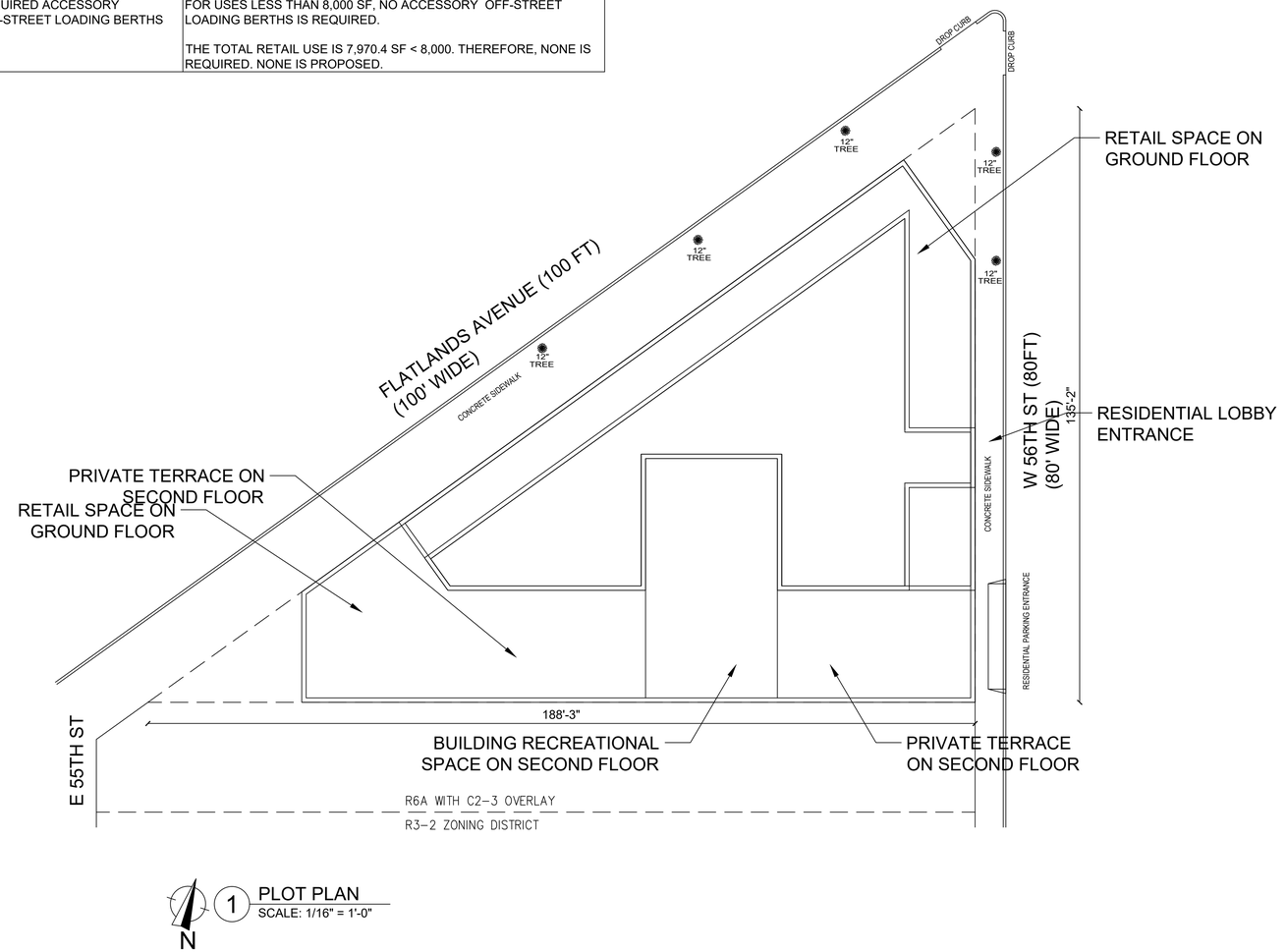
ZONING INFORMATION

BOROUGH:	BROOKLYN
ADDRESS:	5502 FLATLANDS AVENUE
BLOCK:	7781
LOT:	14, 15 & 18
ZONE:	PROPOSED R6A/C2-3 (EXISTING R3-2)
MAP:	23a
COMMUNITY BOARD:	318
OCCUPANCY CLASS:	2A (APARTMENTS) & 6A (RETAIL STORES)
CONSTRUCTION CLASS:	I-B (1-HR PROTECTED; NON-COMBUSTIBLE)

SCOPE OF WORK: NEW BUILDING FOR 10 APARTMENTS AND RETAIL STORES.

