

74 BOGART STREET. BROOKLYN, NY.

ILLUSTRATIVE DRAWINGS

07.17.2024

S9ARCHITECTURE

SITE DATA	
Block	3084
Tax Lot	1
Street Address	74 BOGART ST, BROOKLYN
Existing Zoning	M1-2
Community District	BROOKLYN 1
Zoning Section Map	13b
Zoning Lot Area	**80,000 SF**

LIST OF REQUIRED ACTIONS
1. ZONING MAP AMENDMENT: FROM M1-2 TO M1-4A

PROPOSED FLOOR AREA SUMMARY	
LEVEL	GROSS COMMERCIAL FLOOR AREA
7	27,520 SF
6	27,520 SF
5	38,400 SF
4	38,400 SF
3	38,400 SF
2	38,400 SF
1	37,620 SF
TOTAL	**246,260 SF**

EST. ZONING FLOOR AREA DEDUCTIONS:	6,260 SF
PROPOSED ZONING FLOOR AREA:	240,000 SF
EXISTING ZONING FLOOR AREA:	160,000 SF
TOTAL ZONING FLOOR AREA:	400,000 SF

ZONING ANALYSIS

ZR Section	Subject	Description	Permitted/Required		Existing to Remain	Proposed	Total	Compliance/Notes
42-10 / 42-20	USE	USE ALLOWANCES	USE GROUP I, III(B), IV-IX & X*		USE GROUP VI & IX(A)	USE GROUP IX(A)	USE GROUP VI & IX(A)	COMPLIES
43-132	FAR	COMMUNITY FACILITY FAR	5.00		0.00	0.00	0.00	COMPLIES
		COMMERCIAL / MANUFACTURING FAR	5.00		2.00	3.00	5.00	
		MAXIMUM FAR FOR ALL USES	5.00		2.00	3.00	5.00	
43-132	FLOOR AREA	COMMUNITY FACILITY FLOOR AREA	400,000 SF		0 SF	0 SF	0.00	COMPLIES
		COMMERCIAL /MANUFACTURING FLOOR AREA	400,000 SF		160,000 SF	240,000 SF	400,000 SF	
		MAXIMUM FLOOR AREA FOR ALL USES	400,000 SF		160,000 SF	240,000 SF	400,000 SF	
43-25	YARDS	SIDE YARD	N/A		N/A	N/A	N/A	COMPLIES
43-28(b)		REAR YARD / REAR YARD EQUIVALENT	NOT REQUIRED		NONE	NONE	NONE	
43-46	HEIGHT & SETBACK	INITIAL SETBACK DISTANCE - NARROW STREET	15'		20'	20'	N/A	COMPLIES
		MAX. BASE HEIGHT	125'		51'-6"	83'-4"	N/A	
		MAX. BUILDING HEIGHT	193.75'**		87'	118'-2"	N/A	
44-20	PARKING	REQUIRED ACCESSORY PARKING	NOT REQUIRED		3	0	3	COMPLIES
44-52	LOADING	LOADING REQUIREMENT CATEGORY LRC-B	FIRST 25,000 SF	0				COMPLIES
		USE GROUP VI	NEXT 15,000 SF	1				
			NEXT 60,000 SF	1				
			EACH ADDITIONAL 150,000 SF	1				
			TOTAL REQUIRED	0	0	0	0	
		LOADING REQUIREMENT CATEGORY LRC-A	FIRST 15,000 SF	0				
		USE GROUP IX(A)	NEXT 25,000 SF	1				
			NEXT 40,000 SF	1				
			EACH ADDITIONAL 80,000 SF	1				
			TOTAL REQUIRED	7	5	4	9	
		ALL USES			5	4	9	

*Uses subject to certain limitations with respect to size, location and other conditions.

**For zoning lots with a lot area greater than or equal to 20,000 sf, a building may exceed the maximum building height by 25%.

ZONING LOT LINE

400'-0"

199'-6"

50'-6"

ONEWAY TRAFFIC

INGRAHAM ST (60' WIDE)

29'-0"

21'-6"

150'-0"

EXISTING STREET TREE TYP.

± 15'-0"

EXISTING CURB CUT TYP.

28'-0"

29'-0"

BOGART ST (60' WIDE)

EXISTING SWING GATE

EXISTING GATE

EXISTING CURB AND FENCE TYP.

ONEWAY TRAFFIC

EXISTING COMMERCIAL PARKING FACILITY (FEDEX)

± 15'-0"

200'-0"

143'-0"

LOADING BERTH

LOADING BERTH

LOADING BERTH

EXISTING 160.000 ZSF
7 STORY 87'HT
SELF STORAGE
BUILDING

± 13'-0"

200'-0"

MORGAN AVE (60' WIDE)

ONEWAY TRAFFIC

EXISTING FENCE

EXISTING GATE

LOADING BERTH

LOADING BERTH

DUMPSTER

GILBERT RAMIREZ PARK

MORGAN AVE

± 15'-0"

155'-10"

29'-0"

215'-2"

EXISTING MTA SIDEWALK GRATES TYP.

