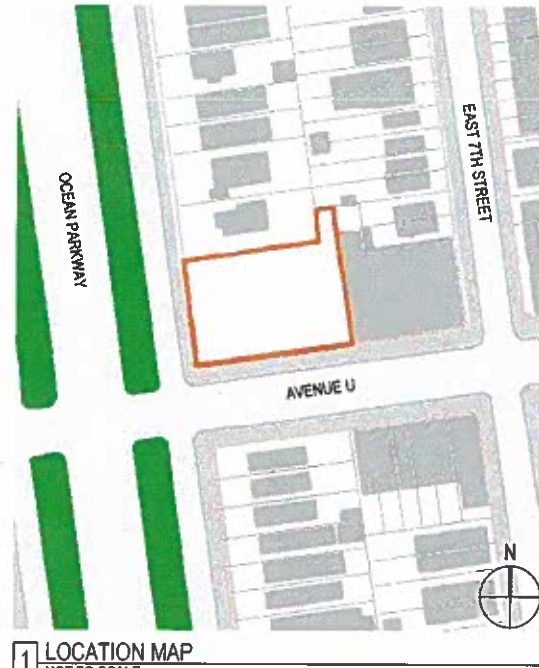


THE EDMOND J. SAFRA SYNAGOGUE

2085 OCEAN PARKWAY, BROOKLYN, NEW YORK 11223

292-13-B7



1 LOCATION MAP
NOT TO SCALE

**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BS. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA approval.

DRAWING LIST

| | |
|-----------|---|
| T-000.00 | COVER SHEET & DRAWING LIST |
| A-001.00 | SITE PLAN |
| Z-001.00 | ZONING ANALYSIS |
| Z-002.00 | ZONING ANALYSIS DIAGRAMS |
| Z-003.00 | ILLUSTRATION OF AREA CALCULATIONS |
| A-100.00 | PROPOSED CELLAR PLAN |
| A-101.00 | PROPOSED FIRST FLOOR PLAN |
| A-102.00 | PROPOSED SECOND FLOOR PLAN |
| A-103.00 | PROPOSED THIRD FLOOR PLAN |
| A-104.00 | PROPOSED ROOF PLAN |
| A-105.00 | PROPOSED BULKHEAD PLAN |
| A-200.00 | EXTERIOR ELEVATION - WEST |
| A-201.00 | EXTERIOR ELEVATION - SOUTH |
| A-300.00 | PROPOSED BUILDING SECTION |
| A-400.00 | SHADOW ANALYSIS DIAGRAMS |
| A-401.00 | SHADOW ANALYSIS DIAGRAMS |
| A-402.00 | SHADOW ANALYSIS - MARCH 21ST - VERNAL EQUINOX |
| A-403.00 | SHADOW ANALYSIS - JUNE 21ST - SUMMER SOLSTICE |
| A-404.00 | SHADOW ANALYSIS - AUGUST 6TH |
| A-405.00 | SHADOW ANALYSIS - DECEMBER 21ST - WINTER SOLSTICE |
| A-406.00 | ADJACENT DEVELOPMENT DIAGRAMS |
| A-500.00 | STREETSCAPE/PHOTOMONTAGE - OCEAN PARKWAY |
| A-501.00 | STREETSCAPE/PHOTOMONTAGE - AVENUE U |
| AS-001.00 | AS-OF-RIGHT SITE PLAN |
| AS-100.00 | AS-OF-RIGHT CELLAR PLAN |
| AS-101.00 | AS-OF-RIGHT FIRST FLOOR PLAN |
| AS-102.00 | AS-OF-RIGHT SECOND FLOOR PLAN |
| AS-103.00 | AS-OF-RIGHT THIRD FLOOR PLAN |
| AS-200.00 | AS-OF-RIGHT EXTERIOR ELEVATIONS |
| AS-400.00 | AS-OF-RIGHT SHADOW ANALYSIS DIAGRAMS |
| AS-401.00 | AS-OF-RIGHT SHADOW ANALYSIS DIAGRAMS |
| AS-402.00 | AS-OF-RIGHT - SHADOW ANALYSIS - VERNAL EQUINOX |
| AS-403.00 | AS-OF-RIGHT - SHADOW ANALYSIS - SUMMER SOLSTICE |
| AS-404.00 | AS-OF-RIGHT - SHADOW ANALYSIS - AUGUST 6TH |
| AS-405.00 | AS-OF-RIGHT - SHADOW ANALYSIS - WINTER SOLSTICE |

GENERAL SITE INFORMATION

2085 OCEAN PARKWAY, AT CORNER OF AVENUE U

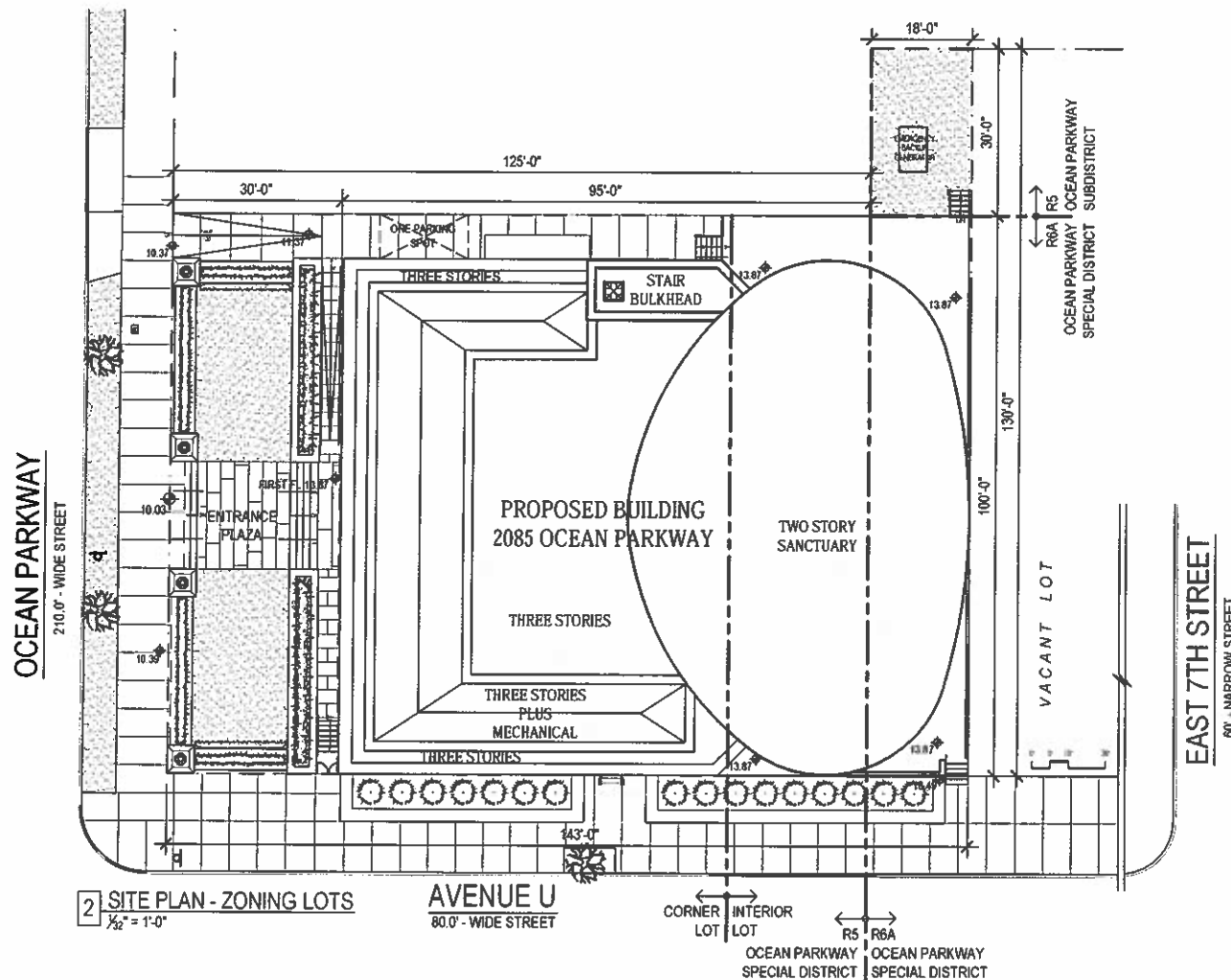
| | |
|---------------------------|---|
| LOT INFO | |
| BLOCK: | #7109 |
| LOT(S): | TENTATIVE 56 |
| MAP: | 28C |
| ZONE: | R5 & R6a |
| SPECIAL DISTRICTS: | SPECIAL OCEAN PARKWAY DISTRICT SPECIAL OCEAN PARKWAY SUBDISTRICT |
| PROPOSED BUILDING INFO: | |
| TOTAL GROSS SF: | 42,301 SF |
| TOTAL NET SF: | 22,314 SF |
| CONSTRUCTION CLASS: | 1B NON-COMBUSTIBLE 2-HR PROTECTED |
| # STORIES: | 3 |
| PROPOSED BUILDING HEIGHT: | 62'-0" |

LOT INFORMATION

| | |
|---|--|
| ADDRESS: 2085 OCEAN PARKWAY | |
| ADJACENT STREETS: OCEAN PARKWAY - WIDE STREET AVENUE U - WIDE STREET | |
| EXISTING LOTS: 50 & 56 | |
| TENTATIVE LOT 56 | |
| | |
| <p>① LOT 50 143.0' x 50.0' = 7,150 SF 23.0' x 50.0' = 1,150 SF 18.0' x 30.0' = 540 SF TAX LOT 50 = 7,150 SF + 1,150 SF + 540 SF = 8,840 SF LOT AREA</p> | <p>② LOT 56 120.0' x 50.0' = 6,000 SF TAX LOT 56 = 6,000 SF LOT AREA</p> |
| TOTAL LOT AREA 8,840 SF + 6,000 SF = 14,840 SF LOT AREA | |
| EXISTING STRUCTURES ON SITE: [1] 2-STORY BRICK AND STUCCO HOUSE ON LOT 56 (DEMOLISHED UNDER SEPARATE APP) | |

ZONING SUMMARY (SEE Z-001 - Z-003 FOR COMPLETE ZONING ANALYSIS)

| | R5 - OP DISTRICT | | R6a - OP DISTRICT | | R5 - OP SUBDISTRICT | | AGGREGATE PROPOSED |
|-------------------|--|--|--------------------|----------|---------------------|----------|--------------------|
| | PERMITTED/REQUIRED | PROPOSED | PERMITTED/REQUIRED | PROPOSED | PERMITTED/REQUIRED | PROPOSED | |
| LOT AREA | --- | 12,500 SF | --- | 1,800 SF | --- | 540 SF | 14,840 SF |
| FLOOR AREA | PERMITTED = 21,815 SF / PROPOSED = 22,314 SF | | | | | | 22,314 SF |
| FAR (ADJUSTED) | PERMITTED = 1.47 ADJ FAR / PROPOSED = 1.50 | | | | | | 1.50 |
| OPEN SPACE | CORNER LOT | REQUIRED = 4,500 SF / PROPOSED = 3,676 SF | | | | | 3,676 SF |
| | INTERIOR LOT | REQUIRED = 1,845 SF / PROPOSED = 1,357 SF | | | | | 1,357 SF |
| LOT COVERAGE (%) | CORNER LOT | REQUIRED = 45% (5,500 SF) / PROPOSED = 63% (6,324 SF) | | | | | 63% (6,324 SF) |
| | INTERIOR LOT | REQUIRED = 55% IN R5 & 60% IN R6a (2,752 SF) / PROPOSED = 72% (3,483 SF) | | | | | 72% (3,483 SF) |
| LOT COVERAGE (SF) | 3,575 SF | 8,503 SF | 1,080 SF | 1,063 SF | 297 SF | 0 SF | 9,566 SF |
| WALL HEIGHT | 30'-0" | 47'-10" | 40'-0" | 62'-0" | 21'-0" | 0'-0" | 62'-0" |
| TOTAL HEIGHT | 40'-0" | 59'-5" | 50'-0" | 62'-0" | 35'-0" | 0'-0" | 62'-0" |



2 SITE PLAN - ZONING LOTS
1/2" = 1'-0"

BUILDING STUDIO ARCHITECTS

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www.buildingstudio.com

REVISIONS:

| | | |
|---|--------------------------------|------------|
| 1 | BSA RESUBMISSION | 08.13.2013 |
| 2 | RESUBMISSION - NEW APPLICATION | 10.22.2013 |
| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

PROJECT TITLE:
**EDMOND J. SAFRA
SYNAGOGUE**
2085 OCEAN PARKWAY
BROOKLYN, NEW YORK



DRAWING TITLE:
LOT & ZONING INFORMATION

SCALE: AS NOTED
DATE: 12.03.2013
PROJECT NUMBER: 12133
DRAWN BY: NL
CHECKED BY:
SHEET NUMBER:

