2025-03-28	ZR SECTION	9305 5TH AVE., BROOKLYN NY; BLOCK: 6109; LOT: 01			
ZONING FLOOR AREA (MAX ALLOWED) AS PER CITY OF YES AMENDMENT	R7X/C2-4 &R5B (BR)	Total ZFA Development Rights Generated		FAR	TOTAL (sf) Max
		Lot is Non-Qualifying Residential Site per ZR 12-10 Total Zoning Lot Area			38,920.00 sf
	23-22	R7X/C2-4	Residential (QAH)	6.000	209,160.00 sf
	33-121	Lot Area	Commercial	2.000	69,720.00 sf
	33-121	= 34,860.00 sf (89.57%)	Community Facility	5.000	174.300.00 sf
	23-21, 77-11	R5B	Residential	6.000	24,360.00
	R5B PORTION IS WHOLLY WITHIN 25' OF ZONING DISTRICT BOUNDARY LINE	Lot Area	Commercial	2.000	8,120.00 sf
	33-121	= 4,060.00 sf (10.43%)	Community Facility	5.000	20,300.00 sf
	35-31	Max. Adjusted FAR (100% Zoning Lot)	Residential	6.000	233,520.00 sf
			Commercial	2.000	69,720.00 sf
			Community Facility	5.00	194,600.00 sf
					209,160.00 sf + 24,630.00 sf = 233,520.00 sf
	35-31	The Max. TOTAL FAR permitted does not exceed the greatest FAR permitted on such lot: Residential FAR = 6.000			
	Maximum Total Buildable Adjusted Zoning Floor Area			6.000	233,520.00 sf
ZFA PROPOSED			Residential	5.657	220,151.00 sf
			Commercial	0.311	12,093.00 sf
			Community Facility	0.029	1,117.00 sf
			Total Proposed Zoning Floor Area	5.996	233,361.00 sf, OK
DENSITY	23-52 (b)	Density: 233,520 sf - 12,093 - 620 = 220,807 sf @ appr. 680 sf per d.u. = 324 d.u., including the MIH units (appr. 30% of d.u.)		Proposed 292 d.u. (including approximately 87 MIH d.u.)	
LOT COV. & YARD REG'S	23-362 (a)	Max. lot coverage permitted (Corner Lot): 100% MAX		12,432 * 100% = 12,432 sf	
	23-362 (a)	Max. lot coverage permitted (Interior Lot): 80% MAX		26,488 * 65% = 21,190.4 sf	
		Proposed Lot Coverage at Interior Portion of Lot =		20,221 sf < 21,190.4 Max, OK	
	23-363 (b)	Proposed Lot Coverage for Corner Portions of the Lot:		8,664 sf < 12,432 sf Max, OK	
	23-321	Minimum Required Front Yard in R5B = 5 ft		Proposed 5 ft Front Yard in R5B	
	23-322	Minimum Required Front Yard in R7X = 0 ft		No Front Yard Proposed in R6B	
	23-331 (c)	Minimum Required Side Yards in R5B - No Side Yards Required		No Side Yards Proposed	
	23-334 (b)	Minimum Required Side Yards in R7X - No Side Yards Required		No Side Yards Proposed	
	23-342 (a)	20'-0" (under 75 ft height) & 30 ft (above 75 ft in height) Min. Required Rear Yard for portions of lot beyond 100 feet of Corner		Min. 30'-0" Proposed, OK	
HEIGHT & SETBACK	23-432 (QAH)	Street Wall Location and Base Height Regulations: 60 ft Min Base Height		65 ft Min Base Height Prop'd, OK	
		Street Wall Location and Base Height Regulations: 105 ft Max Base Height		105 ft Max Base Height Prop'd, OK	
		Max Building Height: 145 ft		112 ft & 11 Stories Proposed, OK	
	23-433	Setback Distance Regulations: 10 ft above Max Base @ Wide Str. & 15 ft above Max Base @ Narrow Str.		15 ft Setbacks both frontages, OK	
	23-443 (d)	Special provisions along certain district boundaries: Where a zoning lot located in an R7X District abuts a zoning lot located within an R5B District, the height of a building within a 'transition area' measured parallel to the district boundary, shall not exceed the height of 85 ft within 15 ft & 25 ft.		Proposed 64 ft height of Building within 15 ft & 25 ft of District Boundary Line	
Parking	12-10: Transit Zone, Outer (12/5/24)	Subject Property is located in Outer Transit Zone: (a) within the boundaries of APPENDIX I & outside of the #Inner Transit Zone#; and (b) 0.03 miles < 0.25 miles from MTA Subway Stop "Bay Ridge-95 St" of "R" Train			
	25-222 (R)	15% of the total number of d.u. in R7X = 205 d.u. *15% = 31 p.s.		Proposed 31 p.s. at Cellar	
		0% of the total number of MIH d.u. in R7X = 87 d.u. = 0 p.s.			
	36-21 (Commercial)	PRC-A = 1 per 1,000 sf = 27,000/1,000 = 27 p.s.		Proposed 27 p.s. in Cellar	
	36-21 (Comm. Fac.)	PRC-A = 1 per 1,000 sf = 16,600/1,000 = 17 p.s.		Proposed 17 p.s. in Cellar	
Loading	25-72	LRC-B - First 8,000 sq. ft.: None; Next 17,000 sq. ft.: 1		Proposed 1 Loading Berth, OK	
Total: 11-Story - 292 D.U. - Fully Attended Parking Garage with 75 parking spaces (including 31 residential p.s. & 44 commercial/cf p.s.)					

