Project: 322 Gates Avenue, Brooklyn, New York

Architect: Z Architecture PLLC

Ph: 212.603.94.54 www.ZArchitecture.com

ARCHITECT:
Z ARCHITECTURE PLLC
101 LAFAYETTE ST., SUITE 802, NEW YORK, NY 10013
PHONE: 212-603 9454, FAX: 212-672 9259, WEB: ZARCHITECTURE.COM
EMAIL: AZ@ZARCHITECTURE.COM

STRUCTURAL ENGINEER:
STRUCTURAL ENGINEERING TECHNOLOGIES,P.C.
40-12 28TH STREET, LONG ISLAND CITY, NY 11101
PHONE: 718-706 7196, FAX: 718-472 4464
EMAIL: STRUCTURALET@AOL.COM

MECHANICAL ENGINEER:
LEVIN ENGINEERING PLLC
28 DOOLEY STREET, 2ND FLOOR, BROOKYN,, NY 11235
PHONE: 718-332 2266, FAX: 718-332 2274,
EMAIL:BLEVIN@LEVIN-ENGINEERING.COM

OWNER:
322 GATES LLC
633 MARLBOROUGH ROAD, BROOKLYN, NY 11226
PHONE:718.385.9100 EMAIL: JARAMAN@FEQS.COM

REVISION #	DATE	REMARKS

THIS SET OF DRAWINGS NOT FOR CONSTRUCTION, BUT FOR DEP. OF BUILDINGS APPROVAL ONLY

D.O.B. BAR CODE:

ARCHITECT:
Z ARCHITECTURE PLLC
ARCHITECTURE URBAN DESIGN DEVELOPMENT
101 Lafayette St., Suite 802, New York, NY 10013
tel: 212-603 9454, fax:212-672 9259
email: contact@architecture.com

Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.

D O B B I S # :

PROJECT

PROPOSED WORK AT:
322 GATES AVE.,
BROOKLYN, NY 11216
Block: 1812, Lot: 7

DWG TITLE

COVERSHEET

SEAL & SIGNATURE

REGISTERED ARCHITECT ALEXANDER JARAMAN 032705 STATE OF NEW YORK

DATE: 10.23.15
PROJECT No.: 14015
DRAWN BY:
CHECKED BY:

DRAWING NUMBER

T-01.00

PAGE OF

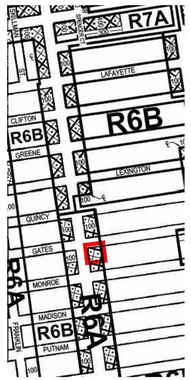
ZONING ANALYSIS

1 ADDRESS: 322 GATES AVE.
BROOKLYN, NY 11216

2

BLOCK:	1812	USE GROUP:	2,4
LOT:	7	OCC. GROUP:	R-2, B
ZONING MAP:	17A	CONSTR. CL:	XXXXX
ZONING DISTRICT:	R6A (C2-4)	FIRE INDEX:	I. F.D.
C.B.:	303		
BIN #:	3816076		
C OF O:	NEW		
LOT SIZE:	125' X 50' IRREG.	PROPERTY LOCATED OUTSIDE OF ANY SPECIAL DISTRICT.	
LOT AREA:	7,499.33 SF	NO DESIGNATED FLOOD MAP EXISTS	

3



Chapter 7
Special Provisions for Zoning Lots Divided by District Boundaries

77-01
Applicability of This Chapter
Whenever any #zoning lot# is located in two or more districts in which different #uses# are permitted, or in which different #use#, #bulk #accessory# off-street parking and loading, or other regulations apply, the provisions of this Chapter shall apply.

77-10
USE REGULATIONS
Whenever a #zoning lot# existing on December 15, 1961 , or on any applicable subsequent amendment thereto, is divided by a boundary between districts in which different #uses# are permitted, the #use# regulations applicable to the district in which more than 50 percent of the #lot area# of the #zoning lot# is located may apply to the entire #zoning lot# , provided that the greatest distance from the mapped district boundary to any #lot line# of such #zoning lot# in the district in which less than 50 percent of its area is located does not exceed 25 feet. Such distance shall be measured perpendicular to the mapped district boundary.