ONEWAY TRAFFIC

HARRISON PL (60' WIDE)

400'-0"

PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

10' 100'

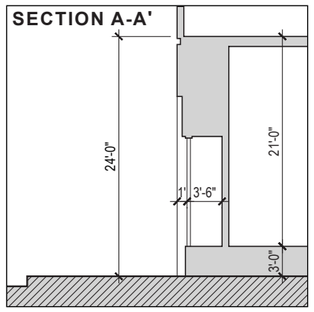
N

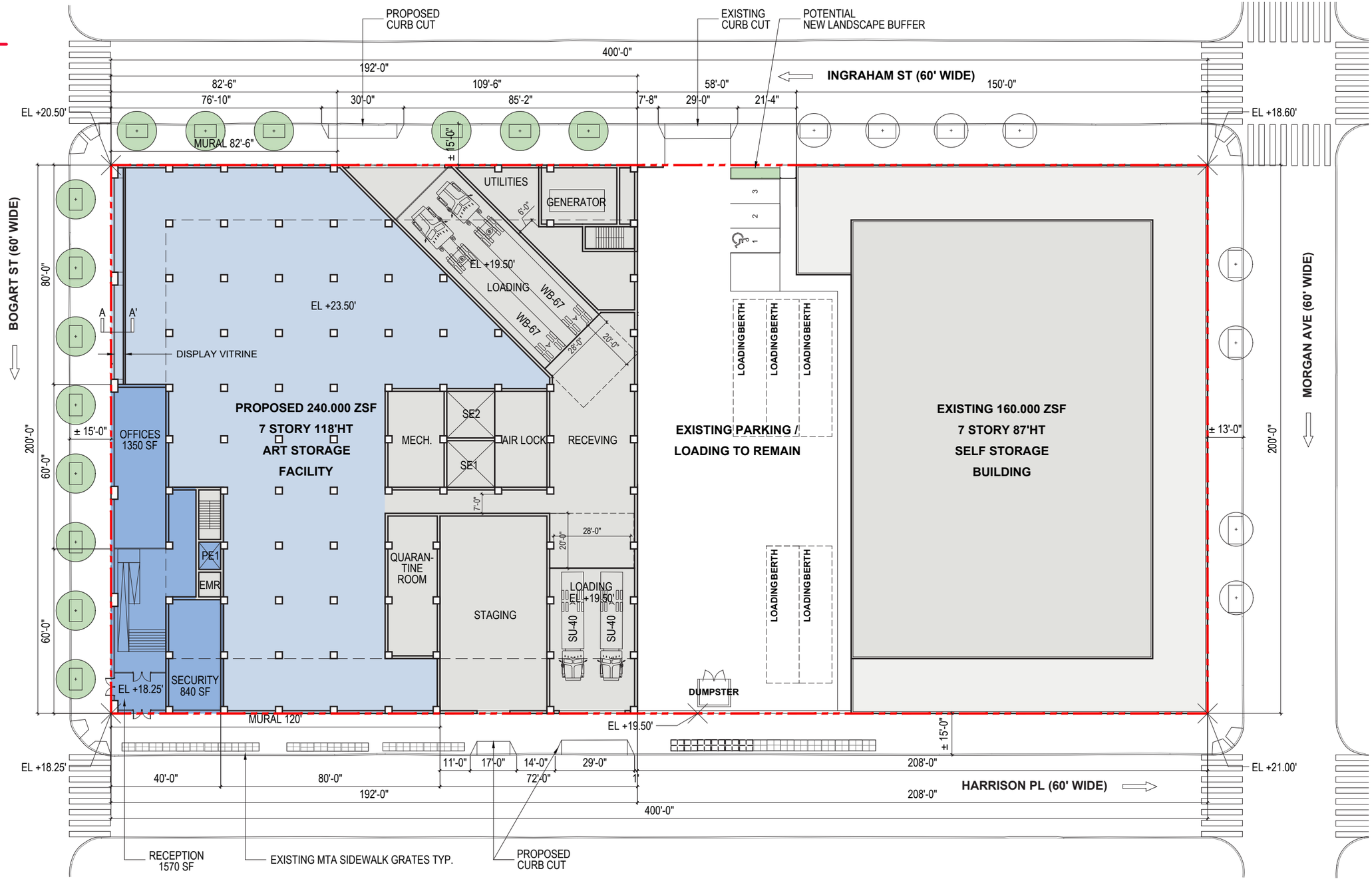
ZONING LOT LINE

PROPOSED TREE

EXISTING TREE

SECTION A-A'