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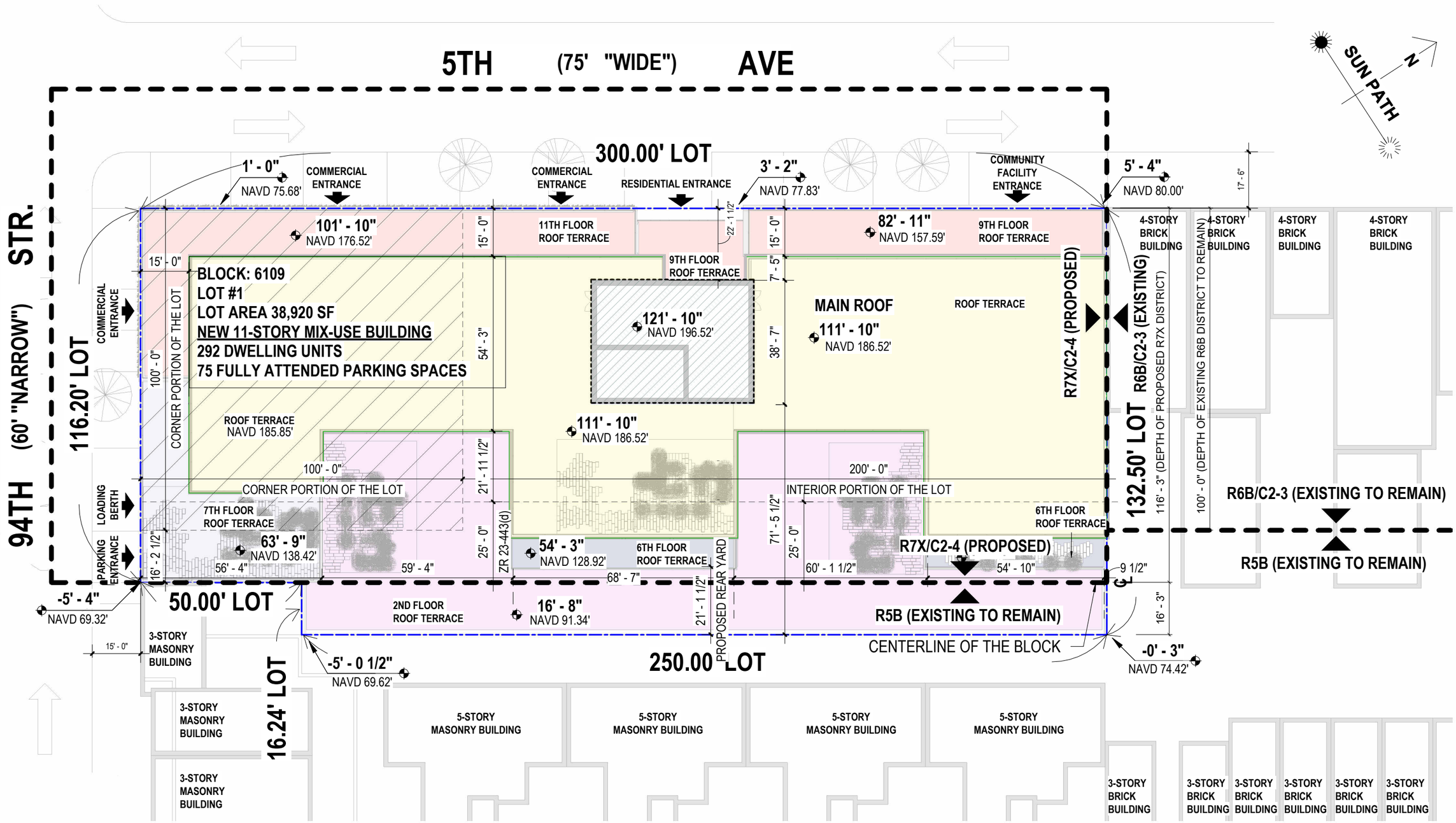
PROPOSED R7X/R5B/C2-4(BR)(MIH)

Project: **9305 5TH AVE., BROOKLYN NY**

Date: **12/28/2025**

SYMBOL LEGEND

- ROAD DIRECTION
- EXISTING TREE
- PROPOSED TREE
- BUILDING LINE
- ZONING LOT LINE
- PROPOSED ZONING DISTRICT BOUNDARY
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- ZONING DISTRICT: R7X
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- STREET LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE



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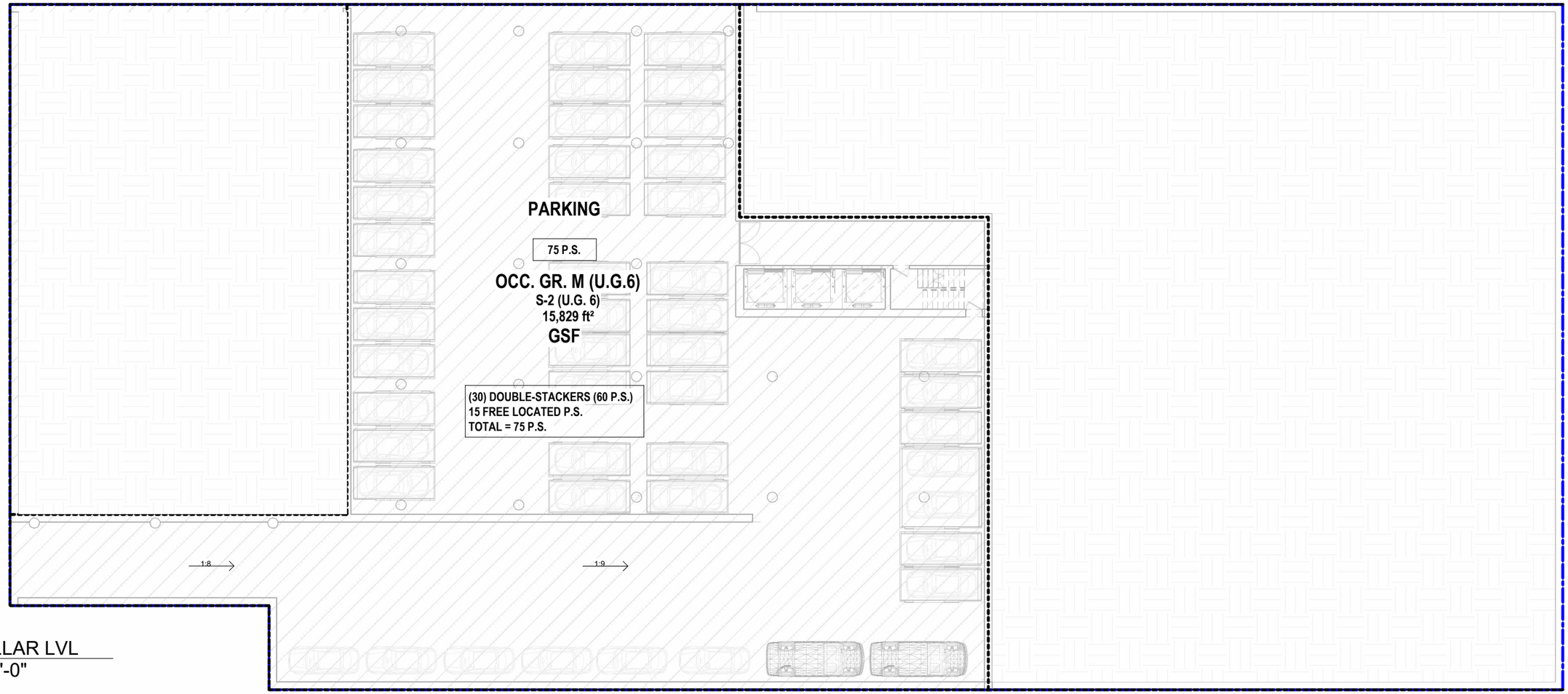
SITE PLAN

0 15' 30' 60'
0 2"
1" = 30'-0"