Whenever the #use# regulations are so applied, the district boundary may be assumed to be relocated accordingly, and the #bulk#, off-street parking and loading, and all other regulations applying to such expanded district shall apply to the entire #zoning lot#

THE PROPOSED ZONING LOT IS LOCATED BETWEEN R6A AND R6B BOUNDARIES. THE LOT LINE ALONG GATES AVE. IS 125' LONG, THEREFORE MORE THAN 50% OF THE LOT AREA IS LOCATED WITHIN **R6A** DISTRICT.

R6A ZONING DISTRICT BOUNDARY WILL BE RELOCATED TO INCLUDE ENTIRE ZONING LOT; THEREFORE R6A WILL GOVERN ALL REGULATIONS APPLYING TO THE PROPOSED ZONING LOT.

4 **35-30**
APPLICABILITY OF FLOOR AREA AND OPEN SPACE REGULATIONS
(2/2/11)
35-31

Maximum Floor Area Ratio
C1 C2 C3 C4 C5 C6
In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# subject to the provisions of this Chapter. The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

5 **RESIDENTIAL REGULATIONS**

23-145
For Quality Housing buildings
R6 R7 R8 R9 R10
In the districts indicated, the maximum #residential lot coverage# and the maximum #floor area ratio# for a #zoning lot# where #Quality Housing buildings# are #developed# or #enlarged# shall be as set forth in the following table.

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO
FOR
QUALITY HOUSING BUILDINGS
(in percent)

District	Maximum #Lot Coverage# #Corner Lot#	#Interior Lot# or #Through Lot#	Maximum #Floor Area Ratio#
R6* R6A R7B	80	65	3.00

CORNER PORTION OF LOT = 5,000 SF (67%) 0.67 X 0.8= 0.54
INTERIOR PORTION OF LOT = 2,500 SF (33%) 0.33 X 0.65= 0.21
COMBINED LOT COVERAGE % = 0.75

MAX. LOT COVERAGE ALLOWED = 7,499.33 X 0.75 = 5,624.5 SF
PROPOSED RESIDENTIAL COVERAGE @ SECOND FL = **5,205.4 SF <5,624.5 SF , OK**

MAX. RESIDENTIAL FLOOR AREA ALLOWED = 7,499.33 SF X 3.0 = 22,498 SF
TOTAL PROPOSED RESIDENTIAL FLOOR AREA = **21,281 SF <22,498 SF, OK**

6 **COMMERCIAL REGULATIONS**

33-12
Maximum Floor Area Ratio

33-121
In districts with bulk governed by Residence District bulk regulations
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 **C2-4** C2-5
In the districts indicated, for a #zoning lot# containing a #commercial# or #community facility use# , the maximum #floor area ratio# is determined by the #Residence District# within which such #Commercial District# is mapped and shall not exceed the maximum #floor area ratio# set forth in the following table:

MAXIMUM FLOOR AREA RATIO

District	Column A For #Zoning Lots# Containing only #Commercial Use#	Column B For #Zoning Lots# Containing only #Community Facility Use#	Column C For #Zoning Lots# Containing both #Commercial# and #Community Facility Uses#
R6A R7B	2.00	3.00	3.00

MAX. COMMERCIAL FLOOR AREA ALLOWED = 7,499.33 SF X 2.00 = 14,999 SF
TOTAL PROPOSED COMMERCIAL FLOOR AREA = **990.6 SF <14,999 SF, OK**

7

PROPOSED FLOOR AREA BREAKDOWN:

Floor:	Gross	Deductions	Zoning	F.A.R
Cellar Commercial	7,454.2	7,454.2	-	
1st floor Res.	6,379.8	5,590.3	789.5	
1st floor Commercial	990.6		990.6	
2nd floor Res.	5,038.3	621.7	4,416.6	
3rd floor Res.	5,038.3	621.7	4,416.6	
4th floor Res.	5,038.3	621.7	4,416.6	
5th floor Res.	5,038.3	621.7	4,416.6	
6th floor Res./BULKHEAD	3,663.6	838.4	2,825.2	
Total	38,641.4	16,369.7	**22,271.7**	**2.97**
Total Residential	30,196.6		**21,281.1**	2.84
Total Commercial	8,444.8		**990.6**	0.13

MAX. RESIDENTIAL FLOOR AREA ALLOWED = 7,499.33 SF X 3.0 (PER ZR 23-145) = 22,498 SF
TOTAL PROPOSED RESIDENTIAL FLOOR AREA = **21,271.7 SF <22,498 SF, OK**

