Lot Area	**8,620**
Maximum FAR	5.60
Maximum Zoning Floor Area	48,272

Legend	
	Retail (6C)
	Residential (2B)
	Residential Lobby/Rec. (Deduct.)
	Parking/Mechanical/Etc.

703 MYRTLE AVENUE

Lot Area					**8,620**
	Residential	Commercial		Deductions	
Cellar		*8,064*		N/A	-
		1,528			
First		4,433		510	3,923
	1,890			236	1,653
	770			770	-
Mezzanine (Res.)	300			38	263
	1,467			1,467	-
Second	7,259			944	6,315
Third	7,259			944	6,315
Fourth	7,259			944	6,315
Fifth	7,259			944	6,315
Sixth	7,259			944	6,315
Seventh	6,256			813	5,442
Eighth	5,994			480	5,515

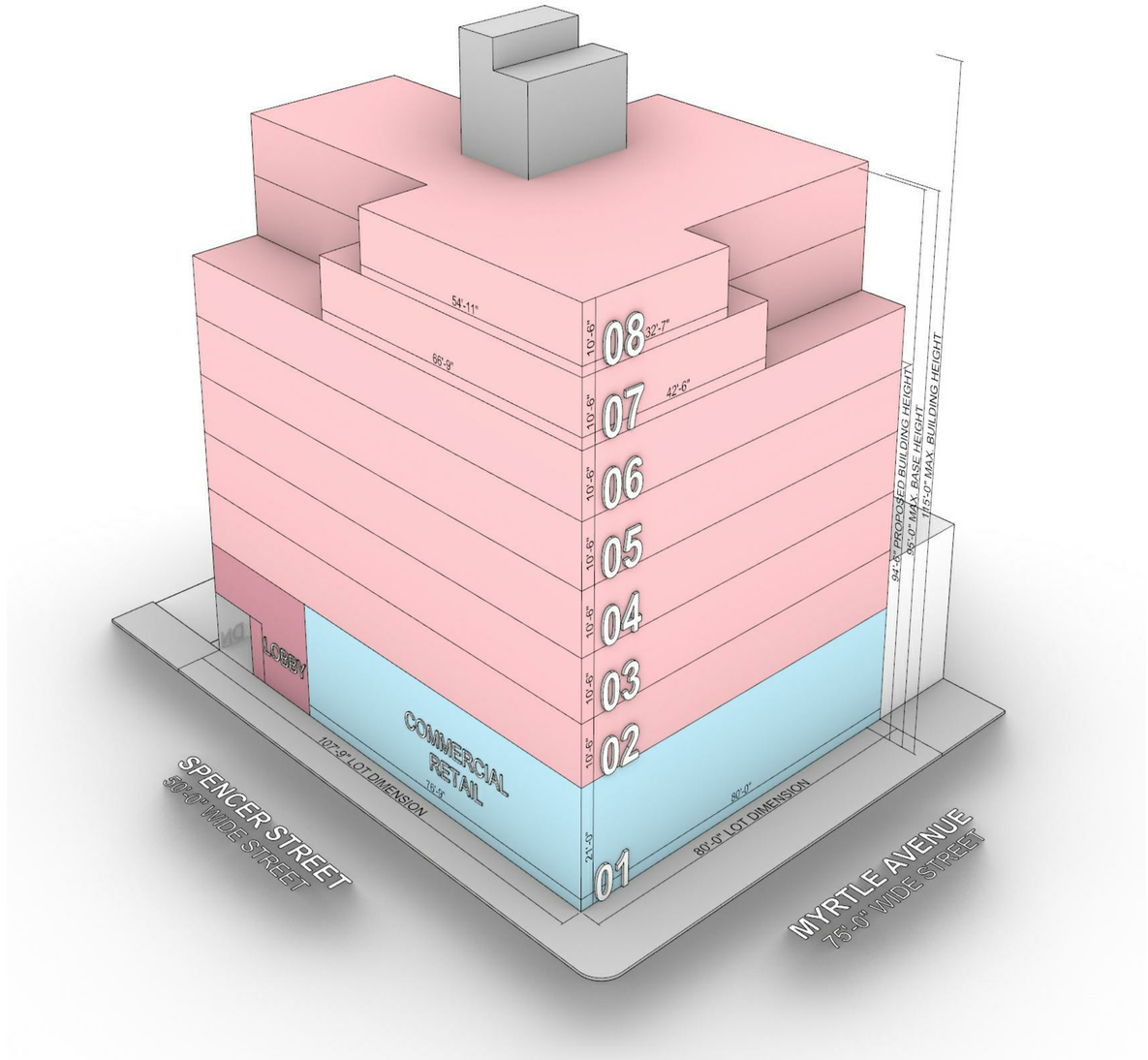
Gross Subtotals	52,970	4,433		9,031	
Gross NB		**66,994**			
ZFA Zoning Lot Total					**48,372**

