

ZONING COMPUTATIONS

ADDRESS: 106 GARDNER AVENUE, BROOKLYN, NEW YORK 11237
 LOT AREA: 200' 0" X 300' 0" = 60,000 SQ FT (CORNER LOT)
 BLOCK: 2978 LOT: 1
 ZONING DISTRICT: M3-1 ZONING MAP: 13B

FLOOR AREA REGULATIONS

ZR 43-12 MAXIMUM FLOOR AREA RATIO
 M3-1 MAX. FLOOR AREA RATIO: 2.0
 MAX. FLOOR AREA PERMITTED: 60,000 SF X 2 = 120,000 SF

FLOOR AREA CALCULATIONS

FLOOR LEVEL	PROPOSED FLOOR AREA	TOTAL GROSS FLOOR AREA
FIRST FLOOR	46,324 SQ FT	46,324 SQ FT
MEZZANINE	5,167 SQ FT	5,167 SQ FT
SECOND FLOOR	45,242 SQ FT	45,242 SQ FT
TOTAL	96,733 SQ FT	96,733 SQ FT

PROPOSED FLOOR AREA RATIO: 96,733 / 60,000 = 1.61 < 2.0, THEREFORE OK
 PROPOSED FLOOR AREA: 96,733 SF < 120,000 SF, THEREFORE OK

YARD REGULATIONS

ZR SECTION	YARD	REQUIRED	EXISTING	PROPOSED
43-43	FRONT	0 FT	0 FT	0 FT - MESEROLE ST 0 FT - GARDNER AVE
43-26	REAR	20 FT	0 FT	45.5 FT - MESEROLE ST 20.0 FT - GARDNER AVE (AT 2ND FL.)
43-25	SIDE	0 FT	0 FT	0 FT - MESEROLE ST 45.5 FT - GARDNER AVE

PERMITTED OBSTRUCTIONS IN REQUIRED REAR YARD AS PER ZR 43-20(B)(1):
 ANY BUILDING OR PORTION OF A BUILDING USED FOR ANY PERMITTED USE, AND PROVIDED THAT THE HEIGHT OF SUCH BUILDING DOES NOT EXCEED ONE STORY, EXCLUDING BASEMENT, NOR IN ANY EVENT 23 FEET ABOVE CURB LEVEL.

LOT COVERAGE (BUILDING FOOTPRINT/LOT AREA) = 46,324 SF / 60,000 = 0.77 = 77%

BULK REGULATIONS

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED SETBACKS (NARROW STREET)

ZR SECTION	INITIAL SETBACK DISTANCE	ALLOWED	EXISTING	PROPOSED
43-43		20 FT REQUIRED	0 FT	N/A
	MAX. HEIGHT OF FRONT WALL	80 FT OR 4 STORIES	0 FT	54.6 FT
	MAX. BUILDING HEIGHT	BY SKY EXP. PLANE (2.7V TO 1H)	0 FT	54.6 FT

OFF-STREET PARKING REGULATIONS, MANUFACTURING & COMMERCIAL USES

ZR 44-21 REQ. NUMBER OF PARKING SPACE = 1 PER 2,000 SF
 PRC-G IN USE GROUP 16 PROPOSED BUILDING FA = 96,772 SF / 2,000 = 49 OFF-STREET SPACES REQ
 PROPOSED OUTDOOR PARKING = 33 SPACES
 PROPOSED INDOOR PARKING = 16 SPACES
 TOTAL OFF-STREET PARKING SPACES = 49 PROP. = 49 REQ.

OFF-STREET LOADING REGULATIONS

ZR 44-52 REQ. PER FA
 MANUFACT. OR FIRST 8,000 SF = 1
 STORAGE USES IN USE NEXT 17,000 SF = 1
 GROUP 16 EACH ADDITIONAL 8,000 SF = 1
 PROPOSED BUILDING FA = 96,772 SF
 96,772 SF ÷ 5 LOADING BERTH ROD, 5 LOADING BERTH PROPOSED.

BICYCLE PARKING REGULATIONS

ZR 44-60 NOT REQUIRED FOR MANUFACTURING USE. ACCESSORY BICYCLE PARKING SPACES SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA. NO DEDUCTION APPLIED FOR BICYCLE PARKING.

STREET TREE REQUIREMENTS

ZR 43-02 NEW BUILDING, THEREFORE STREET TREE PLANTING IS REQUIRED.
 ZR 26-41 1 TREE IS REQUIRED FOR EVERY 25 FEET OF STREET FRONTAGE.
 SEE STREET LOT FRONTAGE CALCULATIONS & ZR 43-02 BELOW.
 (2) (LOT FRONTAGE 1) + (13) (LOT FRONTAGE 2) = 338' 25" = 14 TREES REQ.
 SIX (6) NEW TREES PROPOSED TO BE PLANT ON-SITE.
 EIGHT (8) NEW TREES TO BE PAID INTO PARKS DEPARTMENT TREE FUND.

STREET TREE REQUIREMENTS

ZR §43-02. IN ALL DISTRICTS, AS INDICATED, ALL DEVELOPMENTS, OR ENLARGEMENTS OF 20 PERCENT OR MORE IN FLOOR AREA, SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41 (STREET TREE PLANTING). THE STREET FRONTAGE USED TO CALCULATE THE NUMBER OF REQUIRED TREES MAY EXCLUDE THE STREET FRONTAGE OCCUPIED BY CURB CUTS SERVING USES LISTED IN USE GROUPS 16B, 16C AND 16D.

STREET FRONTAGE CALCULATIONS:

MESEROLE STREET (LOT FRONTAGE 1)
 LOT WIDTH = 300 FT
 CURB CUT AREA = 24' 0" (C.C. 1) + 17' 0" (C.C. 2) + 17' 0" (C.C. 3) + 17' 0" (C.C. 4) + 17' 0" (C.C. 5) = 92.0 FT
 STREET FRONTAGE = 300.0 - 92.0 = 208.0 FT (USED TO CALCULATE STREET TREE NUMBER REQ.)

GARDNER AVENUE (LOT FRONTAGE 2)

LOT WIDTH = 200 FT
 CURB CUT AREA = 29' 0" (C.C. 6) + 17' 0" (C.C. 7) + 24' 0" (C.C. 8) = 70.0 FT
 STREET FRONTAGE = 200.0 - 70.0 = 130.0 FT (USED TO CALCULATE STREET TREE NUMBER REQ.)

AUTOMATIC SPRINKLER SYSTEM

AS PER BC 903.2.10, AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDINGS GREATER THAN 5,000 SF IN AREA WHERE THE MAIN USE OR DOMINANT OCCUPANCY IS GROUP S-2.

PROPOSED BUILDING IS MORE THAN 5,000 SF, THEREFORE AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR THE ENTIRE FACILITY.