THE MAXIMUM COMMERCIAL FLOOR AREA RATIO ALLOWED PER ZR 33-121 IS: 2.0

COMMERCIAL F.A.R.=2.0 < RESIDENTIAL F.A.R.=3.0 - THEREFORE THE MAXIMUM ALLOWED FLOOR AREA OF THE BUILDING IS: 7,499.33 X 3.0 = 22,498 SF

PROPOSED TOTAL FLOOR AREA IN THE BUILDING IS : **22,271.7 < 22,498, OK**

8 **35-22**
Residential Bulk Regulations in C1 or C2 Districts Whose Bulk is Governed by Surrounding Residence District
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
In the districts indicated, the #bulk# regulations for the #Residence Districts# within which such #Commercial Districts#are mapped apply to #residential# portions of #buildings #, except:

(b) when such districts are mapped within R6 , R7, R8, R9 or R10 Districts, the height and setback regulations of Sections **23-60 through 23-65** , inclusive, **shall not apply** to #Quality Housing buildings#. In lieu thereof, Section **35-24** (Special Street Wall Location and Height and Setback Regulations in Certain Districts) **shall apply** .

9 **35-24**
Special Street Wall Location and Height and Setback Regulations in Certain Districts
C1 or C2 Districts when mapped within **R6A** , R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X,R9A, R9D, R9X, R10A or R10X Districts, for all #buildings#,and for #Quality Housing buildings# in other #Commercial Districts#, setbacks are required for all portions of #buildings# or other structures# that exceed the maximum base height specified in the table in this Section.

GATES AVE (60' WIDE) NARROW STREET = 15' SETBACK REQUIRED ABOVE MAX. BASE HEIGHT
PROPOSED SETBACK AT GATES AVE. = 24'-0"

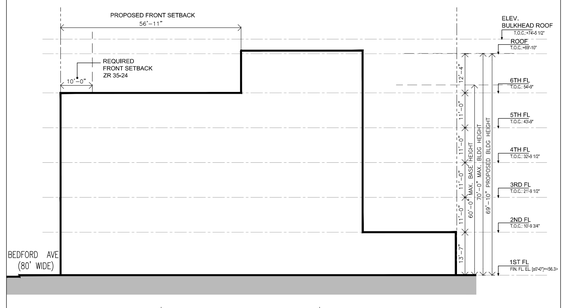
BEDFORD AVE (80' WIDE) WIDE STREET = 10' SETBACK REQUIRED ABOVE MAX. BASE HEIGHT
PROPOSED SETBACK AT BEDFORD AVE = 60'-0"

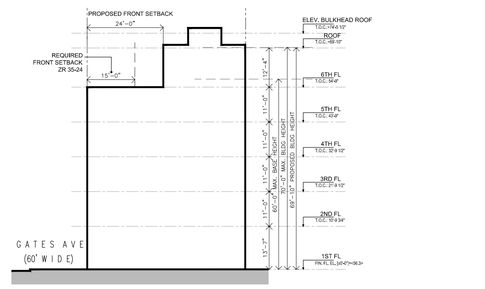
(d) Maximum #building# height
No #building or other structure# shall exceed the maximum #building# height specified in Table A of this Section for contextual districts.

TABLE A
HEIGHT AND SETBACK FOR BUILDINGS
OR OTHER STRUCTURES
IN CONTEXTUAL DISTRICTS

District[5]	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
C1 or C2 mapped in R6A	40	60	70