GILBERT RAMIREZ PARK

MORGAN AVE

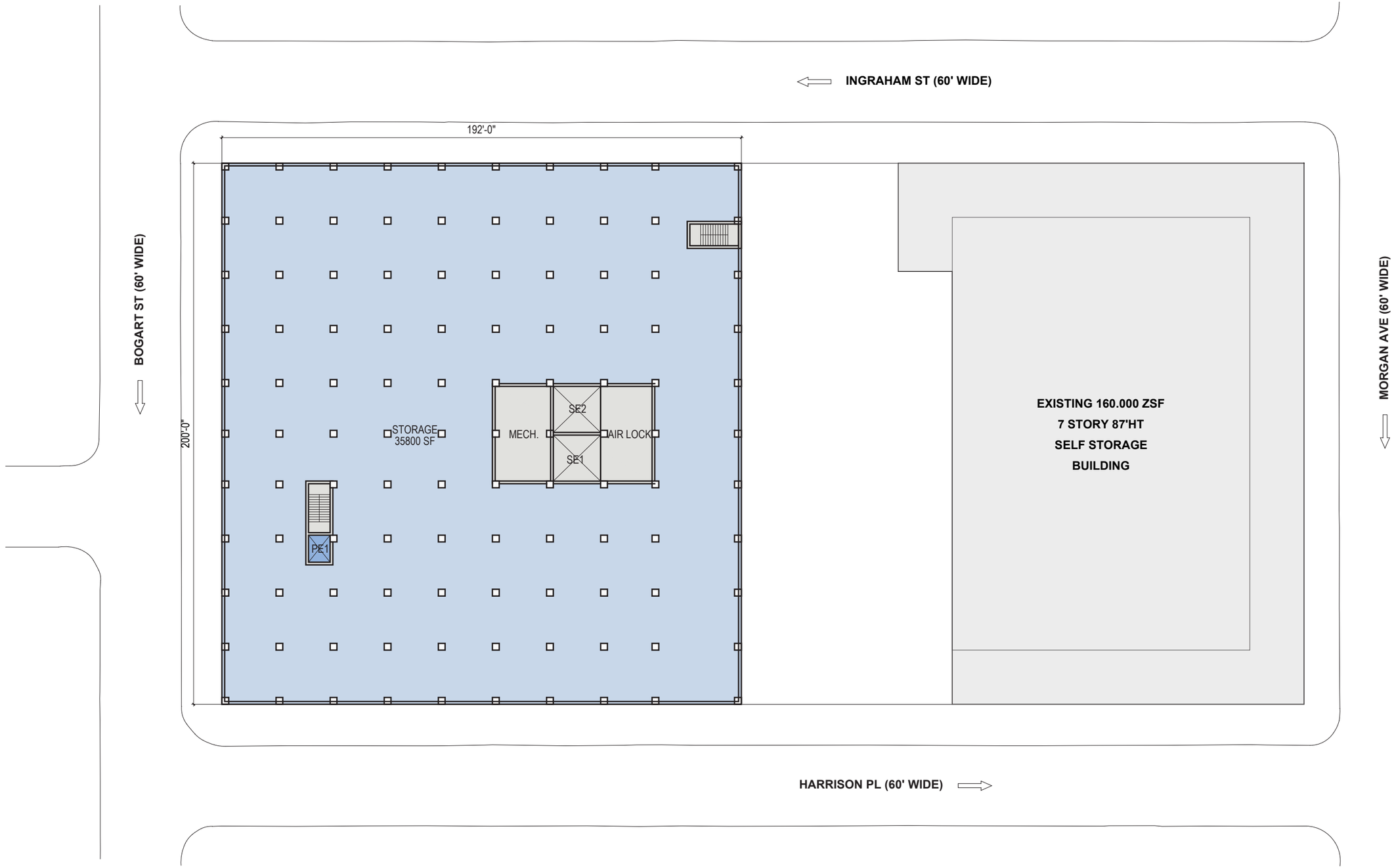
CURB CUT LOCATIONS AND WIDTHS ARE SUBJECT TO REVIEW BY DOB AND DOT

PROPOSED BUILDING DESIGN AND OTHER IMPROVEMENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

10' 100'

