1656 WEST 10 STREET, BROOKLYN, NY 11223

ZONING ANALYSIS
R6A



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OWNER

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1656 WEST 10 STREET,
BROOKLYN, NY

DRAWING TITLE

3D RENDERING
AERIAL VIEW

JOB NUMBER

Project No. :

Date: 04-26-2021

Drawn by : | Check by : F.C.

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Drawing Number
T-001.00

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3D RENDERING
STREET VIEW

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3D RENDERING
HIGH RESOLUTION VIEWS

JOB NUMBER

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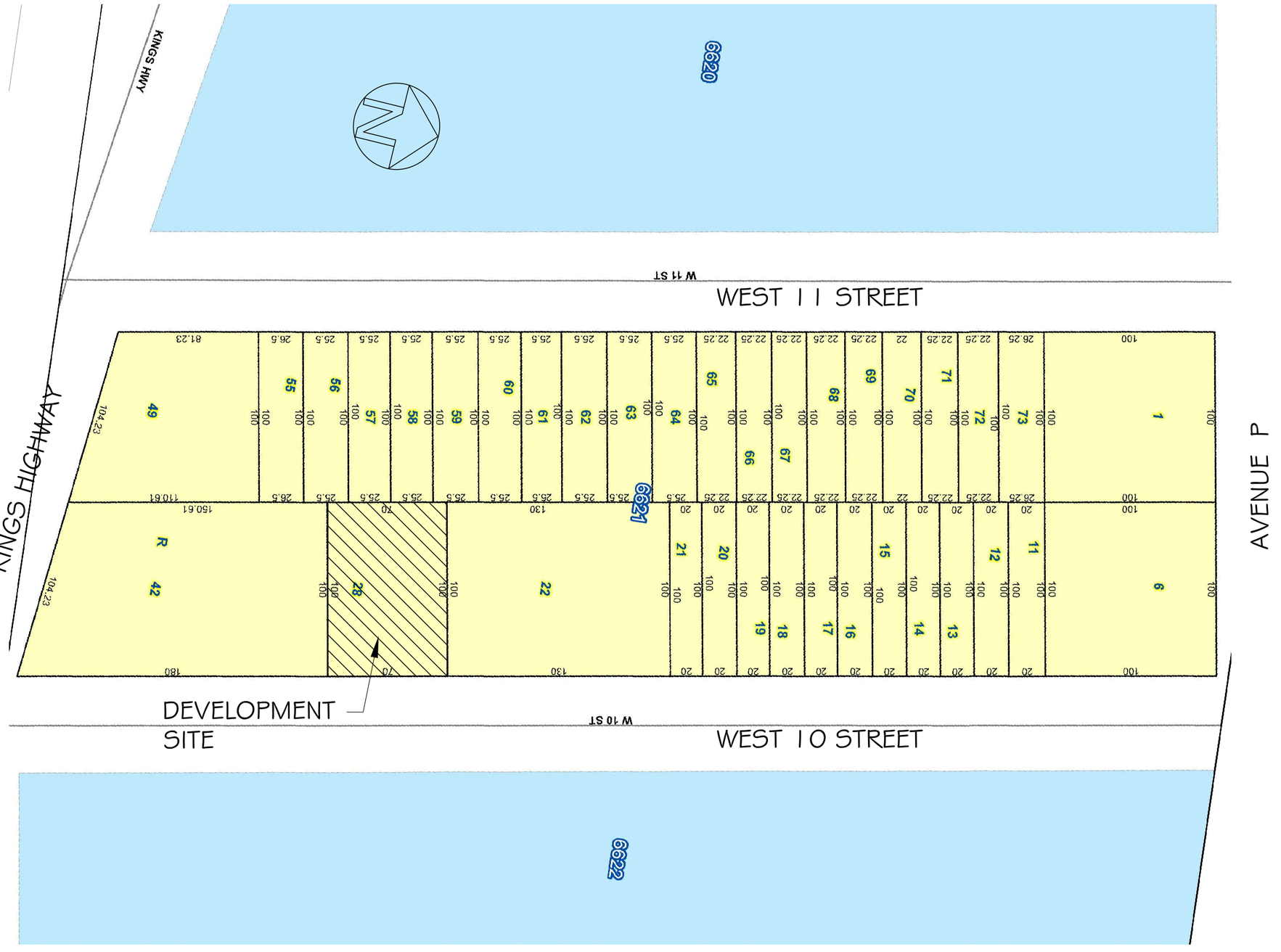
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DRAWING TITLE

LOCATION MAP

JOB NUMBER

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Sheet 4 Of 17

1656 WEST 10 STREET, BROOKLYN, NY 11223

ZONING ANALYSIS R6A

ZONING ANALYSIS ~~~ R6A

BSA CALENDAR NO.:

BOROUGH: BROOKLYN

LOCATION	BLOCK	LOT	EXISTING ZONING DISTRICT	OVERLAY	PROPOSED ZONING DISTRICT	OVERLAY	SPECIAL DISTRICT
1656 WEST 10 STREET	6621	28	R5B	NONE	R6A	NONE	N/A

TOTAL LOT AREA (ZONING LOT) 70'x100'=7000 S.F.

	ZR SECTION	REQUIRED/MAXIMUM PERMITTED R6A	PROPOSED SUBMITTAL R6A	COMPLIANCE
FLOOR AREA REGULATIONS				
RESIDENTIAL - MIH DEVELOPMENT & AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS (AIRs)				
FLOOR AREA RATIO	ZR 74-32; ZR 23-154(d)(2); ZR 23-154(b);	MIH - 3.6	3.01	YES
RESIDENTIAL FLOOR AREA		25200 S.F.	21588 S.F.	YES
LOW INCOME FLOOR AREA		21588 x 20% = 4317.60 S.F.	MIN. 4317.60 S.F.	YES
RESIDENTIAL GROSS AREA	---	---	22253 S.F.	---
COMMUNITY FACILITY				
FLOOR AREA RATIO	ZR 24-11	3.0	0.51	YES
COMM. FAC. FLOOR AREA @ 1FL.		21000 S.F.	3547 S.F.	YES
COMM. FAC. GROSS AREA	---	---	8109 S.F.	---
TOTAL BLDG. FLOOR AREA - RESIDENTIAL + COMMUNITY FACILITY				
FLOOR AREA RATIO	ZR 23-15; ZR 23-155	3.6	3.59	YES
TOTAL BLDG. FLOOR AREA		25200 S.F.	25135 S.F.	YES
LOT COVERAGE REGULATIONS				
RESIDENTIAL COVERAGE	ZR 23-153	65% (INTERIOR LOT)	59%	YES
COMMUNITY FACILITY COVERAGE	ZR 24-11; ZR 24-12	COMM. FAC. USE < 23' HEIGHT ABOVE CURB LEVEL, COVERAGE EXCLUDED.	COMM. FAC. USE @ 1ST FL. < 23' HEIGHT ABOVE CURB LEVEL.	YES
YARD REGULATIONS				
RESIDENTIAL - FRONT YARD	N/A	NONE	NONE	YES
SIDE YARD	ZR 23-462(c)	NONE (IF PROVIDED, MIN. 8'-0")	NONE	YES
REAR YARD	ZR 23-47	30'-0"	35'-0"	YES
COMM. FAC. - FRONT YARD	N/A	NONE	NONE	YES
SIDE YARD	ZR 24-35(b)	NONE (IF PROVIDED, MIN. 8'-0")	NONE	YES
REAR YARD	ZR 24-36	30'-0"	30'-0"	YES
HEIGHT AND SETBACK REGULATIONS				
STREET WALL LOCATION	ZR 23-952; ZR 23-951; ZR 23-661(a)	LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL OF AN EXISTING ADJACENT BUILDING, BOTH LOCATED WITHIN 10 FEET OF THE STREET LINE & WITHIN 25' OF THE BUILDING.	STREET WALL ON STREET LINE AS PER ADJACENT BUILDING.	YES
MIN. BASE HEIGHT	ZR 23-952; ZR 23-951; ZR 23-664(b) (TABLE 1)	40'-0"	65'-0"	YES
MAX. BASE HEIGHT		65'-0"	65'-0"	YES
MAX. BUILDING HEIGHT		80'-0" (W/ NON-QUALIFYING GROUND FLOORS)	65'-0"	YES
MAX. NUMBER OF STORIES		8	6	YES
SETBACK	ZR 23-662(c)(1)	15'-0" ABOVE MAX. BASE HEIGHT	NOT REQUIRED	YES

