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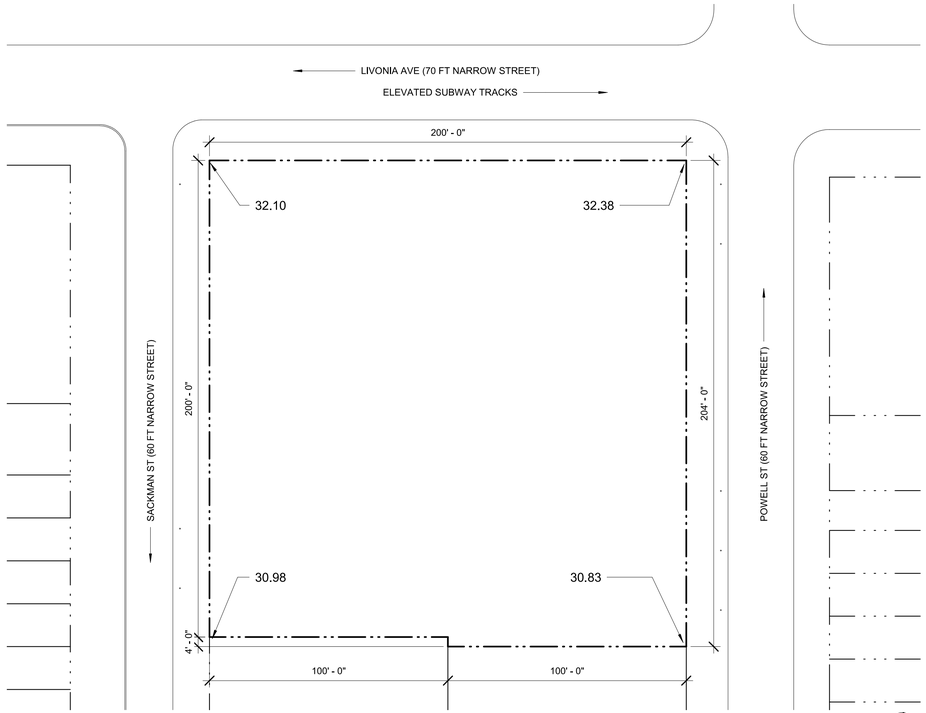



1 SITE C1 - BASE PLANE DIAGRAM
1" = 30'-0"

**BASE PLANE CALCULATION**

| | | |
|---|---|---|
| LIVONIA ST.: | (32.10' + 32.38') / 2 = | 32.24' |
| SACKMAN ST.: | (32.10' + 30.98') / 2 = | 31.54' |
| POWELL ST.: | (32.38' + 30.83') / 2 = | 31.61' |
| TOTAL: (32.24' + 31.54' + 61.81') / 3 = | | **31.80' AVG. LOT BASE PLANE** |

| ZONING CHART | | | | | |
|---|---|---|---|---|---|
| **Block:** | 3813 | **Street(s) Width(s):** | Livonia Ave (narrow) | | |
| **Lot:** | 115 | | Powell Ave (narrow) | | |
| | | | Sackman St (narrow) | | |
| **Address(es):** | 386-408 Livonia Avenue (Site C1) | **Historic Landmark District (Y/N):** | No | | |
| **Zoning Lot Area:** | 40,400 SF | **Inclusionary Housing Area (Y/N):** | Yes | * (Mandatory Inclusionary Housing) | |
| **Map No(s).:** | 17d | **Special Flood Hazard Area:** | No | | |
| **Zoning District:** | R7-2 w/ C2-4 overlay (115') at Livonia Ave | **Transit Zone (Y/N):** | Yes | | |
| **Community District(s):** | Brooklyn 16 | **FRESH Program Zone (Y/N):** | Yes | | |

