILES (See Z-04)

6. Lot Coverage

- a. Lot Coverage Permitted
 - RG Lot Area = 14,000 SF (10,000 SF x 70% + 10,000 SF x 70%)
 - Corner Lot C = 7,000 SF (10,000 SF x 70%)
 - Through Lot A = 27,001.4 SF (41,556 SF x 65%)
 - Interior Lot B = 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

- Corner Lots A, B = 14,000 SF Corner Lot
- Through Lot A = 2785 SF
- 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) - COMPILES
- 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 = 9775 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

- None required in R6, R6B, and R7B districts COMPILES
- 8. Rear Yards and Rear Sidings
 - a. Required (See Z-07)
 - b. Existing to Remain: See ISA Variance (11 January 1994, Cal. # 142-92-1R)
 - R6 (Corner Lots A,B): Existing to Remain
 - Rear yard not required within 100 ft. of a corner.
 - R6 (Through Lot A)
 - Rear yard equivalent: COMPILES

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

- R6B/R6 (Through Lot B)
 - Rear yard equivalent: DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Z-08)
- R6 (Interior Lot)
 - 30 ft. rear yard provided: COMPILES (See Z-09)
- R6 (Corner Lot C)
 - Rear yard not required within 100 ft. of a corner COMPILES (See Z-09)
- R7B (Corner Lot D)
 - Rear yard not required within 100 ft. of a corner COMPILES (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 and line setback of 20 ft. above 125 ft.
 - R6B
 - Min. 40 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 and line setback of 10 ft. above max. base height
 - R7B
 - Min. 40 ft. base height. Max. 60 ft. base height
 - Min. 75 ft. building height
 - Required 15 ft. setback above base at street wall on narrow street
 - Required rear yard and line setback of 10 ft. above max. base height
- b. Existing to remain
 - R6
 - Wide Street: See ISA Variance (11 January 1994, Cal. # 142-92-1R)
 - Narrow Street: See ISA Variance (11 January 1994, Cal. # 142-92-1R)
 - R6
 - Narrow Street: DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification

- R6B
 - Appeals waiver or modification
 - Rear yard line setback: DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification

- 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

- R7B
 - Narrow Street: DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification
 - Wide Street: DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification

10. Parking

- a. Required, Accessory Off-Street Parking Spaces for Developments and Enhancements - UG 4 Ambulatory, Diagnostic or Treatment Health Care
 - 1 space per 800 SF of floor area (including non-storage cellar space)
 - 340,553 SF / 800 SF = 426 required spaces
- b. Accessory Off-Street Parking Spaces Proposed:
 - 518 Spaces (See ISA Special Permit, 11 January 1994, Cal. # 142-92-1R)
 - 79 Spaces Doctor Lot
 - Existing to remain = 484
 - Proposed additional spaces = 539 (113 replaced and 426 new) (see Z-12) COMPILES

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) COMPILES
- 4th Street: 2 existing to remain COMPILES

12. Accessory Off-Street Loading Berths

- Accessory Off-Street Loading Berth Required for Developments or Enhancements - UG 4A Ambulatory, Diagnostic or Treatment Health Care Facilities, NONE
- Accessory Off-Street Loading Berths Proposed
 - Existing loading berths = 2 See ISA Variance (11 January 1994 Cal. # 142-92-1R)
 - Proposed additional loading berths = 2 loading berths COMPILES (See Z-12)

13. Street Tree Planting

- Accessory Off-Street Loading Berth, Curb Cuts
 - Proposed: 50 ft. of an intersection = 0
 - Existing: 50 ft. of an intersection = 0
 - Provided: New curb cuts are not within 50 ft. of an intersection COMPILES
- Street Trees Required for Developments or Enhancements that increase the floor area on a zoning lot by 20% or more:
 - 1 Tree 25 ft. of the frontage of this Zoning Lot.
 - 1,605.61 ft. 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 COMPILES

14. Signs Regulations

- a. Signage for non-residential buildings is limited to one identification sign no greater than 12 SF; Bulletin board, not exceeding 16 SF, are permitted DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Z-13, Z-14)

15. Bicycle Parking

- Proposed, Accessory Bicycle Parking Spaces Required for Developments and Enhancements: UG 4 Ambulatory, Diagnostic or Treatment Health Care
 - 1 per 10,000 SF of floor area, 15 SF per space
 - 311,035 ZFA / 10,000 = 31 spaces, 465 SF
- Accessory Bicycle Parking Spaces Proposed (See Z-12)
 - Proposed enclosed spaces = 31 spaces, 465 SF COMPILES

Block 1084, Lots 25, 26, 28, 30-44, 46, 50-59, 104, 1001, 1002

1. Zoning Districts: Map 16C

- R6B & R6C1-1
- R7B

2. Lot Area = 120,569 SF

- R6C1-1 = 20,000 SF (included in RG Lot Area)
- R6B = 9,008 SF
- R7B = 9,008 SF

3. Permitted Uses

- Use Groups (UG)
 - Residential: UG 1, 2
 - Community Facility: UG 3, 4
 - Commercial: UG 6(C)-1, commercial overlay district only
- 4. Use
 - 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 1, UG 6 and UG 3 to remain
 - Proposed UG 4A, Ambulatory diagnostic and health treatment care facility, COMPILES

5. Floor Area

- a. Floor Area Permitted (See Z-06)
 - Maximum FAR
 - R6 = 4.80
 - R6C1-1 = 4.80
 - R6B = 2.0
 - R7B = 3.0
 - Non-ground Floor Area (ZFA)
 - R6 = 481,670 ZFA (includes R6C1-1)
 - R6B = 100,348 SF x 4.8 = 481,670 ZFA
 - R7B = 22,426 ZFA
 - (11,213 SF x 2 = 22,426 ZFA)
 - R7B = 27,024 ZFA
 - (9,008 SF x 3 = 27,024 ZFA)
- b. Floor Area Proposed
 - Existing ZFA to Remain = 0 ZFA
 - Proposed additional ZFA = 48,835 ZFA (See Z-04)
 - Total Proposed ZFA = 48,835 ZFA (DOES NOT COMPLY) Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries

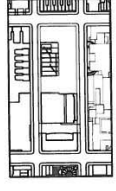
- R7B
 - Existing ZFA to Remain = 0 ZFA
 - Proposed additional ZFA = 45,600 ZFA (See Z-04)
 - Total Proposed ZFA = 45,600 ZFA (DOES NOT COMPLY) Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries

Total Proposed additional ZFA for Zoning Lot = 311,035 ZFA
 Total Proposed ZFA for Zoning Lot = 472,569 ZFA
 (Existing to Remain and Proposed) COMPILES (See Z-04)

6. Lot Coverage

- a. Lot Coverage Permitted
 - RG Lot Area = 14,000 SF (10,000 SF x 70% + 10,000 SF x 70%)
 - Corner Lot C = 7,000 SF (10,000 SF x 70%)
 - Through Lot A = 27,001.4 SF (41,556 SF x 65%)
 - Interior Lot B = 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



Non-Compliances (See Z-8 - Z-11)

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

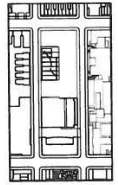
Note.

- This zoning lot is subject to a prior approval of the Board of Standards and Appeals:
 1. BSA Cal. No. 142-92 BZ, which waived applicable requirements for height and setback (ZR 33-431) and location and entrance to required loading for commercial use or required parking for commercial use (ZR 77-332). In addition, an application for a special permit to modify the maximum size of an accessory group parking facility (ZR 73-48). This special permit will need to be amended to accommodate the increased size of the accessory group parking facility.

FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)	
FLOOR	ZONING FLOOR AREA (ZFA)
SUB-CELLAR 2	0
SUB-CELLAR 1	0
CELLAR	0
6 / 1	45,316
2	48,735
3	48,757
4	48,757
5	42,680
6	42,680
7	30,590
8	1,840
9	1,680
TOTAL	311,035

FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)	
MEDICAL ARTS BUILDING	73,720
WESLEY HOUSE	87,814

TOTAL ZONING LOT ZFA	472,569
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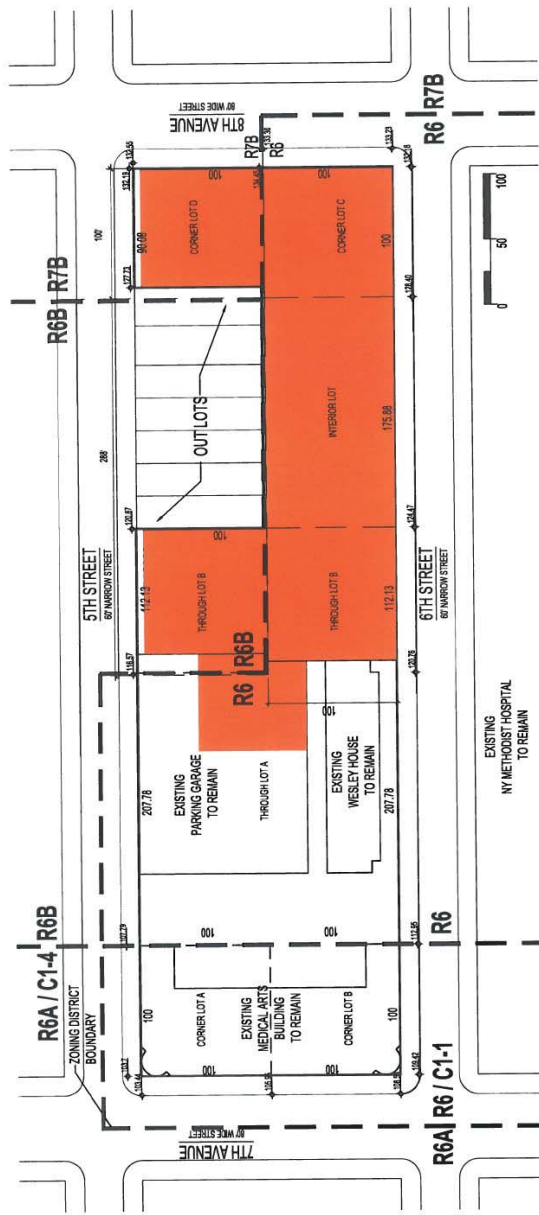
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 Brooklyn, NY 11215 New York, NY 10003



Proposed
 Non Compliance
 Schedules Z-04
 Scale: As Noted

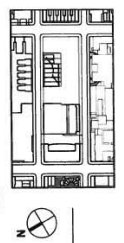
1 BSA Application Set 10-16-2013
 No. Issue Name Date



AVERAGE CURB LEVELS AND BASE PLANE ELEVATIONS:

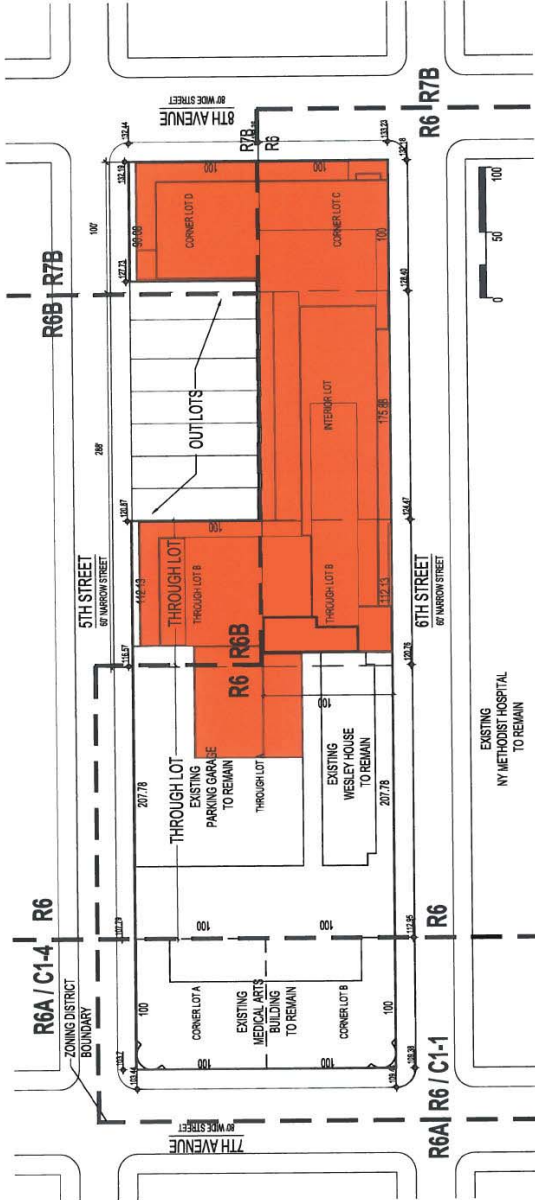
- CORNER LOT A: EL 105.22'
[5TH ST.: (103.7' + 107.79' / 2) + 7TH AVE.: (103.44' + 105.95' / 2)] / 2 = EL 105.22'
- CORNER LOT B: EL 109.21'
[6TH ST.: (109.42' + 112.96' / 2) + 7TH AVE.: (108.53' + 105.95' / 2)] / 2 = EL 109.21'
- THROUGH LOT A (5TH ST.): EL 112.18'
[107.79' + 116.57'] / 2 = EL 112.18'
- 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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 506 6th St. 115 5th Ave.
 Brooklyn, NY 11215 New York, NY 10003



Proposed
Curb Level
Base Plane Z-05
 Scale: 1" = 96'

1 BSA Application Set 10-16-2013 Date
 No. Issue Name



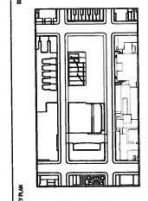
- DEVELOPMENT SITE
- ZONING LOT BOUNDARY
- ZONING DISTRICT BOUNDARY

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	7,000	70%
CORNER LOT B	10,000 SF X 70%	7,000	7,000	70%
THROUGH LOT A	41,556 SF X 65%	27,011.4	7,285	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%	7,208	0	0%
SUBTOTAL	120,601 SF X 66.89%	80,890.6	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%	7,000	70%	COMPLIES
CORNER LOT B	0	0%	7,000	70%	COMPLIES
THROUGH LOT A	5,840	14%	13,125	31.56%	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	58,208	48.6%	77,483	64.4%	COMPLIES



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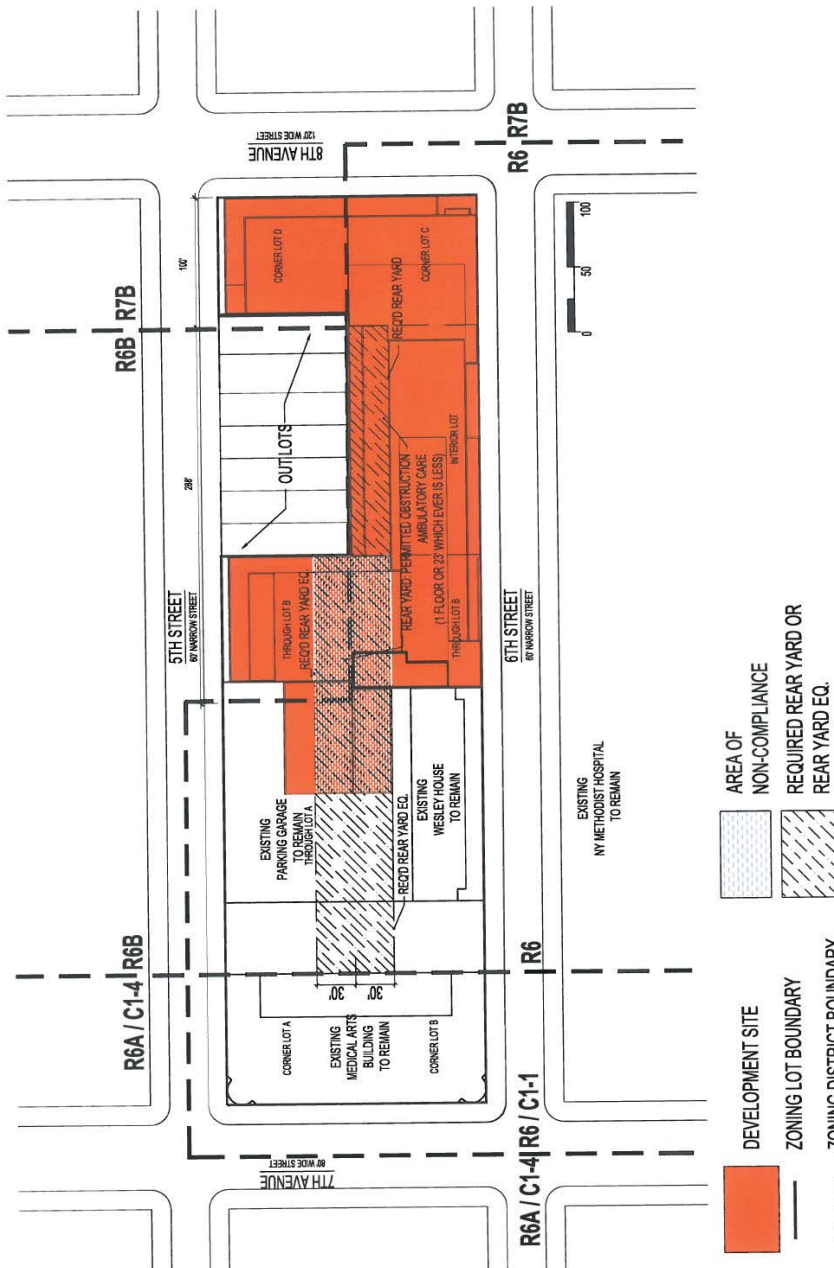
Proposed
Lot Coverage

1 BSA Application Set
 No. Issue Name

10-16-2013
 Date

Z-06

Scale: 1" = 96'



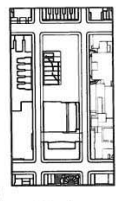
- Rear Yards 24-36**
- a. Rear Yard Required
 - Minimum depth of 30.0' at every rear lot line
 - Rear yard required for interior lots
 - b. Rear Yards Proposed
 - Proposed building (Partial) on Interior Lot
 - COMPLIES
- Rear Yard Equivalents 24-382**
- a. Rear Yard Equivalents Required
 - Previously 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

Proposed

Req. Yards

1 BSA Application Set 10-16-2013 Date

No. Issue Name Scale: 1" = 96'