T- 000.00
NYC DOB NUMBER: 320345710
BSA CALENDAR NUMBER: 01 OF 35

| ZONING TABLE FOR R5 WITHIN SPECIAL OCEAN PARKWAY DISTRICT | | | | |
|---|--|---|---|--------------------------|
| BULK REGULATIONS: ARTICLE II, CHAPTER 3 | | | | |
| APPLICABLE ZR SECTION | ITEM | REQUIRED/PERMITTED | PROPOSED | COMPLIANT |
| ZR 22-00 | USE GROUP | 1,2,3,4 | 4 - COMMUNITY FACILITY | YES |
| ZR 113-11, ZR 23-141b, ZR 23-17, ZR 77-22 | FLOOR AREA RATIO | FAR DETERMINED IN ZR 23-141b (1.25) SHALL BE MULTIPLIED BY %AGE OF ZONING LOT IT APPLIES TO AND ADDED TO ADJUSTED FAR'S FOR OTHER DISTRICTS TO OBTAIN ADJUSTED MAX FAR FOR LOT. SEE DIAGRAM ON Z-002 | PROPOSED FLOOR AREA EXCEEDS MAXIMUM ALLOWABLE -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11, ZR 23-141b, ZR 23-17, ZR 77-23 | MIN REQ'D OPEN SPACE (%) | FAR DETERMINED IN ZR 23-141b (45%) SHALL BE MULTIPLIED BY %AGE OF ZONING LOT IT APPLIES TO AND ADDED TO ADJUSTED OPEN SPACE FOR OTHER DISTRICTS TO OBTAIN ADJUSTED MIN OPEN SPACE. SEE DIAGRAM ON Z-002 | PROPOSED OPEN SPACE DOES NOT MEET REQUIRED OPEN SPACE -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11, ZR 23-141b, ZR 23-17, ZR 77-24 | MAX LOT COVERAGE (%) | LOT COVERAGE DETERMINED IN ZR 23-141b (55%) SHALL BE MULTIPLIED BY THE AREA OF ZONING LOT IT APPLIES TO AND ADDED TO ADJUSTED MAX LOT AREAS FOR OTHER PORTIONS OF THE SAME LOT TO OBTAIN OVERALL ADJUSTED MAX LOT AREA. SEE DIAGRAM ON Z-002 | PROPOSED LOT COVERAGE EXCEEDS MAXIMUM ALLOWABLE -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-12, ZR 23-45, ZR 23-451 | FRONT YARD REGULATIONS | 30.0' REQUIRED ALONG OCEAN PARKWAY; STREET FRONTAGE OF ZONING LOT = 100.0' THEREFORE 50% OF FRONT YARD SHALL BE PLANTED; NO OBSTRUCTIONS ARE PERMITTED IN THE FRONT YARD | 30.0' FRONT YARD ALONG OCEAN PARKWAY -OK | YES |
| | | | PROPOSING 50.1% OF FRONT YARD TO BE PLANTED -OK | YES |
| | | | PROPOSED STEPS AND HANDICAP RAMP -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-12, ZR 23-45, ZR 23-451 | FRONT YARD REGULATIONS | 10.0' REQUIRED ALONG AVENUE U; STREET FRONTAGE OF ZONING LOT IS MORE THAN 60.0' THEREFORE 50% OF FRONT YARD SHALL BE PLANTED. | NONE ALONG AVENUE U -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| | | | | |
| ZR 23-42 | LEVEL OF YARDS | THE LEVEL OF A YARD SHALL NOT BE HIGHER THAN CURB LEVEL, EXCEPT FOR NATURAL GRADE | PROPOSED FRONT YARD & REAR YARD AT 3'-4" ABOVE CURB LEVEL -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-30 | SPECIAL LANDSCAPING REGULATIONS | WITHIN THE REQUIRED 30.0' FRONT YARD ALONG OCEAN PARKWAY, LANDSCAPING SHALL BE PROVIDED AT CURB LEVEL OR THE NATURAL GRADE LEVEL. FENCES AT LOT LINES MAY NOT RISE MORE THAN 4.0' ABOVE CURB LEVEL. | PROPOSED FRONT YARD AT 3'-4" ABOVE CURB LEVEL -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11, ZR 23-464 | SIDE YARD REGULATIONS | AGGREGATE WIDTH OF STREET WALL IS MORE THAN 60' (PROPOSED BUILDING = 92') THEREFORE TWO SIDE YARDS SHALL BE PROVIDED, EACH EQUAL TO NOT LESS THAN 15% OF WIDTH OF STREET WALL. 92'-0" x 15% = 13'-10" | ONE SIDE YARD @ 8'-0" < 13'-10" REQUIRED -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11, ZR 23-471b, ZR 23-543b | REAR YARD REGULATIONS | A REAR YARD WITH A MINIMUM DEPTH OF 8.0' SHALL BE PROVIDED WHERE SUCH REAR LOT LINE COINCIDES WITH A SIDE LOT LINE OF AN ADJOINING ZONING LOT. (ONLY APPLIES TO THE INTERIOR LOT) | REAR YARD: 8'-0" -OK | YES |
| ZR 113-11, ZR 23-44 | PERMITTED OBSTRUCTIONS IN REQ YARDS OR REAR YARD EQUIVALENTS | THE FOLLOWING SHALL NOT BE CONSIDERED OBSTRUCTIONS: AWNINGS, BALCONIES, CHIMNEYS, EAVES, GUTTERS, FENCES, FLAGPOLES, OVERHANG PORTIONS OF BLDG PROJECTING <3', PARKING SPACES, RAMPS, STEPS, TERRACES, MECH EQUIPMENT ENCLOSURES | APPLIES TO PORTIONS OF BUILDING | - |
| ZR 113-11, ZR 23-662 | REQUIRED SIDE AND REAR YARD SETBACKS | SIDE AND REAR YARD SETBACKS ARE REQ'D. NO BUILDING HIGHER THEN 30' OR 3 STORIES MAY BE CLOSER TO A SIDE OR REAR LOT LINE THEN THE HEIGHT OF THE BUILDING AT THAT SETBACK. | SIDE YARD: 8'-0" -NON COMPLIANT REAR YARD: 8'-0" -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11, ZR 23-631d, ZR 77-28 | HEIGHT AND SETBACK REGULATIONS | NO PORTION OF THE BUILDING MAY PENETRATE A PLANE 40' ABOVE THE BASE PLANE (MAX. HEIGHT) | 62'-0" BLDG HEIGHT -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| | | | MAX HEIGHT OF A STREET WALL ABOVE THE BASE PLANE IS 30'. 47'-10" STREET WALL -NON COMPLIANT | |
| ZR 113-11, ZR 23-631d, ZR 77-28 | HEIGHT AND SETBACK REGULATIONS | ABOVE 30', A 15' SETBACK IS REQUIRED - WITHIN THE SETBACK DISTANCE NO PORTION OF THE BUILDING MAY PENETRATE A PLANE RISING 20' FROM THE HORIZONTAL OF THE MAX STREET WALL HEIGHT. NOTE: ON CORNER LOTS, THE 30' MAX STREET WALL HGT SHALL APPLY TO ONLY ONE STREET FRONTAGE. | BUILDING PENETRATES 20' FROM THE HORIZONTAL OF THE MAX STREET WALL HEIGHT -NON COMPLIANT | |
| | | | | |
| ZR 113-11, ZR 23-62 | PERMITTED OBSTRUCTIONS IN REQUIRED HEIGHT AND SETBACKS | THE FOLLOWING SHALL NOT BE CONSIDERED OBSTRUCTIONS: BALCONIES, CHIMNEYS, DORMERS, ELEVATOR OR STAIR BULKHEADS, ROOF WATER TANKS, COOLING TOWERS, ELEVATOR SHAFTS WITH VESTIBULES <60 SF, FLAGPOLES, PARAPET WALLS, TRANSPARENT FENCES, CLERESTORIES <4H, MECH EQUIPMENT ENCLOSURES | PROPOSED CLERESTORY IS 11'-6" 11'-6" x 4'-0" ALLOWED -NON COMPLIANT | NO |
| ZR 113-11, ZR 113-31, ZR 23-03, ZR 26-41 | STREET TREE PLANTING | DEVELOPMENTS THAT INCREASE THE FLOOR AREA ON A ZONING LOT BY 20% OR MORE SHALL PROVIDE STREET TREES ONE STREET TREE SHALL BE PROVIDED FOR EVERY 25' OF STREET FRONTAGE, PLANTED AT EQUAL INTERVALS. 225' STREET FRONTAGE / 25' = 9 TREES REQ'D | ALONG OCEAN PARKWAY: 100' / 25' = 4 TREES REQUIRED 2 TREES PROPOSED -OK ALONG AVENUE U: 125' / 25' = 5 TREES REQUIRED 5 TREES PROPOSED -OK EXACT LOCATION TO BE DETERMINED BY DEPT. OF PARKS AND RECREATION | YES |
| ZR 113-561, ZR 25-31, ZR 25-35 | REQUIRED OFF STREET PARKING | 1 PER 15 PERSONS RATED CAPACITY; 340/15 = 23 PARKING SPACES NONE REQUIRED IF A WAIVER FOR LOCALLY ORIENTED HOUSES OF WORSHIP IS OBTAINED. | 0 PARKING SPACES | PURSUANT TO BSA APPROVAL |
| ZR 25-18 | MAX. PARKING PERMITTED | 1 ≤ PER 400SF LOT AREA 12,500 SF / 400 SF = 31 SPACES MAX | 0 PARKING SPACES -OK | YES |
| ZR 25-81 | REQ ENCLOSED BICYCLE PARKING SPACES | HOUSES OF WORSHIP - NONE REQUIRED | 0 BICYCLE PARKING SPACES -OK | YES |
| ZR 25-71 | PERMITTED ACCESSORY OFF-STREET LOADING BERTHS | PERMITTED FOR COMMUNITY FACILITY USES - NONE REQUIRED | 0 LOADING BERTHS -OK | YES |

| ZONING TABLE FOR R6A WITHIN SPECIAL OCEAN PARKWAY DISTRICT | | | | |
|--|--|---|---|--------------------------|
| BULK REGULATIONS: ARTICLE II, CHAPTER 4 | | | | |
| APPLICABLE ZR SECTION | ITEM | REQUIRED/PERMITTED | PROPOSED | COMPLIANT |
| ZR 22-00 | USE GROUP | 1,2,3,4 | 4 - COMMUNITY FACILITY | YES |
| ZR 113-11b, ZR 24-11, ZR 24-17, ZR 77-22 | FLOOR AREA RATIO | FAR DETERMINED IN ZR 24-11 (3.00) SHALL BE MULTIPLIED BY %AGE OF ZONING LOT IT APPLIES TO AND ADDED TO ADJUSTED FAR'S FOR OTHER DISTRICTS TO OBTAIN ADJUSTED MAX FAR FOR LOT. SEE DIAGRAM ON Z-002 | PROPOSED FLOOR AREA EXCEEDS MAXIMUM ALLOWABLE -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11b, ZR 24-11, ZR 24-17, ZR 77-23 | MIN REQ'D OPEN SPACE (%) | FAR DETERMINED IN ZR 24-11 (40%) SHALL BE MULTIPLIED BY %AGE OF ZONING LOT IT APPLIES TO AND ADDED TO ADJUSTED OPEN SPACE FOR OTHER DISTRICTS TO OBTAIN ADJUSTED MIN OPEN SPACE. SEE DIAGRAM ON Z-002 | PROPOSED OPEN SPACE DOES NOT MEET REQUIRED OPEN SPACE -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11b, ZR 24-11, ZR 24-17, ZR 77-24 | MAX LOT COVERAGE (%) | LOT COVERAGE DETERMINED IN ZR 24-11 (80%) SHALL BE MULTIPLIED BY THE AREA OF ZONING LOT IT APPLIES TO AND ADDED TO ADJUSTED MAX LOT AREAS FOR OTHER PORTIONS OF THE SAME LOT TO OBTAIN OVERALL ADJUSTED MAX LOT AREA. SEE DIAGRAM ON Z-002 | PROPOSED LOT COVERAGE EXCEEDS MAXIMUM ALLOWABLE -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11b, ZR 24-34 | FRONT YARD REGULATIONS | NO FRONT YARD REQUIRED | NONE -OK | YES |
| ZR 24-32 | LEVEL OF YARDS | THE LEVEL OF A YARD SHALL NOT BE HIGHER THAN CURB LEVEL, EXCEPT FOR NATURAL GRADE | PROPOSED FRONT YARD & REAR YARD AT 3'-6" ABOVE CURB LEVEL -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11b, ZR 24-35b | SIDE YARD REGULATIONS | NO SIDE YARDS ARE REQUIRED. | NONE -OK | YES |
| ZR 113-11b, ZR 24-36 | REAR YARD REGULATIONS | A REAR YARD WITH A DEPTH OF NOT LESS THAN 30' IS REQUIRED AT EVERY REAR LOT LINE. | NO REAR LOT LINE -OK | YES |
| ZR 113-11b, ZR 24-51 | PERMITTED OBSTRUCTIONS IN REQUIRED HEIGHT AND SETBACKS | THE FOLLOWING SHALL NOT BE CONSIDERED OBSTRUCTIONS: BALCONIES, CHIMNEYS, DORMERS, ELEVATOR OR STAIR BULKHEADS, ROOF WATER TANKS, COOLING TOWERS, ELEVATOR SHAFTS WITH VESTIBULES <80 SF, FLAGPOLES, PARAPET WALLS, TRANSPARENT FENCES | APPLIES TO PORTIONS OF BUILDING | - |
| ZR 113-11b, ZR 24-17, ZR 77-28, ZR 24-593, ZR 23-633(a)(2) | HEIGHT AND SETBACK | THE STREET WALL SHALL BE LOCATED NO CLOSER OR FURTHER TO THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING. STREET WALL NEED NOT BE FARTHER THAN 15' FROM STREET LINE MIN BASE HEIGHT IS 30'. MAX BASE HEIGHT IS 40'. MAX BUILDING HEIGHT IS 50' SETBACK - ANY STREET WALL FRONTING ON A WIDE STREET REQUIRES A SETBACK OF AT LEAST 10' DEPTH AT A HEIGHT NOT HIGHER THAN THE MAX. BASE HEIGHT. | NO ADJACENT EXISTING BUILDINGS -OK STREET WALL 47'-10" -NON COMPLIANT BLDG HEIGHT 62'-0" -NON COMPLIANT | PURSUANT TO BSA APPROVAL |
| ZR 113-11, ZR 24-06, ZR 26-41 | STREET TREE PLANTING | ONE STREET TREE SHALL BE PROVIDED FOR EVERY 25' OF STREET FRONTAGE, PLANTED AT EQUAL INTERVALS. 18' STREET FRONTAGE / 25' = 1 TREE REQ'D | 1 TREE REQ'D. EXACT LOCATION TO BE DETERMINED BY THE DEPARTMENT OF PARKS AND RECREATION | YES |
| ZR 25-31 | REQUIRED OFF STREET PARKING | NONE REQUIRED | 0 PARKING SPACES | YES |
| ZR 25-811 | REQ'D ENCLOSED BICYCLE PARKING SPACES | HOUSES OF WORSHIP - NONE REQUIRED | 0 BICYCLE PARKING SPACES -OK | YES |
| ZR 25-71 | PERMITTED ACCESSORY OFF-STREET LOADING BERTHS | PERMITTED FOR COMMUNITY FACILITY USES - NONE REQUIRED | NONE -OK | YES |

| ZONING TABLE FOR R5 WITHIN SUBDISTRICT OF SPECIAL OCEAN PARKWAY DISTRICT | | | | |
|--|---|--|---|-----------|
| BULK REGULATIONS: ARTICLE II, CHAPTER 3 | | | | |
| APPLICABLE ZR SECTION | ITEM | REQUIRED/PERMITTED | PROPOSED | COMPLIANT |
| ZR 113-502 | USE GROUP | 3,4 | 4 - COMMUNITY FACILITY | YES |
| ZR 113-11c, ZR 113-503, ZR 113-51, ZR 113-571, ZR 77-22 | FLOOR AREA RATIO | FAR DETERMINED IN ZR 113-51 (1.50) SHALL BE MULTIPLIED BY %AGE OF ZONING LOT IT APPLIES TO AND ADDED TO ADJUSTED FAR'S FOR OTHER DISTRICTS TO OBTAIN ADJUSTED MAX FAR FOR LOT. SEE DIAGRAM ON Z-002 | PROPOSED FLOOR AREA IS LESS THAN MAXIMUM ALLOWABLE -OK | YES |
| ZR 113-11c, ZR 113-503, ZR 23-142, ZR 23-17, ZR 77-23 | MIN REQ'D OPEN SPACE (%) | 0% 0 SF / 540 SF = 0 HEIGHT FACTOR -NO OPEN SPACE REQUIRED | PROPOSED: 0 SF OPEN SPACE 0 SF PROPOSED = 0 SF REQUIRED -OK | YES |
| ZR 113-11c, ZR 113-503, ZR 23-142, ZR 23-17, ZR 77-24 | MAX LOT COVERAGE (%) | LOT COVERAGE DETERMINED IN ZR 23-142 (NONE) SHALL BE MULTIPLIED BY THE AREA OF ZONING LOT IT APPLIES TO AND ADDED TO ADJUSTED MAX LOT AREAS FOR OTHER PORTIONS OF THE SAME LOT TO OBTAIN OVERALL ADJUSTED MAX LOT AREA. SEE DIAGRAM ON Z-002 | PROPOSED: 0 SF LOT COVERAGE 0 SF PROPOSED = 0 SF REQUIRED -OK | YES |
| ZR 113-542, ZR 23-45 | FRONT YARD REGULATIONS | 10' | NO STREET FRONTAGE = NO FRONT YARD -OK | YES |
| ZR 113-543, ZR 23-461 | SIDE YARD REGULATIONS | TWO SIDE YARDS REQUIRED TOTALING AT LEAST 10', WITH A REQUIRED WIDTH OF 5' EACH MIN. | (2) 5' SIDE YARDS -OK | YES |
| ZR 113-544 | REAR YARD REGULATIONS | A REAR YARD WITH A MINIMUM DEPTH OF 20' SHALL BE PROVIDED | 20' REAR YARD -OK | YES |
| ZR 113-55, ZR 23-631b | REQUIRED SIDE AND REAR YARD SETBACKS | NO PORTION OF THE BUILDING MAY PENETRATE A PLANE RISING 80' FROM THE HORIZONTAL OF THE MAX 21' PERIMETER WALL | NO BUILDING PROPOSED -OK | YES |
| ZR 113-503, ZR 24-06, ZR 26-41 | STREET TREE PLANTING | ONE STREET TREE SHALL BE PROVIDED FOR EVERY 25' OF STREET FRONTAGE, PLANTED AT EQUAL INTERVALS. 0' STREET FRONTAGE/25' = 0 TREES REQ'D | NO STREET FRONTAGE = NO TREES REQ'D | YES |
| ZR 113-56, ZR 25-31, ZR 25-35 | REQUIRED OFF STREET PARKING | 1 PER 10 PERSONS RATED CAPACITY; NONE REQUIRED IF A WAIVER FOR LOCALLY ORIENTED HOUSES OF WORSHIP IS OBTAINED. | 0 PARKING SPACES -OK | YES |
| ZR 25-811 | REQ'D ENCLOSED BICYCLE PARKING SPACES | HOUSES OF WORSHIP - NONE REQUIRED | 0 BICYCLE PARKING SPACES -OK | YES |
| ZR 25-71 | PERMITTED ACCESSORY OFF-STREET LOADING BERTHS | PERMITTED FOR COMMUNITY FACILITY USES - NONE REQ'D | 0 LOADING BERTHS -OK | YES |