LOT AREA: 12,721.9 SF

ZR23-611	STREET TREE PLANTING N COMMERCIAL DISTRICT.	STREET TREES SHALL BE PROVIDED AS PER ZR 26-41. ONE STREET TREE IS REQUIRED FOR EVERY 25' OF STREET FRONTAGE. THE STREET FRONTAGE IS 231'-9" (FLATLANDS AVENUE) + 135'-2" (W 56TH STREET) = 366.92'. THEREFORE, 15 STREET TREES ARE REQUIRED.
ZR23-122 & 23-362(A)	MAX LOT COVERAGE & FAR FOR QUALITY HOUSING BUILDINGS WITH QUALIFYING AFFORDABLE HOUSING	THE LOT COVERAGE FOR CORNER LOT IS SHALL BE 100%. THE MAXIMUM FAR SHALL BE 3.90 AS PER ZR 23-22. FIRST FLOOR RESIDENTIAL USE: 1,829.3 SF SECOND FLOOR TO SEVENTH FLOOR DWELLING UNITS: 5 x 7,111.72 SF + 4,403.87 SF = 41,791.77 SF TOTAL RESIDENTIAL USE FLOOR AREA: 41,791.77 SF < 3.9 x 12,721.9 SF (49,615.41 SF) PROPOSED RESIDENTIAL FAR: 41,791.77 SF / 12,721.9 SF = 3.29 < 3.90 MAX FAR TOTAL FAR = COMMERCIAL FAR + RESIDENTIAL FAR = 0.627 + 3.28 = 3.9 = 3.9 MAX FAR. THEREFORE, OK. NOTE CALCULATED AS PART OF ZONING FLOOR AREA: - FIRST FLOOR OFF-STREET PARKING RAMP AREA
ZR23-52(B)	MAXIMUM NUMBER OF DWELLING UNITS	FACTOR FOR DWELLING UNITS FOR R6A IS 680. MAXIMUM NUMBER OF DWELLING UNITS SHALL BE (MAX RESIDENTIAL FA - COMMERCIAL FA) / 680 = (3.9 x 12,721.9 SF - 7,970.4 SF) / 680 = 61.2 OR 61 DWELLING UNITS 11 QUALIFYING AFFORDABLE HOUSING DWELLING UNITS PROVIDED 25 STANDARD HOUSING DWELLING UNITS PROVIDED. TOTAL 36 DWELLING UNITS PROVIDED < 61 MAXIMUM DWELLING UNITS PROVIDED
ZR23-322	FRONT YARD	NO FRONT YARDS ARE REQUIRED. NONE PROPOSED.
ZR23-33	SIDE YARDS	NO SIDE YARDS ARE REQUIRED. NONE PROPOSED.
ZR23-342(A)(1) & 23-343(B)	MINIMUM REQUIRED REAR YARD	NO REAR YARD SHALL BE REQUIRED WITHIN 100' OF THE POINT OF INTERSECTION OF TWO STREET LINES INTERSECTING AT AN ANGLE OF 135 DEGREES OR LESS. NO REAR YARD PROPOSED, THEREFORE OK.
ZR23-431(B)(1)	STREET WALL LOCATION	ALONG #WIDE STREETS#, AT LEAST 70 PERCENT OF THE #AGGREGATE WIDTH OF STREET WALLS# SHALL BE LOCATED WITHIN EIGHT FEET OF THE #STREET LINE# AND EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTION 23-432, OR THE HEIGHT OF THE #BUILDING#, WHICHEVER IS LESS. UP TO 30 PERCENT OF THE #AGGREGATE WIDTH OF STREET WALLS# MAY BE RECESSED BEYOND EIGHT FEET OF THE #STREET LINE#, PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 10 FEET ALONG A #WIDE STREET# OR 15 FEET ALONG A #NARROW STREET# ARE LOCATED WITHIN AN #OUTER COURT#.
ZR23-432	MODIFIED HEIGHT AND SETBACK REGULATIONS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS OR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS	MINIMUM BASE HEIGHT SHALL BE 40'. MAXIMUM BASE HEIGHT SHALL BE 65'. MAXIMUM BUILDING HEIGHT SHALL BE 95'. PROPOSED BASE HEIGHT SHALL BE 60'. PROPOSED BUILDING HEIGHT SHALL BE 70'. THEREFORE OK.
ZR23-433(A)	STANDARD SETBACK REGULATIONS	AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT OR HIGHER THAN THE MAXIMUM BASE HEIGHT SPECIFIED FOR THE APPLICABLE DISTRICT, A SETBACK WITH A DEPTH OF AT LEAST 10 FEET SHALL BE PROVIDED FROM ANY #STREET WALL# FRONTING ON A #WIDE STREET#, AND A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY #STREET WALL# FRONTING ON A #NARROW STREET#.
ZR23-443(D)	SPECIAL PROVISIONS ALONG CERTAIN DISTRICT BOUNDARIES	FOR QUALIFY RESIDENTIAL SITES, THE MAXIMUM PERMITTED HEIGHT WITHIN TRANSITION AREA WITHIN 15 FEET OF THE DISTRICT BOUNDARY SHALL BE 65'. AND IF BEYOND 15 FEET AND WITHIN 25 FEET OF THE DISTRICT BOUNDARY, THE MAXIMUM PERMITTED HEIGHT WITHIN TRANSITION AREA SHALL BE 85'. PROPOSED BUILDING IS NOT WITHIN 25' OF AN R1 THROUGH R5 DISTRICT. THEREFORE OK.
ZR25-232	REQUIRED ACCESSORY OFF-STREET PARKING REQUIREMENTS FOR DEVELOPMENTS OR ENLARGEMENTS BEYOND THE GREATER TRANSIT ZONE	IN R6 DISTRICTS, ACCESSORY OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR AT LEAST 50 PERCENT OF THE TOTAL NUMBER OF STANDARD DWELLING UNITS. ACCESSORY OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR 25% OF QUALIFYING AFFORDABLE HOUSING HOUSING UNITS 25 STANDARD HOUSING DWELLING UNITS REQUIRES 13 OR 50% OF DU OFF STREET PARKING SPACES. 11 QUALIFYING AFFORDABLE HOUSING DWELLING UNITS REQUIRES 3 OR 25% OF IRHU OFF STREET PARKING SPACES. 16 REQUIRED OFF STREET PARKING SPACES ARE PROVIDED IN THE CELLAR.
ZR33-121	MAX FAR	FOR ZONING LOTS CONTAINING COMMERCIAL AND COMMUNITY FACILITY USE, THE MAXIMUM FAR SHALL BE 2.00. HOWEVER, THE MAX COMMERCIAL USE SHALL NOT EXCEED 1.00 FAR. FIRST FLOOR RETAIL SPACE: 7,970.4 SF PROPOSED COMMERCIAL FAR: 7,970.4 SF / 12,721.9 SF = 0.63 < 1.00 MAX FAR TOTAL FAR = COMMERCIAL FAR + RESIDENTIAL FAR = 0.627 + 3.28 = 3.9 = 3.9 MAX FAR. THEREFORE, OK.
ZR33-25	SIDE YARDS	NO SIDE YARDS ARE REQUIRED. NONE PROPOSED.
ZR33-26; ZR33-301	MINIMUM REQUIRED REAR YARD	A REAR YARD WITH A DEPTH OF NOT LESS THAN 20' SHALL BE PROVIDED. HOWEVER, AS PER ZR33-301, NO REAR YARD SHALL BE REQUIRED WITHIN 100' OF THE POINT OF INTERSECTION OF TWO STREET LINES INTERSECTING AT AN ANGLE OF 135 DEGREES OR LESS. NO REAR YARD PROPOSED, THEREFORE OK.
ZR33-431	MAXIMUM HEIGHT OF WALLS AND REQUIRED SETBACK	THE INITIAL SETBACK IS 20' FOR NARROW STREETS AND 15' FOR WIDE STREETS. THE MAXIMUM HEIGHT OF A FRONT WALL SHALL BE 30' OR TWO STORIES WHICHEVER IS LESS. THE SKY EXPOSURE PLANE IS LOCATED AT 30' ON THE STREET LINE SLOPING 1(H):1(V). THE MAX FRONT WALL OF THE BUILDING IS 10' OR 1 STORIES. THE BUILDING IS BELOW THE MAXIMUM FRONT WALL HEIGHT (30') AND IT DOES NOT PENETRATE THE SKY EXPOSURE PLANE.
ZR36-21; ZR36-231	REQUIRED ACCESSORY OFF-STREET PARKING SPACES	FOR GENERAL RETAIL (USE GROUP 6A PRC-B), 1 OFF-STREET PARKING IS REQUIRED PER 1000 SF. HOWEVER, AS PER ZR36-231, IF THE TOTAL PARKING REQUIREMENT SET FORTH IS ZR36-21 IS LESS THAN 40, THE PARKING REQUIREMENT IS WAIVED. THE REQUIRED OFF-STREET PARKING = 7,970.4 SF / 1000 = 7 WHICH IS LESS THAN 40 PARKING SPACES. THEREFORE, REQUIRED PARKING IS WAIVED. NONE PROPOSED. THEREFORE, OK.
ZR36-62	REQUIRED ACCESSORY OFF-STREET LOADING BERTHS	FOR USES LESS THAN 8,000 SF, NO ACCESSORY OFF-STREET LOADING BERTHS IS REQUIRED. THE TOTAL RETAIL USE IS 7,970.4 SF < 8,000. THEREFORE, NONE IS REQUIRED. NONE IS PROPOSED.



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

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN.