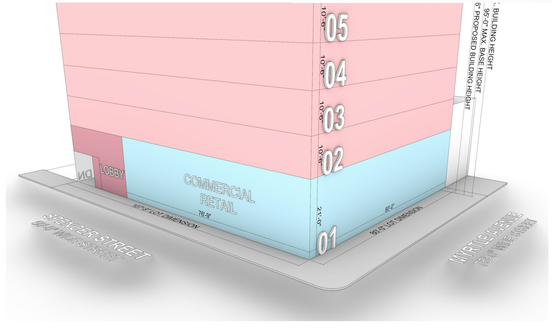
Permitted D.U. Count (NB)	65
Proposed D.U. Count (NB)	**65**
D.U. Per Residential Floor Approx.	7 to 10

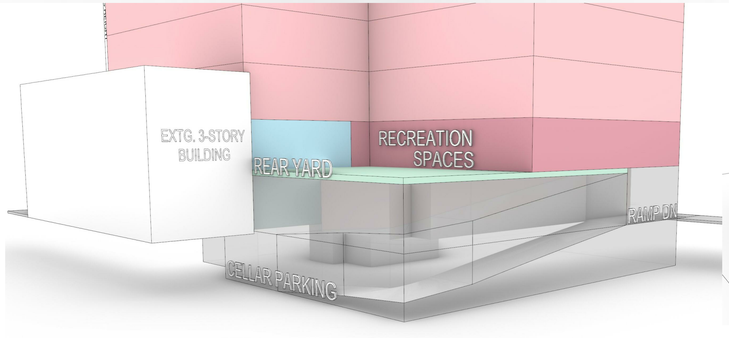
Residential	FAR (5.60 permitted)	5.16
	Floor Area (5.60 x 8,620 = 48,272 SF permitted)	44,448
Commercial	FAR (1.0 permitted)	0.46
	Floor Area (1.0 x 17,500 = 17,500 SF permitted)	3,923

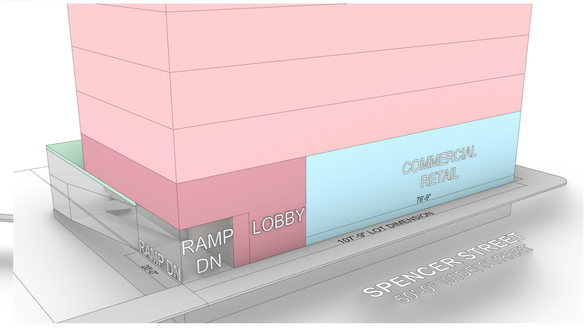
Total Proposed FAR (5.60 permitted)	**5.61**
Remaining FAR	(0.01)
Total Proposed Floor Area (48,272 SF permitted)	**48,372**
Remaining Floor Area	(100)

PARKING REQUIREMENTS	
Vehicle	
Commercial Req. Parking 6C (1:1000 SF) WAIVED UNDER 40	4
Residential 2B Req. Parking (30% of Market Rate DU)	14
Parking Spots Required	**14**
Bicycle	
Commercial Req. Parking 6C (1:10,000 SF)	1
Residential 2B Req. Parking	33
Parking Spots Required	**33**