BUILDING STUDIO ARCHITECTS

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JOHN FIELD AIA
307 West 38th Street Suite 1701
New York, NY 10018
T212.279.1507 F212.279.1541
www.buildingstudio.com

APPROVED PLANS BOARD OF STANDARDS AND APPEALS

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws, rules and regulations.

Refer to the Certified Resolution language for the scope and specifics.

REVISIONS:

| | | |
|----|--------------------------------|------------|
| 1 | BSA RESUBMISSION | 08.13.2013 |
| 2 | RESUBMISSION - NEW APPLICATION | 10.22.2013 |
| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
| 4 | | |
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| 10 | | |

PROJECT TITLE:
EDMOND J. SAFRA SYNAGOGUE
2085 OCEAN PARKWAY
BROOKLYN, NEW YORK

SEAL & SIGNATURE:



DRAWING TITLE:
ZONING ANALYSIS

SCALE: AS NOTED
DATE: 12.03.2013
PROJECT NUMBER: 12133
DRAWN BY: NL
CHECKED BY:
SHEET NUMBER:

Z- 001.00

NOTE:
PER ZR 113-41, CERTIFICATION FOR COMMUNITY FACILITY USES ON CERTAIN CORNER LOTS, BULK REGULATIONS OF SECTION 113-11 MAY BE EXCEEDED BY CERTIFICATION OF THE CITY PLANNING COMMISSION.

NYC DOB NUMBER: 320345710
BSA CALENDAR NUMBER: 03 OF 35

| LOT INFORMATION | | |
|---|--|---|
| ADDRESS: 2085 OCEAN PARKWAY | | |
| ADJACENT STREETS: OCEAN PARKWAY - WIDE STREET AVENUE U - WIDE STREET | | |
| EXISTING LOTS: 50 & 56 | | TENTATIVE LOT 56 |
| | | |
| <p>① LOT 50 143.0' x 50.0' = 7,150 SF 23.0' x 50.0' = 1,150 SF 18.0' x 30.0' = 540 SF</p> <p>TAX LOT 50 = 7,150 SF + 1,150 SF + 540 SF = 8,840 SF LOT AREA</p> | <p>② LOT 56 120.0' x 50.0' = 6,000 SF</p> <p>TAX LOT 56 = 6,000 SF LOT AREA</p> | <p>TOTAL LOT AREA 8,840 SF + 6,000 SF = 14,840 SF LOT AREA</p> |
| EXISTING STRUCTURES ON SITE: (1) 2-STORY BRICK AND STUCCO HOUSE ON LOT 56 (DEMOLISHED UNDER SEPARATE APP) | | |

| MEAN CURB LEVEL |
|---|
| TENTATIVE LOT 56 |
| |
| <p>OCEAN PARKWAY CURB LEVEL $9.66' + 9.63' + 9.40' + 9.50' + 9.54' = 47.73'$ $47.73' / 5 = 9.55'$</p> <p>AVENUE U CURB LEVEL $9.99' + 9.83' + 9.79' + 9.77' + 9.66' + 9.43' + 9.42' = 67.89'$ $67.89' / 7 = 9.70'$</p> <p>MEAN CURB LEVEL $(9.55' + 9.70') / 2 = 9.63'$</p> |

| BASE PLANE |
|--|
| TENTATIVE LOT 56 |
| |
| <p>OCEAN PARKWAY BASE PLANE $10.15' + 10.50' + 10.03' + 10.39' + 10.79' = 51.86'$ $51.86' / 5 = 10.37'$</p> <p>AVENUE U BASE PLANE WITHIN 100' OF CORNER $10.79' + 10.72' + 10.95' + 10.49' + 10.63' = 53.58'$ $53.58' / 5 = 10.72'$</p> <p>AVENUE U BASE PLANE OVER 100' FROM CORNER $10.63' + 10.44' + 10.54' = 31.61'$ $31.61' / 3 = 10.54'$</p> <p>BASE PLANE FOR ZONING LOT 10.54'</p> |

| LOT AREA BREAKDOWN BY ZONING DISTRICT |
|--|
| TENTATIVE LOT 56 |
| |
| <p>Ⓐ R5 WITH OCEAN PARKWAY SPECIAL DISTRICT $125.0' \times 100.0' = 12,500$ SF</p> <p>Ⓑ R6A WITH OCEAN PARKWAY SPECIAL DISTRICT $18' \times 100' = 1,800$ SF</p> <p>Ⓒ R5 WITH OCEAN PARKWAY SUBDISTRICT $30' \times 18' = 540$ SF</p> <p>TOTAL LOT AREA $12,500$ SF + $1,800$ SF + 540 SF = $14,840$ SF</p> |

| ALLOWABLE FLOOR AREA BY ZONING LOT [77-22] | |
|--|---|
| ALLOWABLE FLOOR AREA | PROPOSED FLOOR AREA (SEE Z-003) |
| TENTATIVE LOT 56 | TENTATIVE LOT 56 |
| | |
| <p>Ⓐ R5 WITH OCEAN PARKWAY SPECIAL DISTRICT AREA OF Ⓐ 12,500 SF / TOTAL LOT AREA 14,840 SF = 84% $84\% \times 1.25 = 1.05$ ADJUSTED FAR</p> <p>Ⓑ R6A WITH OCEAN PARKWAY SPECIAL DISTRICT AREA OF Ⓑ 1,800 SF / TOTAL LOT AREA 14,840 SF = 12% $12\% \times 3.00 = .36$ ADJUSTED FAR</p> <p>Ⓒ R5 WITH OCEAN PARKWAY SUBDISTRICT AREA OF Ⓒ 540 SF / TOTAL LOT AREA 14,840 SF = 4% $4\% \times 1.5 = .06$ ADJUSTED FAR</p> <p>TOTAL ALLOWABLE FAR $1.05 + .36 + .06 = 1.47$ ADJUSTED MAX FAR $1.47 \times 14,840$ SF = $21,815$ ALLOWABLE SF</p> | <p>Ⓐ R5 WITH OCEAN PARKWAY SPECIAL DISTRICT PROPOSED TOTAL FLOOR AREA OF Ⓐ = 20,668 SF</p> <p>Ⓑ R6A WITH OCEAN PARKWAY SPECIAL DISTRICT PROPOSED TOTAL FLOOR AREA OF Ⓑ = 1,646 SF</p> <p>Ⓒ R5 WITH OCEAN PARKWAY SUBDISTRICT PROPOSED TOTAL FLOOR AREA OF Ⓒ = 0 SF</p> <p>TOTAL PROPOSED FAR $22,314$ SF / $14,840$ SF = 1.50 PROPOSED FAR $20,668$ SF + $1,646$ SF + 0 SF = $22,314$ PROPOSED SF</p> |

| LOT COVERAGE BY ZONING LOT [ZR 77-24] | |
|--|--|
| ALLOWABLE LOT COVERAGE | PROPOSED LOT COVERAGE |
| TENTATIVE LOT 56 | TENTATIVE LOT 56 |
| | |
| <p>CORNER LOT = Ⓐ *A* LOT AREA = $100.0' \times 100.0' = 10,000$ SF $10,000$ SF x 55% = 5,500 SF MAX LOT COVERAGE</p> <p>INTERIOR LOT = Ⓑ + Ⓒ + Ⓓ *B* LOT AREA = $100.0' \times 25.0' = 2,500$ SF $2,500$ SF x 55% = 1,375 SF</p> <p>*C* LOT AREA = $18.0' \times 100.0' = 1,800$ SF $1,800$ SF x 60% = 1,080 SF</p> <p>*D* LOT AREA = $18.0' \times 30.0' = 540$ SF 540 SF x 55% = 297 SF</p> <p>$1,375$ SF + $1,080$ SF + 297 SF = $2,752$ SF MAX LOT CVRG</p> <p>TOTAL ALLOWABLE LOT COVERAGE CORNER LOT = 5,500 SF MAX LOT COVERAGE INTERIOR LOT = 2,752 SF MAX LOT COVERAGE</p> | <p>CORNER LOT COVERAGE = Ⓐ PROPOSED LOT COVERAGE = 6,324 SF $6,324$ SF > 5,500 SF MAX ALLOWED - NON COMPLIANT</p> <p>INTERIOR LOT COVERAGE = Ⓑ PROPOSED LOT COVERAGE = 3,483 SF $3,483$ SF > 2,752 SF MAX ALLOWED - NON COMPLIANT</p> <p>TOTAL PROPOSED LOT COVERAGE CORNER LOT = 6,324 SF PROPOSED LOT COVERAGE INTERIOR LOT = 3,483 SF PROPOSED LOT COVERAGE</p> |

| OPEN SPACE BY ZONING LOT [ZR 77-23] | |
|---|--|
| REQUIRED OPEN SPACE | PROPOSED OPEN SPACE |
| TENTATIVE LOT 56 | TENTATIVE LOT 56 |
| | |
| <p>CORNER LOT = Ⓐ *A* LOT AREA = $100.0' \times 100.0' = 10,000$ SF $10,000$ SF x 45% = 4,500 SF OPEN SPACE REQUIRED</p> <p>INTERIOR LOT = Ⓑ + Ⓒ + Ⓓ *B* LOT AREA = $100.0' \times 25.0' = 2,500$ SF $2,500$ SF x 45% = 1,125 SF</p> <p>*C* LOT AREA = $18.0' \times 100.0' = 1,800$ SF $1,800$ SF x 40% = 720 SF</p> <p>*D* LOT AREA = $18.0' \times 30.0' = 540$ SF 540 SF x 0% = 0 SF</p> <p>$1,125$ SF + 720 SF + 0 SF = $1,845$ SF OPEN SPACE REQ</p> <p>TOTAL REQUIRED OPEN SPACE CORNER LOT = 4,500 SF REQUIRED OPEN SPACE INTERIOR LOT = 1,845 SF REQUIRED OPEN SPACE</p> | <p>CORNER LOT OPEN AREA = Ⓐ PROPOSED OPEN AREA = 3,676 SF $3,676$ SF < 4,500 SF REQUIRED - NON COMPLIANT</p> <p>INTERIOR LOT OPEN AREA = Ⓑ PROPOSED OPEN AREA = 1,357 SF $1,357$ SF < 1,845 SF REQUIRED - NON COMPLIANT</p> <p>TOTAL PROPOSED OPEN SPACE CORNER LOT = 3,676 SF PROPOSED OPEN SPACE INTERIOR LOT = 1,357 SF PROPOSED OPEN SPACE</p> |

REVISIONS:

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| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
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PROJECT TITLE:
EDMOND J. SAFRA SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:



DRAWING TITLE:
ZONING ANALYSIS DIAGRAMS

| | |
|-----------------|------------|
| SCALE: | AS NOTED |
| DATE: | 12.03.2013 |
| PROJECT NUMBER: | 12133 |
| DRAWN BY: | NL |
| CHECKED BY: | |
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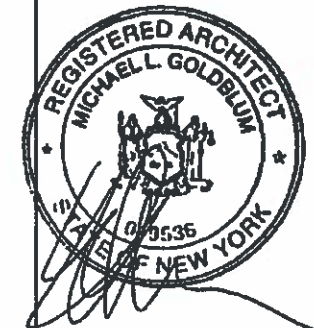
LEGEND
 OPEN TO BELOW
 AREA NOT TO BE INCLUDED IN ZONING NET FLOOR AREA CALCULATIONS

REVISIONS:

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| 1 | BSA RESUBMISSION | 06.13.2013 |
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| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
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PROJECT TITLE:
EDMOND J. SAFRA SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:



DRAWING TITLE:
FLOOR AREA DIAGRAMS

SCALE: AS NOTED
 DATE: 12.03.2013
 PROJECT NUMBER: 12133
 DRAWN BY: NL
 CHECKED BY:
 SHEET NUMBER:

Z- 003.00

NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 06 OF 35

NET FLOOR AREA DIAGRAMS (DOES NOT INCLUDE MECHANICAL DEDUCTIONS)

