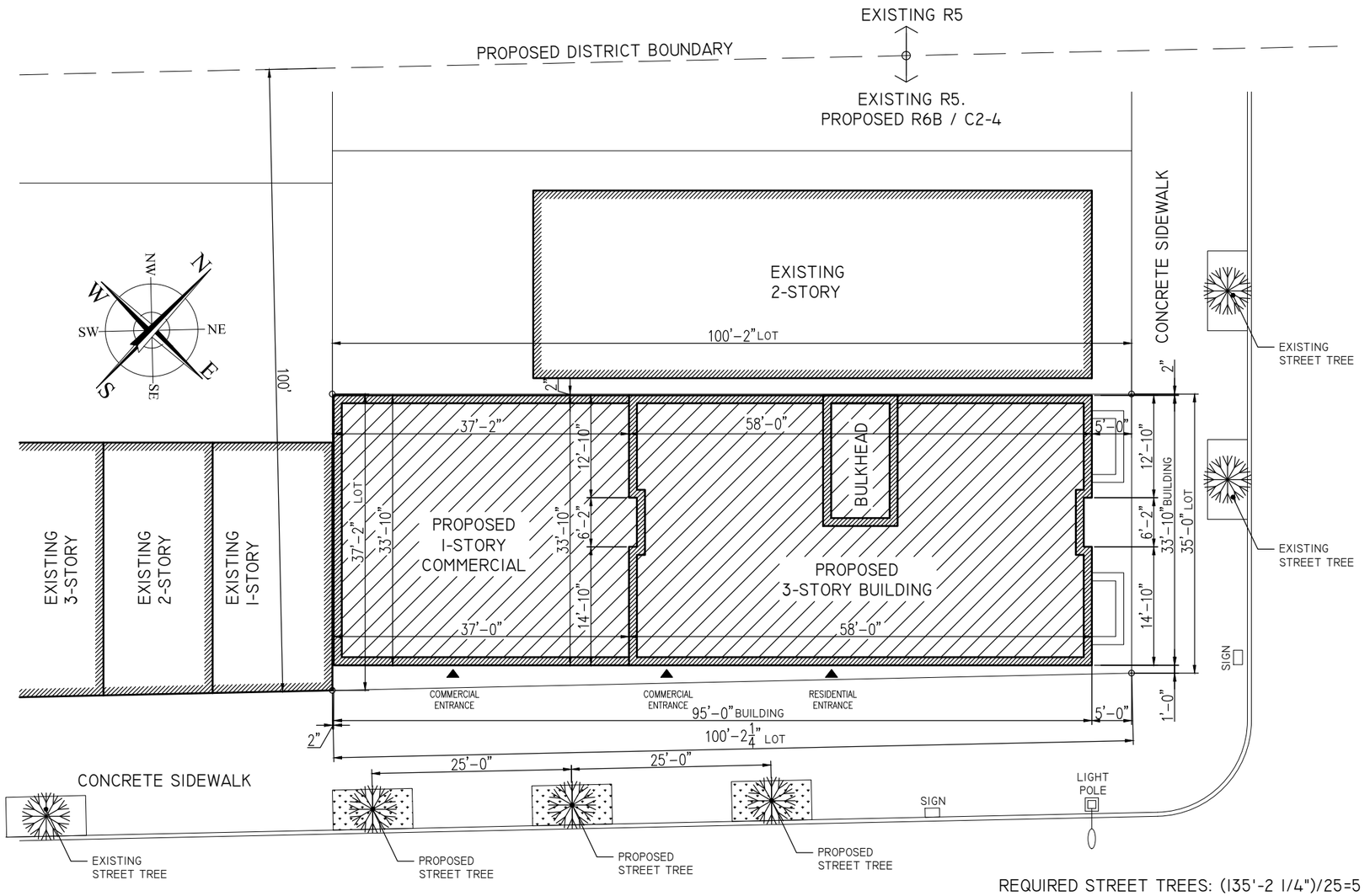



## PLOT PLAN

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

0 5 10 15 20 30 40 50

## 18TH AVENUE

(WIDE STREET)

REQUIRED STREET TREES: (135'-2 1/4")/25=5
EXISTING TREES: 1.
PROPOSED TREES: 4
(TO BE PAID INTO TREE FUND (3 ON-SITE AND 1 OFF-SITE)

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

DRAWING TITLE
ZONING / PLOT PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
Z-001.00
CAD FILE No:



FOR ILLUSTRATIVE PURPOSES ONLY

# ZONING ANALYSIS

ADDRESS: 1776 48 STREET, BROOKLYN NY 11204
LOT AREA: 3,614.34 SF
BLOCK: 5449 LOT: 37
EXISTING ZONE: R5 PROPOSED ZONE: R6B / C2-4
ZONING MAP: 22C CORNER LOT
FLOOD ZONE: NO HISTORIC DISTRICT: NO LANDMARK: NO
WITHIN 200' OF TA STRUCTURE: NO
ENVIRONMENTAL DESIGNATION (LITTLE E): NO

SCOPE OF WORK: NEW 3-STORY & CELLAR MIXED USE RESIDENTIAL BUILDING
OCCUPANCY (2014 CODE) / USE GROUPS :
CELLAR: SPRINKLER ROOM, METER ROOMS, ACCESSORY STORAGE.
OCCUPANCY S-2, UG 2B
1ST FLOOR: OCCUPANCY M (COMMERCIAL. CONVENIENCE RETAIL OR SERVICE ESTABLISHMENT), UG 6A.
OCCUPANCY R-2 (RESIDENTIAL. ONE CLASS "A" DW. UNIT). UG 2A.
2ND FLOOR: OCCUPANCY R-2 (RESIDENTIAL. TWO CLASS "A" DW. UNITS). UG 2A.
3RD FLOOR: OCCUPANCY R-2 (RESIDENTIAL. TWO CLASS "A" DW. UNITS). UG 2A.
TOTAL 5 CLASS "A" DWELLING UNITS.