LOW-HAZARD STORAGE, USE GROUP S-2 [BC 311.3]

INCLUDES, AMONG OTHERS, BUILDINGS USED FOR THE STORAGE OF NONCOMBUSTIBLE MATERIALS SUCH AS PRODUCTS ON WOOD PALLETS OR IN PAPER CARTONS WITH OR WITHOUT SINGLE THICKNESS DIVISIONS; OR IN PAPER WRAPPINGS, SUCH PRODUCTS ARE PERMITTED TO HAVE A NEGLIGIBLE AMOUNT OF PLASTIC TRIM, SUCH AS KNOBS, HANDLES OR FILM WRAPPING. GROUP S-2 STORAGE USES SHALL INCLUDE, BUT NOT BE LIMITED TO, STORAGE OF THE FOLLOWING:

- ASBESTOS
- BEVERAGES UP TO AND INCLUDING 16 PERCENT ALCOHOL IN METAL, GLASS OR CERAMIC CONTAINERS
- CEMENT IN BAGS
- CHALK AND CRAYONS
- DAIRY PRODUCTS IN NONWAXED COATED PAPER CONTAINERS
- DRY CELL BATTERIES
- ELECTRICAL COILS
- ELECTRICAL MOTORS
- EMPTY CANS
- FOOD PRODUCTS
- FOODS IN NONCOMBUSTIBLE CONTAINERS
- FRESH FRUITS AND VEGETABLES IN NONPLASTIC TRAYS OR CONTAINERS
- FROZEN FOODS
- GLASS BOTTLES, EMPTY OR FILLED WITH NONCOMBUSTIBLE LIQUIDS
- GYPNUM BOARD
- IVORY
- MEATS
- METAL CABINETS
- METAL DESKS WITH PLASTIC TOPS AND TRIM
- METAL PARTS
- METALS
- MIRRORS
- OIL-FILLED AND OTHER TYPES OF DISTRIBUTION TRANSFORMERS
- PARKING GARAGES, OPEN OR ENCLOSED
- PORCELAIN AND POTTERY
- STOVES
- TALC AND SOAP
- STONES
- WASHERS AND DRYERS

ACCESSORY OFF-STREET LOADING BERTH REQ.

AS PER ZR 44-581, THE MINIMUM SIZE FOR A REQUIRED ACCESSORY OFF-STREET LOADING BERTH FOR A MANUFACTURING OR STORAGE USE WITH 10,000 SQUARE FEET OF FLOOR AREA OR MORE SHALL BE:

50 FT (LENGTH) X 12 FT (WIDTH) X 14 FT (MIN. VERTICAL CLEARANCE)

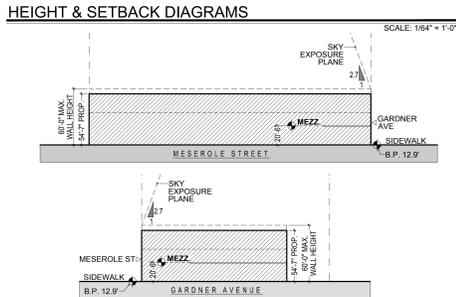
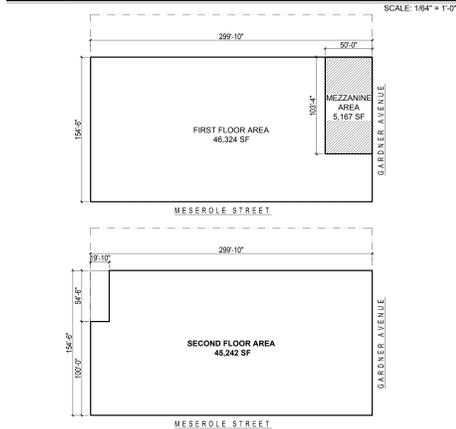
BC 803 - WALLS AND CEILING FINISHES

AS PER 803.1 GENERAL, INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE ACCEPTED AS PER BC 803.1 GENERAL, EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.2, WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 506.2, 508.3 OR 508.4, OR A COMBINATION OF THESE SECTIONS.

803.1.1 FLAME-SPREAD & SMOKE-DEVELOPMENT TESTS. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE TESTED AND ACCORDED INDICES FOR FLAME SPREAD AND SMOKE DEVELOPMENT IN ACCORDANCE WITH ASTM E 84 OR UL 723.

ALL PROPOSED WALLS AND CEILING CEILING MATERIALS SHALL COMPLY WITH ASTM E 84 OR UL 723 AS PER BC 803.1.1

FLOOR AREA BREAKDOWN DIAGRAMS



SELF-SERVICE STORAGE FACILITY

AS PER ZR 12-10, DEFINITIONS FOR "SELF-SERVICE STORAGE FACILITY":

A "SELF-SERVICE STORAGE FACILITY" IS A MOVING OR STORAGE OFFICE, OR A WAREHOUSE ESTABLISHMENT, AS LISTED IN USE GROUP 16, FOR THE PURPOSE OF STORING PERSONAL PROPERTY, WHERE:

- SUCH FACILITY IS PARTITIONED INTO INDIVIDUAL, SECURELY SUBDIVIDED SPACE FOR LEASE, OR
- SUCH FACILITY CONSISTS OF ENCLOSED OR UNENCLOSED FLOOR SPACE WHICH IS SUBDIVIDED BY SECURED BINS, BOXES, CONTAINERS, PODS OR OTHER MOBILE OR STATIONARY STORAGE DEVICES; AND
- SUCH FLOOR SPACE OR STORAGE DEVICES ARE LESS THAN 300 SQUARE FEET IN AREA AND ARE TO BE LEASED OR RENTED TO PERSONS OR BUSINESSES TO ACCESS, STORE OR REMOVE PROPERTY ON A SELF-SERVICE BASIS.

PROPOSED WAREHOUSE ESTABLISHMENT DOES NOT INTEND TO BE USED FOR THE STORAGE OF PERSONAL PROPERTY, THEREFORE IT IS NOT CLASSIFIED AS A SELF-SERVICE STORAGE FACILITY.

M3 HEAVY MANUFACTURING DISTRICTS

AS PER ZR 41-13 - M3 HEAVY MANUFACTURING DISTRICTS (LOW PERFORMANCE):

THESE DISTRICTS ARE DESIGNED TO ACCOMMODATE THE ESSENTIAL HEAVY INDUSTRIAL USES WHICH INVOLVE MORE OBJECTIONABLE INFLUENCES AND HAZARDS, AND WHICH, THEREFORE, CANNOT REASONABLY BE EXPECTED TO CONFORM TO THOSE PERFORMANCE STANDARDS WHICH ARE APPROPRIATE FOR MOST OTHER TYPES OF INDUSTRIAL DEVELOPMENT. NO NEW RESIDENCES OR COMMUNITY FACILITIES ARE PERMITTED.

CODE COMPLIANCE NOTES & TABLES - 2014 BC

TABLE 603 ALLOWABLE BUILDING HEIGHTS AND AREAS*

Building height limitations shown in feet above grade plane. Story limitations shown as stories above grade plane. Building area limitations shown in square feet, as determined by the definition of "Area, building," per story.