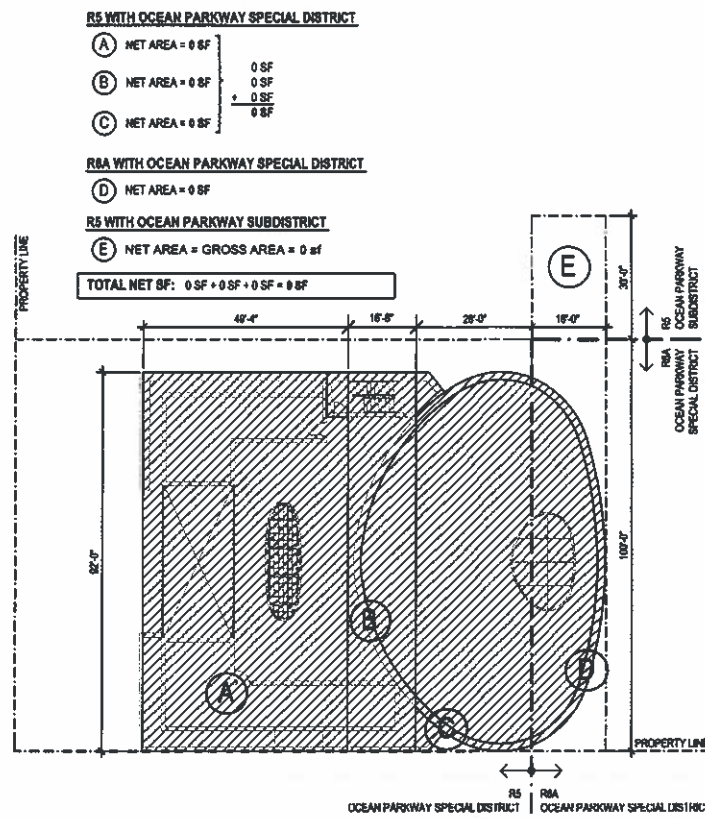
NET FLOOR AREA BREAKDOWN BY ZONING DISTRICT

| | RS WITHIN SPECIAL DISTRICT - OCEAN PARKWAY | R6A WITHIN SPECIAL DISTRICT - OCEAN PARKWAY | RS WITHIN SPECIAL DISTRICT SUBDISTRICT - OCEAN PARKWAY | FLOOR TOTALS |
|--|--|---|--|------------------|
| CELLAR | 0 sf | 0 sf | 0 sf | 0 sf |
| FIRST FLOOR | 8,361 sf | 1,246 sf | 0 sf | 9,607 sf |
| SECOND FLOOR | 6,768 sf | 200 sf | 0 sf | 6,968 sf |
| THIRD FLOOR | 5,539 sf | 200 sf | 0 sf | 5,739 sf |
| ROOF | 0 sf | 0 sf | 0 sf | 0 sf |
| SUBTOTAL NET FLOOR AREA | 20,668 sf | 1,646 sf | 0 sf | 22,314 sf |
| TOTAL NET FLOOR AREA FOR ZONING LOT | 20,668 sf + 1,646 sf + 0 sf = 22,314 sf | | | |

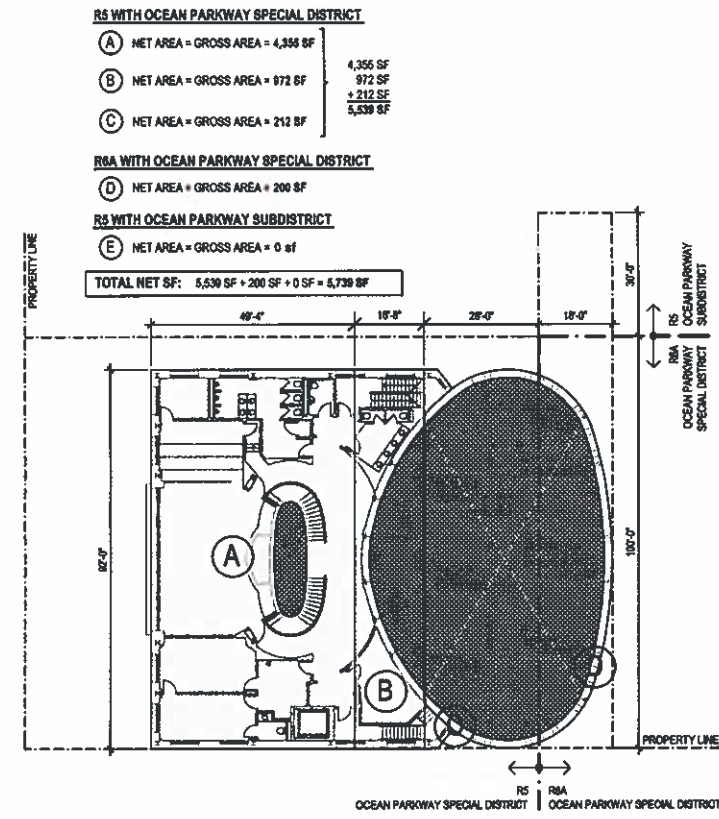
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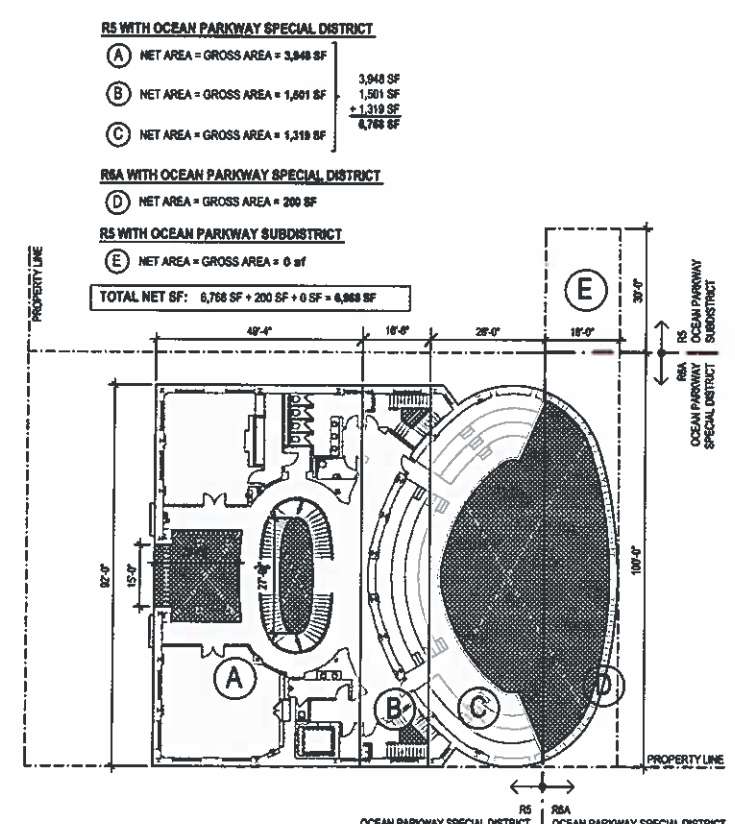
ROOF PLAN



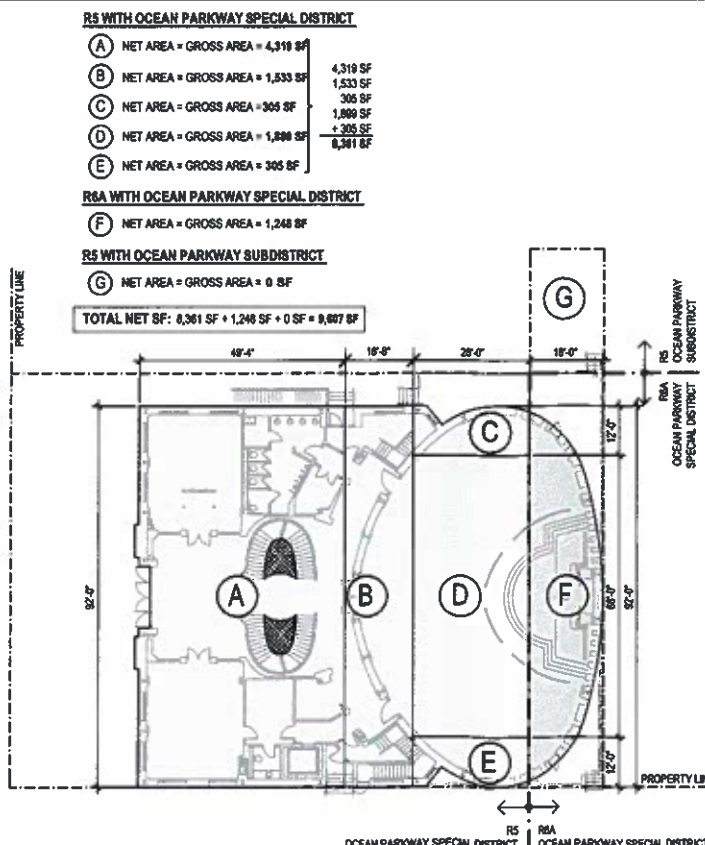
THIRD FLOOR PLAN



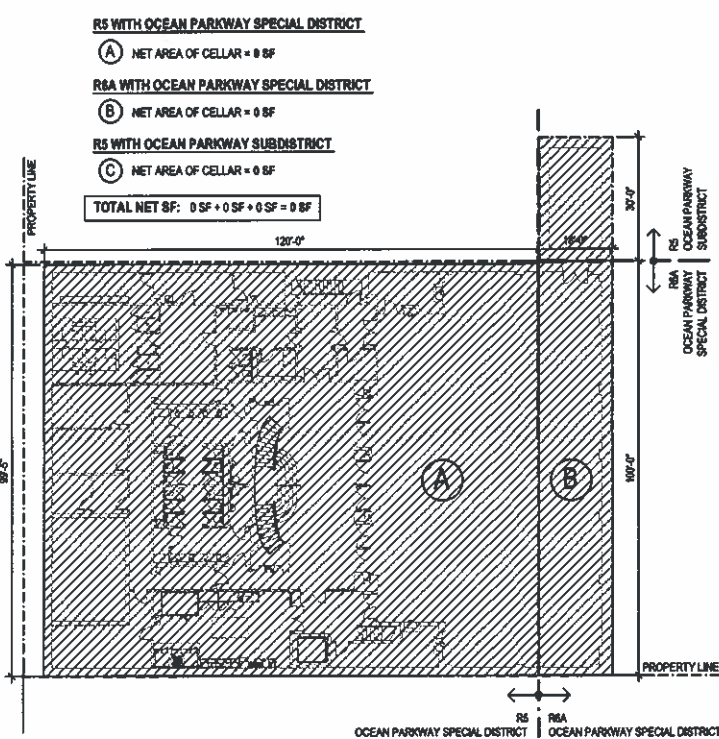
SECOND FLOOR PLAN



FIRST FLOOR PLAN



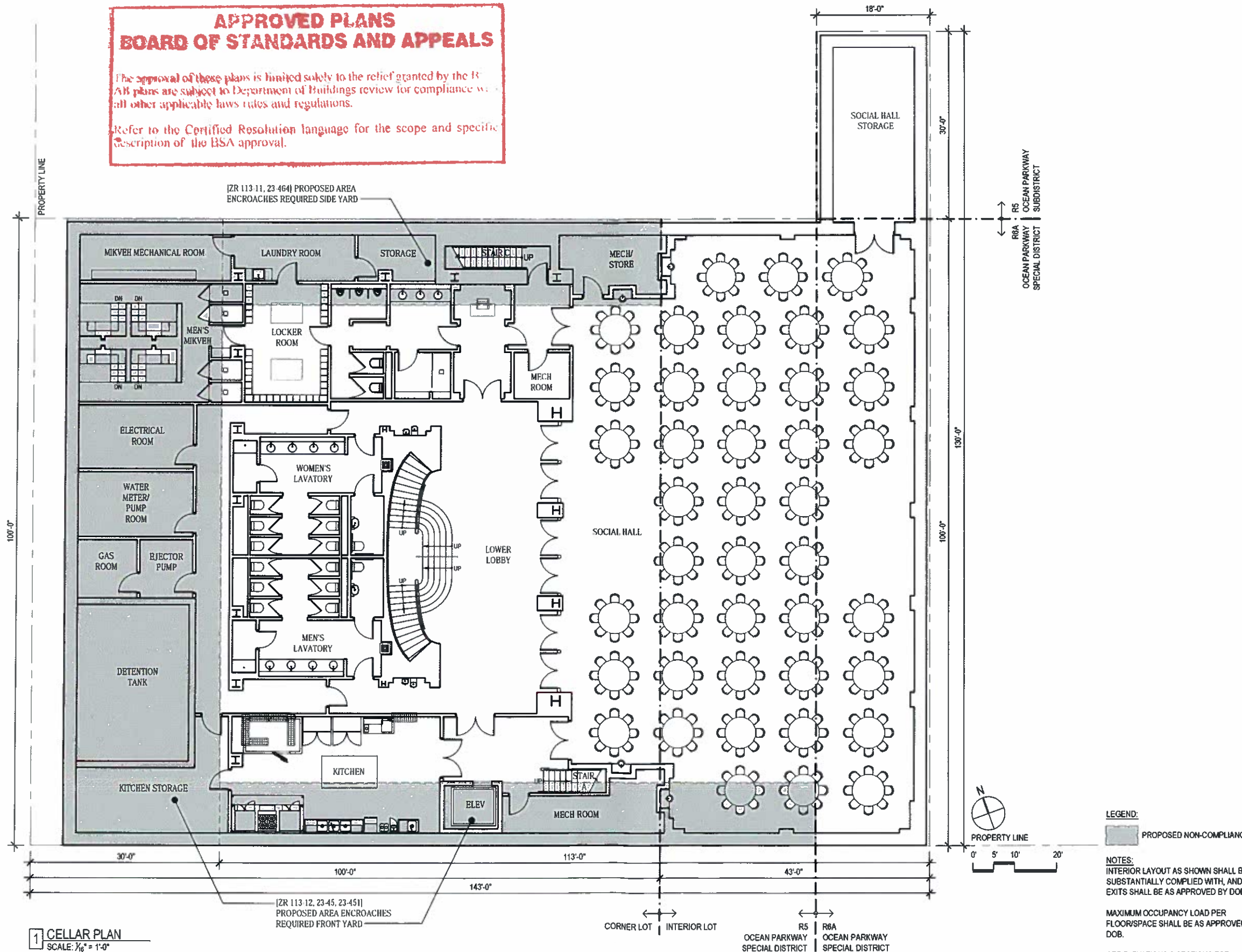
CELLAR FLOOR PLAN



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 BOARD OF STANDARDS AND APPEALS**

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| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
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PROJECT TITLE:
**EDMOND J. SAFRA
 SYNAGOGUE**
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:

 MICHAEL L. GOLDBLUM
 REGISTERED ARCHITECT
 STATE OF NEW YORK
 No. 05536

DRAWING TITLE:
CELLAR FLOOR PLAN

| | |
|-----------------|------------|
| SCALE: | AS NOTED |
| DATE: | 12.03.2013 |
| PROJECT NUMBER: | 12133 |
| DRAWN BY: | NL |
| CHECKED BY: | xx |
| SHEET NUMBER: | |