ILLUSTRATIVE DRAWINGS

1ST FLOOR PLAN



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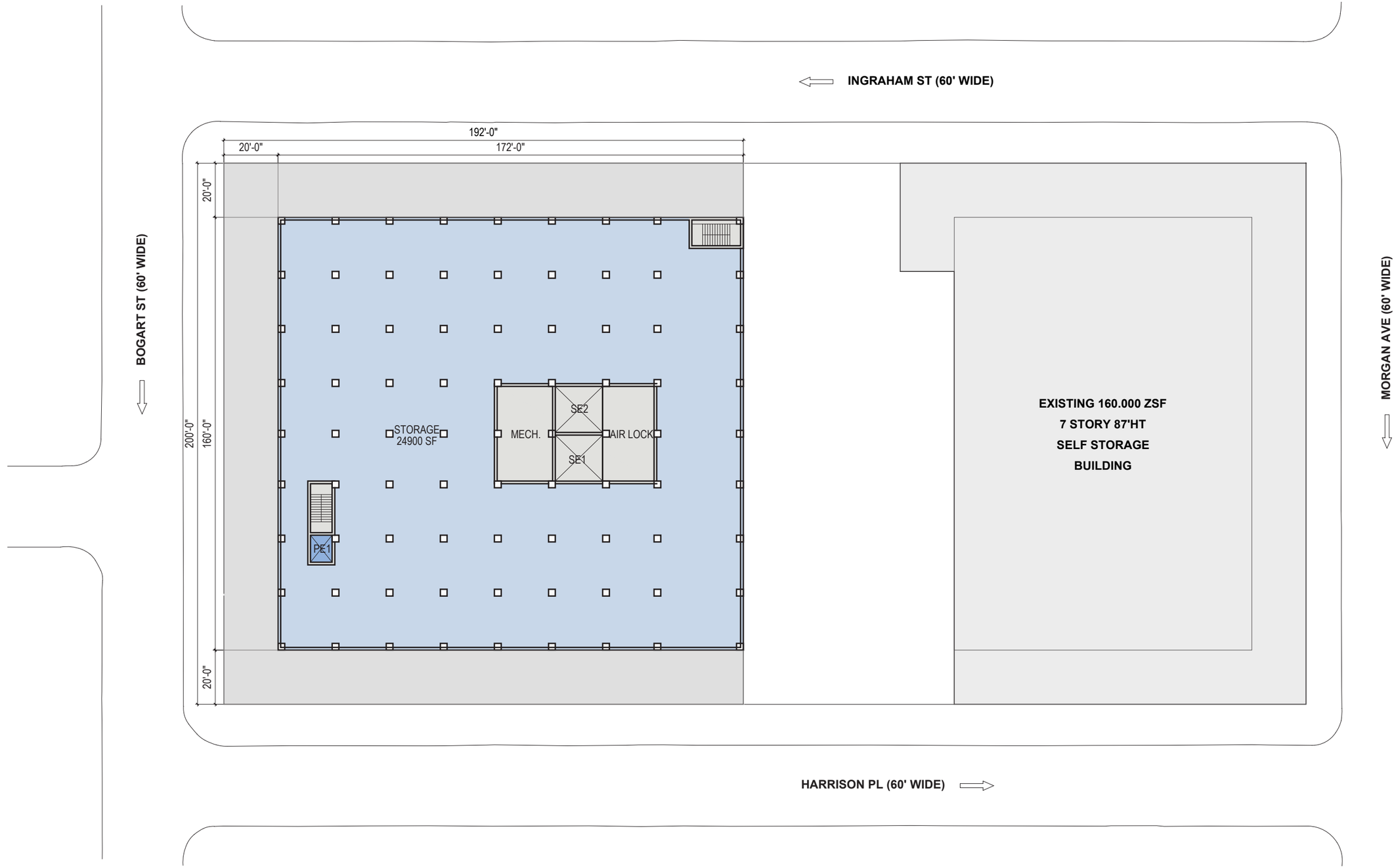