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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

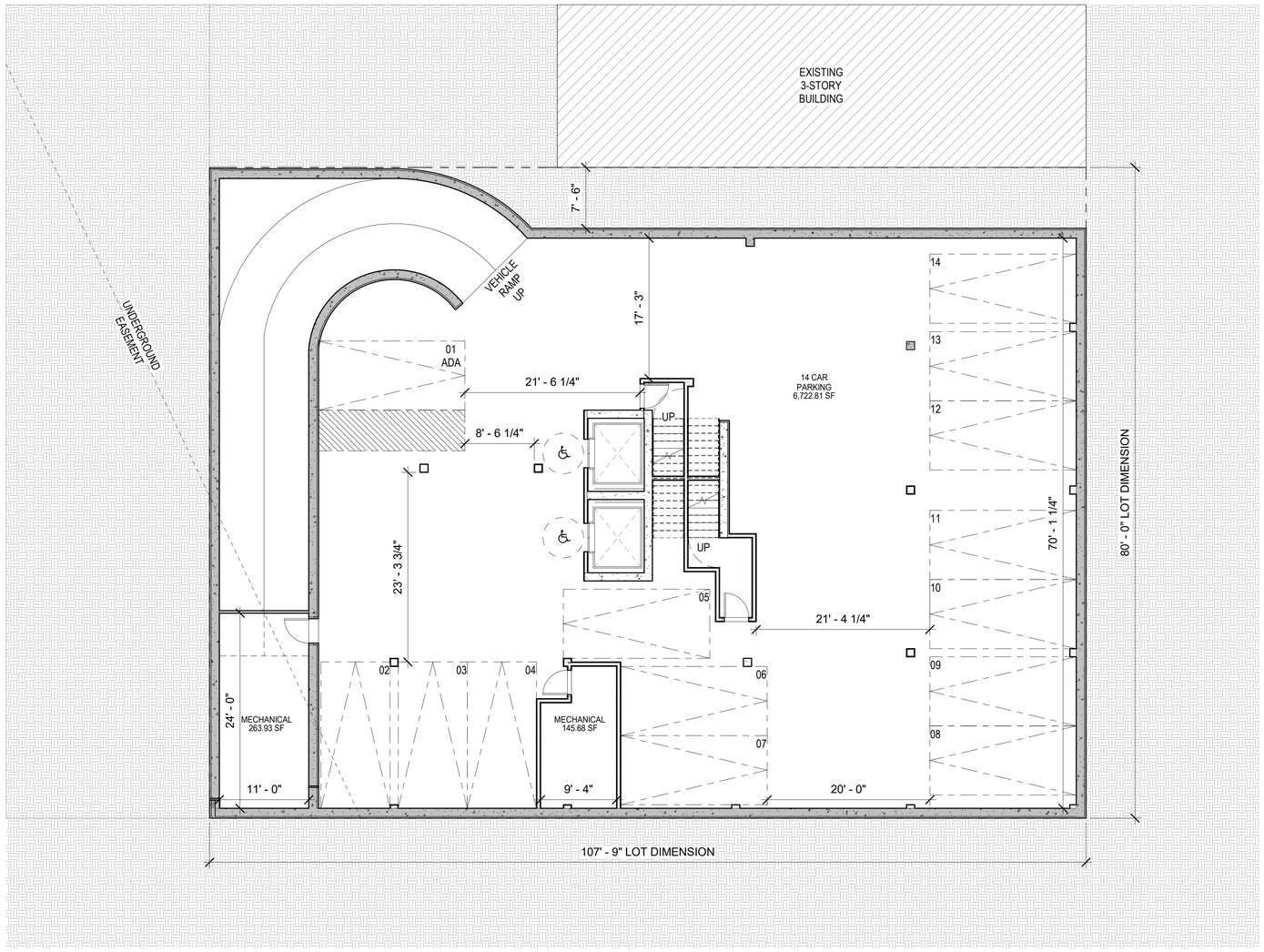
DRAWING:

PROPOSED MASSING & FLOOR AREA BREAKDOWN

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"
LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"



MYRTLE AVENUE
(75'-0" WIDE STREET)

SPENCER STREET
(50'-0" WIDE STREET)

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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

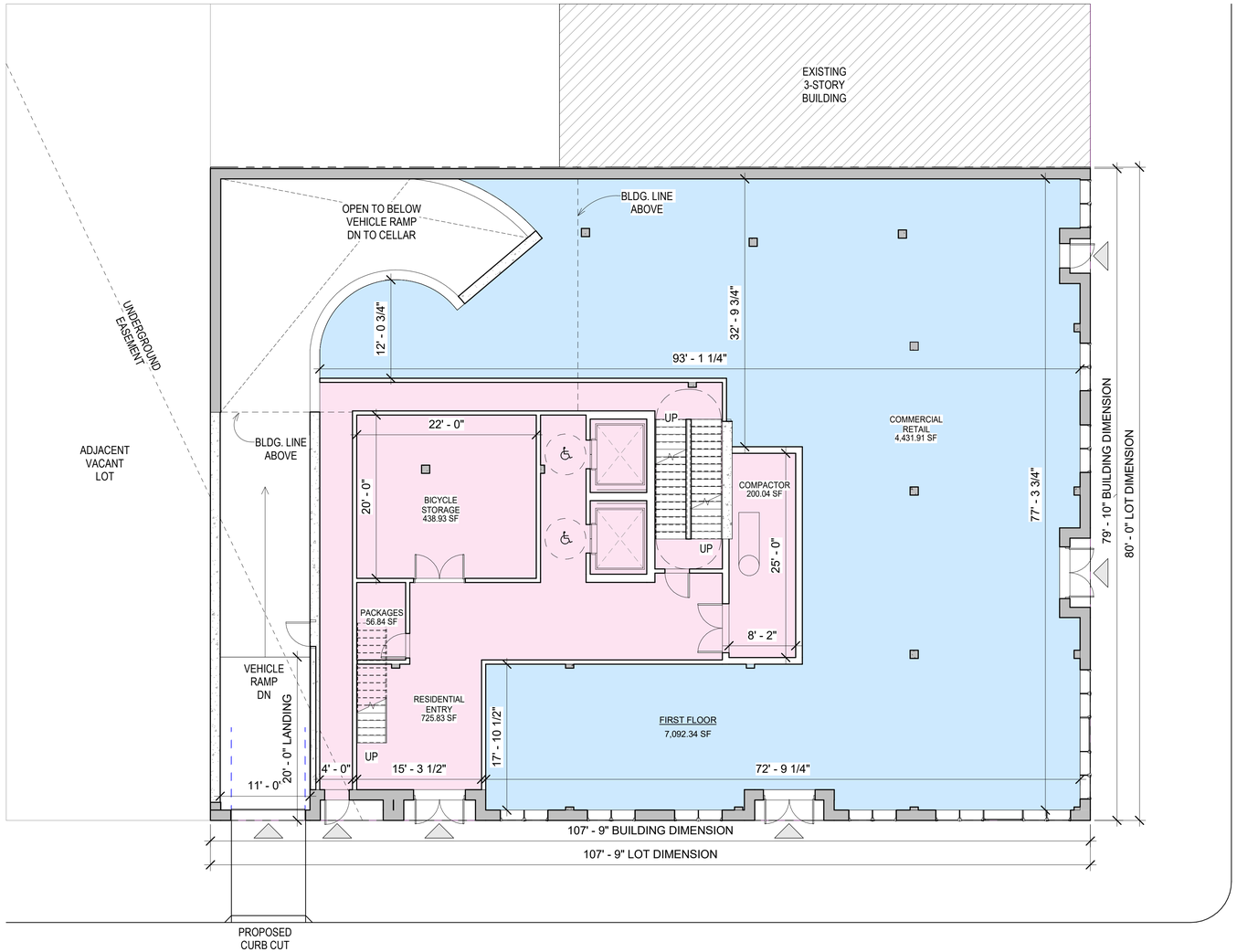
PROPOSED CELLAR PLAN

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"