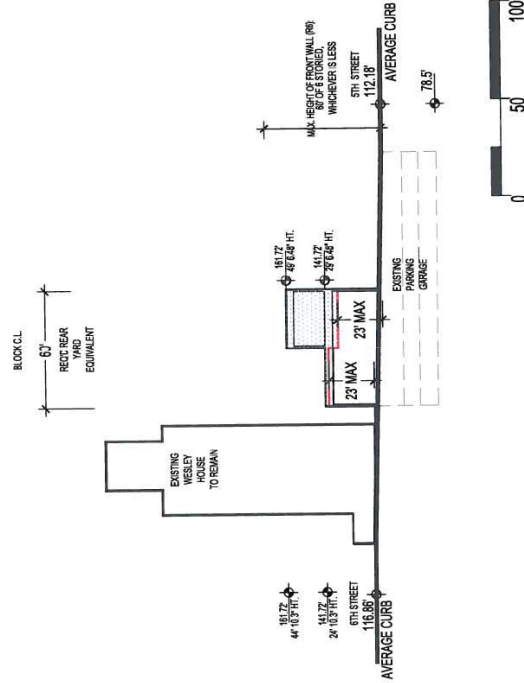
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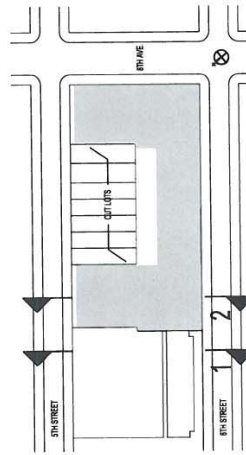
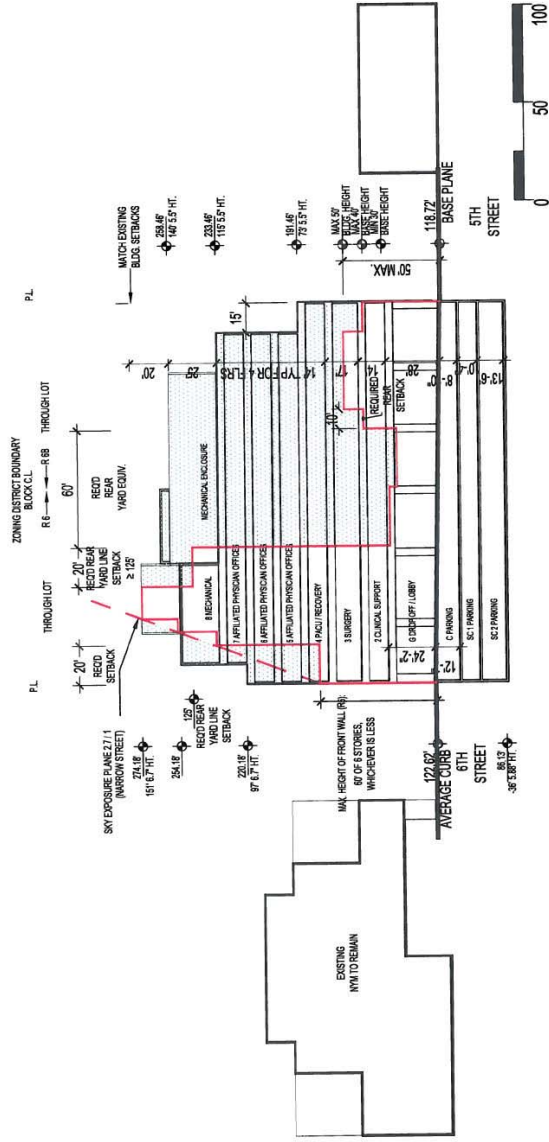
THROUGH LOT A: R6

1

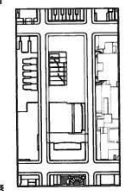


THROUGH LOT B: R6 / R6B

2



- KEY SCALE 1" = 192'
- AREAS OF NON-COMPLIANCE
- SKY EXPOSURE PLANE
- COMPLYING BUILDING ENVELOPE

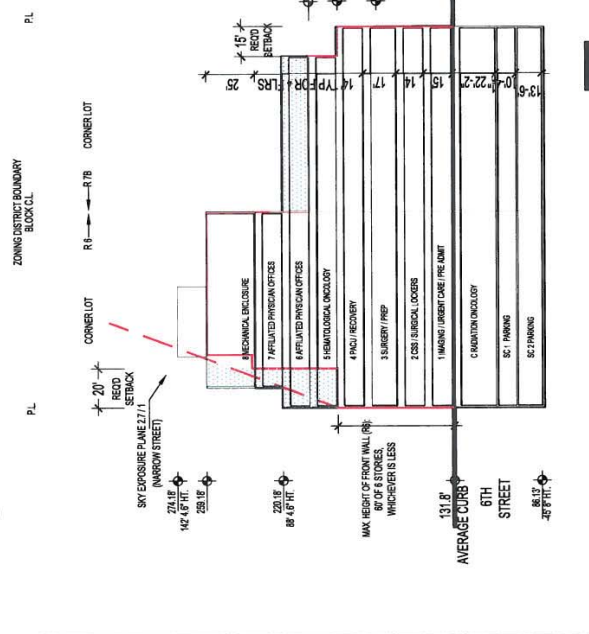


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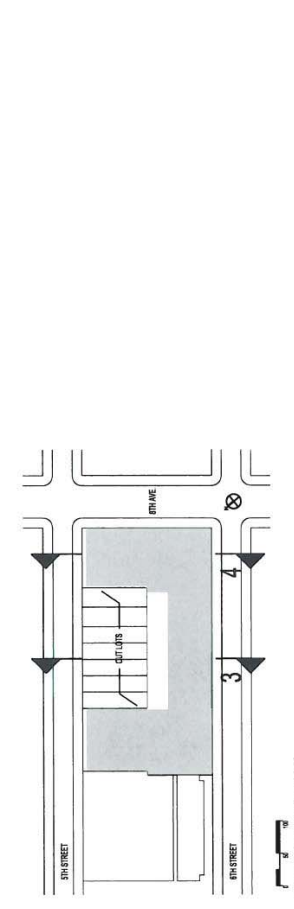
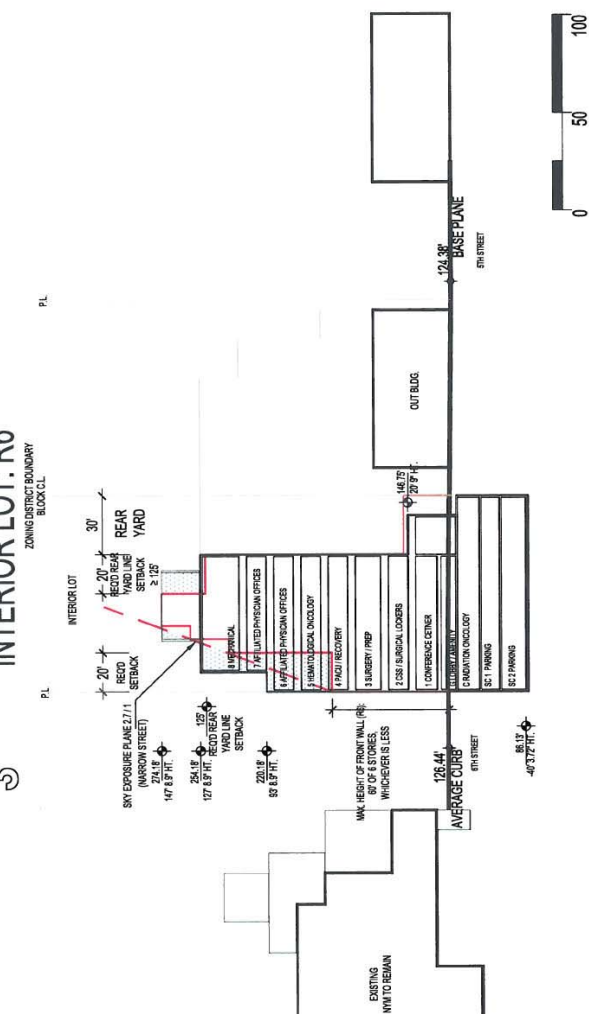
Proposed Sections
Rear Yards / Height and
Setback Z-08

1 BSA Application Set 10-16-2013 Date
 No. Issue Name Scale: 1" = 64'

3 INTERIOR LOT: R6

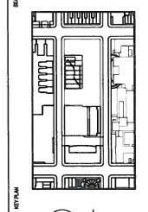


4 CORNER LOTS C & D: R6 / R7B



KEY SCALE 1" = 192'

- AREAS OF NON-COMPLIANCE
- - - SKY EXPOSURE PLANE
- COMPLYING BUILDING ENVELOPE

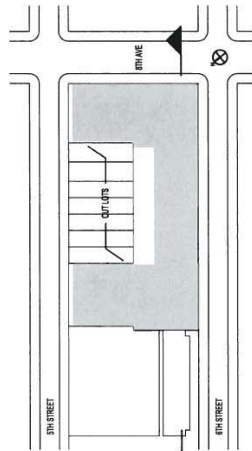
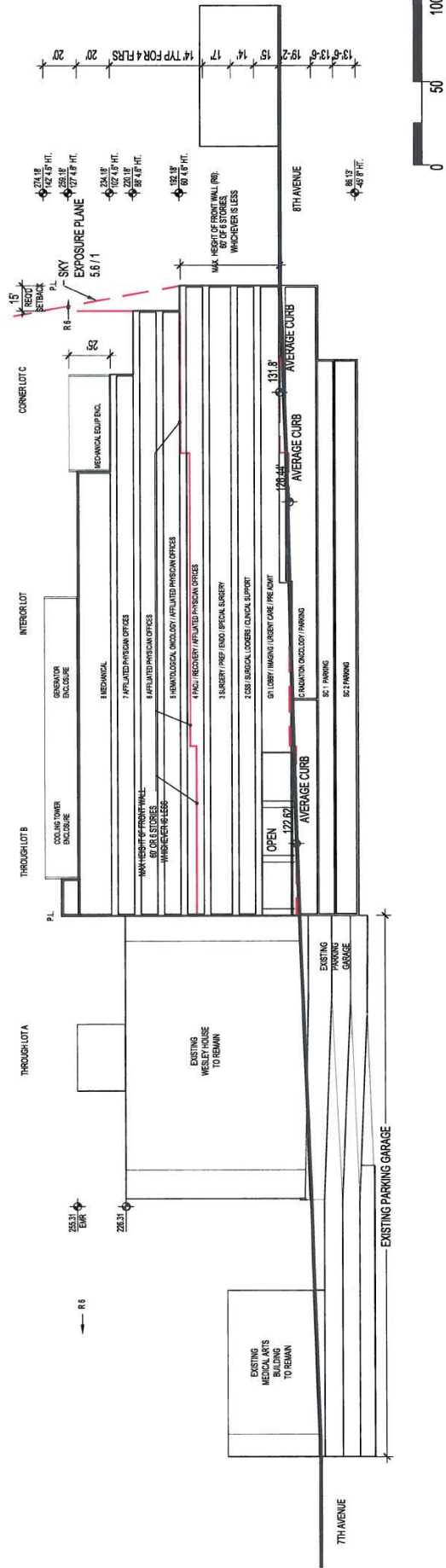


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Proposed Sections
Rear Yards / Height and
Setback Z-09

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 No. Issue Name Scale: 1" = 64'

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

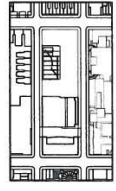


KEY SCALE 1" = 192'

AREAS OF NON-COMPLIANCE

SKY EXPOSURE PLANE

COMPLYING BUILDING ENVELOPE



The Center for Community Health

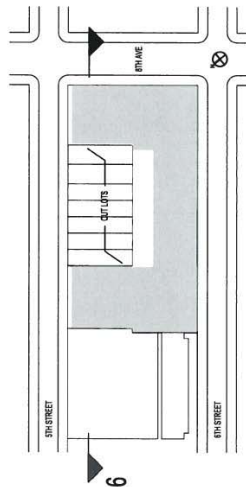
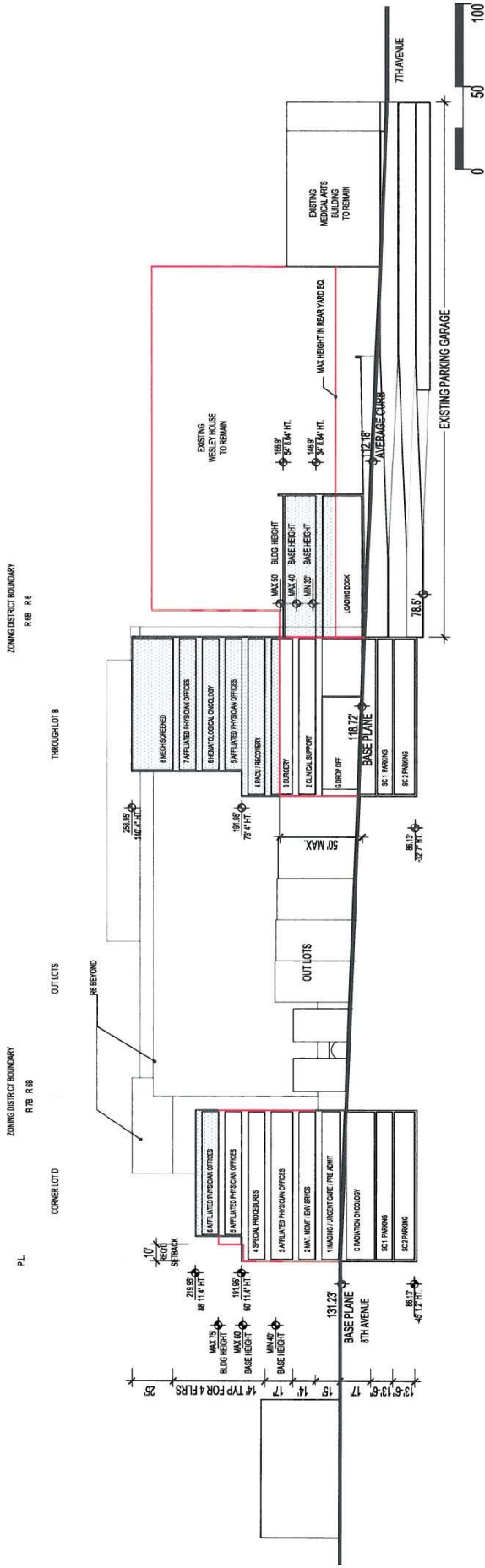
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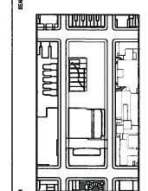
Proposed Sections Height and Setback Z-10

1 BSA Application Set 10-16-2013 Date
 No. Issue Name Scale: 1" = 64'

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

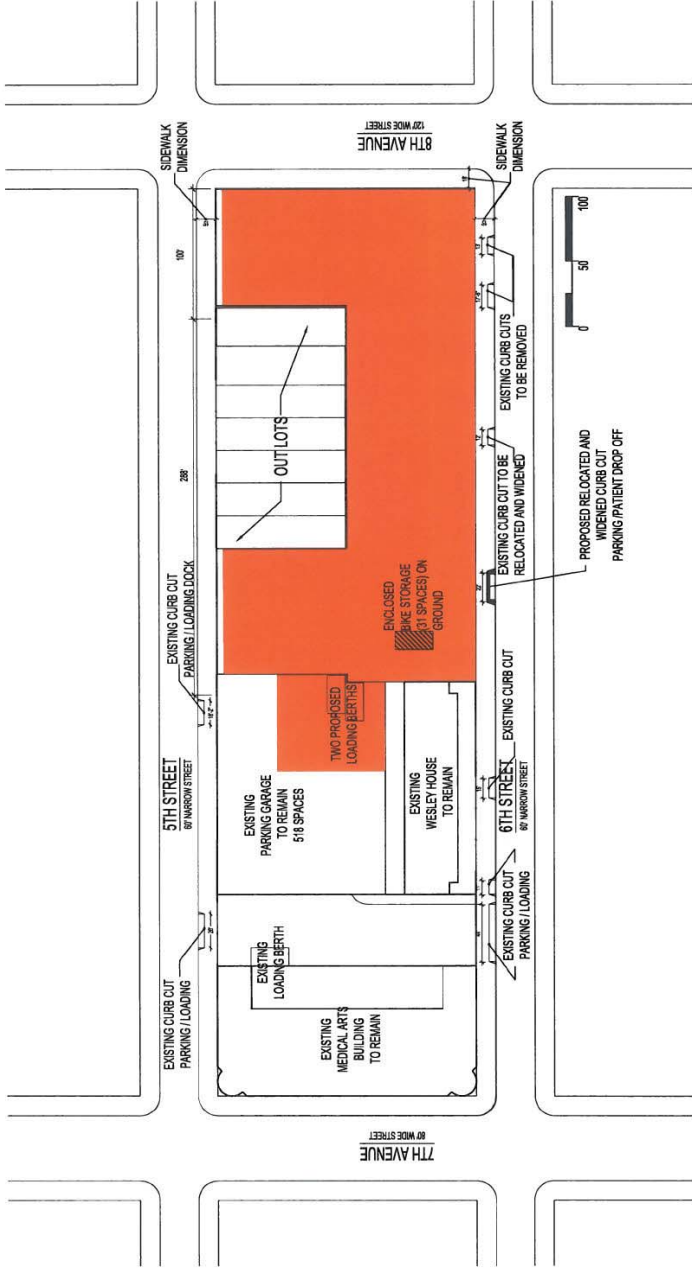


- KEY SCALE 1" = 192'
- AREAS OF NON-COMPLIANCE
- SKY EXPOSURE PLANE
- COMPLYING BUILDING ENVELOPE



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Proposed Sections
Rear Yards / Height and
Setback
 Scale: 1" = 60'
 No. 1 BSA Application Set 10-16-2013 Date
 Iccia Niama



OFF-Street Parking 25-30

- a. Required Accessory Off-Street Parking Spaces for Developments or Enlargements - Use Group 4 Ambulatory Diagnostic or Treatment Health Care Facilities = 1 space per 800 SF of floor area.
 - 340,553 SF (includes non-storage cellar space) / 800 SF = 426

b. Accessory Off-Street Parking Spaces Proposed

- Existing parking spaces = 597
 - Existing to be remain = 484 (113 spaces to be replaced)
 - Proposed additional spaces = 539 (113 replaced and 426 new)
 - 340,553 SF / 800 SF = 426
- COMPLIES**

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

- a. Permitted: 1 curb cut per street frontage of zoning lot maximum width of 22'
- b. Curb Cuts
 - 6th Street: 6 existing and 1 to be relocated / 2 to be removed
 - 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 30 ft. of an intersection of any two street lines.
 - COMPLIES**