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I1.02	09/26/2024	DCP COMMENTS
I1.03	12/24/2024	ZONING AMENDMENTS

APPROVAL STAMP

JOB NUMBER
-

PROJECT ADDRESS
5502 FLATLANDS AVENUE
BROOKLYN, NY

BUILDING INFORMATION

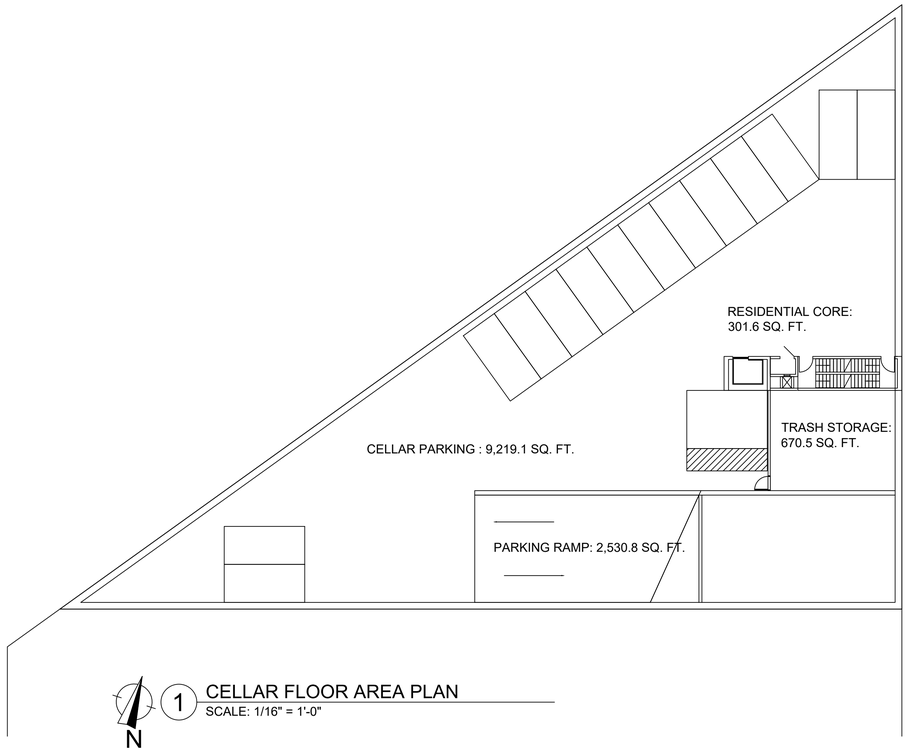
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ZONING: C2-4/R6A	MAP: 22A

SHEET TITLE
PLOT PLAN &
ZONING ANALYSIS

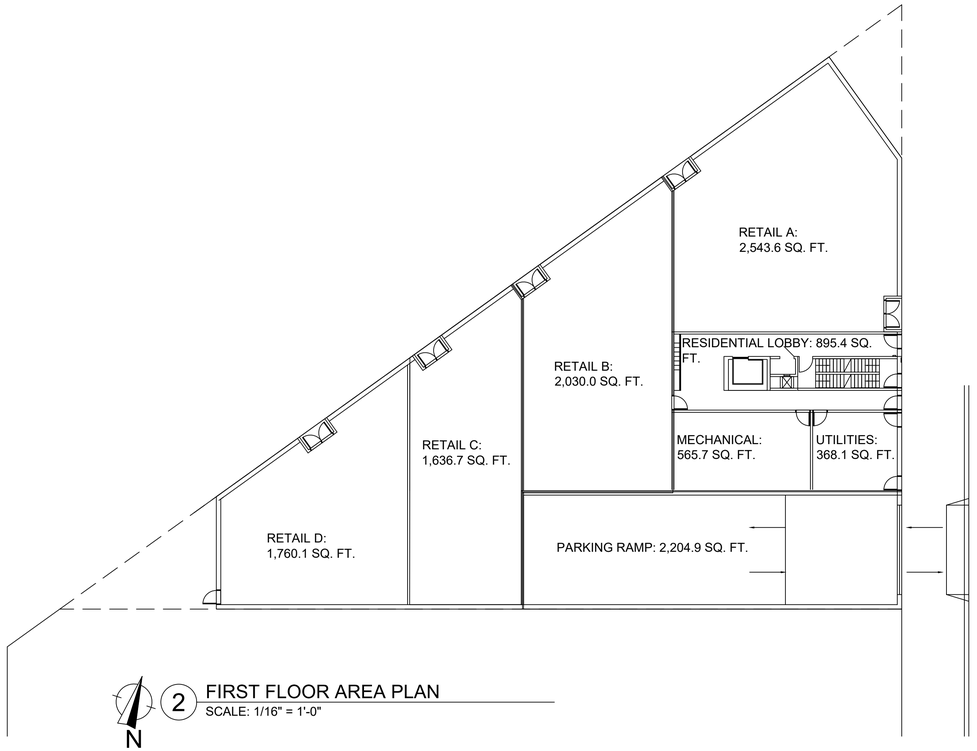
SEAL & SIGNATURE:
STATE OF NEW YORK · JAMES CHUN · 094545 · LICENSED PROFESSIONAL ENGINEER
JAMES CHUN, PE
NYS LICENSE: 094545

VERSION: 0.1
DRAWN BY: JC
CHECKED BY: JC

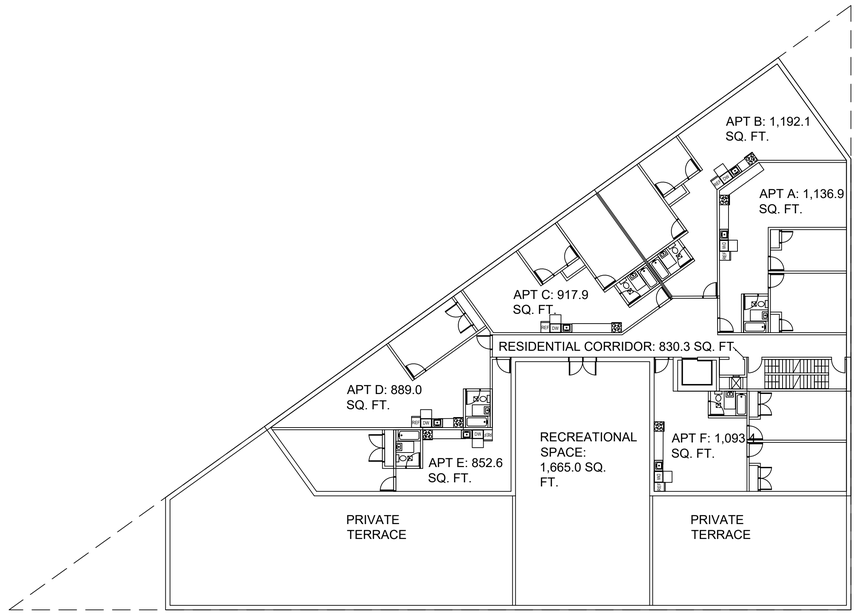
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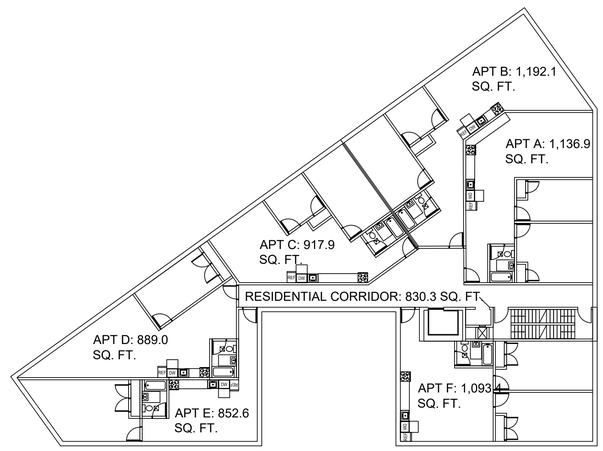
1 CELLAR FLOOR AREA PLAN
SCALE: 1/16" = 1'-0"



