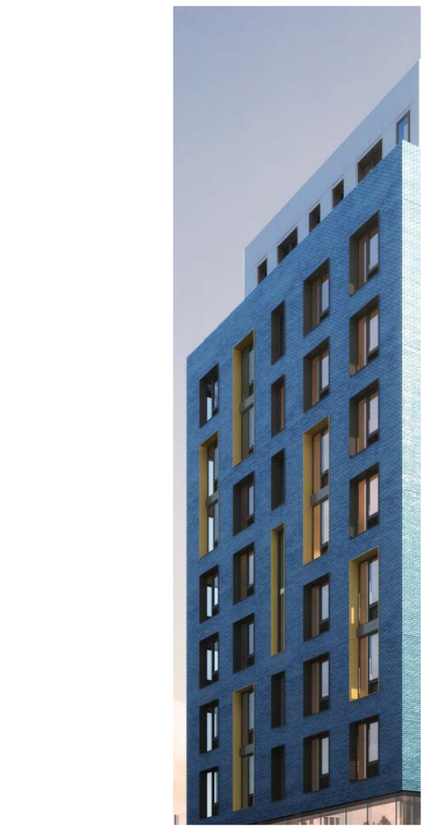





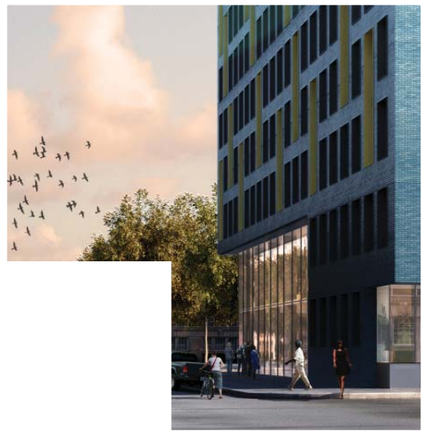

BROWNSVILLE: SITE B

GLENMORE MANOR / B'VILLE HUB

MARCH 24, 2021

LAND USE APPLICATION DRAWINGS



AFRICAN AMERICAN PLANNING COMMISSION INC.

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ZR Sec. No.	ITEM					NOTES
	Site Information					
ZR 34-112	**Location:** Site B between Mother Gaston Blvd. and Christopher Ave. at Glenmore Ave. Brooklyn, NY **Block:** 3692- Lot 1-4, 34-37, and 23-32 **Block bound by:** South: Glenmore Avenue North: Liberty Avenue East: Christopher Avenue West: Mother Gaston Boulevard					
	Zoning District Current: R6					
	Zoning District Proposed: R7D with C2-4 Commercial Overlay along Glenmore Avenue and R7A with C2-4 Commercial Overlay along Christopher Avenue.					
	Lot Area R7D Portion:	**20,000**	SF	**0.46**	acres	
	Lot Area R7A Portion:	**20,000**	SF	**0.46**	acres	
	Lot Area Total:	**40,000**	SF	**0.92**	acres	
	Zoning Map: 17C					
	Community Board: Brooklyn 16					
	Transit Zone: Inside Zone					
	Uses Permitted	**Permitted**		**Proposed**		
ZR 22-10 ZR 32-10	Use Regulations	Use Groups 1 through 4 Use Group 6 Use Group 3		Use Group 2 Residential Use Group 6C Commercial Use Group 3 Community Facility		Complies Complies Complies
	FAR and Floor Area Permitted for R7D	**Permitted**		**Proposed**		
ZR 23-155	FAR for Residential Buildings For AIRS Quality Housing Program	5.60		5.11		Complies
ZR 24-11	FAR for Community Facility	4.20		0.47		Complies
ZR 33-121	FAR for Commercial	2.00		0.46		Complies
ZR 77-22(a)	**R7D West:** Maximum Floor Area Between 100' Within wide street. 5.6 x 10,000 SF = 56,000 SF +20% increase permitted as per ZR 77-22(a)	**67,200**	SF	**65,452**	SF	Complies
	R7D East: Maximum Floor Area Beyond 100' from wide street (5.6 x 10,000 SF)	**56,000**	SF	**55,252**	SF	Complies
	Maximum Residential Floor Area (Including 20% Increase for R7D West)	**123,200**	SF	**102,103**	SF	Complies
	Maximum Comm. Facility Floor Area	**84,000**	SF	**9,377**	SF	Complies
	Maximum Commercial Floor Area	**40,000**	SF	**9,224**	SF	Complies
	Maximum Floor Area per Zoning Lot	**123,200**	SF	**120,704**	SF	Complies
	FAR and Floor Area Permitted for R7A	**Permitted**		**Proposed**		
ZR 23-155	FAR for Residential Buildings	5.01		4.15		Complies
ZR 24-11	FAR for Community Facility	4.00		0		Complies
ZR 33-121	FAR for Commercial	2.00		0		Complies
	Maximum Residential Floor Area	**100,200**	SF	**82,907**	SF	Complies
	Maximum Comm. Facility Floor Area	**80,000**	SF	**0**	SF	Complies
	Maximum Commercial Floor Area	**40,000**	SF	**0**	SF	Complies
	Maximum Floor Area per Zoning Lot	**100,200**	SF	**82,907**	SF	Complies
	Combined FAR and Floor Area Permitted for R7D + R7A	**Permitted**		**Proposed**		
	Maximum FAR for R7D (5.60 x 20,000 = 112,000 SF)	5.60				
	Maximum FAR for R7A (5.01 x 20,000 = 102,000 SF)	5.01				
	Adjusted Max. FAR	5.30		5.09		Complies
	Total Residential Floor Area	**212,200**	SF	**185,010**	SF	Complies
	Total Comm. Facility Floor Area	**120,000**	SF	**9,377**	SF	Complies
	Total Commercial Floor Area	**80,000**	SF	**9,224**	SF	Complies
	Maximum Floor Area	**212,200**	SF	**203,611**	SF	Complies

