



**Board of Standards
and Appeals**

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

ZONING (BZ) CALENDAR

Application Form

BSA APPLICATION NO. _____
CEQR NO. _____

Section A

Applicant/
Owner

Eric Palatnik, P.C.			902 Quentin Road, LLC		
NAME OF APPLICANT			OWNER OF RECORD		
32 Broadway, Suite 114			902 Quentin Road		
ADDRESS			ADDRESS		
New York	NY	10004	Brooklyn	NY	11223
CITY	STATE	ZIP	CITY	STATE	ZIP
212	425-4343		LESSEE / CONTRACT VENDEE		
AREA CODE	TELEPHONE		ADDRESS		
212	425-4343		CITY STATE ZIP		
AREA CODE	FAX		CITY STATE ZIP		
eric@ericpalatnikpc.com			CITY STATE ZIP		
EMAIL			CITY STATE ZIP		

Section B

Site
Data

902-912 Quentin Road 11223
STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

Southeast corner of the intersection of Quentin Road and East Ninth Street
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

6666	1, 5, 8	Brooklyn	15	N/A
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Hon. David Greenfield	C8-2/C4-2			22d
CITY COUNCIL MEMBER	ZONING DISTRICT (include special district, if any)			ZONING MAP NUMBER

Section C

Dept of Building
Decision

BSA AUTHORIZING SECTION(S) 73-44 & 73-03 for VARIANCE SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 36-21

DOB Decision (Objection/ Denial) date: February 8, 2016 Acting on Application No: 302205940

Section D

Description

(LEGALIZATION YES NO IN PART)

The instant application requests a Special Permit pursuant to Section 73-44 and Section 73-03 of the Zoning Resolution of the City of New York, as amended (hereinafter "ZR") to vary ZR Section 36-21 to reduce the total number of required accessory off street parking spaces for Use Group 4 ambulatory diagnostic and health care facility uses ("UG 4 Ambulatory Facility Uses") - from eighty seven (87) to forty four (44) spaces.

Section E

BSA History
and
Related Actions

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS YES NO

1. Has the premises been the subject of any previous BSA application(s)?
PRIOR BSA APPLICATION NO(S): 33-14-A

2. Are there any applications concerning the premises pending before any other government agency?....

3. Is the property the subject of any court action?.....

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Signature of Applicant, Corporate Officer or Other Authorized Representative: Eric Palatnik Esq. Attorney

ERIC SETH PALATNIK
NOTARY PUBLIC STATE OF NEW YORK
LIC. #02PA6083277
QUALIFIED IN NEW YORK STATE
COMMISSION EXPIRES 11/12/2018

Print Name: _____ Title: _____ NOTARY PUBLIC

BSA CALENDAR NO. _____

BLOCK 6666

LOT 1,5 & 8

SUBJECT SITE ADDRESS

902 Quentin Road

APPLICANT _____

ZONING DISTRICT C8-2/C4-2

PRIOR BSA # _____

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

OVER/UNDER

SPECIAL/HISTORIC DISTRICT OP

COMMUNITY BOARD 15 - BK

* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED		
LOT AREA	N/A	N/A	N/A	C8 - 22,032 C4 - 880	C8 - 22,032 C4 - 880	Y	
LOT WIDTH	222' - 8"	N/A	N/A	222' - 8"	222' - 8"	Y	
USE GROUP (S)	32-13,32-25	4-14, 16		4, 16	4, 16	Y	
FA RESIDENTIAL	N/A	N/A	N/A	N/A	N/A	N/A	
FA COMMUNITY FACILITY	C8- 33-122 C4- 113-11 / 23-145	C8- 105,753 C4- 1,936	N/A	C8- 59,284 C4- 858	C8- 67,707 C4- 858	Y	
FA COMMERCIAL/INDUST.	C8- 33-123	44,064	N/A	9,075	9,075	Y	
FLOOR AREA TOTAL	33-123	107,689	N/A	69,217	77,640	Y	
FAR RESIDENTIAL	N/A	N/A	N/A	N/A	N/A	N/A	
FAR COMMUNITY FACILITY	C8- 33-122 C4- 113-11 / 23-145	C8 - 4.90 C4- 2.20(R6 EQUIV)	N/A	C8 - 2.69 C4 - 0.98	C8 - 3.07 C4 - 0.98	Y	
FAR COMMERCIAL/INDUST.	C8- 33-123	2.00	N/A	0.41	0.41	Y	
FAR TOTAL	C8- 33-123 C4- 113-11 / 23-145	C8 - 4.90 C4 - 2.20	N/A	C8 - 3.10 C4 - 0.98	C8 - 3.48 C4 - 0.98	Y	
OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A	
OPEN SPACE RATIO	N/A	N/A	N/A	N/A	N/A	N/A	
LOT COVERAGE (%)	N/A	N/A	N/A	N/A	N/A	N/A	
NO. DWELLING UNITS	N/A	N/A	N/A	N/A	N/A	N/A	
WALL HEIGHT	33-432	60'	N/A	41' - 8"	41' - 8"	Y	
TOTAL HEIGHT	N/A	N/A	N/A	113'	113'	Y	
NUMBER OF STORIES			N/A	8	8	Y	
FRONT YARD	N/A	N/A	N/A	N/A	N/A	N/A	
SIDE YARD	33-25		0' or 8'	0'	0'	Y	
SIDE YARD	33-25		0' or 8'	0'	0'	Y	
REAR YARD	33-26, 33-301		First 100' - 0' After 100' - 20'	First 100' - 0' After 100' - 20'	First 100' - 0' After 100' - 20'	Y	
SETBACK (S)	33-432		20' - Narrow St 15' - Wide St	20' - E 9 St 15' - Quentin	20' - E 9 St 15' - Quentin	Y	
SKY EXP. PLANE (SLOPE)	33-432		2.7 to 1 - Narrow St 5.6 to 1 - Wide St	2.7 to 1 - E 9 St 5.6 to 1 - Quentin	2.7 to 1 - E 9 St 5.6 to 1 - Quentin	Y	
NO. PARKING SPACES	36-21	150	114	N/A	98	71	N-Under by 43
LOADING BERTH (S)	36-62	as required	0	N/A	0	0	Y
OTHER:							

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk requirements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map of the subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES:



ERIC PALATNIK, P.C.

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February 18, 2016

STATEMENT OF FACTS AND FINDINGS

**Premises: 902-912 Quentin Road
Block: 6666, Tax Lots: 1 & 5 & 8
Brooklyn, New York (the "Premises")**

INTRODUCTION

The instant application requests a Special Permit pursuant to Section 73-44 and Section 73-03 of the Zoning Resolution of the City of New York, as amended (hereinafter "ZR") to vary ZR Section 36-21 to reduce the total number of required accessory off street parking spaces for Use Group 4 ambulatory diagnostic and health care facility uses ("UG 4 Ambulatory Facility Uses") - from eighty seven (87) to forty four (44) spaces.

The Premises consists of three (3) tax lots (1, 5, & 8), which have been merged into one (1) zoning lot (*recorded merger documents enclosed*). Tax Lots 1 & 5 are currently improved upon with an eight (8) story, 60,142 square foot, Community Facility building. It contains 59,284 square feet of floor area within a C8-2 zoning district and 858 square feet within a C4-2 district.

The sub-cellar (35 spaces), cellar (31 spaces), and first floor (32) are currently used to provide a total of ninety eight (98) spaces. Floors two (2) through five (5) are utilized by UG 4 non-profit facilities and floors six (6) through eight (8) are occupied by UG 4 Ambulatory Facility Uses. Tax Lot 8, which is part of the subject zoning lot, is improved upon with a 9,075 square foot commercial building. That building is not at issue in this application and as demonstrated by their enclosed Certificate of Occupancy, it does not require parking.

ERIC PALATNIK, P.C.

This application is being filed as the owners seek to alter the 60,142 square foot Community Facility building (on tax lots 1 & 5) by converting the first floor parking area (3,250.7¹ square feet) into UG 4 Ambulatory Facility Use (11,674 square feet² - NYU Pharmacy). The proposed building will contain 68,565.4 square feet of zoning floor area. The existing thirty five (35) spaces in the sub cellar will increase to thirty eight (38) and the thirty one (31) spaces in the cellar will increase to thirty three (33), for a total of seventy one (71) proposed spaces. The current uses on floors two (2) through eight (8) will remain the same.

Converting the first floor parking space to the UG 4 Ambulatory Facility will increase the required parking for the *UG 4 Ambulatory Facility* use from sixty six (66) to eighty seven (87) spaces. While these required eighty seven (87) spaces are eligible for the Special Permit, the UG 4 non-profit uses located on floors two (2) through (5) are required to provide, and currently do provide, an additional twenty seven (27) spaces. Accordingly, after the floor area on the first floor increases from 3,250.7 square feet to 11,674 square feet, for a total building floor area of 68,565.4 square feet³, the UG 4 Ambulatory Facility and UG 4 non-profit uses will be required to provide a total of one hundred and fourteen (114) spaces. Since this application seeks to reduce the parking for the UG 4 Ambulatory Facility to forty four (44) spaces, and the required twenty seven (27) spaces for the UG non-profit uses will remain the same, there are a total of seventy one (71) spaces proposed to be provided in the sub-cellar and cellar for both uses. All of the proposed seventy one (71) spaces shall be attendant parking spaces. The table on the following page has been created to clarify the required parking for the existing building, the altered building, and the proposed parking for the altered building.

¹ This number was calculated by adding 2392.7 square feet in the C8-2 district and 858 square feet in the C4-2 district, as demonstrated on the chart located on BSA-001 of the **existing** plans.

² This number was calculated by adding 10,816 square feet in the C4-2 district and 858 square feet in the C4-2 district, as demonstrated on the chart located on BSA-001 of the **proposed** plans.

³ This number was calculated by adding 67,707 square feet in the C8-2 district and 858 square feet in the C4-2 district.

ERIC PALATNIK, P.C.

Table Demonstrating Required Parking for Existing and Altered Building, and Proposed parking

Uses	Required for Existing Building with 60,142 square feet of total building floor area	Will be Required for Altered Building with 68,565.4 square feet of total building floor area	Proposed Parking for Altered Building with 68,565.4 square feet of total building floor area
UG 4 Ambulatory Facility Uses	66 spaces per § 36-21 (26,143.03 square feet of UG 4 Ambulatory Facility Uses)	87 spaces per § 36-21 (34,566.4 square feet of UG 4 Ambulatory Facility Uses)	44 spaces per ZR § 73-44 (34,566.4 square feet of UG 4 Ambulatory Facility Uses)
UG 4 non-profit uses (33,999 square feet of existing/proposed UG 4 non-profit & 541 occupancy count)	27 spaces per occupancy count	27 spaces per occupancy count	27 spaces per occupancy count
Total	93 spaces per ZR §36-21 & Occupancy Count (60,142 square feet)	114 spaces per ZR §36-21 & Occupancy Count (68,565.4 square feet)	71 spaces per ZR § 73-44 & Occupancy Count (68,565.4 square feet)

As discussed below, the instant application provides a sufficient basis to make each of the required findings pursuant to ZR §§ 73-03 & 73-44, which authorize your Board to approve the request, provided that the applicant demonstrates good faith. The enclosed affidavit proves that the instant applicant agrees to this condition. It is respectfully contended that the proposed seventy one (71) parking spaces will be sufficient to meet the demand that will be generated by the proposed uses at the Premises.

DOB OBJECTION

Accordingly, plans were filed with the Department of Buildings in order to permit the proposed new building and parking reduction. On February 6, 2016, acting under Job. No.: 302205940 the following objection was issued:

“The proposed number of accessory off-street parking spaces is less than required by ZR 36-21”

EXISTING CONDITIONS

The Premises is located at the southeast corner of the intersection of Quentin Road and East 9th Street within Brooklyn’s Community Board 15. It contains approximately 222.66 square feet of frontage along Quentin Road and 111 feet of frontage along East 9th Street. Until February 11, 2016, the Premises was identified on the New York City Tax Map as Block 6666, Lots 1, 5, and 8, when it was merged into a single 22,032 square foot zoning lot (recorded documents enclosed).

A portion of the Premises (tax Lots 1 & 5) is currently improved upon with an eight (8) story, 60,142 square foot, building containing 59,284 square feet of floor area within a C8-2 zoning district and 858 square feet within a C4-2 district. The first two (2) above ground stories rest lot line to lot line while floors three (3) through eight (8) are set back.

As demonstrated by the *chart on BSA-001 on the existing plan set*, the first floor, cellar, and sub-cellar together provide ninety eight (98) parking spaces (*only 93 spaces are required*). Enclosed please also find a tenant floor diagram. As depicted, floors two (2) through five (5) are utilized by UG 4 non-profit facility uses and floors six (6) through eight (8) are occupied by UG 4 Ambulatory Facility Uses. Tax Lot 8, which consists of the remaining portion of the subject zoning lot, is improved upon with a 9,075 square foot commercial building. That building is not at issue in this application and as demonstrated by the enclosed Certificate of Occupancy, it does not require parking. The entire site is located within the Special Ocean Parkway District.

THE PROPOSED ALTERED BUILDING

This application is being filed as the owners seek to reduce the total number of required accessory off street parking spaces for Use Group 4 ambulatory diagnostic and health care facility uses (“UG 4 Ambulatory Facility Uses”) - from eighty seven (87) to forty four (44) spaces. This application is being filed as the owners seek to convert the existing 3,250.7⁴ square feet of floor area on the first floor into 11,674 square feet⁵ of UG 4 Ambulatory Facility Use, which will increase the required parking for the UG 4 Ambulatory Facility uses from sixty six (66) to eighty seven (87) spaces, for a total of one hundred and fourteen (114) spaces including the UG 4 non-profit uses. The current uses on floors two (2) through eight (8) will remain the same. In addition to the table above that demonstrates the required and proposed parking, the following table is provided to help clarify all the *changes* to the building that have caused the applicant to file this application for a parking reduction.

Proposed change in Use	Existing	Proposed
First Floor Use	Parking	UG 4 Ambulatory Facility Use
Proposed Change in Floor Area		
First Floor – Floor Area	3,250.7 square feet	11,674 square feet
Total Building Floor Area	60,142 square feet	68,565.4 square feet
Proposed Change in Parking Spaces		
Sub Cellar	35 spaces	38 spaces
Cellar	31 spaces	33 spaces
First Floor	32 spaces	0 spaces
Total Parking Spaces	98 spaces (93 required)	71 spaces

The table on BSA-001 of the proposed plans also provides a breakdown of all the uses per floor and zoning district, as well as the required parking, and proposed parking calculations.

⁴ This number was calculated by adding 2392.7 square feet in the C8-2 district and 858 square feet in the C4-2 district, as demonstrated on the chart located on BSA-001.

⁵ This number was calculated by adding 10,816 square feet in the C4-2 district and 858 square feet in the C4-2 district, as demonstrated on the chart located on BSA-001 of the **proposed** plans.

COMPARISON OF REQUIRED AND PROPOSED PARKING

As stated above, the following table demonstrates the required parking for the existing and altered building, as well as the proposed parking. A more detailed breakdown of the calculations are provided on the following pages.

Uses	Required for Existing Building with 60,142 square feet of total building floor area	Will be Required for Altered Building with 68,565.4 square feet of total building floor area	Proposed Parking for Altered Building with 68,565.4 square feet of total building floor area
UG 4 Ambulatory Facility Uses	66 spaces per § 36-21 (26,143.03 square feet of UG 4 Ambulatory Facility Uses)	87 spaces per § 36-21 (34,566.4 square feet of UG 4 Ambulatory Facility Uses)	44 spaces per ZR § 73-44 (34,566.4 square feet of UG 4 Ambulatory Facility Uses)
UG 4 non-profit uses (33,999 square feet of existing/proposed UG 4 non-profit & 541 occupancy count)	27 spaces per occupancy count	27 spaces per occupancy count	27 spaces per occupancy count
Total	93 spaces per ZR §36-21 & Occupancy Count (60,142 square feet)	114 spaces per ZR §36-21 & Occupancy Count (68,565.4 square feet)	71 spaces per ZR § 73-44 & Occupancy Count (68,565.4 square feet)

ERIC PALATNIK, P.C.

Required Parking for UG 4 Ambulatory Facility Use

34,566.4 square feet of the proposed building will be utilized as UG 4 Ambulatory Facility uses.

As demonstrated by the chart on *BSA-001 of the proposed plans*, pursuant to ZR § 36-21 the UG 4 Ambulatory Facility Uses require one (1) parking space per four hundred (400) square feet of floor area in **C8-2** districts. Since 33,708 square feet of the UG 4 Ambulatory Facility Uses will be located in the C8-2 district, eighty four (84) parking spaces will be required for the UG 4 Ambulatory Uses ($33,708 / 400 = 84.3$).

Additionally, pursuant to ZR § 36-21 the UG 4 Ambulatory Facility Uses require one (1) parking space per three hundred (300) square feet of floor area in **C4-2** districts. Since 858 square feet of the first floor UG 4 Ambulatory Facility Uses will be located in the C4-2 district, an additional three (3) spaces are required ($858 / 300 = 2.9$).

In total, eighty seven (87) spaces ($84.3 + 2.9 = 87.2$) are required for the UG 4 Ambulatory Facility use.

Proposed Reduced Parking for UG 4 Ambulatory Facility Use

Pursuant to ZR § 73-44 (“*Reduction of Parking Spaces for Ambulatory Diagnostic or Treatment Facilities Listed in Use Group 4 and Uses in Parking Requirement Category B1*”) the Board may permit the reduction of required accessory parking spaces to one (1) space per six hundred (600) square feet of floor area for the proposed UG 4 Ambulatory Facility uses in the underlying C4-2 district and one (1) space per eight hundred (800) square feet in the C8-2 zoning district. Accordingly, this will reduce the number of required parking spaces to forty four (44) spaces [$(858 \text{ in C4-2} / 600 = 1.4) + (33,708 \text{ in C8-2} / 800 = 42.1) = 43.6$].

In total, forty four (44) spaces ($1.4 + 42.1 = 43.6$) are proposed for the UG 4 Ambulatory Facility Use.

ERIC PALATNIK, P.C.