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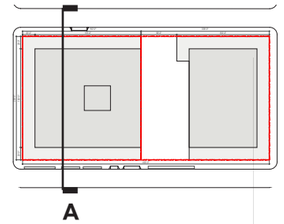
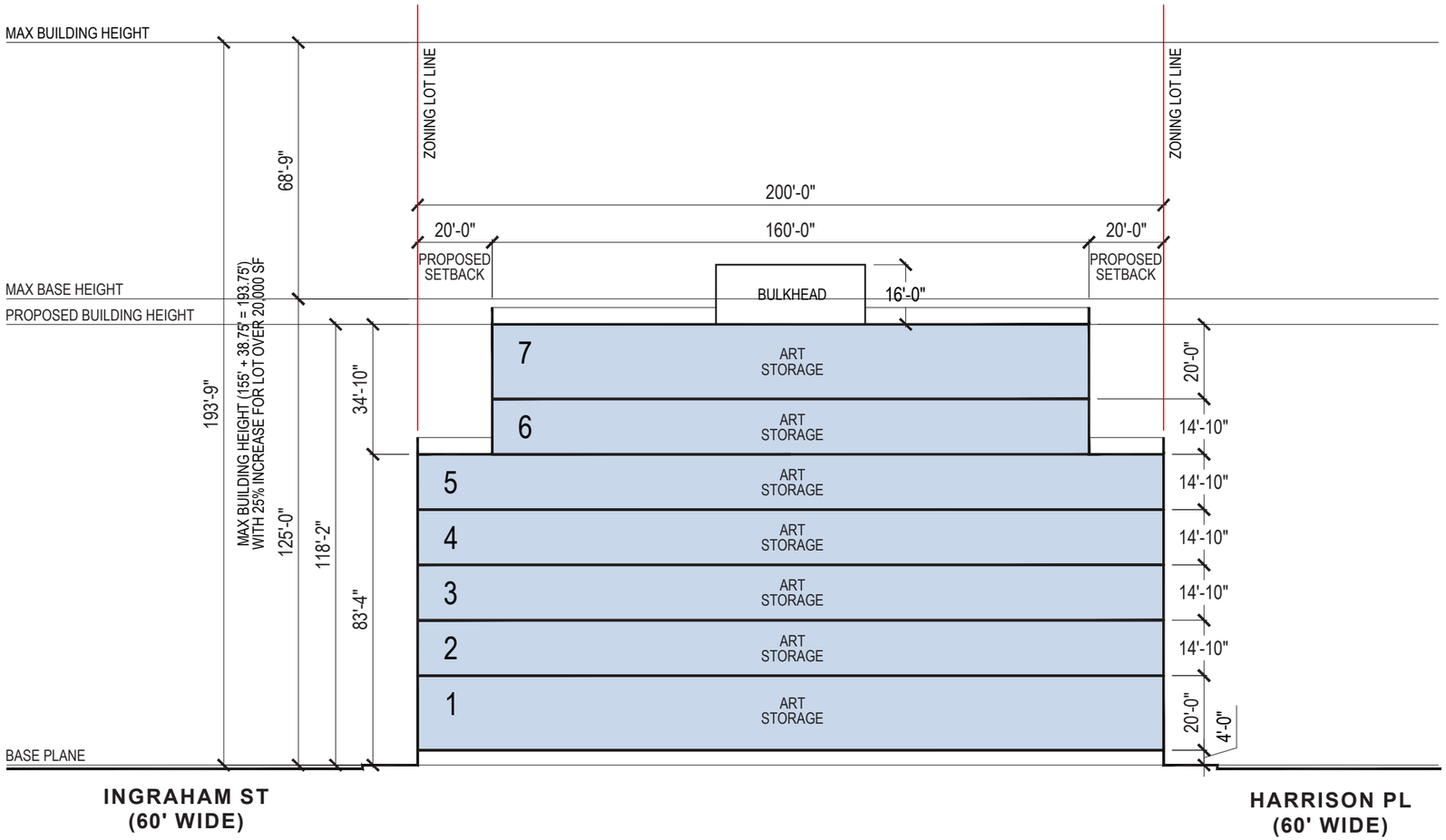
ILLUSTRATIVE DRAWINGS
6TH-7TH FLOOR PLAN





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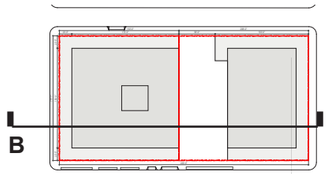