	ZR SECTION	REQUIRED/MAXIMUM PERMITTED R6A	PROPOSED SUBMITTAL R6A	COMPLIANCE
DENSITY, PLANTING AND STANDARD OF ADDITIONAL SPACES				
DENSITY FACTOR FOR DWELLING UNITS	ZR 23-22	680	---	---
NUMBER OF DWELLING UNITS		25200 - 4050 / 680 = 31 UNITS	27 UNITS	YES
NOT AFFORDABLE HOUSING UNITS	---	---	21 UNITS	---
AFFORDABLE HOUSING UNITS	ZR 23-96	• AFFORDABLE HOUSING UNITS SHALL BE DISTRIBUTED ON NOT LESS THAN 65 PERCENT OF THE RESIDENTIAL STORIES. • NOT MORE THAN ONE-THIRD OF THE DWELLING UNITS ON ANY STORY SHALL BE AFFORDABLE HOUSING UNITS. • NOT LESS THAN 50 PERCENT OF THE AFFORDABLE HOUSING UNITS SHALL CONTAIN TWO OR MORE BEDROOMS. • NOT LESS THAN 75 PERCENT OF THE AFFORDABLE HOUSING UNITS SHALL CONTAIN ONE OR MORE BEDROOMS.	MIN. 6 UNITS	YES
STREET TREE PLANTING	ZR 23-03/ZR 26-41	1 TREE PER 25' FRONTAGE = 3 TREES	3 TREES	YES
PLANTING AREAS	ZR 28-23	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE BUILDING, WITHIN DRIVEWAYS ACCESSING OFF-STREET PARKING SPACES LOCATED WITHIN, TO THE SIDE, OR REAR OF SUCH BUILDING, OR BETWEEN NON-RESIDENTIAL USES AND THE STREET LINE.	STREET WALL ON STREET LINE, PLANTING AREA NOT APPLICABLE.	YES
DAYLIGHT IN CORRIDORS	ZR 28-14	50% OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA IF A WINDOW WITH A CLEAR, NON-TINTED, GLAZED AREA OF AT LEAST 20 SQUARE FEET IS PROVIDED IN SUCH CORRIDOR.		
REFUSE - ENCLOSED STORAGE	ZR 28-12	2.9 CU. FT /UNIT = 78.3 CU. FT.	1416 CU. FT.	YES
REFUSE - DISPOSAL ROOM		MIN. 12 S.F. PER STORY WITH ENTRANCES TO DWELLING UNITS	PROVIDED	YES
LAUNDRY FACILITIES	ZR 28-13	LAUNDRY ROOM WHICH IS USED TO MEET THE MINIMUM REQUIREMENTS SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA.	N/A	---
RECREATION SPACE	ZR 28-21	3.3% OF RESIDENTIAL FLOOR AREA: 21588 x 3.3% = 712.40 S.F.	945 S.F.	YES
RECREATION STANDARD	ZR 28-22	ALL RECREATION SPACE SHALL BE ACCESSIBLE TO THE RESIDENTS OF THE BUILDING.		YES
		• MIN. DIMENSION: 15'-0" • MIN. SIZE OF ANY OUTDOOR RECREATION SPACE: 225 S.F. • MIN. SIZE OF ANY INDOOR RECREATION SPACE: 300 S.F.	MIN. REQUIREMENT MET.	YES
		OUTDOOR RECREATION SPACE SHOULD BE OPEN TO THE SKY.		YES
PARKING REQUIREMENTS				
RESIDENTIAL				
NOT AFFORDABLE HOUSING UNITS	ZR 25-23	50% OF UNITS =21 x 50% = 11 SPACES	12 SPACES	YES
AFFORDABLE HOUSING UNITS	ZR 25-251	NONE REQUIRED (TRANSIT ZONE)	0	YES
COMMUNITY FACILITY				
SOCIAL ADULT DAY CARE	ZR 25-31	1 PER 20 PERSONS	ZR 25-261 MAX. PARKING SPACES WAIVED: 25 - REQUIREMENT < 25, WAIVED	YES

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DRAWING TITLE

ZONING ANALYSIS

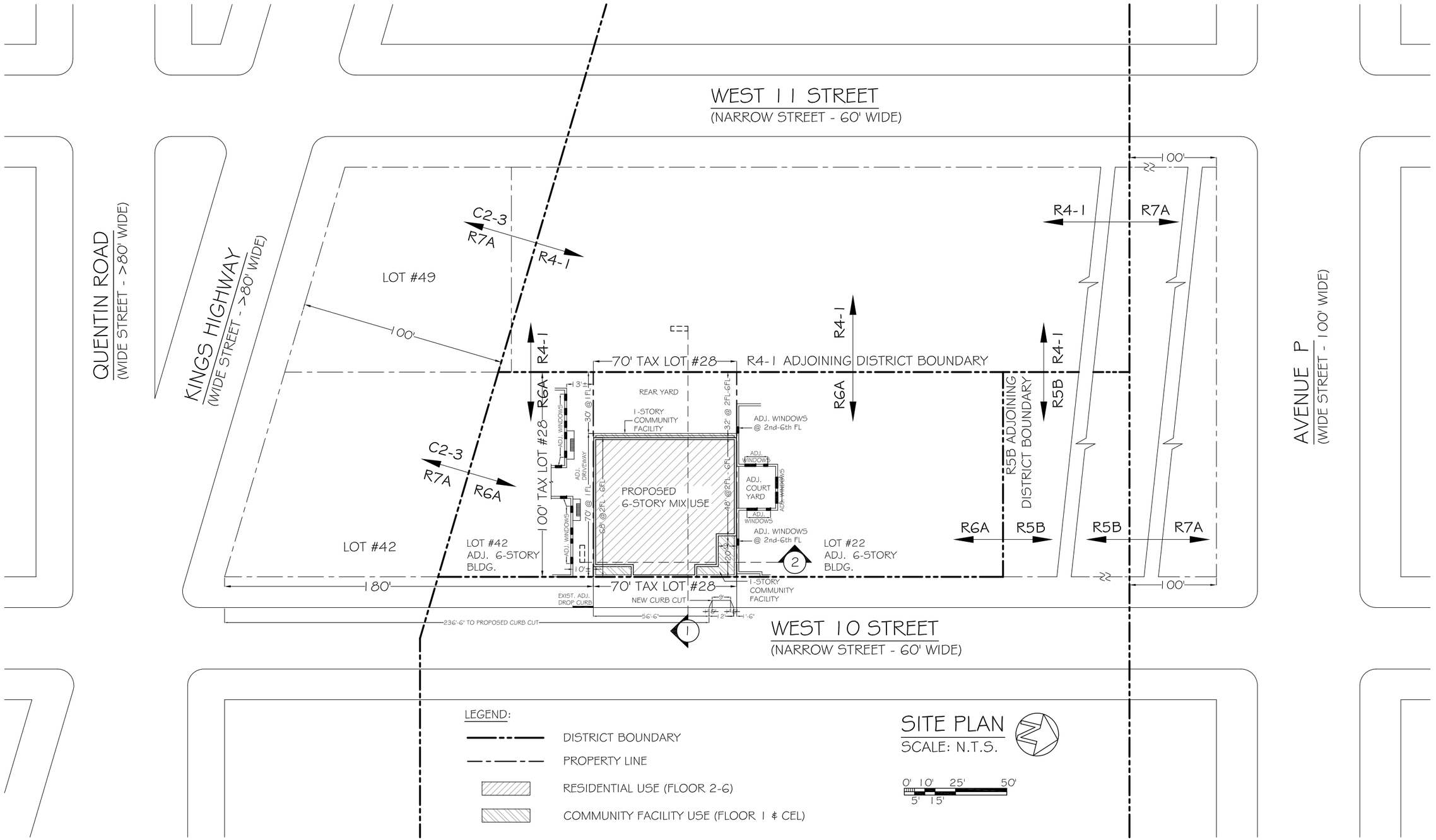
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Sheet 5 Of 17