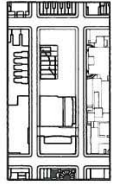
Bicycle Parking 25-80, 25-83

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

NYC DOT

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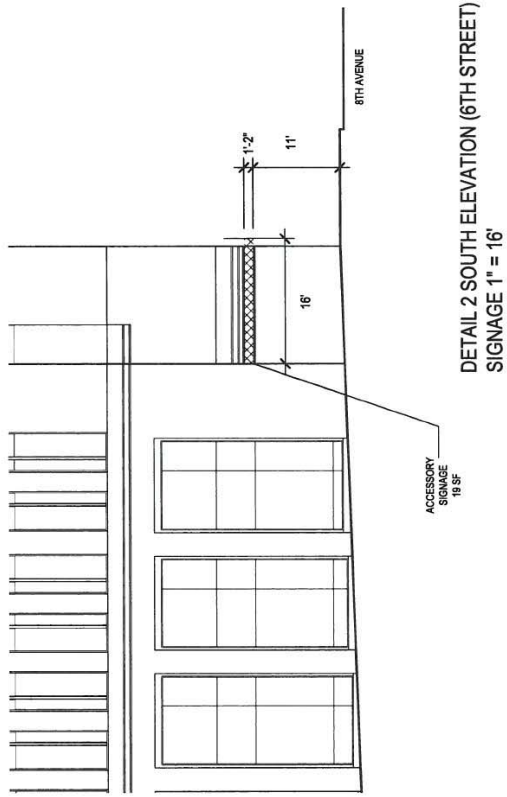
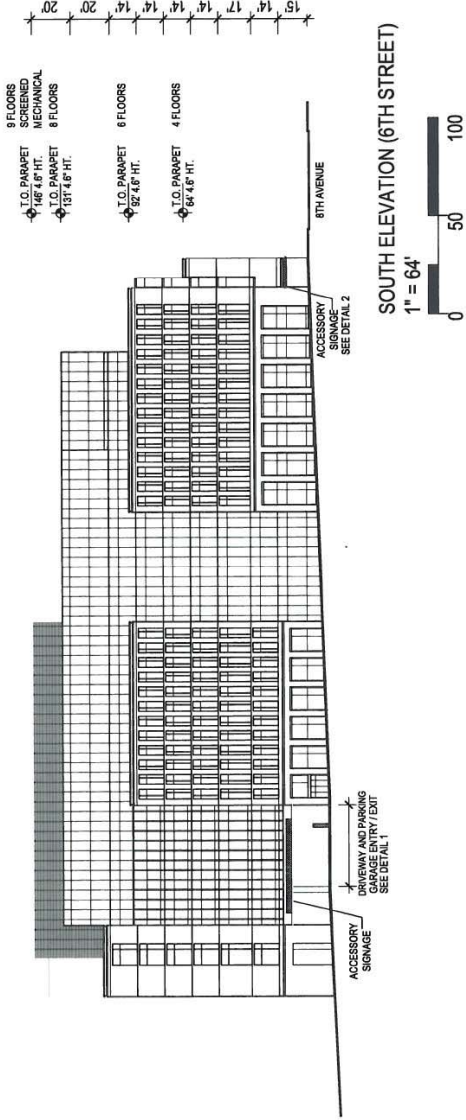
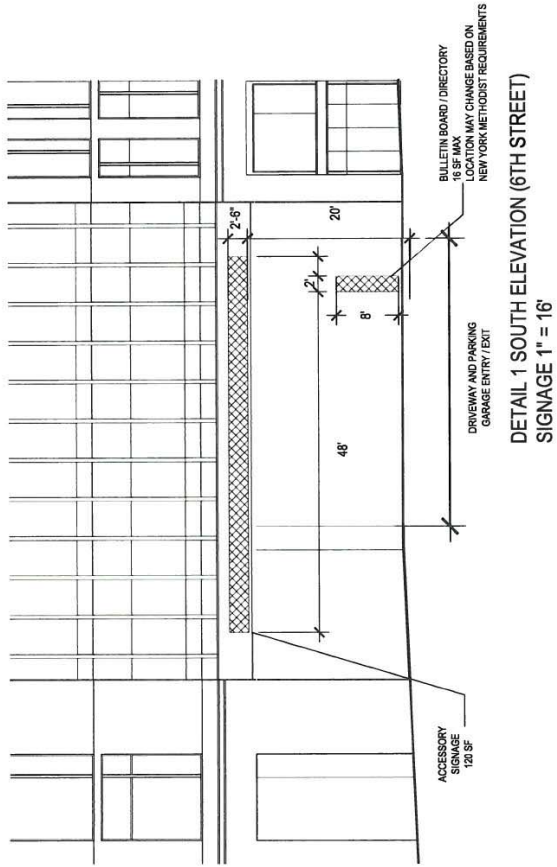
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Proposed

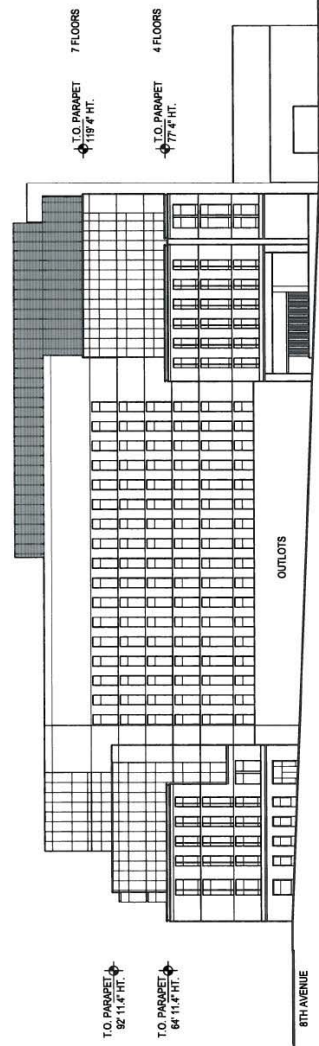
Loading Berths/Parking Curb Cuts Z-12

1 BSA Application Set 10-16-2013 Date
 No Issuance Name Scale: 1" = 64'



6 FLOORS T.O. PARAPET 82' 11.4" HT.

4 FLOORS T.O. PARAPET 84' 11.4" HT.



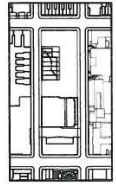
ELEVATIONS FOR ILLUSTRATIVE PURPOSES ON

Proposed Elevations

North/South Z-13

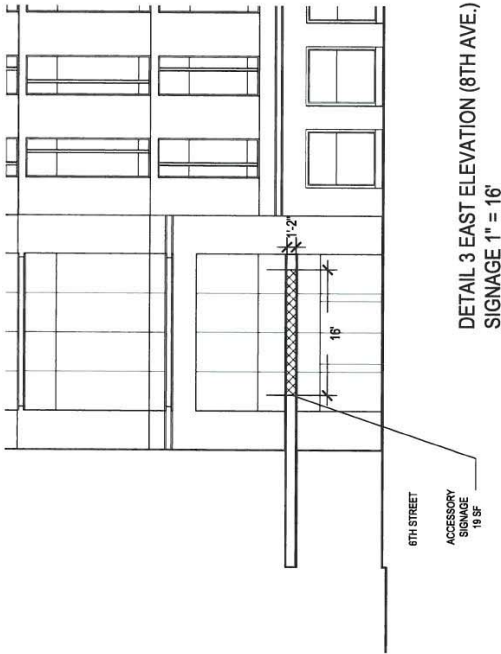
No. 1 Issue Name BSA Application Set Date 10-16-2013

Scale: As Noted

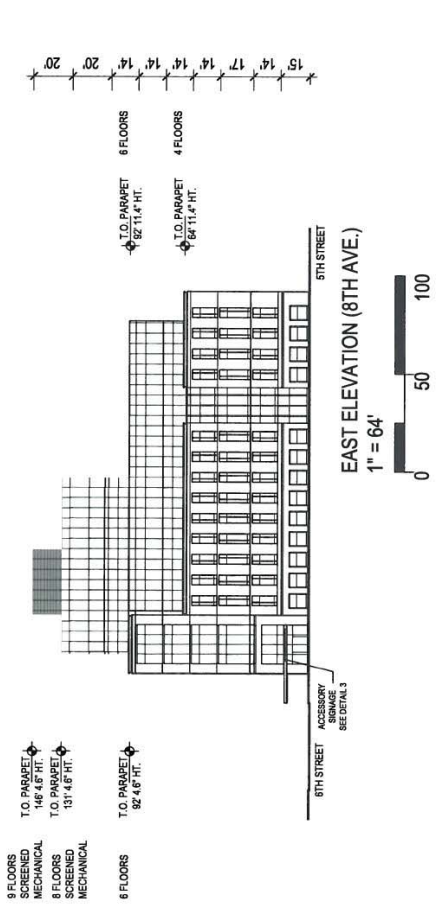


The Center for Community Health

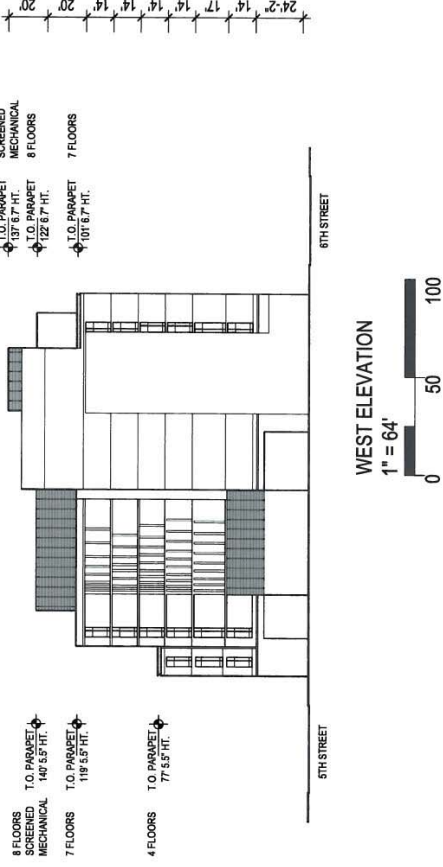
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DETAIL 3 EAST ELEVATION (8TH AVE.)
SIGNAGE 1" = 16"

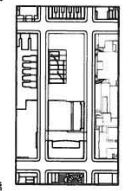


EAST ELEVATION (8TH AVE.)
1" = 64'



WEST ELEVATION
1" = 64'

- Signs Regulations**
- Signage for non-residential buildings is limited to one identification sign no greater than 12 SF. Bulletin board, not exceeding 16 SF, are permitted.
 - Identification Sign Proposed
 - 48' x 2'-6" - 120 SF
DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Detail 1 on Z-13)
 - 11' x 1'-2" - 19 SF
DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Detail 2 on Z-13)
 - 11' x 1'-2" - 19 SF
DOES NOT COMPLY; Requires Board of Standards and Appeals waiver or modification (See Detail 3)
 - Bulletin Board Proposed
 - 8' x 2' - 16 SF Complies (See Detail 1 on Z-13)



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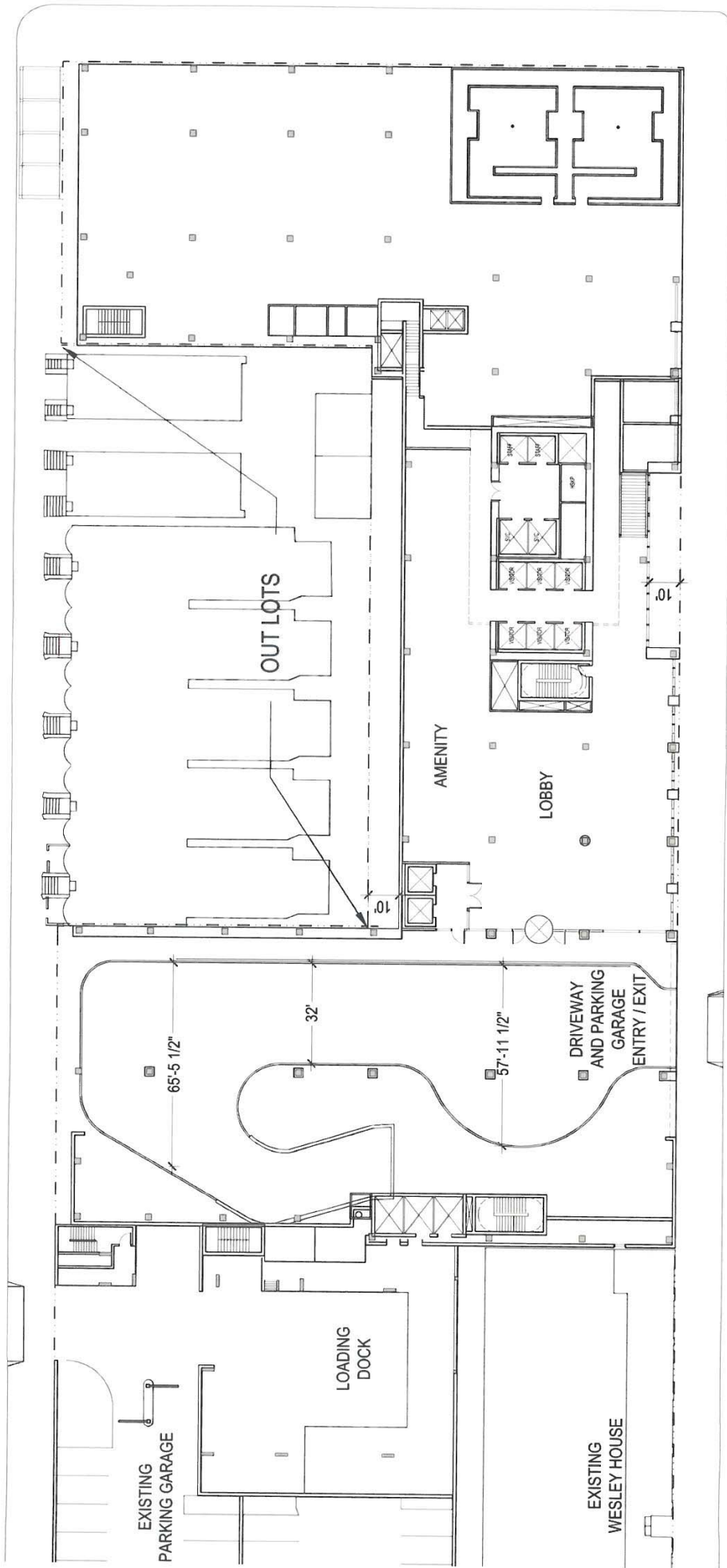
1 BSA Application Set 10-16-2013

Proposed Elevations
North/South Z-14

ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY

5TH STREET

8TH AVENUE



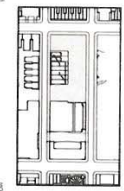
6TH STREET



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
 Ground
 Floor Plan
 Scale: 1/4" = 1'-0"

1 BSA Application Set 10-16-2013
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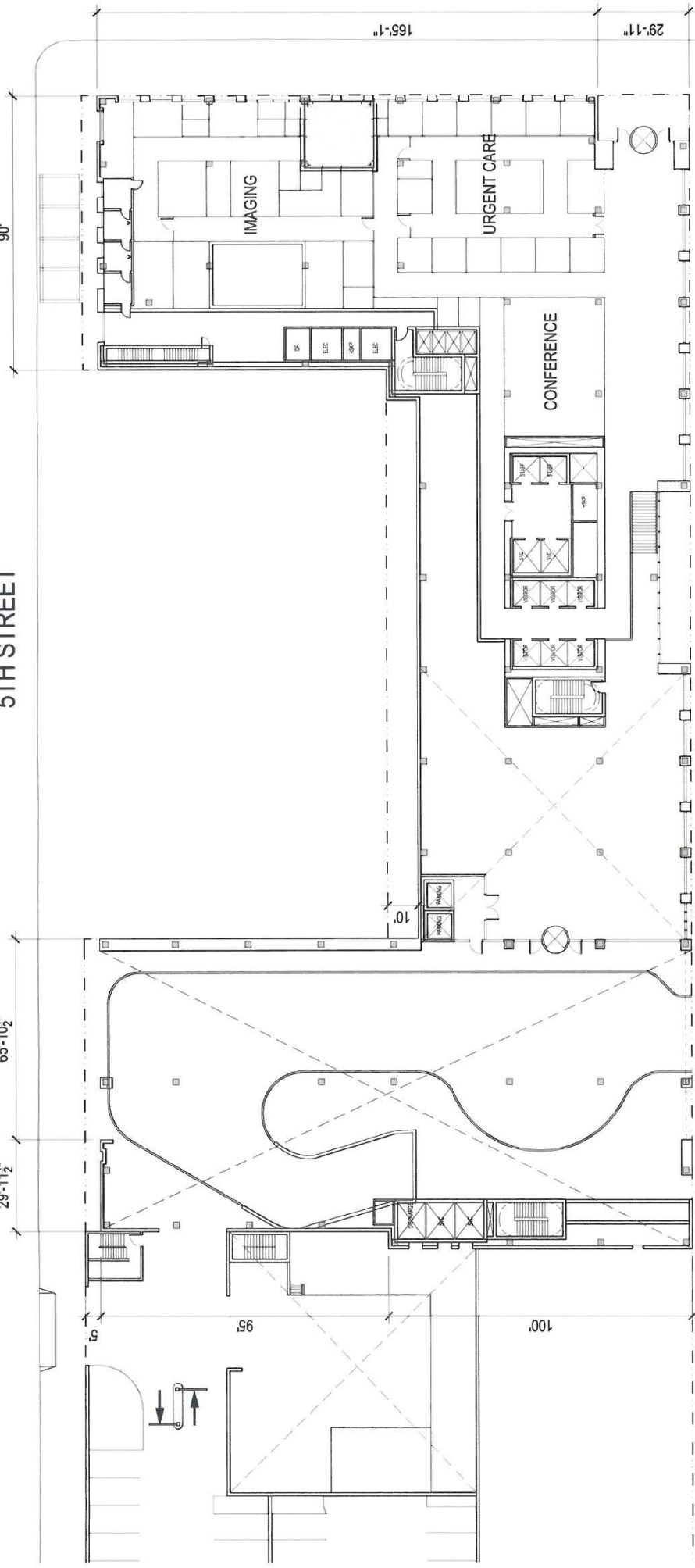
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5TH STREET

29'-11 1/2"

65'-10 1/2"

90'



8TH AVENUE

165'-1"

29'-11"

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 COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB
 -MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL
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115'

56'

94'

62'

35'-6"

10'

15'

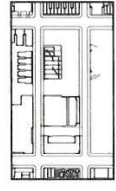
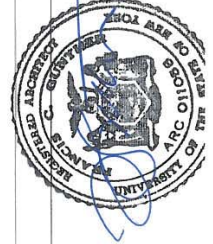
6TH STREET



Proposed
First
Floor Plan
 Scale: 1" = 64'

No. 1
 BSA Application Set
 Issue Name
 Date 10-16-2013

Z-16

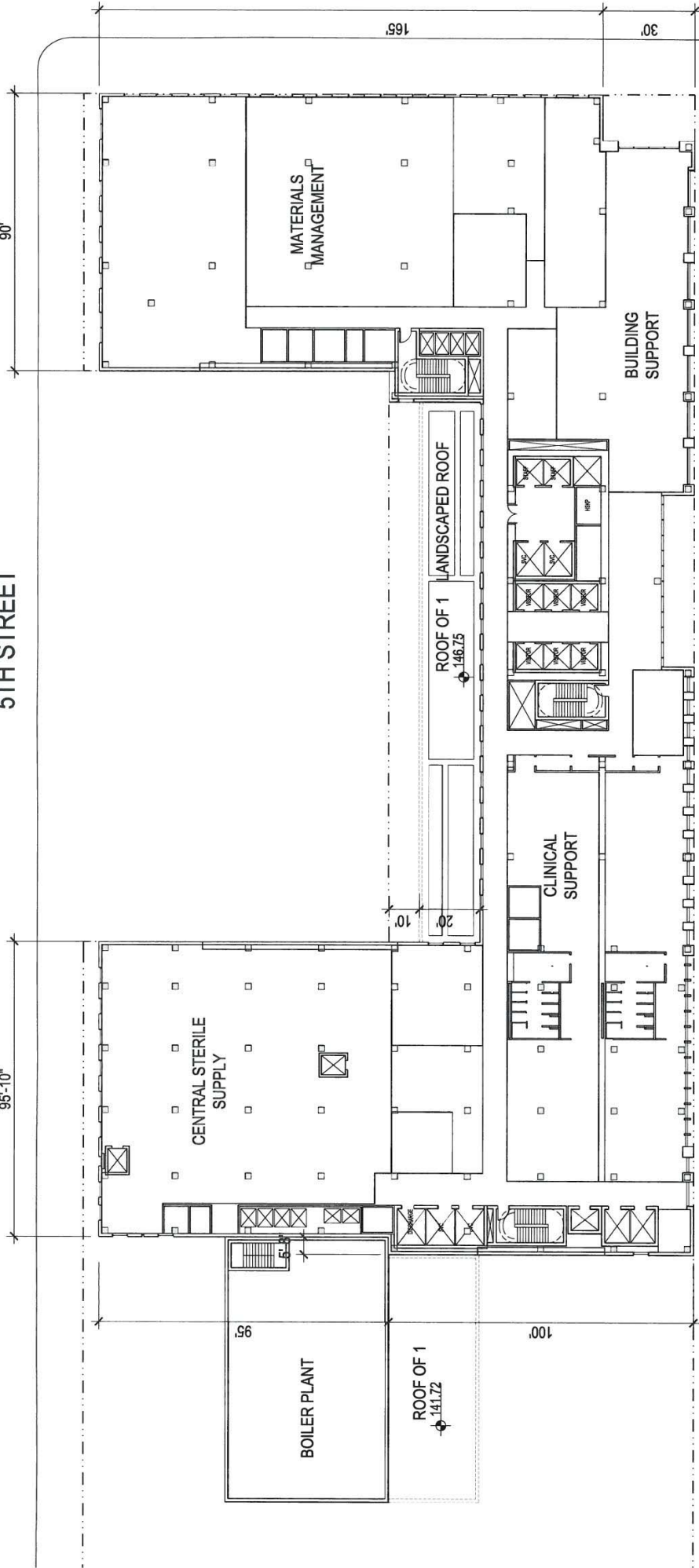


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5TH STREET

95'-10"