CONSTRUCTION CLASS (2014 CODE): I-B
DEVELOPED AS PER CHAPTER 8 THE QUALITY HOUSING PROGRAM
ZR 35-011 QUALITY HOUSING PROGRAM
(a) IN C1 ... DISTRICTS MAPPED WITHIN R6 THROUGH R10 DISTRICTS WITH A LETTER SUFFIX ... ALL BUILDINGS SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN THIS CHAPTER, AND THE APPLICABLE PROVISIONS OF ARTICLE II, CHAPTER 8 (QUALITY HOUSING PROGRAM).
ZR 35-31 MAXIMUM FLOOR AREA RATIO
THE MAXIMUM FLOOR AREA RATIO PERMITTED FOR A COMMERCIAL OR COMMUNITY FACILITY USE SHALL BE AS SET FORTH IN ARTICLE III, CHAPTER 3, AND THE MAXIMUM FLOOR AREA RATIO PERMITTED FOR A RESIDENTIAL USE SHALL BE AS SET FORTH IN ARTICLE II, CHAPTER 3, PROVIDED THE TOTAL OF ALL SUCH FLOOR AREA RATIOS DOES NOT EXCEED THE GREATEST FLOOR AREA RATIO PERMITTED FOR ANY SUCH USE ON THE ZONING LOT.

ZR 23-153 FOR QUALITY HOUSING BUILDINGS
MAX PERMITTED FAR: 2.0. MAX PERMITTED "FA": 3,614.34 X 2.0 = 7,228.68 SF
MAX PERMITTED LOT COVERAGE=100% (CORNER LOT) = 3,614.34 SF
PROPOSED RESIDENTIAL LOT COVERAGE: 1,289.16 SF = 64.46 %

PROPOSED "FLOOR AREA" (COMBINED RES+COMMERCIAL)

| | GROSS | FLOOR AREA |
|---|---|---|
| CELLAR | 1,803.90 | 0 |
| 1 FLOOR | 1,142.00 | 1,056 |
| 2 FLOOR | 1,950.00 | 1,936 |
| 3 FLOOR | 1,950.00 | 1,936 |
| TOTAL | 6,845.90 | 4,928.00 |

TOTAL "FA": 4,928 SF, LESS THAN 7,228.68 SF
PROPOSED RESIDENTIAL FAR: 1.36, NOT MORE THAN 2.00 THUS OK

23-22 MAXIMUM NUMBER OF DWELLING UNITS: (7,228.68-2,065.94)/680 =7 D.U.
PROPOSED: 5 D.U.
ZR 23-32 MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCES
MINIMUM LOT AREA: 1,700 SF MINIMUM LOT WIDTH: 18'
EXISTING LOT AREA: 3,614.34 SF EXISTING LOT WIDTH: 35'-0"

ZR 35-51 FRONT YARD. NOT REQUIRED
ZR 35-52 SIDE YARDS. REQUIRED: 0 OR MIN 8'. PROPOSED: 0'
ZR 35-53 / 23-541 WITHIN 100' OF CORNERS. REQUIRED: 0'. PROPOSED: 30'-0"

ZR 35-60 IN C2 ... DISTRICTS MAPPED WITHIN R6B DISTRICTS, ALL BUILDINGS SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN SECTIONS 23-62 (PERMITTED OBSTRUCTIONS) AND 23-66 (HEIGHT AND SETBACK REQUIREMENTS FOR QUALITY HOUSING BUILDINGS), AS MODIFIED BY SECTION 35-65.

ZR 35-65 HEIGHT AND SETBACK REQUIREMENTS FOR QUALITY HOUSING BUILDINGS
STREET WALL LOCATION PROVISIONS OF SECTIONS 35-651 AND THE HEIGHT AND SETBACK PROVISIONS OF SECTION 35-652, SHALL APPLY TO QUALITY HOUSING BUILDINGS.

ZR 35-651 STREET WALL LOCATION
A)1) AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE
STREET LINE AND SHALL EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTIONS 35-652 AND 23-662
(MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS), 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;
A)3) FOR ZONING LOTS BOUNDED BY MORE THAN ONE STREET LINE, THESE STREET WALL LOCATION PROVISIONS SHALL
BE MANDATORY ALONG ONLY ONE STREET LINE;

ZR 35-652 / ZR 23-662 MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS
ZR 23-662 A) TABLE 1 FOR CONTEXTUAL DISTRICTS
MIN BASE HEIGHT: 30', MAX BASE HEIGHT: 40', MAX BUILDING HEIGHT: 50'
PROPOSED BASE HEIGHT: 30'. PROPOSED BUILDING HEIGHT: 30'
ZR 23-662 C)1) SETBACK REQUIREMENTS.
MIN REQ'D SETBACK: 10' ON WIDE STREET, 15' ON NARROW STREET.
PROPOSED: NA, ENTIRE BUILDING IS WITHIN ENVELOPE.

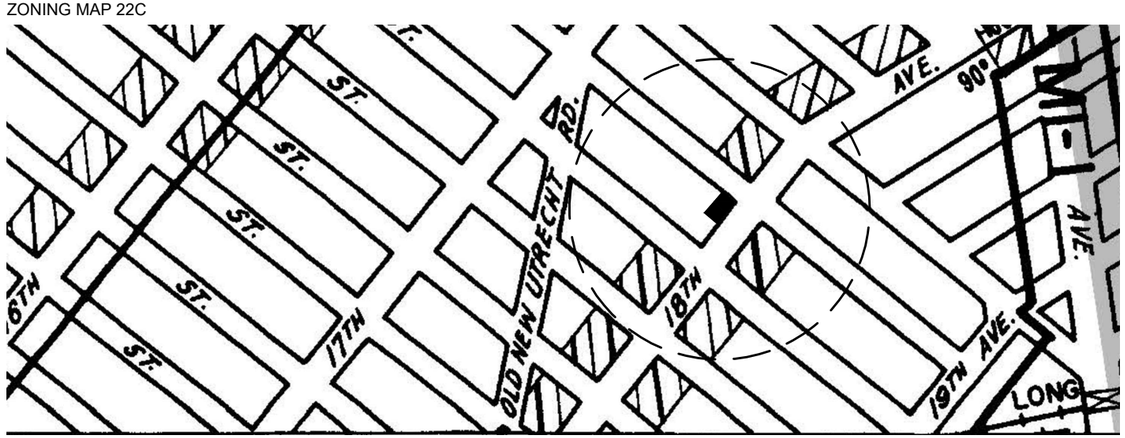
ZR 36-341 PARKING.
REQUIRED: 50% OF D.U.=5 X 50%= 3 SPACES. WAIVED AS PER ZR 25-251 (NOT MORE THAN 5 REQ'D) ZR 36-711 BICYCLE PARKING. WAIVED, 10 OR LESS DWELLING UNITS.