MYRTLE AVENUE
(75'-0" WIDE STREET)

SPENCER STREET
(50'-0" WIDE STREET)

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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

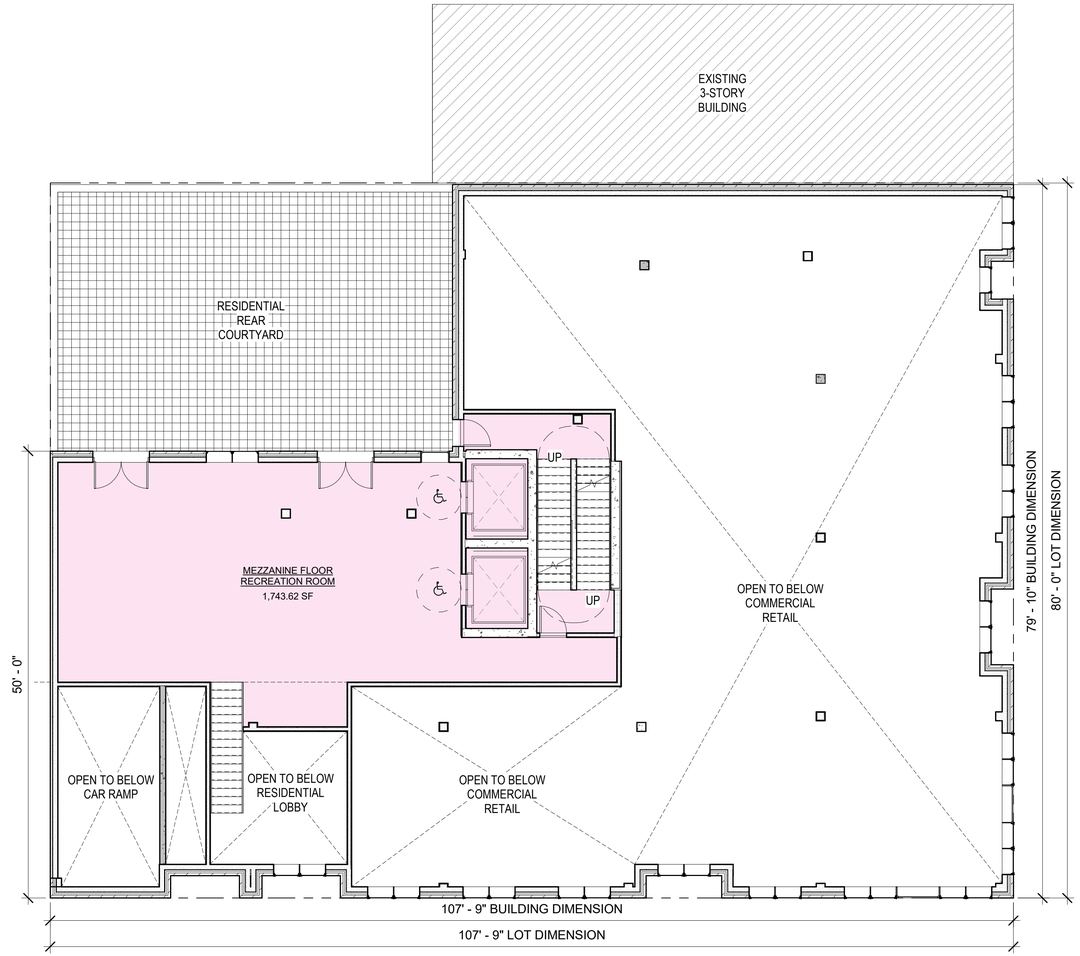
PROPOSED FIRST FLOOR PLAN

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"