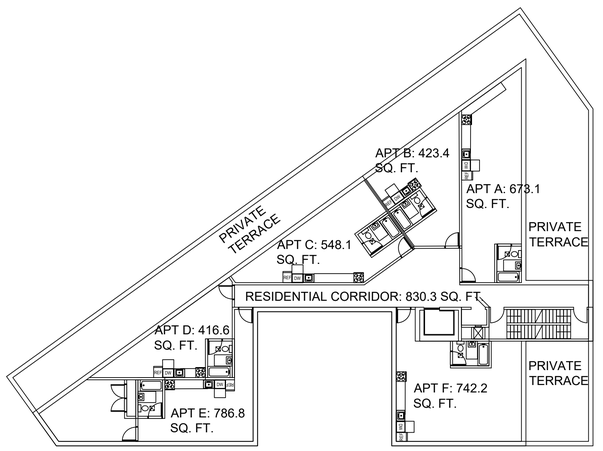
2 FIRST FLOOR AREA PLAN
SCALE: 1/16" = 1'-0"



3 SECOND FLOOR AREA PLAN
SCALE: 1/16" = 1'-0"



4 TYPICAL THIRD THRU SIXTH FLOOR AREA PLAN
SCALE: 1/16" = 1'-0"



5 SEVENTH FLOOR AREA PLAN
SCALE: 1/16" = 1'-0"

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APPROVAL STAMP

JOB NUMBER
-

PROJECT ADDRESS
5502 FLATLANDS AVENUE
BROOKLYN, NY

BUILDING INFORMATION

BLOCK: 7781	LOT: 14
ZONING: C2-4/R6A	MAP: 22A

SHEET TITLE
FLOOR AREA DIAGRAMS

SEAL & SIGNATURE:
STATE OF NEW YORK
JAMES CHUN
094545
LICENSED PROFESSIONAL ENGINEER
JAMES CHUN, PE
NYS LICENSE: 094545

VERSION: 0.1
DRAWN BY: JC
CHECKED BY: JC

Z-002.00

FLOOR AREA TABLE

FLOOR	DESCRIPTION	GROSS FLOOR AREA	RES ZONING FA	COM ZONING FA
CELLAR	RESIDENTIAL PARKING, TRASH ROOM AND STORAGE	12,721.94 SF		
FIRST FLOOR	RETAIL SPACES, RESIDENTIAL LOBBY AND CAR RAMP	12,003.61 SF	1,829.3 SF	7,970.4 SF
SECOND FLOOR	6 DWELLING UNITS	7,111.72 SF	7,111.72 SF	
THIRD FLOOR	6 DWELLING UNITS	7,111.72 SF	7,111.72 SF	
FOURTH FLOOR	6 DWELLING UNITS	7,111.72 SF	7,111.72 SF	
FIFTH FLOOR	6 DWELLING UNITS	7,111.72 SF	7,111.72 SF	
SIXTH FLOOR	6 DWELLING UNITS	7,111.72 SF	7,111.72 SF	
SEVENTH FLOOR	4 DWELLING UNITS	4,403.87 SF	4,403.87 SF	
TOTALS		64,688.02 SF	41,791.77 SF	7,970.4 SF

SPACE AREA TABLE

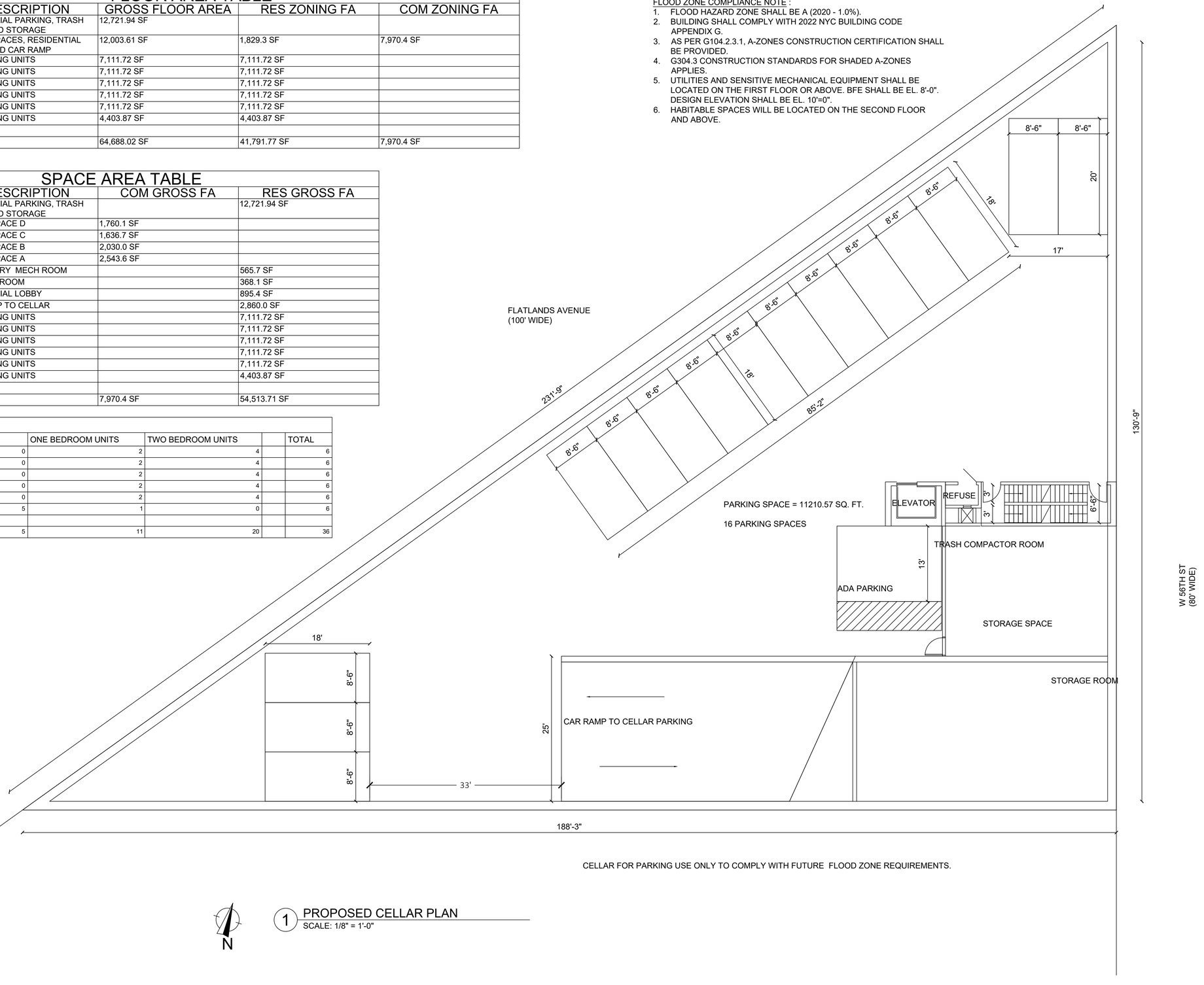
FLOOR	DESCRIPTION	COM GROSS FA	RES GROSS FA
CELLAR	RESIDENTIAL PARKING, TRASH ROOM AND STORAGE		12,721.94 SF
FIRST FLOOR	RETAIL SPACE D	1,760.1 SF	
FIRST FLOOR	RETAIL SPACE C	1,636.7 SF	
FIRST FLOOR	RETAIL SPACE B	2,030.0 SF	
FIRST FLOOR	RETAIL SPACE A	2,543.6 SF	
FIRST FLOOR	ACCESSORY MECH ROOM		565.7 SF
FIRST FLOOR	UTILITIES ROOM		368.1 SF
FIRST FLOOR	RESIDENTIAL LOBBY		895.4 SF
FIRST FLOOR	CAR RAMP TO CELLAR		2,860.0 SF
SECOND FLOOR	6 DWELLING UNITS		7,111.72 SF
THIRD FLOOR	6 DWELLING UNITS		7,111.72 SF
FOURTH FLOOR	6 DWELLING UNITS		7,111.72 SF
FIFTH FLOOR	6 DWELLING UNITS		7,111.72 SF
SIXTH FLOOR	6 DWELLING UNITS		7,111.72 SF
SEVENTH FLOOR	4 DWELLING UNITS		4,403.87 SF
TOTALS		7,970.4 SF	54,513.71 SF