HEIGHT (feet)	TYPE OF CONSTRUCTION									
	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	A	B	A	B
GROUP S-1	UL	160'	65'	55'	65'	55'	65'	55'	50'	40'
	UL	6'	5'	3'	4'	3'	4'	3'	4'	2'
S-2 ^a	UL	48,000	12,000	7,500	7,500	7,500	7,500	5,000	1,000	1,000
	UL	6'	3'	3'	6'	4'	6'	3'	2'	2'
U ^b	UL	5'	4'	2'	3'	2'	4'	2'	4'	1'
	UL	35,000	19,000	8,500	14,000	8,500	18,000	9,000	5,500	5,500

Not permitted in Fire District 1
 Not permitted in Fire District 2
 For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m²
 A = building area per story; S = stories above grade plane.
 [UL = Unlimited]; NP = Not permitted.
 b. For open parking structures, see Section 406.3.
 c. For private garages, see Section 406.1.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V ¹	
	A	B	A ^d	B	A ^d	B	HT	A ^d	B	
Primary structural frame ^{2,3} (see Section 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0	
Bearing walls										
Exterior ^{2,3}	3	2	1	0	2	2	2	1	0	
Interior	3 ^a	2 ^a	1	0	1	0	1/HT	1	0	
Nonbearing walls and partitions										
Exterior							See Section 602.4.6	0	0	
Nonbearing walls and partitions	0	0	0	0	0	0	See Section 602.4.6	0	0	
Interior ⁴										
Floor construction ⁵ and secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0	
Roof construction and secondary members (see Section 202)	1 1/2 ^{b,c}	1 ^{b,c}	1 ^{b,c}	0 ^{b,c}	1 ^{b,c}	0	HT	1 ^{b,c}	0	

For SI: 1 foot = 304.8 mm
 a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
 b. 1. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retarded treated wood members shall be allowed to be used for such supported members.
 2. Except in Group F occupancies subject to regulation under Sections 204(1) and 204(2) of the New York State Labor Law, and in Group I-1, R-1, and R-2 occupancies, in Type I and II construction, fire-retarded treated wood shall be allowed in building including girders and trusses in part of the roof construction when the building is:
 i. Type II construction of any height; or
 ii. Type I construction two stories or less; or when over two stories, the vertical distance from the upper floor to the roof is 30 feet or more.
 c. Except in Group F occupancies subject to regulation under Sections 204(1) and 204(2) of the New York State Labor Law, and in Group I-1, R-1 and R-2 occupancies, heavy timber shall be allowed where a 1-hour or two-hour fire-resistance rating is required.
 d. Type II construction of any height.
 e. Type I construction two stories or less; or when over two stories, the vertical distance from the upper floor to the roof is 30 feet or more.
 f. Except in Group F occupancies subject to regulation under Sections 204(1) and 204(2) of the New York State Labor Law, and in Group I-1, R-1 and R-2 occupancies, heavy timber shall be allowed where a 1-hour or two-hour fire-resistance rating is required.

BC 508 - MIXED USE AND OCCUPANCY

AS PER BC 508.1 GENERAL, EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.2, WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 506.2, 508.3 OR 508.4, OR A COMBINATION OF THESE SECTIONS.

PROPOSED BUILDING CONTAINS ONLY ONE (1) OCCUPANCY GROUP "S-2", THEREFORE PROVISIONS ON THIS CHAPTER ARE NOT APPLICABLE.

SITE PLAN

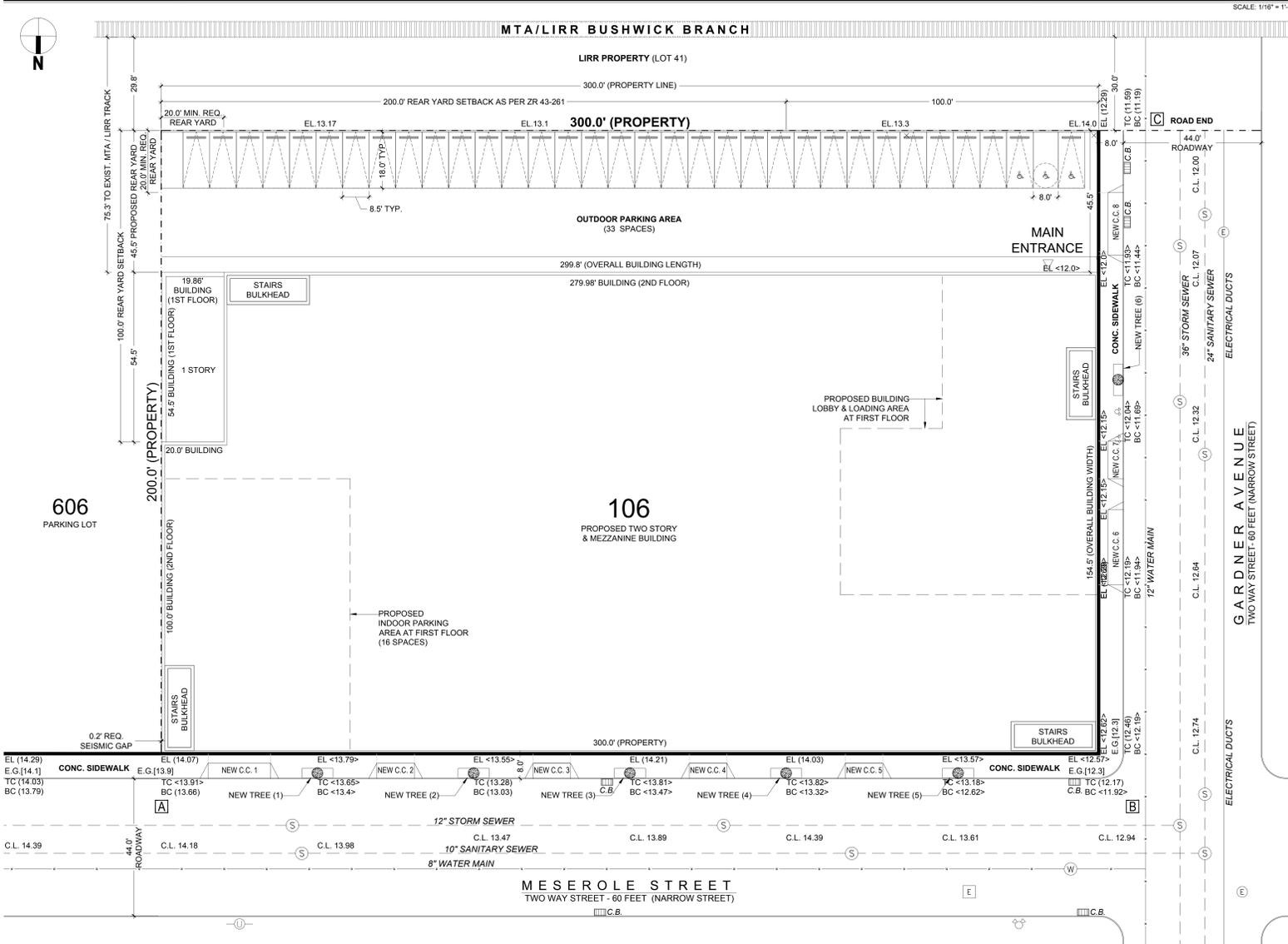


TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE^{a,b,c}

FIRE SEPARATION DISTANCE - X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP ^d	OCCUPANCY GROUP F-1, M, S-1 ^f	OCCUPANCY GROUP A, B, E, F, Z, I, R, S, 2, U ^e
X < 5 ^a	All	3	2	1
5 ≤ X < 10	IA	3	2	1
	Others	2	1	1
10 ≤ X < 30	IA, IB	2	1	1 ^h
	IIA, IIB, IIA, IIB	1	1	1 ^h
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.
 a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
 b. Group U when used as accessory to Group R-3 shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet or more for fire separating private garages in compliance with Section 406.1, and when the separation distance is 5 feet or more for other freestanding Group U buildings. For fire separating private garages where the separation distance is less than 5 feet, refer to Section 406.1 for required fire-resistance rating for exterior walls.
 c. See Section 706.1.1 for party walls.
 d. Open parking garages complying with Section 406 shall not be required to have a fire resistance rating.
 e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
 f. For special requirements for Group H occupancies, see Section 415.3.
 g. Inside the fire district, exterior load-bearing walls of Type II buildings shall have a fire-resistance rating not less than prescribed below:
 X < 5: 2 hours
 5 ≤ X < 10: 2 hours
 10 ≤ X < 30: 1 hour
 X ≥ 30: As per table 602.
 h. Inside the fire district, exterior nonload-bearing walls of Type II buildings shall have a fire-resistance rating not less than prescribed below:

BC 704 - FIRE RESISTANCE RATING OF STRUCTURAL MEMBERS AS PER BC 704.8, EMBEDMENTS AND ENCLOSURES: PIPES, WIRES, CONDUITS, DUCTS OR OTHER SERVICE FACILITIES SHALL NOT BE EMBEDDED IN THE REQUIRED FIRE PROTECTION OF A STRUCTURAL MEMBER THAT IS REQUIRED TO BE INDIVIDUALLY ENCASED.

EXCEPTION: PIPES, WIRES, AND CONDUITS MAY BE INSTALLED IN THE SPACE BETWEEN THE REQUIRED FIRE PROTECTION AND THE STRUCTURAL MEMBER PROTECTED, PROVIDED THAT WHERE SUCH FACILITIES PIERCE THE REQUIRED FIRE PROTECTION:
 1. THE AREA OF THE PENETRATION DOES NOT EXCEED TWO PERCENT OF THE AREA OF THE FIRE PROTECTION ON ANY ONE FACE.
 2. THE PENETRATIONS ARE CLOSED OFF WITH CLOSE-FITTING METAL ESCUTCHEONS OR PLATES, AND
 3. THE CONCEALED SPACE IS FIRE STOPPED AT EACH STORY

BC 705 - EXTERIOR WALLS

AS PER BC 705.4, MATERIALS: EXTERIOR WALLS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.

705.5 FIRE-RESISTANCE RATINGS. EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLES 601, 602, AND APPENDIX D WHERE APPLICABLE. THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE-SEPARATION DISTANCE OF GREATER THAN 10 FEET (3048 MM) SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET (3048 MM) SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

705.6 STRUCTURAL STABILITY. THE WALL SHALL BE EXTENDED TO THE HEIGHT REQUIRED BY SECTION 705.11 AND SHALL HAVE SUFFICIENT STRUCTURAL STABILITY SUCH THAT IT WILL REMAIN IN PLACE FOR THE DURATION OF TIME INDICATED BY THE REQUIRED FIRE-RESISTANCE RATING.

PROPOSED EXTERIOR WALL SHALL EXTEND WITH A PARAPET CONSTRUCTION A MINIMUM DISTANCE OF 42 INCHES, AND SHALL KEEP THE SAME FIRE-RESISTANCE RATING REQUIRED FOR THE SUPPORTING EXTERIOR WALL AS PER BS 705.11 & 705.11.1.

705.7 UNEXPOSED SURFACE TEMPERATURE. WHERE PROTECTED OPENINGS ARE NOT LIMITED BY SECTION 705.8, THE LIMITATION ON THE RISE OF TEMPERATURE ON THE UNEXPOSED SURFACE OF EXTERIOR WALLS AS REQUIRED BY ASTM E 119 OR UL 263 SHALL NOT APPLY WHERE PROTECTED OPENINGS ARE LIMITED BY SECTION 705.8. THE LIMITATION ON THE RISE OF TEMPERATURE ON THE UNEXPOSED SURFACE OF EXTERIOR WALLS AS REQUIRED BY ASTM E 119 OR UL 263 SHALL NOT APPLY PROVIDED THAT A CORRECTION IS MADE FOR RADIATION FROM THE UNEXPOSED EXTERIOR WALL SURFACE IN ACCORDANCE WITH THE FOLLOWING FORMULA: $A_e = A + (A/R)^{0.75}$

705.8 OPENINGS. OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH SECTIONS 705.8.1 THROUGH 705.8.7.

705.8.1 ALLOWABLE AREA OF OPENINGS. THE MAXIMUM AREA OF UNPROTECTED AND PROTECTED OPENINGS PERMITTED IN AN EXTERIOR WALL IN ANY STORY OF A BUILDING SHALL NOT EXCEED THE PERCENTAGES SPECIFIED IN TABLE 705.8.

EXCEPTIONS:
 1. IN OTHER THAN GROUP H OCCUPANCIES, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY ABOVE GRADE EITHER:

- WHERE THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15 FEET (4572 MM); OR
- WHERE THE WALL FACES AN UNOCCUPIED SPACE, THE UNOCCUPIED SPACE SHALL BE ON THE SAME TAX LOT OR DEDICATED FOR PUBLIC USE, SHALL NOT BE LESS THAN 30 FEET (9144 MM) IN WIDTH AND SHALL HAVE ACCESS FROM A STREET BY A POSTED FIRE LANE IN ACCORDANCE WITH THE NEW YORK CITY FIRE CODE 2. BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

PROPOSED BUILDING IS LOCATED IN A CORNER LOT, THEREFORE:

- UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED ON THE FIRST FLOOR FOR THE STREET WALLS FACING GARDNER AVENUE AND MESEROLE STREET.
- UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED ON THE FIRST FLOOR FOR THE REAR WALL FACING THE PROPOSED PARKING LOT (45.5' PROPOSED OPEN SPACE).
- AS PER TABLE 705.8, THERE IS NO LIMITATION ON ALLOWABLE AREA FOR OPENINGS ON SPRINKLER BUILDINGS WITH A FIRE SEPARATION OF 30 FEET OR GREATER. THEREFORE UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED ON THE SECOND FLOOR FOR THE WALLS FACING GARDNER AVENUE, MESEROLE STREET AND THE PARKING LOT.
- NO OPENINGS PROPOSED ON EAST ELEVATION FACING ADJACENT LOT.

705.8.3 UNPROTECTED OPENINGS. WHERE UNPROTECTED OPENINGS ARE PERMITTED, WINDOWS AND DOORS SHALL BE CONSTRUCTED OF ANY APPROVED MATERIALS. GLAZING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTERS 24 AND 26.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION*

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b,c}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) ¹	Not Permitted
3 to less than 5 ^{d,e}	Protected (P)	Not Permitted ^{1,2}
	Unprotected, Nonsprinklered (UP, NS)	No Limit
30 or greater	Unprotected, Sprinklered (UP, S) ¹	Not Required
	Protected (P)	Not Required

BC 706 - FIRE WALLS

706.1 GENERAL. EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED A SEPARATE BUILDING. THE EXTENT AND LOCATION OF SUCH FIRE WALLS SHALL PROVIDE A COMPLETE SEPARATION WHERE A FIRE WALL ALSO SEPARATES OCCUPANCIES THAT ARE REQUIRED TO BE SEPARATED BY A FIRE BARRIER WALL. THE MOST RESTRICTIVE REQUIREMENTS OF EACH SEPARATION SHALL APPLY. CONCEALED SPACES IN CORNICES AND EAVES SHALL COMPLY WITH THE PROVISIONS OF SECTION 705.2.2.