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ZONING ANALYSIS
R6A



LEGEND:

- DISTRICT BOUNDARY
- PROPERTY LINE
- RESIDENTIAL USE (FLOOR 2-6)
- COMMUNITY FACILITY USE (FLOOR 1 & CEL)

SITE PLAN
SCALE: N.T.S.

0' 10' 25' 50'
5' 15'

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SITE PLAN

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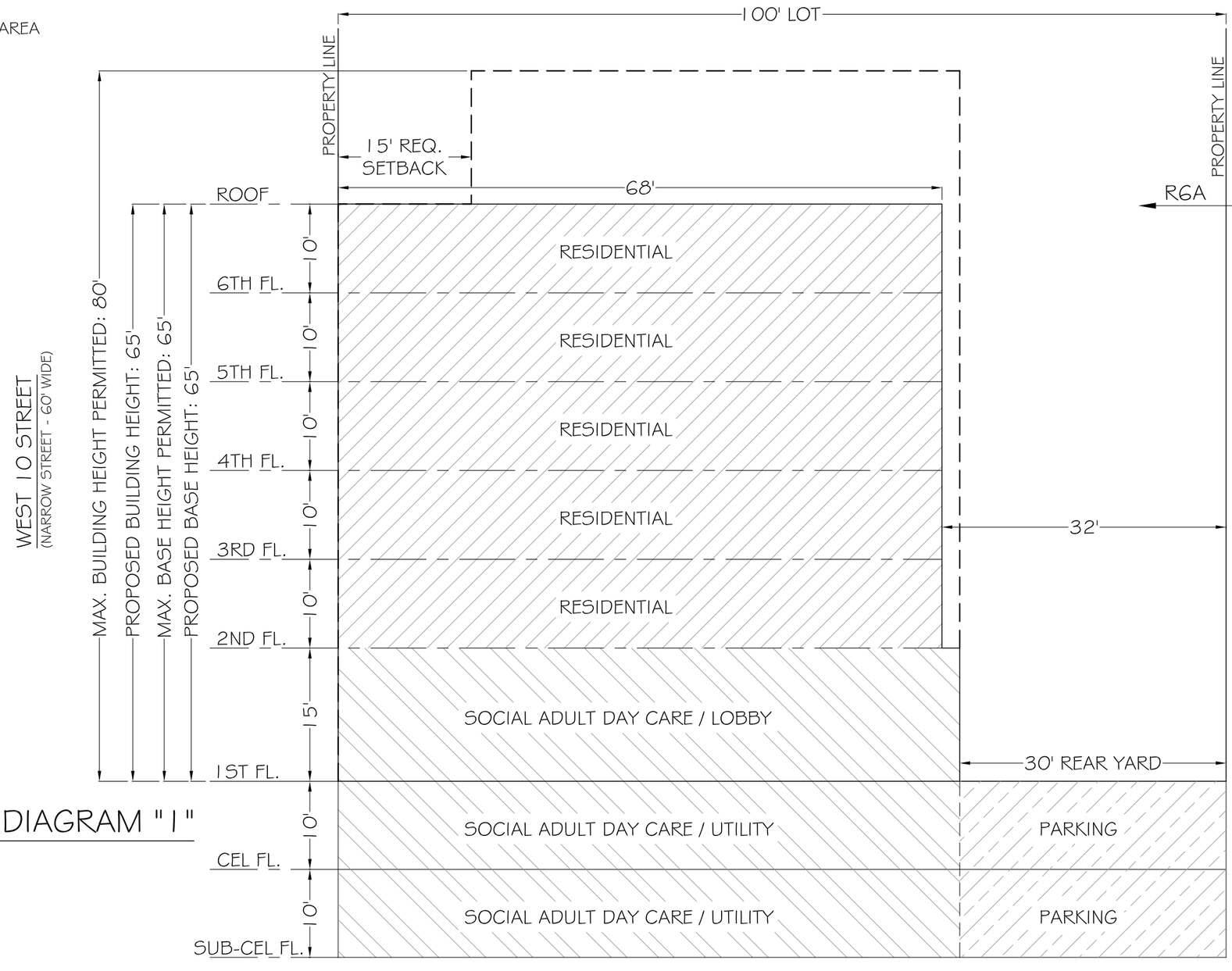
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ZONING ANALYSIS R6A

LEGEND:

- PROPERTY LINE
- MAX. PERMITTED BUILDING BOUNDARY
- PROPOSED RESIDENTIAL USE
- PROPOSED COMMUNITY FACILITY USE
- PROPOSED PARKING AREA

0' 5' 10' 15' 25' 50'



BUILDING HEIGHT DIAGRAM "1"

SCALE: N.T.S.

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Z-004.00
Sheet 7 Of 17

LEGEND:

PROPERTY LINE

MAX. PERMITTED BUILDING BOUNDARY

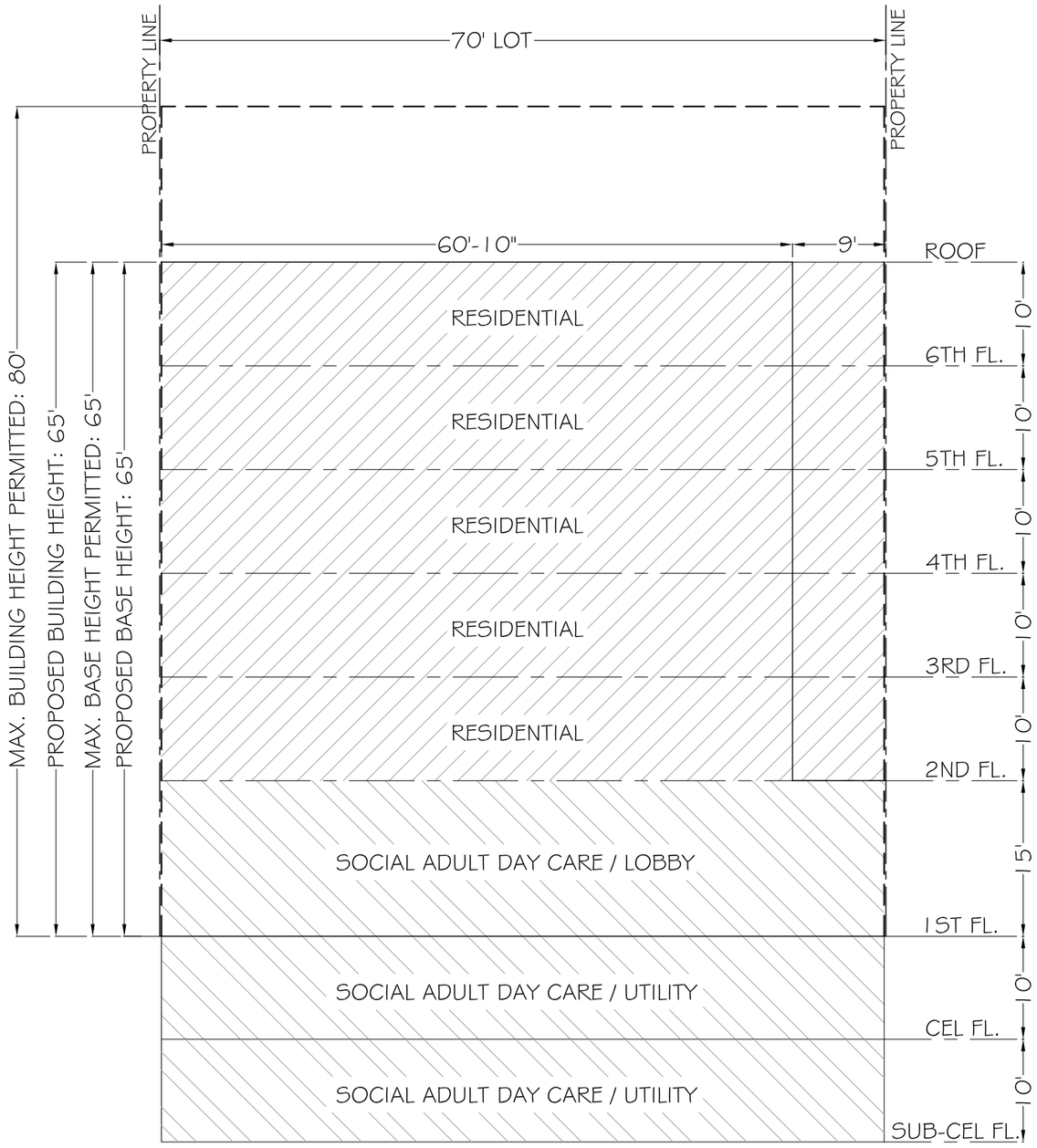
PROPOSED RESIDENTIAL USE

PROPOSED COMMUNITY FACILITY USE

0' 5' 10' 15' 25' 50'

1656 WEST 10 STREET, BROOKLYN, NY 11223

ZONING ANALYSIS
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WEST 10 STREET
(NARROW STREET - 60' WIDE)

BUILDING HEIGHT DIAGRAM "2"
SCALE: N.T.S.

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DRAWING TITLE
BUILDING HEIGHT DIAGRAM #2

JOB NUMBER

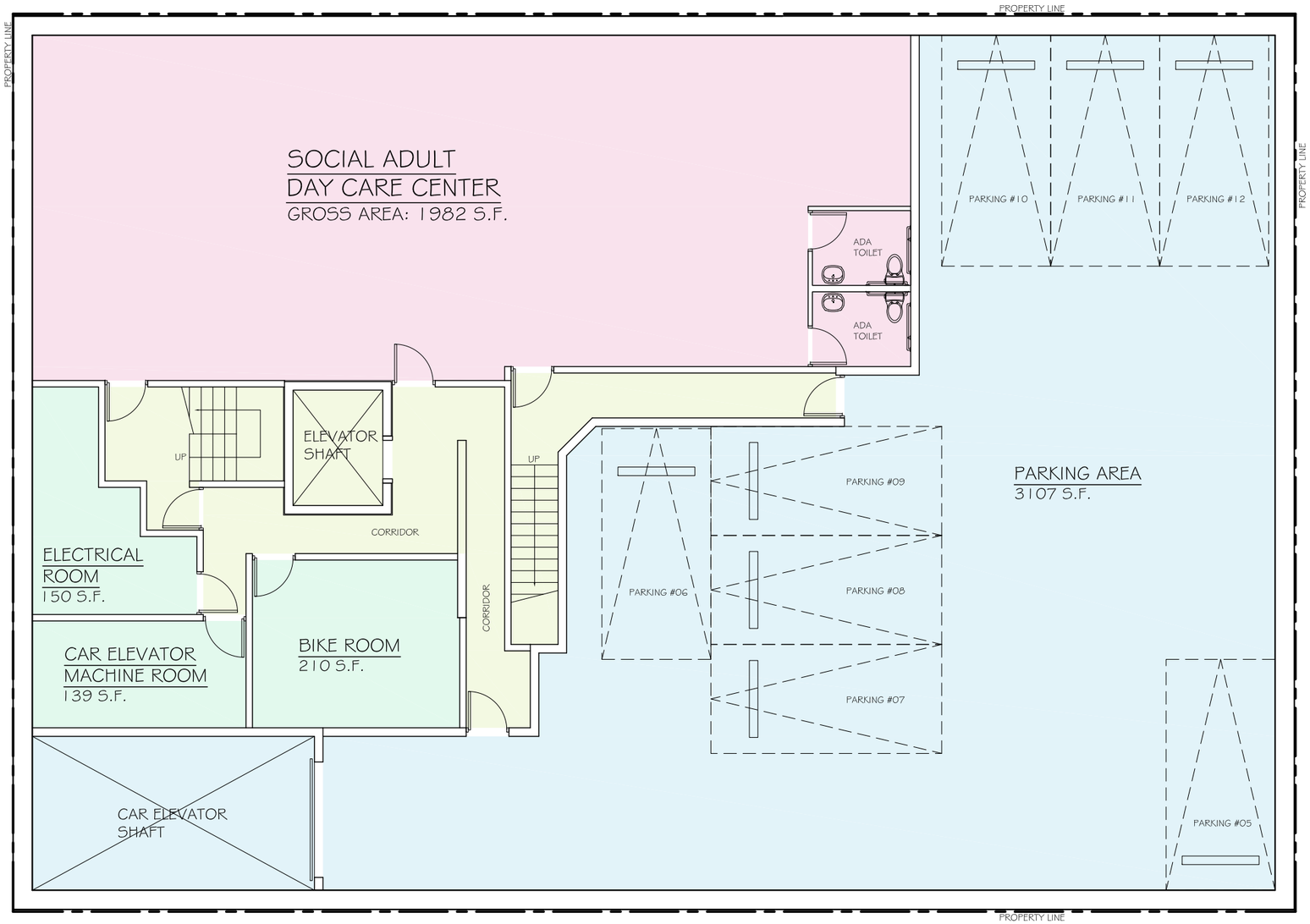
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ZONING ANALYSIS
R6A

WEST 10 ST.



PROPOSED SUB-CELLAR FLOOR PLAN

SCALE: N.T.S.