APARTMENT UNIT COUNT

FLOOR		STUDIO	ONE BEDROOM UNITS	TWO BEDROOM UNITS		TOTAL
SECOND FLOOR		0	2	4		6
THIRD FLOOR		0	2	4		6
FOURTH FLOOR		0	2	4		6
FIFTH FLOOR		0	2	4		6
SIXTH FLOOR		0	2	4		6
SEVENTH FLOOR		5	1	0		6
TOTALS		5	11	20		36

FLOOD ZONE COMPLIANCE NOTE :

1. FLOOD HAZARD ZONE SHALL BE A (2020 - 1.0%).
2. BUILDING SHALL COMPLY WITH 2022 NYC BUILDING CODE APPENDIX G.
3. AS PER G104.2.3.1, A-ZONES CONSTRUCTION CERTIFICATION SHALL BE PROVIDED.
4. G304.3 CONSTRUCTION STANDARDS FOR SHADED A-ZONES APPLIES.
5. UTILITIES AND SENSITIVE MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE FIRST FLOOR OR ABOVE. BFE SHALL BE EL. 8'-0". DESIGN ELEVATION SHALL BE EL. 10'=0".
6. HABITABLE SPACES WILL BE LOCATED ON THE SECOND FLOOR AND ABOVE.



CELLAR FOR PARKING USE ONLY TO COMPLY WITH FUTURE FLOOD ZONE REQUIREMENTS.

1 PROPOSED CELLAR PLAN
SCALE: 1/8" = 1'-0"

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN.

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APPROVAL STAMP

JOB NUMBER
-

PROJECT ADDRESS
5502 FLATLANDS AVENUE
BROOKLYN, NY

BUILDING INFORMATION

BLOCK: 7781	LOT: 14
ZONING: C2-4/R6A	MAP: 22A

SHEET TITLE
CELLAR FLOOR PLAN

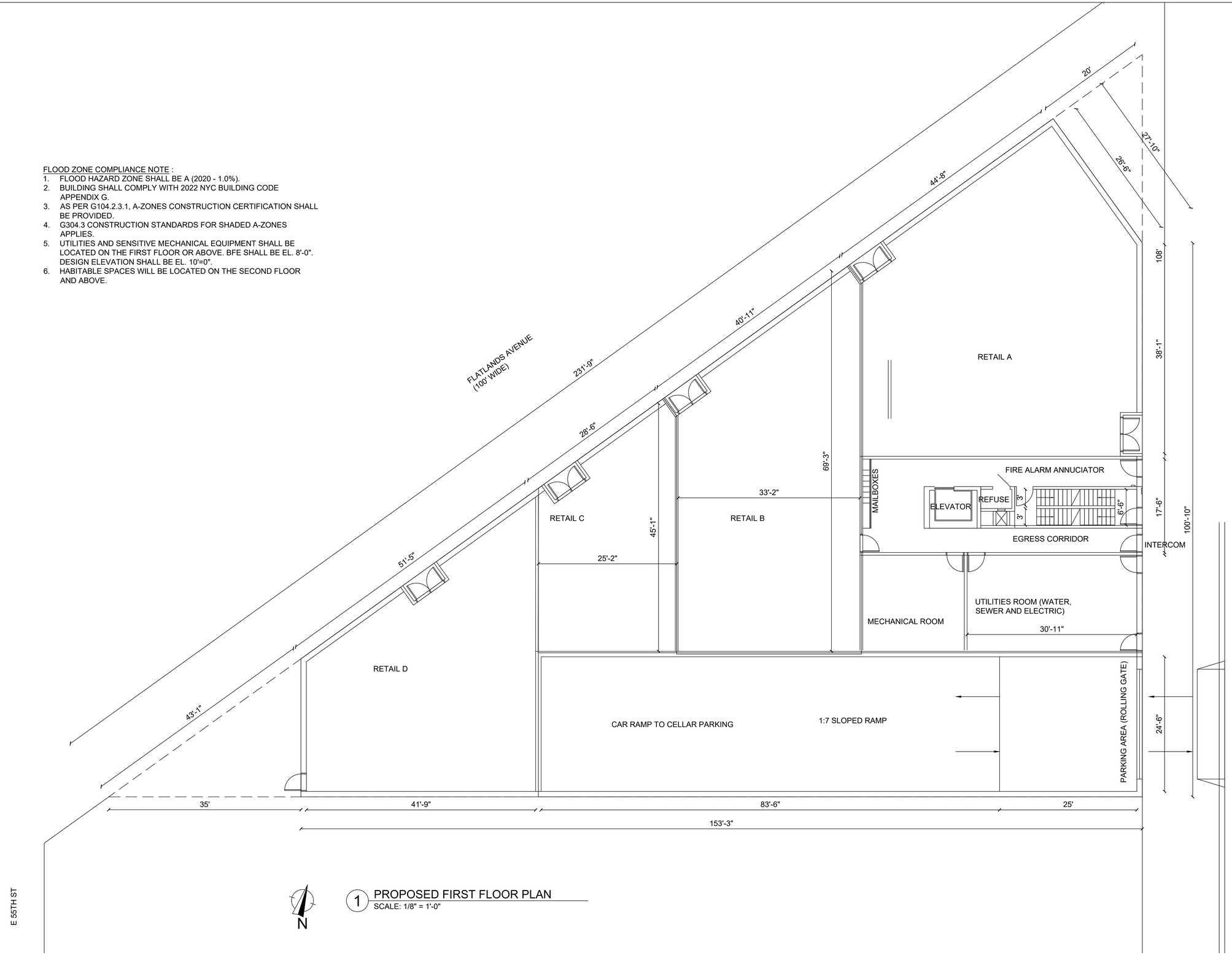
SEAL & SIGNATURE:
STATE OF NEW YORK
JAMES CHUN
NO. 094545
LICENSED PROFESSIONAL ENGINEER
JAMES CHUN, PE
NYS LICENSE: 094545