PROPOSED BUILDING OCCUPANCY (M) IS THE SAME IN ALL FLOORS, THEREFORE NO FIRE SEPARATION OR FIRE WALL IS REQUIRED. SEE DEFINITION FOR "FIRE WALL" AS PER BC 702.1 BELOW.

BC 702.1 FIRE WALL: A FIRE-RESISTANCE-RATED SMOKE-TIGHT WALL HAVING PROTECTED OPENINGS, WHICH RESTRICTS THE SPREAD OF FIRE AND EXTENDS CONTINUOUSLY FROM THE FOUNDATION TO OR THROUGH THE ROOF, WITH SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL.

REVISION	DATE
R0 INITIAL DOB FILING	11-04-2019
R1 ISSUED FOR DOB REVIEW	12-20-2019
R2 ISSUED FOR DOB REVIEW	02-30-2020

OCCUPANT LOAD REQUIREMENTS

FLOOR	ROOM NAME	GROSS FLOOR AREA (SQ. FT.)	MAX. PERSONS ALLOWED	PROPOSED OCCUPANTS
FIRST FLOOR	WAREHOUSE	40,166 SF	40,166 SF / 500 = 80 OCCUPANTS	80 OCCUPANTS
	LOBBY	1,969 SF	1,969 SF / 100 = 19 OCCUPANTS	19 OCCUPANTS
	LOADING DOCK	4,189 SF	4,189 SF / 500 = 8 OCCUPANTS	8 OCCUPANTS
MEZZANINE	OFFICE	5,187 SF	5,187 SF / 100 = 52 OCCUPANTS	52 OCCUPANTS
SECOND FLOOR	WAREHOUSE	45,242 SF	45,242 SF / 500 = 90 OCCUPANTS	90 OCCUPANTS
	WAREHOUSE	45,242 SF	45,242 SF / 500 = 90 OCCUPANTS	90 OCCUPANTS

PROPOSED OCCUPANT LOAD = **249 PEOPLE**

TRAVEL DISTANCE LIMITATIONS (BC 1016)

PROPOSED SPRINKLER BUILDING OCCUPANCY GROUP S-2
FUNCTION OF SPACE: WAREHOUSE

BC 1016.1 MAXIMUM TRAVEL DISTANCE CALCULATIONS
MAX. EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 250 FT

PROPOSED TRAVEL DISTANCE:

FLOOR	PRIMARY EXIT	EGRESS	SECONDARY EXIT	EGRESS
FIRST FL	218.2 FT (A)	STAIR TOWER 2	236.7 FT (B)	STAIR TOWER 1
MEZZANINE	104.5 FT (D)	MESEROLE STREET	128.5 FT (C)	STAIR TOWER 4
SECOND FL	155.10 FT (A)	STAIR TOWER 2	184.5 FT (B)	STAIR TOWER 1
		STAIR TOWER 1	160.0 FT (B)	STAIR TOWER 3

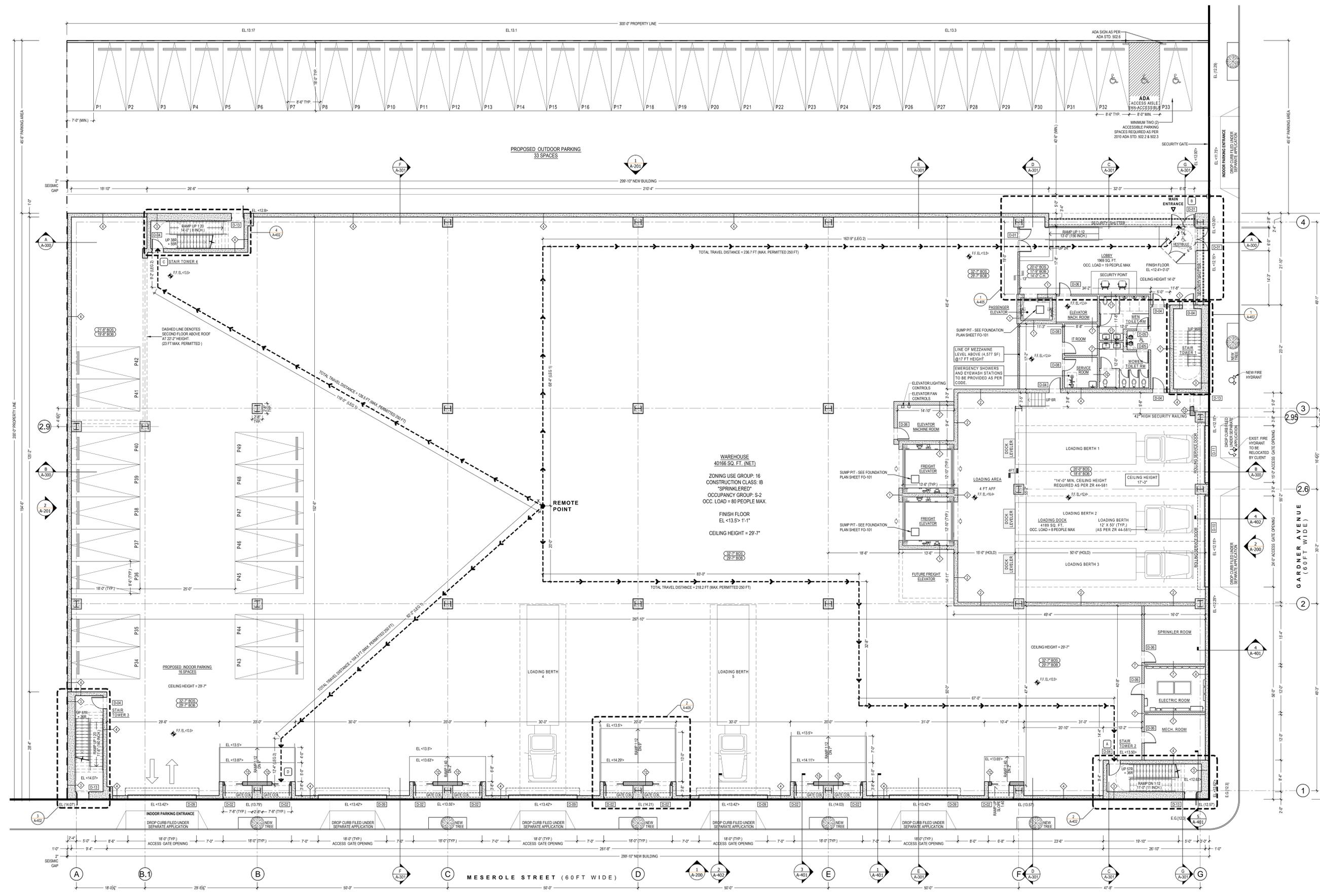
RELATED DOB NOW APPLICATIONS

- REFER TO PLUMBING & SPRINKLER DRAWINGS FOR ALL RELATED WORK.
- REFER TO MECHANICAL DRAWINGS FOR ALL RELATED WORK.
- REFER TO FIRE ALARM DRAWINGS FOR ALL FIRE ALARM RELATED WORK.