LEGEND

- COMMUNITY FACILITY AREA
- PUBLIC AREA (RESID. USE)
- PUBLIC AREA (MIX USE)
- MECH. & MISC. AREA

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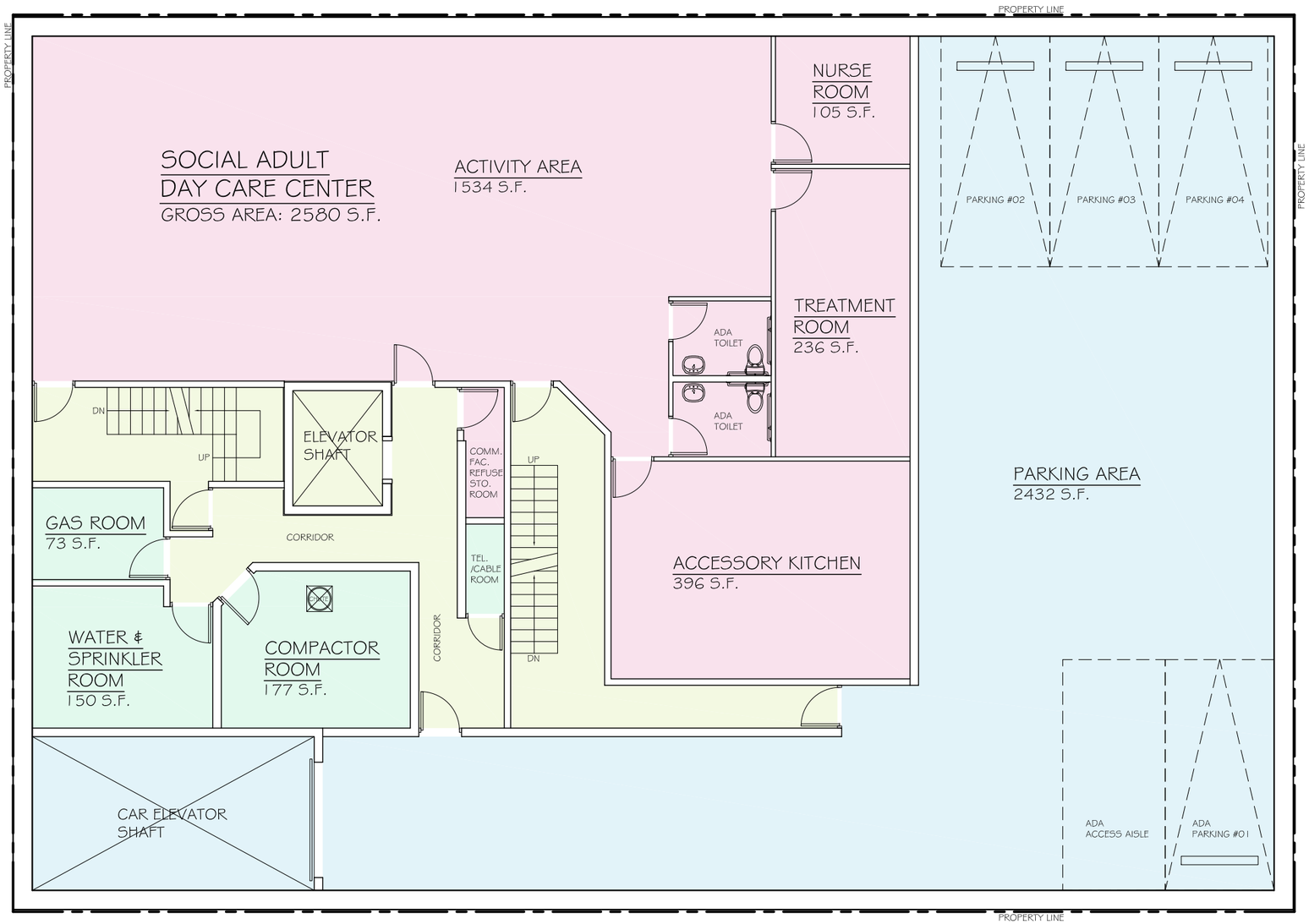
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ZONING ANALYSIS R6A

WEST 10 ST.



PROPOSED CELLAR FLOOR PLAN

SCALE: N.T.S.

LEGEND

- COMMUNITY FACILITY AREA
- PUBLIC AREA (RESID. USE)
- PUBLIC AREA (MIX USE)
- MECH. & MISC. AREA

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PROPOSED CELLAR FLOOR PLAN

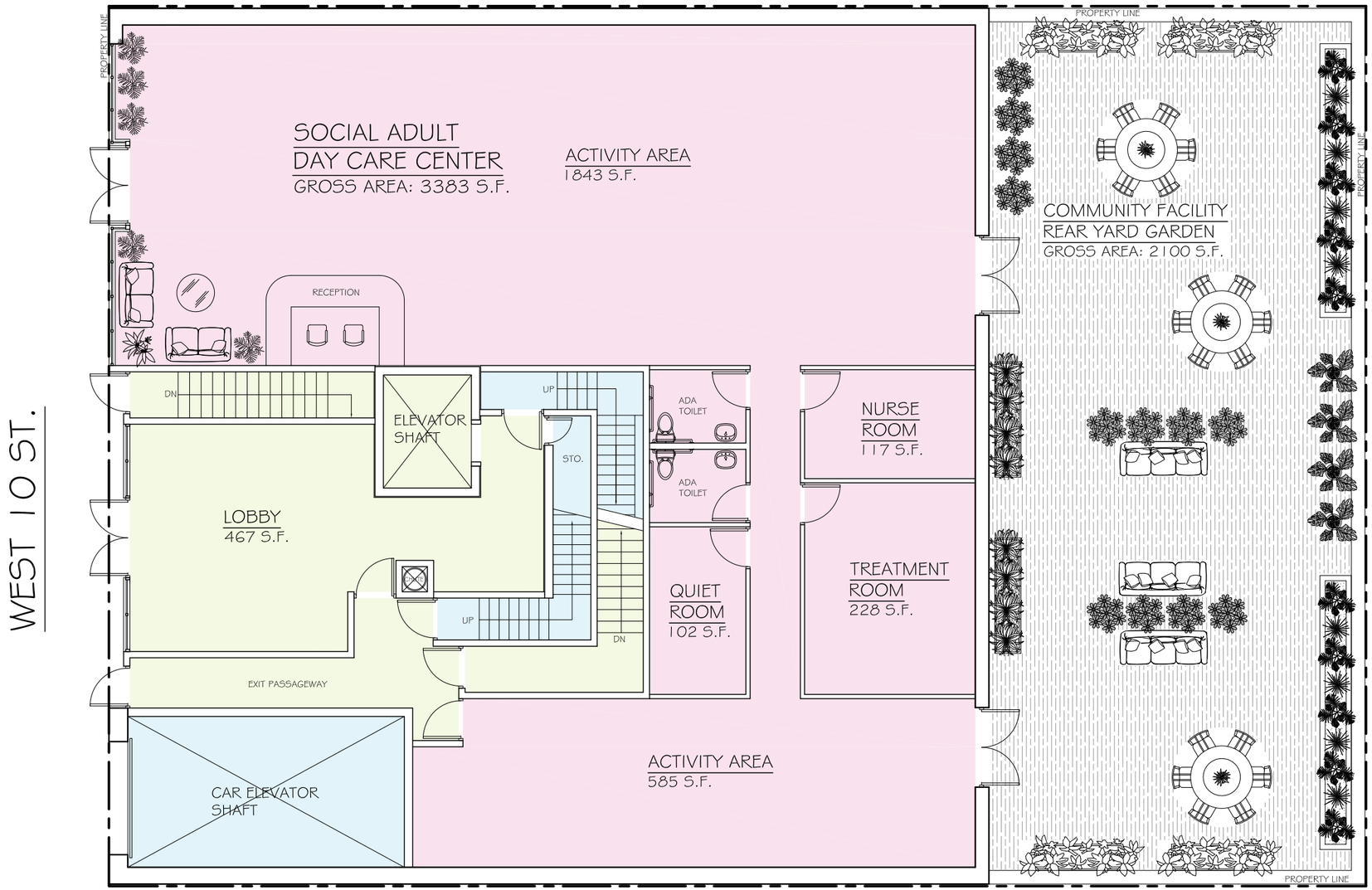
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ZONING ANALYSIS
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PROPOSED 1ST FLOOR PLAN

SCALE: N.T.S.

LEGEND

- COMMUNITY FACILITY AREA
- PUBLIC AREA (RESID. USE)
- PUBLIC AREA (MIX USE)
- MECH. & MISC. AREA

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REVISIONS

NO.	DATE	REMARKS

ADDRESS

1656 WEST 10 STREET, BROOKLYN, NY

DRAWING TITLE

PROPOSED 1ST FLOOR PLAN

JOB NUMBER

Project No. :

Date: 04-26-2021

Drawn by : | Check by : F.C.

