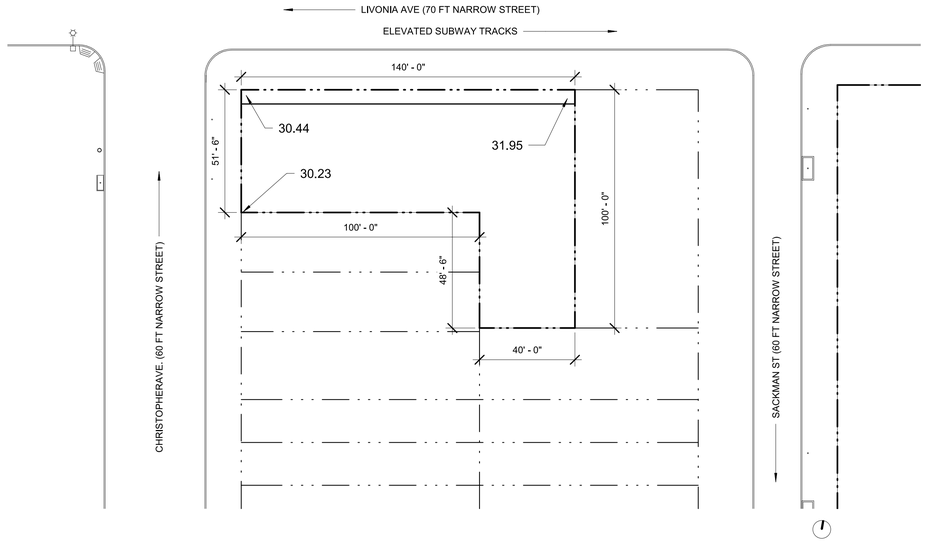


1 SITE C2 - BASE PLANE DIAGRAM
1" = 30'-0"

BASE PLANE CALCULATION

LIVONIA ST.:	(30.44' + 31.95') / 2 =	31.20'
CHRISTOPHER AVE.:	(30.23' + 30.44') / 2 =	30.33'
TOTAL: (31.03' + 30.35') / 2 =		**30.77' AVG. LOT BASE PLANE**

Zoning Chart:

Block:	3812	**Street(s) Width(s):**	Livonia Ave (narrow) Christopher Ave (narrow)
Lot:	19-22, 121		
Address(es):		**Historic Landmark District (Y/N):**	No
Zoning Lot Area:	9,152 SF	**Inclusionary Housing Area (Y/N):**	Yes * (Mandatory Inclusionary Housing)
Map No(s).:	17d	**Special Flood Hazard Area:**	No
Zoning District:	R7-2 w/ C2-4 overlay (100') at Livonia Ave	**Transit Zone (Y/N):**	Yes
Community District(s):	Brooklyn 16	**FRESH Program Zone (Y/N):**	Yes