MYRTLE AVENUE
(75'-0" WIDE STREET)

SPENCER STREET
(50'-0" WIDE STREET)

N

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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

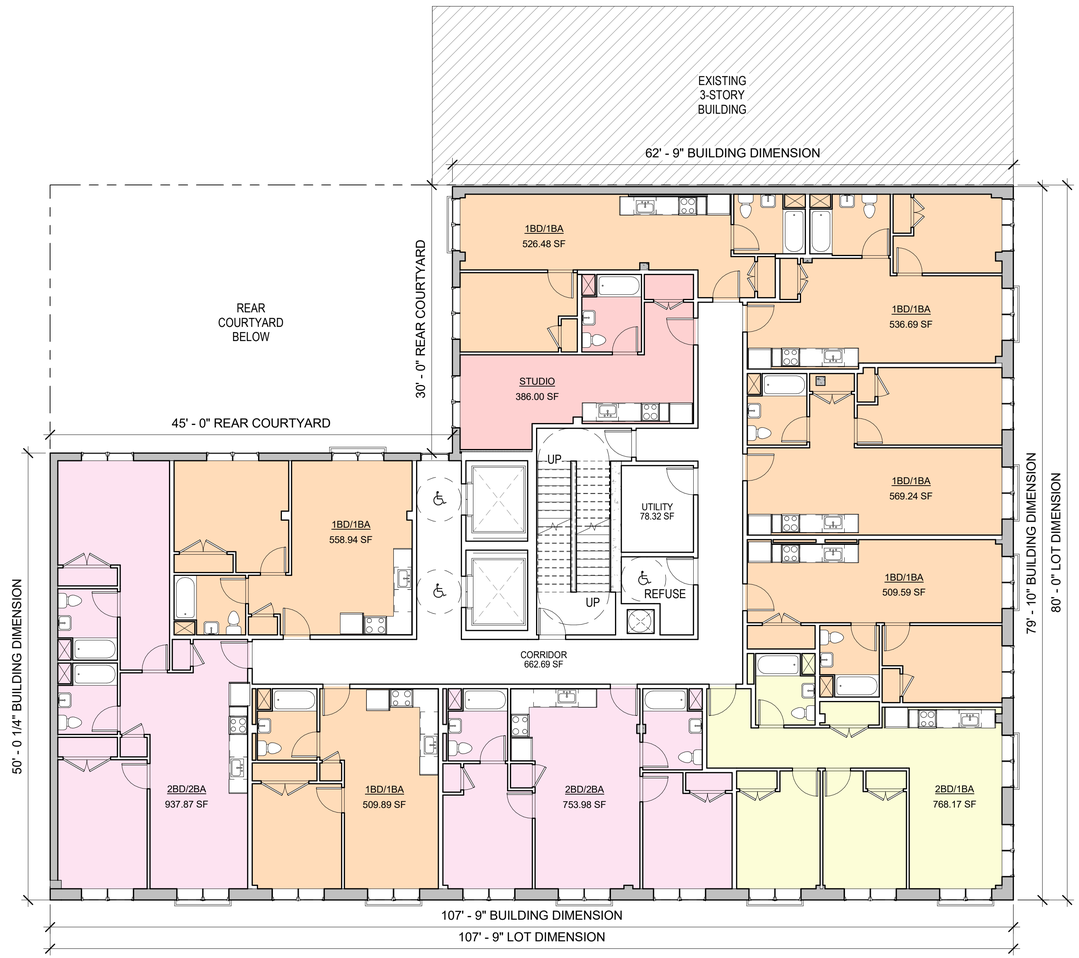
PROPOSED MEZZANINE FLOOR PLAN

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"



SPACE FUNCTION

- 1BD/1BA : **6** PER TYP. FLOOR
- 2BD/1BA : **1** PER TYP. FLOOR
- 2BD/2BA : **2** PER TYP. FLOOR
- STUDIO : **1** PER TYP. FLOOR