ZR Sec. No.	ITEM							NOTES
	Site Information							
	Dwelling Units (DUs)	**Permitted**			**Proposed**			
ZR 23-22	Dwelling Unit Factor	680						
	Residential Floor Area	185,010	SF					
	Max. No. of DUs	185,010 / 680 = **272**	DUs		**233**	DUs		Complies
	Lot Coverage Permitted for Residential	**Permitted**			**Proposed**			
ZR 23-153	Corner Lots	100%						
	Interior and Through Lots	65%						
		Lot Area	Coverage	SF	%	Coverage	SF	
	Corner Lot	20,000	20,000		75.7%	15,146		
	Interior Lot	20,000	13,000		56.9%	11,384		
	Total Lot Coverage Permitted		**33,000**			**26,530**	SF	Complies
	Lot Coverage Permitted for Community Facility	**Permitted**			**Proposed**			
ZR 24-10	Corner Lot	80%						
		Lot Area	Coverage	SF	%	Coverage	SF	
	Corner Lot	20,000	16,000		71.8%	14,368	SF	Complies
	Yard Requirements	**Permitted**			**Proposed**			
ZR 23-462 (c)	Side Yard R7D & R7A	No Side Yard						Complies
ZR-23-471	Rear yard of minimum depth of 30' required beyond 100' of street line	30	FT		40	FT		Complies
	No Rear Yard Requirement Within 100' of Corner							
	Height & Setback R7D	**Permitted**			**Proposed**			
ZR 23-664	Minimum Base Height	60	FT		95	FT		Complies
	Maximum Base Height	95	FT		95	FT		Complies
	Maximum Building Height (Qualifying Ground Floor)	110 (115)	FT		115	FT		Complies
	Setbacks Wide Street (Narrow Street)	10 (15)	FT		10 (15)	FT		Complies
	Height &Setback R7A	**Permitted**			**Proposed**			
ZR 23-664	Minimum Base Height	40	FT		45	FT		Complies
	Maximum Base Height	75	FT		75	FT		Complies
	Maximum Building Height (Qualifying Ground Floor)	90 (95)	FT		95	FT		Complies
	Setbacks Wide Street (Narrow Street)	10 (15)	FT		10 (15)	FT		Complies
	RFP Requirements	**Permitted**			**Proposed**			
	Maximum Base Height at North End of Site	45	FT		45	FT		Complies
	Maximum Building Height at North End of Site	65	FT		45	FT		Complies
	Parking Requirements	**Required / Permitted**			**Proposed**			
ZR 25-23	Income Restricted Housing Units Within Transit Zone	0			0			Complies
ZR 25-31	Community Facility	0			0			Complies
ZR 36-12	Commercial	150			59			Complies
	Required Loading	**Required**			**Proposed**			
ZR 36-62	First 25,000 SF- None Required	0			0			Complies

	Mayorial Overide Required
ZR 35-651(b)	Relief From ZR-651(b) Requiring Streetwall at Mother Gaston Boulevard to Align with Streetline.