VERSION: 0.1
DRAWN BY: JC
CHECKED BY: JC

A-101.00
03 OF 07

FLOOD ZONE COMPLIANCE NOTE :

1. FLOOD HAZARD ZONE SHALL BE A (2020 - 1.0%).
2. BUILDING SHALL COMPLY WITH 2022 NYC BUILDING CODE APPENDIX G.
3. AS PER G104.2.3.1, A-ZONES CONSTRUCTION CERTIFICATION SHALL BE PROVIDED.
4. G304.3 CONSTRUCTION STANDARDS FOR SHADED A-ZONES APPLIES.
5. UTILITIES AND SENSITIVE MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE FIRST FLOOR OR ABOVE. BFE SHALL BE EL. 8'-0". DESIGN ELEVATION SHALL BE EL. 10'=0".
6. HABITABLE SPACES WILL BE LOCATED ON THE SECOND FLOOR AND ABOVE.



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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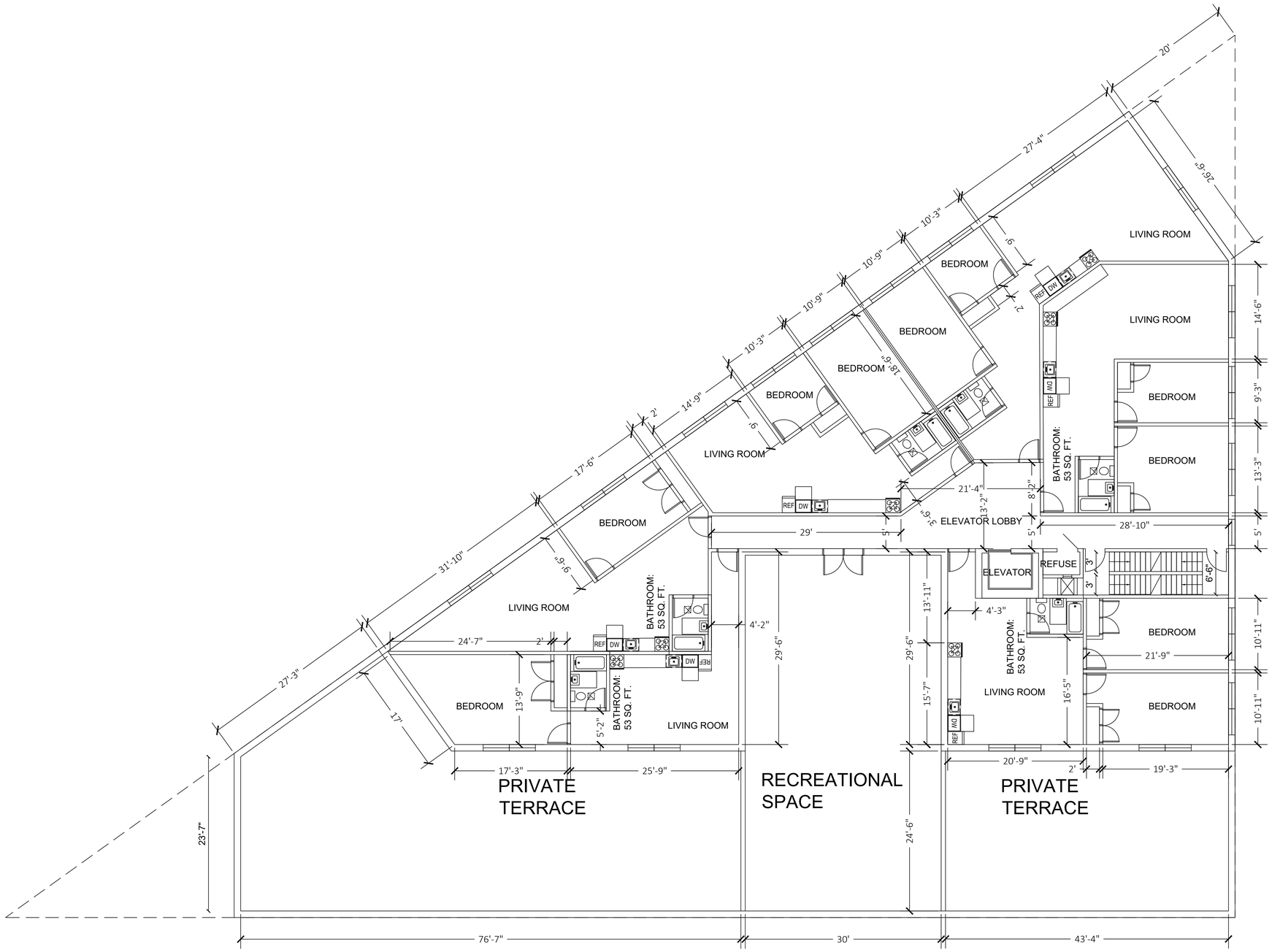
BLOCK: 7781	LOT: 14
ZONING: C2-4/R6A	MAP: 22A

SHEET TITLE
FIRST FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK
JAMES CHUN
NO. 094545
LICENSED PROFESSIONAL ENGINEER
JAMES CHUN, PE
NYS LICENSE: 094545

VERSION: 0.1
DRAWN BY: JC
CHECKED BY: JC

A-102.00
04 OF 07



N

2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN.