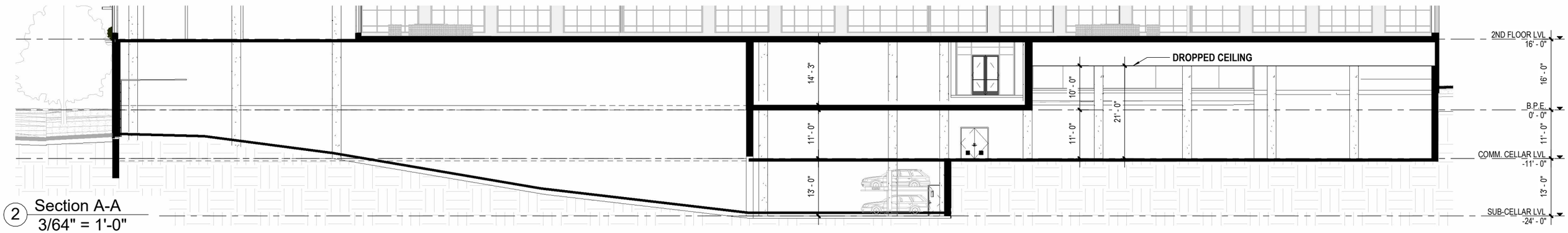
A-1

Project: **9305 5TH AVE., BROOKLYN NY**

Date: **12/28/2025**



1 SUB-CELLAR LVL
3/64" = 1'-0"



2 Section A-A
3/64" = 1'-0"

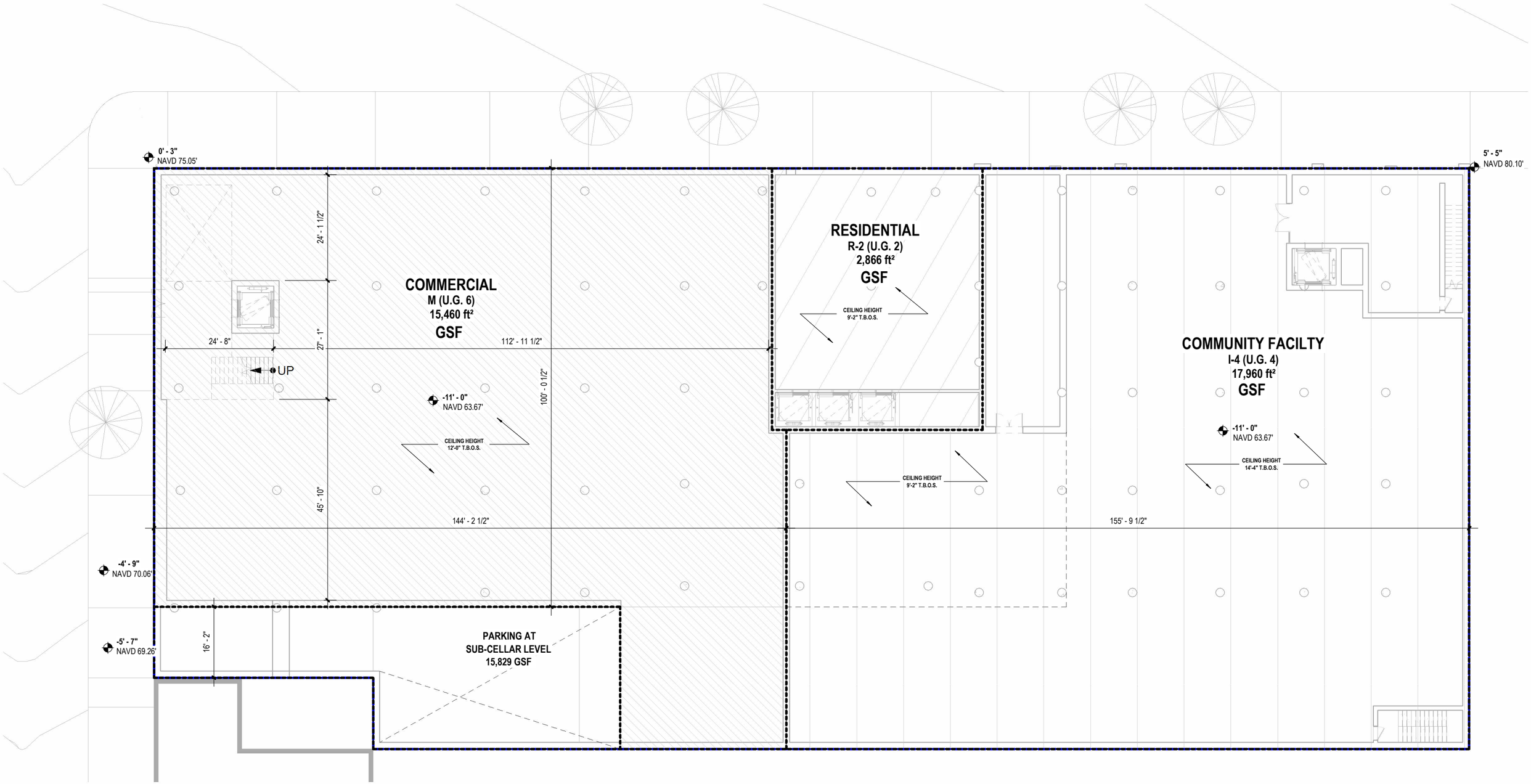
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COMMERCIAL PARKING SUB-CELLAR LVL