GLENMORE MANOR / THE B'VILLE HUB

SITE B

ZONING SUMMARY

REGISTERED ARCHITECT JACK S. ESTERSON 16377 STATE OF NEW YORK

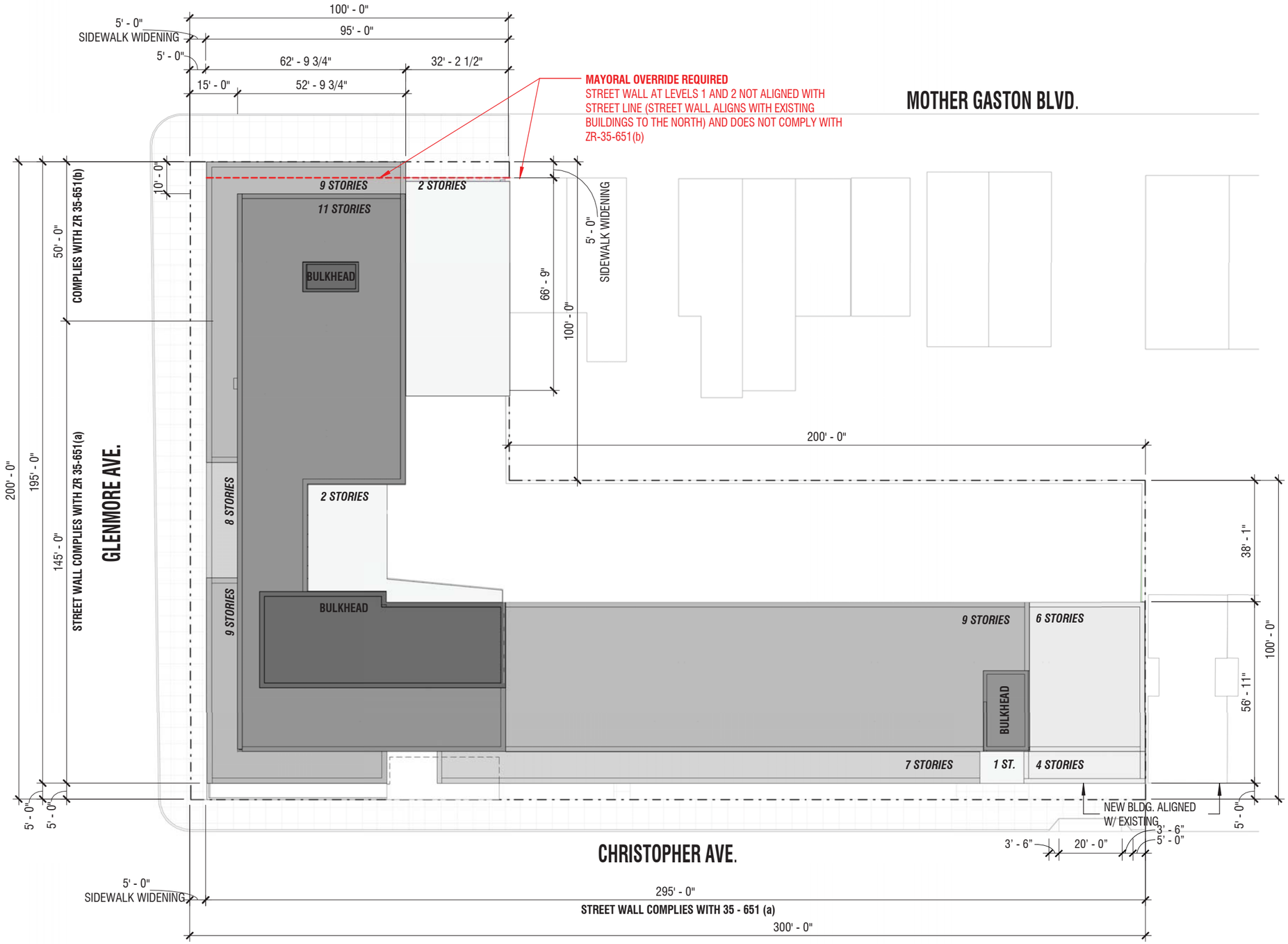
Drawing Name: Zoning Summary

Date: 03/24/2021

01

Legend

Zoning Lot Boundary



GLENMORE MANOR / THE B'VILLE HUB

SITE B

MAYORIAL OVERRIDE SITE PLAN DIAGRAM