= 10 PER TYP. FLOOR

MYRTLE AVENUE
(75'-0" WIDE STREET)

SPENCER STREET
(50'-0" WIDE STREET)

N

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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

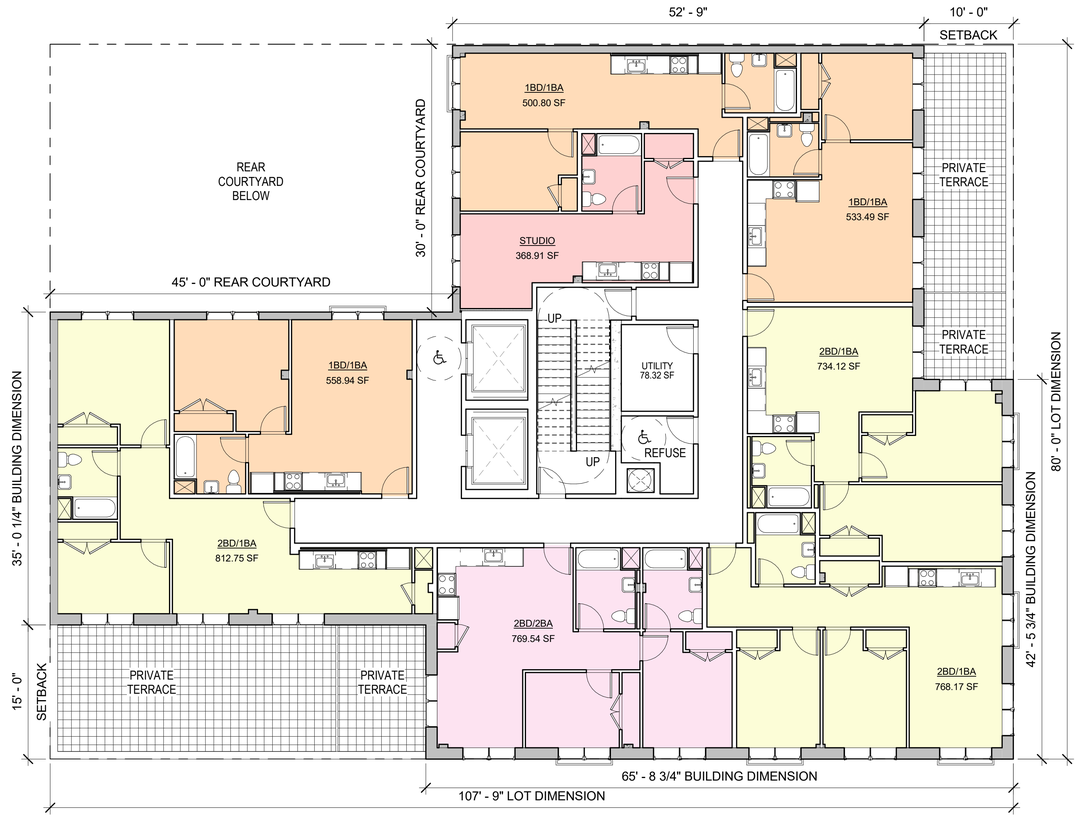
DRAWING:

PROPOSED TYPICAL FLOOR PLAN

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"
LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"



MYRTLE AVENUE
(75'-0" WIDE STREET)

SPACE FUNCTION

- 1BD/1BA : **2** PER FLOOR
- 2BD/1BA : **3** PER FLOOR
- 2BD/2BA : **2** PER FLOOR
- STUDIO : **1** PER FLOOR

= **8** PER SEVENTH FLOOR

SPENCER STREET
(50'-0" WIDE STREET)

N

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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