CONSTRUCTION NOTES

SEE TYPICAL CONSTRUCTION NOTES ON SHEET T-100.

DOB NOTE:
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS BEING EITHER APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.



1 FIRST FLOOR CONSTRUCTION PLAN

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

REVISION	DATE
R0	11-04-2019
R1	12-20-2019
R2	03-30-2020
R3	02-24-2020
R4	03-13-2020
R5	04-14-2020

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106 Gardner Avenue
Brooklyn, NY 11237

PROJECT NO: 19021
DATE: 02.19.2019

PREPARED BY: JS
CHECKED BY: AP
APPROVED BY: PG

PROPOSED FIRST FLOOR CONSTRUCTION PLAN

PAGE # A-100.00
JOB # 19021
DATE: 02.19.2019
JOB # 19021

DATE APPROVED: [Signature]

DATE APPROVED: [Signature]

DATE APPROVED: [Signature]

DOB BAR CODE: [Barcode]

ISSUE DATE	REVISION	DATE
11-04-2019	RD	INITIAL DOB FILING
12-20-2019	R1	ISSUED FOR DOB REVIEW
02-20-2020	R2	ISSUED FOR DOB REVIEW
02-24-2020	R3	ISSUED FOR DOB REVIEW
03-13-2020	R4	ISSUED FOR DOB REVIEW
04-14-2020	R5	ISSUED FOR DOB REVIEW

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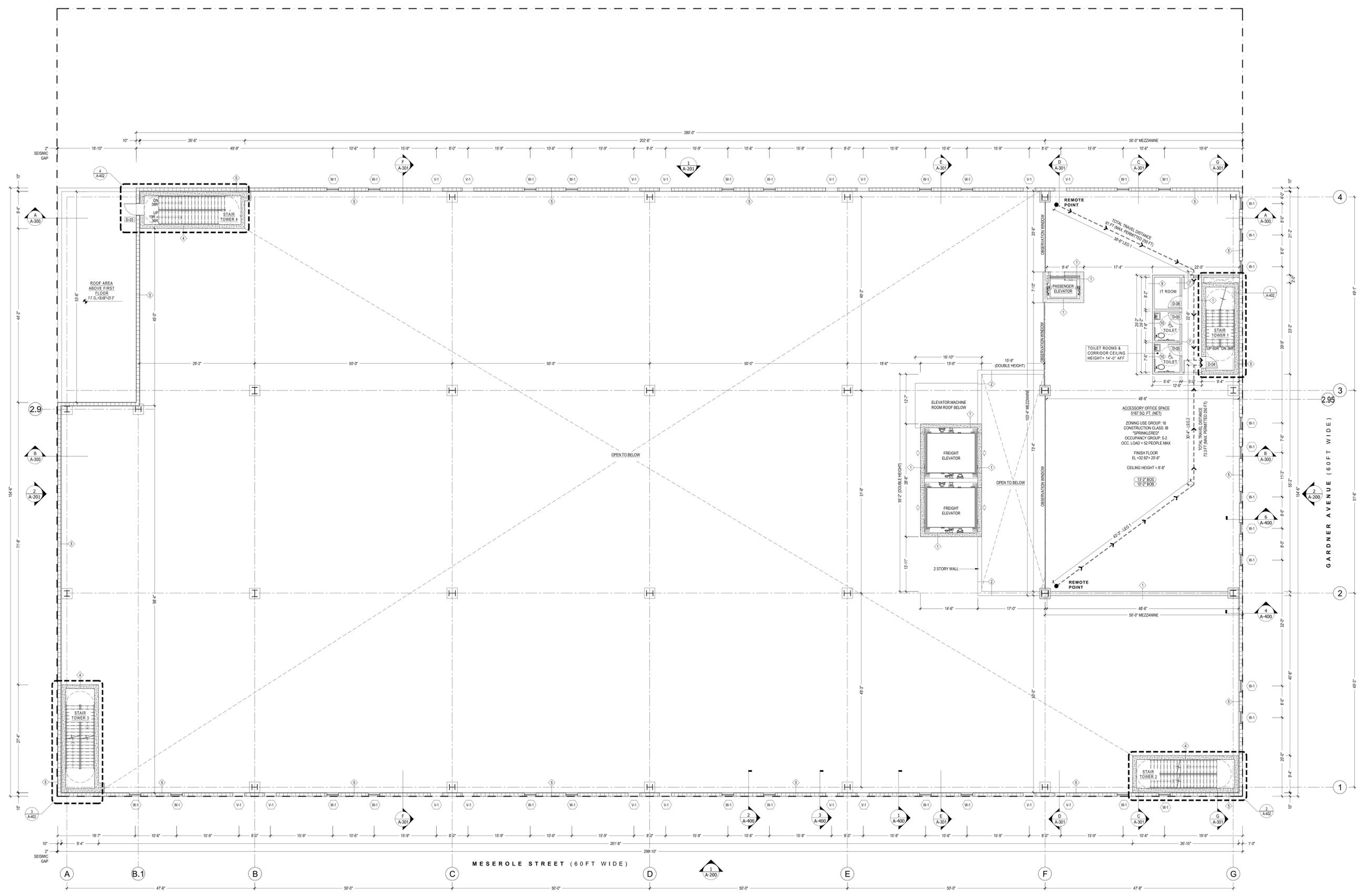
ADDRESS:
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PROJECT NO: 19021 DATE: 02.19.2019

PREPARED BY: JS PROJECT MANAGER: AP CHECKED BY: PG

CONTRACT NAME:
PROPOSED MEZZANINE CONSTRUCTION PLAN

PAGE NO:
A-101.00 8 of 21



1 MEZZANINE CONSTRUCTION PLAN

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

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PROJECT NO: 19021 DATE: 02.19.2019

PREPARED BY: JS PROJECT MANAGER: AP CHECKED BY: PG

CONTRACT NAME:
PROPOSED MEZZANINE CONSTRUCTION PLAN

PAGE NO:
A-101.00 8 of 21

DOB APPROVAL:

DOB CODE:

DOB CODE:

REVISION	DATE
R0	INITIAL DOB FILING
R1	ISSUED FOR DOB REVIEW
R2	ISSUED FOR DOB REVIEW
R3	ISSUED FOR DOB REVIEW
R4	ISSUED FOR DOB REVIEW
R5	ISSUED FOR DOB REVIEW