PROPOSED BUILDING BASE HEIGHT = **57'-5 1/2"**
PROPOSED BUILDING HEIGHT = **69'-10"**

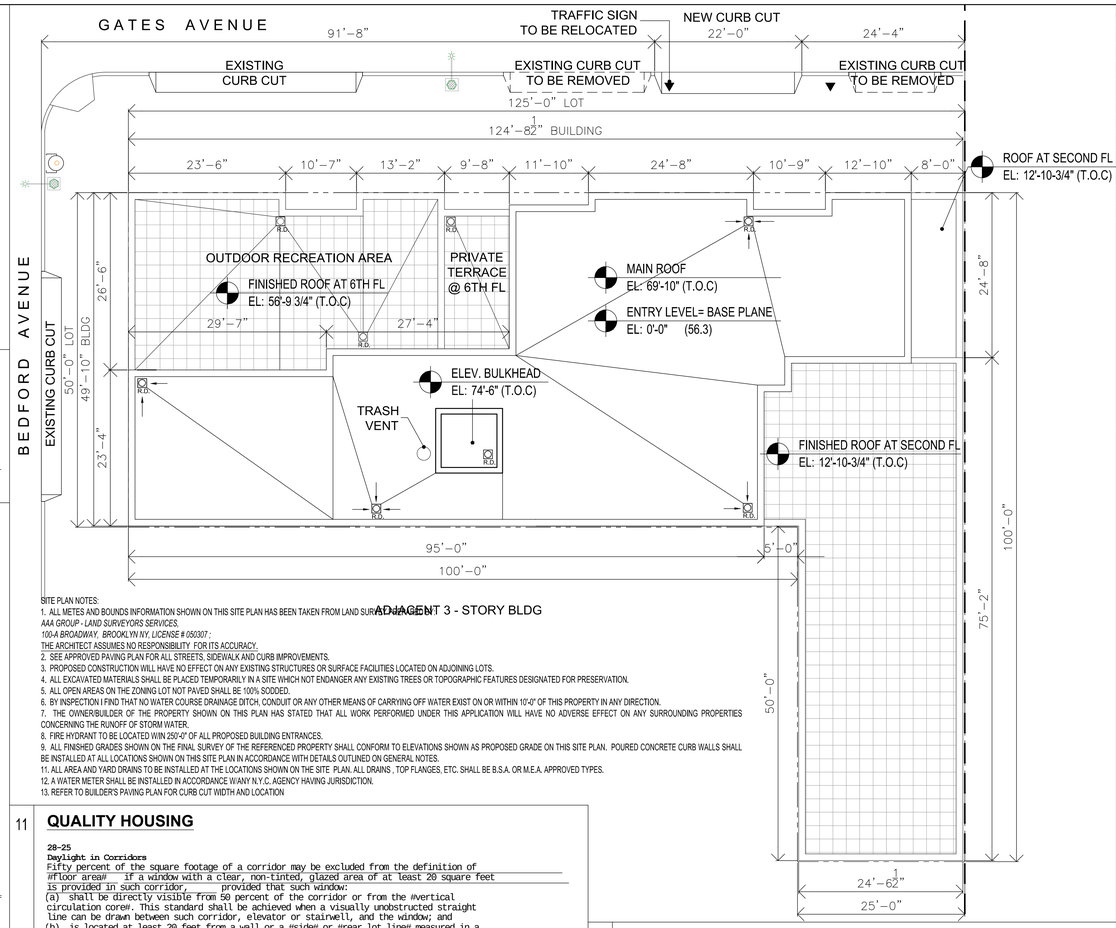




10 **26-41 Street Tree Planting**
In accordance with applicability requirements of underlying district regulations, one #street# tree, pre-existing or newly planted, shall be provided for every 25 feet of #street# frontage of the #zoning lot#. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree . Such trees shall be planted at approximately equal intervals along the entire length of the curb of the #street# adjacent to the #zoning lot#.

ZONING LOT STREET FRONTAGE ALONG GATES AVE : 125'-0" ; REQUIRED NUMBER OF TREES: 125'-0" / 25'-0" = 5
ZONING LOT STREET FRONTAGE ALONG BEDFORD AVE : 50'-0" ; REQUIRED NUMBER OF TREES: 50'-0" / 25'-0" = 2

AS PER NYC DEPARTMENT OF PARKS AND RECREATION GUIDELINES, NO TREES ARE ALLOWED WITHIN 25FT OF EXISTING STREET LIGHT POST. ADDITIONALLY, NO TREES ARE ALLOWED WITHIN 7FT OF CURB CUT OR DRIVEWAY. THEREFORE REQUIRED 7 NEW TREES WILL BE PROVIDED OFF SITE. PARKS DEPARTMENT APPLICATION HAS BEEN SUBMITTED.