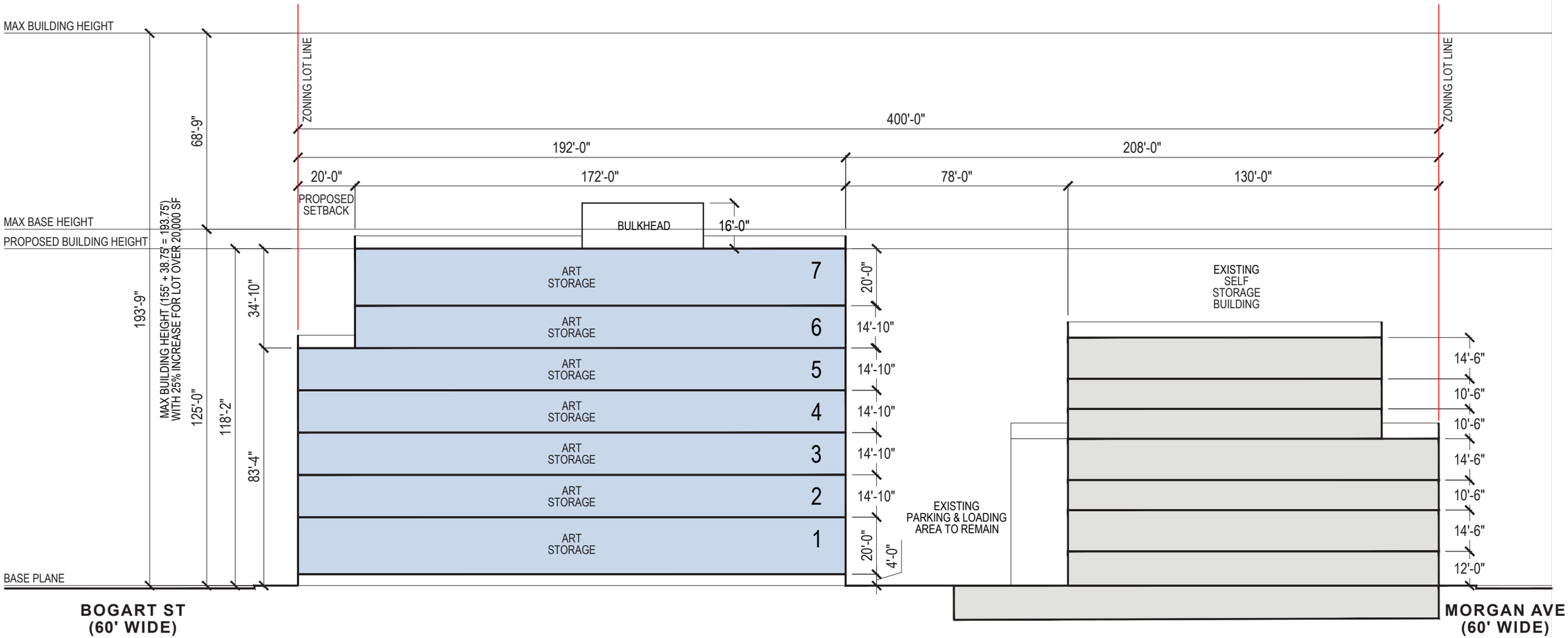

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