ZR	Item/Description	Permitted / Required Quality Housing w MIH (100%)		Proposed		Comments	
	Use Group					**Compliance**	**Notes**
22-10, 32-10	Residential - Single family detached	1					
22-10, 32-10	Residential - other types of residences	2		2		Complies	
22-10, 32-10	Community Facilities	3, 4		3, 4		Complies	
22-10, 32-10	Commercial	5, 6, 7, 8, 9, 14					
	FAR	Permitted					
23-153, 23-154(d)(2)	Residential (QH, MIH)	4.60	42,099 SF	1.90	17,423 SF	Complies	
24-111 (a)(b), 35-31, 33-121	Community Facility (only)	6.50	59,488 SF	0.52	4,799 SF	Complies	
	Community Facility (sleeping accommodations)	3.44	31,483 SF	3.42	31,268 SF	Complies	
33-121, 35-10	Commercial (Only)	2.00	18,304 SF	0	0		
33-121	Commercial (with CF)	6.50	59,488 SF	0	0		
32-121 (a)	For #zoning lots# containing both #commercial uses# and #community facility uses#, the total #floor area# used for #commercial uses# shall not exceed the amount permitted for #zoning lots# containing only #commercial uses# set forth in Column A.						
	Maximum for Zoning Lot	**6.50**	59,488 SF	**5.84**	53,490 SF	Complies	
	LOT AREA/DU						
23-22	Dwelling Unit Factor	680 SF					
	Maximum DU (Residential FA/DUF)	62		**N/A**		Complies	Total of 81 supportive units
23-23	Min size of Dwelling Units	325 SF					
	YARD REGULATIONS	Residentail	Commercial and Community Facility	Residentail	Commercial and Community Facility		
23-45	Front yard	N/A	N/A	N/A	N/A	Complies	
23-462	Side Yard	0 or 8 ft	0 or 8 ft	0 ft	0 ft	Complies	
23-47	Rear Yard *	30 ft *	40 ft *	N/A	N/A	Complies	
	*No rear yard required within 100 ft. of a corner ZR 23-541, 33-301						
	*RFP - must include a sidewalk widening of 5'-7' along Livonia Ave.			6 ft setback provided		Complies	
	HEIGHT & SETBACK	Basic (without qualifying g.f.)	Qualifying Ground Floor (11 Stories)				
23-951, 23-664(a)(3),23-664(b)	Min Base Height	40 ft		75 ft		Complies	
23-664(a)(3),23-664(b),23-664(c)(1)	Max Base Height	75 ft					
	Max Building Height	135 ft / 13 Stories		115 ft/ 11 stories		Complies	
23-662(c)(1)	Min Setback @ Front (Wide)	10 ft					
23-661(a)	Min Setback @ Front (Narrow)	15 ft		15 ft		Complies	
	PARKING						
25-251	Parking (Residential)	within Transit Zone N/A for Incom-restricted housing units		0		Complies	
	Parking (Community Facility)	Varies		0		Complies	
36-21	Parking (Commercial)	Varies		N/A			
23-33	*Waiver of Parking Requirements for Spaces Below 40						
25-31; 36-71	Bicycle Parking (Residential)	1 per 2 DU		39		Complies	
36-711	Bicycle Parking (Community Facility)	1 per 10000 SF		1		Complies	
36-711	Bicycle Parking (Commercial)	1 per 7,500 SF		N/A			

LIVONIA 4 - SITE C2

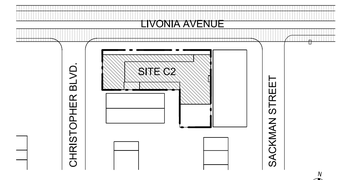
BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT : 5
BLOCK: 3812 LOT: 19-22, 121