A-2

Project: **9305 5TH AVE., BROOKLYN NY**

Date: **12/28/2025**



1 COMM. CELLAR LVL
3/64" = 1'-0"

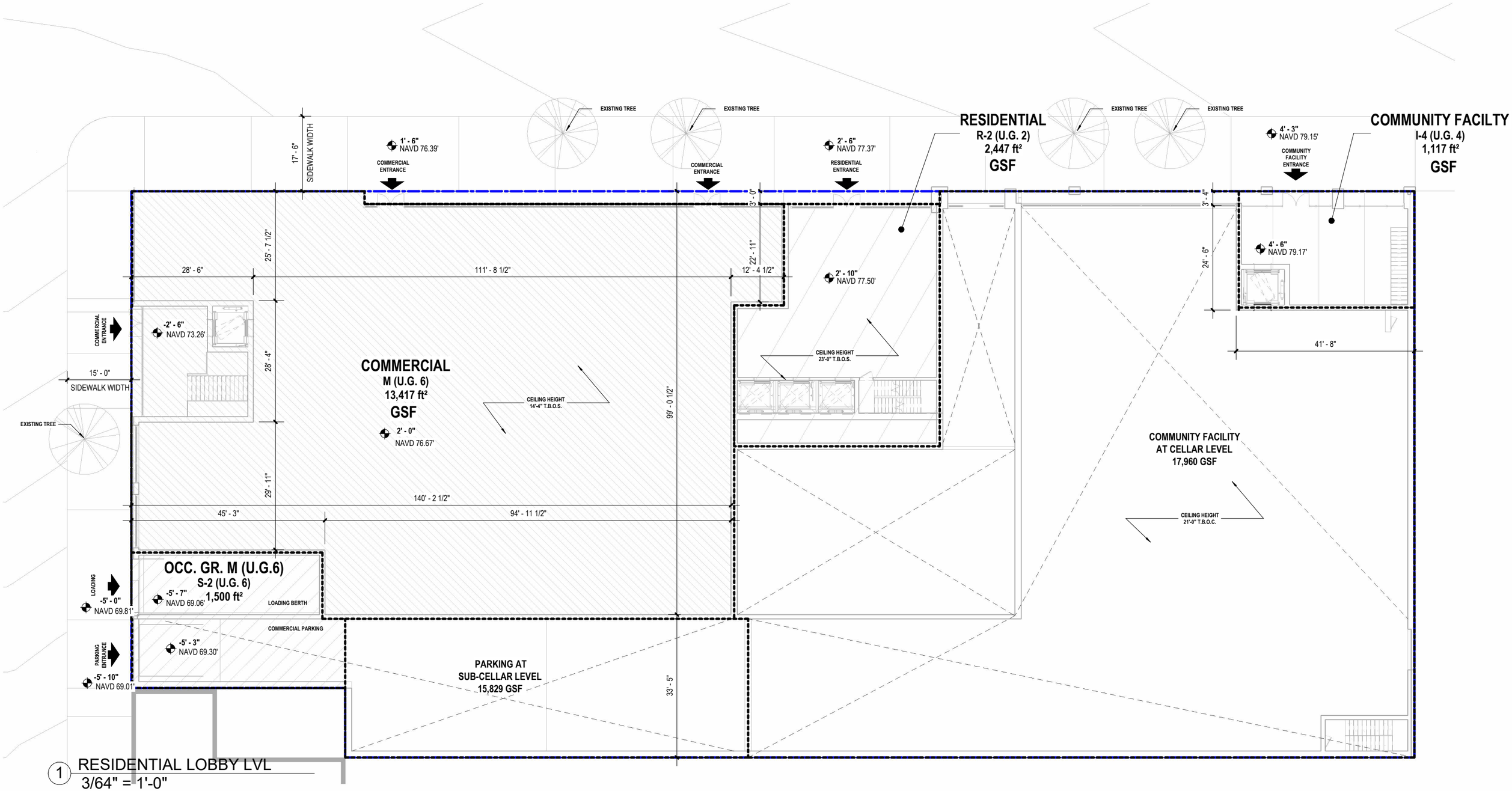
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COMMERCIAL CELLAR FLOOR PLAN