A- 100.00

NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 06 OF 35

292-13-B7

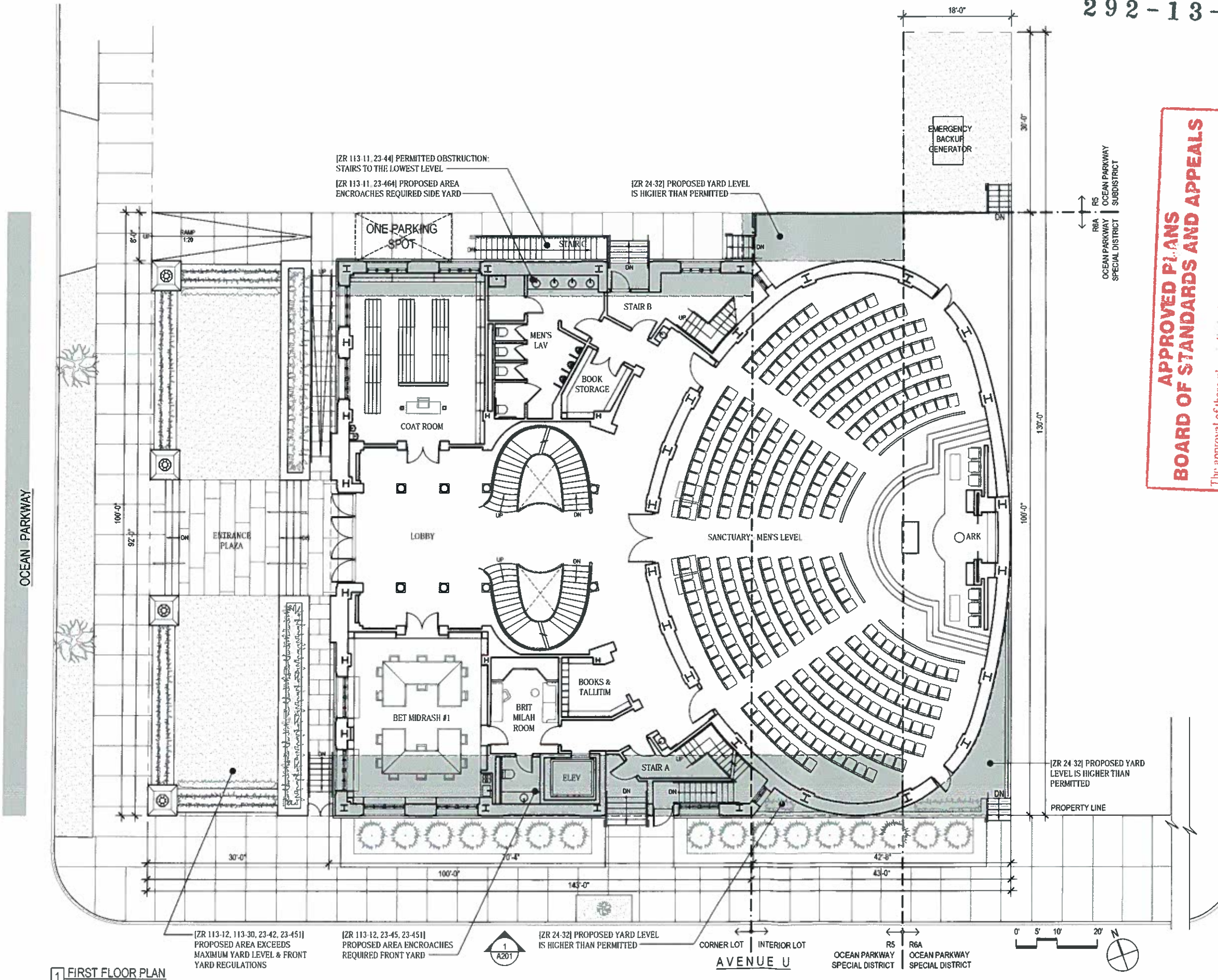
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| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
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PROJECT TITLE:
**EDMOND J. SAFRA
 SYNAGOGUE**
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE



DRAWING TITLE:
FIRST FLOOR PLAN

LEGEND:

PROPOSED NON-COMPLIANCE

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

SEE ELEVATIONS & SECTIONS FOR ZONING NON-COMPLIANCE PERTAINING TO HEIGHTS & SETBACKS

| | |
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| SCALE: | AS NOTED |
| DATE: | 12.03.2013 |
| PROJECT NUMBER: | 12133 |
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| CHECKED BY: | xx |
| SHEET NUMBER: | |

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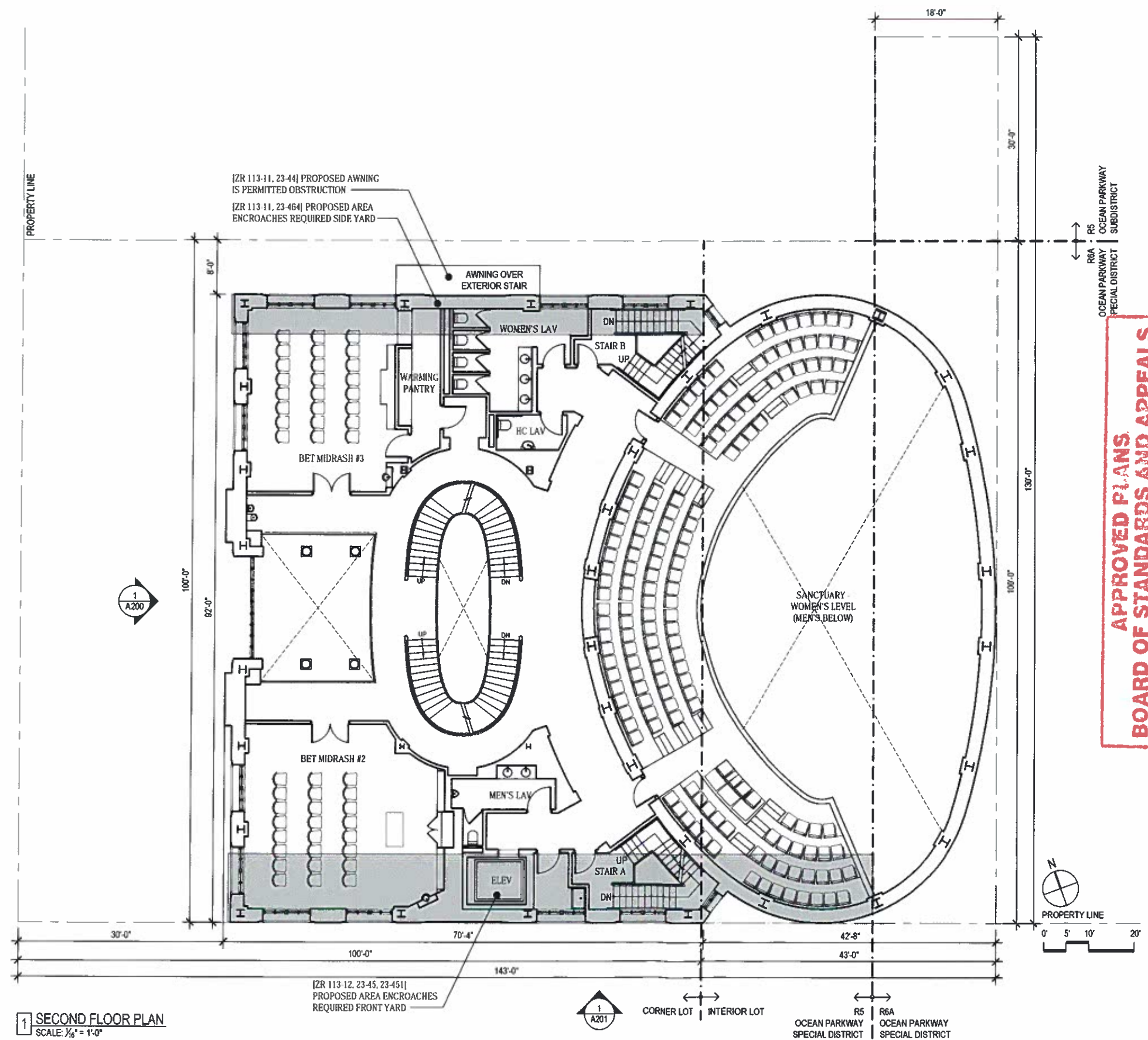
NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 07 OF 35

1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

292-13-BZ

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PROJECT TITLE:
**EDMOND J. SAFRA
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 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE

DRAWING TITLE:
SECOND FLOOR PLAN

LEGEND:
 PROPOSED NON-COMPLIANCE

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

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

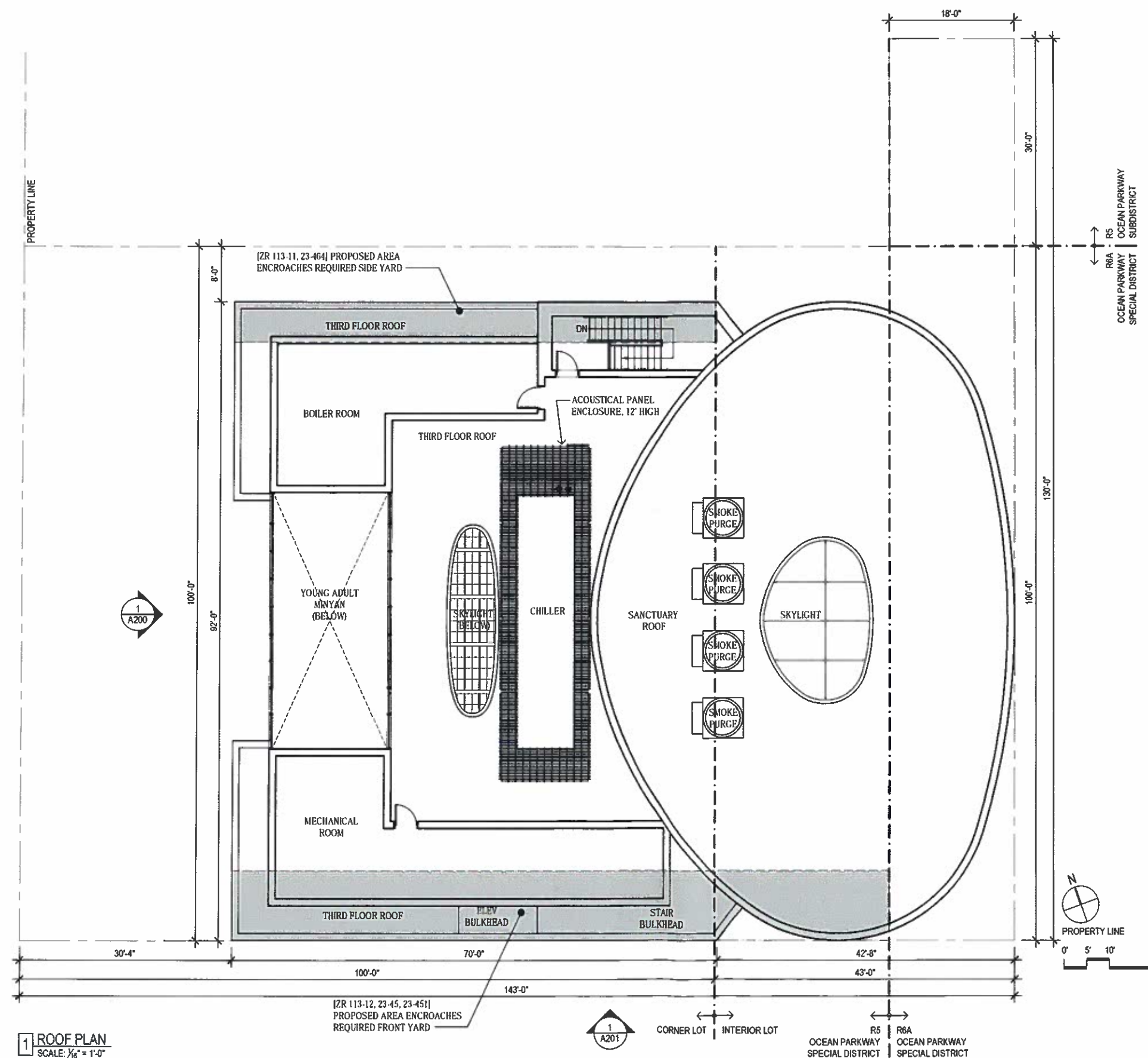
SEE ELEVATIONS & SECTIONS FOR ZONING NON-COMPLIANCE PERTAINING TO HEIGHTS & SETBACKS

SCALE: AS NOTED
 DATE: 12.03.2013
 PROJECT NUMBER: 12133
 DRAWN BY: NL
 CHECKED BY: xx
 SHEET NUMBER:
A- 102.00
 NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 08 OF 35

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

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PROJECT TITLE:
EDMOND J. SAFRA SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE

DRAWING TITLE:
ROOF PLAN

LEGEND:
 PROPOSED NON-COMPLIANCE

NOTES:
 INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANCY LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB.
 SEE ELEVATIONS & SECTIONS FOR ZONING NON-COMPLIANCE PERTAINING TO HEIGHTS & SETBACKS

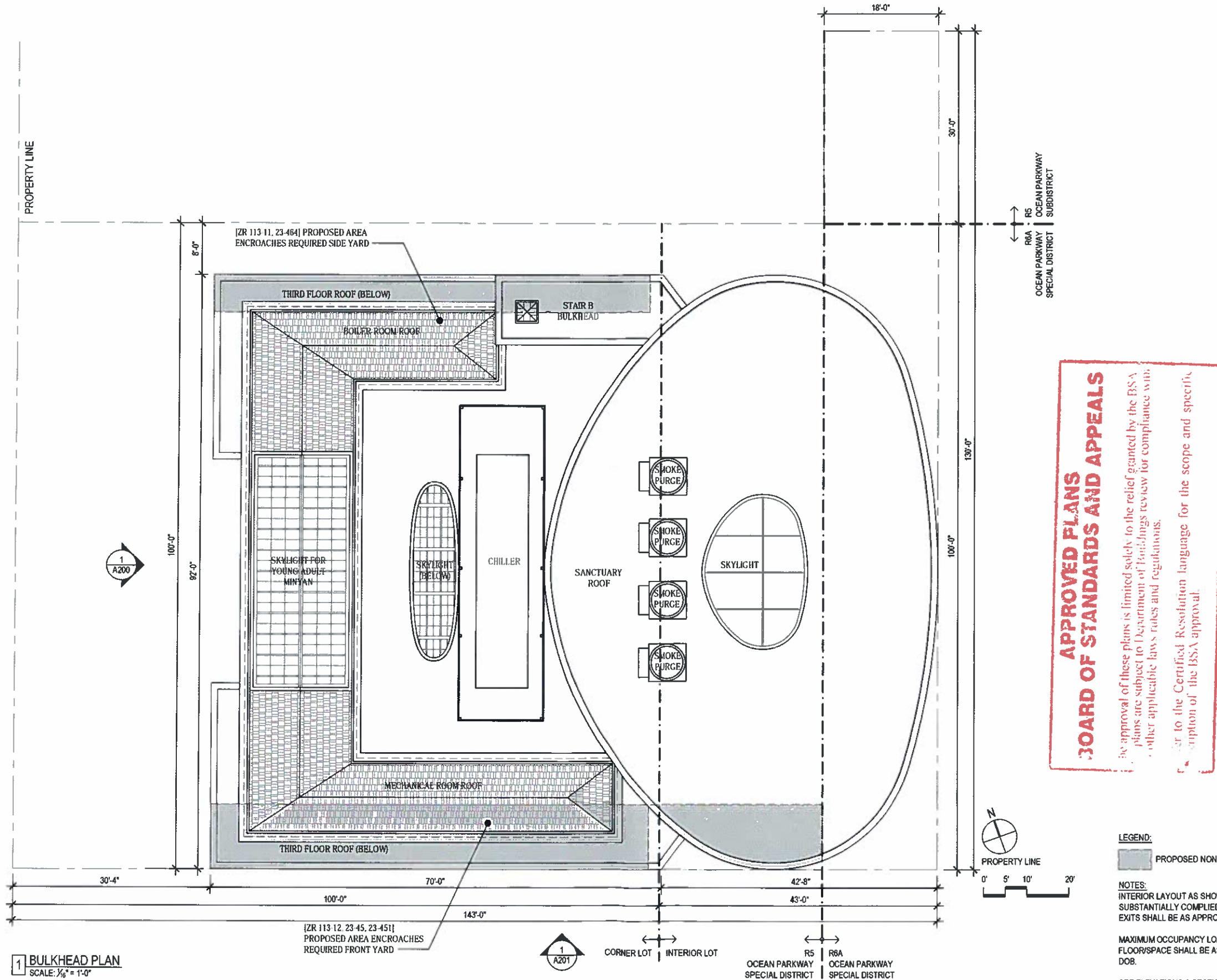
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 PROJECT NUMBER: 12133
 DRAWN BY: ML
 CHECKED BY: xx
 SHEET NUMBER:
A- 104.00
 NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 10 OF 35