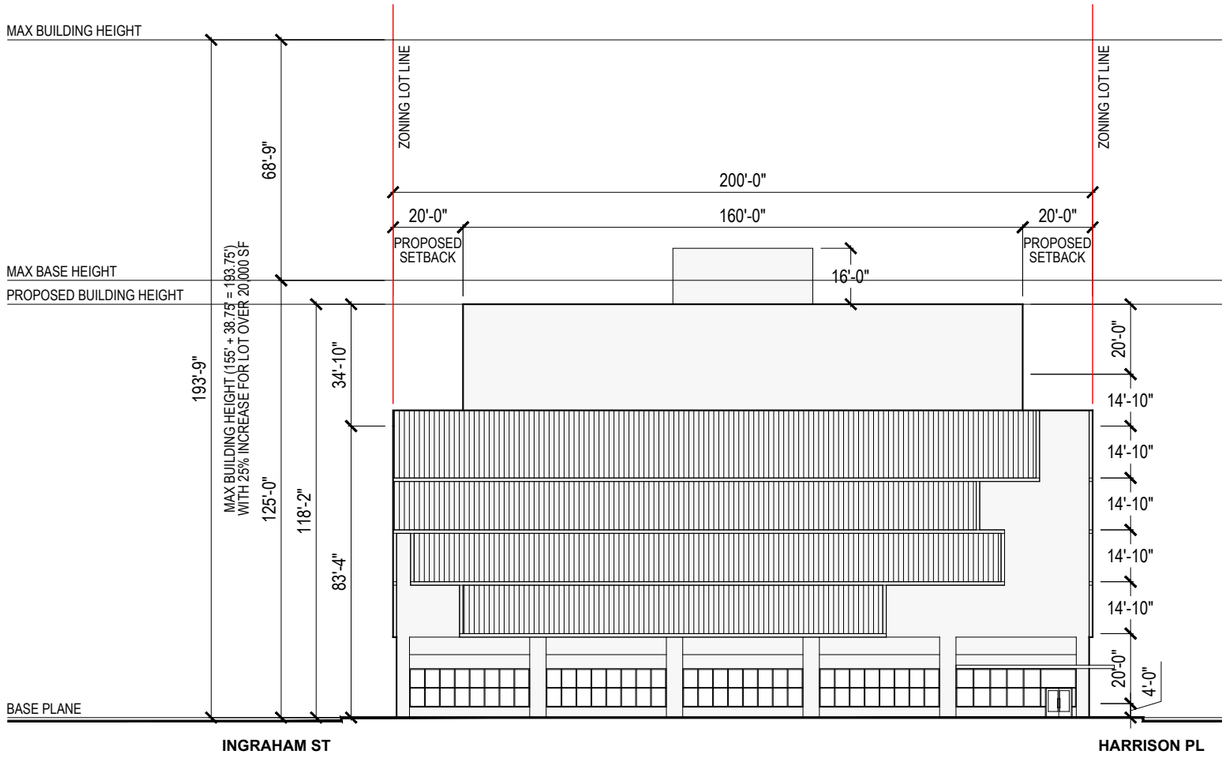
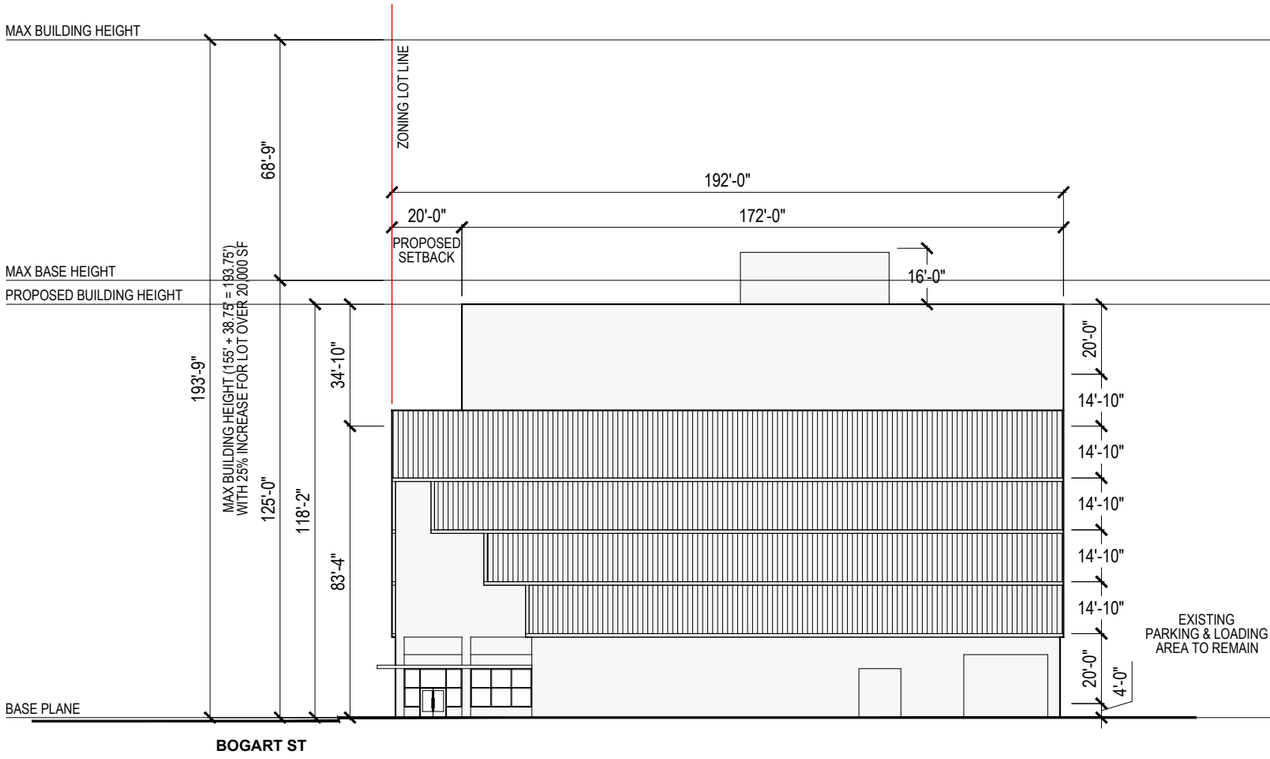