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PROJECT ADDRESS
5502 FLATLANDS AVENUE
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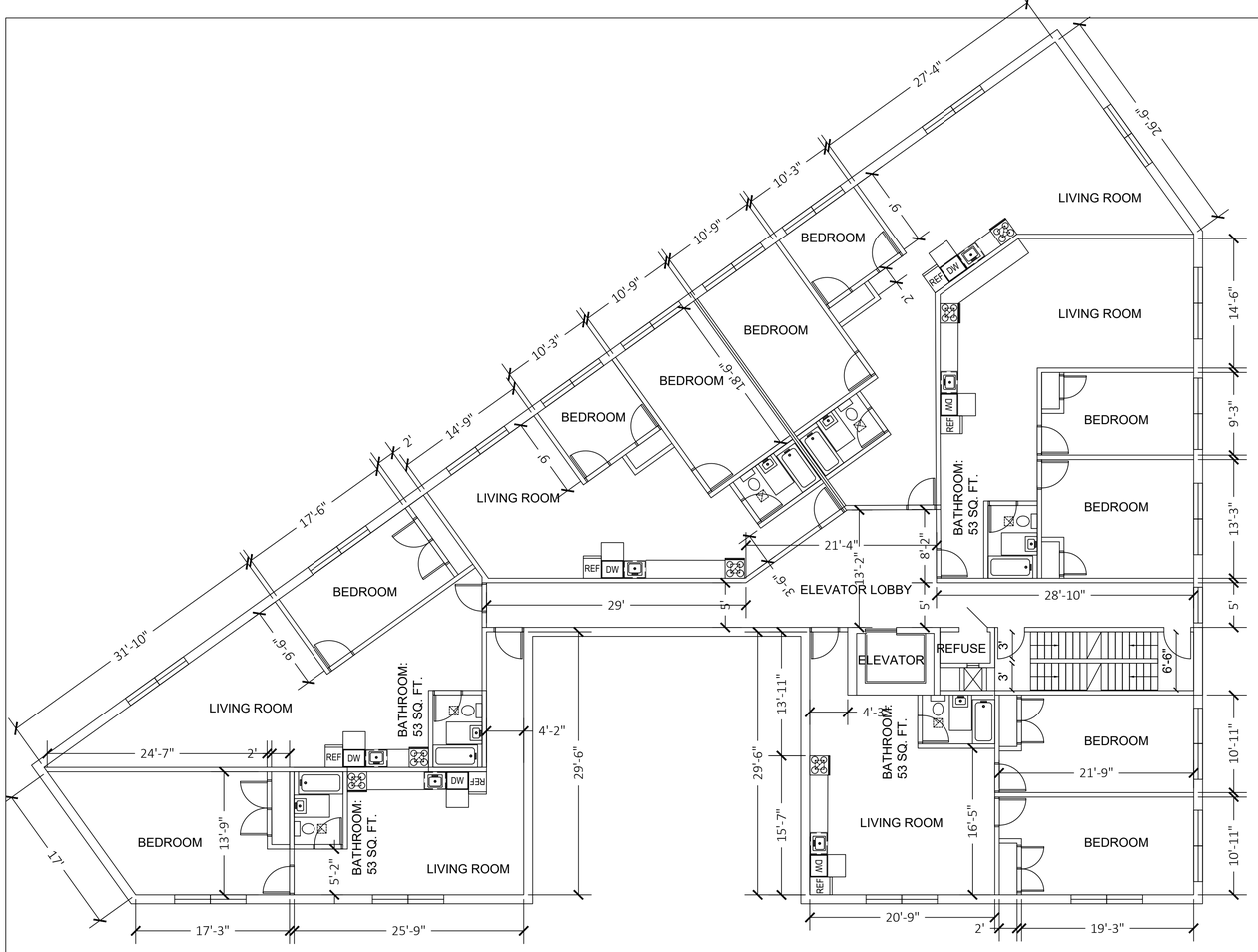
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SHEET TITLE
2ND FLOOR PLANS

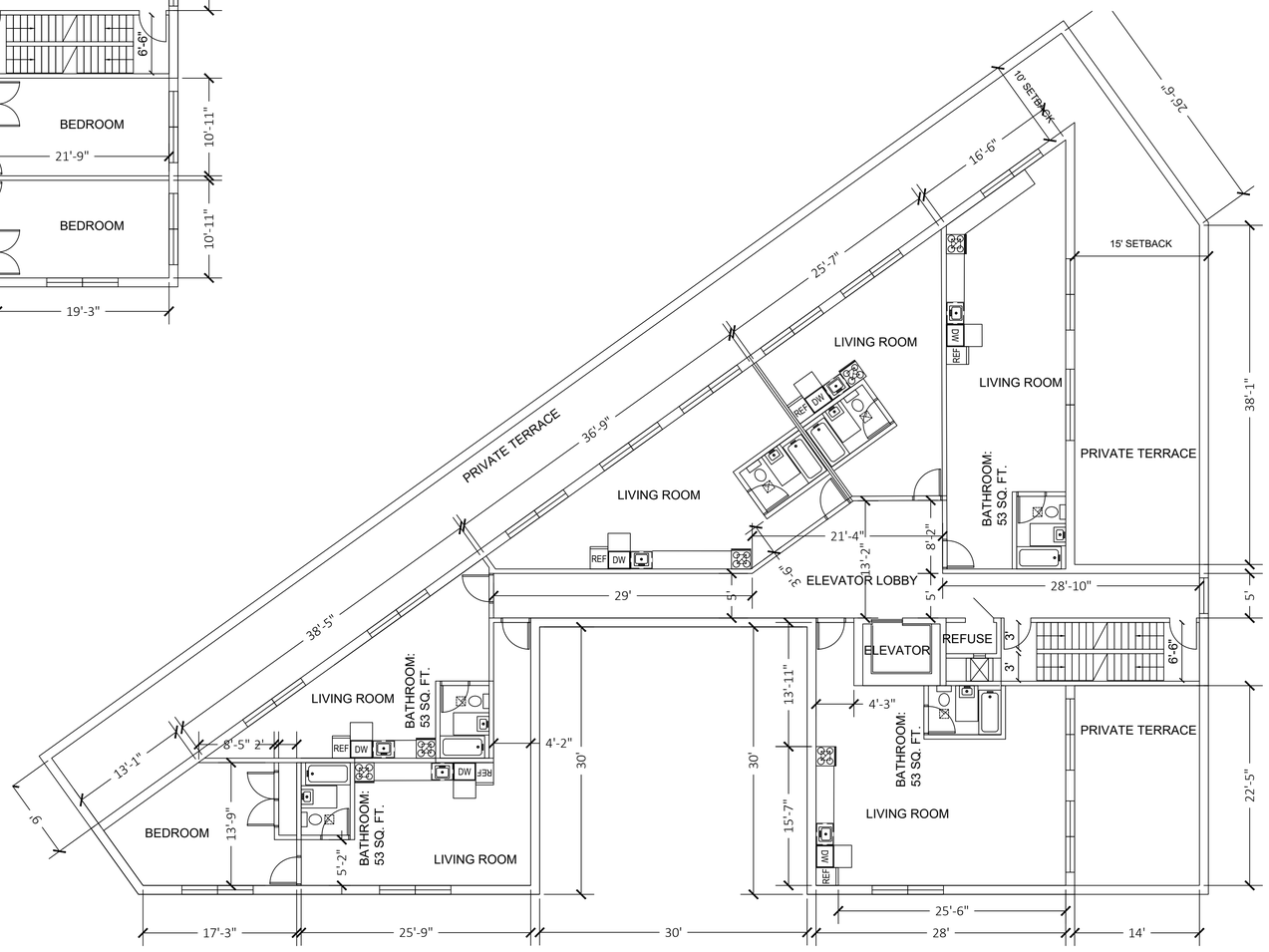
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NYS LICENSE: 094545

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05 OF 07



3 PROPOSED THIRD THRU SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 PROPOSED SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