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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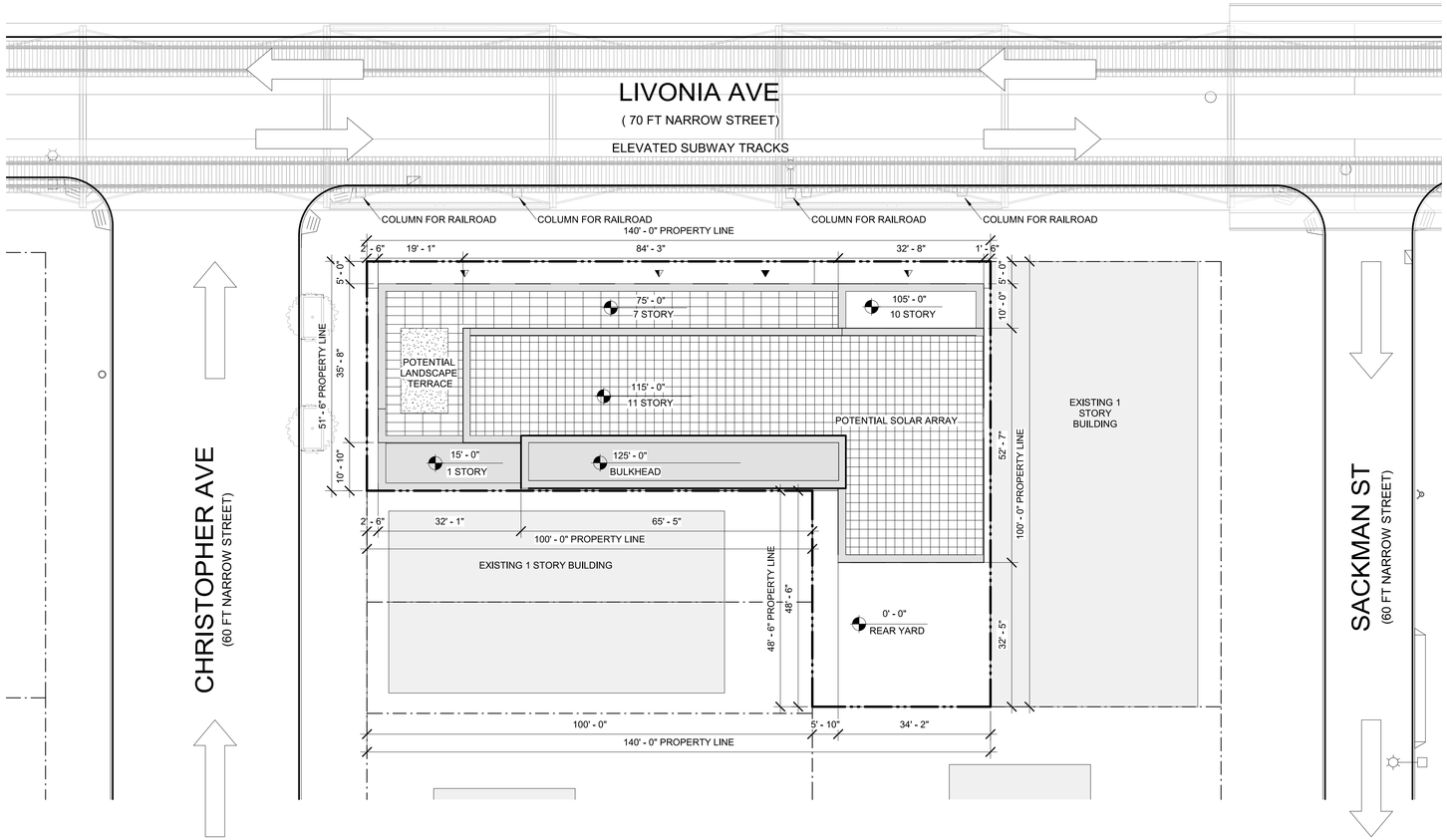
ZONING ANALYSIS + BASE PLANE DIAGRAM - C2

SEAL & SIGNATURE:

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-001
SCALE:	1" = 30'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES



1 SITE C2 - SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LEGEND

GENERAL
- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS

SITE / GROUND FLOOR PLAN
- BUILDING ENTRANCE
- COMMERCIAL ENTRANCE
- COMMUNITY ENTRANCE
- VEHICLE ENTRANCE
- DIRECTION OF TRAFFIC
- EXISTING TREE
- PROPOSED NEW TREE
- ELEVATION NUMBER OF STORIES
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT POLE

LIVONIA 4 - SITE C2

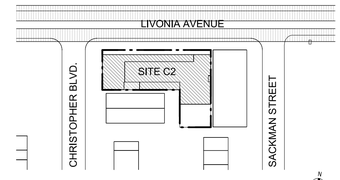
BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT : 5
BLOCK: 3812 LOT: 19-22, 121



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SITE PLAN - C2

SEAL & SIGNATURE:

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-002
SCALE:	As indicated

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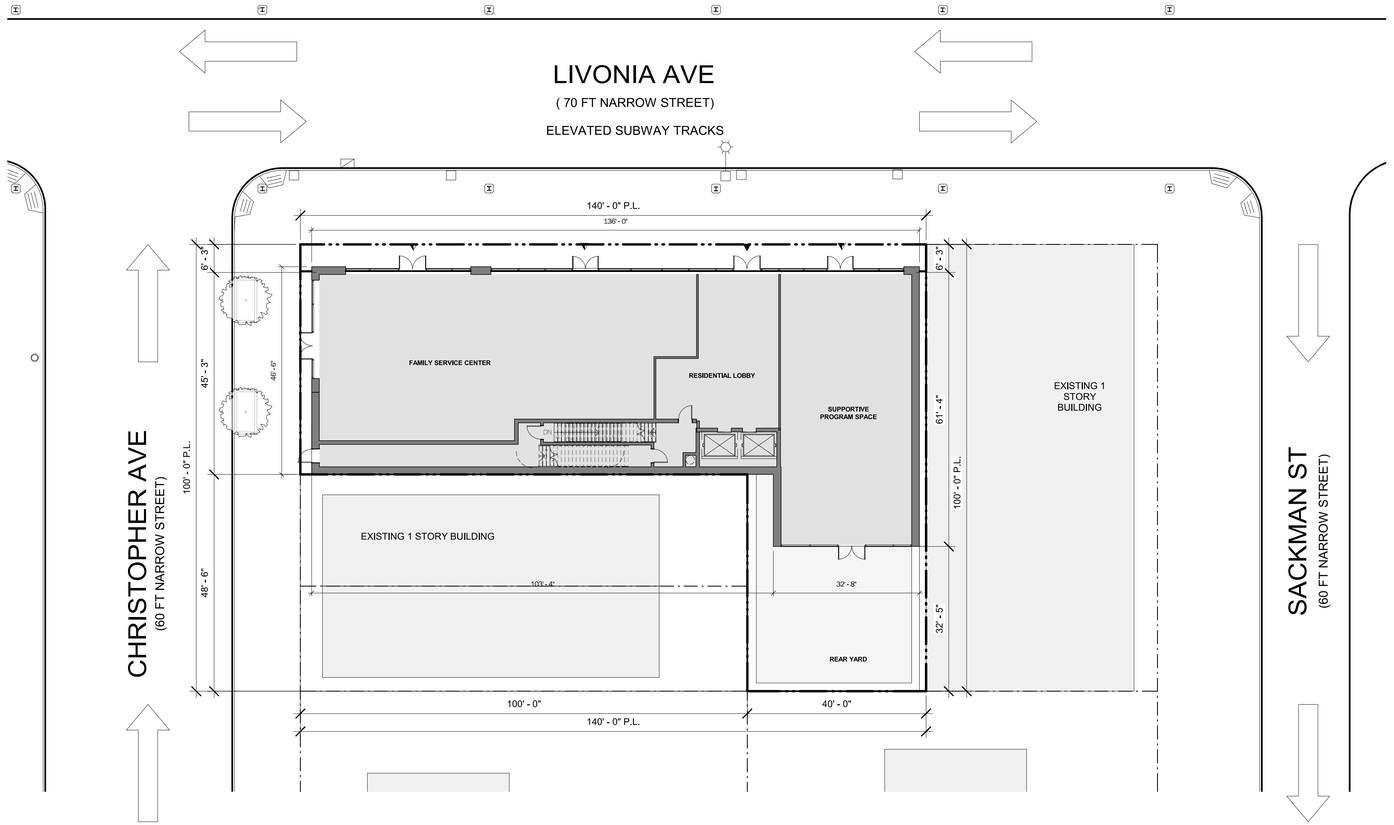


1 SITE C2 - GROUND FLOOR PLAN
1/16" = 1'-0"

0' 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS

SITE / GROUND FLOOR PLAN

- BUILDING ENTRANCE
- COMMERCIAL ENTRANCE
- COMMUNITY ENTRANCE
- VEHICLE ENTRANCE
- DIRECTION OF TRAFFIC
- EXISTING TREE
- PROPOSED NEW TREE
- ELEVATION NUMBER OF STORIES
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT POLE