SITE PLAN NOTES:
1. ALL METES AND BOUNDS INFORMATION SHOWN ON THIS SITE PLAN HAS BEEN TAKEN FROM LAND SURVEY PREPARED BY
AAA GROUP - LAND SURVEYORS SERVICES,
100-A BROADWAY, BROOKLYN NY, LICENSE # 050307 ;
THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. SEE APPROVED PAVING PLAN FOR ALL STREETS, SIDEWALK AND CURB IMPROVEMENTS.
3. PROPOSED CONSTRUCTION WILL HAVE NO EFFECT ON ANY EXISTING STRUCTURES OR SURFACE FACILITIES LOCATED ON ADJOINING LOTS.
4. ALL EXCAVATED MATERIALS SHALL BE PLACED TEMPORARILY IN A SITE WHICH NOT ENDANGER ANY EXISTING TREES OR TOPOGRAPHIC FEATURES DESIGNATED FOR PRESERVATION.
5. ALL OPEN AREAS ON THE ZONING LOT NOT PAVED SHALL BE 100% SODDED.
6. BY INSPECTION I FIND THAT NO WATER COURSE DRAINAGE DITCH, CONDUIT OR ANY OTHER MEANS OF CARRYING OFF WATER EXIST ON OR WITHIN 10'-0" OF THIS PROPERTY IN ANY DIRECTION.
7. THE OWNER/BUILDER OF THE PROPERTY SHOWN ON THIS PLAN HAS STATED THAT ALL WORK PERFORMED UNDER THIS APPLICATION WILL HAVE NO ADVERSE EFFECT ON ANY SURROUNDING PROPERTIES CONCERNING THE RUNOFF OF STORM WATER.
8. FIRE HYDRANT TO BE LOCATED WIN 250'-0" OF ALL PROPOSED BUILDING ENTRANCES.
9. ALL FINISHED GRADES SHOWN ON THE FINAL SURVEY OF THE REFERENCED PROPERTY SHALL CONFORM TO ELEVATIONS SHOWN AS PROPOSED GRADE ON THIS SITE PLAN. POURED CONCRETE CURB WALLS SHALL BE INSTALLED AT ALL LOCATIONS SHOWN ON THIS SITE PLAN IN ACCORDANCE WITH DETAILS OUTLINED ON GENERAL NOTES.
11. ALL AREA AND YARD DRAINS TO BE INSTALLED AT THE LOCATIONS SHOWN ON THE SITE PLAN. ALL DRAINS , TOP FLANGES, ETC. SHALL BE B.S.A. OR M.E.A. APPROVED TYPES.
12. A WATER METER SHALL BE INSTALLED IN ACCORDANCE W/ANY N.Y.C. AGENCY HAVING JURISDICTION.
13. REFER TO BUILDER'S PAVING PLAN FOR CURB CUT WIDTH AND LOCATION

11 **QUALITY HOUSING**

28-25
Daylight in Corridors
Fifty percent of the square footage of a corridor may be excluded from the definition of #floor area# if a window with a clear, non-tinted, glazed area of at least 20 square feet is provided in such corridor, provided that such window:
(a) shall be directly visible from 50 percent of the corridor or from the #vertical circulation core#. This standard shall be achieved when a visually unobstructed straight line can be drawn between such corridor, elevator or stairwell, and the window; and
(b) is located at least 20 feet from a wall or a #side# or #rear lot line# measured in a horizontal plane and perpendicular to the rough window opening.
- GLAZED WINDOWS DIRECTLY VISIBLE FROM 50% OF THE CORRIDOR ARE PROVIDED AT MAIN ENTRANCE LEVEL AND AT ALL LEVELS WITH A CLEAR GLAZED AREA MORE THAN 20 SF. (SEE WINDOW SCHEDULE)

ZR 28-31 RECREATION SPACE:
Required Recreation Space
All #developments#, #enlargements#, #extensions# or #conversions#, with nine or more #dwelling units# or #rooming units#, shall provide at least the minimum amount of recreation space as set forth in the table in this Section. The amount of recreation space required is expressed as a percentage of the total #residential floor area# of the #development#, #enlargement#, #extension# or #conversion#, and may be aggregated in one type, indoors or outdoors. The floor space of indoor recreation space provided in accordance with the standards set forth in Section 28-32 (Standards for Recreation Space), not exceeding the amount required in the table, shall be excluded from the definition of #floor area#.
Minimum Required Recreation Space (as a percentage of the #residential floor area#): **3.3%**
for R6A
- MIN. REQUIRED RECREATION SPACE IS: 21,262 SF X 0.033 = 701.7 SF
OUTDOOR RECREATION SPACE PROVIDED @ 6TH FLOOR LEVEL = 1,070SF < 701.7 SF -THEREFORE OK

ZR 29-21 SIZE OF DWELLING UNITS
A #dwelling unit# shall have an area of at least 400 square feet of #floor area#.
- PROPOSED AREA OF THE SMALLEST DWELLING UNIT IS: 536 SF > 400 SF -THEREFORE OK.