A-3

Project: **9305 5TH AVE., BROOKLYN NY**

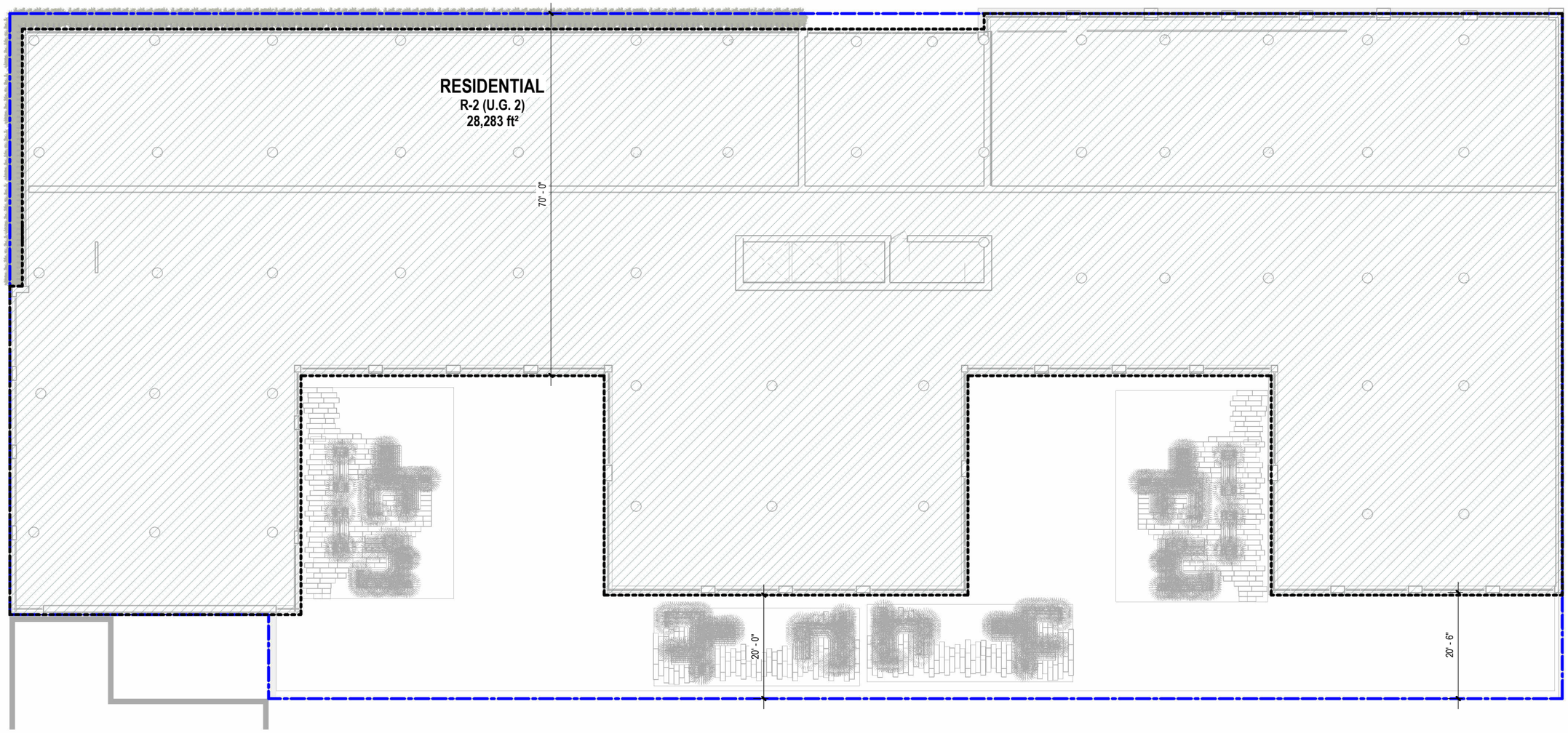
Date: **12/28/2025**



1 RESIDENTIAL LOBBY LVL
3/64" = 1'-0"

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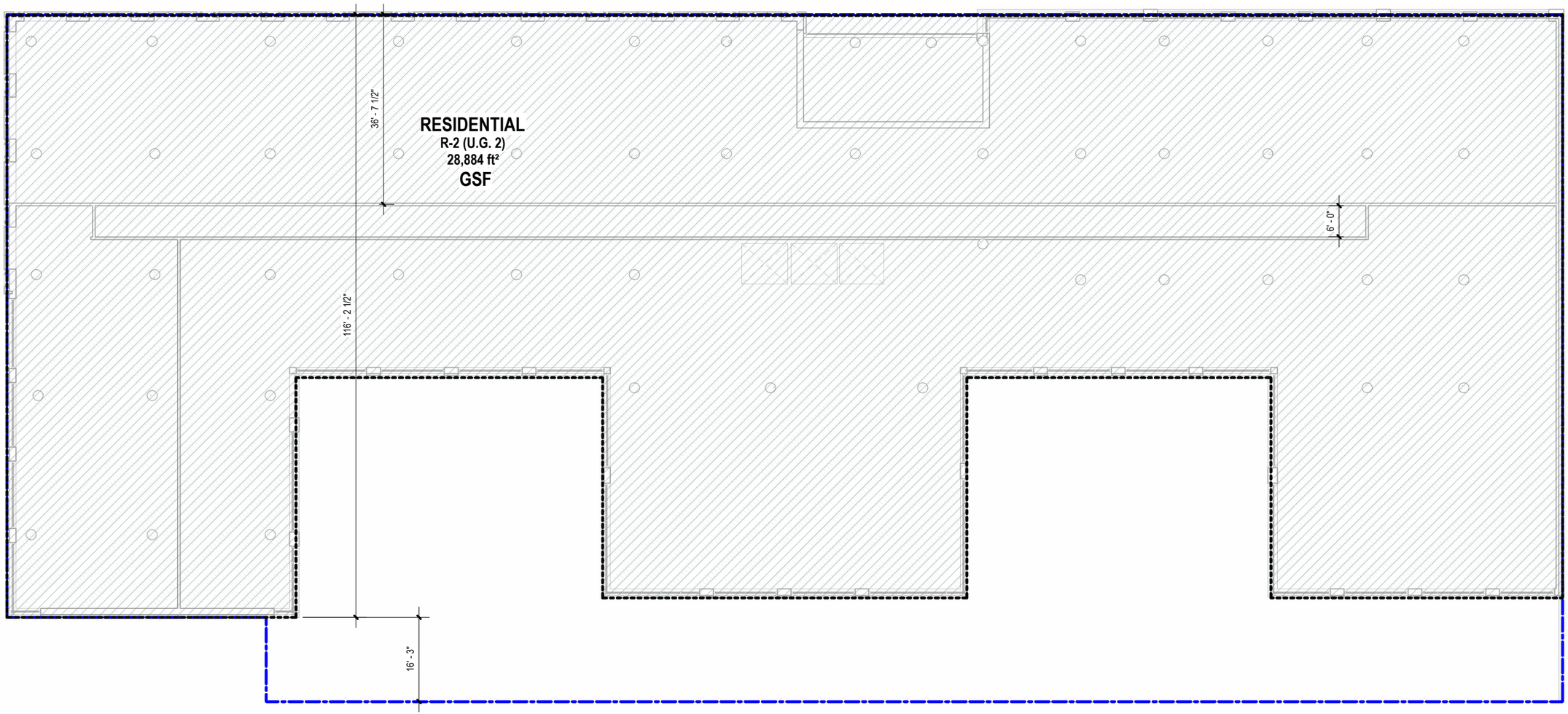
GROUND FLOOR LEVEL



1 2ND FLOOR LVL
3/64" = 1'-0"

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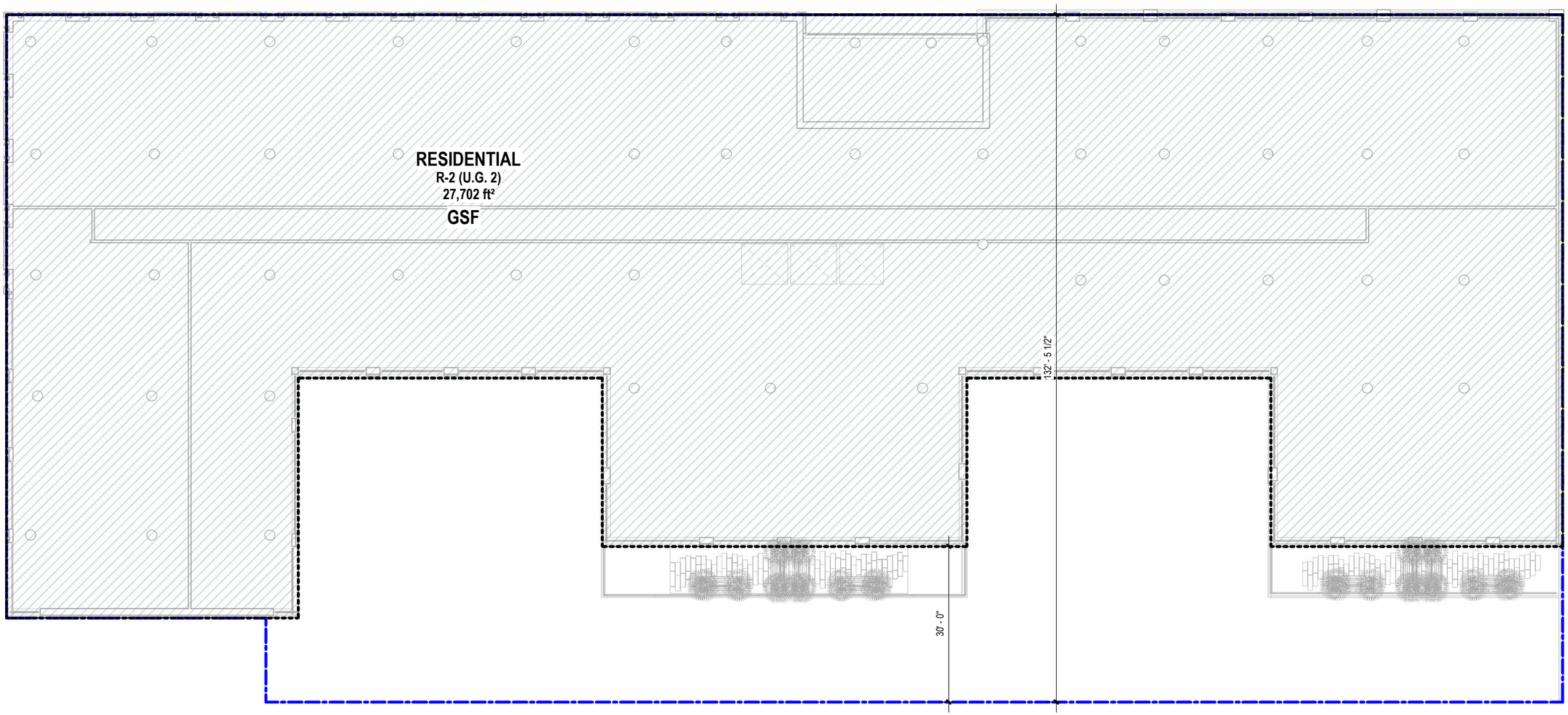
2ND FLOOR PLAN



1 3RD-5TH FLOOR LVL
3/64" = 1'-0"