LIVONIA 4 - SITE C2

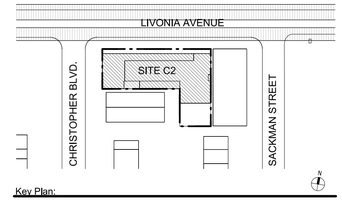
BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT : 5
BLOCK: 3812 LOT: 19-22, 121



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

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GROUND LEVEL PLAN - C2

SEAL & SIGNATURE:

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-003
SCALE:	As indicated

FOR ILLUSTRATIVE PURPOSES ONLY

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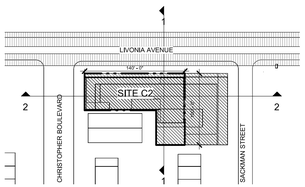
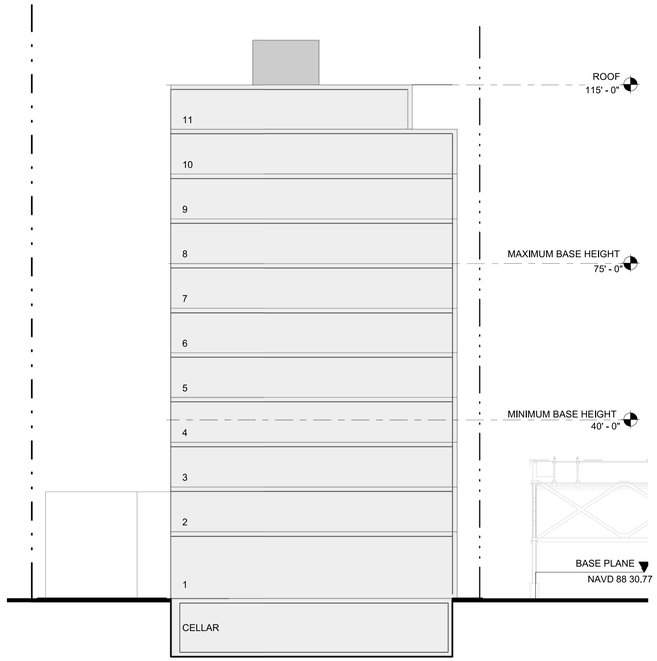
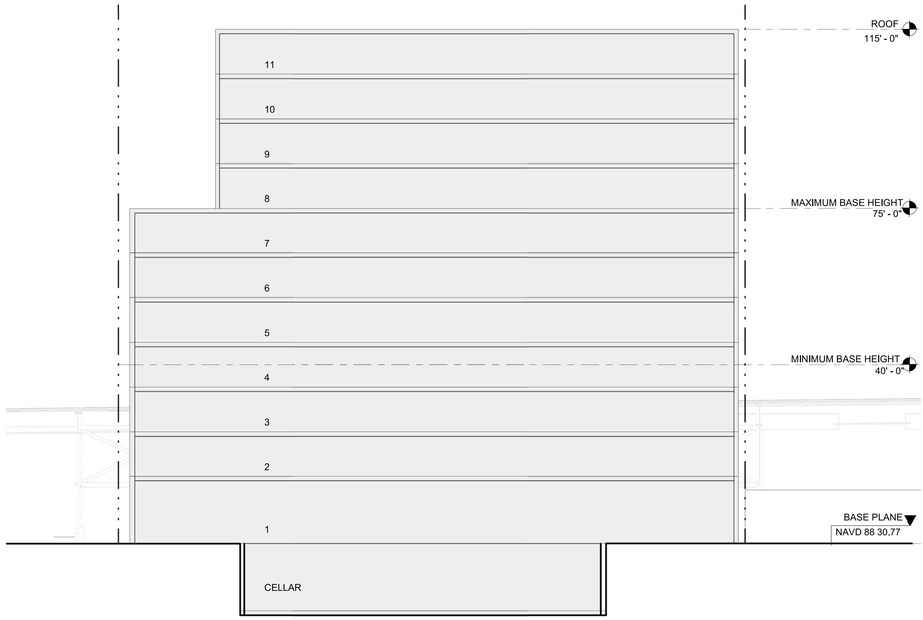