ZR 28-22 WINDOWS
All windows in the #residential# portion of a #development# or#enlargement# shall be double glazed.
- ALL PROPOSED WINDOW ARE DOUBLE GLAZED AND THERMALLY BROKEN. REFER TO WINDOW SCHEDULE

ZR 28-41 DENSITY PER CORRIDOR:
28-41
Density per Corridor
If the number of #dwelling units# or #rooming units# served by a #vertical circulation core# and **corridor on each #story#** does not exceed the number set forth in the following table, **50 percent of the square feet of the corridor** serving such #dwelling units# or #rooming units# on such #story# **may be excluded from the definition of #floor area#**
Number of #Dwelling Units# and #Rooming Units# Served by a Corridor per #Story# **in R8 DISTRICT: 10 units.**
- MAXIMUN DENSITY OF SIX (6) UNITS PER CORRIDOR IS PROPOSED, 50% OF THE CORRIDOR FLOOR AREA HAVE BEEN EXCLUDED FROM F.A. CALCULATION.

28-24
Laundry Facilities
If the #building# provides the following, then that portion of the laundry room which is used to meet these minimum requirements shall be excluded from the definition of #floor area#:
(a) at least one washing machine per 20 #dwelling units# or #rooming units# and at least one dryer per 40 #dwelling units# or #rooming units#;
(b) such machines are located in a room or rooms with an additional three square feet of unobstructed floor space
equipped with chairs and tables for folding laundry for each machine provided;
- WASHER AND DRYER PROVIDED INSIDE EACH APARTMENT. EXCEPT LINE "D" APTS.

ZR 28-23 REFUSE STORAGE AND DISPOSAL:
In #developments#, with **nine or more #dwelling units# a refuse disposal room** of not less than twelve square feet with no dimension less than three feet shall be provided on each #story# that has entrances to #dwelling units#
- PROPOSED NUMBER OF UNITS: 28 > 9 - THEREFORE REFUSE ROOM IS REQUIRED AND PROVIDED AT EVERY STORY.

#Residential# storage and removal locations shall be provided at the rate of 2.9 cubic feet per #dwelling unit# or 1.15 cubic feet per #rooming unit#.
A refuse disposal room of not less than twelve square feet with no dimension less than three feet shall be provided on each #story# that has entrances to #dwelling units# or #rooming units#. **Twelve square feet** of such refuse storage room shall be excluded from the definition of #floor area#.

PROPOSED NUMBER OF UNITS: 28 X 2.9 CUBIC FEET = 81.2 CUBIC FEET
PROPOSED MAIN RESIDENTIAL REFUSE ROOM LOCATED AT FIRST FL. IS: 10'-3" x 6'-5" x 12'-7" = 827.6 FT³ > 81.2 FT³ REQUIRED

12 **PARKING**

25-811
Enclosed bicycle parking spaces
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
In all districts, as indicated, enclosed #accessory# bicycle parking spaces shall be provided for at least that amount specified for the applicable #use# set forth in the table in this Section.
Where an enclosed #accessory group parking facility# is provided, the required number of bicycle parking spaces for the #use# to which such facility is #accessory# shall be the amount set forth for such #use# in the table

REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL OR
COMMUNITY FACILITY USES

Type of #Use#	Bicycle Parking Spaces Required in Relation to Specified Unit of Measurement
FOR RESIDENTIAL USES	
Use Group 2	1 per 2 #dwelling units#

THE NUMBER OF RESIDENTIAL UNITS IN THE PROJECT IS: **28 D'US** ;
50% of 28 D'US = 14 BICYCLE PARKING SPACES REQUIRED
THE NUMBER OF BICYCLE PARKING SPACES PROVIDED : **16 BICYCLE PARKING SPACES** > 14 REQUIRED - OK

25-23
Requirements Where Group Parking Facilities Are Provided
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
In all districts, as indicated, where #group parking facilities# are provided, for all new #residences#, #accessory# off-street parking spaces shall be provided for at least that percentage of the total number of #residences# set forth in the following table
Such spaces shall be kept available to the residents of the #building#, in accordance with the provisions of Section 25-41 (Purpose of Spaces and Rental to Non-Residents).
** In R6 or R7 Districts for #residences# created pursuant to the Quality Housing Program, #accessory# off-street parking spaces shall be provided for at least **50 percent** of the total number of such #residences#