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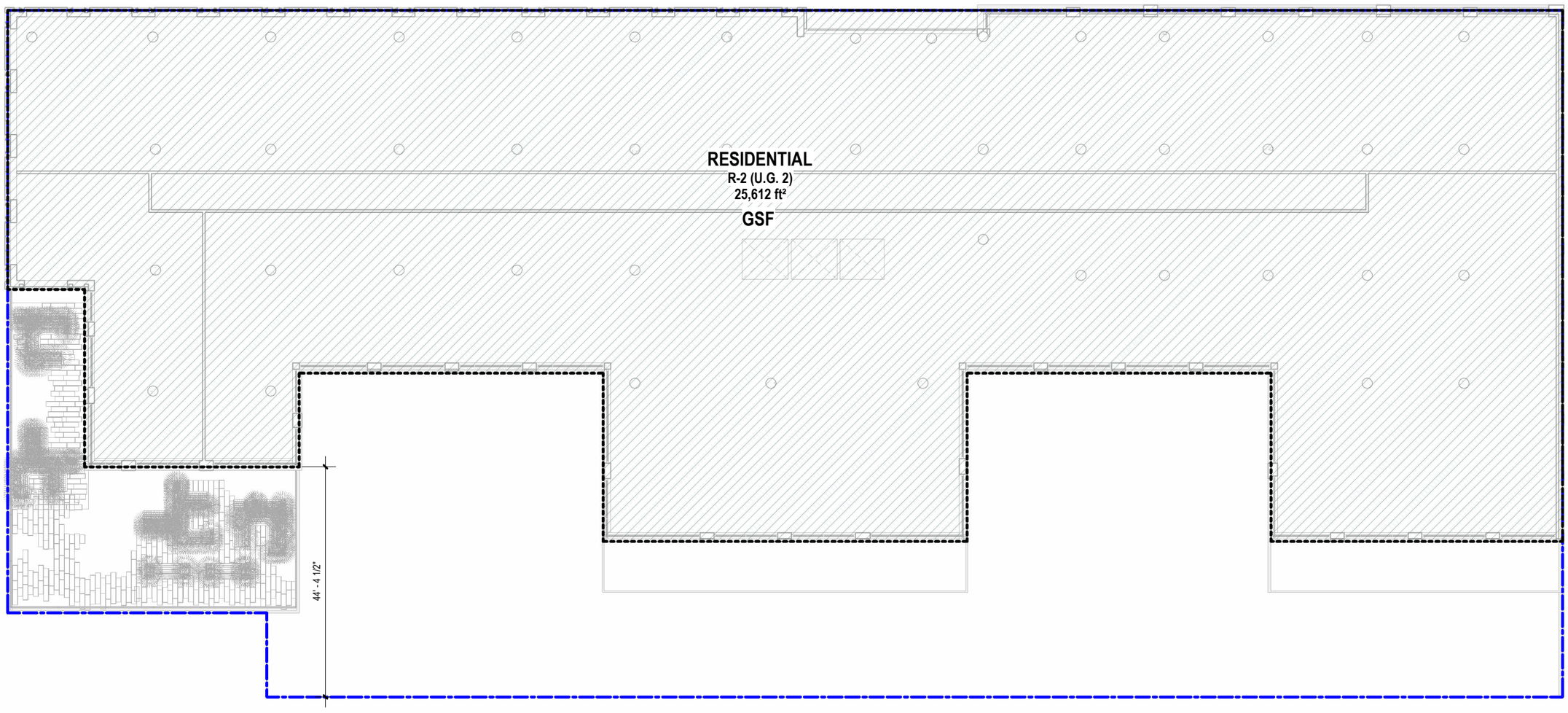
3RD-5TH FLOOR PLAN



1 6TH FLOOR LVL
3/64" = 1'-0"

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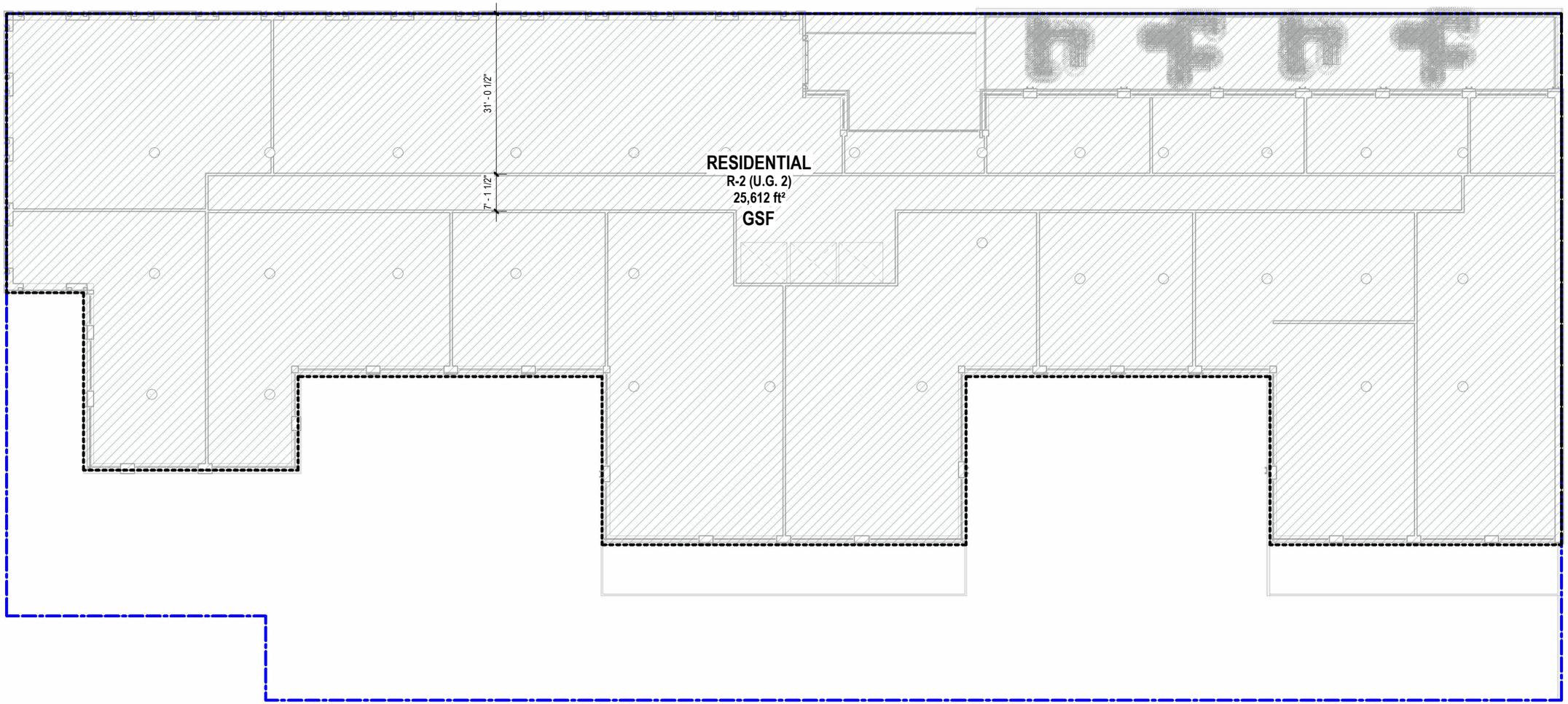
6TH FLOOR PLAN



1 7TH - 8TH FLOOR LVL
3/64" = 1'-0"

