



Re: 140 2nd Street, Brooklyn, NY
Block #: 462 Lot: #9

Proposal for Architectural Services

Brief Description of Project

Project has a front of 59.08' on 2nd Street (60' narrow street) and has a depth of 100'. The rear lot line is irregular. Total area of zoning lot (tax lot 9) is 5,739.67 sf. Property is located in "special Gowanus mixed use district" in sub area D, M1-4/R7-2. Maximum allowed zoning area for residential portion equals $4.4 \times 5,739.67 \text{ sf} = 25,254.5 \text{ sf}$. Additional commercial floor area for "special Gowanus uses" (ZR-139-212 & ZR-139-213) $0.6 \text{ FAR} \times 5,739.67 = 3,443.8 \text{ sf}$

Total allowable FAR for residential and commercial (mixed use building) equals $25,254.5 \text{ (residential)} + 3,443.8 \text{ (commercial)} = 28,698.4 \text{ sf}$. We projected the gross area of the building above ground to be approximately 31,000 sf. Based on information from adjacent properties regarding the high-water table, It is recommended to have the utilities at grade without excavating a cellar.

Maximum allowable height equals 145' and requires a setback at the height of 105'. Property is designated as MIH that requires 25% of the zoning area to be allocated for affordable units. Affordable zoning area will be approximately $25,254 \text{ sf} \times 25\% = 6,313.6 \text{ sf}$. Density will be subject to a menu provided by the owner and marketing consultant. Building will be designed as a concrete frame, will be fully sprinklered and equipped with fire alarm system and will be fully accessible for handicap persons.