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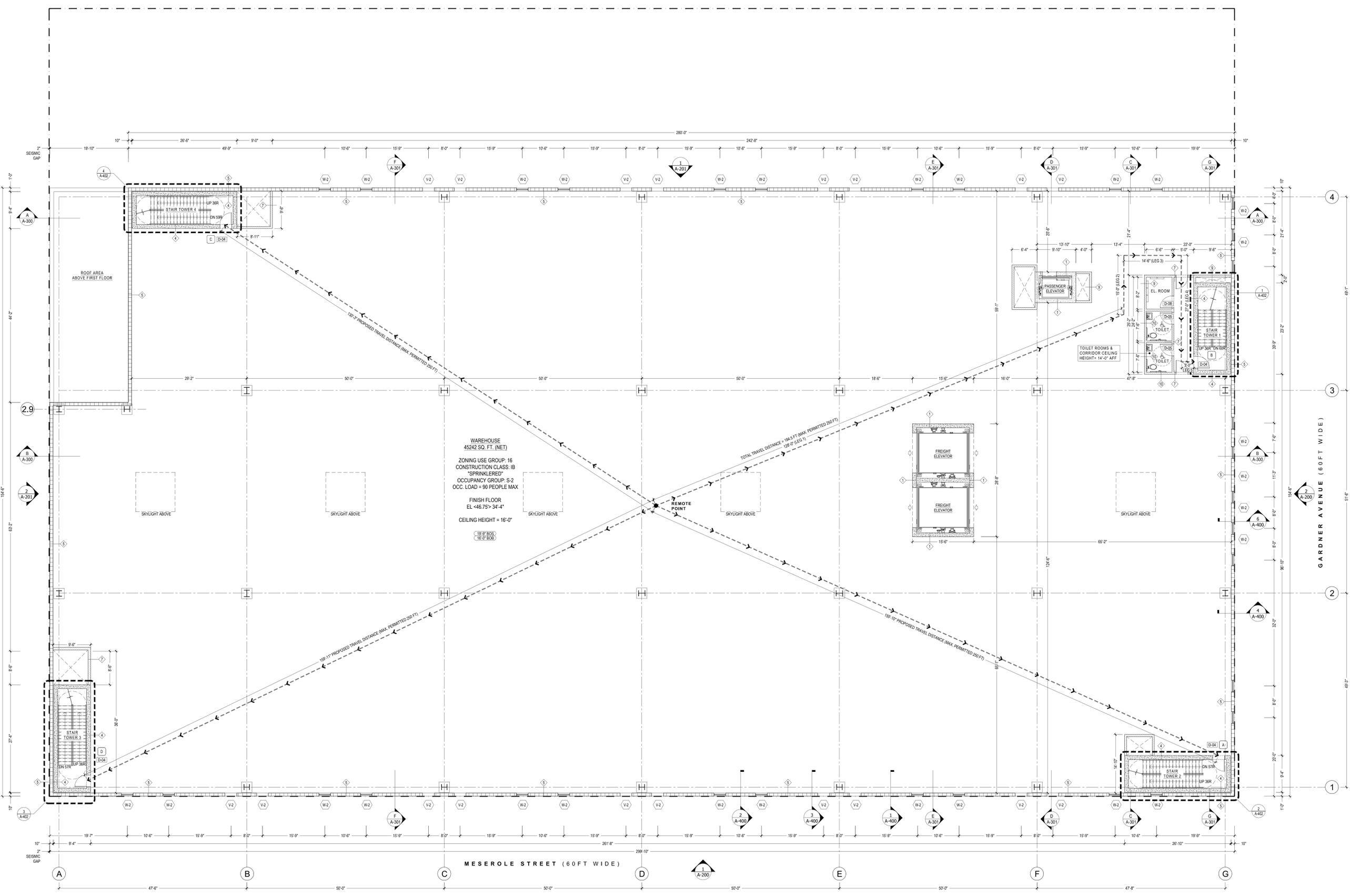
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ADDRESS: 106 Gardner Avenue Brooklyn, NY 11237
 PROJECT NO: 19021 DATE: 02.19.2019
 PROJECT IN CHARGE: JS PROJECT MANAGER: AP PG
PROPOSED SECOND FLOOR CONSTRUCTION PLAN
 PAGE # A-102.00 DOB PAGE: 9 of 21

DOB APPROVAL:

JOHN BETHUNE
 ARCHITECT
 NEW YORK CITY DEVELOPMENT HUB

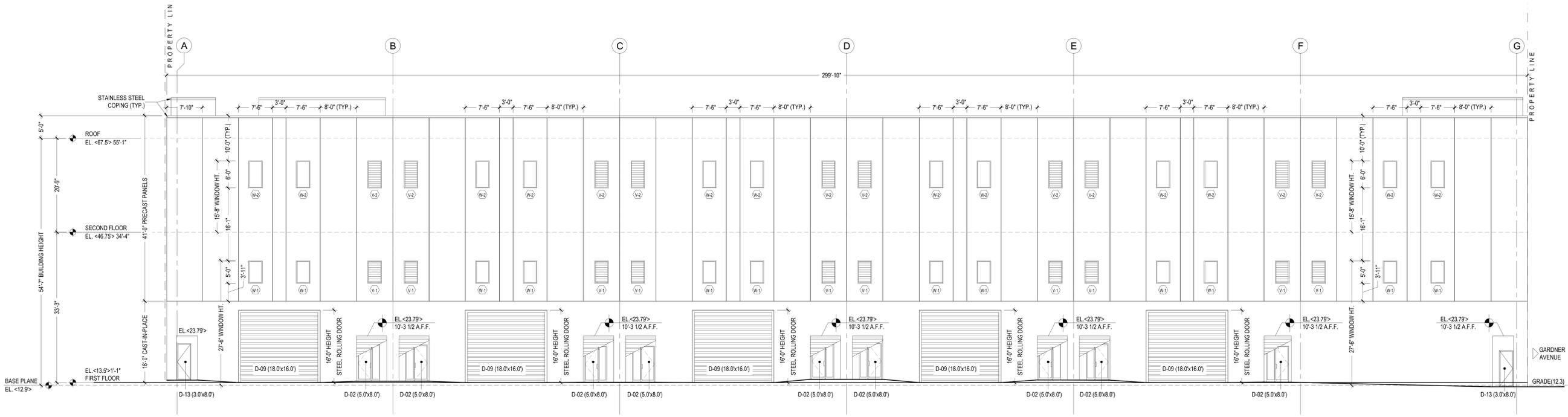


1 SECOND FLOOR CONSTRUCTION PLAN

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

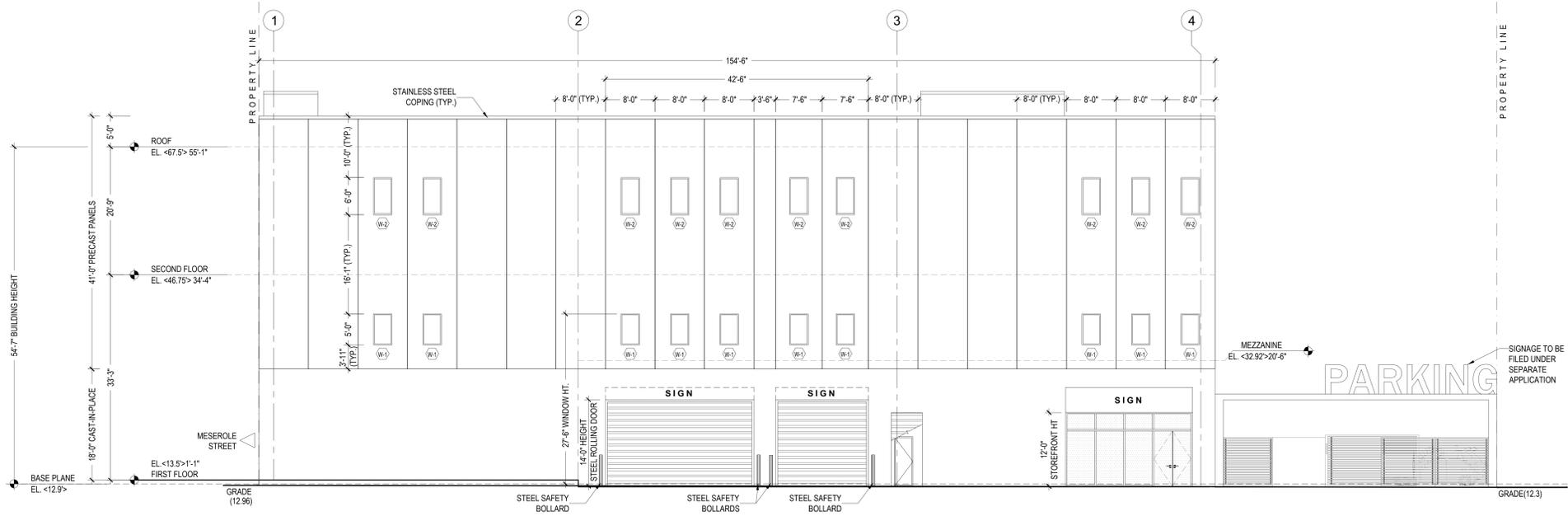


DOB BAH CODE:



1 MESEROLE STREET ELEVATION (NORTH)

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



2 GARDNER STREET ELEVATION (WEST)

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

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PROJECT #: 19021 DATE: 02.19.2019

DESIGNED BY: JS PROJECT MANAGER: AP DRAWN BY: PG

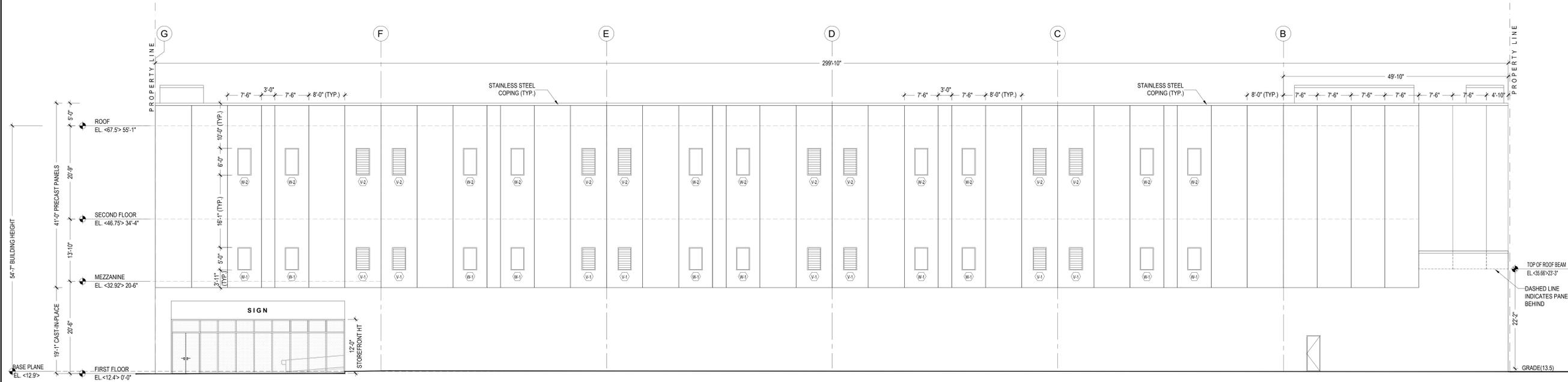
PROPOSED NORTH & WEST BUILDING ELEVATIONS

PAGE # A-200.00 DOB PAGE# 11 of 21

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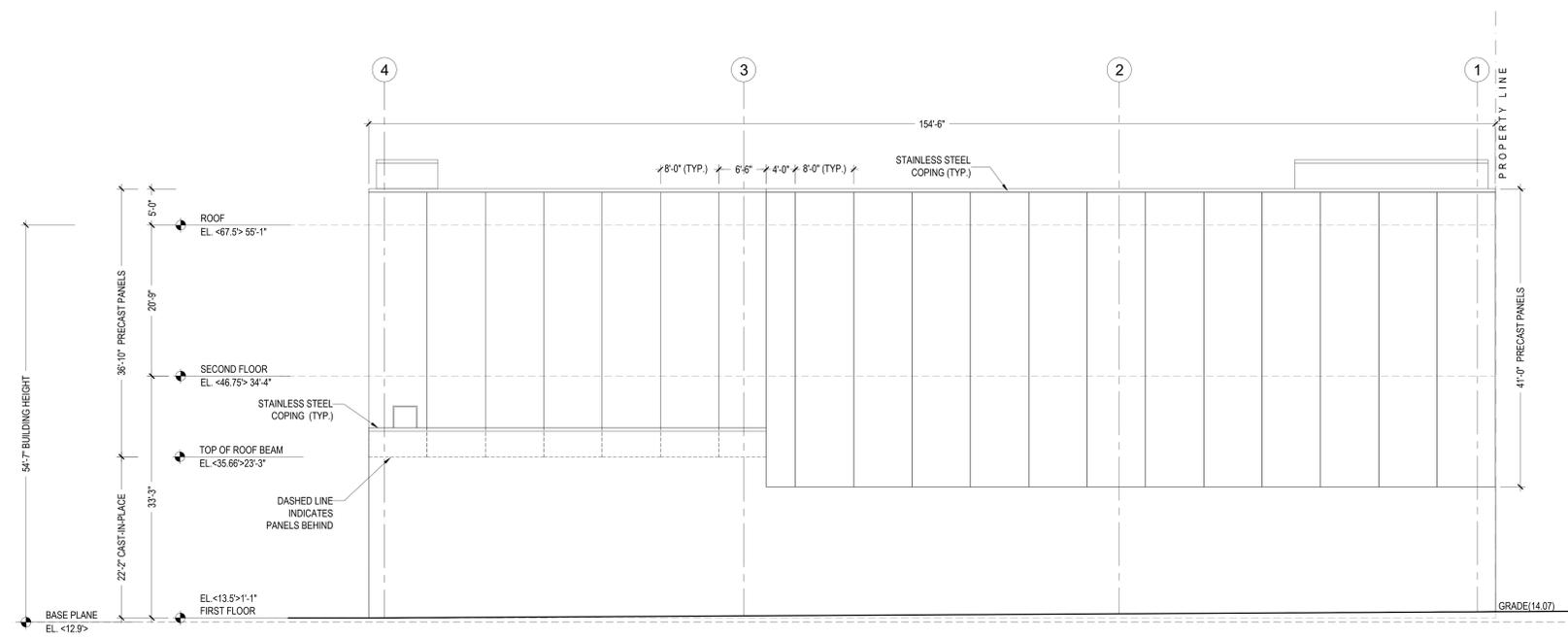
JOHN B. BOSTON
 APPROVED
 DATE: 11/11/2019
 NYC Development Hub

DOB BAY CODE:



1 REAR BUILDING ELEVATION (SOUTH)

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



2 GARDNER STREET ELEVATION (EAST)

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

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PROJECT # **19021** DATE **02.19.2019**

DESIGNED BY: **JS** PROJECT MANAGER: **AP** CHECKED BY: **PG**

PROPOSED
SOUTH & EAST
BUILDING
ELEVATIONS

PAGE # **A-201.00** DOB PAGE# **12 of 21**

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