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

292-13-BZ

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PROJECT TITLE:
EDMOND J. SAFRA SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE



DRAWING TITLE:
BULKHEAD PLAN

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|-----------------|------------|
| SCALE: | AS NOTED |
| DATE: | 12.03.2013 |
| PROJECT NUMBER: | 12133 |
| DRAWN BY: | NL |
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| SHEET NUMBER: | |

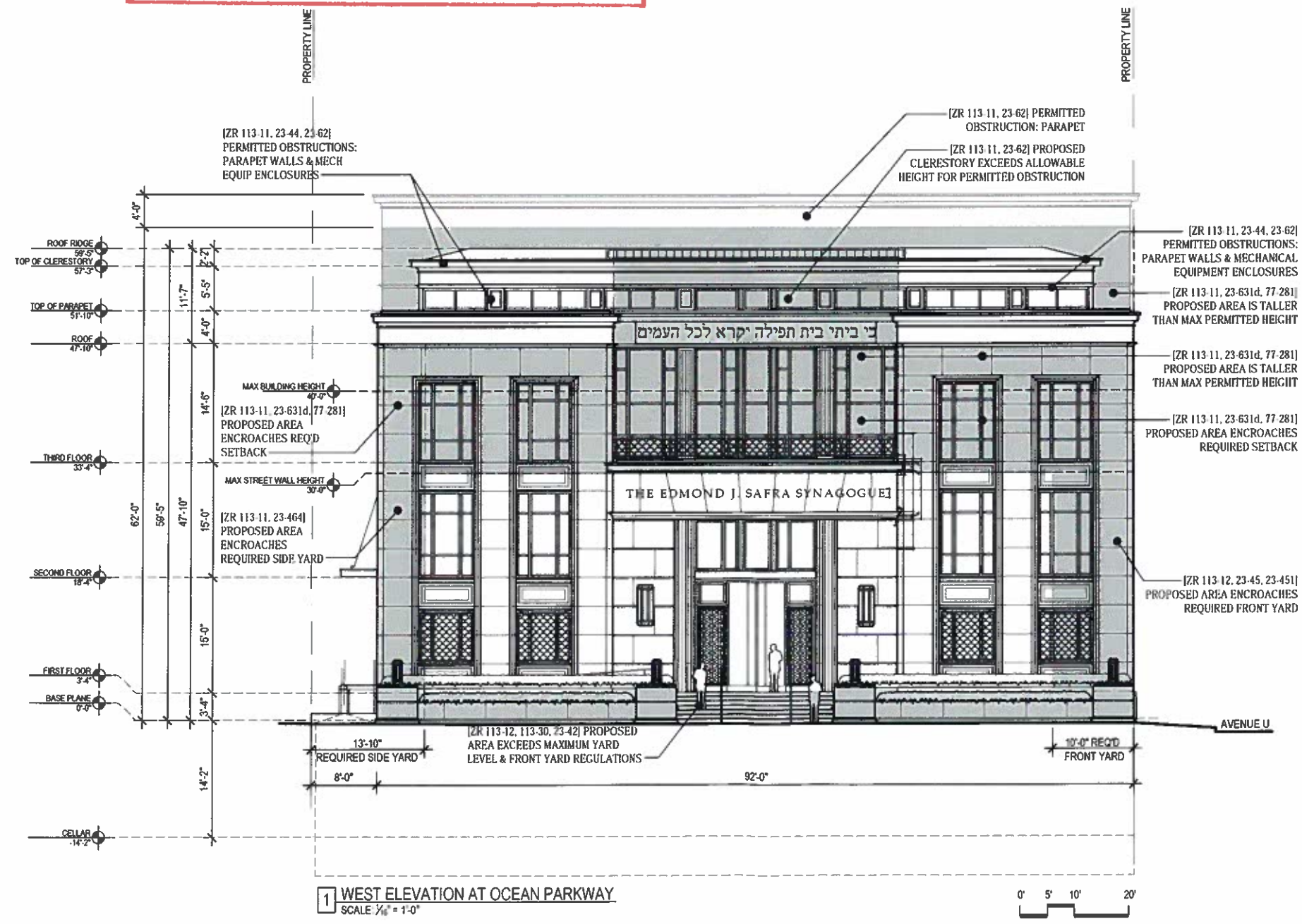
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NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 11 OF 35

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PROJECT TITLE:
**EDMOND J. SAFRA
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 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:

DRAWING TITLE:

SCALE: AS NOTED
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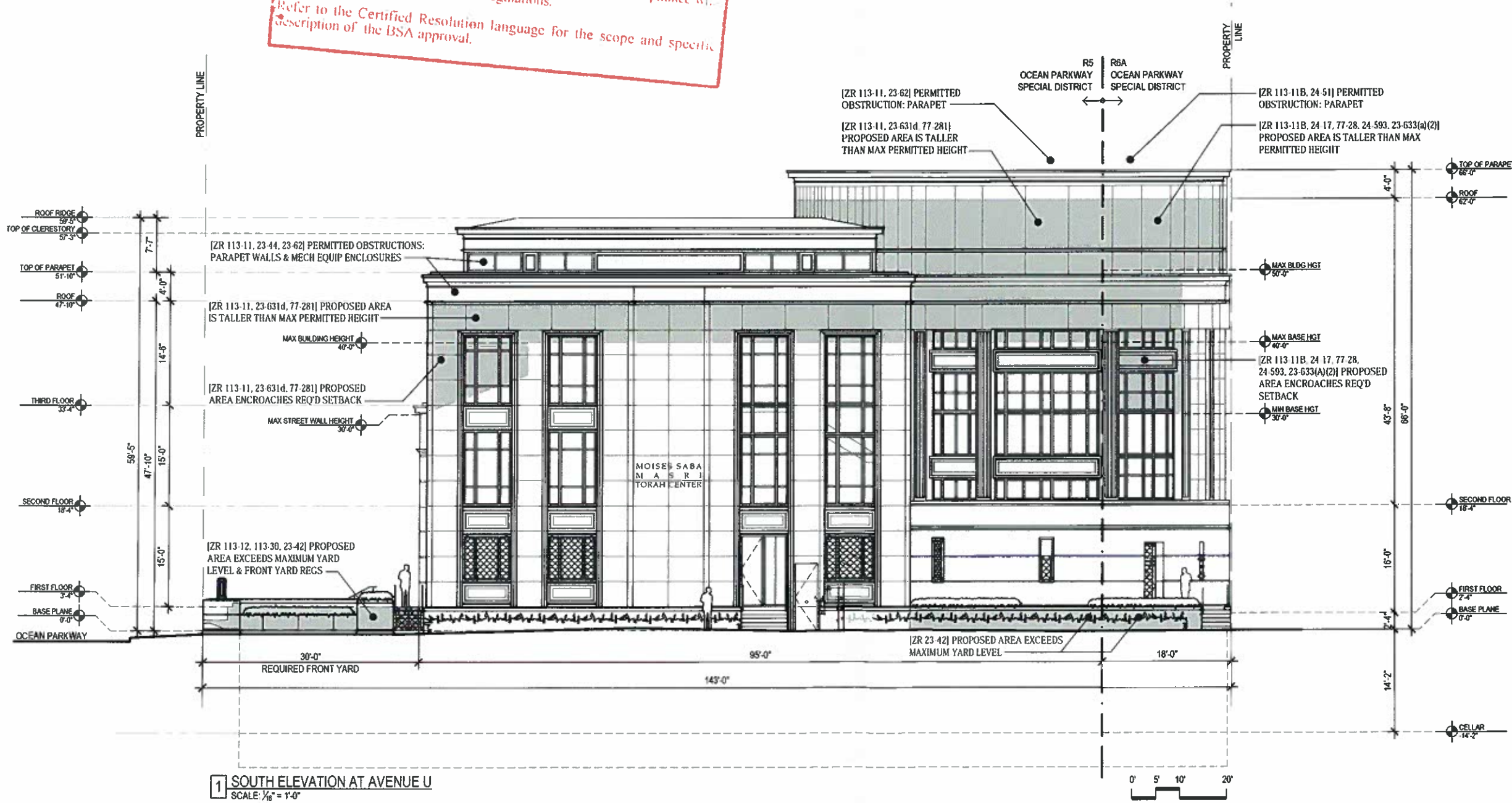
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LEGEND:
 PROPOSED NON-COMPLIANCE
 NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 12 OF 35

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1 SOUTH ELEVATION AT AVENUE U
 SCALE: 1/8" = 1'-0"

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PROJECT TITLE:
**EDMOND J. SAFRA
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 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:

DRAWING TITLE:

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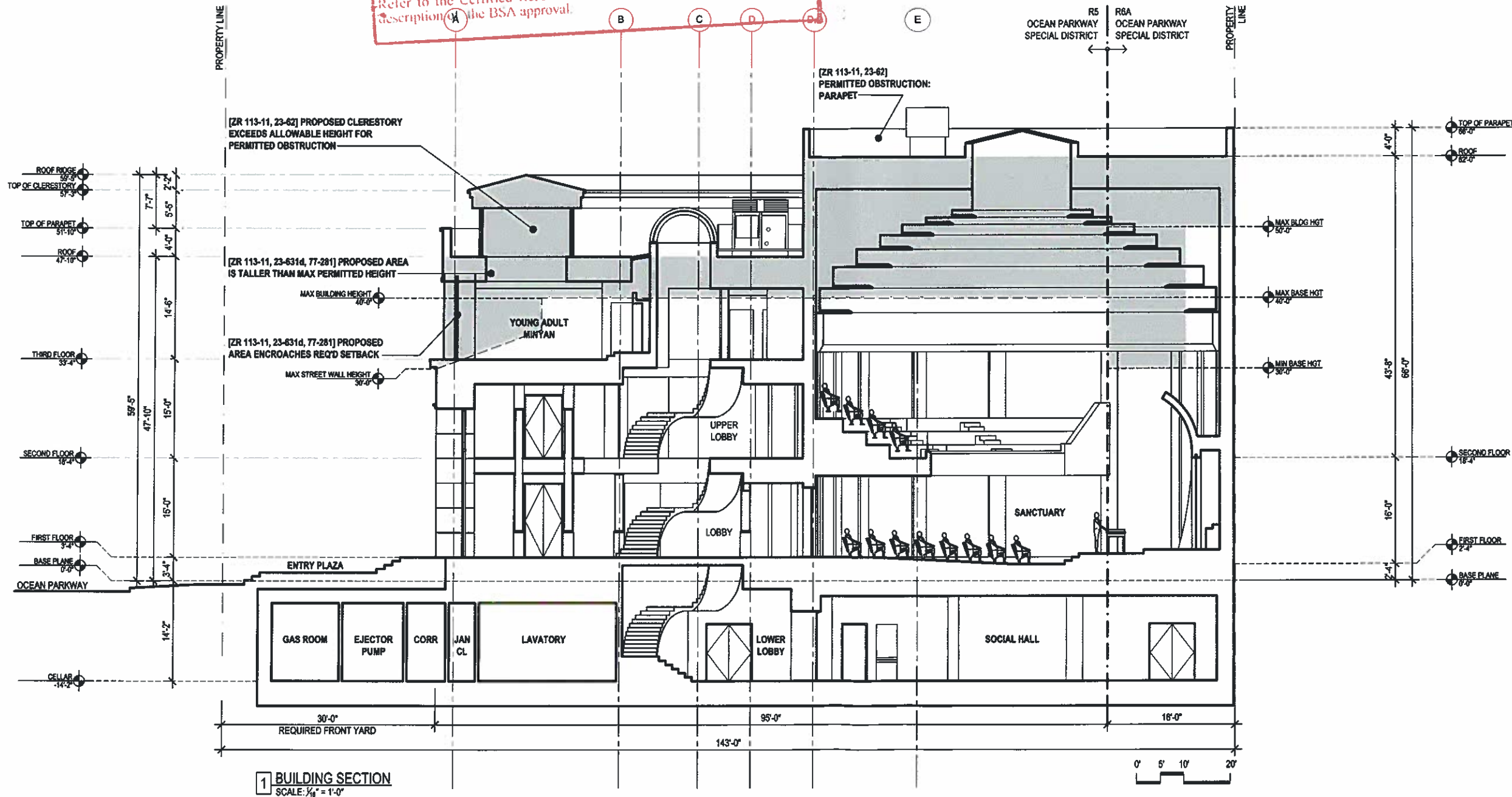
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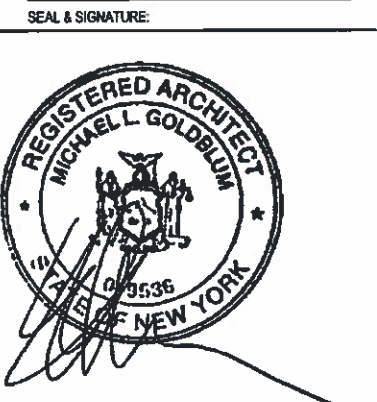


1 BUILDING SECTION
 SCALE: 1/8" = 1'-0"

REVISIONS:

| | | |
|---|--------------------------------|------------|
| 1 | BSA RESUBMISSION | 06.13.2013 |
| 2 | RESUBMISSION - NEW APPLICATION | 10.22.2013 |
| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
| 4 | | |
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PROJECT TITLE:
EDMOND J. SAFRA SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK



DRAWING TITLE:
PROPOSED BUILDING SECTION

| | |
|-----------------|------------|
| SCALE: | AS NOTED |
| DATE: | 12.03.2013 |
| PROJECT NUMBER: | 12133 |
| DRAWN BY: | NL |
| CHECKED BY: | |
| SHEET NUMBER: | |

A- 300.00

BUILDING STUDIO ARCHITECTS, LLP
 MICHAEL GOLDBLUM AIA, LEED AP
 JOHN FIELD AIA
 307 West 38th Street Suite 1701
 New York, NY 10018
 T212.279.1507 F212.279.1541
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1 SHADOW STUDY AREA
 NTS



2 AREA NEVER IN SHADE
 NTS

PROPOSED BUILDING CASTS SHADE IN THIS /

**APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA approval.

REVISIONS:

| | | |
|---|--------------------------------|------------|
| 1 | BSA RESUBMISSION | 08.13.2013 |
| 2 | RESUBMISSION - NEW APPLICATION | 10.22.2013 |
| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
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| 8 | | |

PROJECT TITLE
**EDMOND J. SAFRA
 SYNAGOGUE**
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE



DRAWING TITLE
**SHADOW ANALYSIS
 DIAGRAMS**

SCALE: AS NOTED
 DATE: 12.03.2013
 PROJECT NUMBER: 12133
 DRAWN BY: GK
 CHECKED BY: NL
 SHEET NUMBER:

A - 400.00

NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 15 OF 35

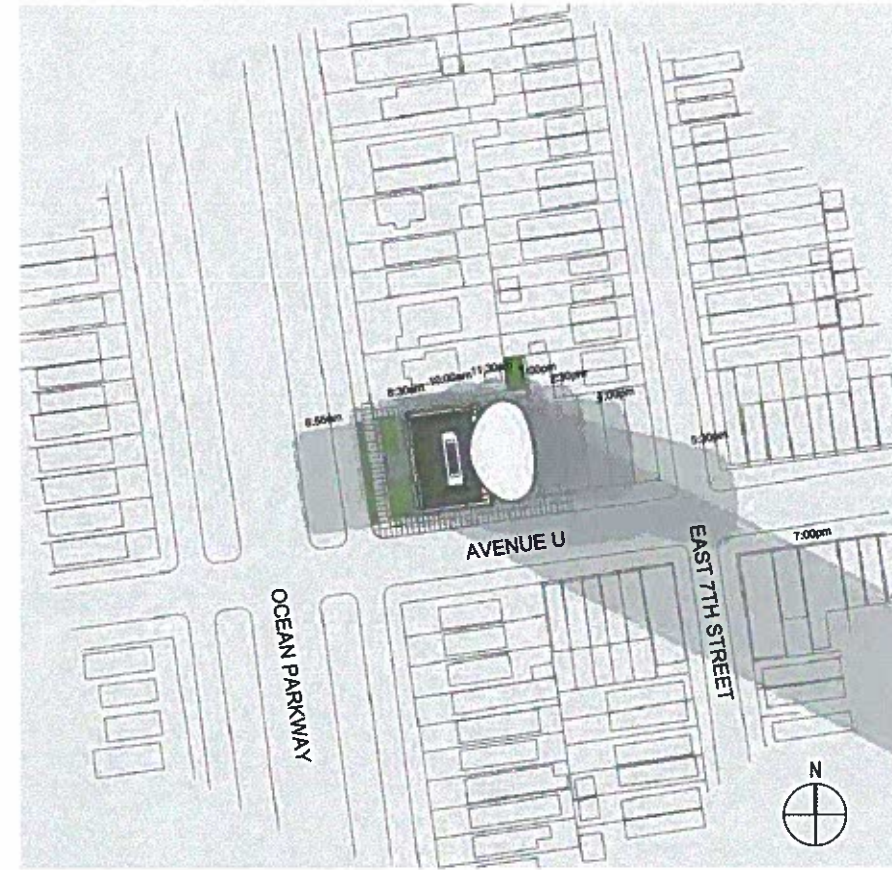
| SHADOW ANALYSIS SUMMARY | | | | |
|-----------------------------|--|--------------------|-----------------------------|---------------------------------|
| ANALYSIS DAY | MARCH 21ST - VERNAL EQUINOX/ SEPT 21ST - AUTUMNAL EQUINOX | MAY 6TH/AUGUST 6TH | JUNE 21ST - SUMMER SOLSTICE | DECEMBER 21ST - WINTER SOLSTICE |
| SUNRISE - SUNSET | 6:58am - 7:09pm | 5:57am - 8:06pm | 5:25am - 8:31pm | 7:16am - 4:31pm |
| SHADOW ENTER - EXIT TIMES | 6:30am - 5:39pm | 7:30am - 6:36pm | 6:55am - 7:00pm | 8:45am - 3:00pm |
| INCREMENTAL SHADOW DURATION | 90 MINUTES | 90 MINUTES | 90 MINUTES | 90 MINUTES |

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1 MARCH 21ST - VERNAL EQUINOX
 SEE SHEET A-402 FOR FURTHER ANALYSIS



2 JUNE 21ST - SUMMER SOLSTICE
 SEE SHEET A-403 FOR FURTHER ANALYSIS



3 MAY 6TH / AUGUST 6TH
 SEE SHEET A-404 FOR FURTHER ANALYSIS



4 DECEMBER 21ST - WINTER SOLSTICE
 SEE SHEET A-405 FOR FURTHER ANALYSIS

**APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS**

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Refer to the Certified Resolution language for the scope and specific description of the BSA approval.

REVISIONS:

| | | |
|---|--------------------------------|------------|
| 1 | BSA RESUBMISSION | 08.13.2013 |
| 2 | RESUBMISSION - NEW APPLICATION | 10.22.2013 |
| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
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| 8 | | |

PROJECT TITLE:
**EDMOND J. SAFRA
 SYNAGOGUE**
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE



DRAWING TITLE:
**SHADOW ANALYSIS
 DIAGRAMS**

| | |
|-----------------|------------|
| SCALE: | AS NOTED |
| DATE: | 12.03.2013 |
| PROJECT NUMBER: | 12133 |
| DRAWN BY: | GK |
| CHECKED BY: | NL |
| SHEET NUMBER: | |

A- 401.00

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REVISIONS:

| | | |
|---|--------------------------------|------------|
| 1 | BSA RESUBMISSION | 08.13.2013 |
| 2 | RESUBMISSION - NEW APPLICATION | 10.22.2013 |
| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
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APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

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Refer to the Certified Resolution language for the scope and specific description of the BSA approval.



PROJECT TITLE:
EDMOND J. SAFRA
SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:

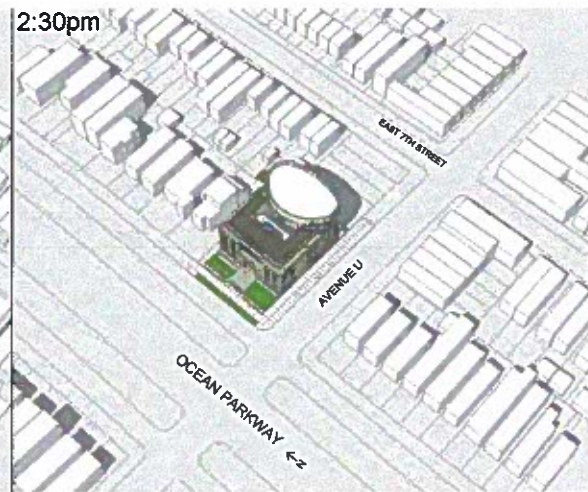


DRAWING TITLE:
SHADOW ANALYSIS
MARCH 21ST-VERNAL EQUINOX

SCALE: AS NOTED
 DATE: 12.03.2013
 PROJECT NUMBER: 12133
 DRAWN BY: GK
 CHECKED BY: ML
 SHEET NUMBER:

A- 402.00

NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 17 OF 35



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BUILDING STUDIO ARCHITECTS, LLP
 MICHAEL GOLDBLUM AIA, LEED AP
 JOHN FIELD AIA
 307 West 38th Street Suite 1701
 New York, NY 10018
 TEL: 212.279.1507 F212.279.1541
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APPROVED PLANS
BOARD OF STANDARDS AND APPEALS
 I have approved these plans solely to the relief granted by the City of New York Building Department for compliance with the applicable laws and regulations. This approval is not a certification of the design or construction of the project.

PROJECT TITLE:
EDMOND J. SAFRA SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:



DRAWING TITLE:
SHADOW ANALYSIS
 JUNE 21ST-SUMMER SOLSTICE

SCALE: AS NOTED
 DATE: 12.03.2013
 PROJECT NUMBER: 12133
 DRAWN BY: GK
 CHECKED BY: NL
 SHEET NUMBER:

A- 403.00

NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 18 OF 35



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APPROVED PLANS AND APPEALS BOARD OF STANDARDS AND APPEALS
 The approval of these plans is subject to the approval of the Board of Standards and Appeals. The approval of these plans is subject to the approval of the Board of Standards and Appeals. The approval of these plans is subject to the approval of the Board of Standards and Appeals.

PROJECT TITLE:
EDMOND J. SAFRA
SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE

DRAWING TITLE:
SHADOW ANALYSIS
AUGUST 6TH

SCALE: AS NOTED
 DATE: 12.03.2013
 PROJECT NUMBER: 12133
 DRAWN BY: GK
 CHECKED BY: NL
 SHEET NUMBER:

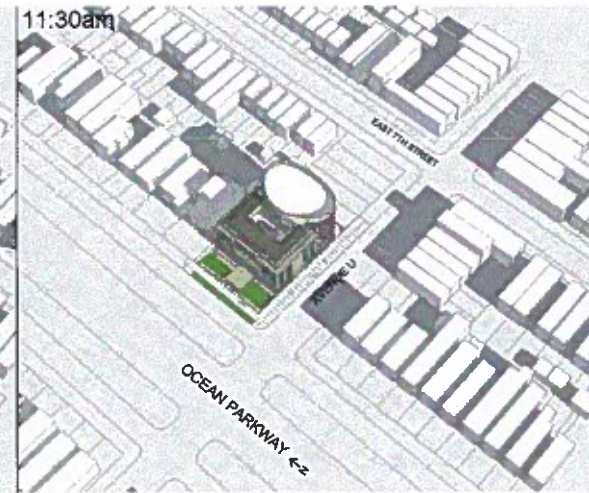
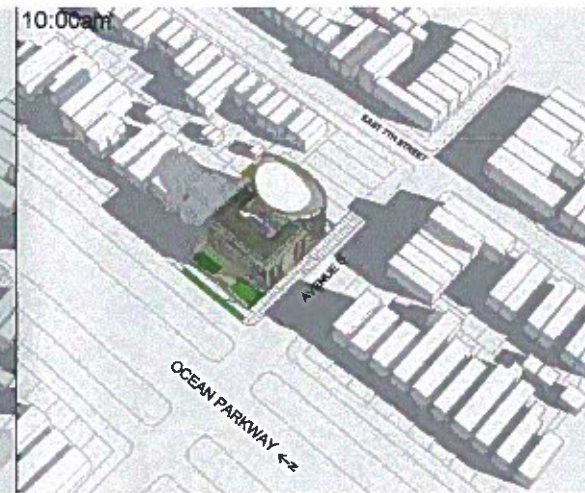
A- 404.00

NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 19 OF 35

292-13-B7

BUILDING STUDIO ARCHITECTS

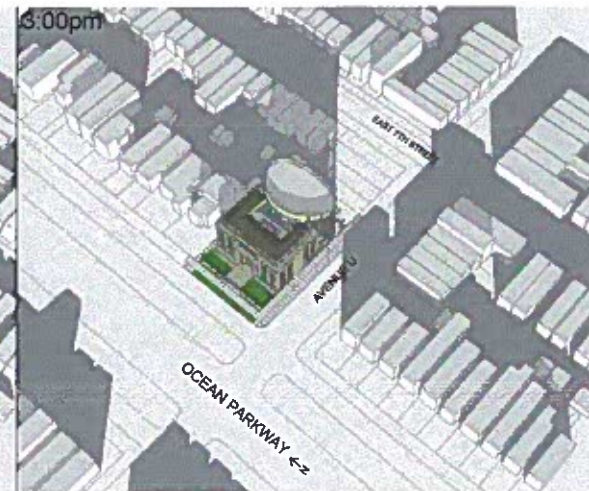
BUILDING STUDIO ARCHITECTS, LLP
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 JOHN FIELD AIA
 307 West 38th Street Suite 1701
 New York, NY 10018
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APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

The approval of these plans is limited solely to the relief granted by the Board of Standards and Appeals. All plans are subject to Department of Buildings review for compliance with all other applicable laws, rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA approval.



REVISIONS:

| | | |
|---|--------------------------------|------------|
| 1 | BSA RESUBMISSION | 08.13.2013 |
| 2 | RESUBMISSION - NEW APPLICATION | 10.22.2013 |
| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
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PROJECT TITLE:
EDMOND J. SAFRA
SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:



DRAWING TITLE:
 SHADOW ANALYSIS
 DEC. 21ST-WINTER SOLSTICE

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|-----------------|------------|
| SCALE: | AS NOTED |
| DATE: | 12.03.2013 |
| PROJECT NUMBER: | 12133 |
| DRAWN BY: | GK |
| CHECKED BY: | NL |
| SHEET NUMBER: | |