90'



8TH AVENUE

165'

30'

115'

15'

56'

94'

62'

35'-6"

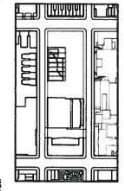
6TH STREET

NOTE : -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY
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 -MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL
 BE APPROVED BY DOB



Proposed
 Second
 Floor Plan Z-17

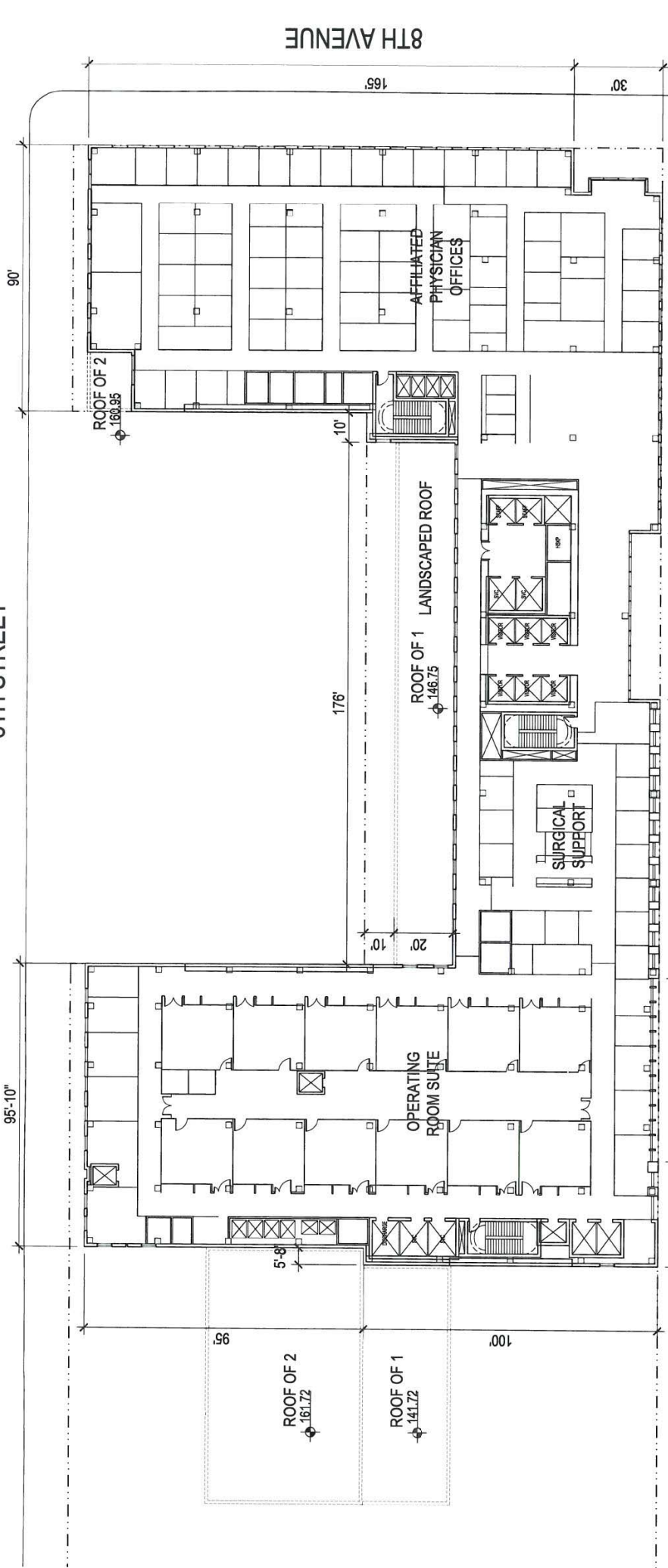
BSA Application Set 10-16-2013
 Date



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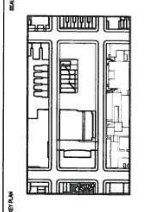
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5TH STREET



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

6TH STREET

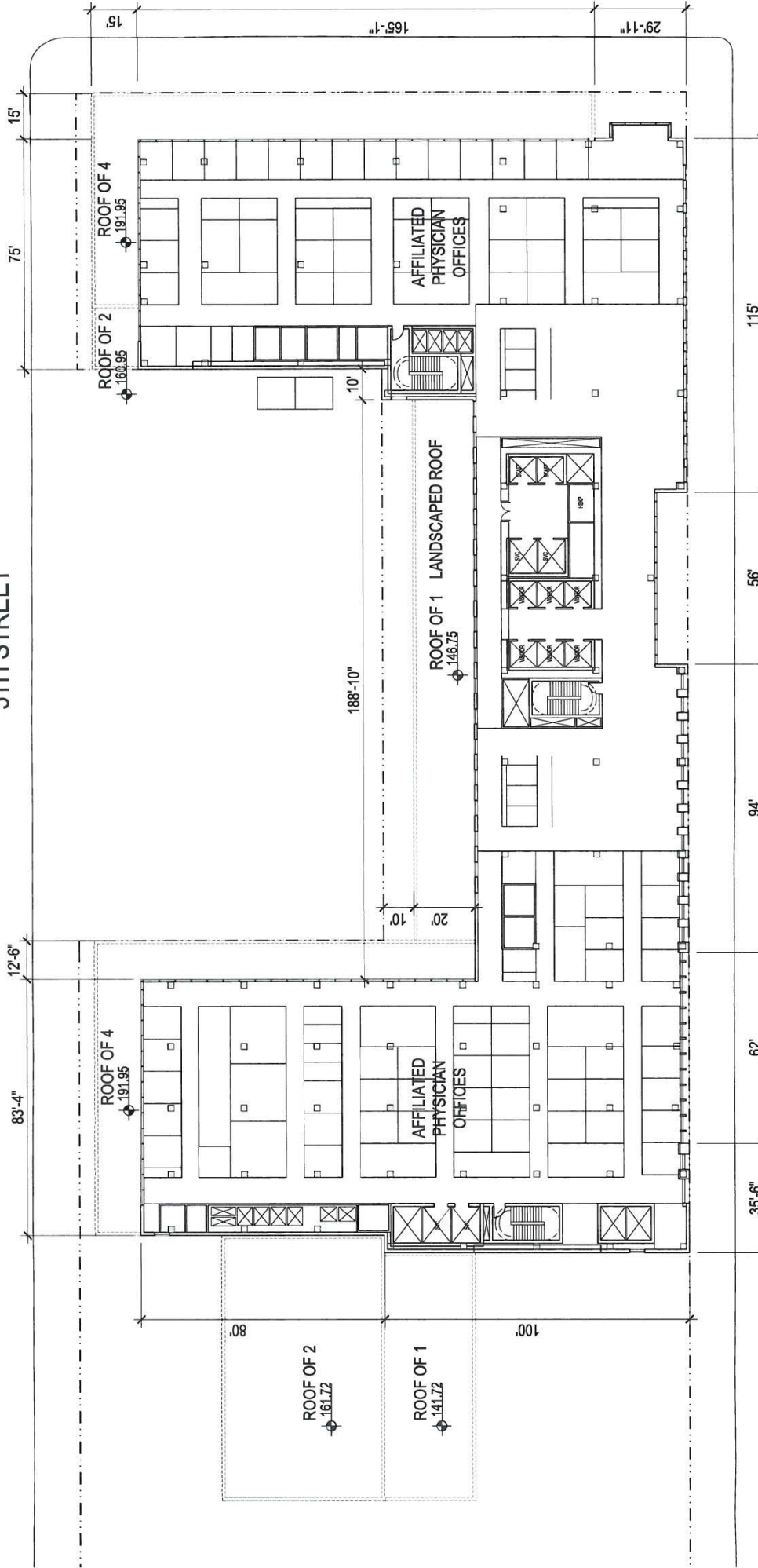


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Proposed
Third and Fourth
Floor Plan Z-18
 1 BSA Application Set 10-16-2013

5TH STREET

8TH AVENUE

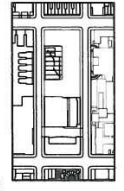


NOTE: - INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB
 - MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB

6TH STREET

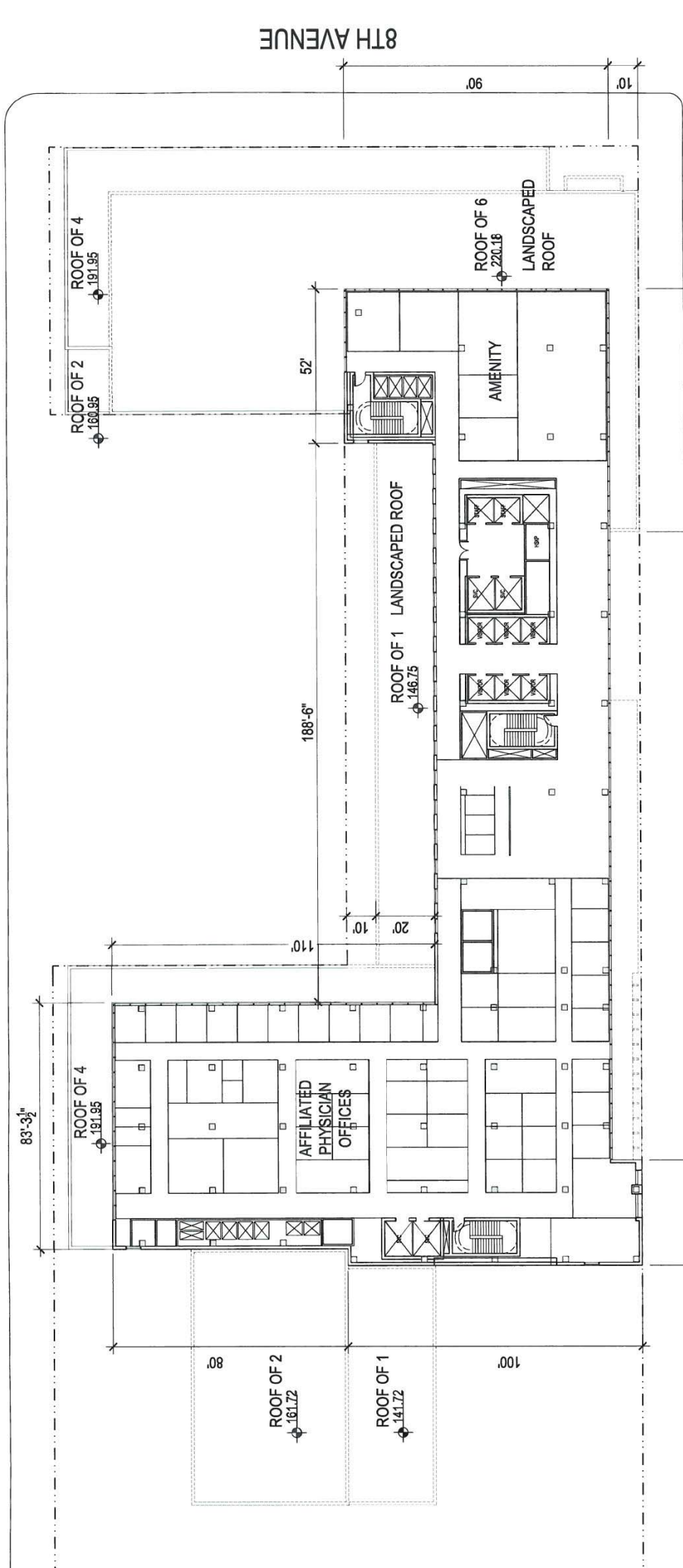
Proposed
 Fifth and Sixth
 Floor Plan Z-19
 Scale: 1" = 64'

1 BSA Application Set 10-16-2013 Date
 No Issue Name



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5TH STREET

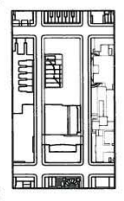


NOTE : -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB
 -MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB

6TH STREET

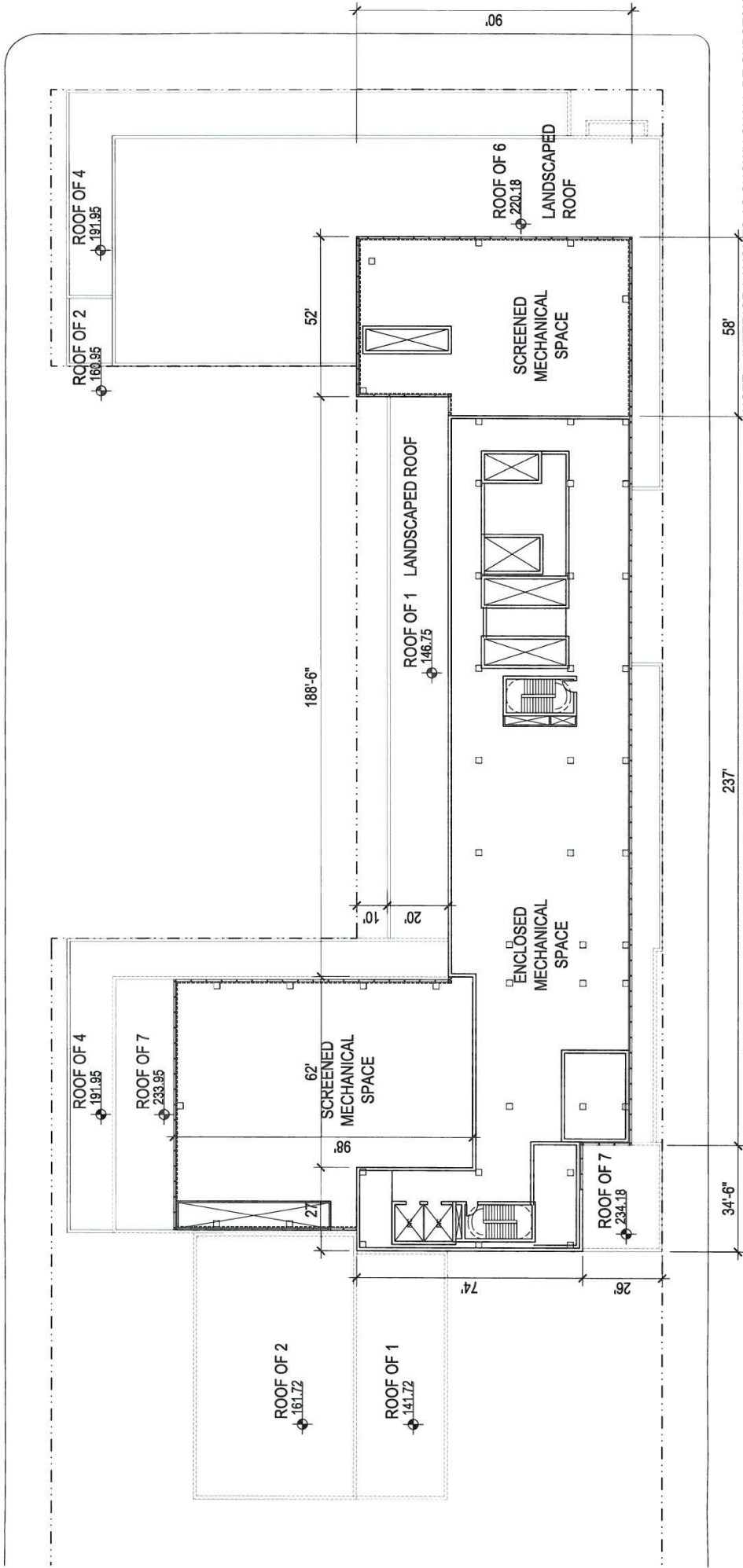
Proposed
 Seventh
 Floor Plan
 Z-20

1 BSA Application Set 10-16-2013 Date
 No Issue Name



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5TH STREET

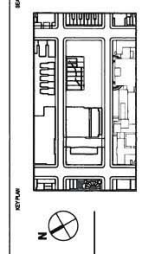


NOTE : -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB
 -MAXIMUM OCCUPANT LOAD PER FLOOR /SPACE SHALL BE APPROVED BY DOB

6TH STREET

Proposed
 Eighth Mech
 Floor Plan Z-21
 Scale: 1" = 64'

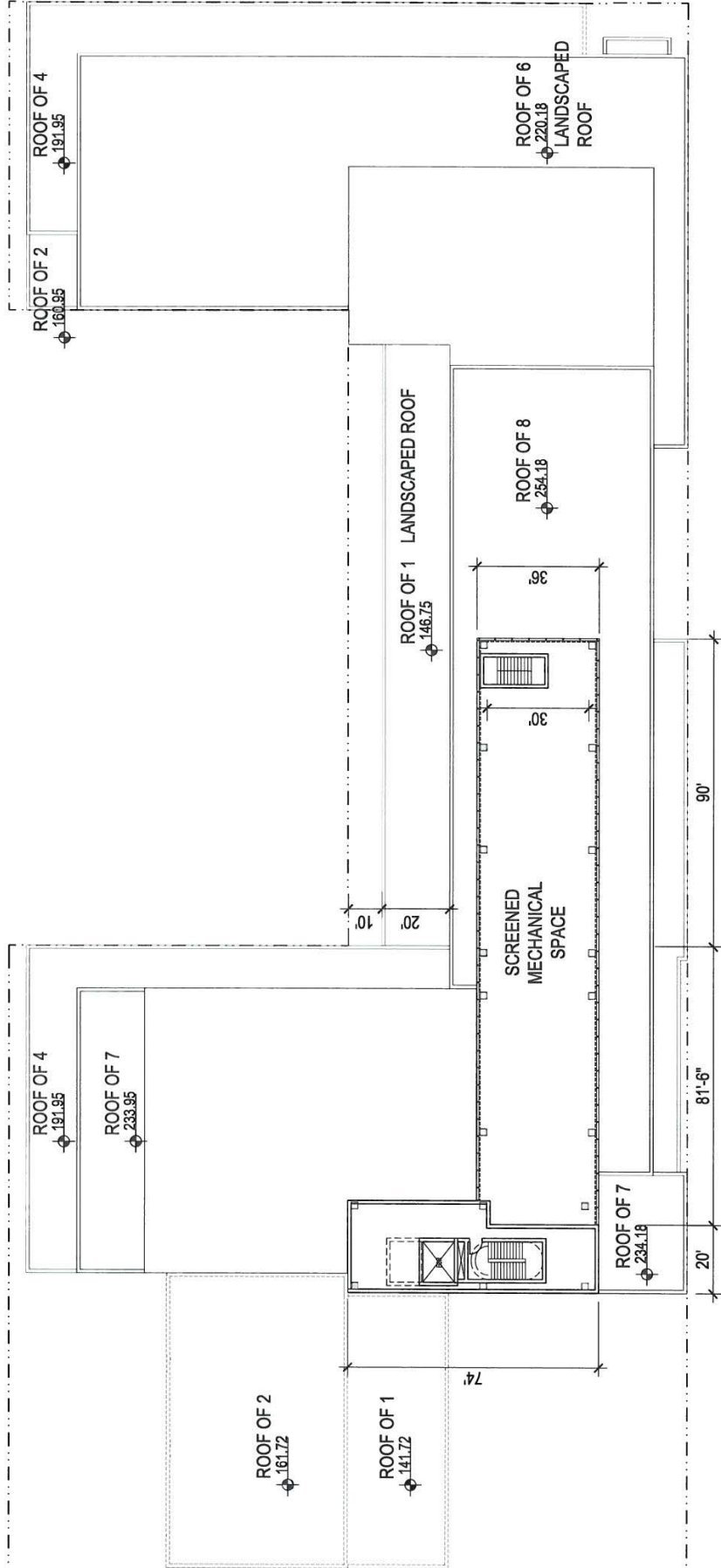
No. 1
 BSA Application Set
 Issue Name
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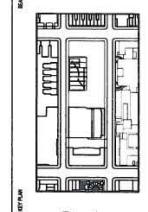
5TH STREET