| ZR | Item/Description | Permitted / Required Quality Housing w MIH (100%) | | Proposed | | Compliance | Notes |
|---|---|---|---|---|---|---|---|
| | **Use Group** | | | | | | |
| 22-10, 32-10 | 1-9, 14 | Permitted | | 2, 4, 6 | | Complies | |
| | **FAR** | | Permitted | | | | |
| 23-153, 23-154(d)(2)(ii) | Residential (QH, MIH) | 4.60 | 185,840 SF | 4.51 | 182,196 SF | Complies | |
| 24-111 (a)(b), 35-31, 33-121 | Community Facility (only) | 6.50 | 262,600 SF | 0.32 | 13,045 SF | Complies | |
| 33-121, 35-10 | Commercial (Only) | 2.00 | 80,800 SF | 0.31 | 12,664 SF | Complies | |
| | Maximum for Zoning Lot | 6.50 | 262,600 SF | **5.15** | **207,905 SF** | Complies | |
| | **LOT COVERAGE** | Lot Size | Max Lot Coverage | | | | |
| 23-153 | Max for Corner Lot 100% | 20,000 SF | 20,000 SF | 75% | 14,916 SF | Complies | |
| 23-153 | Max for Interior/Through Lot 65% | 402 SF | | | | Complies | |
| 35-21 | Lot coverage only applies to residential portions of the building | | | | | | |
| | **LOT AREA/DU** | | | | | | |
| 23-22 | Dwelling Unit Factor | 680 SF | | 757 SF | | Complies | |
| | Maximum DU (FA/DUF) | 270 | | **226** | | Complies | |
| 23-23 | Min size of Dwelling Units | 325 SF | | | | Complies | |
| | **YARD REGULATIONS** | Residential | Commercial and Community Facility | Residential | Commercial and Community Facility | | |
| 23-45 | Front yard | N/A | N/A | 15 ft | 15 ft | Complies | |
| 35-52, 23-462 | Side Yard | 0 or 8 ft min | 0 or 8 ft min | 5 or 8 ft | 5 or 8 ft | Complies | |
| 33-283, 35-53, 23-47 | Rear Yard Equivalent | 30 ft | 40 ft | 30 ft | 40 ft | Complies | |
| 33-26, 23-47 | Rear Yard (Interior Lot) | 20 ft | 30 ft | 20 ft | 30 ft | Complies | |
| 33-23(b) | *Permitted Obstruction in rear yard equivalent<br>*No rear yard required within 100 ft. of a corner ZR 23-541, 33-301<br>*RFP - must include a sidewalk widening of 5'-7' along Livonia Ave. | | | | | | |
| | **HEIGHT & SETBACK (QH)** | | | | | | |
| 35-654(b)(1) | Street wall Location | 70% within 8 feet of property line - along one street line only | | Building minimum 70% within 5ft along Sackman | | Complies | |
| 23-951, 23-662(a), 23-664(a)(3),23-664(b), 35-651, 35-652 23-664(a)(3),23-664(b),23-664(c )(1), 35-652(a) - 23-662, 23-664(a)(3) and 23-664(c)(1) table 2 applies 23-664(c) | Min Base Height | 40 ft | | 45 ft | | Complies | |
| | Max Base Height | 75 ft | | 75 ft | | Complies | |
| | Max Building Height | 135 ft / 13 Stories | | 130 ft / 12 Stories | | Complies | |
| | Min Setback @ Front (Narrow) | 15 ft | | 30 ft | | Complies | |
| | **PARKING** | | | | | | |
| 25-251 | Parking (Residential) | within Transit Zone N/A for Income-restricted housing units | | 0 | | Complies | |
| 25-31 | Parking (Community Facility) | For greenhouses, non required for R7-2 | | 0 | | Complies | |
| 36-21 | Parking (Commercial) | 1 per 1,000 sf | | 0 | | Complies | |
| 36-232(a)(b) | *Waiver of Parking Requirements for Spaces Below 40 | 0 | | 15 | | Complies | |
| 36-71, 25-31 | Bicycle Parking (Residential) | 1 per 2DU | | 113 | | Complies | |
| 36-711 | Bicycle Parking (Community Facility) | 1 per 10,000 sf | | 13 | | Complies | |
| 36-711 | Bicycle Parking (Commercial) | 1 per 10,000 sf | | 14 | | Complies | |

# LIVONIA 4 - SITE C1

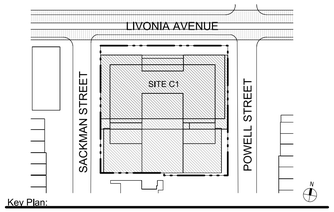
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT


Radson Development
77 Cuttermill Road
Great Neck, New York 11021


COMMUNITY DISTRICT : 5
BLOCK: 3813 LOT: 115




Key Plan:

| NUMBER | DATE | DESCRIPTION |
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Revisions:

Architect:

MAP


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New York NY 10018
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## ZONING ANALYSIS + BASE PLANE DIAGRAM - C1

SEAL & SIGNATURE:

| | |
|---|---|
| PROJECT No: | 18013 |
| DRAWING BY: | PG |
| CHK BY: | JC |
| DWG No: | C1-001 |
| SCALE: | 1" = 30'-0" |