REGISTERED ARCHITECT JACK E. ESTERSON 16377 STATE OF NEW YORK

Drawing Name: Mayoral Override Site Plan	02
Date: 03/24/2021	

N

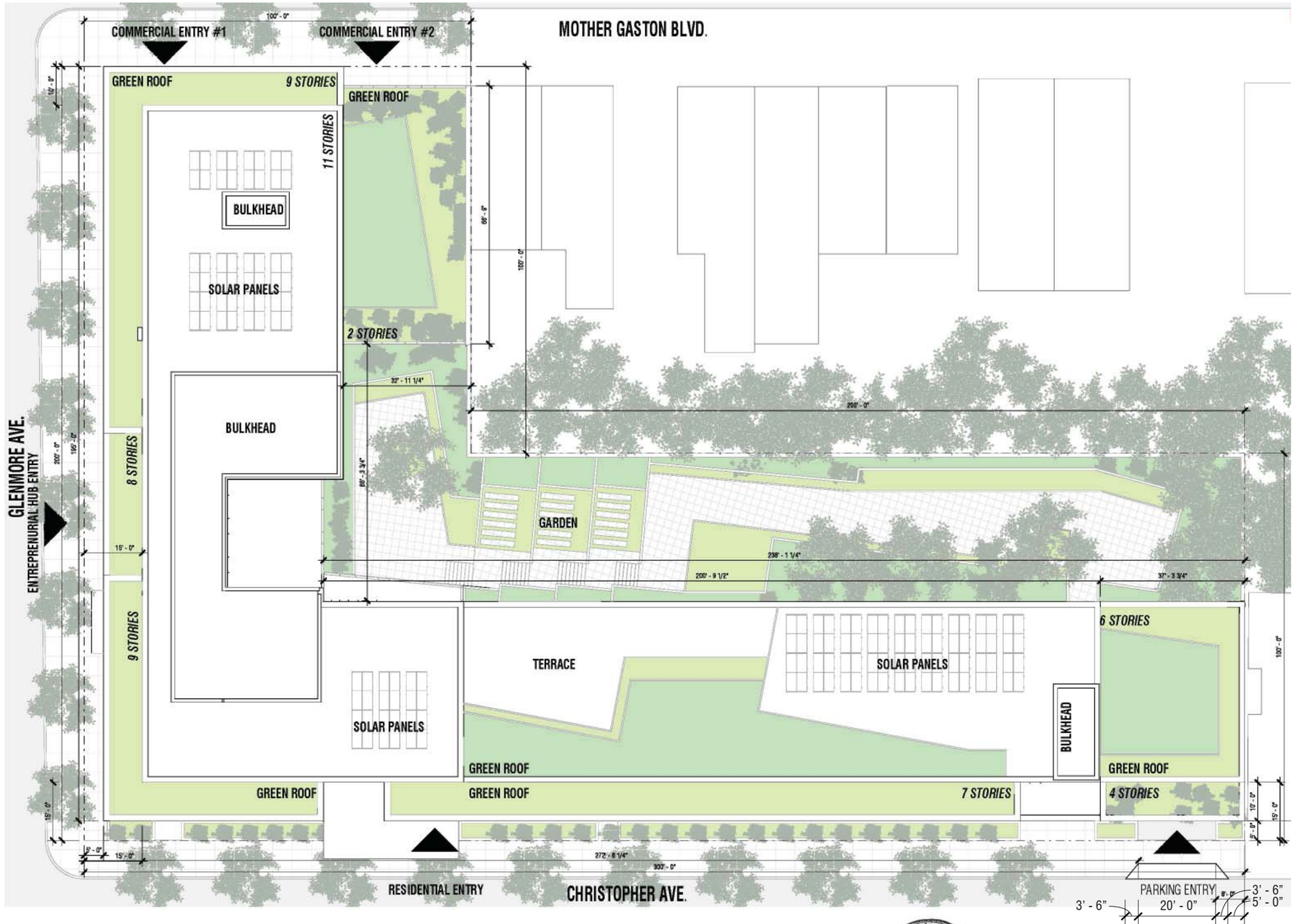
Legend

Zoning Lot Boundary

1" = 30'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE/PARKING
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	COMMUNITY FACILITY
	OUTDOOR GREEN SPACE
	COMMERCIAL