Site Plan - Key Plan - C2



1 SITE C2 - SECTION - 01
1/16" = 1'-0"



2 SITE C2 - SECTION - 02
1/16" = 1'-0"

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS
- REFERENCE ELEVATION

0' 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LIVONIA 4 - SITE C2

BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT : 5
BLOCK: 3812 LOT: 19-22, 121



Key Plan:

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Revisions:

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BUILDING SECTIONS - C2

SEAL & SIGNATURE:

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-004
SCALE:	As indicated

FOR ILLUSTRATIVE PURPOSES ONLY

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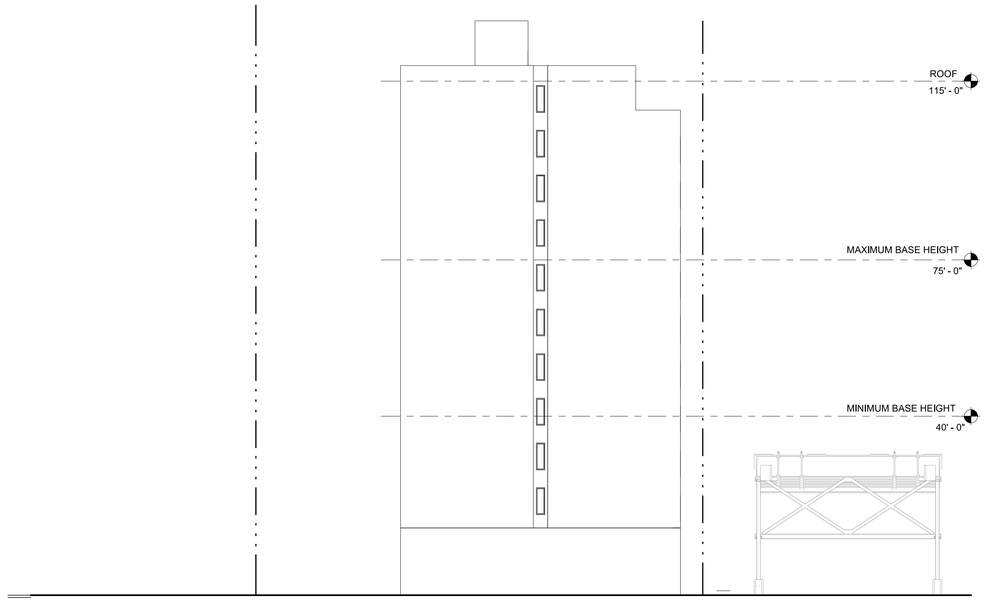
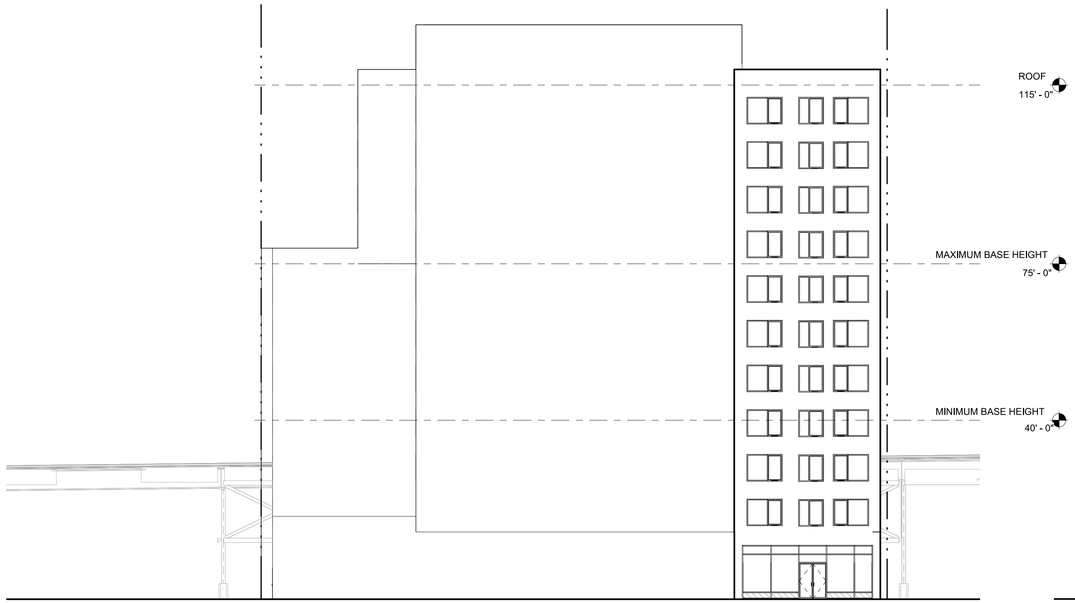