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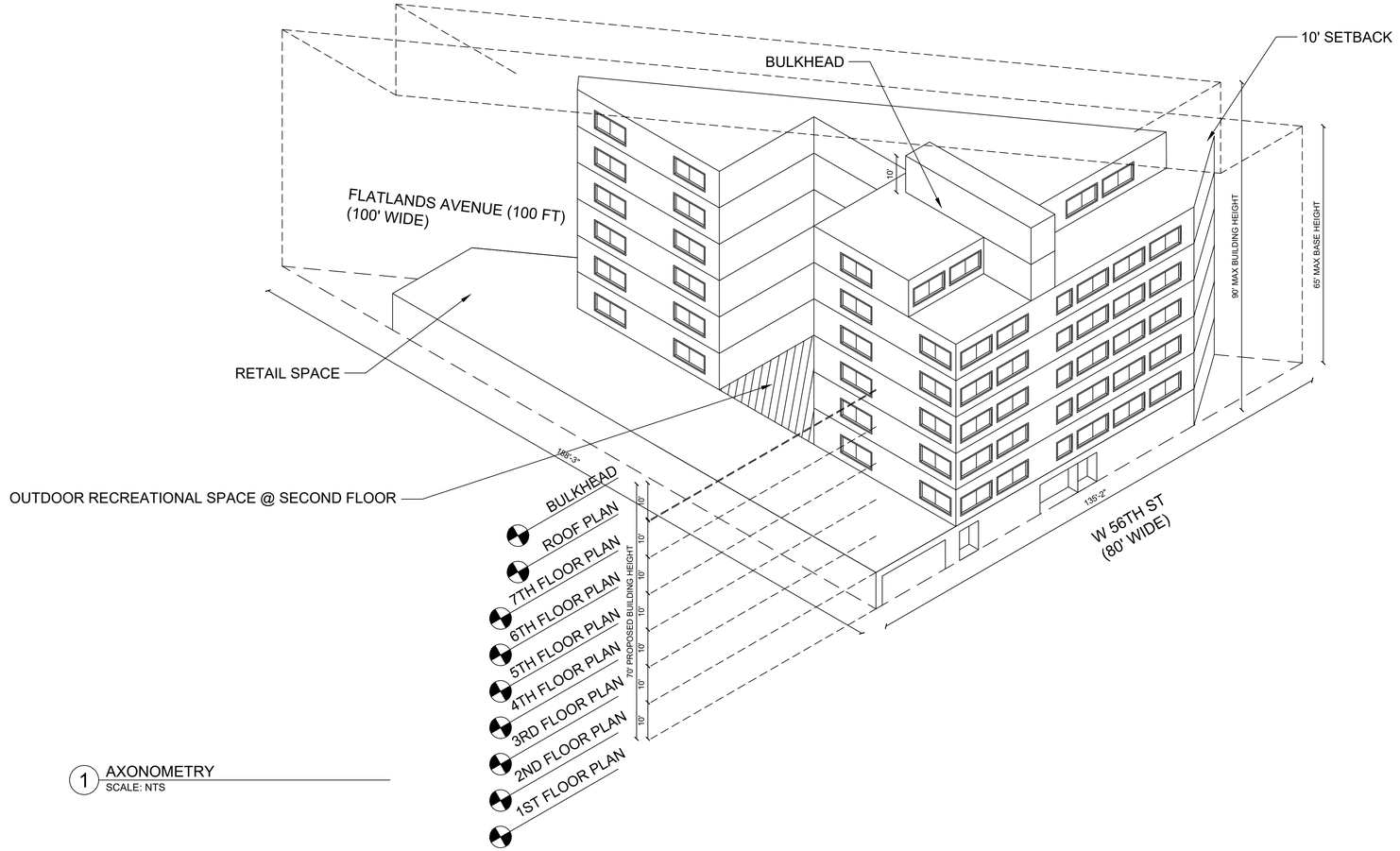
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ZONING: C2-4/R6A	MAP: 22A

SHEET TITLE
3RD TO 6TH FLOOR PLANS

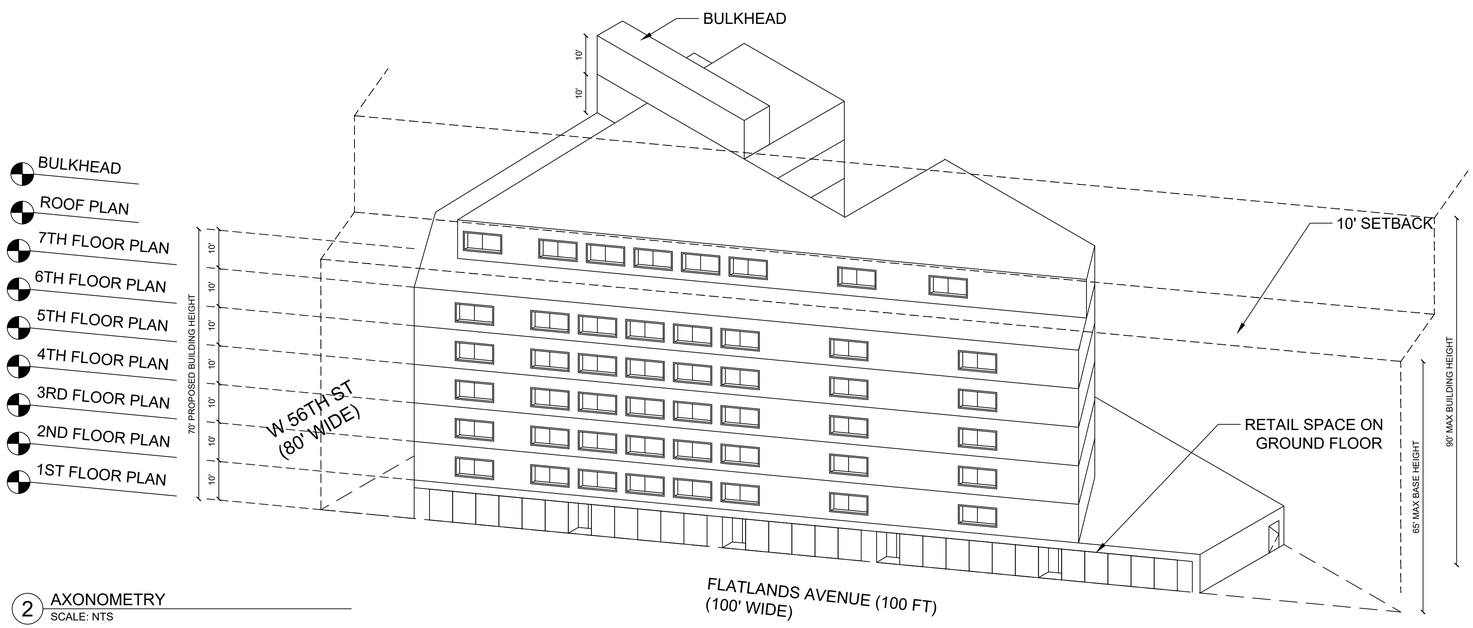
SEAL & SIGNATURE:
STATE OF NEW YORK
JAMES CHUN
LICENSED PROFESSIONAL ENGINEER
NO. 094545
JAMES CHUN, PE
NYS LICENSE: 094545

VERSION: 0.1
DRAWN BY: JC
CHECKED BY: JC

A-104.00
06 OF 07



1 AXONOMETRY
SCALE: NTS



2 AXONOMETRY
SCALE: NTS

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN.

ISSUE
PRELIMINARY
CONCEPT

REVISIONS

#	DATE	DESCRIPTION
I1.00	11/22/2023	INITIAL
I1.01	11/24/2023	CPC COMMENTS
I1.02	09/26/2024	DCP COMMENTS
I1.03	12/24/2024	ZONING AMENDMENTS

APPROVAL STAMP

JOB NUMBER
-

PROJECT ADDRESS
5502 FLATLANDS AVENUE
BROOKLYN, NY

BUILDING INFORMATION

BLOCK: 7781	LOT: 14
ZONING: C2-4/R6A	MAP: 22A

SHEET TITLE
ANXOMETRIC VIEWS

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