GLENMORE MANOR / THE B'VILLE HUB

SITE B

SITE PLAN

REGISTERED ARCHITECT JACK S. ESTERSON 16377 STATE OF NEW YORK

Drawing Name: Site Plan	03
Date: 03/24/2021	

N

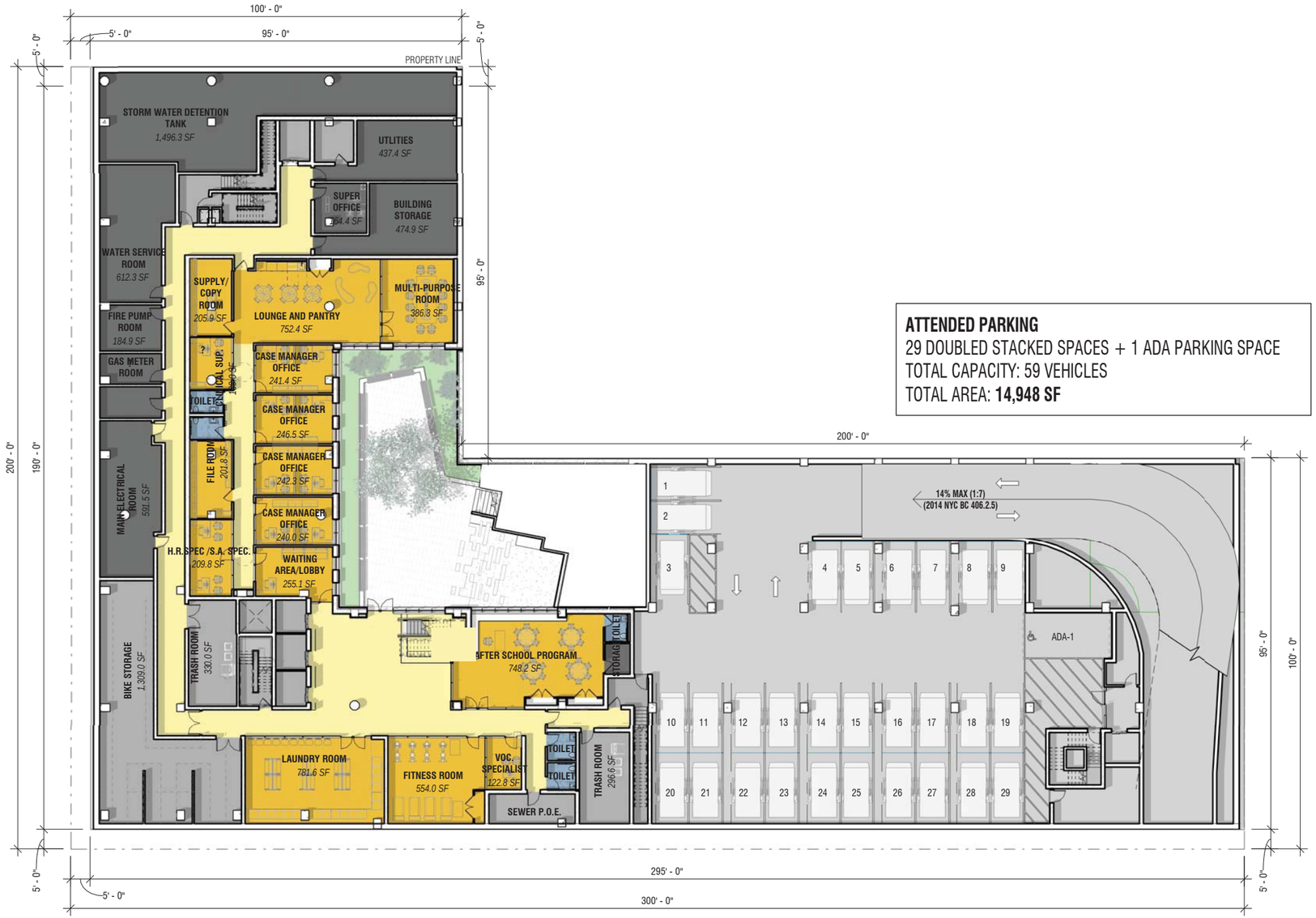
Legend

Zoning Lot Boundary

1' = 30'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE/PARKING
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	COMMUNITY FACILITY
	OUTDOOR GREEN SPACE
	COMMERCIAL