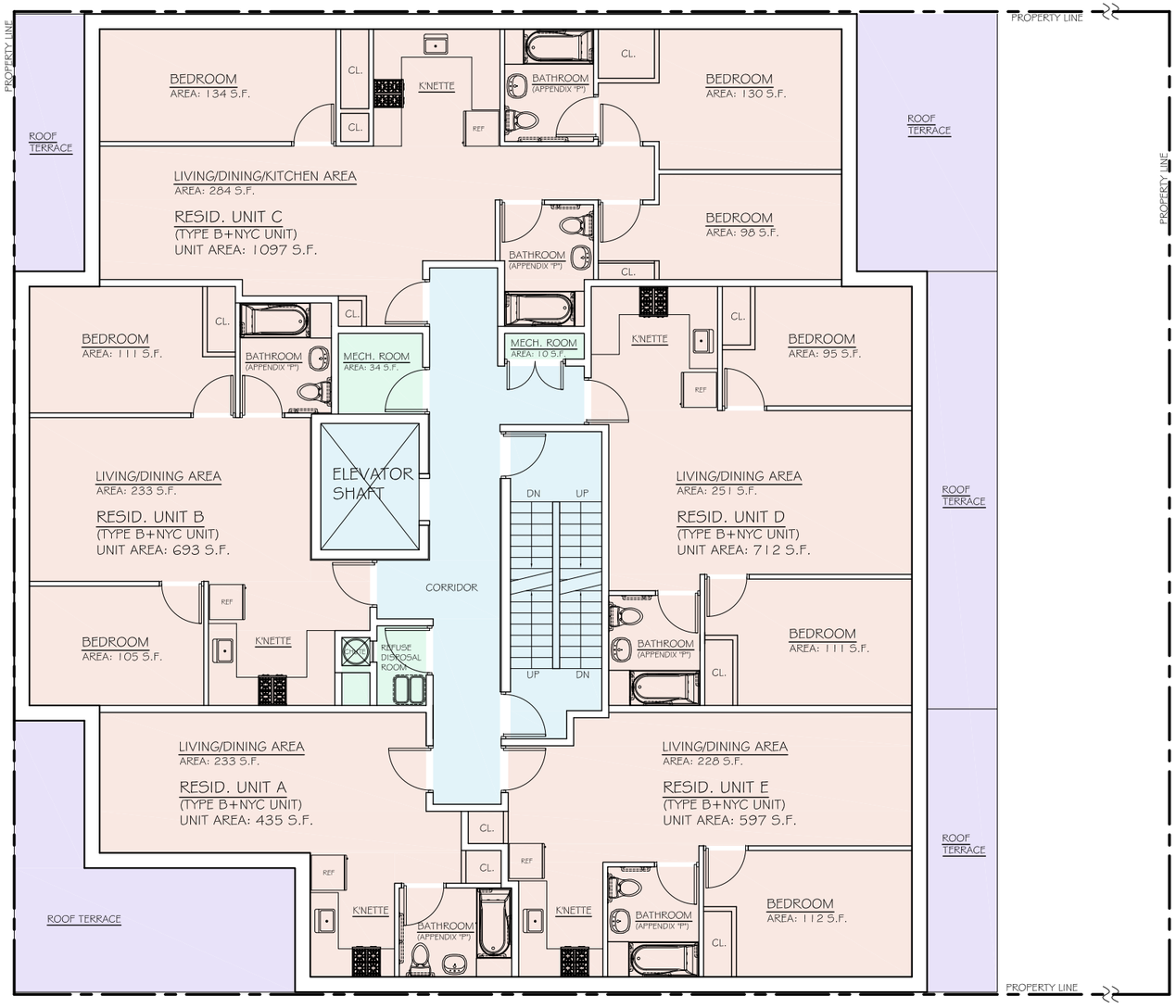
SEAL

Drawing Number
A-003.00

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1656 WEST 10 STREET, BROOKLYN, NY 11223

ZONING ANALYSIS
R6A



PROPOSED 2ND FLOOR PLAN

SCALE: N.T.S.

FLOOR	# OF BEDROOM / UNIT				# OF UNITS
	STUDIO	ONE	TWO	THREE	
002	1	1	2	1	5
003	1	3	2	0	6
004	1	3	2	0	6
005	1	1	2	1	5
006	1	1	2	1	5
TOTAL	5	9	10	3	27

LEGEND

- RESIDENTIAL UNITS
- RESIDENTIAL BALCONY / TERRACE
- PUBLIC AREA (RESID. USE)
- MECH. & MISC. AREA

ARCHITECT

FC ARCHITECT PLLC
775 50TH ST. #C1, BROOKLYN, NY 11220
TEL: 646-662-6352
EMAIL: FC.ARCHITECT.NY@GMAIL.COM

CONSULTANTS

OWNER

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REVISIONS

NO.	DATE	REMARKS

ADDRESS

1656 WEST 10 STREET,
BROOKLYN, NY

DRAWING TITLE

PROPOSED 2ND
FLOOR PLAN

JOB NUMBER

Project No. :

Date: 04-26-2021

Drawn by : | Check by : F.C.

SEAL

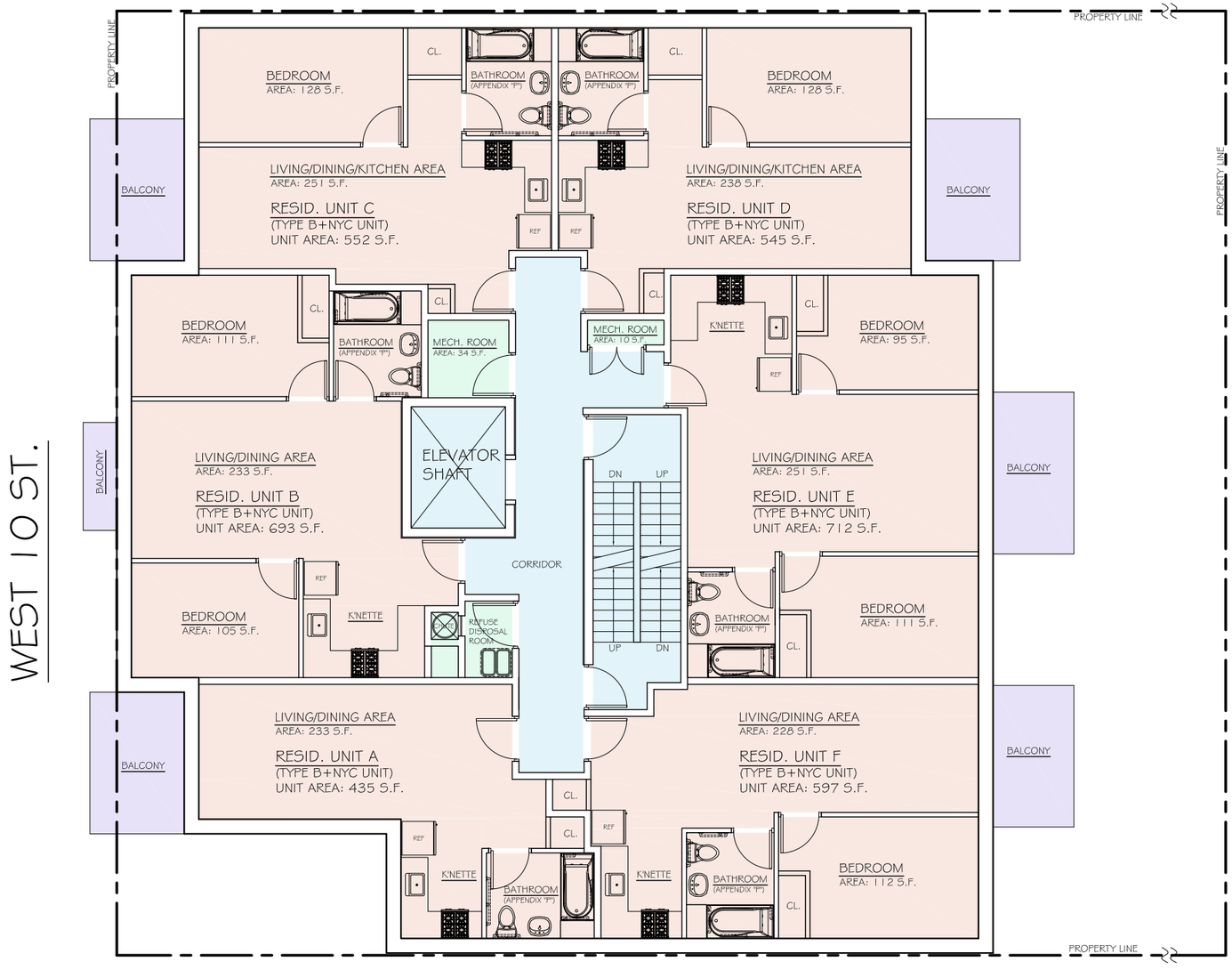
Drawing Number

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1656 WEST 10 STREET, BROOKLYN, NY 11223

ZONING ANALYSIS
R6A



PROPOSED 3RD & 4TH FLOOR PLAN

SCALE: N.T.S.