8TH AVENUE



NOTE : -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY
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 -MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL
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6TH STREET



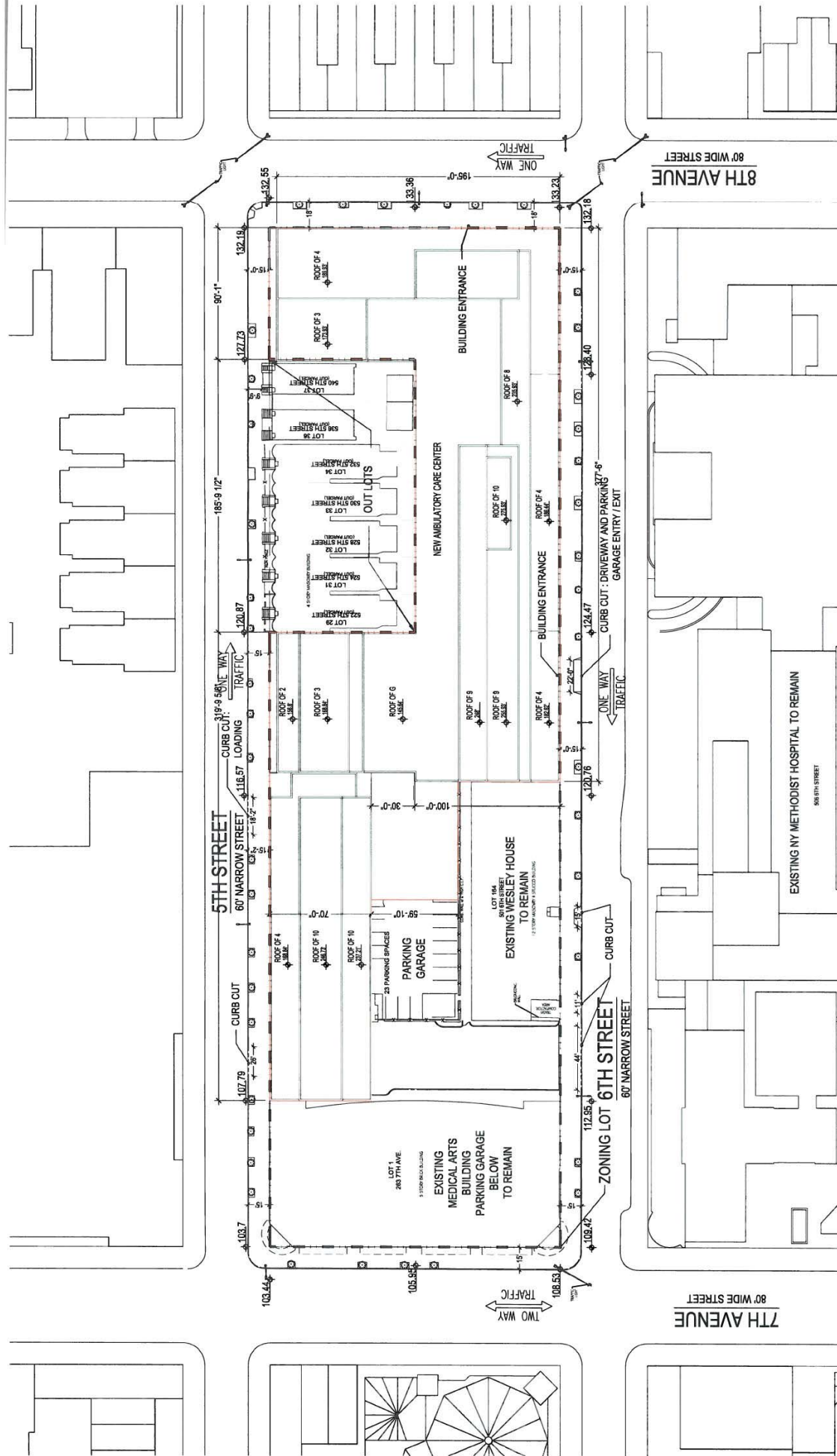
Proposed
 Ninth Mech
 Floor Plan
 Scale: 1" = 64'

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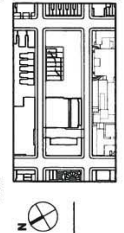
Z-22



541 6TH STREET
 BLOCK 1084
 LOTS 25, 26, 28, 39-44, 46, 50-59, 164, 1001, 1002



- ZONING LOT BOUNDARY
- STREET TREE
- DEVELOPMENT SITE BOUNDARY
- | STREET LIGHT
- ⊕ PARKING LOT LIGHT



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COMPLYING Site Plan

1 BSA Application Set
 10-16-2013
 Issued Name Date

Z-23

PROJECT SITE

1. Zoning Districts: Map 16C
 - RG & R6 C1-1
 - R7B
2. Lot Area = 120,669 SF
 - R6 C1-1 = 20,000 SF (included in R6 Lot Area)
 - R6 = 100,348 SF
 - R6B = 11,213 SF
 - R7B = 9,008 SF
3. Permitted Uses
 - Use Groups (UG)
 - Residential: UG 1, 2
 - Community Facility: UG 3, 4
 - Commercial: UG 6 (C1-1 commercial overlay district only)
 - Existing Uses
 - UG 4: Non-profit or voluntary hospitals and related facilities.
 - UG 3: Non-profit hospital staff dwelling
 - 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
4. Uses
 - Existing Uses
 - UG 4: Non-profit or voluntary hospitals and related facilities.
 - 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
 - Floor Area Permitted (See Z-27)
 - Maximum FSR
 - R6: 489
 - R6 C1-1: 80
 - R6B: 2.0
 - R7B: 3.0
 - Maximum Zoning Floor Area (ZFA)
 - R6: 481,670 ZFA (includes R6 C1-1) (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)
 - Floor Area Proposed
 - Existing ZFA to Remain: 75,720 ZFA Med Arts Bldg.
 - Existing ZFA to Remain: 87,814 ZFA Wesley House
 - Proposed additional ZFA: 280,494 ZFA (See Z-25)
 - Total Proposed ZFA: 373,234 ZFA, COMPLIES
 - Existing ZFA to Remain: 0 ZFA
 - Proposed additional ZFA: 22,425 ZFA (See Z-25)
 - Total Proposed ZFA: 22,425 ZFA, COMPLIES
 - Existing ZFA to Remain: 0 ZFA
 - Proposed additional ZFA: 26,600 ZFA (See Z-25)
 - Total Proposed ZFA: 26,600 ZFA, COMPLIES
- Total Proposed additional ZFA for Zoning Lot - 309,519 ZFA
 - Total Proposed ZFA for Zoning Lot - 471,053 ZFA
 - (Existing to Remain and Proposed), COMPLIES (See Z-25)
6. Lot Coverage
 - Lot Coverage Permitted
 - R6 Lot Area: 114,000 SF (10,000 SF x 70% = 10,000 SF x 70%)
 - Corner Lot C: 7,000 SF (10,000 SF x 70%)
 - Through Lot A: 27,001.4 SF (41,556 SF x 65%)
 - Interior Lot - 11,472.2 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 = 86,670.4 SF

10. Parking
 - Required: Accessory, Off-Street Parking Spaces for Developments and Enhancements: UG 4, Ambulatory, Diagnostic or Treatment Health Care
 - 1 space per 800 SF of floor area (including non-storage, cellular space) 340,939 SF: 800 SF = 426 required spaces
 - Accessory Off-Street Parking Spaces Proposed:
 - Existing Parking Spaces: 597
 - 79 Spaces (see for Special Permit: 11 January 1994, Cal: 142-92-BZ)
 - Existing to remain: 484
 - Proposed additional spaces: 539 (113 replaces - 426 new)
 - COMPLIES
11. Curb Cuts for Accessory Off-Street Parking
 - Permitted: 1 curb cut per street frontage of zoning lot maximum width of 22'
 - 6th Street: 6 existing (3 to be removed, 2 to be relocated and 1 to be relocated and extended) COMPLIES
 - 9th Street: 2 existing to remain COMPLIES
12. Accessory Off-Street Loading Berths
 - a. Accessory Off-Street Loading Berths Required for Developments or Enhancements: UG 4, Ambulatory, Diagnostic or Treatment Health Care Facilities: NONE
 - 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 = 3 loading berths COMPLIES (See Z-34)
 - c. Accessory Off-Street Loading Berth Curb Cuts
 - Not permitted within 50 ft. of an intersection = 0
 - 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
 - Street Trees Required for Developments or Enhancements that increase the floor area on a zoning lot by 20% or more:
 - 1 Tree 25 ft. of the frontage of the zoning lot
 - Existing trees: 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
 - a. Signs for non-residential buildings is limited to one identification sign no greater than 12 SF. Bulletin board, not exceeding 16 SF, are permitted COMPLIES
 - 15. Bicycle Parking
 - a. Enclosed Accessory Bicycle Parking Spaces Required for Developments and Enhancements: UG 4, Ambulatory, Diagnostic or Treatment Health Care
 - 1 per 10,000 SF of floor area. 15 SF per space
 - 309,519 ZFA: 10,000 = 31 spaces, 465 SF
 - b. Accessory Bicycle Parking Spaces Proposed (See Z-34)
 - Proposed additional spaces: 31 spaces, 465 SF, COMPLIES

- b. Existing Lot Coverage To Remain
 - Corner Lots A, B: 14,000 SF: Corner Lot
 - Through Lot A: 7285 SF
 - Proposed Lot Coverage (See Z-27)
 - R6
 - Corner Lot C: 6,990 SF: COMPLIES
 - Through Lot A: 14,559 SF (includes existing to remain): COMPLIES
 - Interior Lot = 10,919 SF: COMPLIES
 - Through Lot B: 7,140 SF: COMPLIES
 - R6B w/ R6
 - Through Lot B = 6,728 SF: COMPLIES
 - R7B
 - Corner Lot D: 7,206 SF: COMPLIES
 - Total Coverage Proposed = 53,542 SF (see Z-27)
7. Side Yards
 - None required in RG, R6B, and R7B districts COMPLIES
8. Rear Yard/Rear Yard Equivalents
 - a. Required (See Z-28)
 - Existing to Remain: See BSA Variance (11 January 1994, Cal: 142-92-BZ)
 - R6 (Corner Lot A, D): Existing to Remain
 - Rear yard not required within 100 ft. of a corner:
 - R6 (Through Lot A)
 - Rear yard equivalent: COMPLIES
 - Proposed (See Z-28 - Z-33)
 - R6BRG (Through Lot B)
 - Rear yard equivalent: COMPLIES
 - R6 (Interior Lot)
 - R6 (Corner Lot C)
 - Rear yard not required within 100 ft. of a corner: COMPLIES
 - R7B (Corner Lot D)
 - Rear yard not required within 100 ft. of a corner: COMPLIES
 - b. Height and Setback
 - 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
 - Existing to remain
 - 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)
 - Proposed (See Z-29 - Z-33)
 - R6
 - Narrow Street: COMPLIES
 - Wide Street: COMPLIES
 - Rear yard line setback: COMPLIES
 - R6B
 - Narrow Street: COMPLIES
 - Rear yard line setback: COMPLIES
 - R7B
 - Narrow Street: COMPLIES
 - Wide Street: COMPLIES

- 24-21
 - 24-05
 - 26-41
 - 22-321
 - 25-80
 - 25-811
 - 24-522
 - 24-522
 - 23-633
 - 23-633
 - 24-11
- 24-11
 - 24-11
 - 33-121
 - 24-11

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COMPLYING

Zoning Calculations

Z-24

10-16-2013 Date

BSA Application Set

FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

FLOOR	ZONING FLOOR AREA (ZFA)
SUB-CELLAR 2	0
SUB-CELLAR 1	0
CELLAR	0
G	21,385
1	48,223
2	52,553
3	46,373
4	43,781
5	26,180
6	26,180
7	26,180
8	16,664
9	1,200
10	800
Total	309,519

FLOOR AREA SCHEDULE - AMBULATORY CARE FACILITY (UG4)

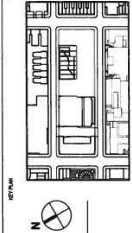
MEDICAL ARTS BUILDING	73,720
WESLEY HOUSE	87,814

TOTAL ZONING LOT ZFA	471,053
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PROJECT

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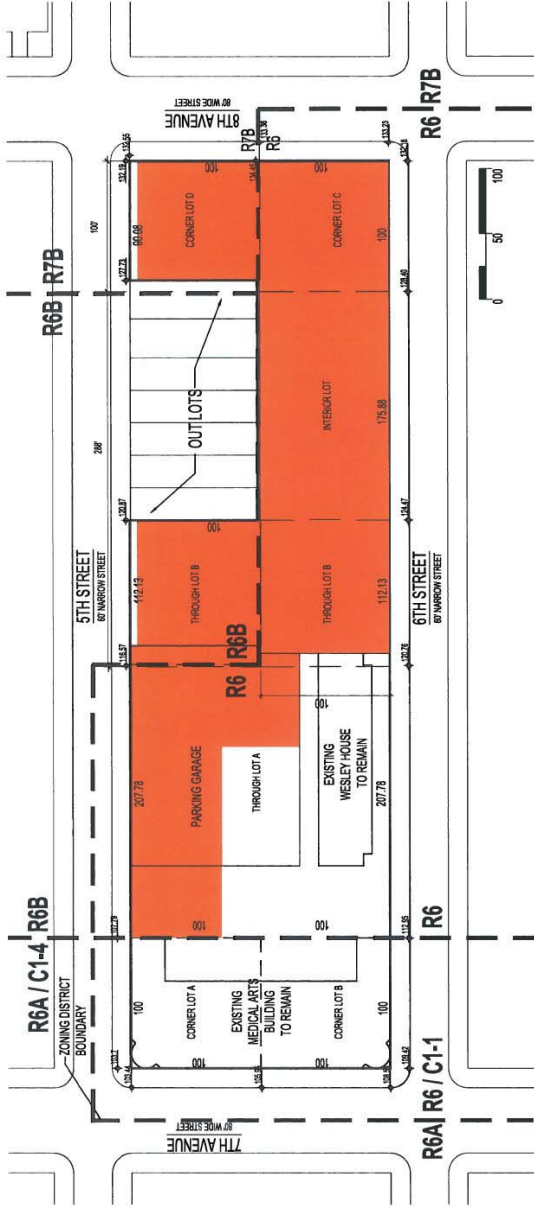
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COMPLYING
 Schedules

Z-25

No. 1 BSA Application Set
 Issue Name Date 10-16-2013
 Scale: As Noted

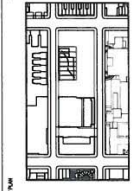


AVERAGE CURB LEVELS AND BASE PLANE ELEVATIONS:

- 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'
- [8TH ST. : (109.42' + 112.96' / 2) + 7TH AVE. : (108.53' + 105.95' / 2)] / 2 = EL. 109.21'
- THROUGH LOT A (6TH ST.): EL. 112.18'
- [107.79' + 116.57'] / 2 = EL. 112.18'
- THROUGH LOT A (6TH ST.): EL. 116.86'
- [112.95' + 120.76'] / 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'

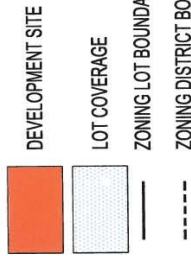
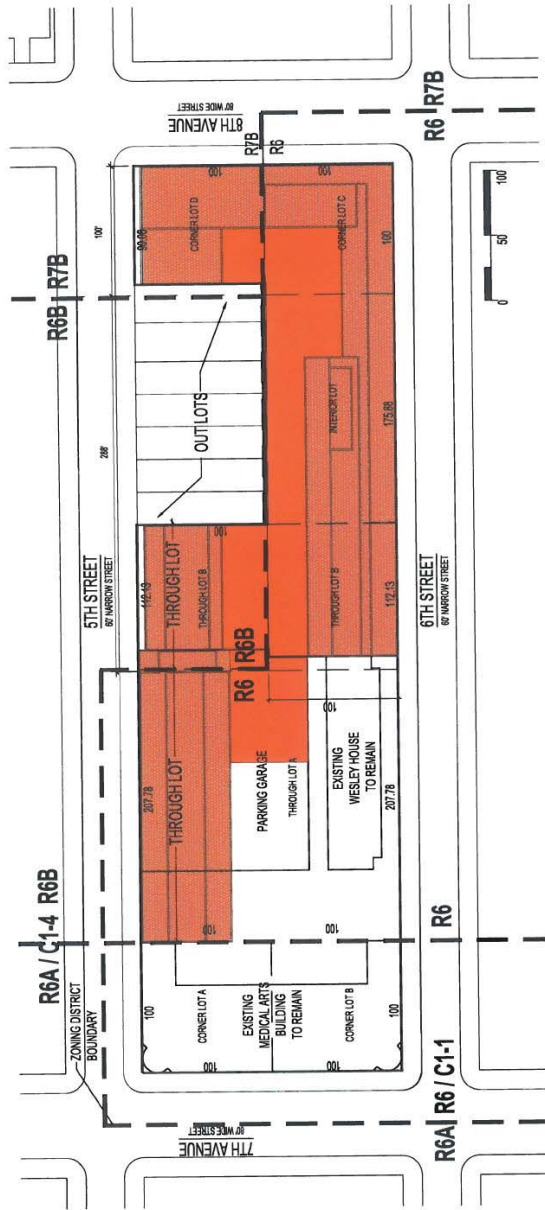
COMPLYING
Curb Level
Base Plane Z-26
 Scale: 1" = 96'

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 No. Issue Name Date



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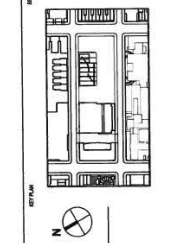


LOT COVERAGE: 24-11, 24-12

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	7,000	70%
CORNER LOT B	10,000 SF X 70%	7,000	7,000	70%
THROUGH LOT A	41,568 SF X 65%	27,019.4	7,285	17.5%
THROUGH LOT B (R6B)	11,213 SF X 65%	7,288	0	0%
THROUGH LOT B (R6)	11,213 SF X 65%	7,288	0	0%
INTERIOR LOT	17,511 SF X 65%	11,472.2	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	120,801 SF X 66.88%	80,680.6	21,285	26%