Required/Proposed Parking for UG 4 Non-Profit Use

Parking for Use Group 4 non-profit uses are calculated based on a 1 per 20 persons occupancy count. Accordingly, the required parking for the required 541 occupant load is twenty seven (27) spaces ($541/20 = 27.1$).

In total, twenty seven (27) spaces ($541/20 = 27.1$) are required and proposed for the UG 4 Non-Profit Use

BSA HISTORY

On June 24, 2014, under *BSA Cal. No. 33-14-A*, the Board denied an appeal challenging the Department of Building's determination regarding permitted community facility FAR, per ZR § 113-11 (Special Bulk Regulations for Community Facilities) in a C4-2 and C8-2 zoning district. In that case, the Department of Buildings determined that the proposed community facility floor area was in excess of that permitted under the Special Ocean Parkway District Regulations. As stated within the enclosed resolution, the Final Determination stated, in pertinent part:

"Demonstrate compliance with ZR 113-00 for the Special Ocean Parkway District, including but not limited to "...portions of the building containing community facility uses shall be subject to the applicable underlying district bulk regulations of Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence District)..."

Accordingly, the question on appeal was limited to the determination of the maximum permitted community facility FAR in a C4-2 zoning district with the Special Ocean Parkway District. The Board agreed with DOB's interpretation of ZR 113-11 and denied the appellant's request to reverse the Final Determination.

In that application, the site was comprised of Tax Lots 1 and 5. As stated above, on February 11, 2016, tax lots 1, 5, and 8 were merged into a single zoning lot. Accordingly, the alteration of the building with

the proposed UG 4 Ambulatory Facility Use on the first floor will comply with the Department of Building's determination.

ZR § 73-03 FINDINGS

(a) ZR § 73-03(a) provides:

The Board shall make all of the findings required in the applicable sections of this Chapter with respect to each such special permit #use# or modification of #use#, parking or #bulk# regulations and shall find that, under the conditions and safeguards imposed, the hazards or disadvantages to the community at large of such special permit #use# or modification of #use#, parking or #bulk# regulations at the particular site are outweighed by the advantages to be derived by the community by the grant of such special permit. In each case the Board shall determine that the adverse effect, if any, on the privacy, quiet, light and air in the neighborhood of such special permit #use# or modification of #use#, parking or #bulk# regulations will be minimized by appropriate conditions governing location of the site, design and method of operation.

If the instant request is approved, the altered building's required one hundred and fourteen (114) parking spaces will be reduced to seventy one (71) spaces. This reduction in parking is not expected to create any foreseeable hazards or disadvantages to the community because the proposed building has been designed to provide adequate vehicle circulation and maneuverability for incoming and outgoing vehicles. The parking lot will be operated by an attendant and jockey spaces in each parking lot.

As shown on the land use map which is included with this application, the subject block consists of commercial, community facility, parking, and mixed use buildings. The nearest residential uses are one social block west on Quentin Road between 8th and 9th streets. However, the C4-4A district along Quentin Road, which merges with Kings highway, provides for commercial uses several blocks west of the Premises. As such, the surrounding uses will not be adversely impacted by the proposed parking reduction.

ERIC PALATNIK, P.C.

(b) ZR § 73-03(b) provides:

In all cases the Board shall deny a special permit whenever such proposed special permit #use# or modification of #use#, parking or #bulk# regulations will interfere with any public improvement project (including housing, highways, public #buildings# or facilities, redevelopment or renewal projects, or right-of-way for sewers, transit or other public facilities) which is approved by or pending before the Board of Estimate, Site Selection Board or the City Planning Commission as determined from the calendars of each such agency issued prior to the date of the public hearings before the Board of Standards and Appeals.

The proposed conversion will not interfere with any public improvement project which is approved or pending before the City Council, Site Selection Board, or City Planning Commission.

(c) ZR § 73-03(c) provides:

When under the applicable findings the Board is required to determine whether the special permit #use# or modification of #use#, parking or #bulk# regulations is appropriately located in relation to the #street# system, the Board shall in its discretion make such determination on the basis of the Master Plan of Arterial Highways and Major Streets on the official City Map. Whenever the Board is required to make a finding on the location of a proposed special permit #use# or modification of #use#, parking or #bulk# regulations in relation to secondary or local #streets# and such classification of #streets# is not shown on the Master Plan, the Board in its discretion shall request the City Planning Commission to establish a report on the appropriate classification of such #street#.

Zoning Resolution Section 73-44 does not require your Board to make a finding with respect to the appropriateness of the use in relation to the street system.

(d) ZR § 73-03(d) through (g) are not applicable.

ERIC PALATNIK, P.C.

ZR § 73-44 FINDINGS

ZR § 73-44 provides in relevant part:

In the districts indicated, the Board of Standards and Appeals may permit a reduction in the number of #accessory# off-street parking spaces required by the provisions of Section 36-21 or 44-21 (General Provisions) for ambulatory diagnostic or treatment facilities listed in Use Group 4 and #uses# in parking requirement category B1 in Use Group 6, 7, 8, 9, 10, 11, 14 or 16 to the applicable number of spaces specified in the table set forth at the end of this Section, provided that the Board finds that occupancy by ambulatory diagnostic or treatment facilities listed in Use Group 4 or #uses# in parking category B1 is contemplated in good faith on the basis of evidence submitted by the applicant. In such a case the Board shall require that the certificate of occupancy issued for the #building# within which such #use# is located shall state that no certificate shall thereafter be issued if the #use# is changed to a #use# listed in parking category B unless additional #accessory# off-street parking spaces sufficient to meet such requirements are provided on the site or within the permitted off-site radius.

REDUCED ACCESSORY OFF-STREET
PARKING SPACES REQUIRED FOR AMBULATORY DIAGNOSTIC
OR TREATMENT FACILITIES LISTED IN USE GROUP 4 AND
COMMERCIAL USES IN PARKING REQUIREMENT CATEGORY B1

Parking Spaces Required per Number of Square Feet of #Floor Area#*	Districts
1 per 400	C1-1 C2-1 C3 C4-1
1 per 600	C1-2 C2-2 C4-2 C8-1 M1-1 M1-2 M1-3 M2-1 M2-2 M3-1
1 per 800	C1-3 C2-3 C4-3 C7 C8-2

* For ambulatory diagnostic or treatment facilities listed in Use Group 4, parking spaces required per number of square feet of #floor area# or #cellar# space, except #cellar# space #used# for storage

The Premises contains 59,284 square feet of floor area within a C8-2 zoning district and 858 square feet within a C4-2 district. The Board is empowered to reduce the number of required parking spaces to one (1) per eight hundred (800) feet (C8-2) and one (1) per six hundred (600) feet (C4-2) as set forth in the table above.

ERIC PALATNIK, P.C.

Zoning Resolution Section 73-44, entitled, "*Reduction of Parking Spaces for Ambulatory Diagnostic or Treatment Facilities Listed in Use Group 4 and Uses in Parking Requirement Category B1*," authorizes your Board to approve the request, provided that the applicant demonstrates that the use is demonstrated in good faith. The enclosed affidavit proves that the instant applicant agrees to this condition.

Additionally, the applicant further understands that, should the instant application be approved, the Certificate of Occupancy shall state that "*no certificate shall thereafter be issued if the use is changed to a use listed in parking requirement category B unless additional accessory off-street parking spaces sufficient to meet such requirements are provided on the site or within the permitted off-site radius.*"

CONCLUSION

It is for all of the foregoing reasons that we respectfully submit that the instant application should be granted in all respects.

Respectfully Submitted,


Eric Palatnik, Esq.



Site

Quentin Rd



E9th St

View 1
902 Quentin Rd
Shot: 12-12-15
Block: 6666
Lot: 1
Brooklyn, NY



Site

Quentin Rd



View 2
902 Quentin Rd
Shot: 12-12-15
Block: 6666
Lot: 1
Brooklyn, NY



Site

Quentin Rd



View 3
902 Quentin Rd
Shot: 12-12-15
Block: 6666
Lot: 1
Brooklyn, NY

ADDRESS: 902 QUENTIN ROAD
BROOKLYN, NY 11230

BLOCK: 6666
LOTS: 1, 5 & 8

LOT DIMENSIONS: 222'-8" x 111'-0" IRREGULAR
LOT AREA: 22,912 SF

MAP: 22d
ZONE: C8-2, C4-2
CB: BROOKLYN 15

Floor	Use	Zoning Floor Area in C8-2	Zoning Floor Area in C4-2	Occupant Load	Required Spaces Based on Occupant Count (1 Per 20 Persons)	Required Spaces Based on SF in C8-2 (1 / 400 ZSF)	Required Spaces Based on SF in C4-2 (1 / 300 ZSF)	Total Required Parking Spaces
1ST	PARKING & CIRCULATION	2392.7	858			6.0	2.9	8.8
MEZ	EXIT CORRIDOR	667.8				1.7		1.7
2ND	NON-PROFIT UG4	11723.9		160	8.0			8.0
3RD	NON-PROFIT UG4	7499.7		138	6.9			6.9
4TH	NON-PROFIT UG4	7499.7		172	8.6			8.6
5TH	NON-PROFIT UG4	7275.7		71	3.6			3.6
6TH	AMBULATORY MEDICAL	7298				18.2		18.2
7TH	AMBULATORY MEDICAL	7290.5				18.2		18.2
8TH	AMBULATORY MEDICAL	7317.9				18.3		18.3
ROOF	ELEVATOR LOBBY	318.2				0.8		0.8
TOTAL		59284.05	858	541	27.1	63.2	2.9	93.1

REQUIRED PARKING PURSUANT TO ZR 36-21:

- a. NUMBER OF SPACES REQUIRED FOR NON-PROFIT INSTITUTION WITHOUT SLEEPING ACCOMMODATIONS27.1 SPACES
 - b. NUMBER OF SPACES REQUIRED FOR AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY IN C8-2 (1/400).....63.2 SPACES
 - c. NUMBER OF SPACES REQUIRED FOR AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY IN C4-2 (1/300).....2.9 SPACES
- TOTAL SPACES REQUIRED PURSUANT TO ZR 36-21.....93.1 SPACES

PARKING SPACES PROVIDED:

- a. SUBCELLAR.....35 SPACES
 - b. CELLAR.....31 SPACES
 - c. FIRST FLOOR.....32 SPACES
- TOTAL PARKING SPACES PROVIDED.....98 SPACES

BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

- ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.
- MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED. LAYOUT IS SUBJECT TO DOB APPROVAL.

Drawing No.:

BSA-001.00
EXISTING

Sheet No.: 1 OF 16

Issue Date: 02.09.2016
Scale: AS NOTED

Project No.: 05-87



MS

Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

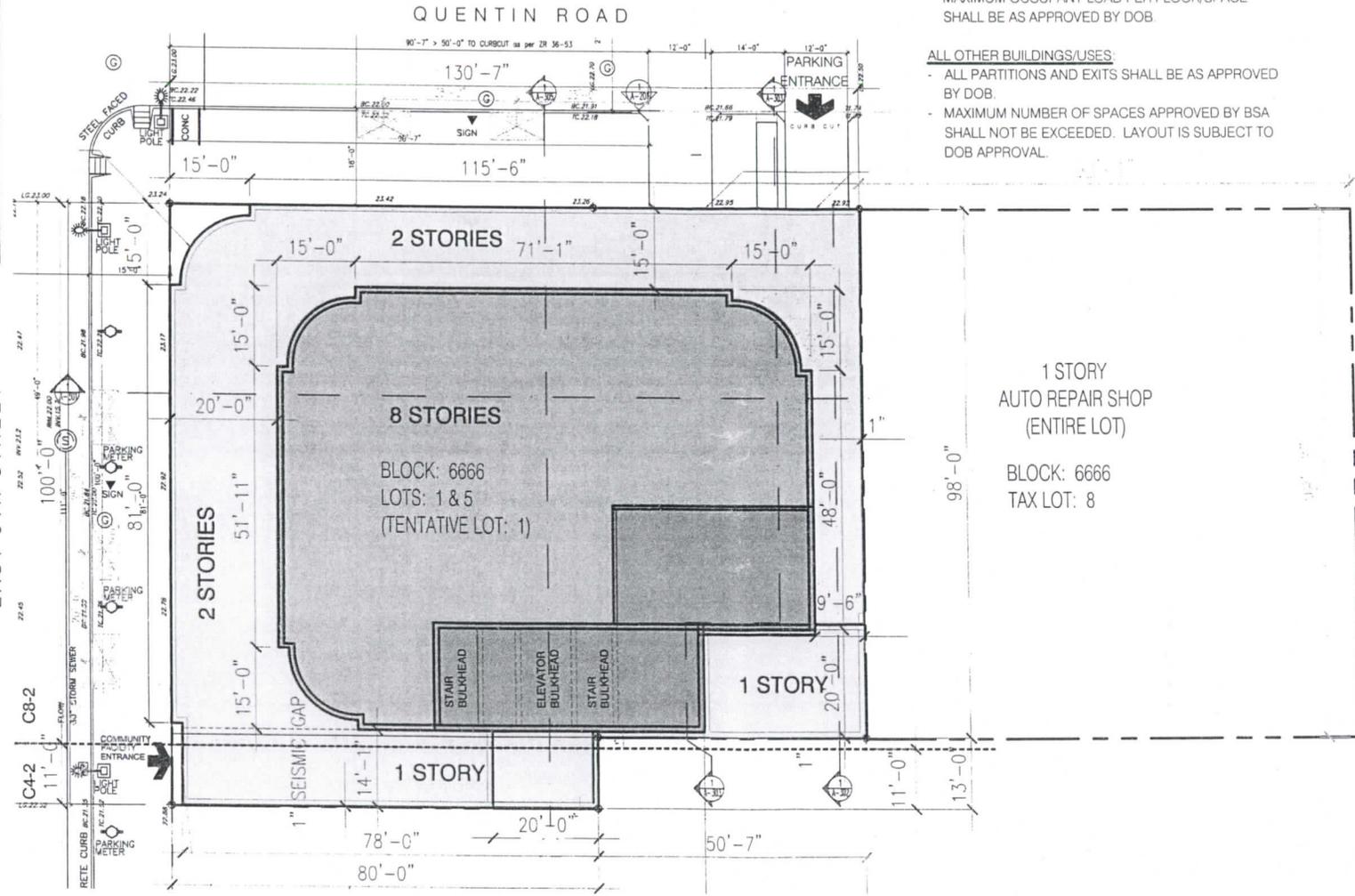
Sheet Title:
ZONING ANALYSIS
(EXISTING CONDITIONS)

Architect:

DSM
DESIGN GROUP

158-13 72nd Avenue, Suite 2F,
Flushing, NY 11365
Tel: (718) 380-8882
Fax: (718) 380-2055

LEGEND	
	LIGHT POST
	UTILITY POLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	PARKING METER
	TRAFFIC SIGN
	HYDRANT
	ELECTRIC BOX
	TREE PIT
	SEWER MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	D.W.S WATER



SITE PLAN
SCALE: 1" = 20'-0"

BSA NOTES:

- COMMUNITY FACILITY:**
- INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 - MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB.

- ALL OTHER BUILDINGS/USES:**
- ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.
 - MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED. LAYOUT IS SUBJECT TO DOB APPROVAL.

1 STORY
AUTO REPAIR SHOP
(ENTIRE LOT)

BLOCK: 6666
TAX LOT: 8

Architect: DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax: (718) 380-2055	Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223	Sheet Title: SITE PLAN	Issue Date: 02.09.2016	Scale: 1" = 20'-0"	Project No.: 05-87
			Drawing No.: BSA-002.00 EXISTING	Sheet No.: 2 OF 16	

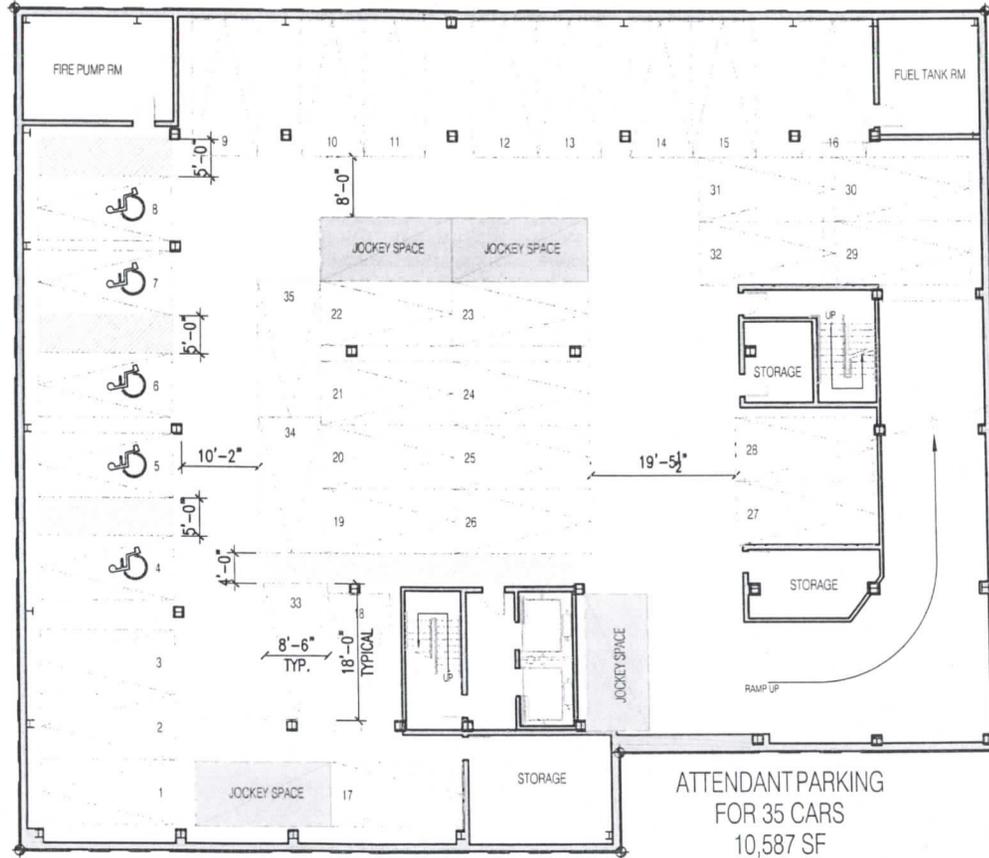
BSA NOTES:

COMMUNITY FACILITY:

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ATTENDANT PARKING
FOR 35 CARS
10,587 SF



SUBCELLAR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

BSA-003.00
EXISTING

Sheet No.:

3 OF 16

Issue Date:
02.09.2016

Scale:
1/16" = 1'-0"

Project No.:

05-87



Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
SUBCELLAR PLAN

Architect:

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DESIGN GROUP

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Flushing, NY 11365
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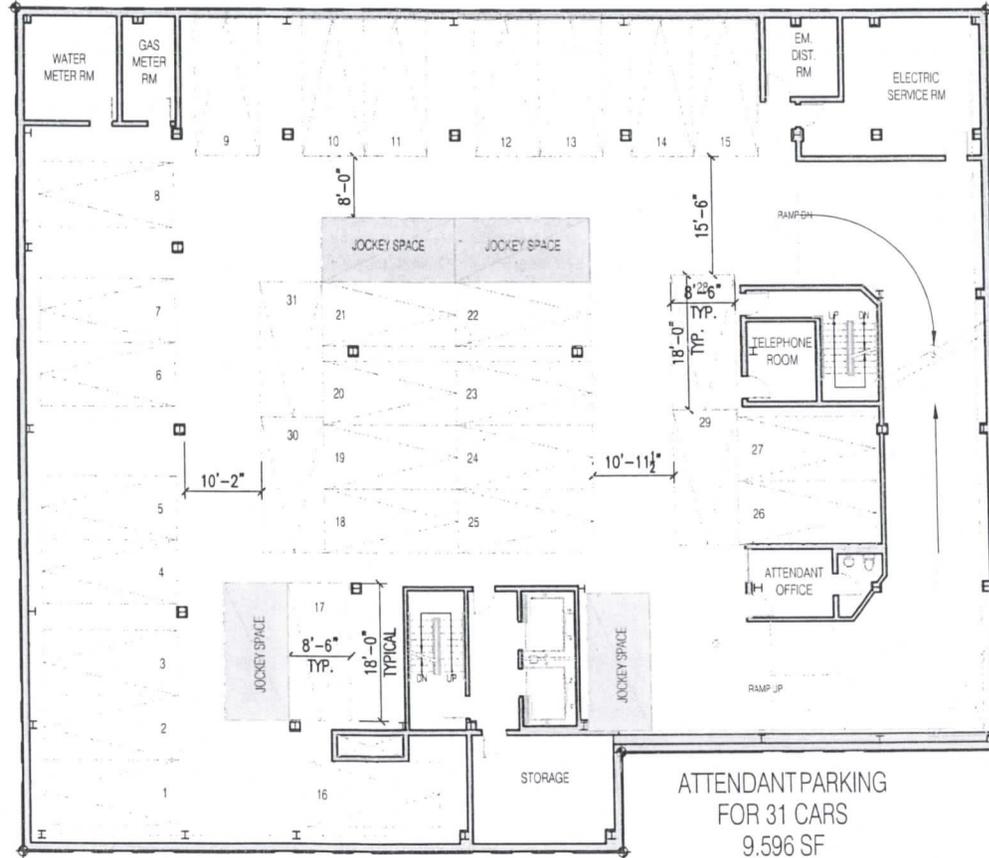
BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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- MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED. LAYOUT IS SUBJECT TO DOB APPROVAL.



CELLAR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date: 02.09.2016

Scale: 1/16" = 1'-0"

Project No.: 05-87

Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
CELLAR PLAN



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DESIGN GROUP

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Flushing, NY 11365
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Fax: (718) 380-2055

BSA-004.00
EXISTING

Sheet No.: 4 OF 16

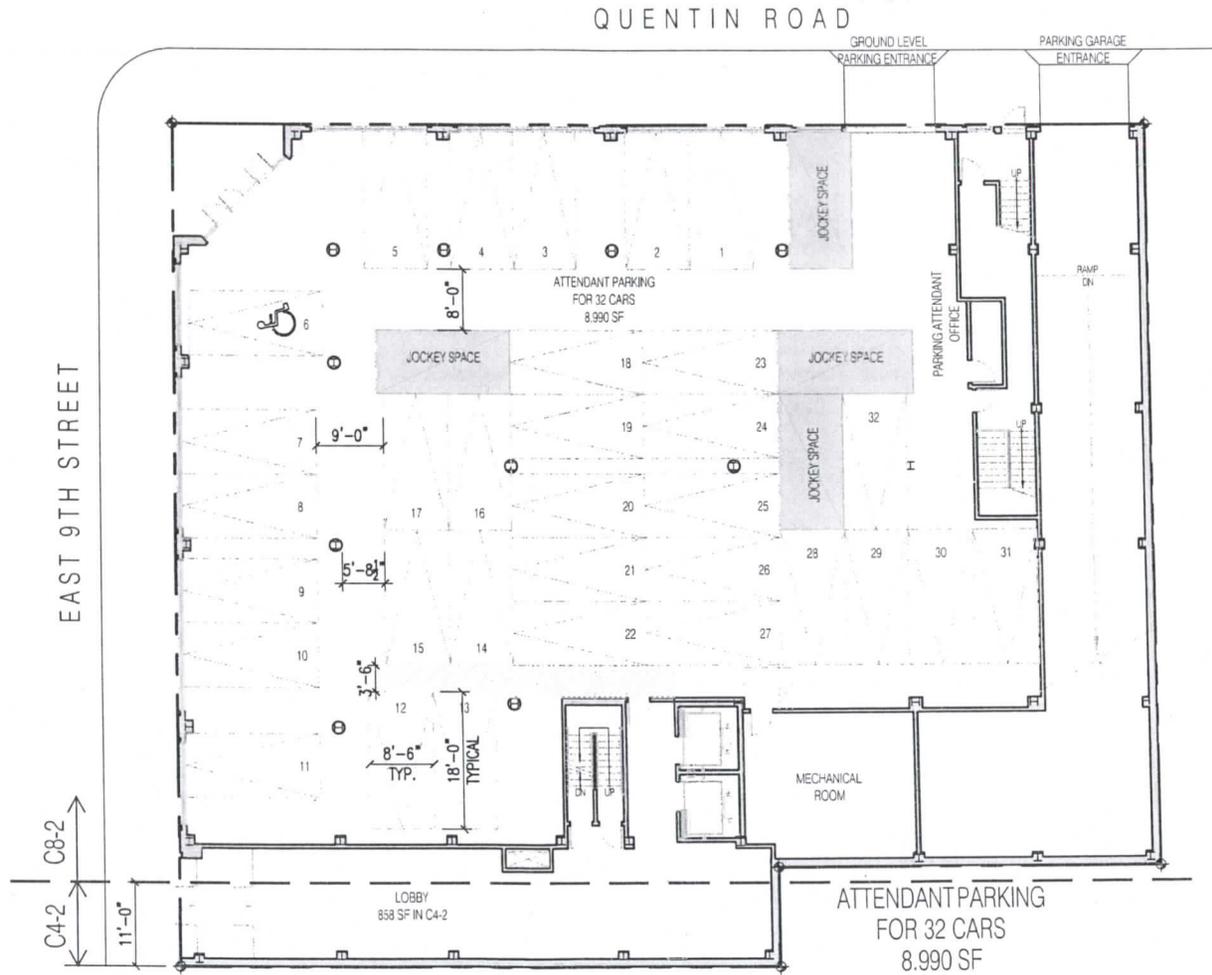
BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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- MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED. LAYOUT IS SUBJECT TO DOB APPROVAL.



EAST 9TH STREET

QUENTIN ROAD

C4-2
11'-0"

C8-2



EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date: 02.09.2016

Scale: 1/16" = 1'-0"

Project No.: 05-87



Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
FIRST FLOOR PLAN

Architect:

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DESIGN GROUP

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BSA-005.00
EXISTING

Sheet No.:

05-87

5 OF 16

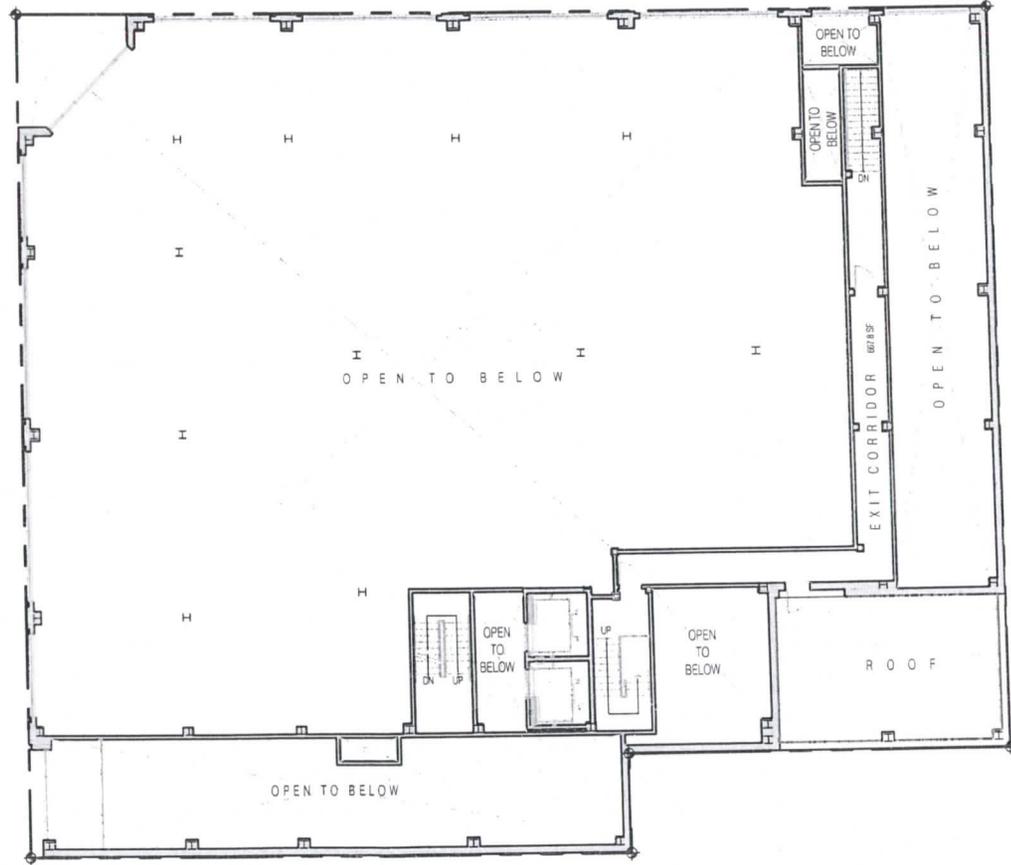
BSA NOTES:

COMMUNITY FACILITY:

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

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- MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED. LAYOUT IS SUBJECT TO DOB APPROVAL.



MEZZANINE PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date: 02.09.2016

Scale: 1/16" = 1'-0"

Project No.: 05-87

Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
MEZZANINE FLOOR PLAN

Architect:

DSM
DESIGN GROUP

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Flushing, NY 11365
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Fax (718) 380-2055



Drawing No.: **BSA-006.00**
EXISTING

Sheet No.: 6 OF 16

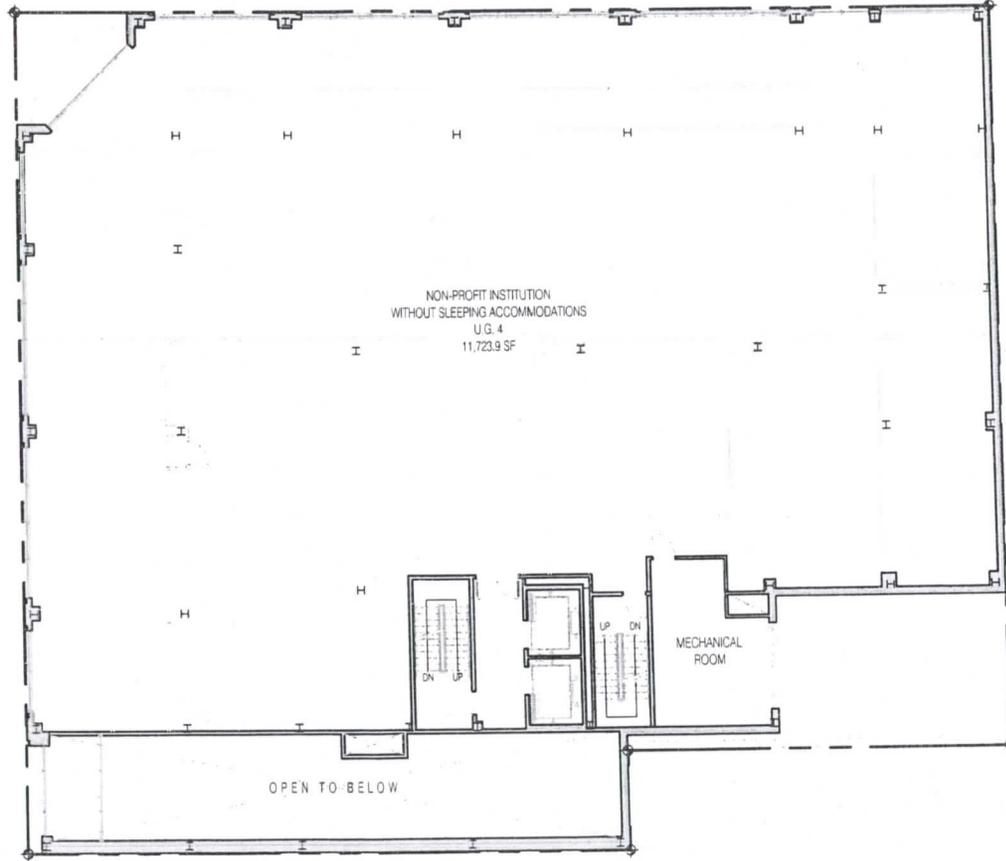
BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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- MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED. LAYOUT IS SUBJECT TO DOB APPROVAL.



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date: 02.09.2016



Project Location:
902 QUENTIN ROAD
BROOKLYN, NY 11223
Sheet Title:
SECOND FLOOR PLAN

Architect:
DSM
DESIGN GROUP
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Flushing, NY 11365
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BSA-007.00
EXISTING

Sheet No.:

Project No.: 05-87

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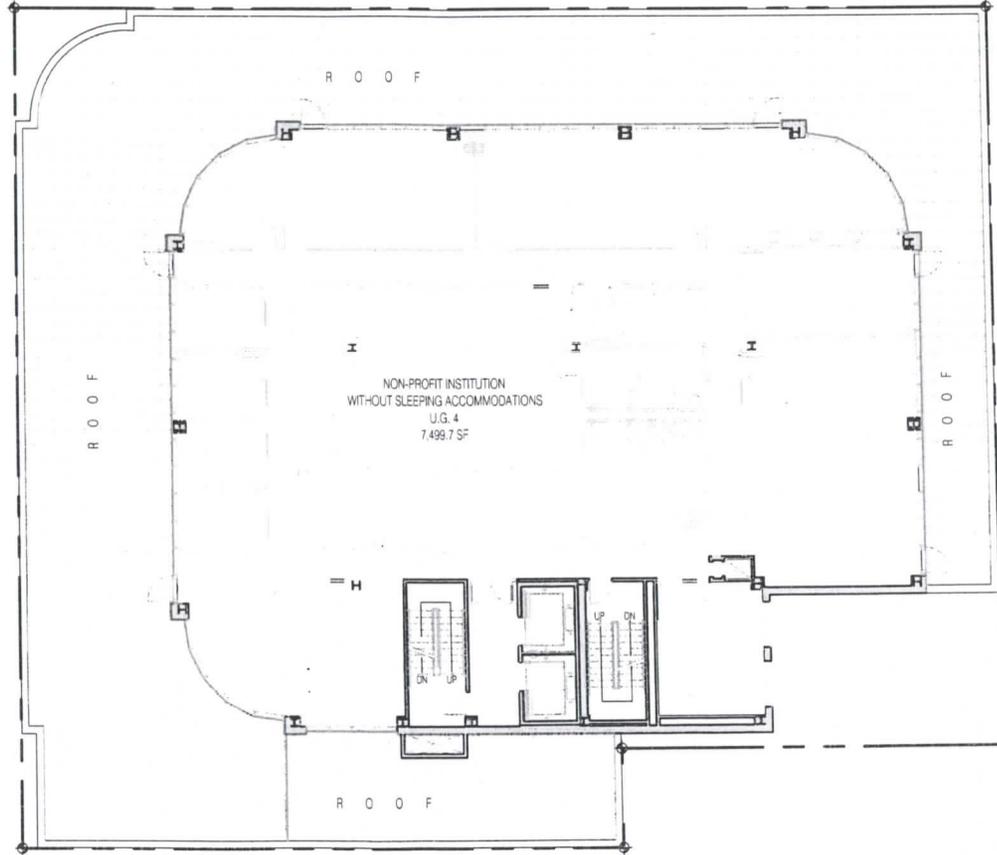
BSA NOTES

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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- MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED. LAYOUT IS SUBJECT TO DOB APPROVAL.



THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
THIRD FLOOR PLAN

Architect:

DSM
DESIGN GROUP

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Flushing, NY 11365
Tel: (718) 380-8882
Fax: (718) 380-2055

Drawing No.:

BSA-008.00
EXISTING

Sheet No.:

8 OF 16

Issue Date:
02.09.2016

Scale:
1/16" = 1'-0"

Project No.:

05-87



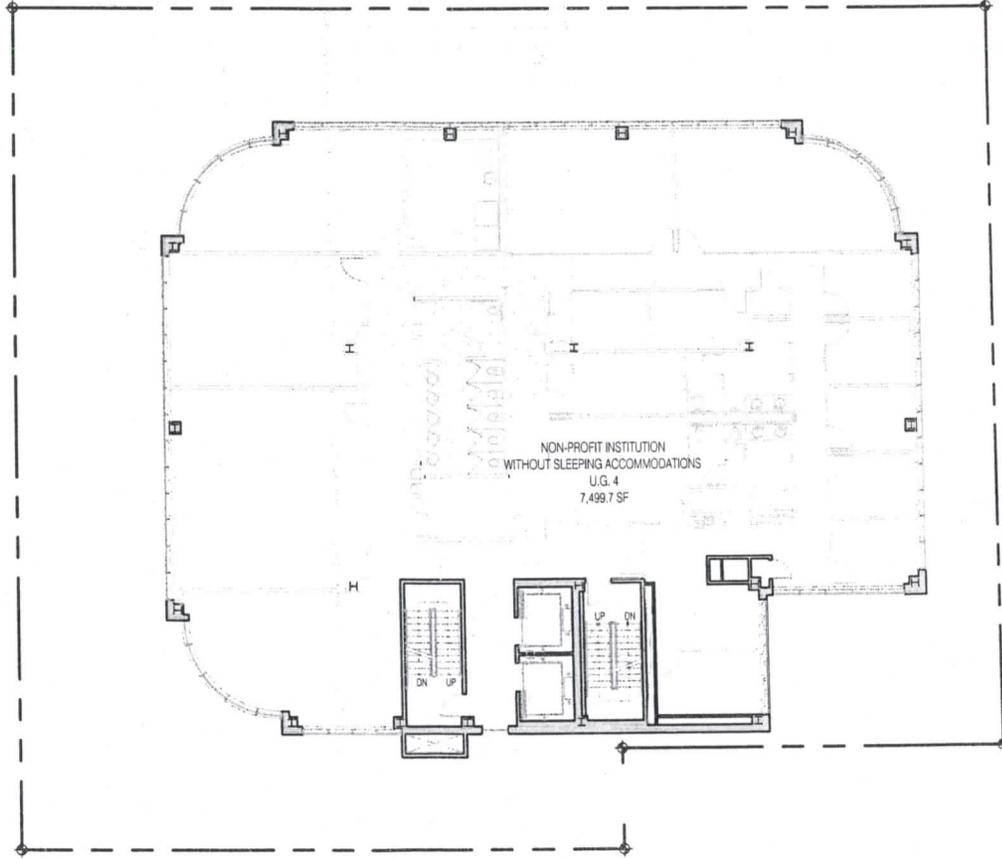
BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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- MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED. LAYOUT IS SUBJECT TO DOB APPROVAL.



FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

Architect: DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax (718) 380-2055	Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223 Sheet Title: FOURTH FLOOR PLAN		Issue Date: 02.09.2016	Drawing No.: BSA-009.00 EXISTING	Sheet No.: 9 OF 16
			Scale: 1/16" = 1'-0"	Project No.: 05-87	

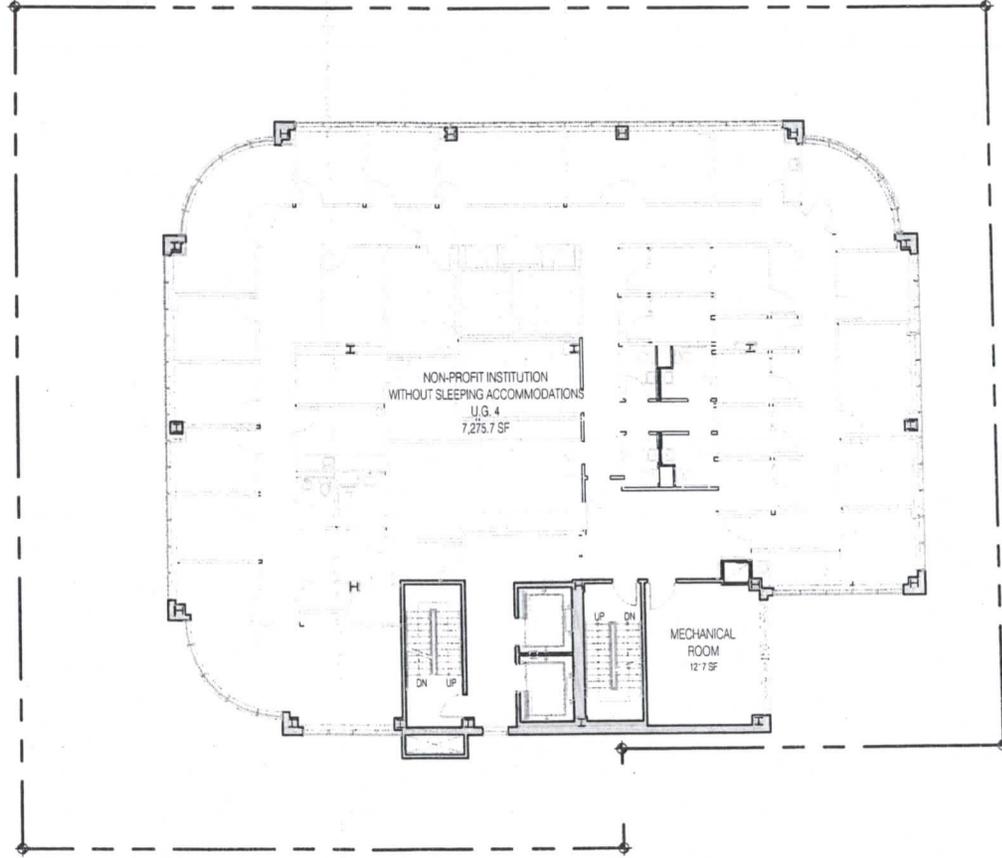
BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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FIFTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

Architect: DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax (718) 380-2055	Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223 Sheet Title: FIFTH FLOOR PLAN	 K.S. REGISTERED ARCHITECT KAREN SIMS SWICKMAN 008866 STATE OF NEW YORK	Issue Date: 02.09.2016	Drawing No.: BSA-010.00 EXISTING
	Scale: 1/16" = 1'-0"		Project No.: 05-87	Sheet No.: 10 OF 16

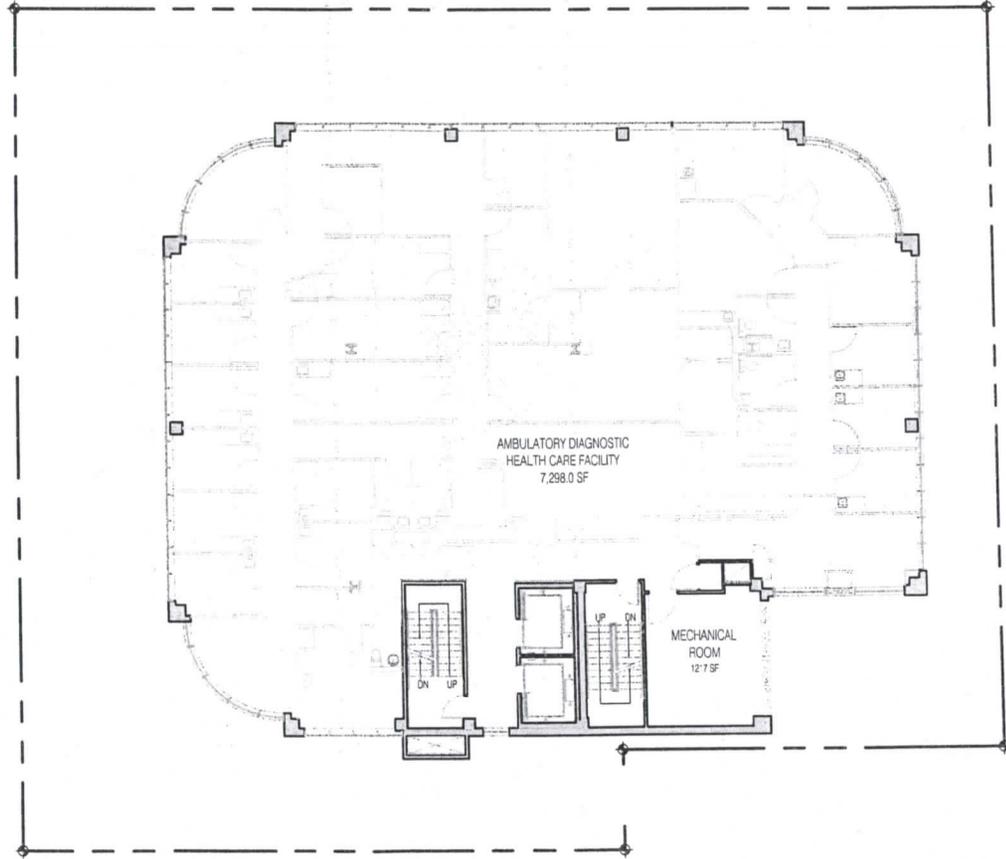
BSA NOTES:

COMMUNITY FACILITY:

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

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AMBULATORY DIAGNOSTIC
HEALTH CARE FACILITY
7,298.0 SF

MECHANICAL
ROOM
12-75F



SIXTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

BSA-011.00
EXISTING

Sheet No.:

11 OF 16

Issue Date:

02.09.2016

Scale:

1/16" = 1'-0"

Project No.:

05-87



Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
SIXTH FLOOR PLAN

Architect:

DSM
DESIGN GROUP

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Flushing, NY 11365
Tel: (718) 380-8882
Fax: (718) 380-2055

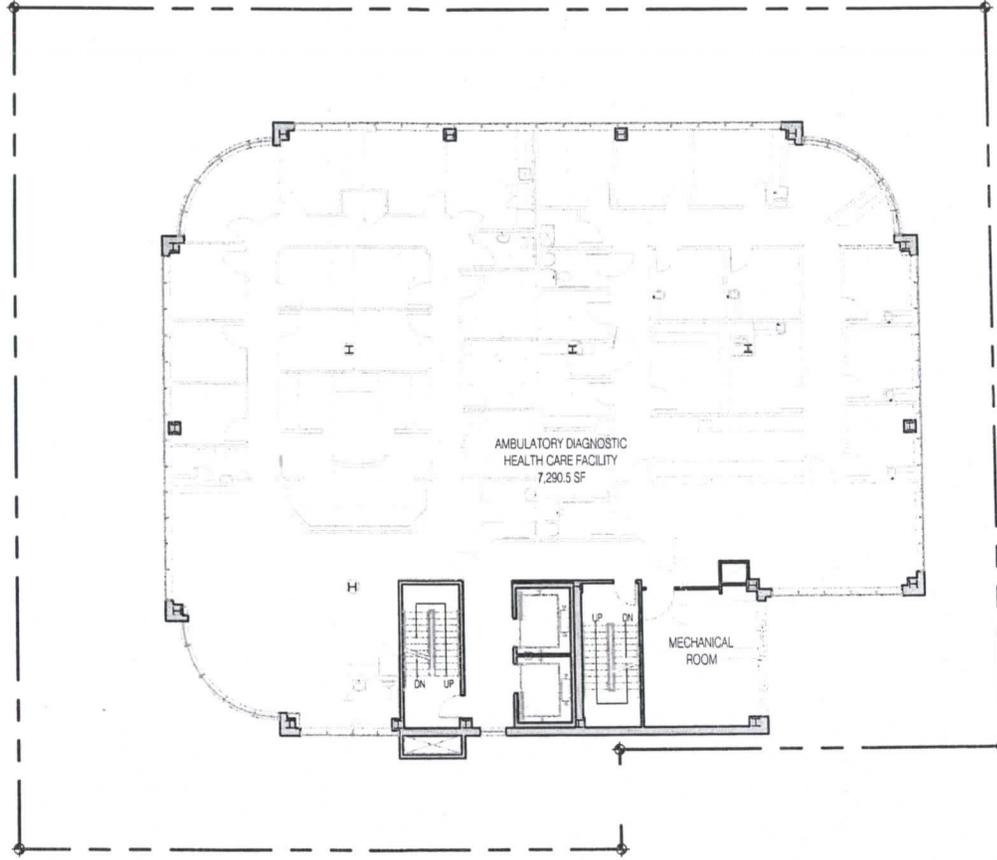
BSA NOTES:

COMMUNITY FACILITY:

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

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SEVENTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date: 02.09.2016



Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

DSM
DESIGN GROUP

158-13 72nd Avenue, Suite 2F,
Flushing, NY 11365
Tel: (718) 380-8882
Fax (718) 380-2055

BSA-012.00
EXISTING

Scale:
1/16" = 1'-0"

Project No.: 05-87

Sheet No.:

12 OF 16

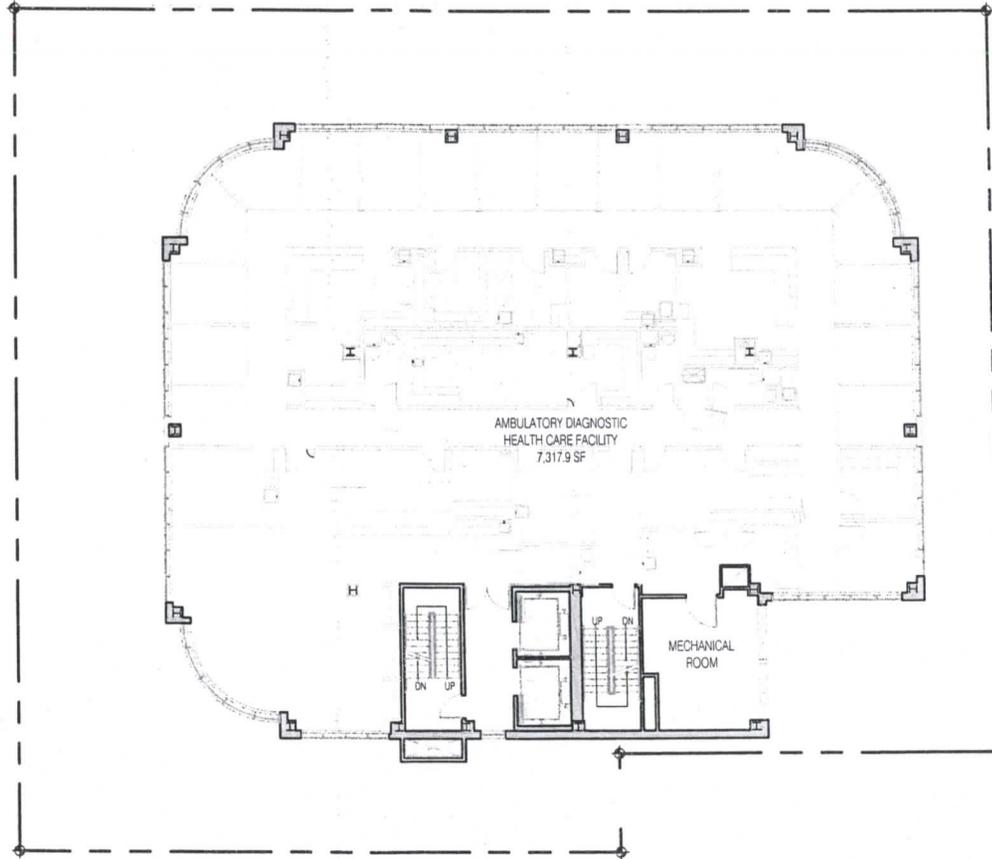
BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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EIGHTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

BSA-013.00
EXISTING

Sheet No.:

13 OF 16

Issue Date: 02.09.2016
Scale: 1/16" = 1'-0"

Project No.: 05-87



Project Location:
902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
EIGHTH FLOOR PLAN

Architect:
DSM
DESIGN GROUP
158-13 72nd Avenue, Suite 2F,
Flushing, NY 11365
Tel: (718) 380-8882
Fax: (718) 380-2055

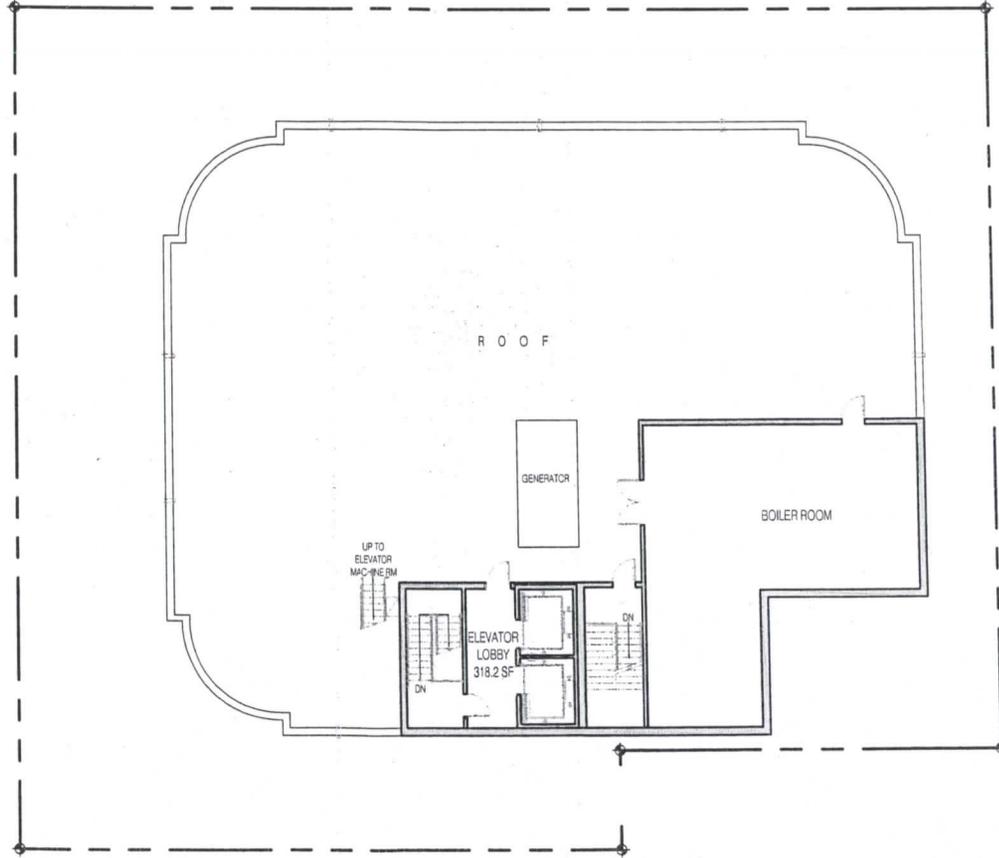
BSA NOTES:

COMMUNITY FACILITY:

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ROOF PLAN
SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date: 02.09.2016
Scale: 1/16" = 1'-0"



Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:

ROOF PLAN

Architect:

DSM
DESIGN GROUP

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Tel: (718) 380-8882
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BSA-014.00
EXISTING

Sheet No.:

Project No.: 05-87

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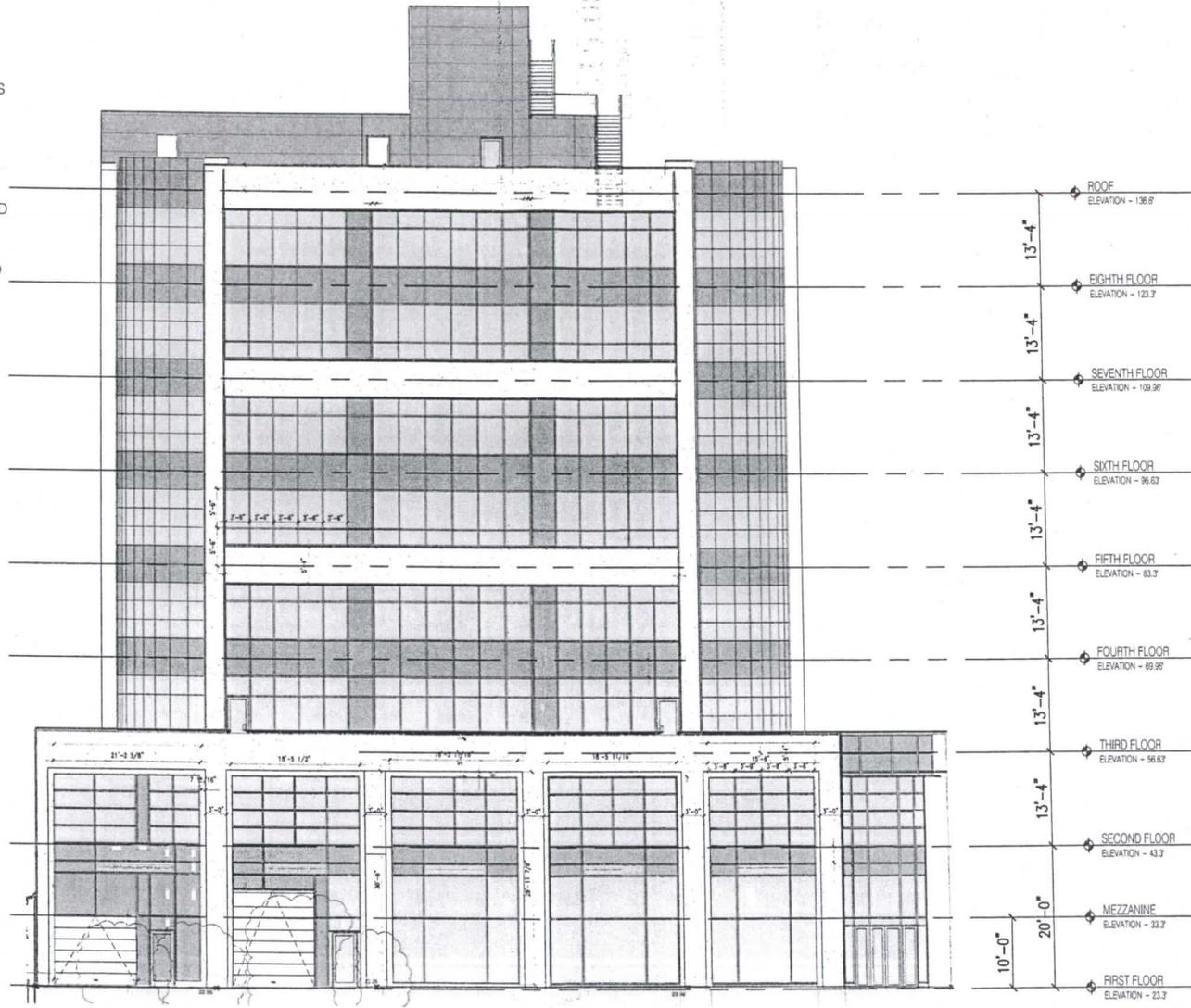
BSA NOTES:

COMMUNITY FACILITY:

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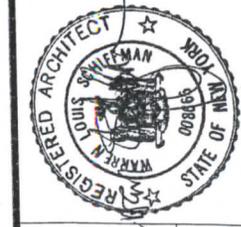


BUILDING ELEVATION - QUENTIN ROAD

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date: 02.09.2016



Project Location:

Architect:

BSA-015.00
EXISTING

Scale: 1/16" = 1'-0"



902 QUENTIN ROAD
BROOKLYN, NY 11223

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158-13 72nd Avenue, Suite 2F,
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Project No.: 05-87



BUILDING ELEVATION
QUENTIN ROAD

Sheet Title:

Sheet No.: 15 OF 16

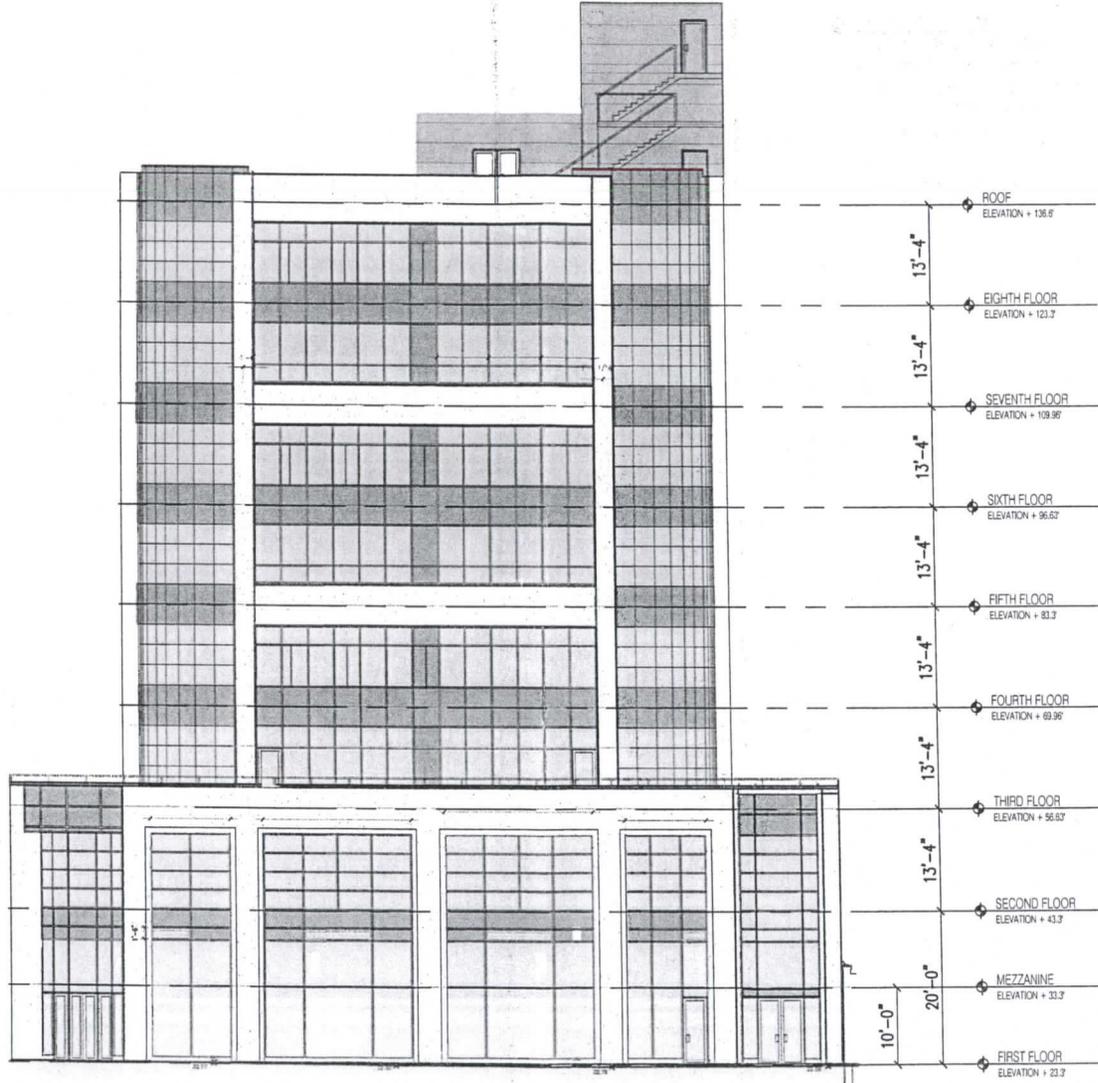
BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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BUILDING ELEVATION - EAST 9TH STREET

SCALE: 1/16" = 1'-0"

Drawing No.:

BSA-016.00
EXISTING

Sheet No.: 16 OF 16

Issue Date: 02.09.2016

Scale: 1/16" = 1'-0"

Project No.: 05-87



Project Location:
902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
BUILDING ELEVATION
EAST 9TH STREET

Architect:
DSM
DESIGN GROUP
158-13 72nd Avenue, Suite 2F,
Flushing, NY 11365
Tel: (718) 380-8882
Fax: (718) 380-2055

ADDRESS: 902 QUENTIN ROAD
BROOKLYN, NY 11230

BLOCK: 6666
LOTS: 1, 5 & 8

LOT DIMENSIONS: 222'-8" x 111'-0" IRREGULAR
LOT AREA: 22,912 SF

MAP: 22d
ZONE: C8-2, C4-2
CB: BROOKLYN 15

Floor	Use	Zoning Floor Area in C8-2	Zoning Floor Area in C4-2	Occupant Load	Required Spaces Based on Occupant Count (1 Per 20 Persons)	Required Spaces Based on SF in C8-2 (1 / 400 ZSF)	Required Spaces Based on SF in C4-2 (1 / 300 ZSF)	Total Required Parking Spaces	Spaces Required in C8-2 With 73-44 REDUCTION GRANTED (1 / 800 ZSF)	Spaces Required in C4-2 With 73-44 REDUCTION GRANTED (1 / 600 ZSF)	Total Required Spaces With 73-44 REDUCTION GRANTED
1ST	PARKING, AMBULATORY MEDICAL & CIRCULATION	10816	858			27.0	2.9	29.9	13.5	1.4	15.0
MEZ	EXIT CORRIDOR	667.8				1.7		1.7	0.8		0.8
2ND	NON-PROFIT UG4	11723.9		160	8.0			8.0			8.0
3RD	NON-PROFIT UG4	7499.7		138	6.9			6.9			6.9
4TH	NON-PROFIT UG4	7499.7		172	8.6			8.6			8.6
5TH	NON-PROFIT UG4	7275.7		71	3.6			3.6			3.6
6TH	AMBULATORY MEDICAL	7298				18.2		18.2	9.1		9.1
7TH	AMBULATORY MEDICAL	7290.5				18.2		18.2	9.1		9.1
8TH	AMBULATORY MEDICAL	7317.9				18.3		18.3	9.1		9.1
ROOF	ELEVATOR LOBBY	318.2				0.8		0.8	0.4		0.4
TOTAL		67707.4	858	541	27.1	84.3	2.9	114.2	42.1	1.4	70.6

SPECIAL PERMIT
73-44: REDUCTION OF REQUIRED PARKING SPACES

REQUIRED PARKING PURSUANT TO ZR 36-21:
a. NUMBER OF SPACES REQUIRED FOR NON-PROFIT INSTITUTION WITHOUT SLEEPING ACCOMMODATIONS27.1 SPACES
b. NUMBER OF SPACES REQUIRED FOR AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY IN C8-2 (1/400).....84.3 SPACES
c. NUMBER OF SPACES REQUIRED FOR AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY IN C4-2 (1/300).....2.9 SPACES
TOTAL SPACES REQUIRED PURSUANT TO ZR 36-21114.2 SPACES

REQUIRED PARKING PURSUANT TO SPECIAL PERMIT:
a. NUMBER OF SPACES REQUIRED FOR NON-PROFIT INSTITUTION WITHOUT SLEEPING ACCOMMODATIONS27.1 SPACES
b. NUMBER OF SPACES REQUIRED FOR AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY IN C8-2 (1/800).....42.1 SPACES
c. NUMBER OF SPACES REQUIRED FOR AMBULATORY DIAGNOSTIC HEALTH CARE FACILITY IN C4-2 (1/600).....1.4 SPACES
TOTAL SPACES REQUIRED PURSUANT TO SPECIAL PERMIT70.6 (71) SPACES

PARKING SPACES PROVIDED:
a. SUBCELLAR.....38 SPACES
b. CELLAR.....33 SPACES
TOTAL PARKING SPACES PROVIDED71 SPACES

BSA NOTES:

COMMUNITY FACILITY:
- INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIATIONALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
- MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB.

ALL OTHER BUILDINGS/USES:
- ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.
- MAXIMUM NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE EXCEEDED. LAYOUT IS SUBJECT TO DOB APPROVAL.

Drawing No.:

BSA-001.00
PROPOSED

Sheet No.:

1 of 17

Issue Date:

02.09.2016

Scale:

AS NOTED

Project No.:

05-87



Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
ZONING ANALYSIS
(PROPOSED CONDITIONS)

Architect:

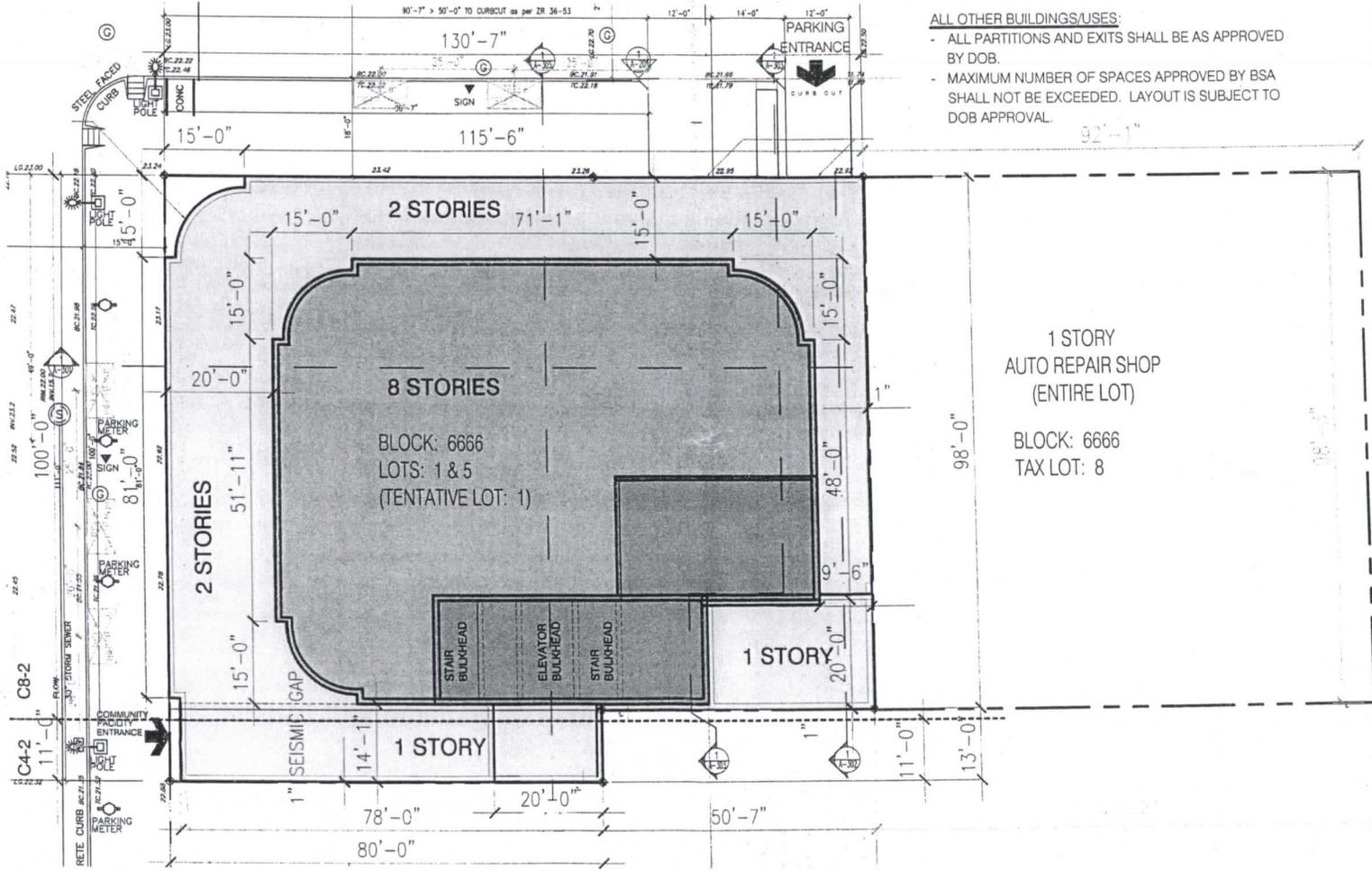
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Flushing, NY 11365
Tel: (718) 380-8882
Fax: (718) 380-2055

LEGEND	
	LIGHT POST
	UTILITY POLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	PARKING METER
	TRAFFIC SIGN
	HYDRANT
	ELECTRIC BOX
	TREE PIT
	SEWER MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	D.W.S. WATER

EAST 9TH STREET

QUENTIN ROAD



BSA NOTES:

COMMUNITY FACILITY:

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1 STORY
AUTO REPAIR SHOP
(ENTIRE LOT)

BLOCK: 6666
LOTS: 1 & 5
(TENTATIVE LOT: 1)

SITE PLAN
SCALE: 1" = 20'-0"

Drawing No.:

BSA-002.00
PROPOSED

Sheet No.:
2 OF 17

Issue Date:

02.09.2016

Scale:

1" = 20'-0"

Project No.:

05-87



Project Location:
902 QUENTIN ROAD
BROOKLYN, NY 11223
Sheet Title:
SITE PLAN

Architect:
DSM
DESIGN GROUP

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Flushing, NY 11365
Tel: (718) 380-8882
Fax (718) 380-2055