ATTENDED PARKING
29 DOUBLED STACKED SPACES + 1 ADA PARKING SPACE
TOTAL CAPACITY: 59 VEHICLES
TOTAL AREA: **14,948 SF**

GLENMORE MANOR / THE B'VILLE HUB
SITE B

CELLAR FLOOR PLAN

REGISTERED ARCHITECT
JACK S. ESTERSON
16377
STATE OF NEW YORK

Drawing Name: Cellar Floor Plan	**04**
Date: 03/24/2021	

N

Legend

Zoning Lot Boundary

1" = 30'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE/PARKING
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	COMMUNITY FACILITY
	OUTDOOR GREEN SPACE
	COMMERCIAL



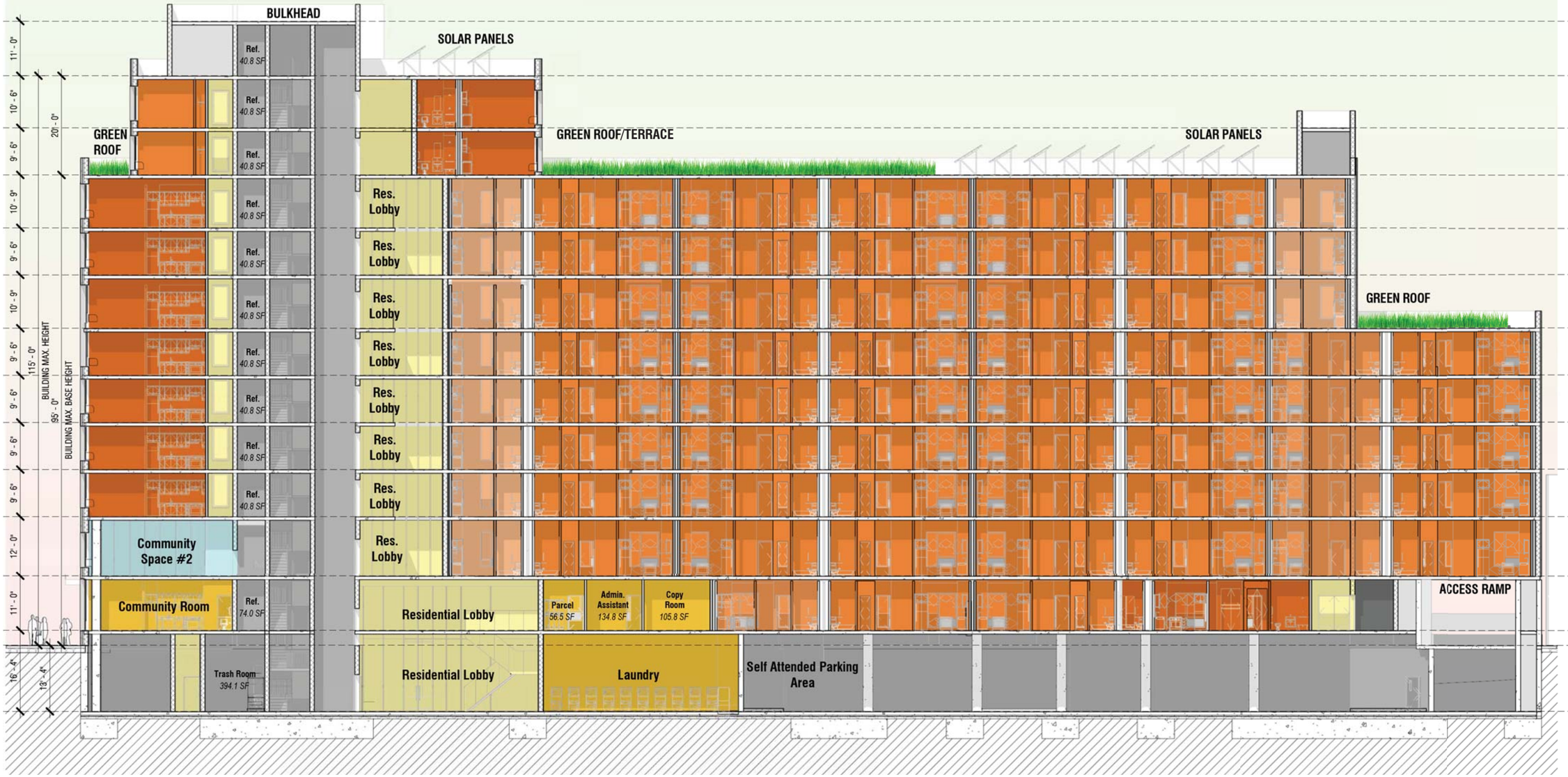
GLENMORE MANOR / THE B'VILLE HUB

SITE B

GROUND FLOOR PLAN

REGISTERED ARCHITECT JACK S. ESTERSON 16377 STATE OF NEW YORK

Drawing Name: Ground Floor Plan	05
Date: 03/24/2021	



Bulkhead EL 126.00'
Roof Level EL 115.00'
11th Level EL 104.50'
10th Level EL 95.00'
9th Level EL 84.25'
8th Level EL 74.75'
7th Level EL 64.00'
6th Level EL 54.50'
5th Level EL 45.00'
4th Level EL 35.50'
3rd Level EL 26.00'
2nd Level EL 14.00'
Res. Level EL 3.00'
Ground Level EL 0.00'
Cellar Level EL -13.33'