ZR 33-03 / 26-41 REQUIRED STREET TREES:
135'-2 1/4"/25'= 5. EXISTING TREES: 1. PROPOSED: 4 STREET TREES (TO BE PAID INTO TREE FUND (3 ON-SITE AND 1 OFF-SITE)).

ZR 35-31 / 33-121
MAX COMMERCIAL FAR: 2.0
MAX COMMERCIAL FLOOR AREA: 3,614.34 X 2.0 = 7,228.68 SF
PROPOSED COMMERCIAL FLOOR AREA: 2,065.94 SF
MAX COMBINED FAR: 2.0
MAX COMBINED RESIDENTIAL AND COMMERCIAL FLOOR AREA: 3,614.34 X 2.0 = 7,228.68 SF
PROPOSED COMBINED FLOOR AREA: 2,065.94 + 4,928.00 = 6,993.94 SF, LESS THAN 7,228.68 SF.

ZR 36-21 COMMERCIAL PARKING
REQ'D: 1 PER 1,000 SF OF FLOOR AREA (GENERAL RETAIL OR SERVICE): 2,065.94 / 1,000 = 2.
WAIVED AS PER ZR 36-232, LESS THAN 40 SPACES REQ'D

ZONING MAP 22C




It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture • Planning • Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

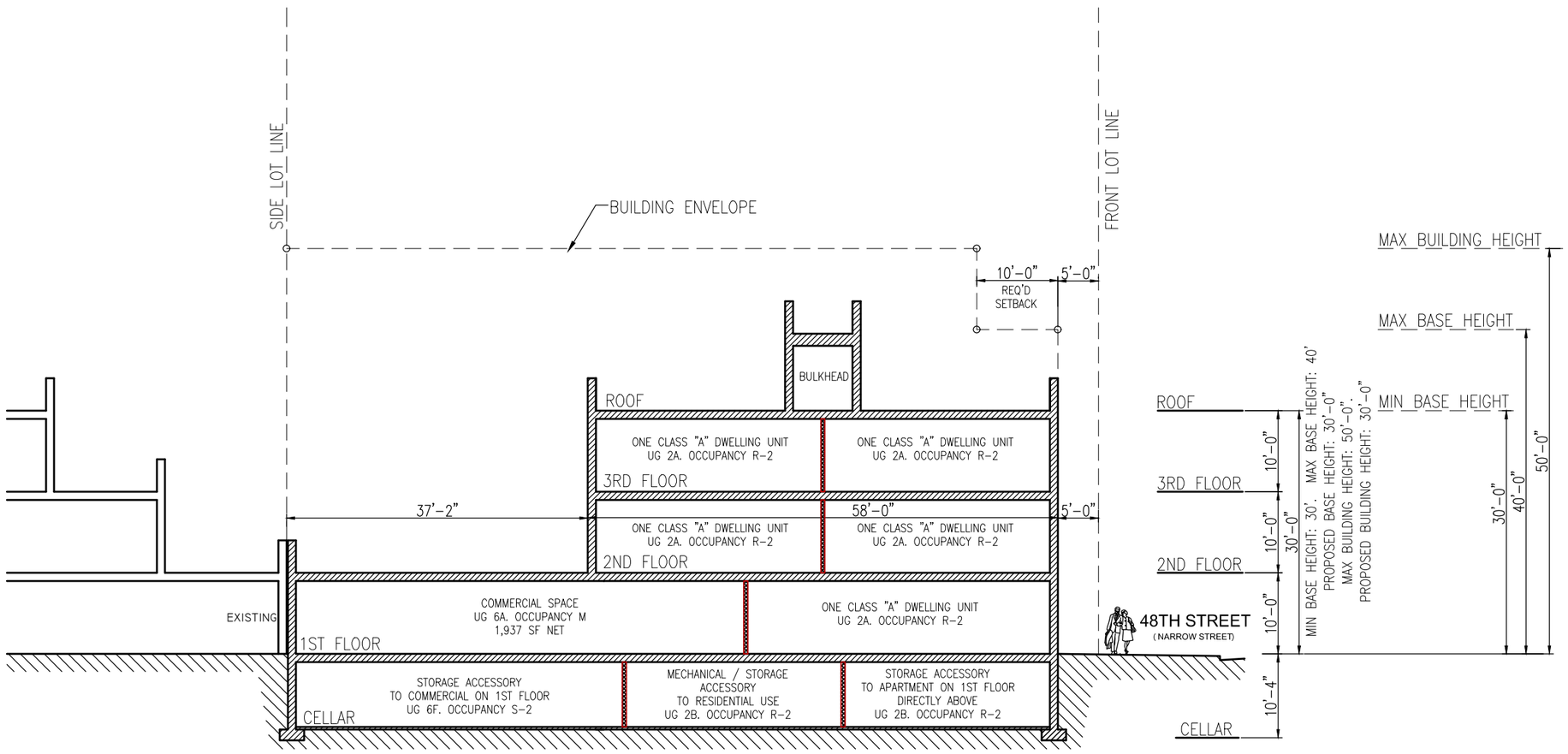
DRAWING TITLE
ZONING ANALYSIS / ZONING MAP

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
Z-002.00
CAD FILE No:



FOR ILLUSTRATIVE PURPOSES ONLY




## HEIGHT DIAGRAM 1

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

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture • Planning • Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