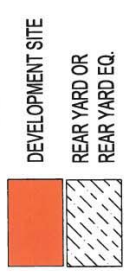
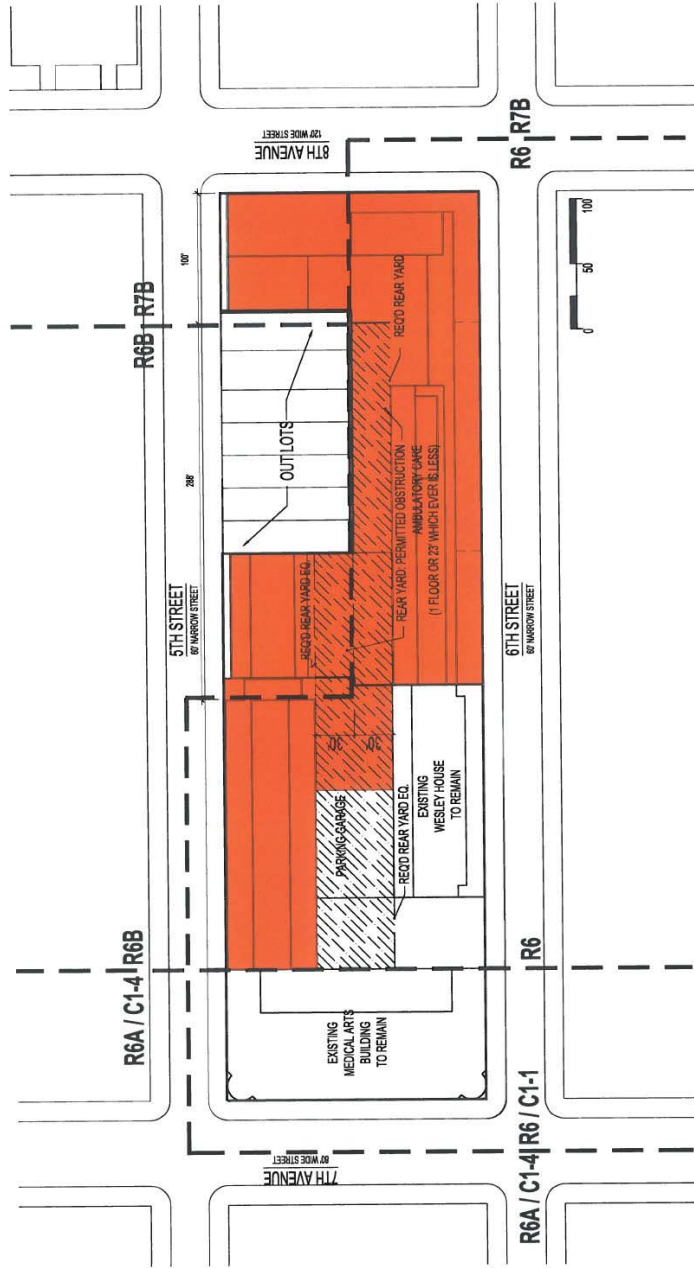
LOT COVERAGE: COMPLIANCE (CONTINUED)

ZONING LOT	ADDITIONAL PROPOSED (SF)	ADDITIONAL PROPOSED (%)	TOTAL EXISTING + PROPOSED (SF)	TOTAL EXISTING + PROPOSED (%)	COMPLIANCE
CORNER LOT A	0	0%	7,000	70%	COMPLIES
CORNER LOT B	0	0%	7,000	70%	COMPLIES
THROUGH LOT A	14,559	35%	21,544	52.5%	COMPLIES
THROUGH LOT B (R6B)	6,728	60%	13,988	80%	COMPLIES
THROUGH LOT B (R6)	7,140	63.6%	14,428	63.6%	COMPLIES
INTERIOR LOT	10,919	62%	22,391	62%	COMPLIES
CORNER LOT C	6,990	69.9%	13,990	69.9%	COMPLIES
CORNER LOT D	7,206	80%	14,412	80%	COMPLIES
SUBTOTAL	53,542	44.4%	134,221	62%	COMPLIES

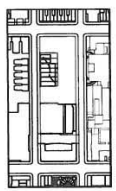


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COMPLYING
Lot Coverage
 Z-27
 1 BSA Application Set 10-16-2013
 No. Issue Name Date
 Scale: 1" = 96"



- 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).
 - 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
 - b. Proposed building (Partial) on Through Lot B (R6/R6B)
 - 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



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COMPLYING

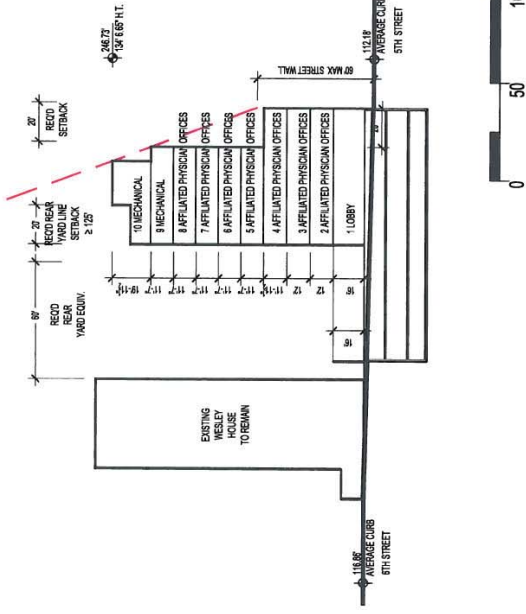
Req. Yards

Z-28

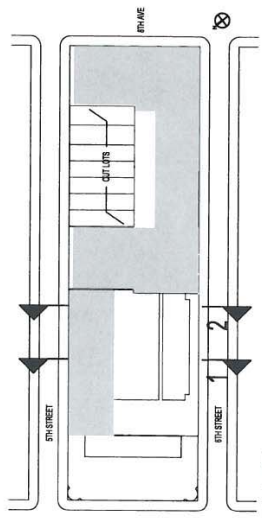
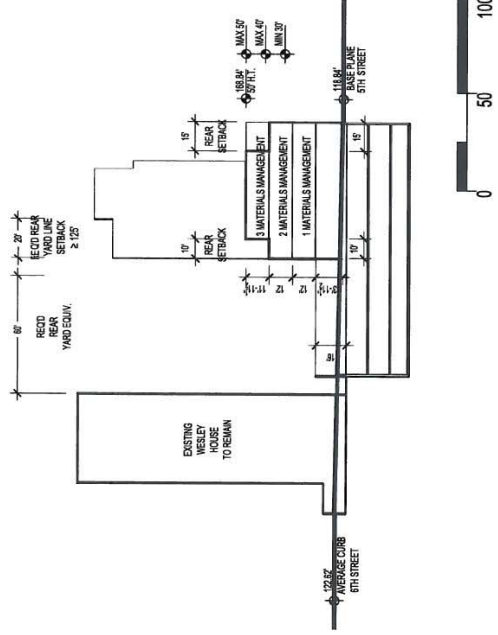
1 BSA Application Set 10-16-2013
 No. Issue Name Date

Scale: 1" = 96"

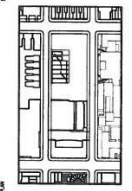
1 THROUGH LOT A: R6



2 THROUGH LOT A: R6



KEY SCALE 1" = 192'
 - - - SKY EXPOSURE PLANE

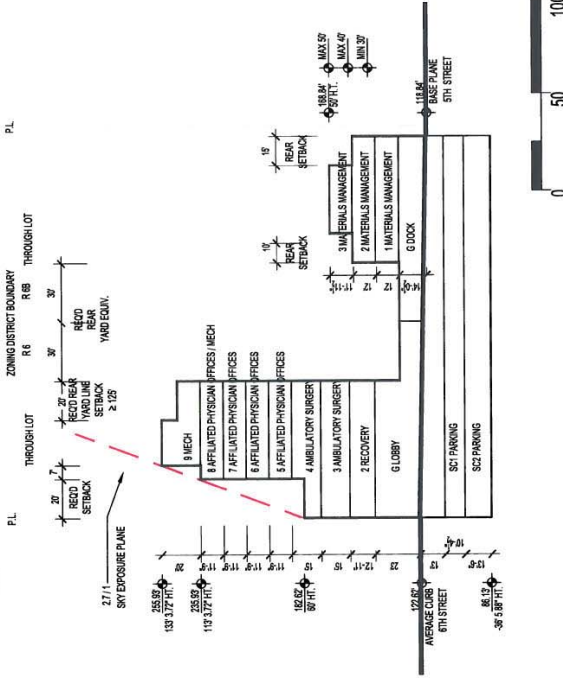


COMPLYING Sections:
 Rear Yard / Height and
 Setback Z-29

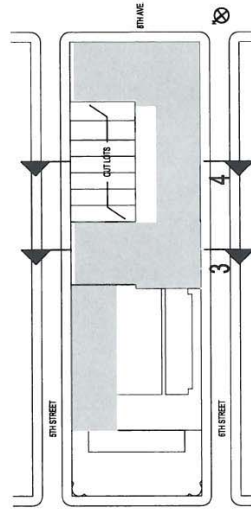
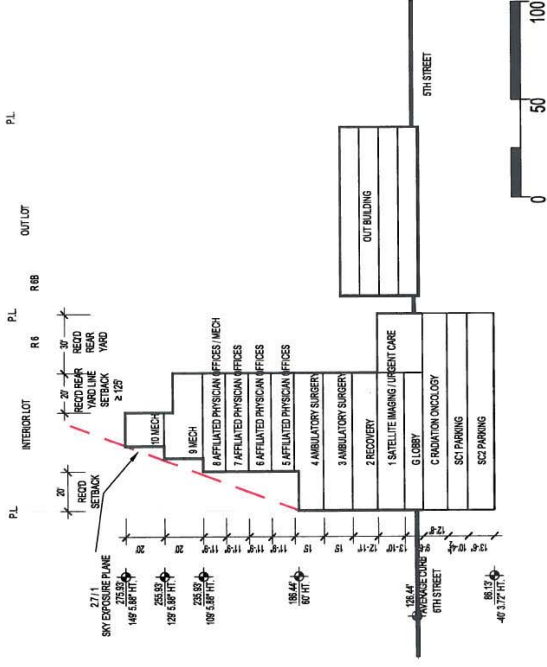
1 BSA Application Set 10-16-2013

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3 THROUGH LOT B: R6 / R6B



4 INTERIOR LOT: R6



KEY SCALE 1" = 192'
 --- SKY EXPOSURE PLANE

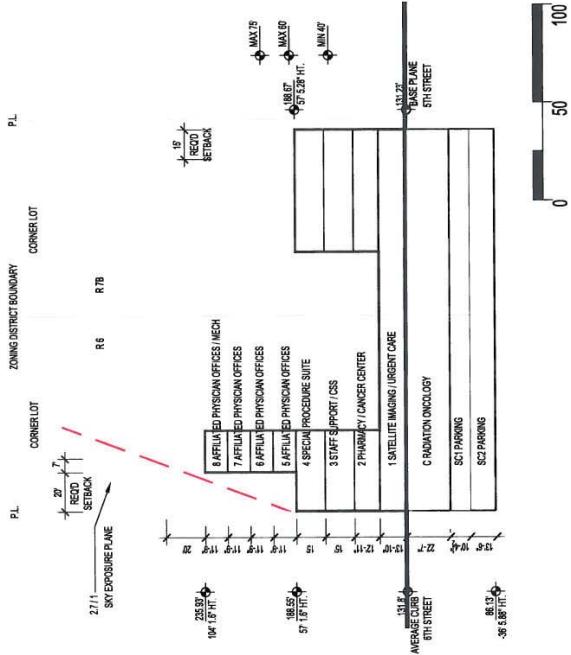
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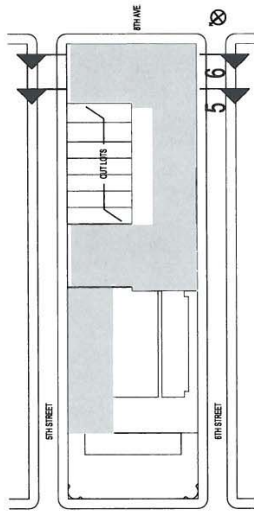
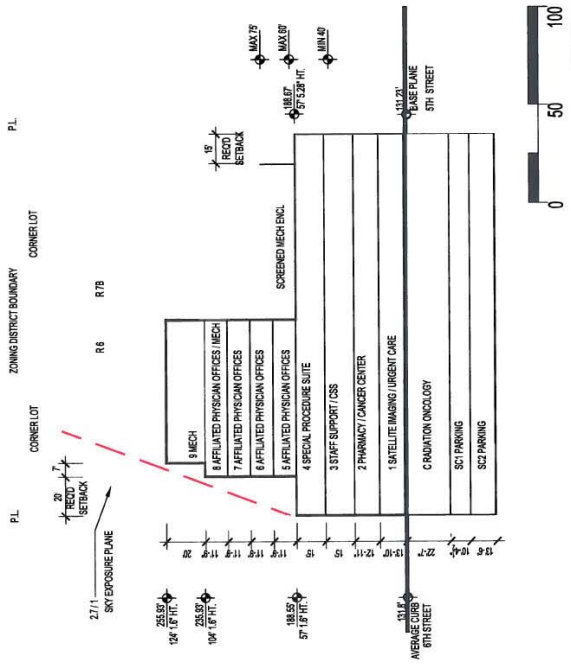


COMPLYING Sections
 Rear Yards / Height and
 Setback Z-30
 1 BSA Application Set 10-16-2013 Date
 No. Issue Name Scale: 1" = 64"

5 CORNER LOTS C & D: R6 / R7B



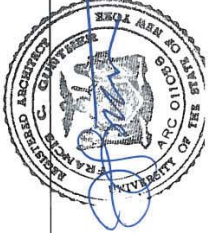
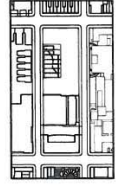
6 CORNER LOTS C & D: R6 / R7B



KEY SCALE 1" = 192'
 --- SKY EXPOSURE PLANE

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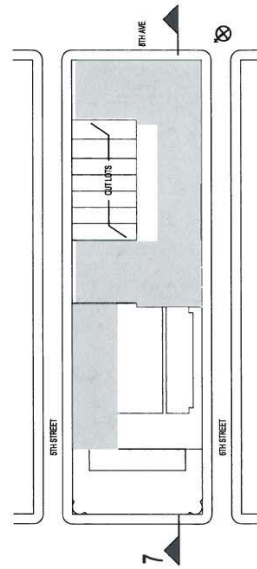
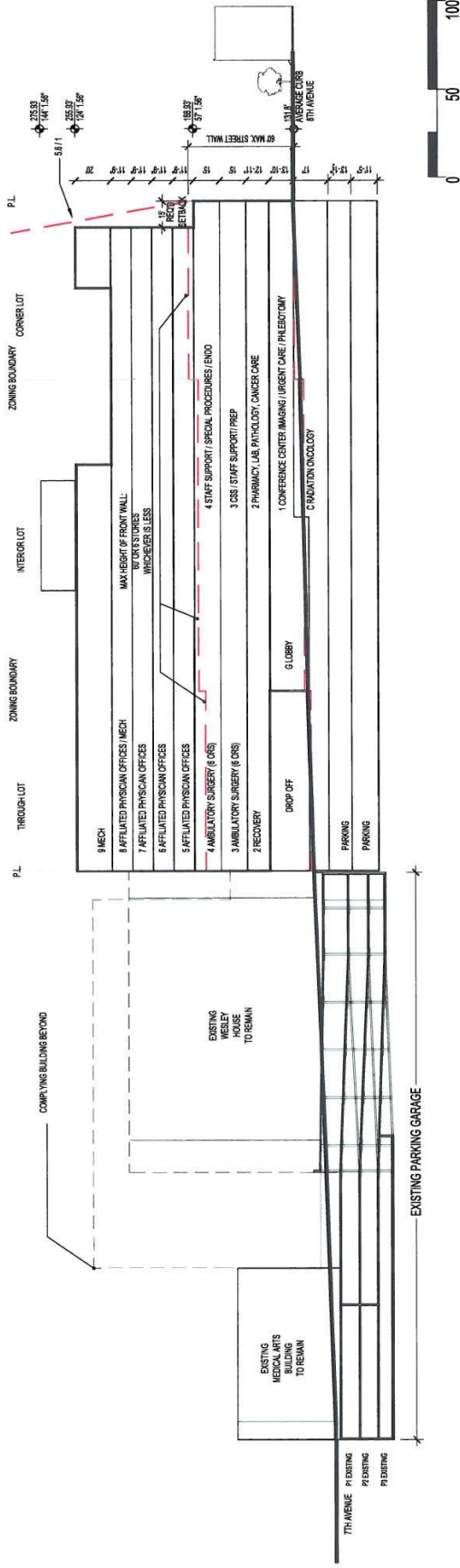
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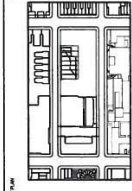
COMPLYING Sections
 Rear Yards / Height and
 Setback Z-31
 1 BSA Application Set 10-16-2013 Date
 No. Issue Name

THREAT FILE

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



KEY SCALE 1" = 192'
 --- SKY EXPOSURE PLANE



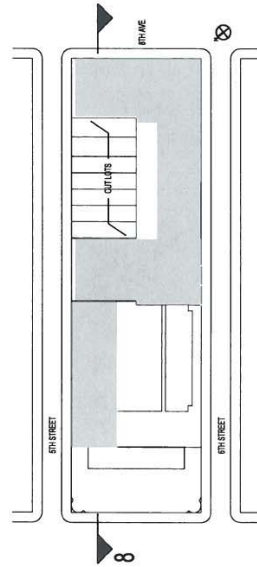
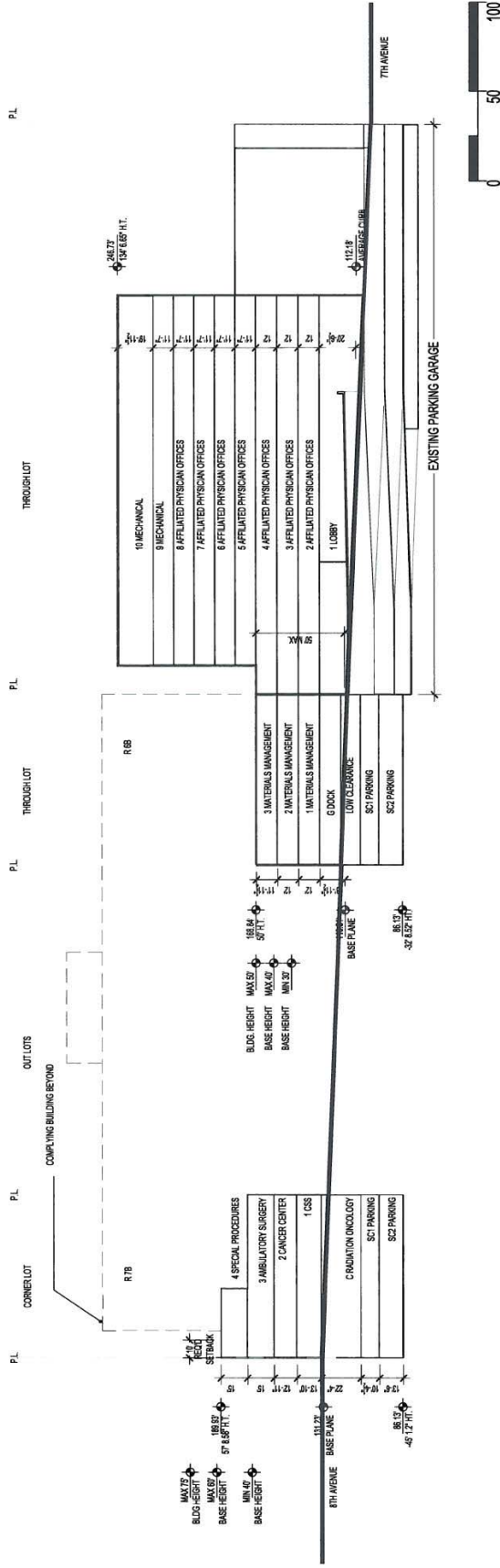
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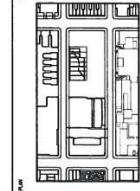
COMPLYING Sections
 Height / Setback
 Z-32