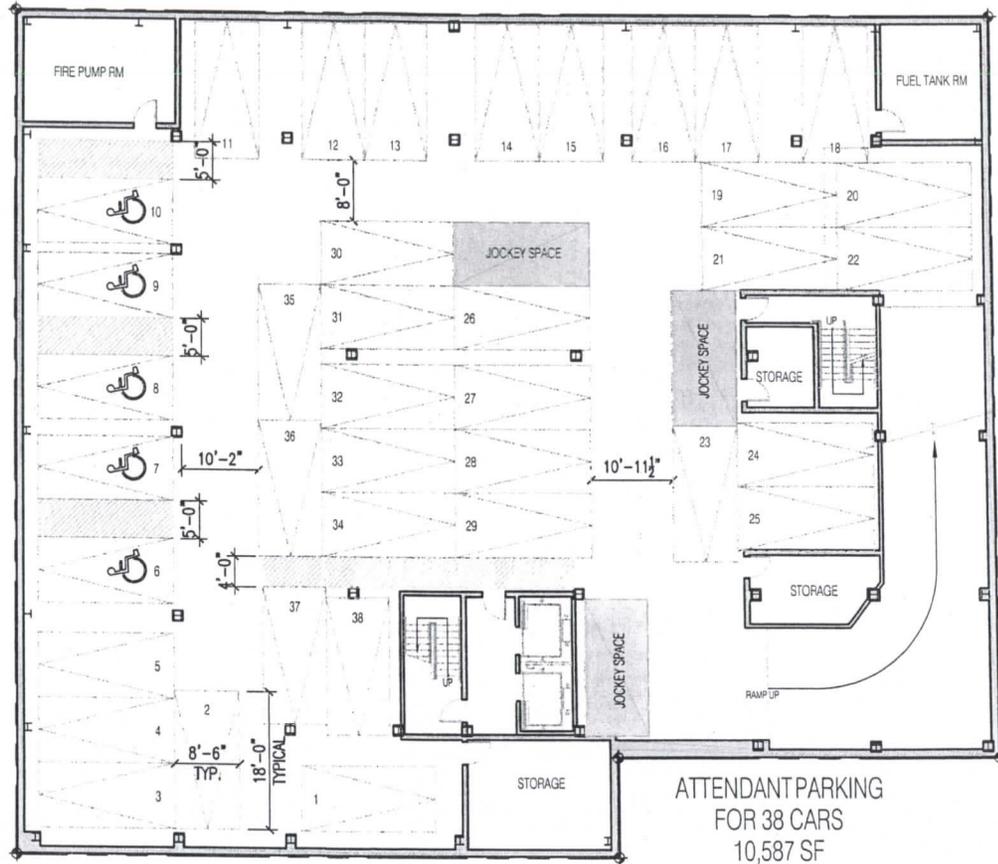
BSA NOTES:

COMMUNITY FACILITY:

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ATTENDANT PARKING
FOR 38 CARS
10,587 SF



SUBCELLAR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.: BSA-003.00 PROPOSED	Issue Date: 02.09.2016	Scale: 1/16" = 1'-0"	Project No.: 05-87	Sheet No.: 3 OF 17
Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223		Sheet Title: SUBCELLAR PLAN		
Architect: DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax: (718) 380-2055				

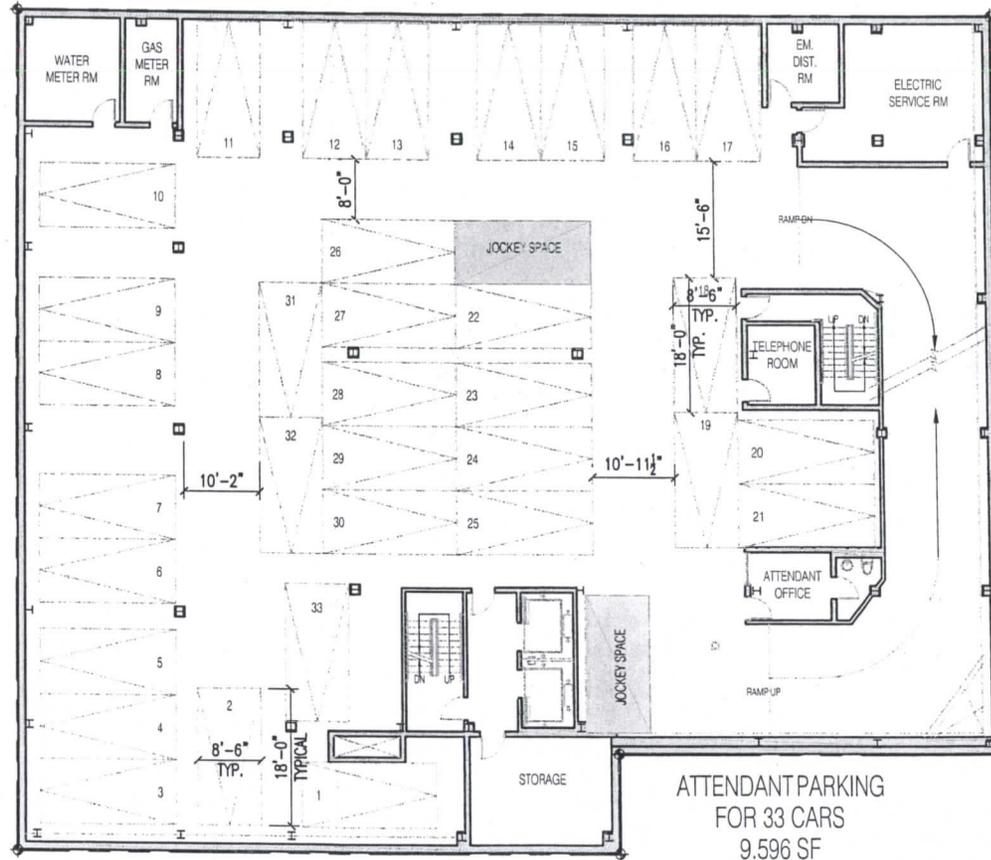
BSA NOTES:

COMMUNITY FACILITY:

- INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
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CELLAR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

BSA-004.00
PROPOSED

Sheet No.:

4 OF 17

Issue Date: 02.09.2016

Scale: 1/16" = 1'-0"

Project No.: 05-87



Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:

CELLAR PLAN

Architect:

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DESIGN GROUP

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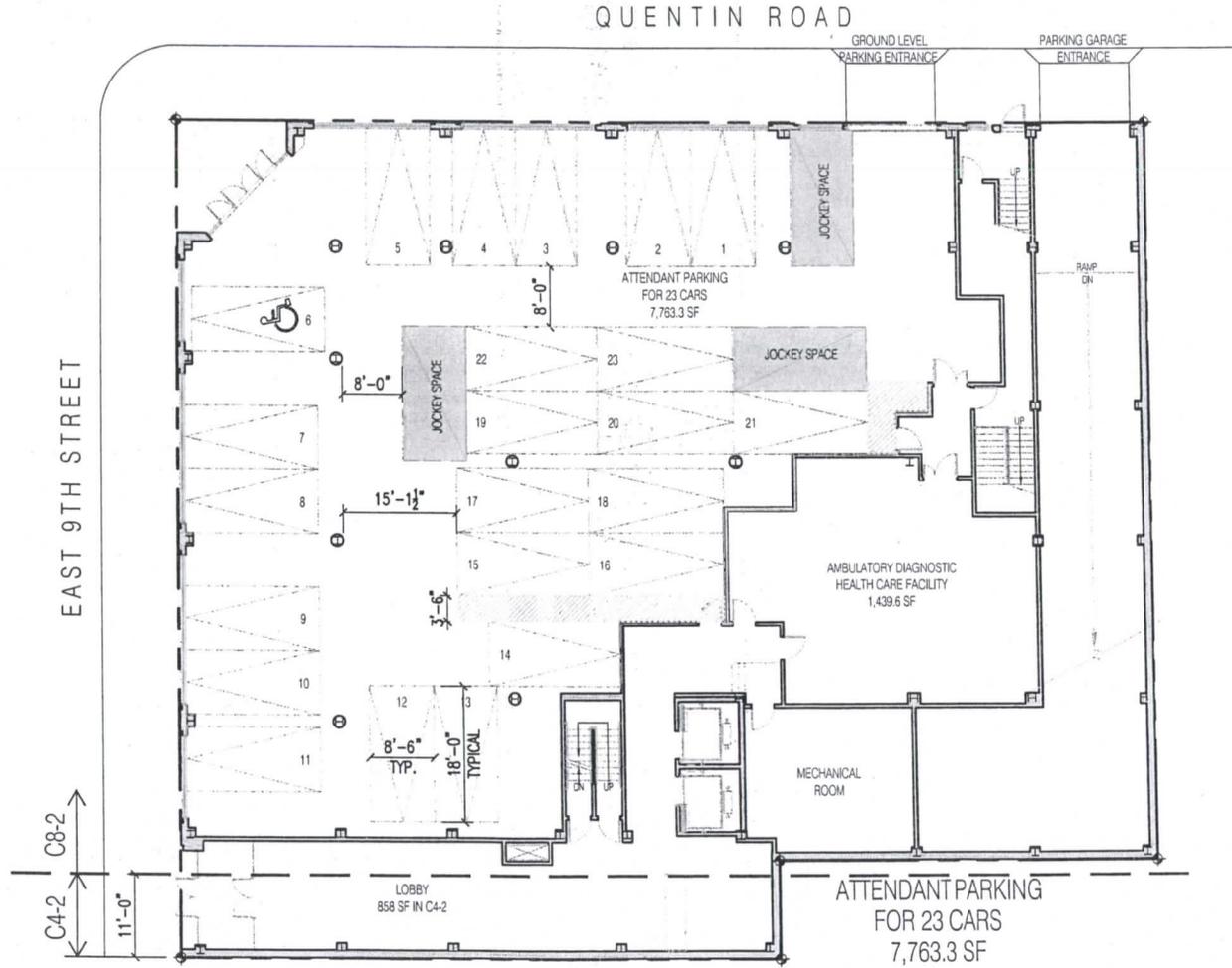
BSA NOTES:

COMMUNITY FACILITY:

- INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
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PROPOSED FIRST FLOOR PLAN - PHASE ONE

SCALE: 1/16" = 1'-0"

Architect:	DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax (718) 380-2055
	Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223 Sheet Title: PROPOSED FIRST FLOOR PLAN PHASE ONE
Issue Date:	02.09.2016
Scale:	1/16" = 1'-0"
Project No.:	05-87
Drawing No.:	BSA-005.00 PROPOSED
Sheet No.:	5 OF 17



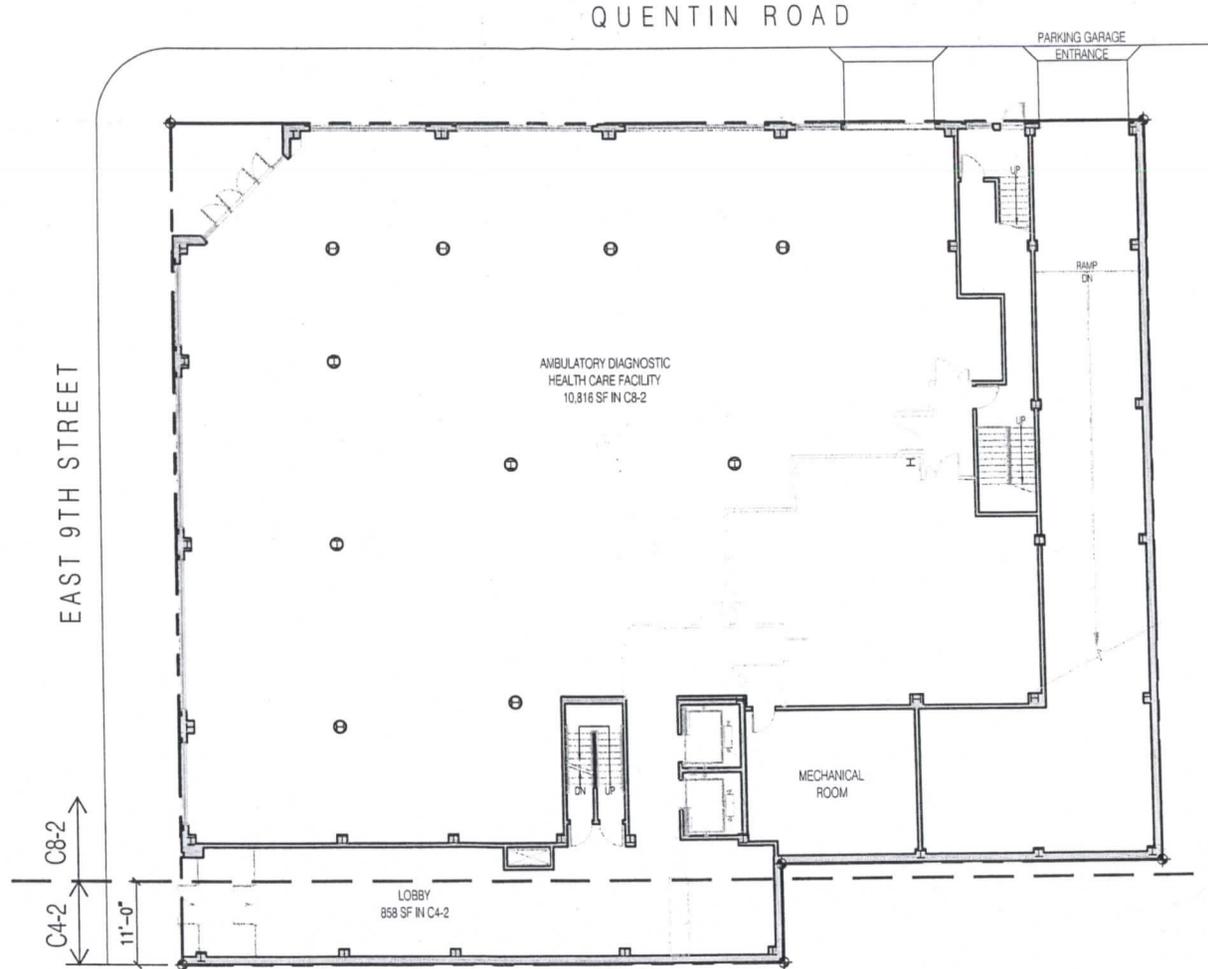
BSA NOTES:

COMMUNITY FACILITY:

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EAST 9TH STREET

QUENTIN ROAD

C4-2
11'-0"



PROPOSED FIRST FLOOR PLAN - PHASE TWO
SCALE: 1/16" = 1'-0"

Drawing No.: BSA-006.00 PROPOSED	Issue Date: 02.09.2016
	Scale: 1/16" = 1'-0" Project No.: 05-87
Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223	Sheet Title: PROPOSED FIRST FLOOR PLAN PHASE TWO
Architect: DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax: (718) 380-2055	Sheet No.: 6 OF 17

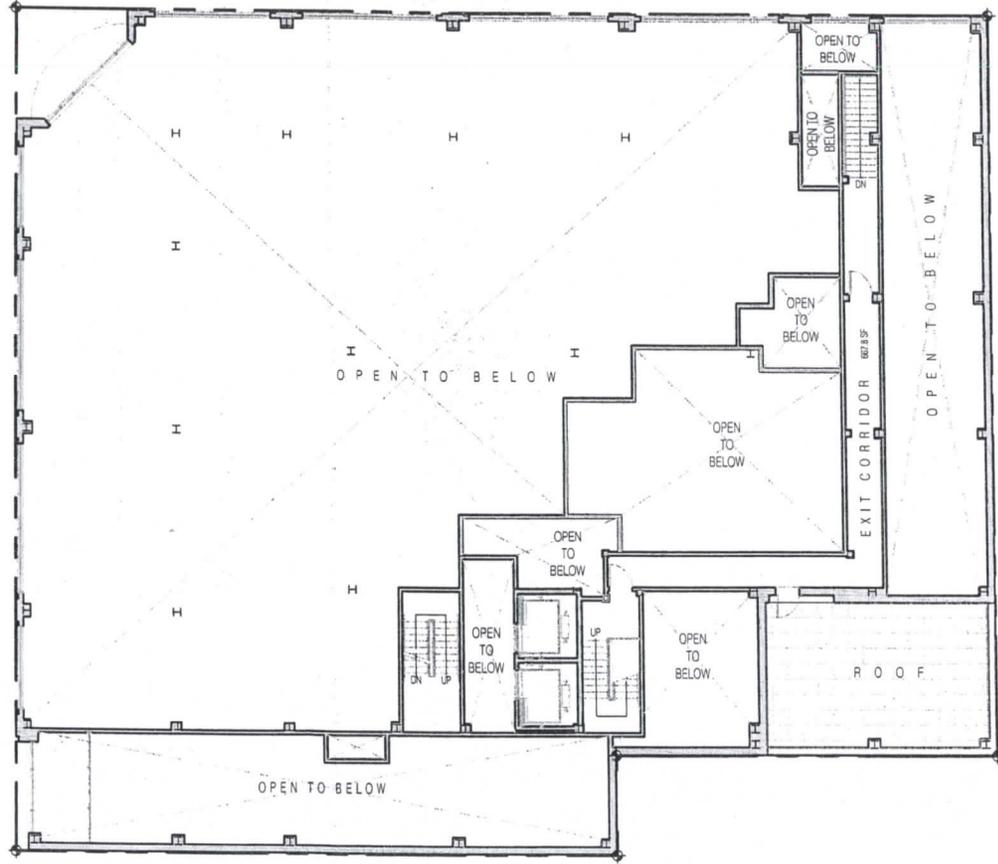
BSA NOTES:

COMMUNITY FACILITY:

- INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
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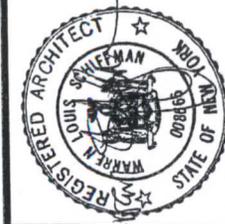


MEZZANINE PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date: 02.09.2016



Project Location:
902 QUENTIN ROAD
BROOKLYN, NY 11223
Sheet Title:
MEZZANINE FLOOR PLAN

Architect:
DSM
DESIGN GROUP
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Flushing, NY 11365
Tel: (718) 380-8882
Fax (718) 380-2055

BSA-007.00
PROPOSED

Sheet No.:

Project No.: 05-87

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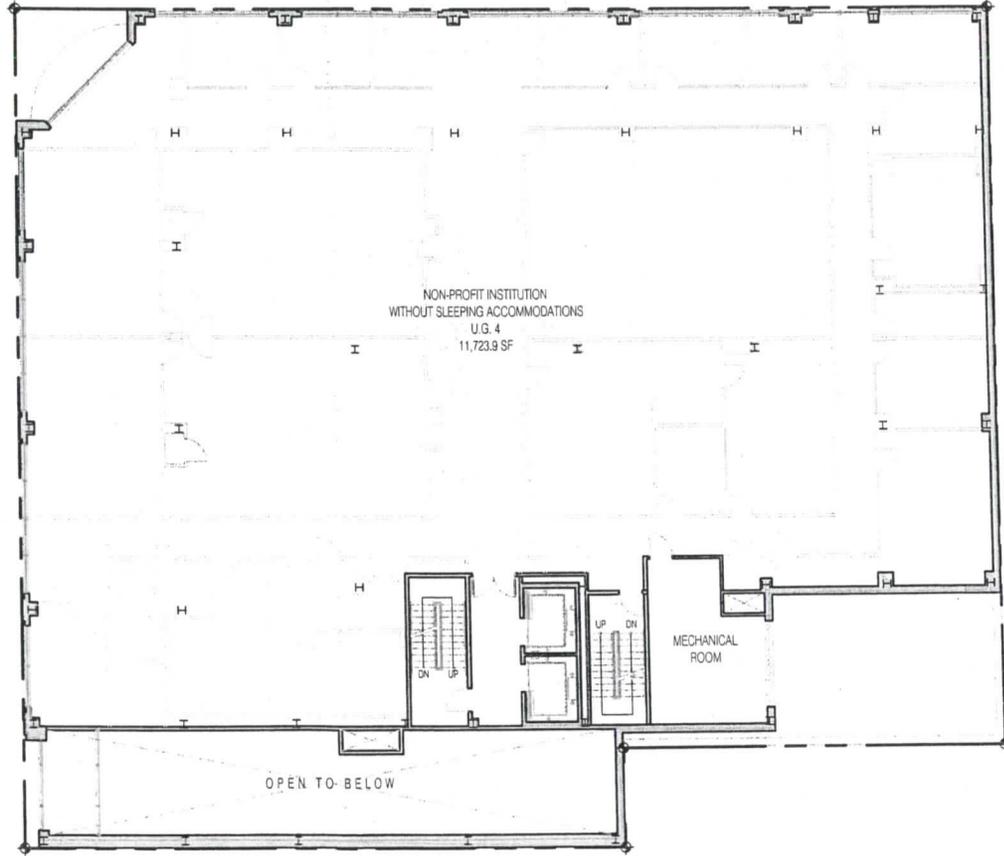
BSA NOTES:

COMMUNITY FACILITY:

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SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

BSA-008.00
PROPOSED

Sheet No.: 8 OF 17

Issue Date: 02.09.2016

Scale: 1/16" = 1'-0"

Project No.: 05-87



Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
SECOND FLOOR PLAN

Architect:

DSM
DESIGN GROUP

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Flushing, NY 11365
Tel: (718) 380-8882
Fax (718) 380-2055

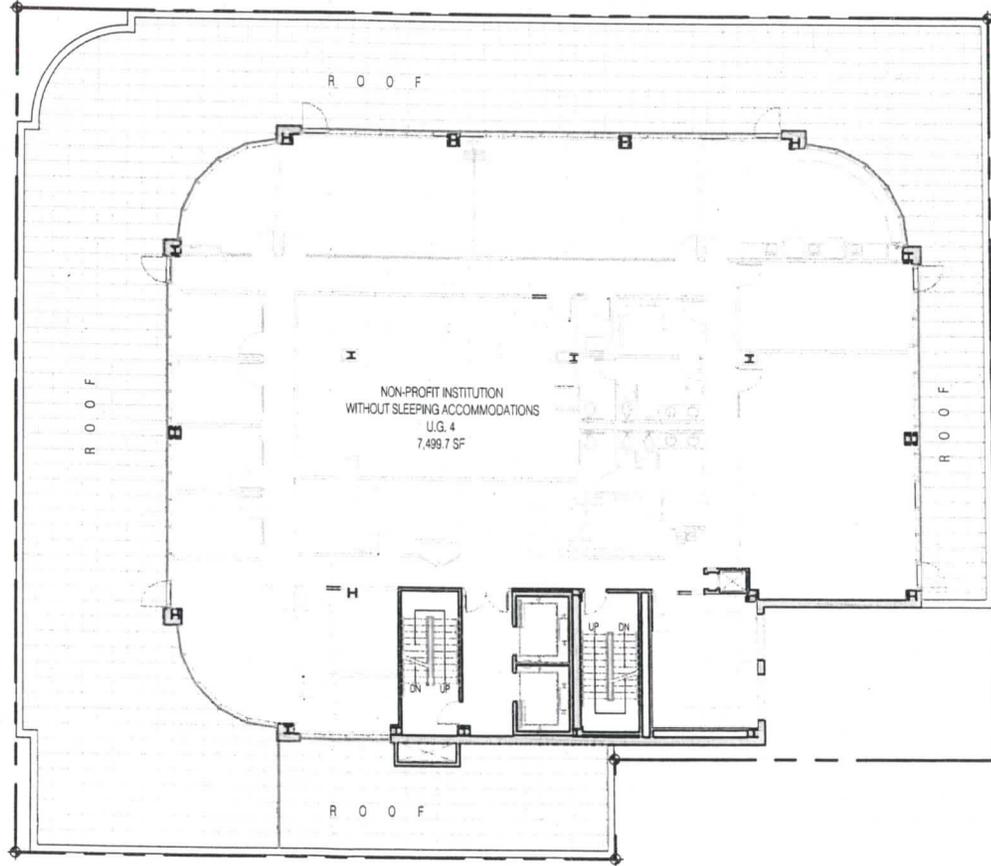
BSA NOTES:

COMMUNITY FACILITY:

- INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB
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ALL OTHER BUILDINGS/USES:

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THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date:
02.09.2016

Scale:
1/16" = 1'-0"

Project No.:

05-87



Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
THIRD FLOOR PLAN

Architect:

DSM
DESIGN GROUP

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Flushing, NY 11365
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Drawing No. **BSA-009.00**
PROPOSED

Sheet No.:

9 OF 17

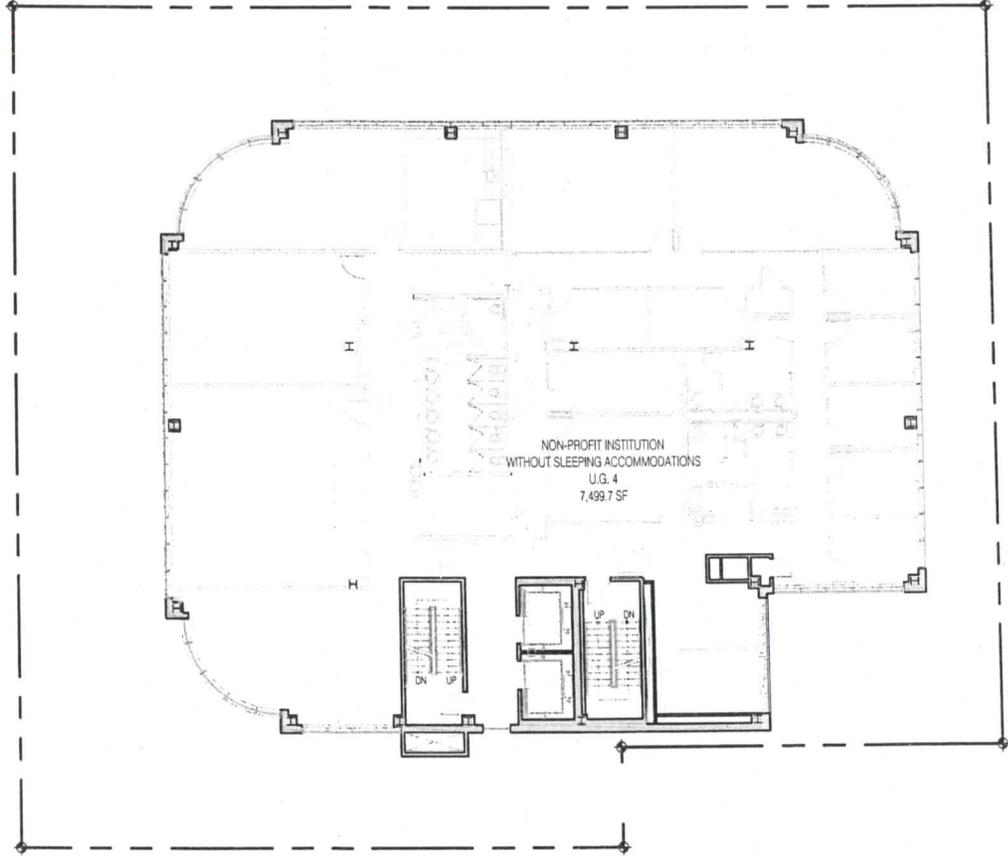
BSA NOTES:

COMMUNITY FACILITY:

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FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date:

02.09.2016

Scale:

1/16" = 1'-0"

Project Location:

902 QUENTIN ROAD
BROOKLYN, NY 11223



Architect:

DSM
DESIGN GROUP

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Flushing, NY 11365
Tel: (718) 380-8882
Fax (718) 380-2055

BSA-010.00
PROPOSED

Sheet No.:

05-87

10 OF 17

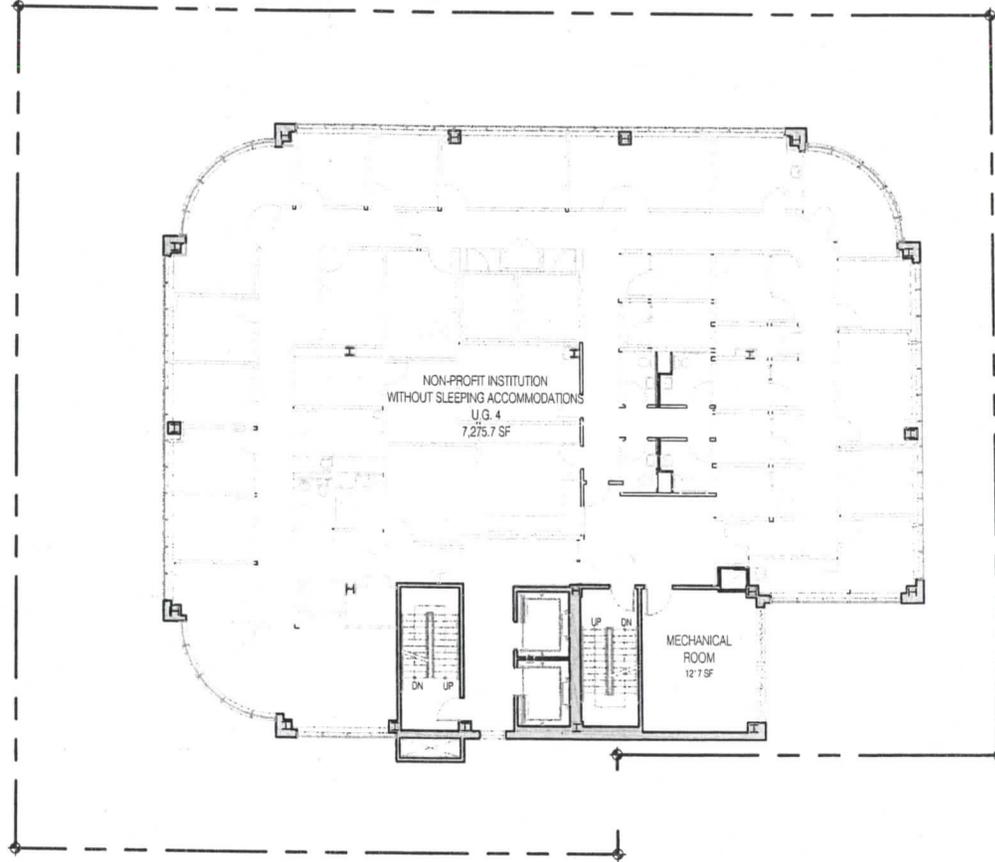
BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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FIFTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

Architect: DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax (718) 380-2055	Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223 Sheet Title: FIFTH FLOOR PLAN		Issue Date: 02.09.2016	Drawing No.:
			Scale: 1/16" = 1'-0"	Project No.:
			PROPOSED	BSA-011.00
			05-87	11 OF 17

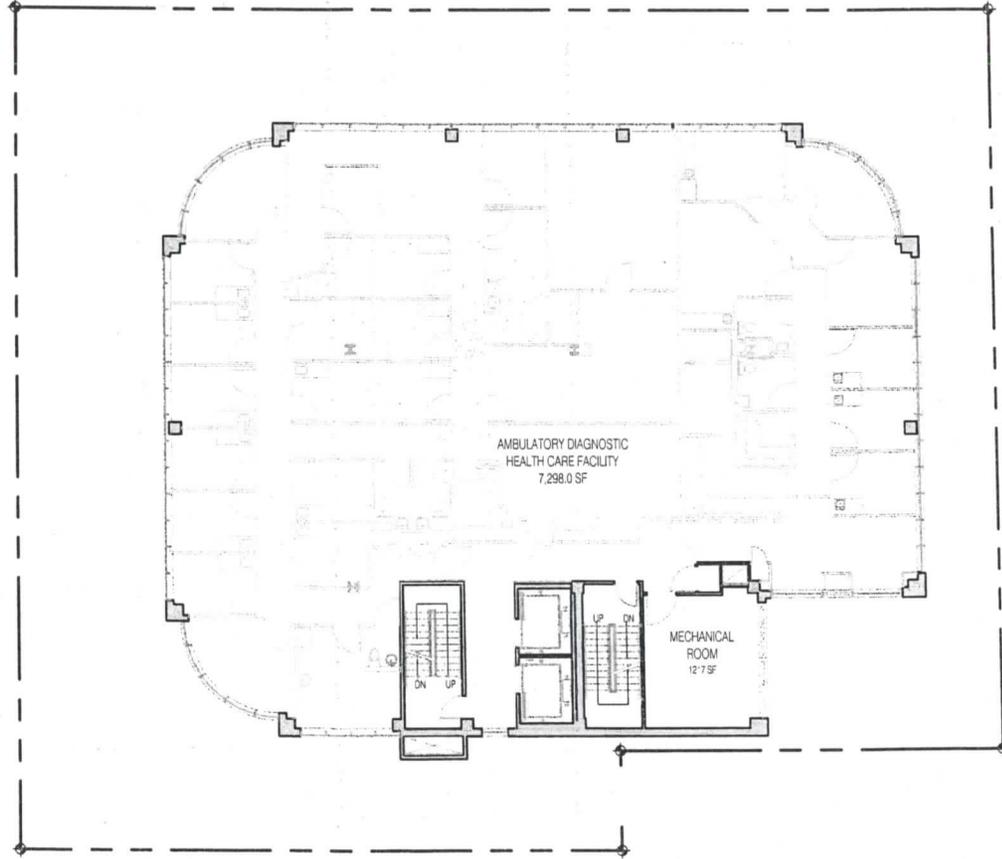
BSA NOTES:

COMMUNITY FACILITY:

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

ALL OTHER BUILDINGS/USES:

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SIXTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

Architect: DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax: (718) 380-2055	Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223 Sheet Title: SIXTH FLOOR PLAN		Issue Date: 02.09.2016	Drawing No.: BSA-012.00	Sheet No.: 12 OF 17
			Scale: 1/16" = 1'-0"	Project No.: 05-87	

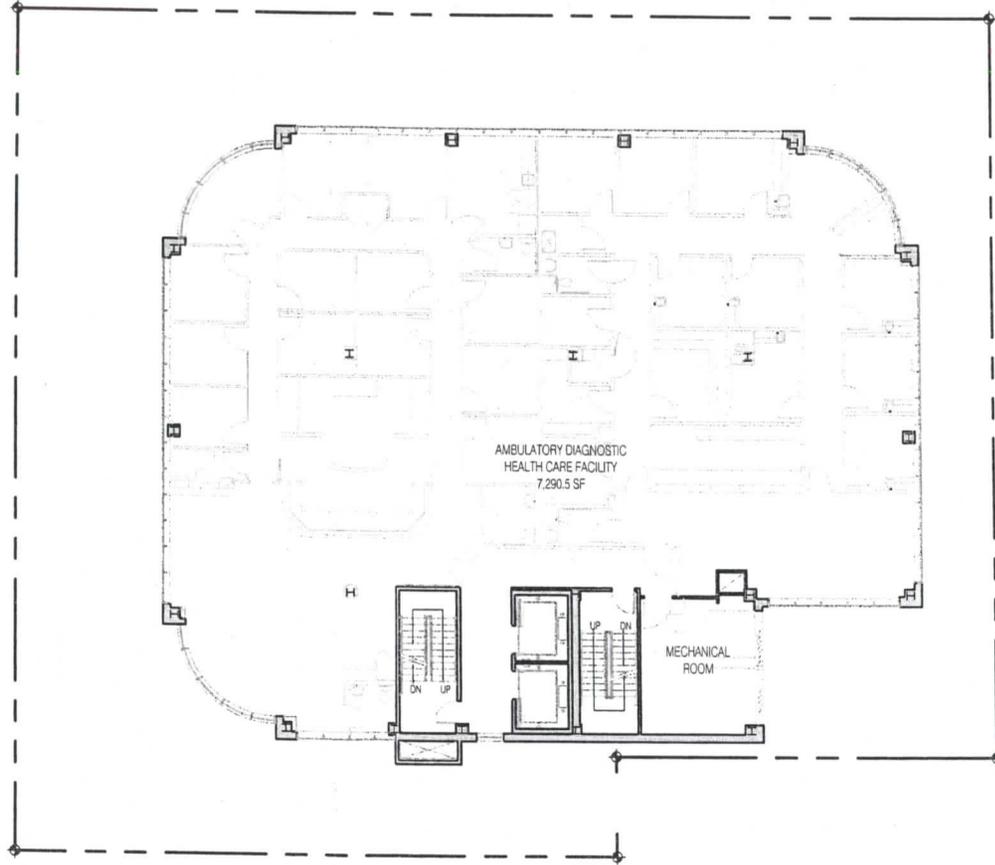
BSA NOTES:

COMMUNITY FACILITY:

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

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SEVENTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

Architect: DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax (718) 380-2055	Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223 Sheet Title: SEVENTH FLOOR PLAN		Issue Date: 02.09.2016	Drawing No.:	
			Scale: 1/16" = 1'-0"	Project No.:	
			05-87	BSA-013.00 PROPOSED	13 OF 17