GLENMORE MANOR / THE B'VILLE HUB
SITE B

BUILDING SECTION

REGISTERED ARCHITECT JACK S. ESTERCON 16377 STATE OF NEW YORK

Drawing Name: Building Section	**06**
Date: 03/24/2021	



GLENMORE MANOR / THE B'VILLE HUB

SITE B

SOUTH ELEVATION - GLENMORE AVENUE

REGISTERED ARCHITECT
JACK E. ESTERSON
16377
STATE OF NEW YORK

Drawing Name: South Elevation - Glenmore Avenue	07
Date: 03/24/2021	



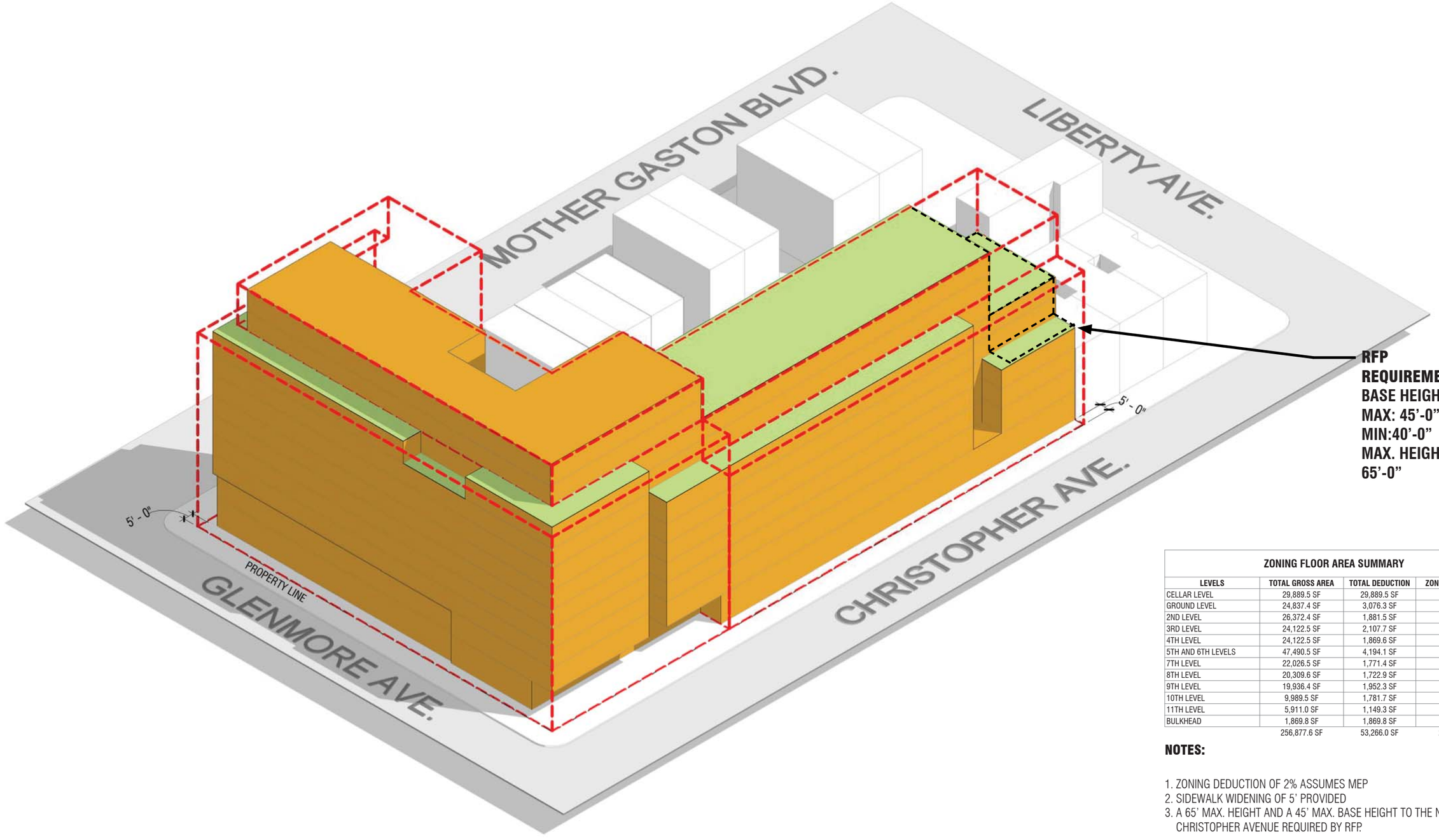
GLENMORE MANOR / THE B'VILLE HUB

SITE B

EAST ELEVATION - CHRISTOPHER AVENUE

REGISTERED ARCHITECT
JACK S. ESTERSON
16377
STATE OF NEW YORK

Drawing Name: East Elevation - Christopher Ave.	**08**
Date: 03/24/2021	



RFP REQUIREMENT:
BASE HEIGHT:
MAX: 45'-0"
MIN:40'-0"
MAX. HEIGHT:
65'-0"

ZONING FLOOR AREA SUMMARY

LEVELS	TOTAL GROSS AREA	TOTAL DEDUCTION	ZONING FLOOR AREA
CELLAR LEVEL	29,889.5 SF	29,889.5 SF	0.0 SF
GROUND LEVEL	24,837.4 SF	3,076.3 SF	21,761.2 SF
2ND LEVEL	26,372.4 SF	1,881.5 SF	24,490.9 SF
3RD LEVEL	24,122.5 SF	2,107.7 SF	22,014.8 SF
4TH LEVEL	24,122.5 SF	1,869.6 SF	22,252.9 SF
5TH AND 6TH LEVELS	47,490.5 SF	4,194.1 SF	43,296.4 SF
7TH LEVEL	22,026.5 SF	1,771.4 SF	20,255.1 SF
8TH LEVEL	20,309.6 SF	1,722.9 SF	18,586.7 SF
9TH LEVEL	19,936.4 SF	1,952.3 SF	17,984.1 SF
10TH LEVEL	9,989.5 SF	1,781.7 SF	8,207.8 SF