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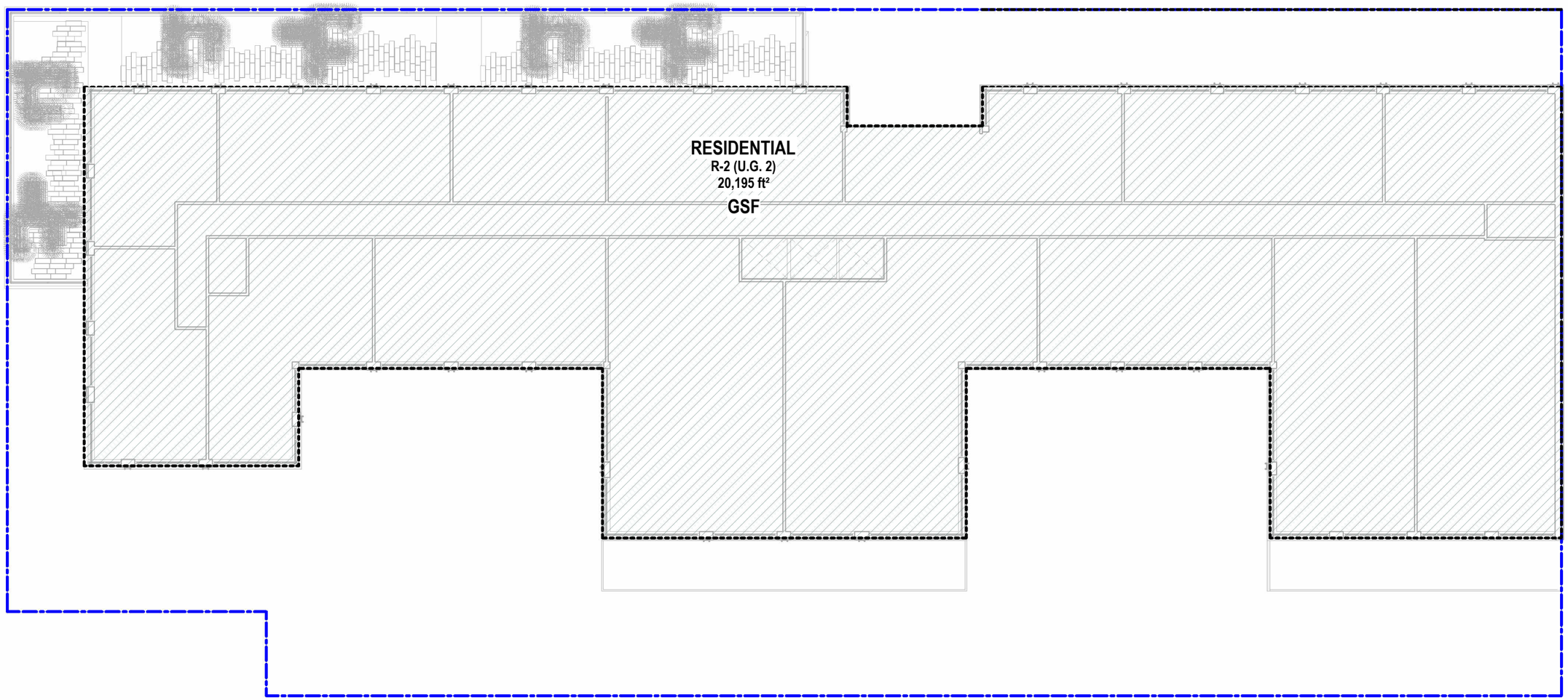
7TH & 8TH FLOOR PLAN



1 9TH FLOOR LVL
3/64" = 1'-0"

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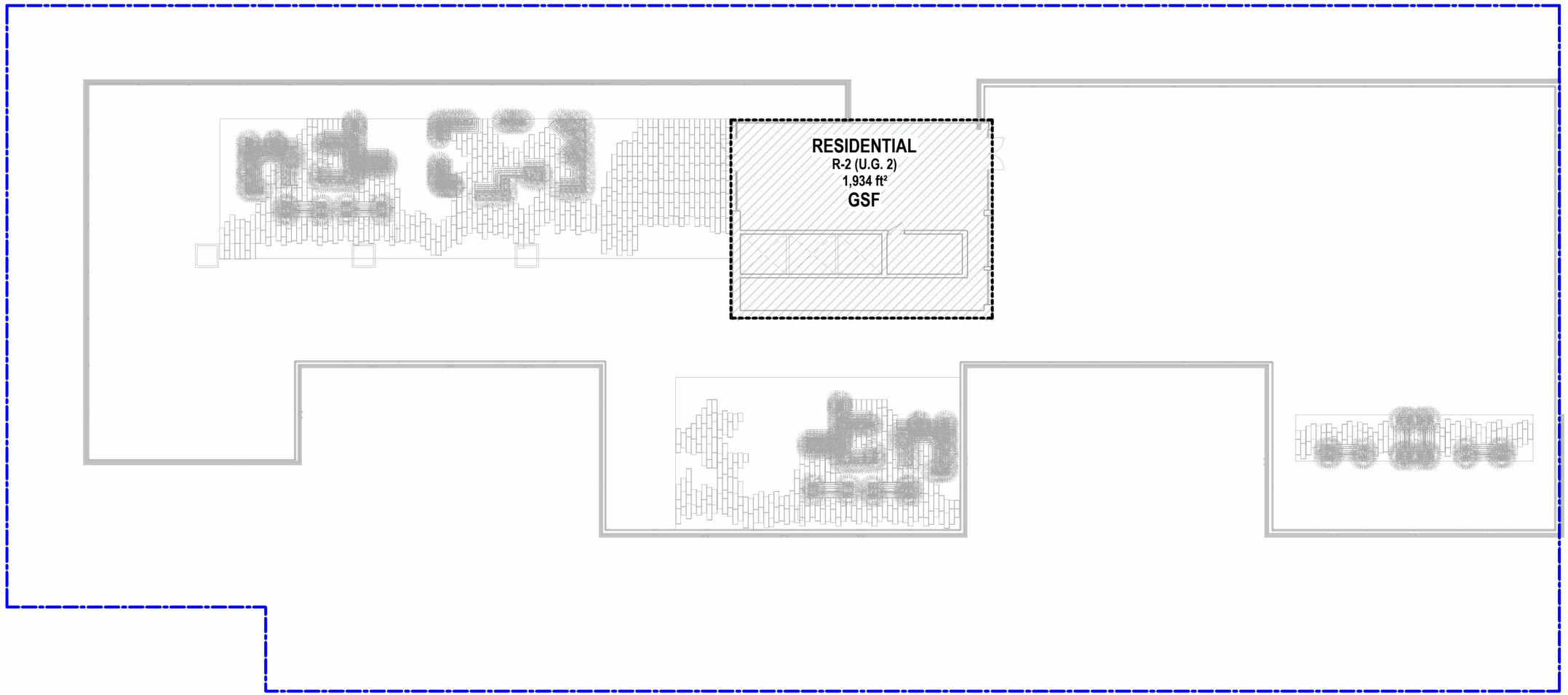
9TH & 10TH FLOOR PLAN