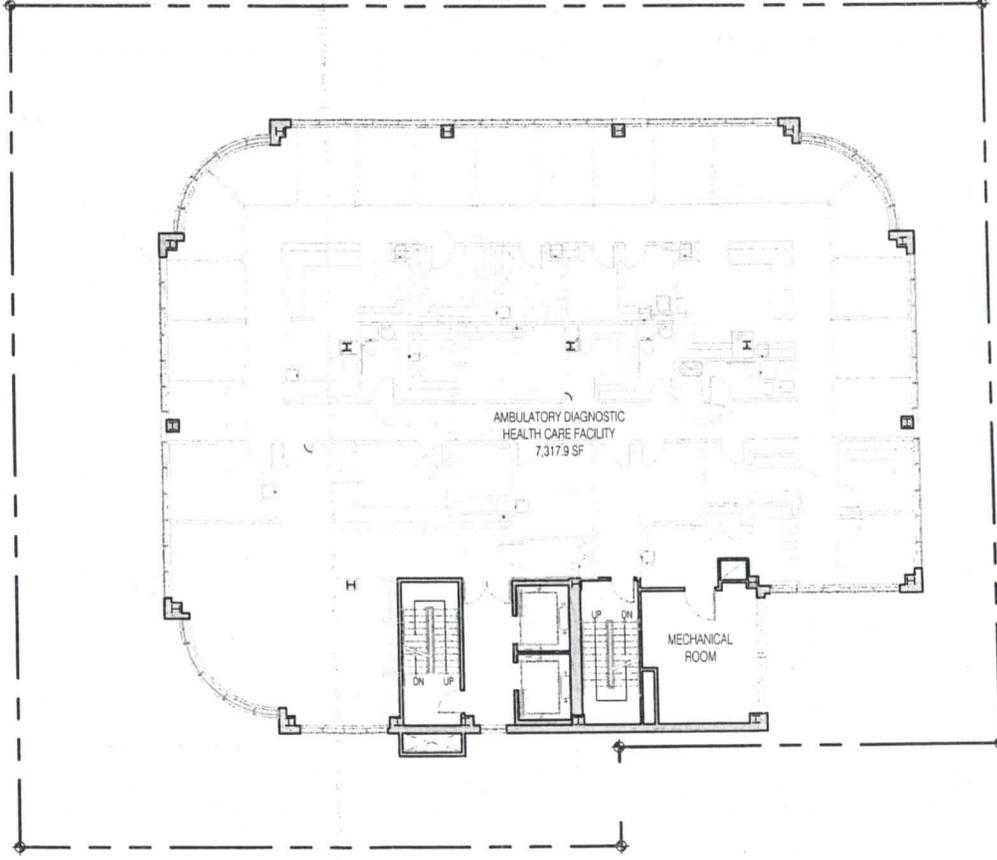
BSA NOTES:

COMMUNITY FACILITY:

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EIGHTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

Architect: DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax (718) 380-2055	Project Location: 902 QUENTIN ROAD BROOKLYN, NY 11223 Sheet Title: EIGHTH FLOOR PLAN		Issue Date: 02.09.2016	Drawing No.: BSA-014.00
			Scale: 1/16" = 1'-0"	Project No.: 05-87
			Sheet No.: 14 OF 17	

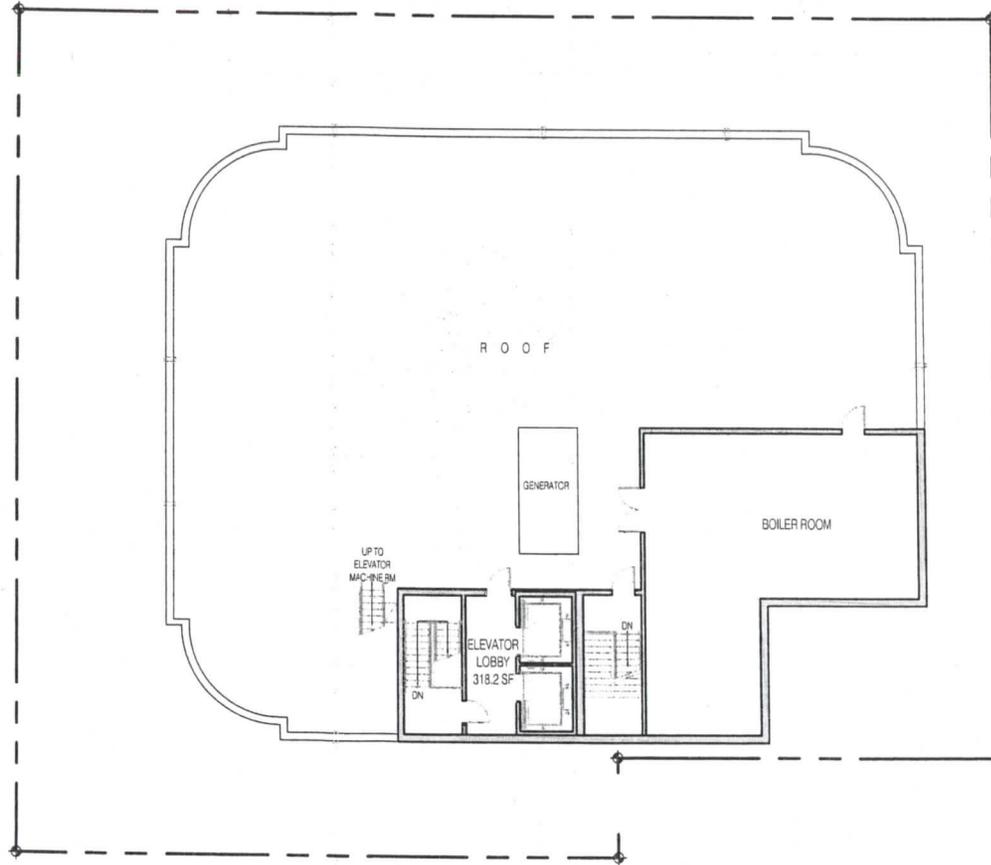
BSA NOTES:

COMMUNITY FACILITY:

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ROOF PLAN
SCALE: 1/16" = 1'-0"

Drawing No.:	BSA-015.00		Sheet No.:	15 OF 17	
	PROPOSED				
Issue Date:	02.09.2016	Scale:	1/16" = 1'-0"	Project No.:	05-87
Project Location:	902 QUENTIN ROAD BROOKLYN, NY 11223			Sheet Title: ROOF PLAN	
Architect:	DSM DESIGN GROUP 158-13 72nd Avenue, Suite 2F, Flushing, NY 11365 Tel: (718) 380-8882 Fax: (718) 380-2055				

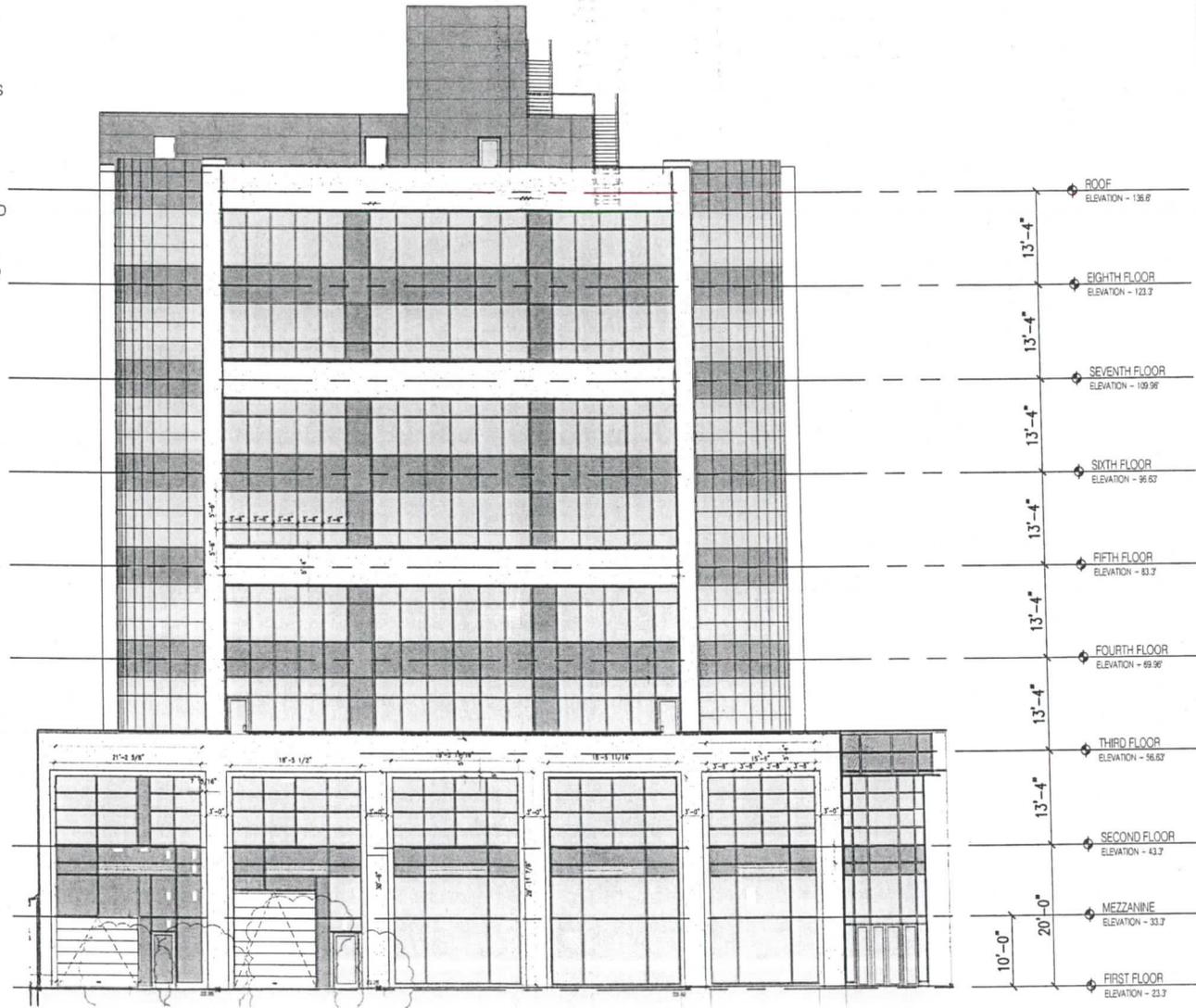
BSA NOTES:

COMMUNITY FACILITY:

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BUILDING ELEVATION - QUENTIN ROAD

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date:

Scale:

Project Location:

Architect:

BSA-016.00
PROPOSED

02.09.2016

1/16" = 1'-0"



WLS

902 QUENTIN ROAD
BROOKLYN, NY 11223

DSM
DESIGN GROUP

158-13 72nd Avenue, Suite 2F,
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Project No.:

05-87

Sheet Title:
BUILDING ELEVATION
QUENTIN ROAD

Sheet No.:

16 OF 17

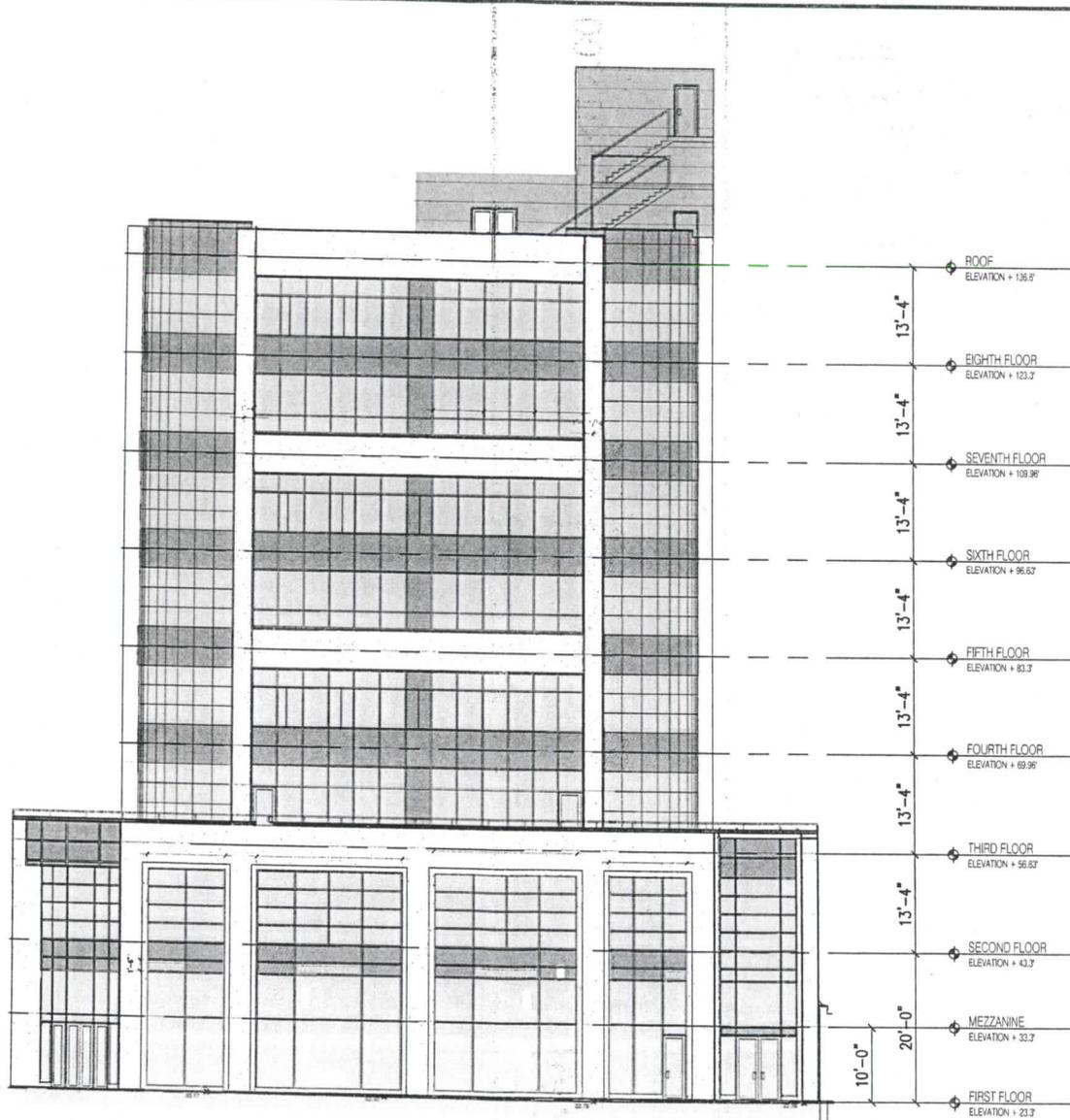
BSA NOTES:

COMMUNITY FACILITY:

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BUILDING ELEVATION - EAST 9TH STREET

SCALE: 1/16" = 1'-0"

Drawing No.:

Issue Date:



Project Location:

Architect:

BSA-017.00

02.09.2016

Scale:
1/16" = 1'-0"

PROPOSED

Project No.:

17 OF 17

902 QUENTIN ROAD
BROOKLYN, NY 11223

Sheet Title:
BUILDING ELEVATION
EAST 9TH STREET

DSM
DESIGN GROUP

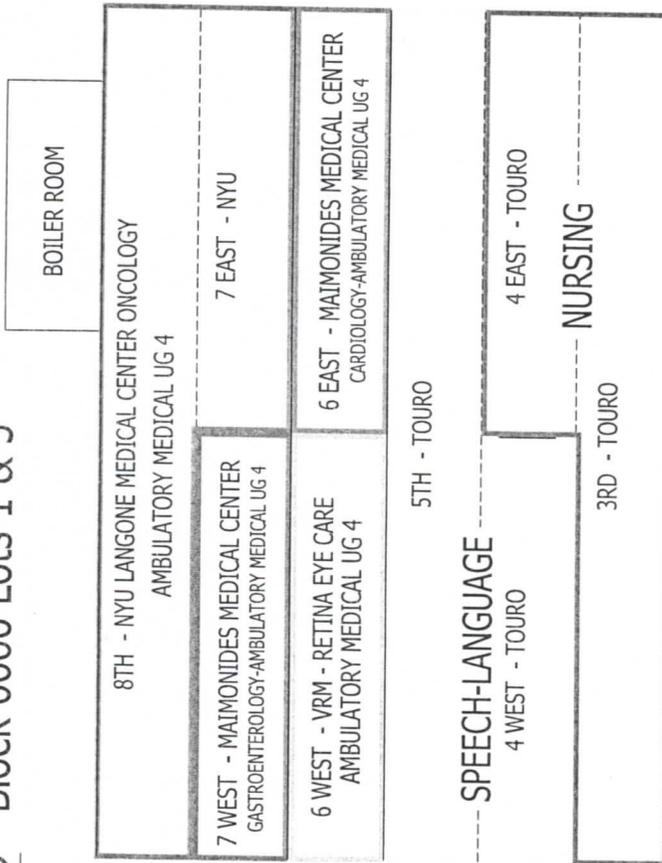
158-13 72nd Avenue, Suite 2F,
Flushing, NY 11365
Tel: (718) 380-8882
Fax: (718) 380-2055

902 QUENTIN ROAD - Block 6666 Lots 1 & 5

LOT AREA IN C8-2 = 12,957 SF
 COMMUNITY FACILITY FAR 4.8
 ALLOWABLE ZFA = 62,194

LOT 8

LOT AREA = 9,750 SF
 COMMUNITY FACILITY FAR 4.8
 ALLOWABLE ZFA = 43,559
 EXISTING ZFA = 9,750
 REMAINING ZFA = 34,484



WEST
 SIDE
 of
 BLDG.

5TH - TOURO

71 PERSONS

SPEECH-LANGUAGE

4 WEST - TOURO

115 = 57 = 173 PERSONS

4 EAST - TOURO

NURSING

138 PERSONS

3RD - TOURO

2ND - TOURO

NURSING

160-ish PERSONS

1ST FL CURRENTLY - 32 PARKING SPACES

MEZ

667.8 SF

PHASE 2 - NYU PHARMACY SERVING UPSTAIRS + 32 PARKING SPACES

PHASE 3 - NYU PHARMACY SERVING UPSTAIRS + NO PARKING or SOME PARKING

C8 - 11,723.9 SF

C4 - 858 SF

CELLAR - 31 PARKING SPACES

SUB CELLAR - 35 PARKING SPACES