11TH LEVEL	5,911.0 SF	1,149.3 SF	4,761.7 SF
BULKHEAD	1,869.8 SF	1,869.8 SF	0.0 SF
	256,877.6 SF	53,266.0 SF	203,611.6 SF

NOTES:

1. ZONING DEDUCTION OF 2% ASSUMES MEP
2. SIDEWALK WIDENING OF 5' PROVIDED
3. A 65' MAX. HEIGHT AND A 45' MAX. BASE HEIGHT TO THE NORTH AT CHRISTOPHER AVENUE REQUIRED BY RFP.

GLENMORE MANOR / THE B'VILLE HUB
SITE B

PROPOSED MASSING

REGISTERED ARCHITECT JACK E. ESTERSON 16377 STATE OF NEW YORK

Drawing Name: Proposed Massing	**09**
Date: 03/24/2021	



GLENMORE MANOR / THE B'VILLE HUB

SITE B

CONTEXT MASSING LOOKING SOUTH

REGISTERED ARCHITECT
JACK E. ESTERSON
16377
STATE OF NEW YORK

Drawing Name: Context Massing Looking South	10
Date: 03/24/2021	



GLENMORE MANOR / THE B'VILLE HUB

SITE B

CONTEXT MASSING LOOKING NORTH

REGISTERED ARCHITECT
JACK S. ESTERSON
16377
STATE OF NEW YORK

Drawing Name: Context Massing Looking North	11
Date: 03/24/2021	



GLENMORE MANOR / THE B'VILLE HUB

SITE B

VIEW FROM MOTHER GASTON BLVD AND GLENMORE

REGISTERED ARCHITECT
JACK S. ESTERSON
16377
STATE OF NEW YORK

Drawing Name: View from Mother Gaston/Glenmore	**12**
Date: 03/24/2021	



GLENMORE MANOR / THE B'VILLE HUB

SITE B

VIEW ALONG CHRISTOPHER AVENUE

REGISTERED ARCHITECT
JACK E. ESTERSON
16377
STATE OF NEW YORK

Drawing Name: View from Christopher Ave.	13
Date: 03/24/2021	