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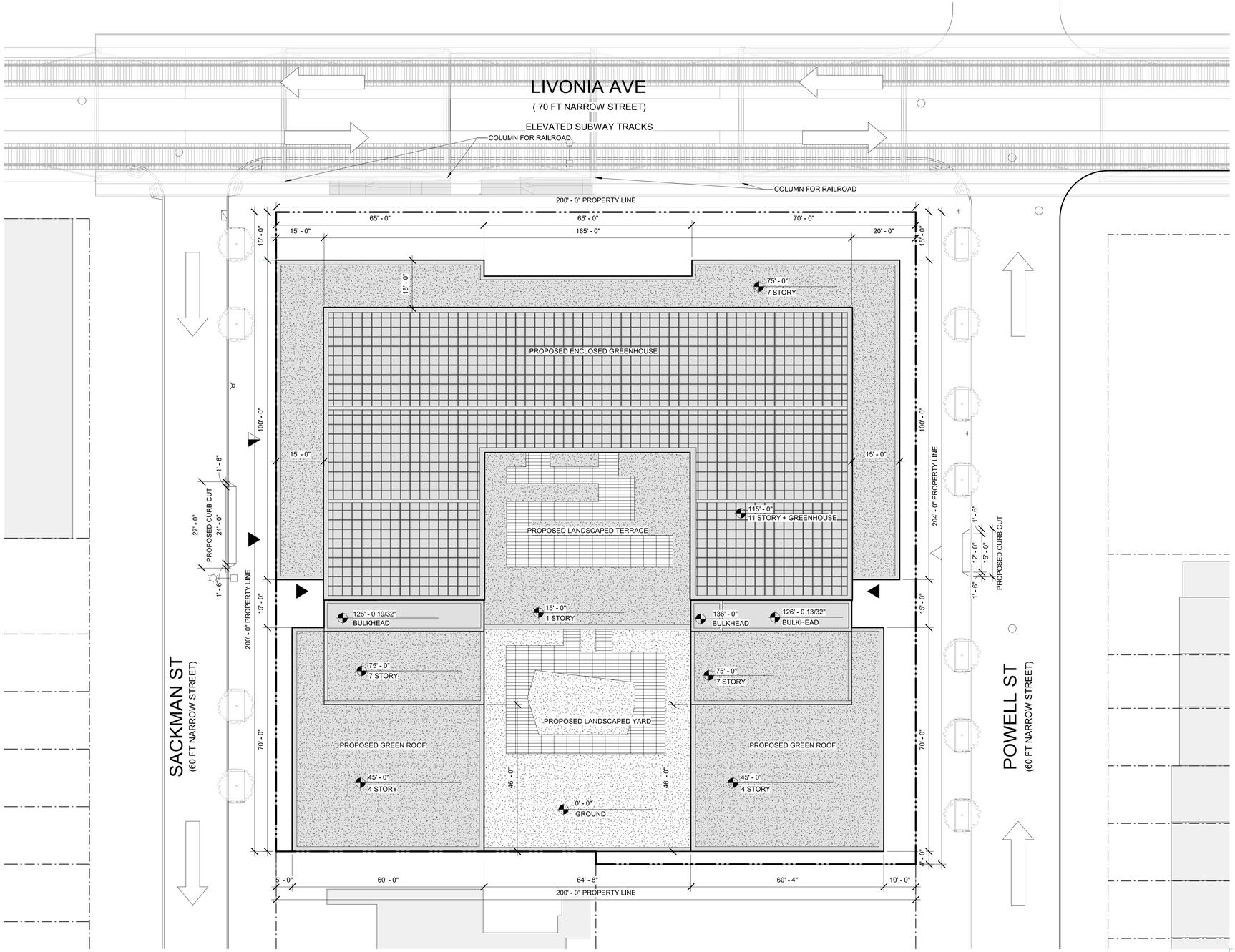


1 SITE C1 - SITE PLAN
1/16" = 1'-0"

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS

SITE / GROUND FLOOR PLAN

- BUILDING ENTRANCE
- COMMERCIAL ENTRANCE
- COMMUNITY ENTRANCE
- VEHICLE ENTRANCE
- DIRECTION OF TRAFFIC
- EXISTING TREE
- PROPOSED NEW TREE
- ELEVATION NUMBER OF STORIES
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT POLE

0 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

# LIVONIA 4 - SITE C1

BROOKLYN, NY

Owner:

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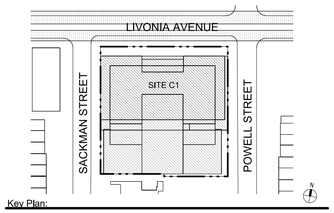
Radson Development
77 Cuttermill Road
Great Neck, New York 11021


COMMUNITY DISTRICT : 5
BLOCK: 3813 LOT: 115

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## SITE PLAN - C1

SEAL & SIGNATURE:

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| PROJECT No: | 18013 |
| DRAWING BY: | PG |
| CHK BY: | JC |
| DWG No: | C1-002 |
| SCALE: | As indicated |