FLOOR	# OF BEDROOM / UNIT				# OF UNITS
	STUDIO	ONE	TWO	THREE	
002	1	1	2	1	5
003	1	3	2	0	6
004	1	3	2	0	6
005	1	1	2	1	5
006	1	1	2	1	5
TOTAL	5	9	10	3	27

LEGEND

- RESIDENTIAL UNITS
- RESIDENTIAL BALCONY / TERRACE
- PUBLIC AREA (RESID. USE)
- MECH. & MISC. AREA

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DRAWING TITLE

PROPOSED 3RD & 4TH FLOOR PLAN

JOB NUMBER

Project No. :

Date: 04-26-2021

Drawn by : | Check by : F.C.

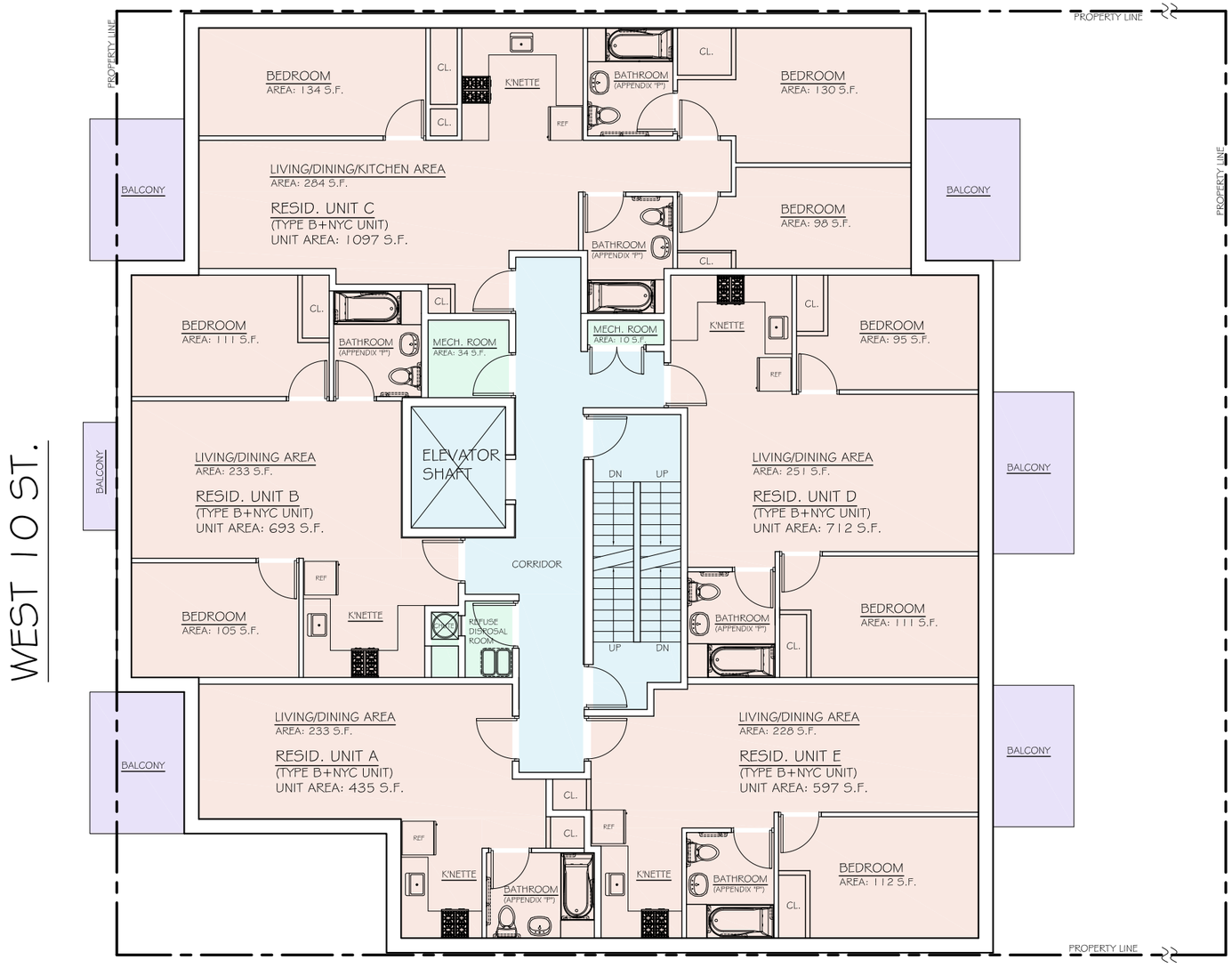
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1656 WEST 10 STREET, BROOKLYN, NY 11223

ZONING ANALYSIS
R6A



PROPOSED 5TH & 6TH FLOOR PLAN

SCALE: N.T.S.

FLOOR	# OF BEDROOM / UNIT				# OF UNITS
	STUDIO	ONE	TWO	THREE	
002	1	1	2	1	5
003	1	3	2	0	6
004	1	3	2	0	6
005	1	1	2	1	5
006	1	1	2	1	5
TOTAL	5	9	10	3	27

LEGEND

- RESIDENTIAL UNITS
- RESIDENTIAL BALCONY / TERRACE
- PUBLIC AREA (RESID. USE)
- MECH. & MISC. AREA

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REVISIONS

NO.	DATE	REMARKS

ADDRESS

1656 WEST 10 STREET, BROOKLYN, NY

DRAWING TITLE

PROPOSED 5TH & 6TH FLOOR PLAN

JOB NUMBER

Project No. :

Date: 04-26-2021

Drawn by : | Check by : F.C.