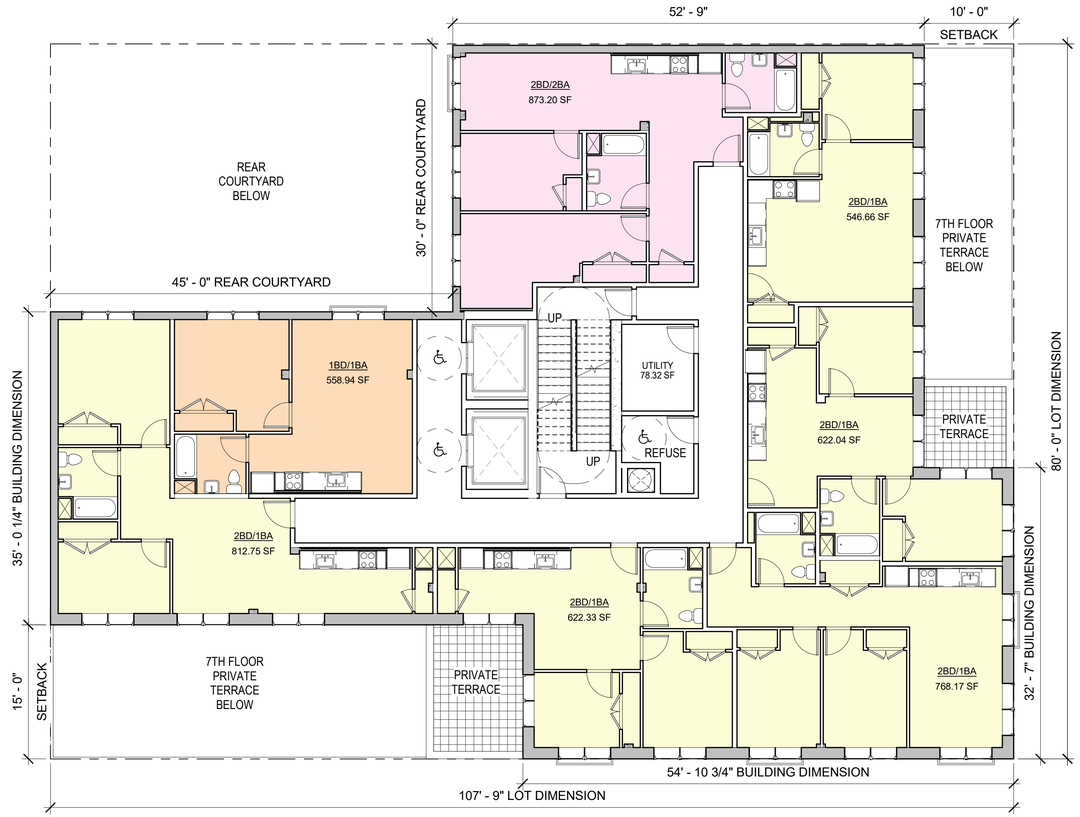
PROPOSED SEVENTH FLOOR PLAN

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"



SPACE FUNCTION

- 1BD/1BA : **1** PER FLOOR
- 2BD/1BA : **4** PER FLOOR
- 2BD/2BA : **2** PER FLOOR

= 7 PER EIGHTH FLOOR

MYRTLE AVENUE
(75'-0" WIDE STREET)

SPENCER STREET
(50'-0" WIDE STREET)

N

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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

PROPOSED EIGHTH FLOOR PLAN

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"





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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

PROPOSED ILLUSTRATIVE ELEVATIONS

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"



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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

PROPOSED BUILDING FACADE

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"





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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

PROPOSED BUILDING STREET VIEWS

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"





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PROJECT:

703 MYRTLE AVENUE
BROOKLYN, NY 11205

DRAWING:

PROPOSED BUILDING STREET VIEWS 2

PROJECT INFORMATION:

BLOCK: 1735
ZONE: R7D/ C2-4 OVERLAY
LOT AREA: 8,620 SF
MAX BASE HEIGHT: 95'-0"
MAX BLDG. HEIGHT: 115'-0"

LOT: 39
FAR: 5.6 MAX
PARKING:
RESIDENTIAL REQ. - 30% D.U. (ZR 24-251)
COMMERCIAL WAIVED < 40 SPOTS (ZR 25-33)

SCALE: 1/16" = 1'-0"