No. 1 BSA Application Set 10-16-2013 Date
 Issuer Name

③ CORNER LOT D (R7B), THROUGH LOT B (R6B) AND THROUGH LOT A (R6)



KEY SCALE 1" = 192'
SKY EXPOSURE PLANE

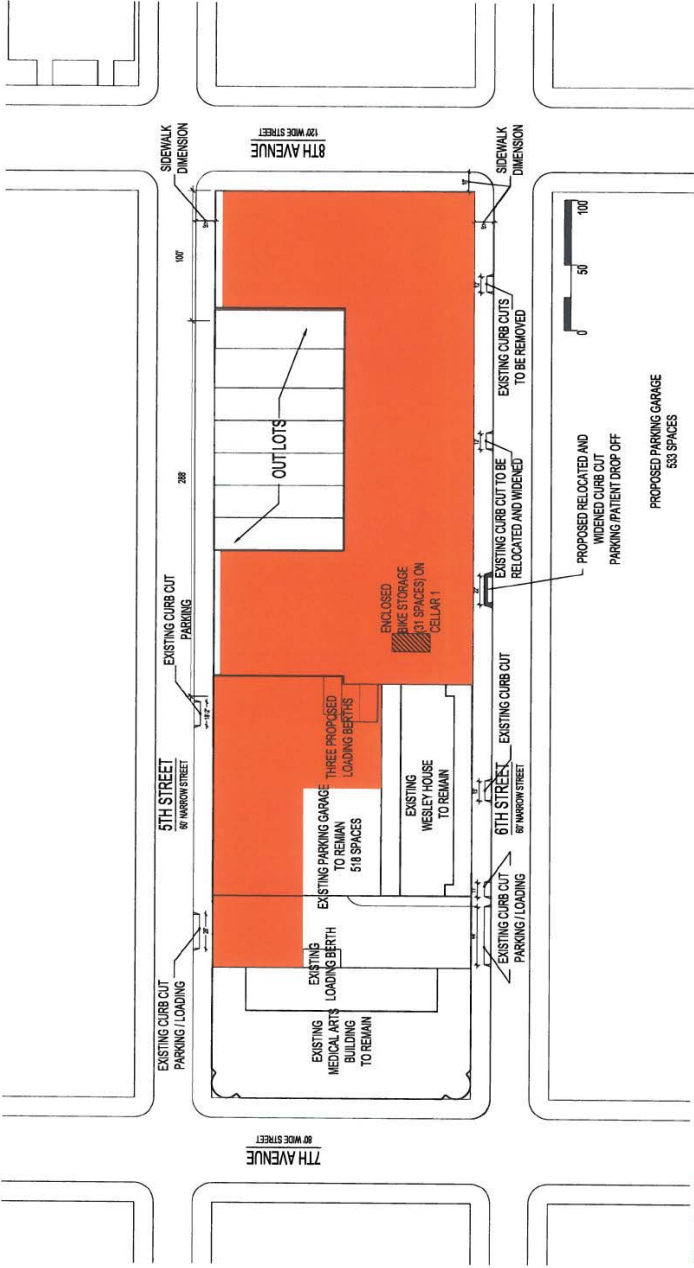


COMPLYING Sections
Height / Setback
Z-33

1 BSA Application Set 10-16-2013
Date
N/A Issue Name
Scale: 1" = 64"

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OFF-Street Parking 25-30

- 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

- Accessory Off-Street Parking Spaces Proposed
 - Existing parking spaces = 597
 - Existing to be remain = 484 (113 spaces to be replaced)
 - Proposed additional spaces = 530 (113 replaced and 426 new)
 - 340,939 SF / 800 SF = 426

COMPLIES

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

- Permitted: 1 curb cut per street frontage of zoning lot maximum width of 22' 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

- Accessory Off-Street Loading Berths Required for Developments or Enlargements - Use Group 4 Ambulatory Diagnostic or Treatment Health Care Facilities = None

- Accessory Off-Street Loading Berths Proposed
 - Existing loading berths = 2
 - Proposed additional loading berths = 3
- Loading Curb Cuts
 - Not permitted within 50 ft. of an intersection of any two street lines.
 - COMPLIES

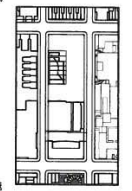
Bicycle Parking 25-80, 25-83

- 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
- Accessory Bicycle Parking Space Provided
 - Proposed Enclosed Spaces = 31 spaces, 465 SF
 - COMPLIES

COMPLYING

Loading Berths/Parking Curb Cuts Z-34

BSA Application Set 10-16-2013



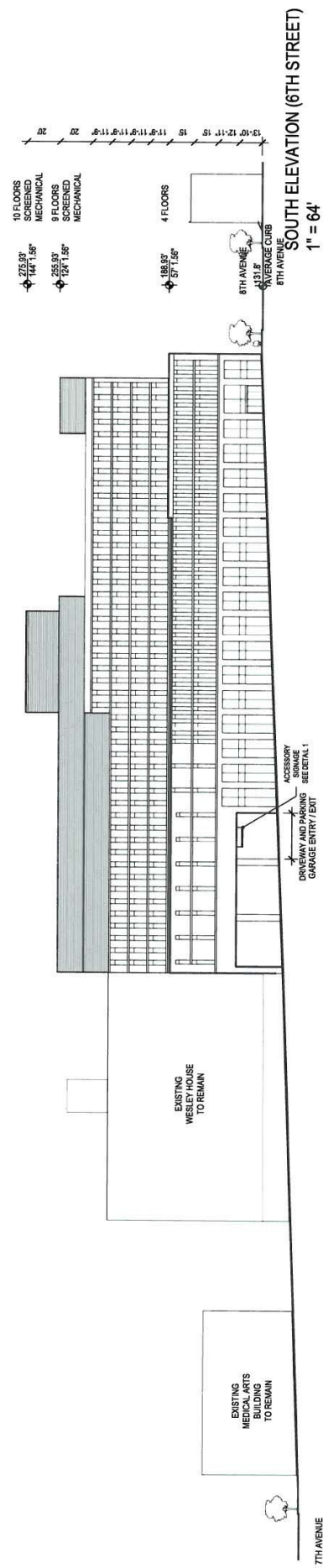
The Center for Community Health

544 6th St. Brooklyn, NY 11215

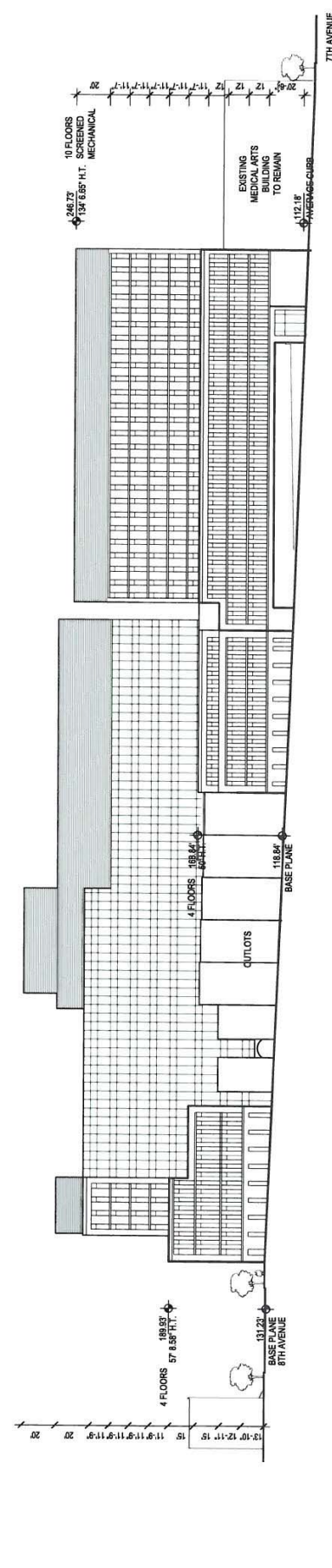
NYM HOSPITAL PERKINS EASTMAN

506 6th St. 115 5th Ave.

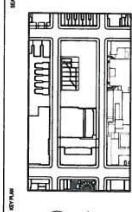
Brooklyn, NY 11215 New York, NY 10003



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



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

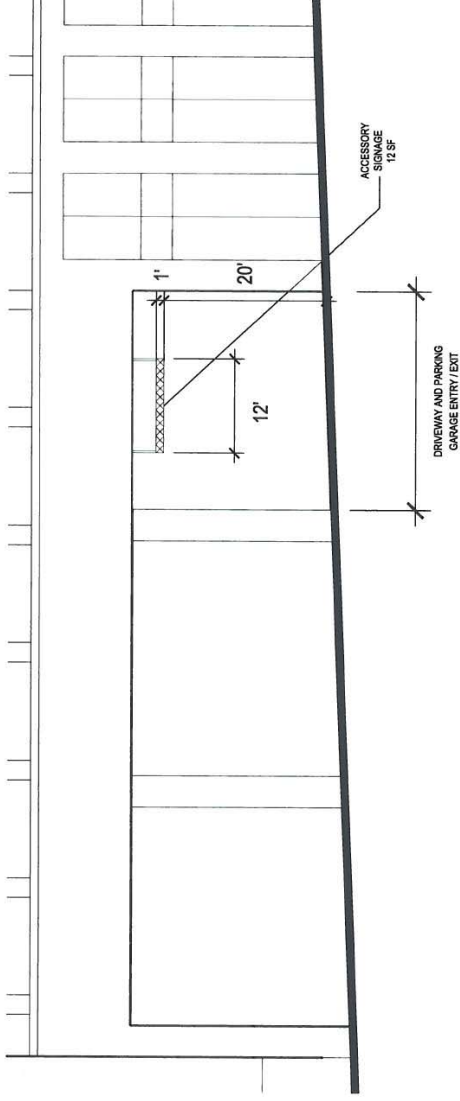


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541 6th St. Brooklyn, NY 11215
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Brooklyn, NY 11215 New York, NY 10003

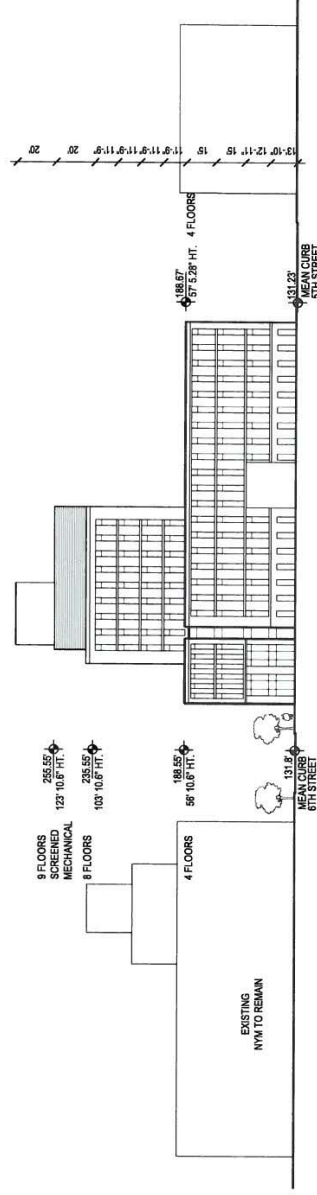
ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY

COMPLYING Elevations

1 BSA Application Set 10-16-2013 North/South Z-35



DETAIL 1 SOUTH ELEVATION (6TH STREET)
SIGNAGE 1"= 16'

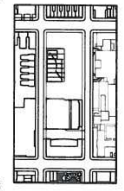


EAST ELEVATION (8TH AVE.)
1" = 64'

ELEVATIONS FOR ILLUSTRATIVE PURPOSES OF

COMPLYING
Elevations

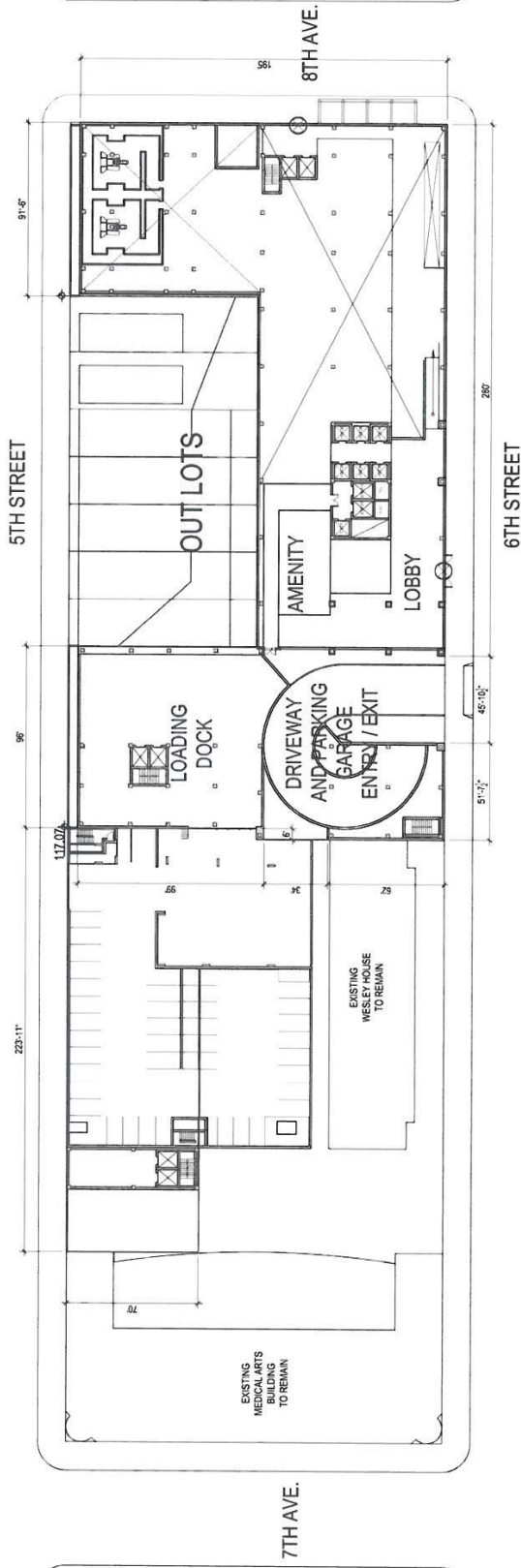
South / East Z-36



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 Brooklyn, NY 11215 New York, NY 10003

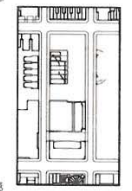
BSA Application Set 10-16-2013



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

COMPLYING
Ground
Floor Plan Z-37

1 BSA Application Set 10-16-2013

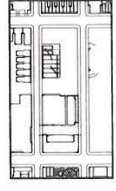


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 Brooklyn, NY 11215 New York, NY 10003

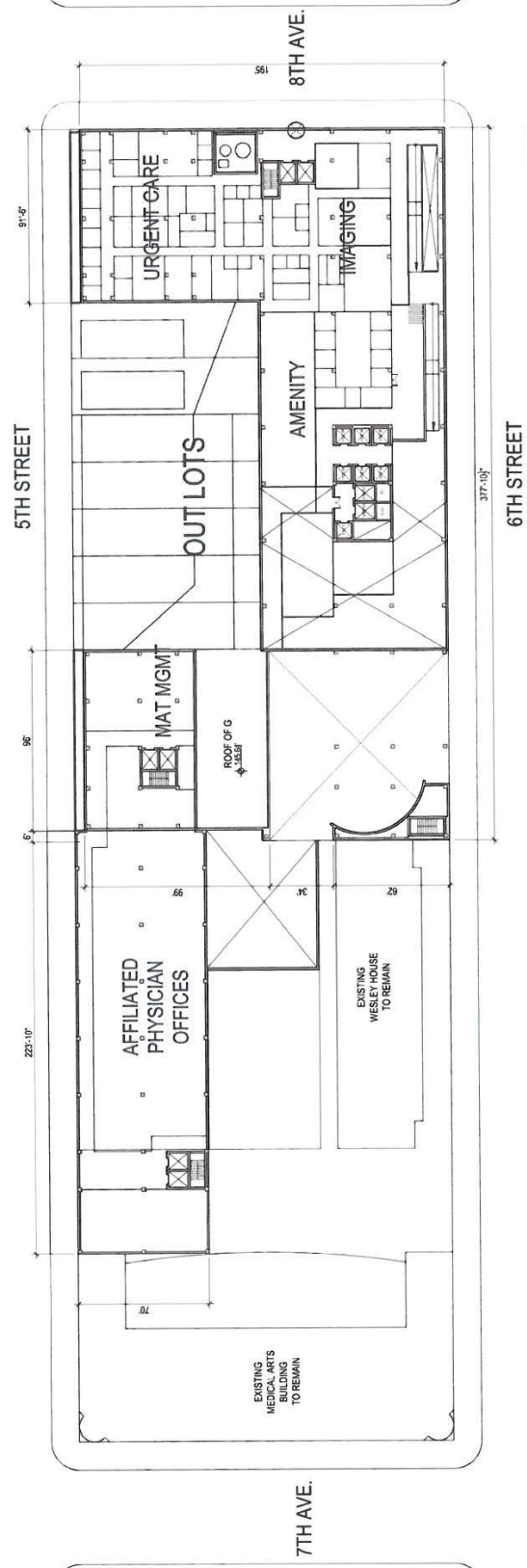
COMPLYING
Ground
Floor Plan Z-38
 Scale: 1" = 64"

1 BSA Application Set 10-16-2013 Date
 No. Issue Name

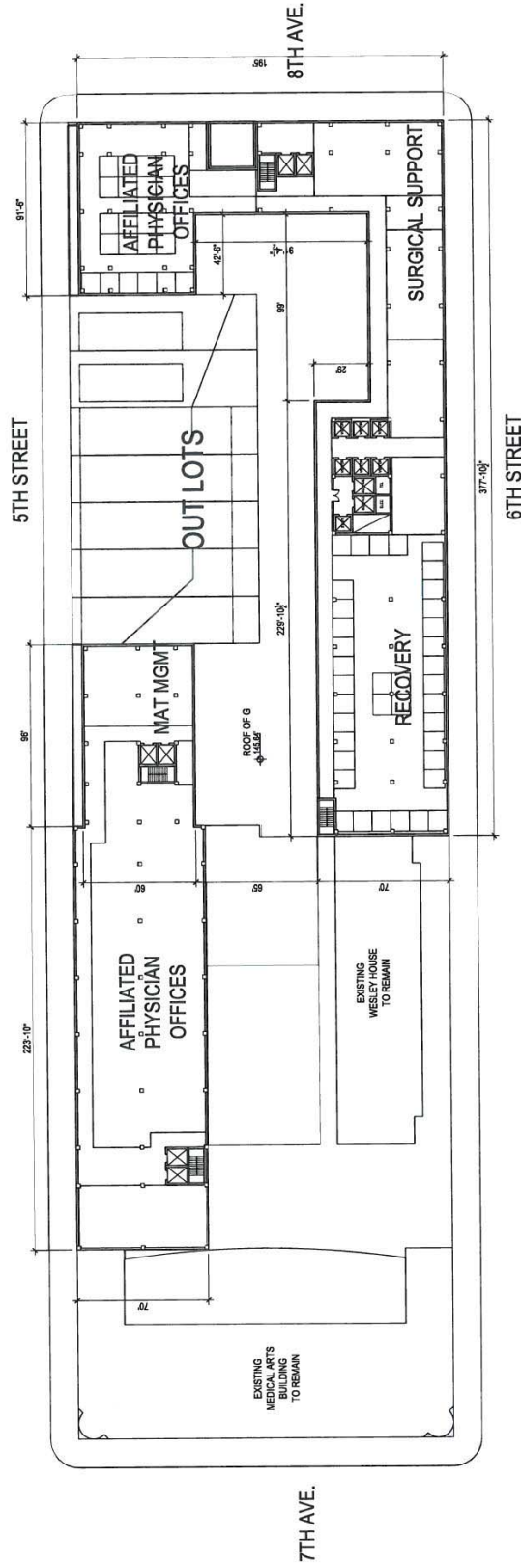


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 506 6th St. 115 5th Ave.
 Brooklyn, NY 11215 New York, NY 10003