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Drawing Number

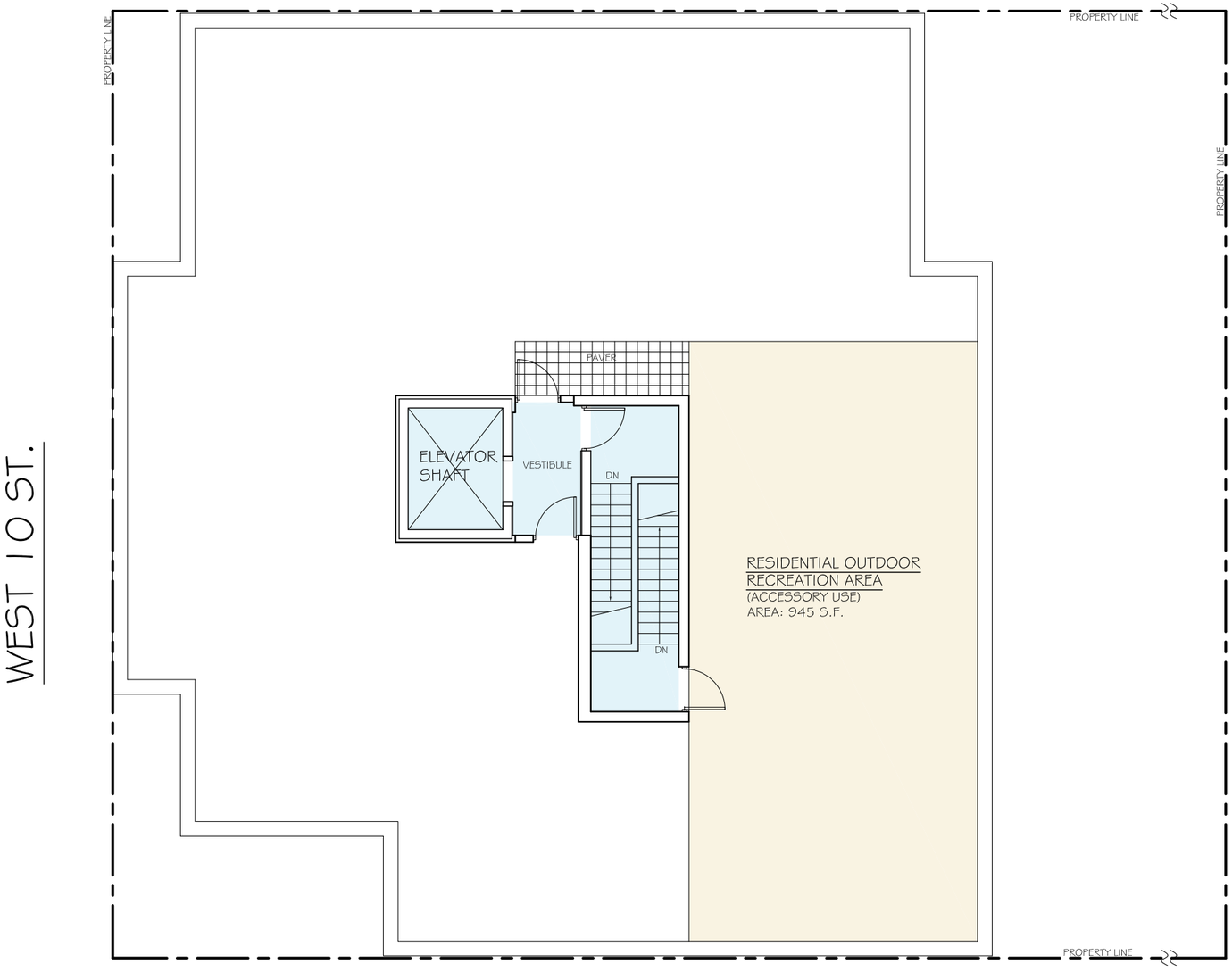
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1656 WEST 10 STREET, BROOKLYN, NY 11223

ZONING ANALYSIS
R6A

WEST 10 ST.



PROPOSED ROOF PLAN

SCALE: N.T.S.

LEGEND

- RESIDENTIAL RECREATION AREA
- PUBLIC AREA (RESID. USE)

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ADDRESS

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DRAWING TITLE

PROPOSED ROOF PLAN

JOB NUMBER

Project No. :

Date: 04-26-2021

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Drawing Number

A-007.00

Sheet 15 Of 17

1656 WEST 10 STREET, BROOKLYN, NY 11223

ZONING ANALYSIS
R6A



WEST 10 STREET

FRONT ELEVATION
SCALE: N.T.S.

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DRAWING TITLE

PROPOSED FRONT ELEVATION

JOB NUMBER

Project No. :

Date: 04-26-2021

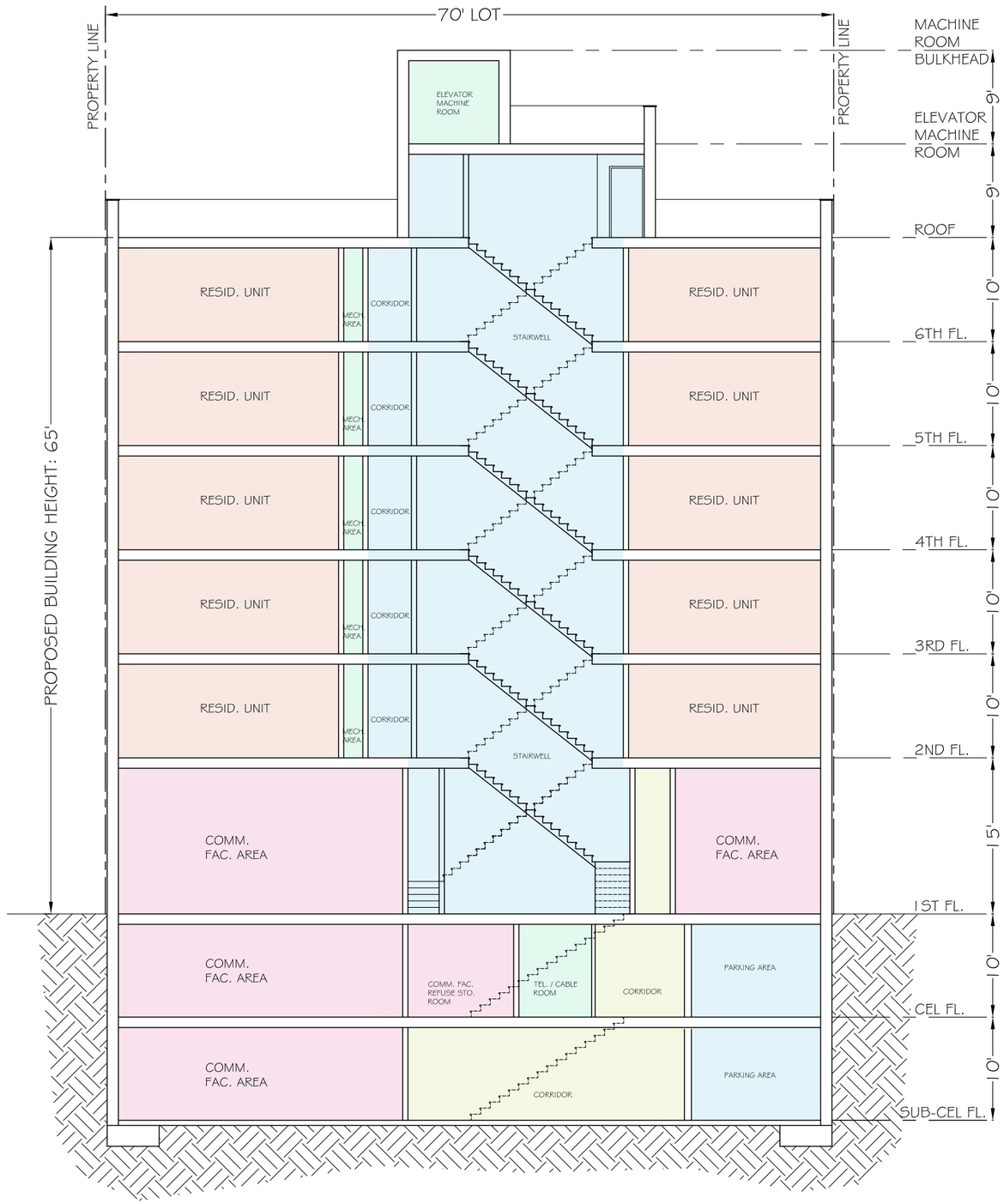
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Drawing Number
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1656 WEST 10 STREET, BROOKLYN, NY 11223

ZONING ANALYSIS
R6A



CROSS SECTION
SCALE: N.T.S.

LEGEND

- RESIDENTIAL UNITS
- COMMUNITY FACILITY AREA
- PUBLIC AREA (RESID. USE)
- PUBLIC AREA (MIX USE)
- MECH. & MISC. AREA

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DRAWING TITLE
CROSS SECTION

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