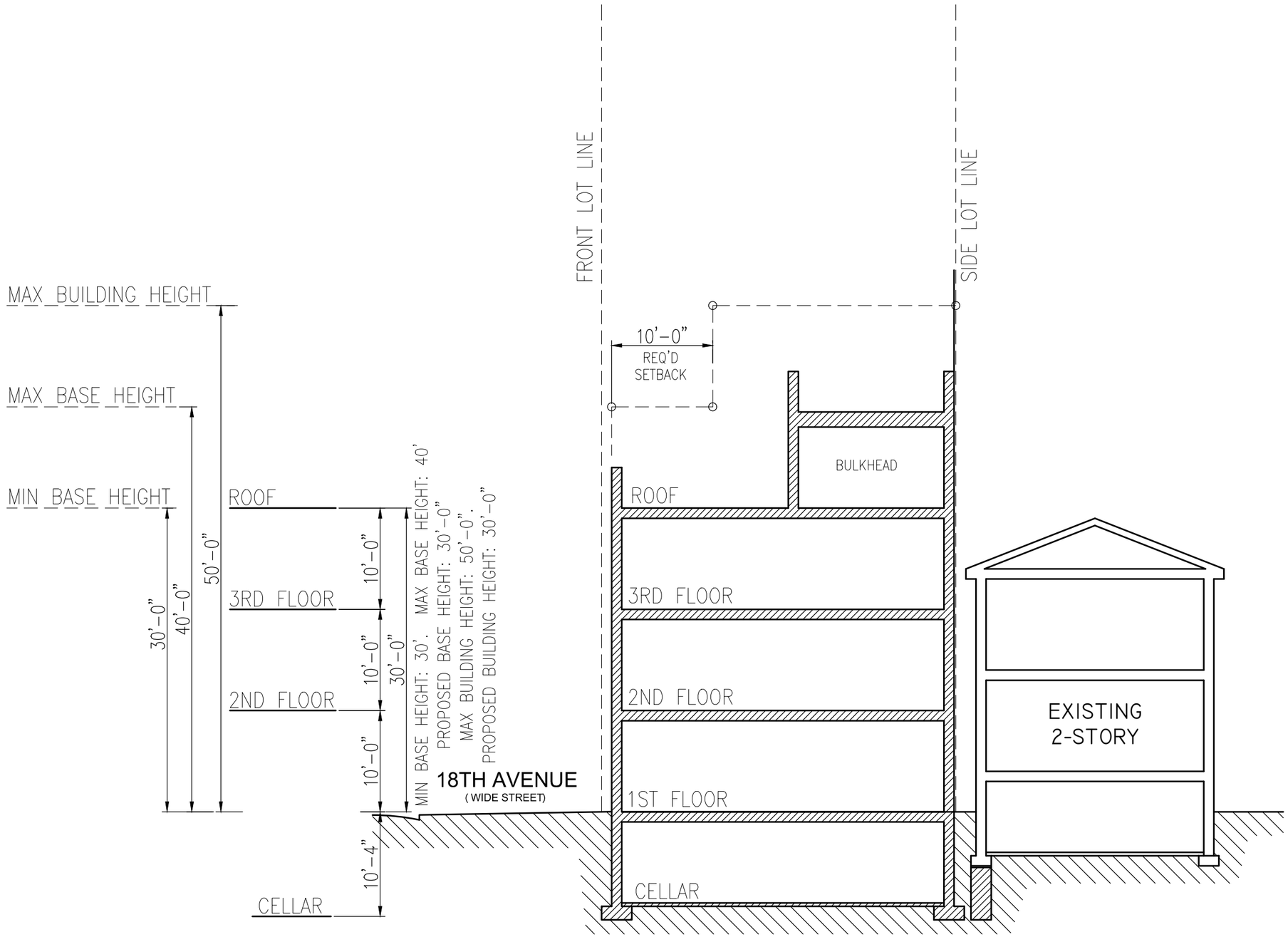
DRAWING TITLE
HEIGHT DIAGRAM 1

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
Z-003.00
CAD FILE No:



FOR ILLUSTRATIVE PURPOSES ONLY




## HEIGHT DIAGRAM 2

SCALE: 3/32"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture • Planning • Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

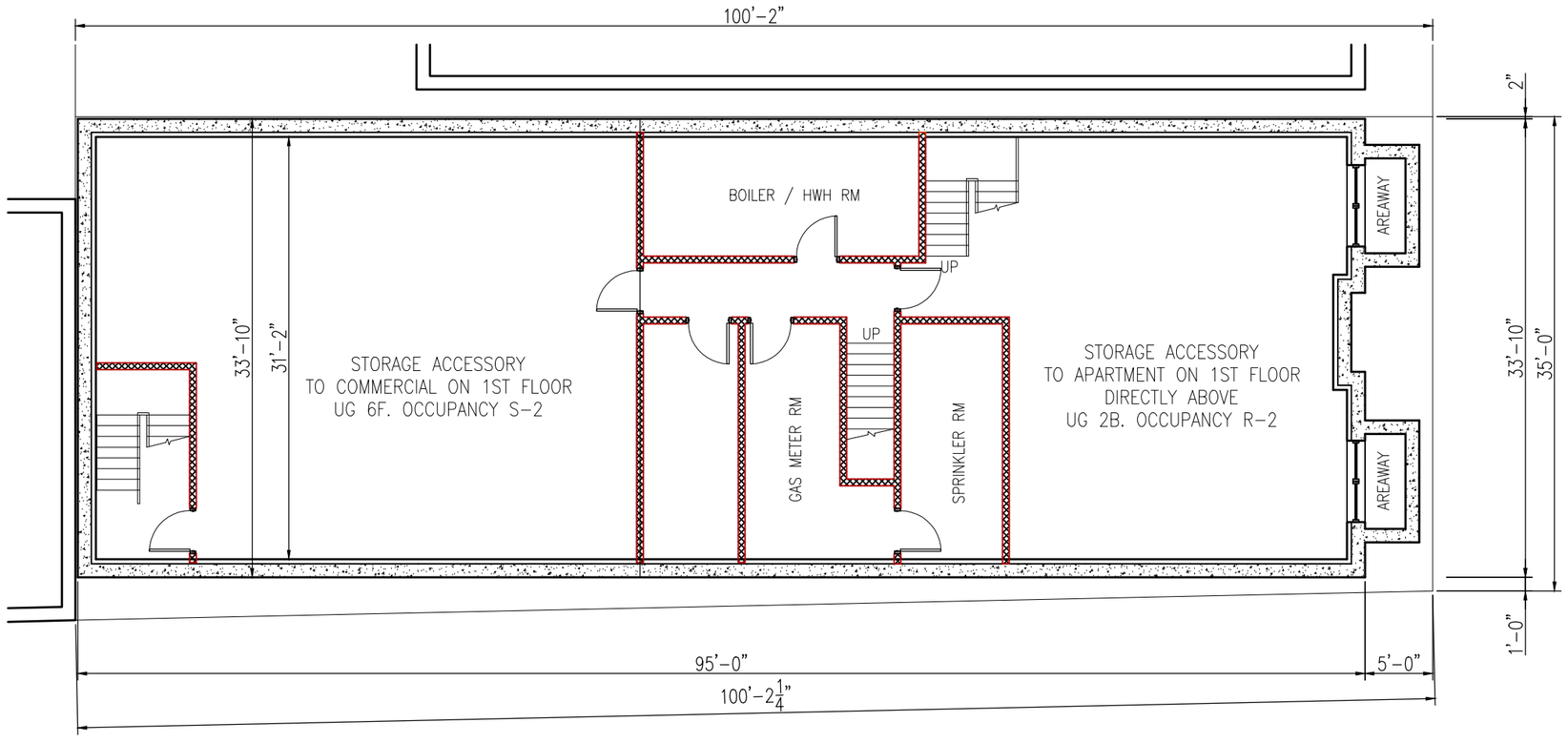
DRAWING TITLE
HEIGHT DIAGRAM 2

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
Z-004.00
CAD FILE No:



FOR ILLUSTRATIVE PURPOSES ONLY




# CELLAR PLAN

SCALE: 3/32"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

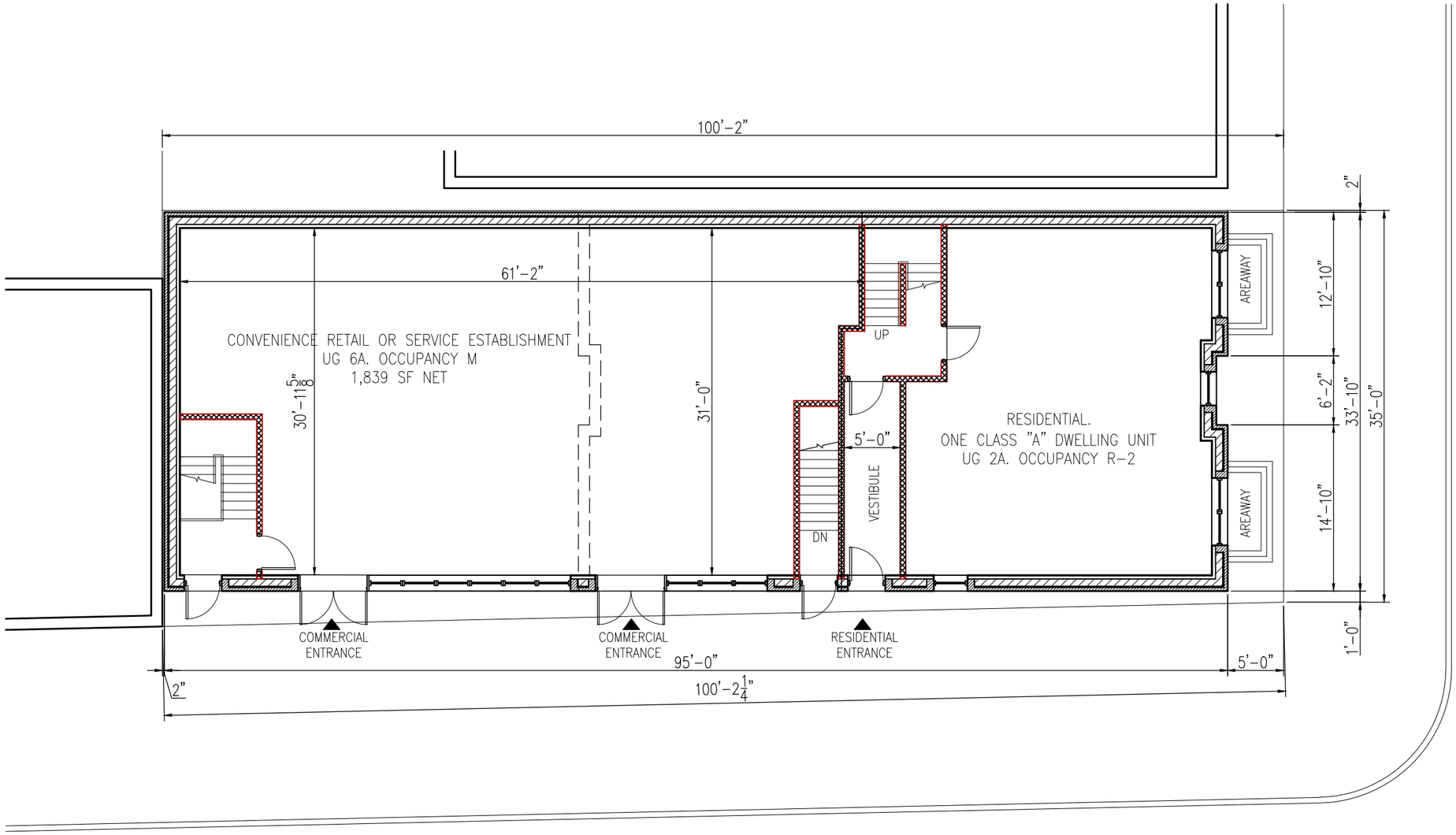
DRAWING TITLE
CELLAR PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-100.00
CAD FILE No:



FOR ILLUSTRATIVE PURPOSES ONLY




# IST FLOOR PLAN

SCALE: 3/32"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture • Planning • Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