1 11TH FLOOR LVL
3/64" = 1'-0"

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11TH FLOOR PLAN



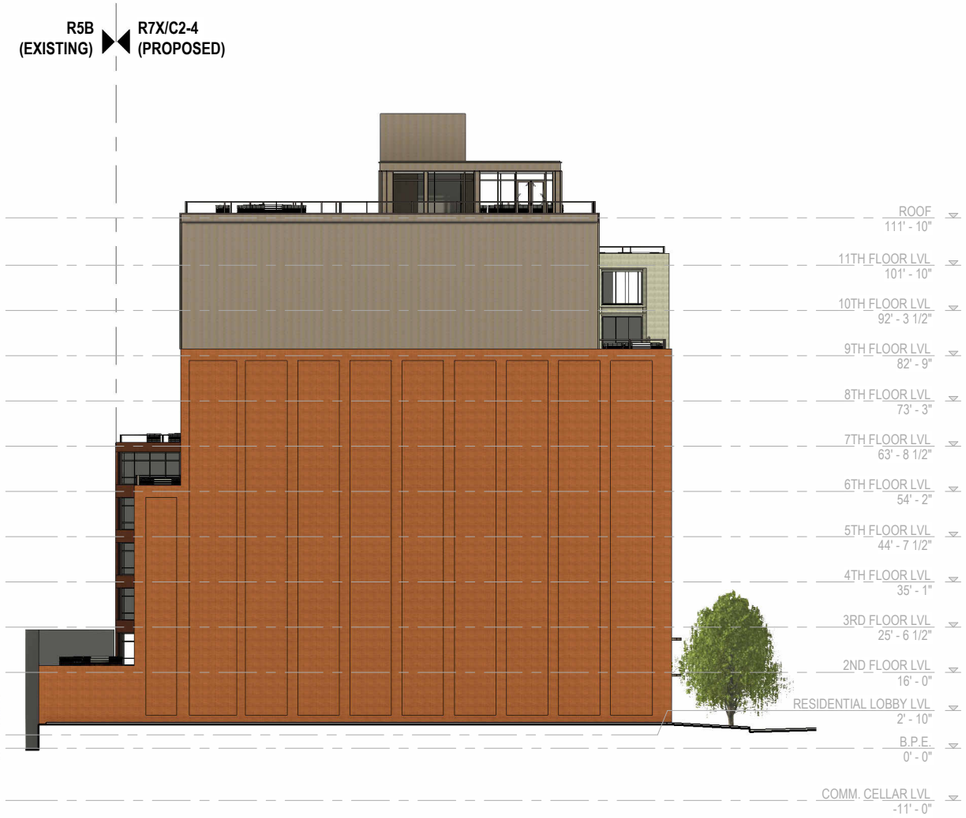
1 ROOF
3/64" = 1'-0"

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MAIN ROOF PLAN



1 WEST ELEVATION (P)
1/32" = 1'-0"



2 NORTH ELEVATION (P)
1/32" = 1'-0"

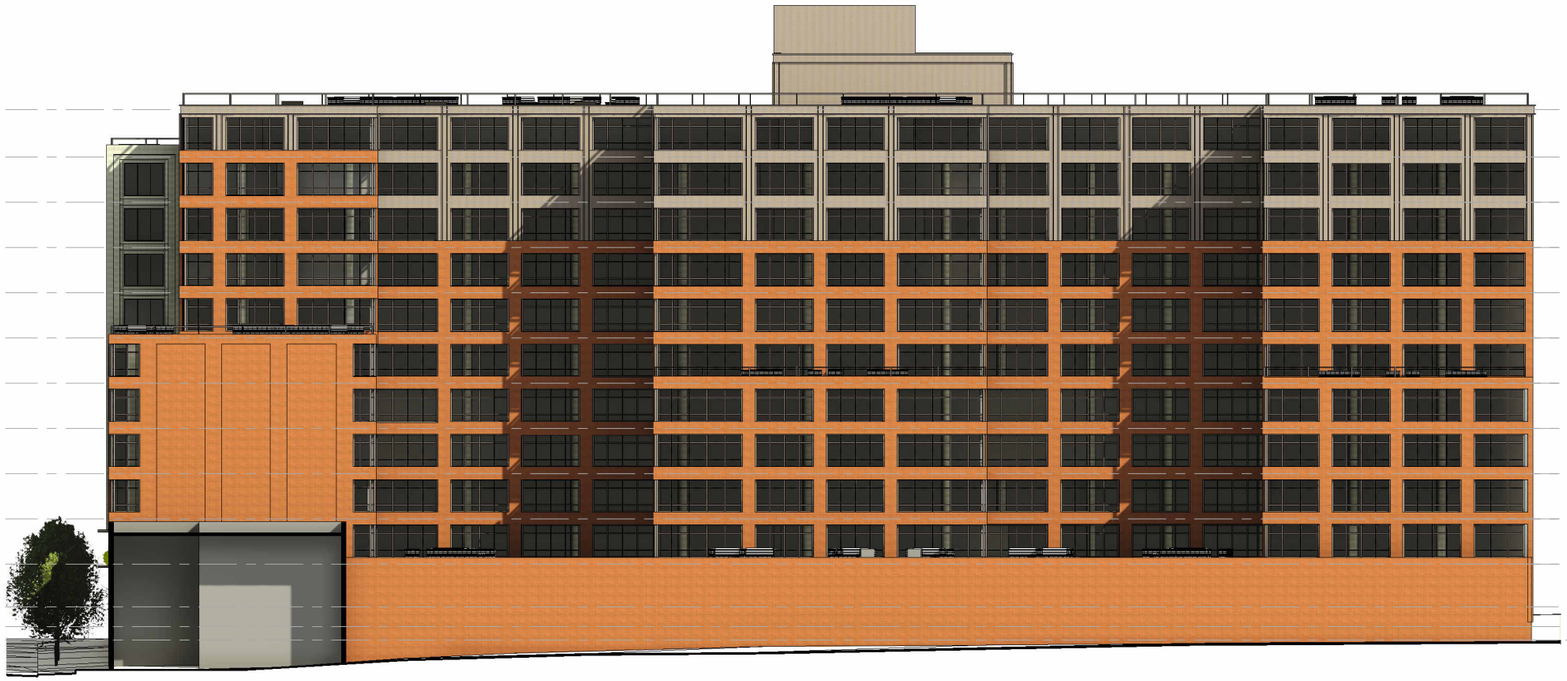
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WEST & NORTH ELEVATIONS

0 16' 32' 64'
0 2"
1/32" = 1'-0"

Project: **9305 5TH AVE., BROOKLYN NY**

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2 EAST ELEVATION (P)
1/32" = 1'-0"



1 SOUTH ELEVATION (P)
1/32" = 1'-0"

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EAST & SOUTH ELEVATIONS



3D View - SOUTH-WEST CORNER



3D View - FRONT

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3D VIEWS





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3D VIEWS





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