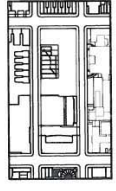


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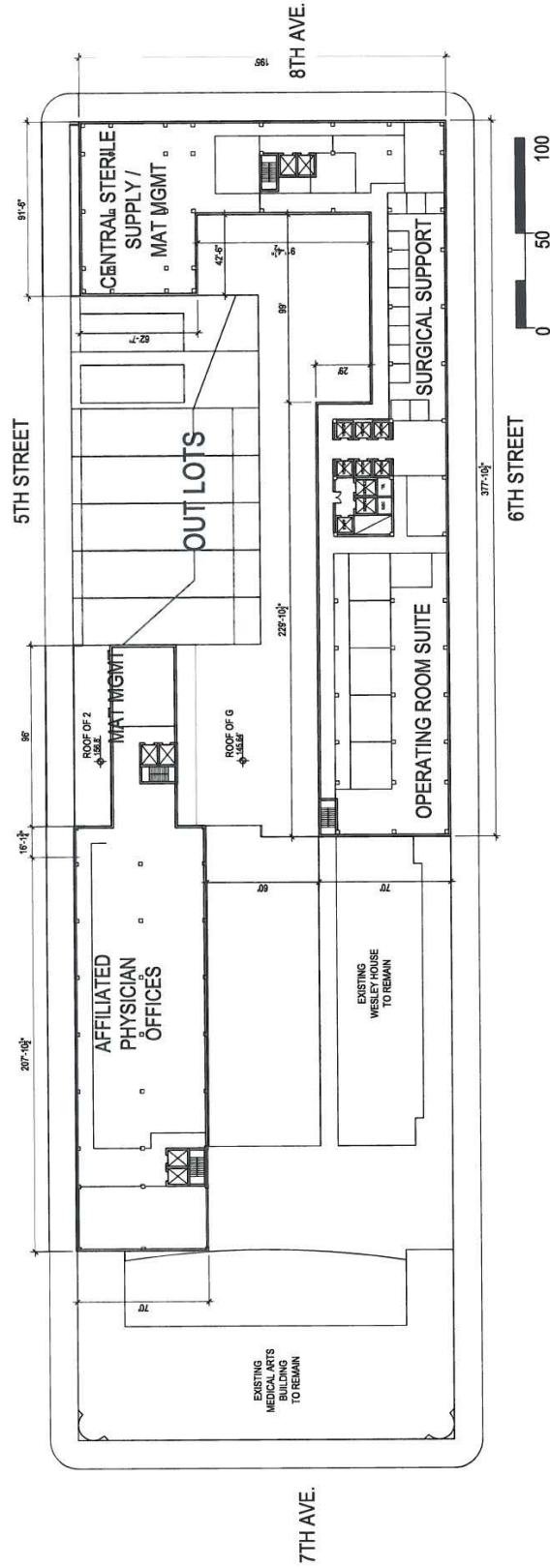
NOTE : - INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB
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COMPLYING
 2nd
 Floor Plan
 Scale: 1" = 64"

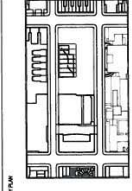


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No. 1
 BSA Application Set 10-16-2013
 Issue Name Date



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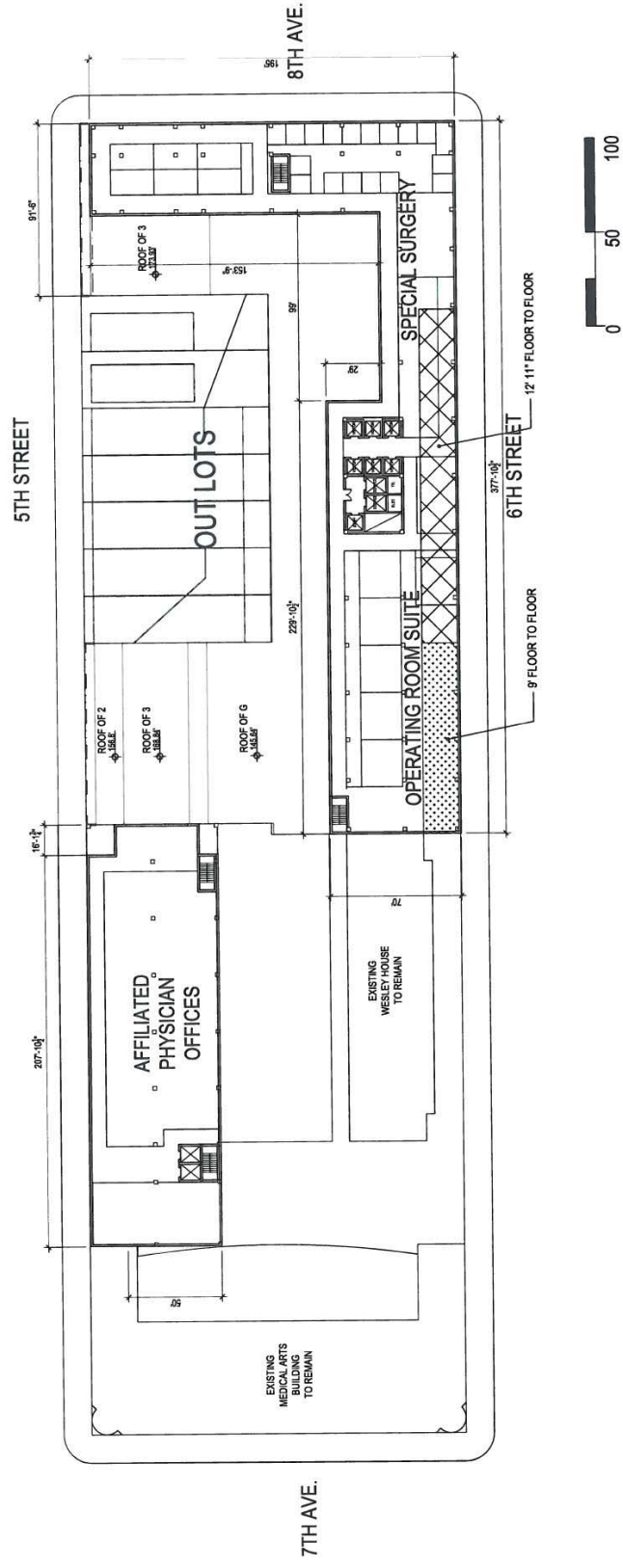
541 6th St. Brooklyn, NY 11215
 NYPH HOSPITAL PERKINS EASTMAN
 506 6th St. 115 5th Ave.
 Brooklyn, NY 11215 New York, NY 10003

COMPLYING

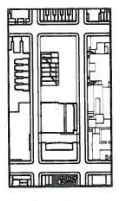
3rd

Floor Plan Z-40

1 BSA Application Set 10-16-2013 Date
 No. Issue Name



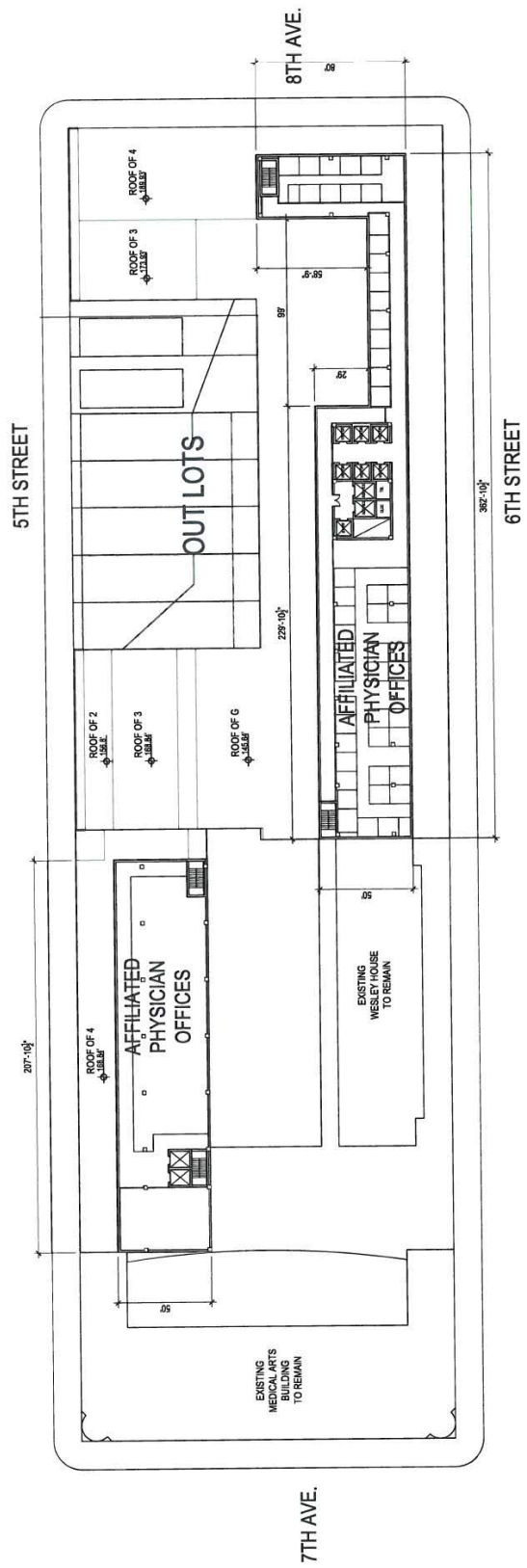
NOTE : -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB
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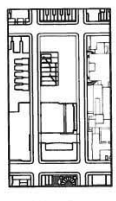
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COMPLYING
 4th
 Floor Plan Z-41
 Scale: 1" = 64"

No. 1 BSA Application Set 10-16-2013 Date
 Issue Name

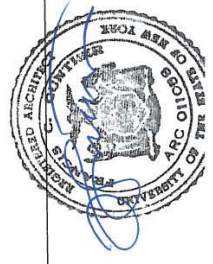


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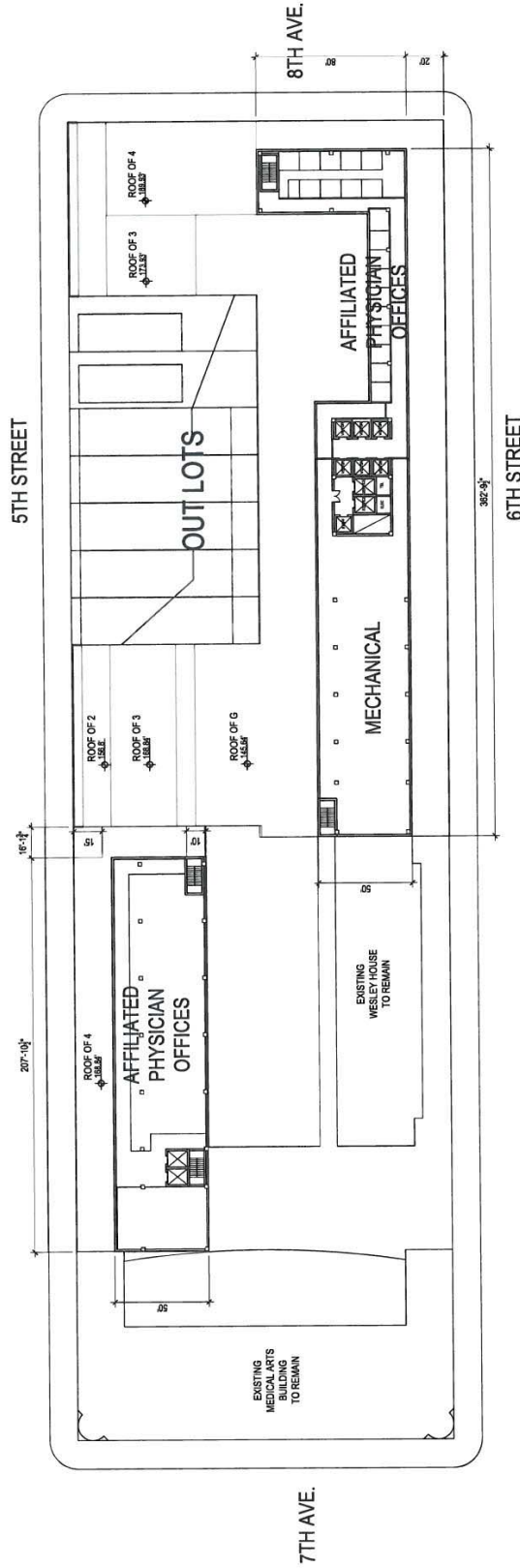
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 506 6th St. 115 5th Ave.
 Brooklyn, NY 11215 New York, NY 10003

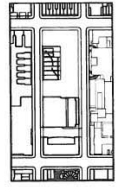


COMPLYING
5th - 7th
Floor Plan
 Scale: 1" = 64"

No. 1 BSA Application Set 10-16-2013 Date
 Issue Name



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 506 6th St. 115 5th Ave.
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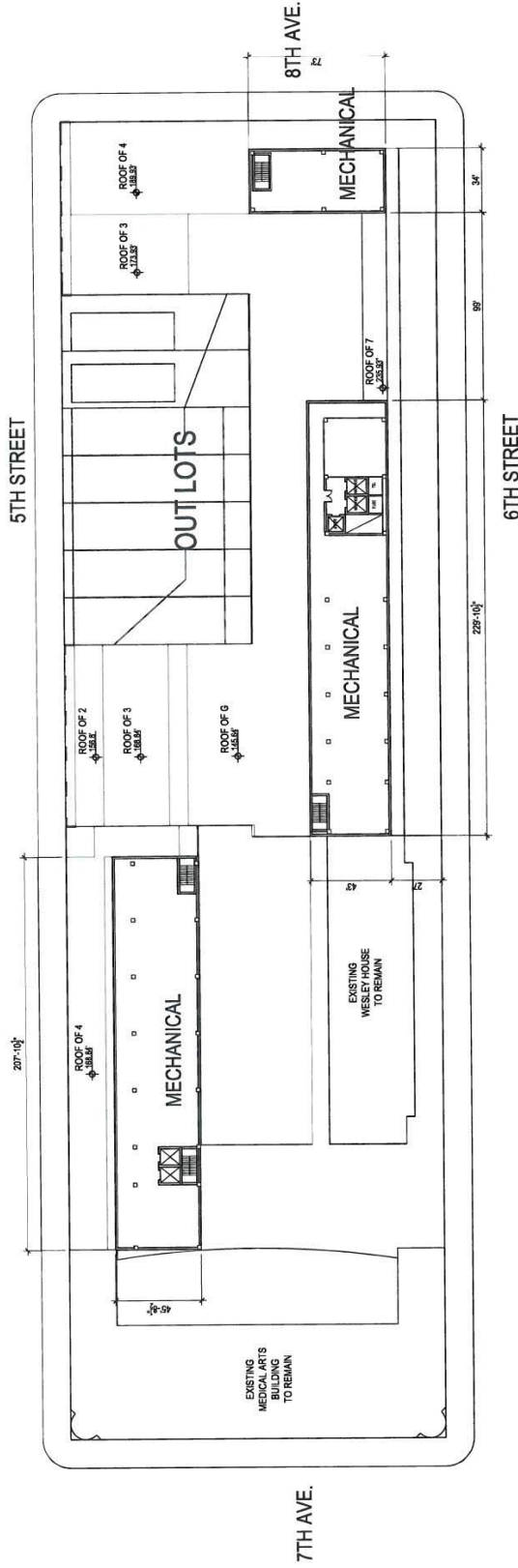


COMPLYING

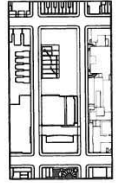
8th

Floor Plan Z-43

No. 1 BSA Application Set 10-16-2013 Date
 Issue Name



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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 Brooklyn, NY 11215 New York, NY 10003

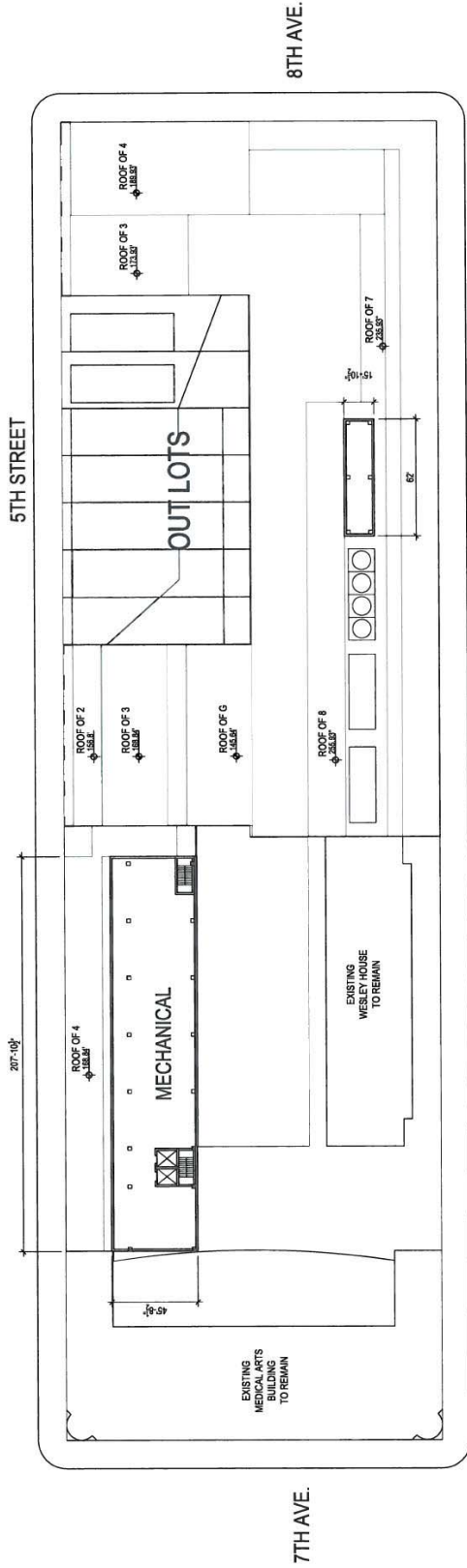


COMPLYING

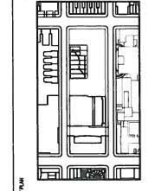
9th

Floor Plan Z-44

No. 1 BSA Application Set 10-16-2013 Date
 Issue Name



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



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

1 BSA Application Set 10-16-2013
 No Issue Name Date