WEST ELEVATION



SOUTH ELEVATION

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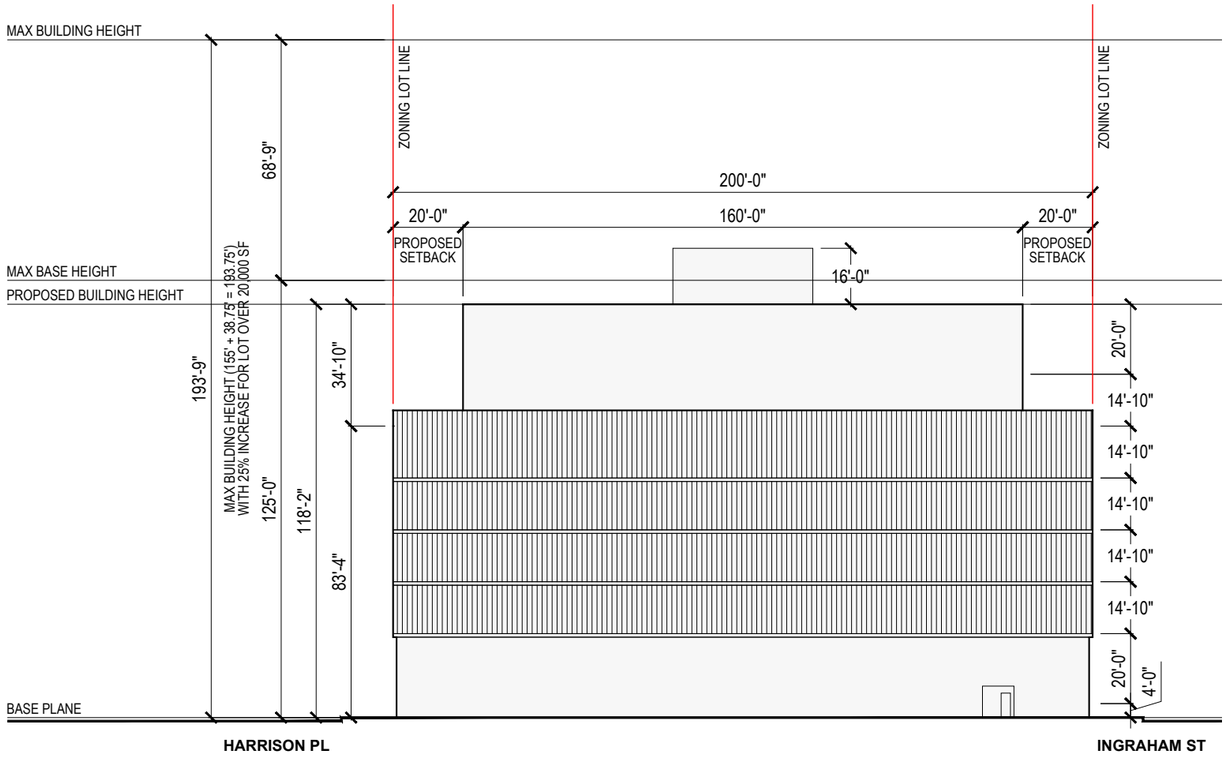
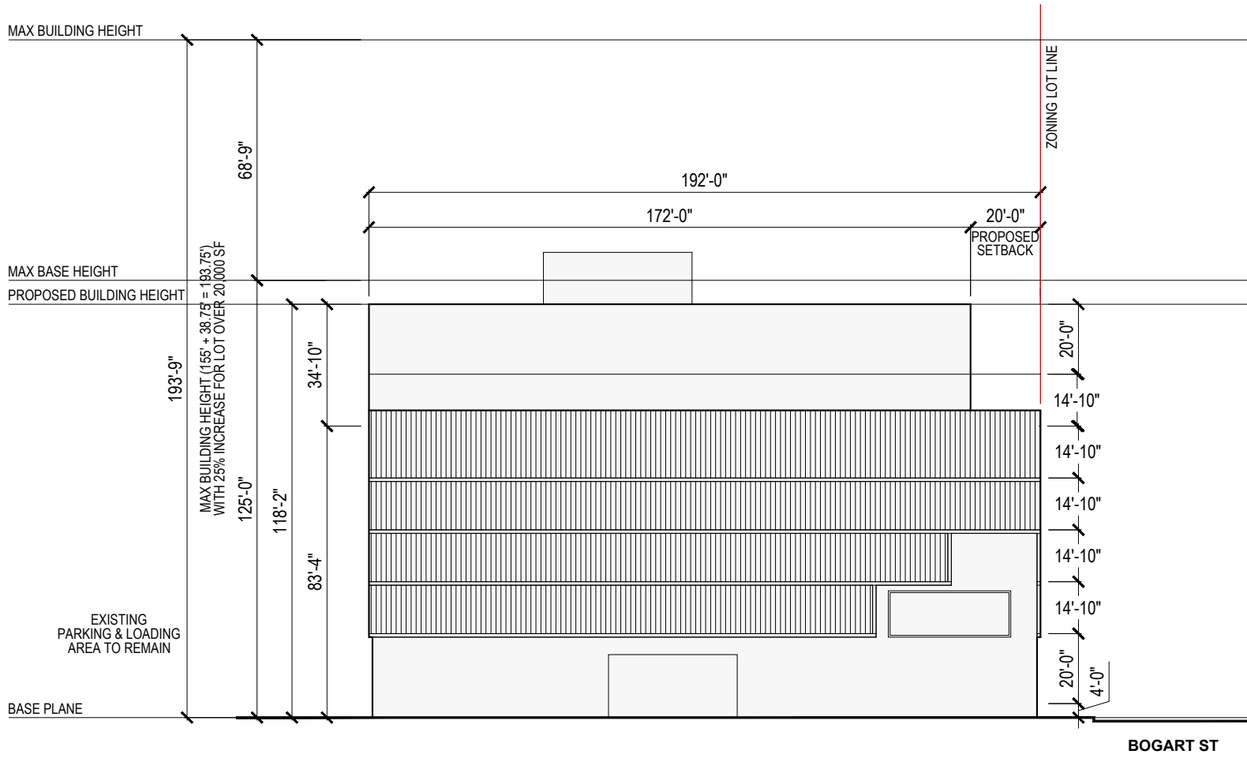


EAST ELEVATION



NORTH ELEVATION

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10' 100'

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