PARKING SPACES REQUIRED WHERE
GROUP PARKING FACILITIES ARE PROVIDED

Percent of Total #Residences#	District
50**	R6A R6B R7-2 R7A R7B R7D R7X R8B***

THE NUMBER OF RESIDENTIAL UNITS ON THE SITE IS: **28 D'US** ;
50% of 28 D'US =14 PARKING SPACES REQUIRED
THE NUMBER OF PARKING SPACES PROVIDED : **14 PARKING SPACES** - OK

REVISION #	DATE	REMARKS

GENERAL NOTES:
1. **THE HEIGHT OF ALL PUBLIC CORRIDORS SHALL BE 8'-0" MIN. (TYP.)**
2. **TYPICAL HEAT PUMP UNIT (HPU SEE PLANS) ARE ELECTRIC, NON-GAS FIRED COOLING/HEATING UNITS (TYP.)**
3. **LOT LINE WINDOW RESTRICTIVE DECLARATION SHALL BE FILED AND RECORDED WITH THE CITY REGISTER PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY (TYP.)**
4. **FIRE PROTECTION APPLICATION IS REQUIRED PRIOR TO THE SIGN-OFF AS PER B.C. 27-228.1**
5. **BUILDING IS IN COMPLIENCE WITH SEISMIC CODE UNDER LL 17/95.**

ITEMS SUBJECT TO SPECIAL/PROGRESS INSPECTIONS:
1. **WALL PANELS, CURTAIN WALLS, AND VENEERS BC 1704.10**
2. **EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) BC 1704.13**
3. **FIRE RESISTANT PENETRATION AND JOINTS BC 1704.27**
4. **LUMINOUS EGRESS PATH MARKING BC 1407.30, BC 1024.8**

PROGRESS INSPECTIONS
1. **PRELIMINARY 28-116.2.1, BC 110.2**
2. **ENERGY CODE COMPLIANCE INSPECTIONS BC 110.3.5**
3. **FIRE RESISTANCE RATED CONSTRUCTION BC 110.3.4**

ENERGY CODE PROGRESS INSPECTIONS
1. **PROTECTION OF EXPOSED FOUNDATION INSULATION (IA1), (IIA1)**
2. **INSULATION PLACEMENT AND R VALUES (IA2), (IIA2)**
3. **FENESTRATION U-FACTOR AND PRODUCT RATING (IA3), (IIA3)**
4. **FENESTRATION AIR LEAKAGE (IA4), (IIA4)**
5. **FENESTRATION AREAS (IA5), (IIA5)**
6. **AIR SEALING AND INSULATION - VISUAL (IA6), (IIA6)**
7. **VESTIBULES (IIA9)**
8. **ELECTRICAL ENERGY CONSUMPTION (IC1), (IIC1)**
9. **LIGHTING IN DWELLING UNITS (IIC2)**
10. **INTERIOR LIGHTING POWER (IC2), (IIC3)**
11. **EXTERIOR LIGHTING POWER (IIC4)**
12. **LIGHTING CONTROLS (IIC5)**
13. **EXIT SIGNS (IIC6)**

THIS SET OF DRAWINGS NOT FOR CONSTRUCTION, BUT FOR DEP. OF BUILDINGS APPROVAL ONLY

D.O.B. BAR CODE:

ARCHITECT:
Z ARCHITECTURE PLLC
ARCHITECTURE URBAN DESIGN DEVELOPMENT
101 Lafayette St., Suite 802, New York, NY 10013
tel: 212-603 9454, fax:212-672 9259
email: contact@zarchitecture.com

D O B B I S # :

PROJECT
PROPOSED WORK AT:
322 GATES AVE.,
BROOKLYN, NY 11216
Block: 1812, Lot: 7

DWG TITLE
ZONING AND BC COMPLIANCE
SITE PLAN
SPECIAL INSPECTIONS LIST

SEAL & SIGNATURE
REGISTERED ARCHITECT ALEXANDER ZAPATA 032706 STATE OF NEW YORK

DATE:	10.23.15
PROJECT No.:	14015
DRAWN BY:	LV
CHECKED BY:	AZ

DRAWING NUMBER
Z-001.00
PAGE OF