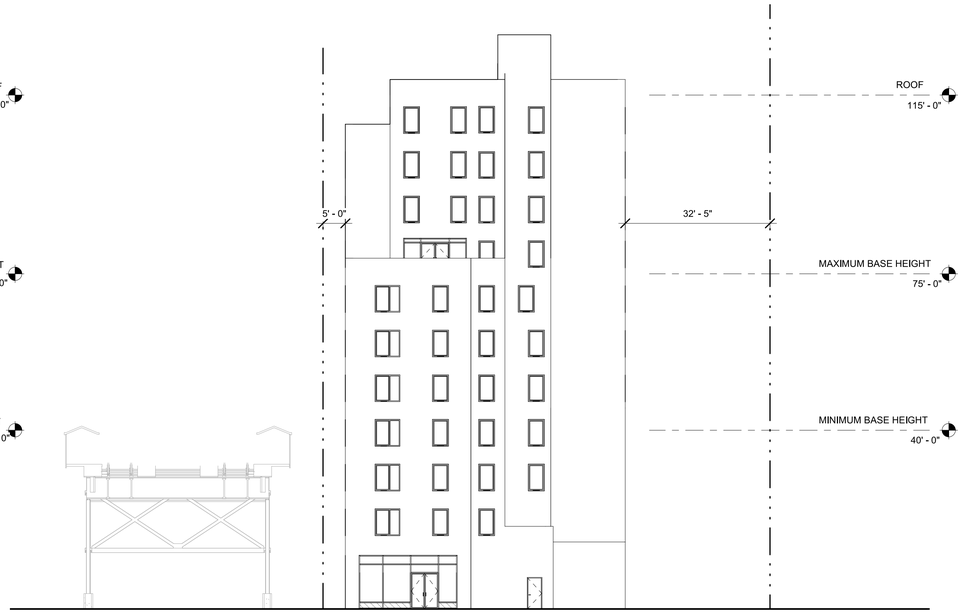
3 SITE C2 - ELEVATION - EAST
1/16" = 1'-0"



1 SITE C2 - ELEVATION - NORTH
1/16" = 1'-0"



4 SITE C2 - ELEVATION - SOUTH
1/16" = 1'-0"



2 SITE C2 - ELEVATION - WEST
1/16" = 1'-0"

LEGEND

GENERAL

PROPERTY LINE

ZONING LOT

NEIGHBOR BUILDINGS

PROPOSED BUILDINGS

REFERENCE ELEVATION

N 0' 8' 16' 32'
1/16" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LIVONIA 4 - SITE C2

BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

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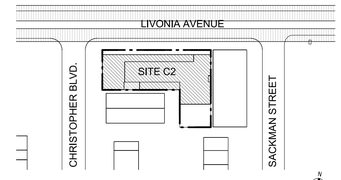
New York, NY 10040

COMMUNITY DISTRICT : 5
BLOCK: 3812 LOT: 19-22, 121



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BUILDING ELEVATIONS - C2

SEAL & SIGNATURE:

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-005
SCALE:	As indicated