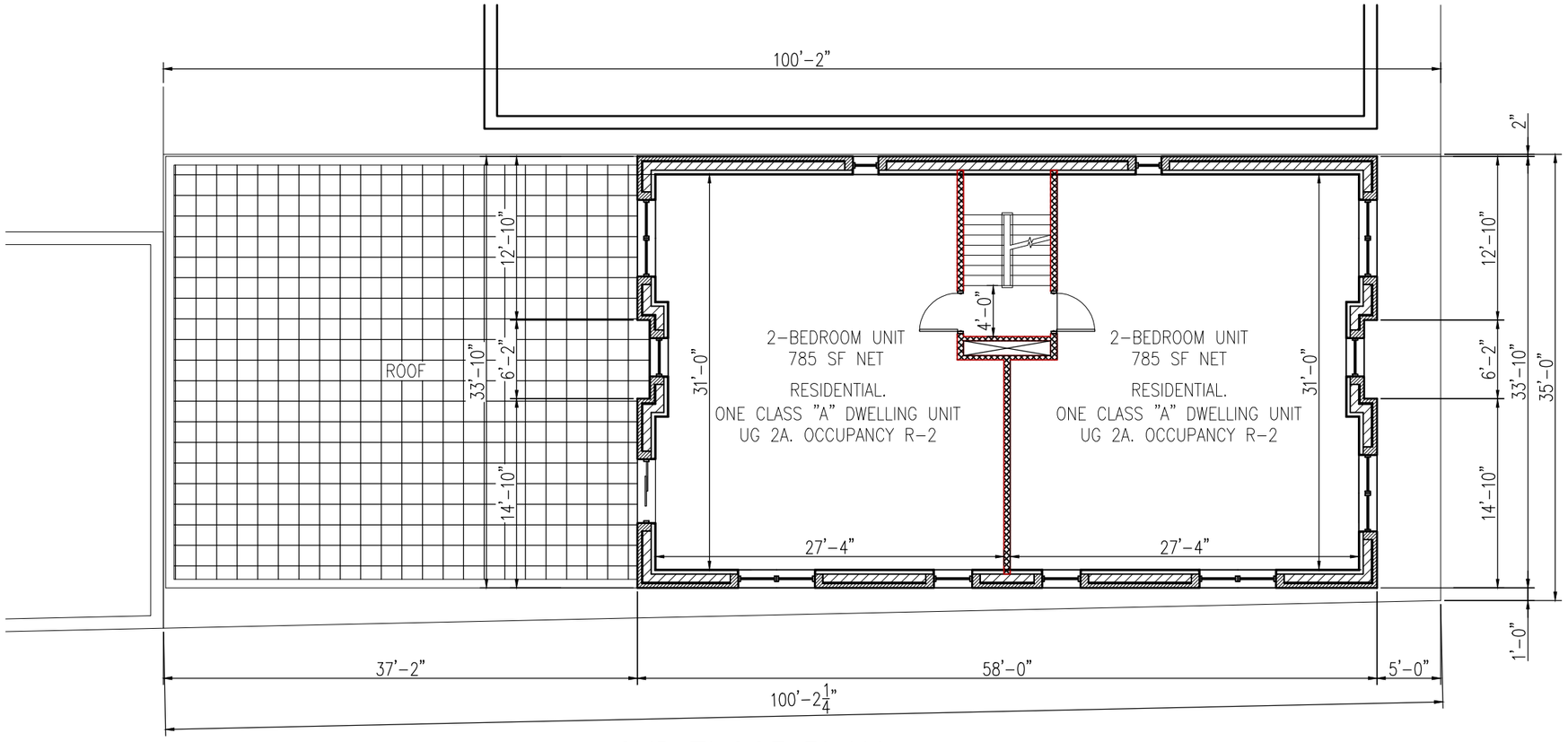
DRAWING TITLE
1ST FLOOR PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-101.00
CAD FILE No:



FOR ILLUSTRATIVE PURPOSES ONLY




## 2ND FLOOR PLAN

SCALE: 3/32"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

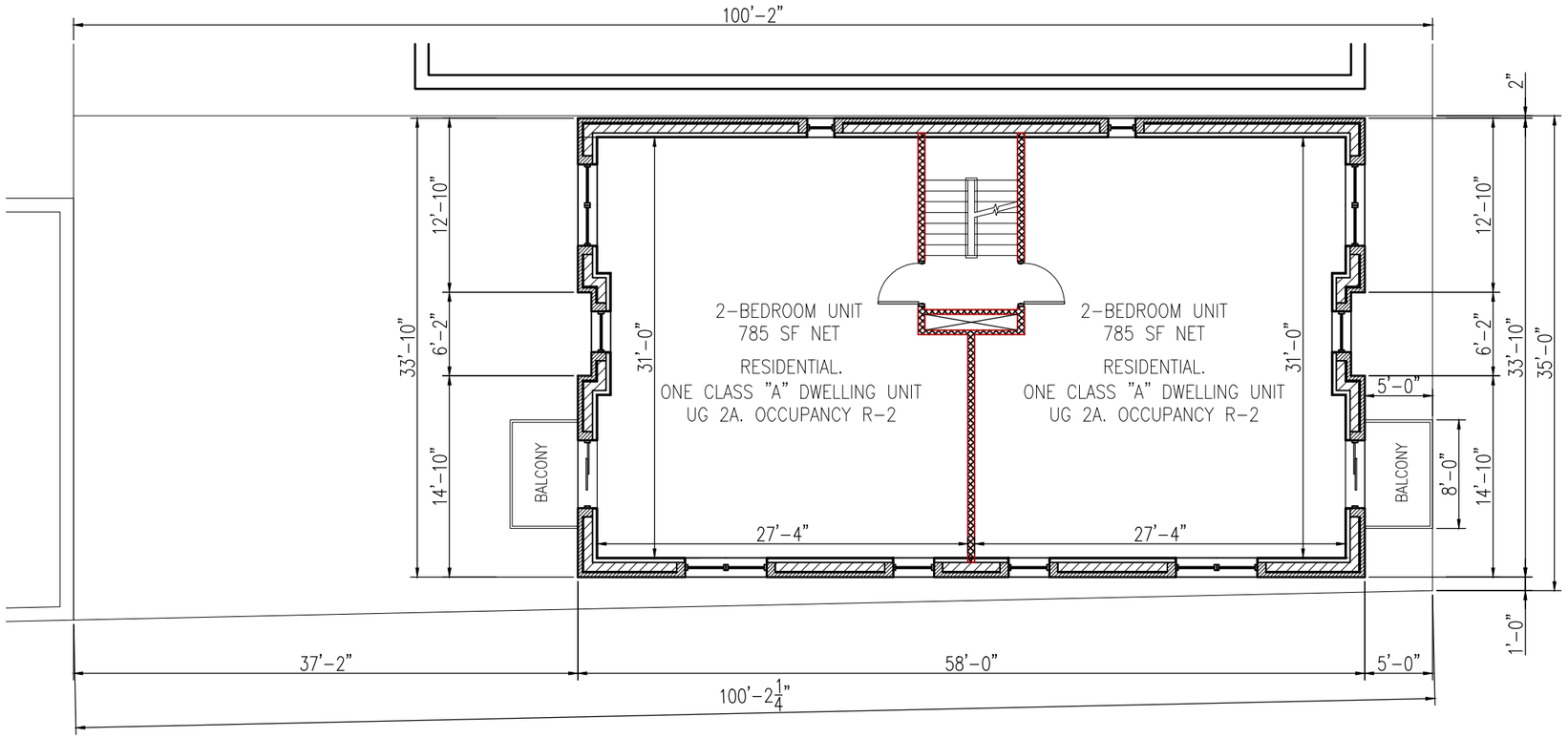
PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

DRAWING TITLE
2ND FLOOR PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-102.00
CAD FILE No:
7 OF 11