A- 405.00

NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 20 OF 35

BUILDING STUDIO ARCHITECTS

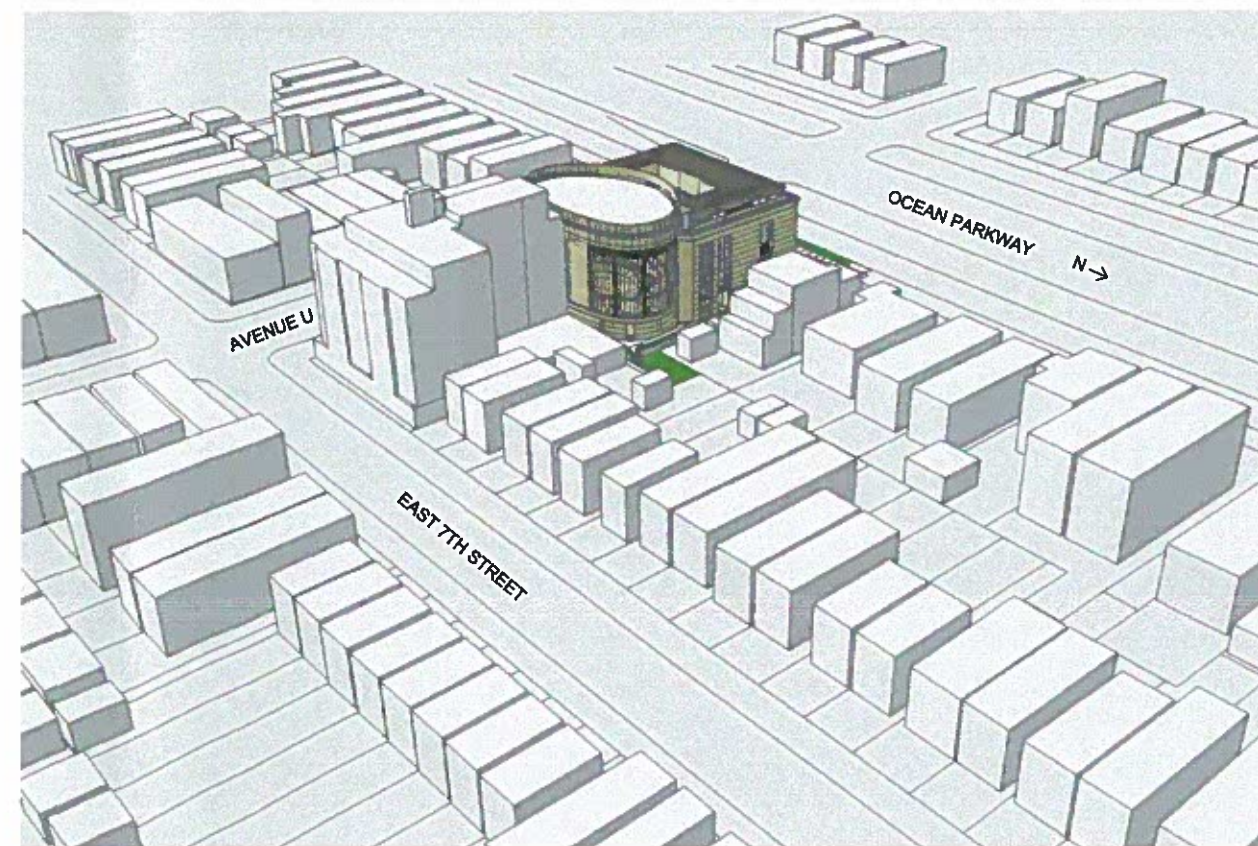
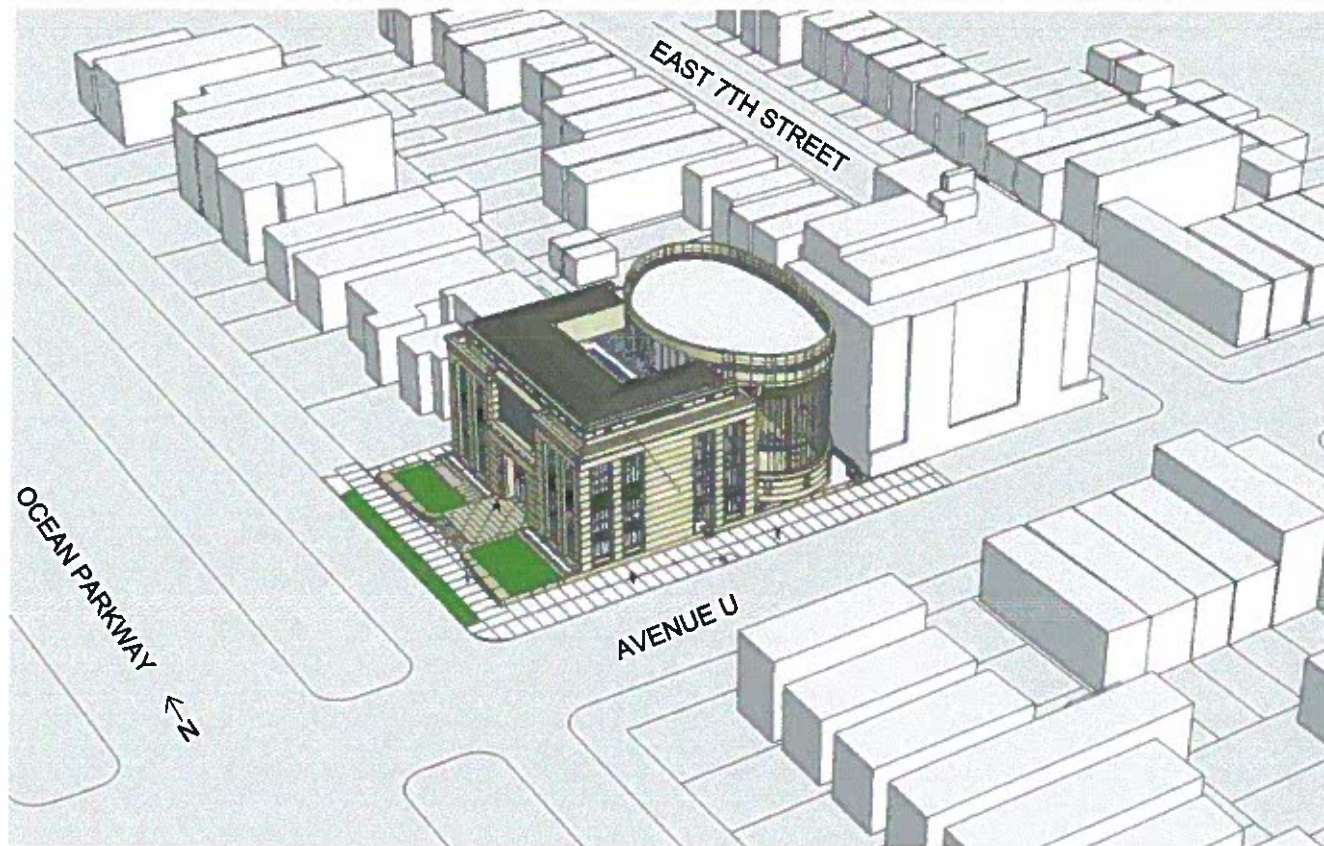
BUILDING STUDIO ARCHITECTS, LLP
 MICHAEL GOLDBLUM AIA, LEED AP
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 New York, NY 10018
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APPROVED PLANS AND APPEALS BOARD OF STANDARDS AND APPEALS
 The approval of these plans is subject to the relief granted by the Board of Standards and Appeals for compliance with the provisions of the Zoning Resolution of the City of New York, as amended, and regulations. The approval of these plans is subject to the relief granted by the Board of Standards and Appeals for compliance with the provisions of the Zoning Resolution of the City of New York, as amended, and regulations. The approval of these plans is subject to the relief granted by the Board of Standards and Appeals for compliance with the provisions of the Zoning Resolution of the City of New York, as amended, and regulations.

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| REVISION | | |
| 1 | REVISION | 08.13.2013 |
| 2 | SUBMISSION - NEW APPLICATION | 08.22.2013 |
| 3 | NEW APPLICATION REVISIONS | 12.03.2013 |
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PROJECT TITLE:
EDMOND J. SAFFRA
SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK



SEAL & SIGNATURE:

DRAWING TITLE:
ADJACENT DEVELOPMENT DIAGRAM

SCALE: AS NOTED
 DATE: 12.03.2013
 PROJECT NUMBER: 12133
 DRAWN BY: GK
 CHECKED BY: HL
 SHEET NUMBER:

A- 406.00

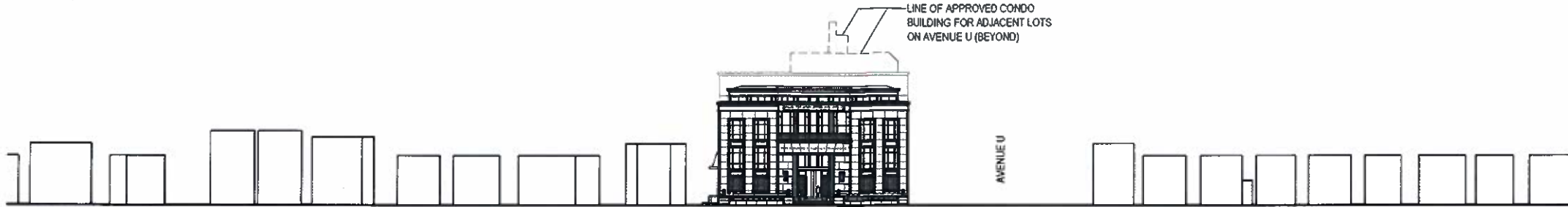
NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 21 OF 35

BUILDING STUDIO ARCHITECTS

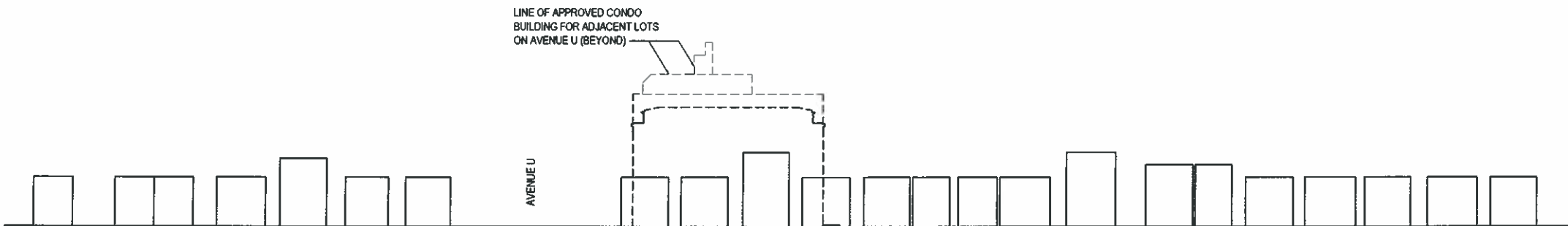
BUILDING STUDIO ARCHITECTS, LLP
 MICHAEL GOLDBLUM AIA, LEED AP
 JOHN FIELD AIA
 307 West 38th Street Suite 1701
 New York, NY 10018
 T212.279.1507 F212.279.1541
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1 PHOTOMONTAGE - OCEAN PARKWAY - EASTERN SIDE
 SCALE: 1/8" = 1'-0"



2 STREETSCAPE - OCEAN PARKWAY - EASTERN SIDE
 SCALE: 1/8" = 1'-0"



3 STREETSCAPE - OCEAN PARKWAY - WESTERN SIDE
 SCALE: 1/8" = 1'-0"
 NOTE: PROPOSED SYNAGOGUE MASSING ACROSS THE STREET SHOWN AS DASHED LINE FOR CONTEXT



4 PHOTOMONTAGE - OCEAN PARKWAY - WESTERN SIDE
 SCALE: 1/8" = 1'-0"

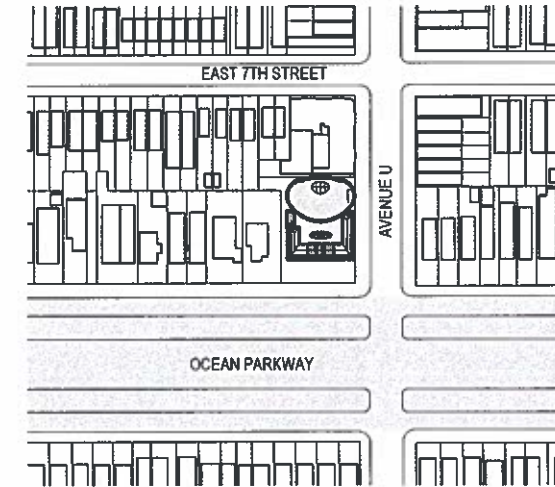
**APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS**

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5 PEDESTRIAN PERSPECTIVE
 SCALE: NTS



6 KEY PLAN
 SCALE: NTS

REVISIONS:

| | | |
|---|--------------------------------|------------|
| 1 | BSA RESUBMISSION | 08.13.2013 |
| 2 | RESUBMISSION - NEW APPLICATION | 10.22.2013 |
| 3 | NEW APPLICATION - REVISIONS | 12.03.2013 |
| 4 | | |
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PROJECT TITLE:
**EDMOND J. SAFRA
 SYNAGOGUE**
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:



DRAWING TITLE:
**OCEAN PARKWAY STREETSCAPE
 AND PHOTOMONTAGE**

| | |
|-----------------|------------|
| SCALE: | AS NOTED |
| DATE: | 12.03.2013 |
| PROJECT NUMBER: | 12133 |
| DRAWN BY: | NL |
| CHECKED BY: | |
| SHEET NUMBER: | |

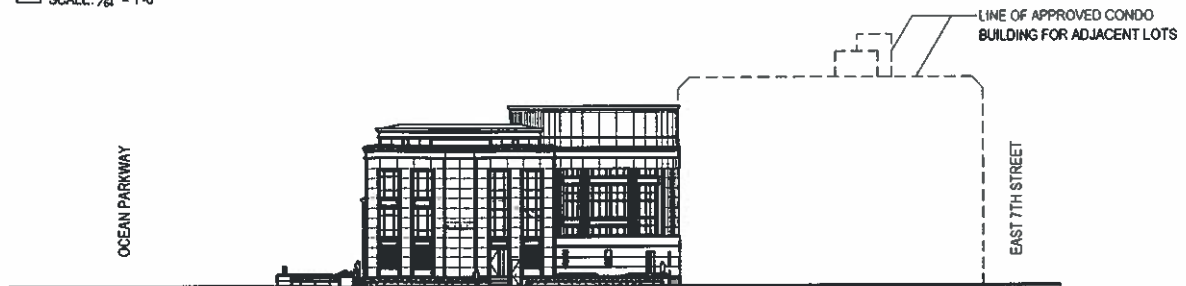
A- 500.00

BUILDING STUDIO ARCHITECTS

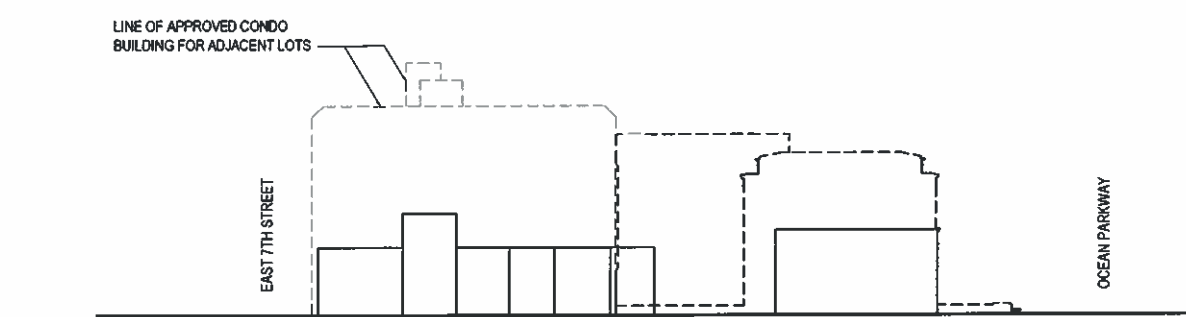
BUILDING STUDIO ARCHITECTS, LLP
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 JOHN FIELD AIA
 307 West 38th Street Suite 1701
 New York, NY 10018
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1 PHOTOMONTAGE - AVENUE U - NORTHERN SIDE
 SCALE: 1/4" = 1'-0"



2 STREETScape - AVENUE U - NORTHERN SIDE
 SCALE: 1/4" = 1'-0"



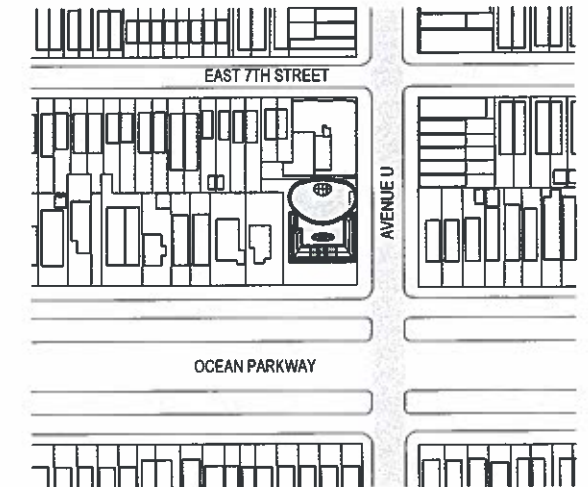
3 STREETScape - AVENUE U - SOUTHERN SIDE
 SCALE: 1/4" = 1'-0"
 NOTE: PROPOSED SYNAGOGUE MASSING ACROSS THE STREET SHOWN AS DASHED LINE FOR CONTEXT



4 PHOTOMONTAGE - AVENUE U - SOUTHERN SIDE
 SCALE: 1/4" = 1'-0"



5 PEDESTRIAN PERSPECTIVE
 SCALE: NTS



6 KEY PLAN
 SCALE: NTS

REVISIONS:

| | | |
|---|--------------------------------|------------|
| 1 | BSA RESUBMISSION | 08.13.2013 |
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PROJECT TITLE
EDMOND-J. SAFRA SYNAGOGUE
 2085 OCEAN PARKWAY
 BROOKLYN, NEW YORK

SEAL & SIGNATURE:

 RECEIVED
 BUILDING STUDIO ARCHITECTS & APP

DRAWING TITLE
 AVENUE U STREETScape AND PHOTOMONTAGE

SCALE: AS NOTED
 DATE: 12.03.2013
 PROJECT NUMBER: 12133
 DRAWN BY: NL
 CHECKED BY:
 SHEET NUMBER:

A- 501.00

NYC DOB NUMBER: 320345710
 BSA CALENDAR NUMBER: 23 OF 35

**APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS**

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