FOR ILLUSTRATIVE PURPOSES ONLY




# 3RD FLOOR PLAN

SCALE: 3/32"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

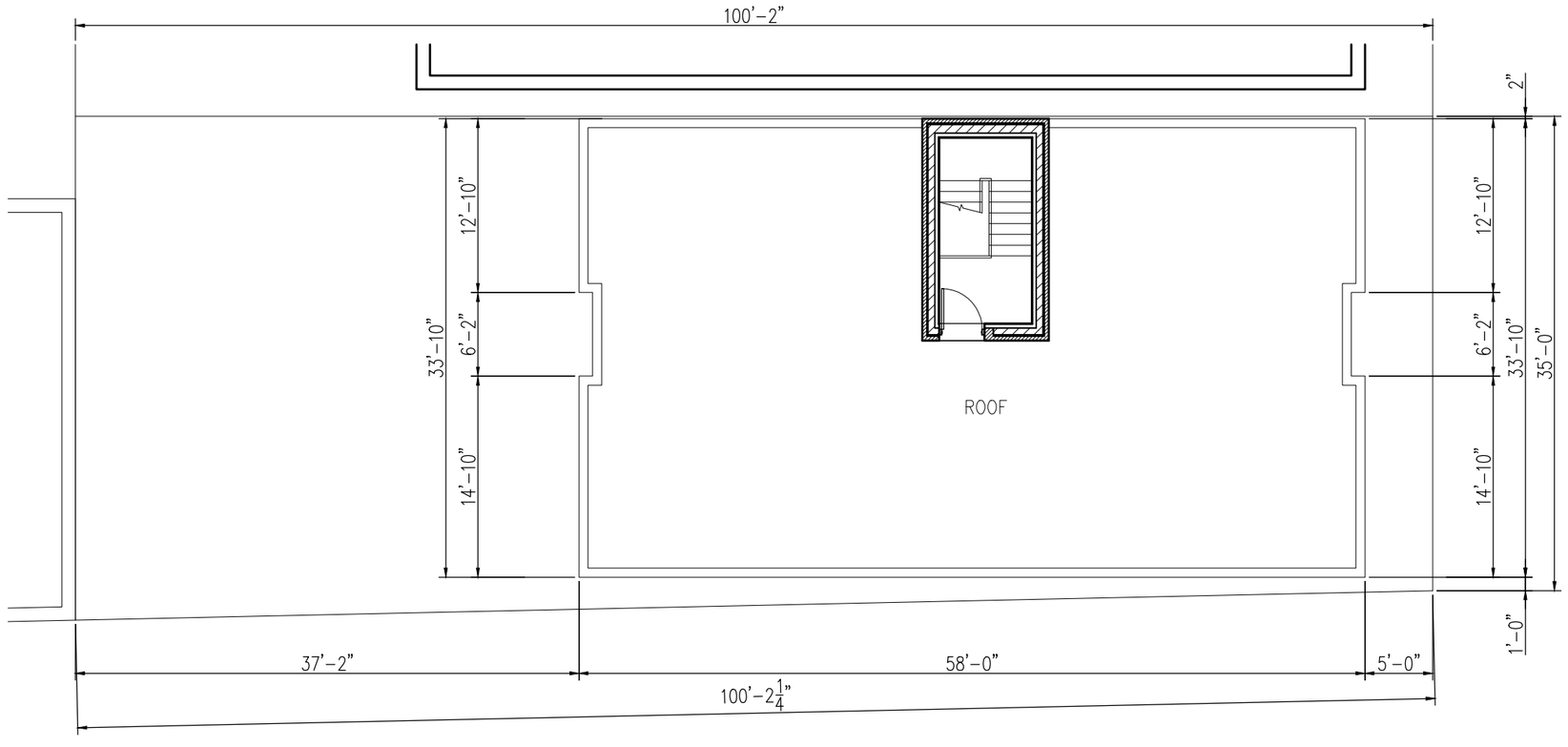
DRAWING TITLE
3RD & 4TH FLOOR PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-103.00
CAD FILE No:



FOR ILLUSTRATIVE PURPOSES ONLY




# ROOF PLAN

SCALE: 3/32"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

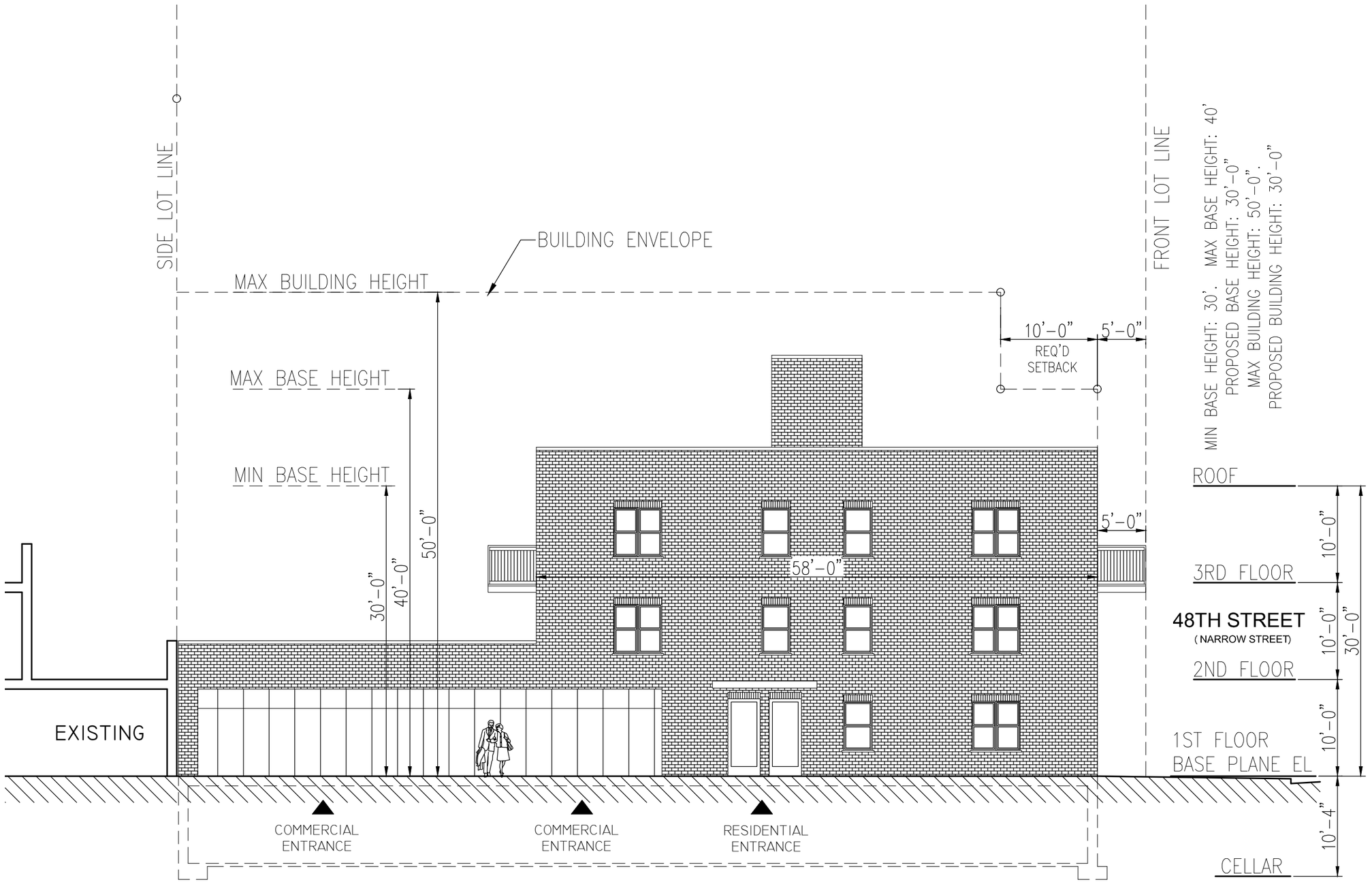
DRAWING TITLE
ROOF PLAN

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-104.00
CAD FILE No:



FOR ILLUSTRATIVE PURPOSES ONLY




## FRONT ELEVATION 1 (ALONG 18TH AVENUE)

SCALE: 3/32"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture • Planning • Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

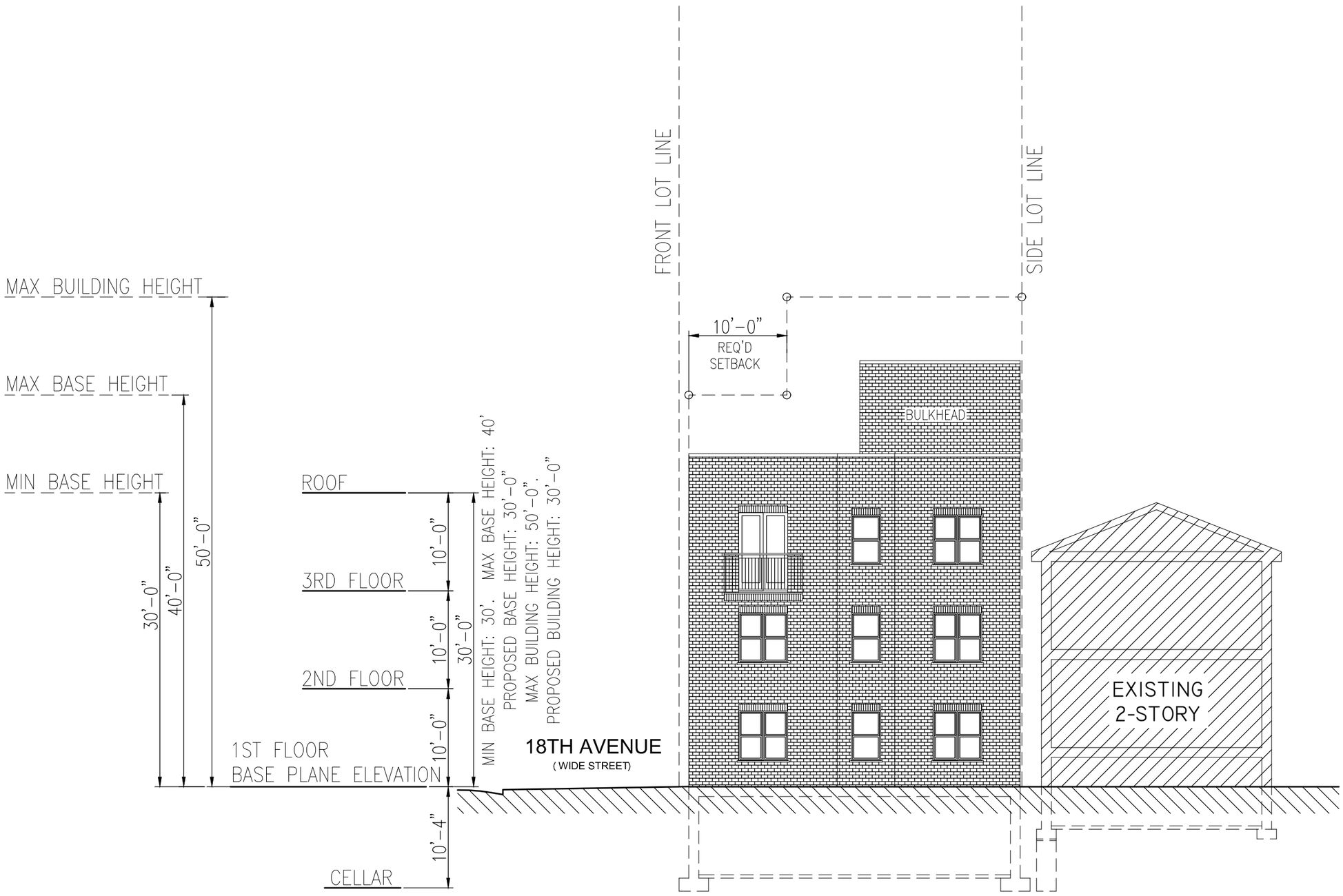
DRAWING TITLE
FRONT ELEVATION 1

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-105.00
CAD FILE No:



FOR ILLUSTRATIVE PURPOSES ONLY




## FRONT ELEVATION 2 (ALONG 48TH STREET)

SCALE: 3/32"=1'-0"

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

| # | Date | Description |
|---|---|---|

RSLN
ARCHITECTURE PLLC
1732 East 12 Street
Brooklyn, NY 11229
Tel. 347 374 5654
Fax. 347 713 3158
RSLN@RSLNArchitecture.com
Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
NEW 3-STORY & CELLAR
MIXED USE BUILDING. R6B / C2-4

PROJECT LOCATION
1776 48 STREET,
Brooklyn NY 11204

DRAWING TITLE
FRONT ELEVATION 2

SEAL & SIGNATURE

DATE:
PROJECT No:
DRAWING BY:
CHK BY:
DWG No:
A-106.00
CAD FILE No:
11 OF 11

FOR ILLUSTRATIVE PURPOSES ONLY