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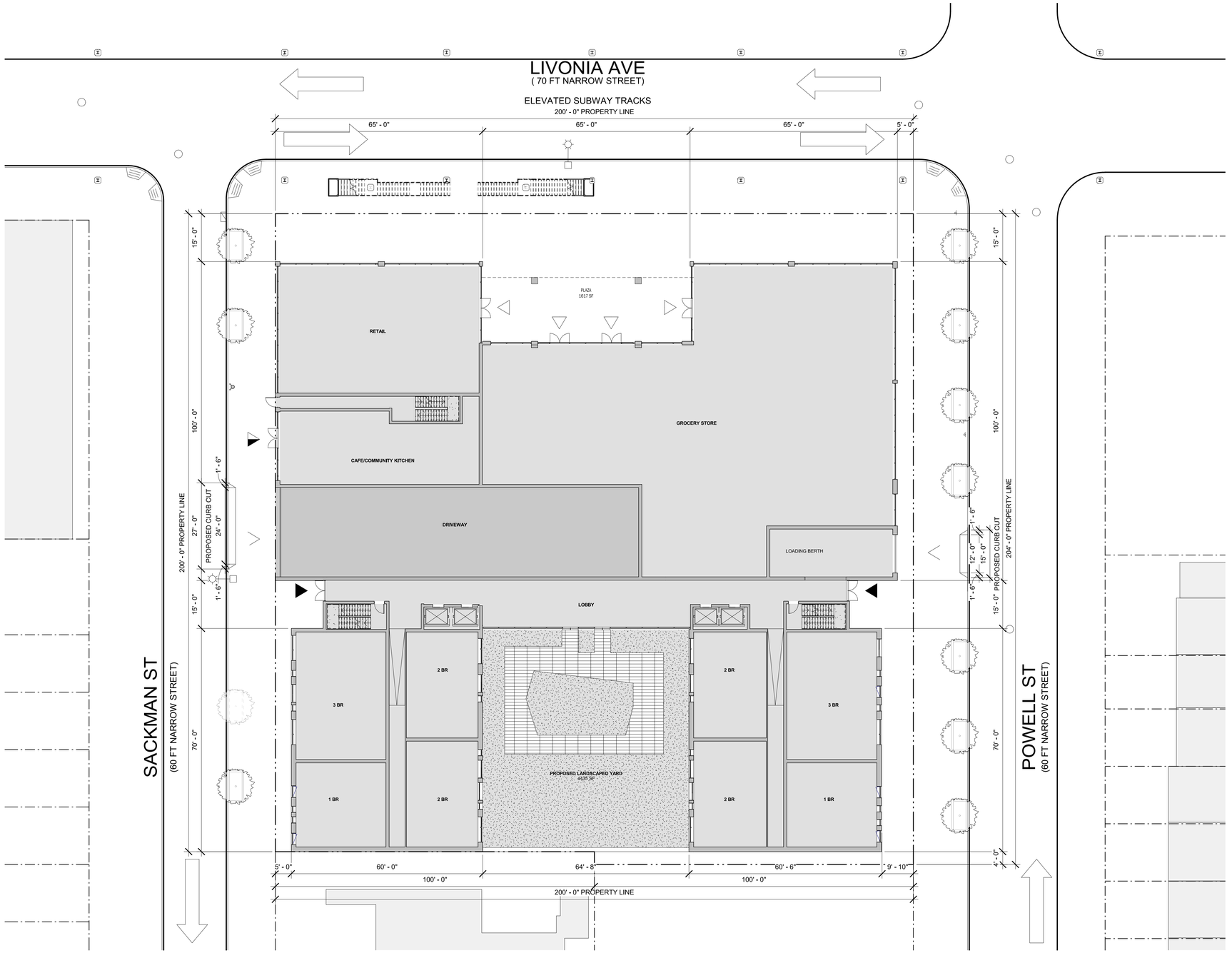



1 SITE C1 - GROUND FLOOR PLAN
1/16" = 1'-0"

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS

SITE / GROUND FLOOR PLAN

- BUILDING ENTRANCE
- COMMERCIAL ENTRANCE
- COMMUNITY ENTRANCE
- VEHICLE ENTRANCE
- DIRECTION OF TRAFFIC
- EXISTING TREE
- PROPOSED NEW TREE
- ELEVATION NUMBER OF STORIES
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT POLE

0' 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

# LIVONIA 4 - SITE C1

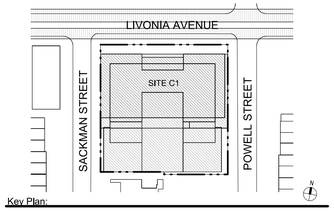
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT : 5
BLOCK: 3813 LOT: 115

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## GROUND LEVEL PLAN - C1

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| DRAWING BY: | PG |
| CHK BY: | JC |
| DWG No: | C1-003 |
| SCALE: | As indicated |

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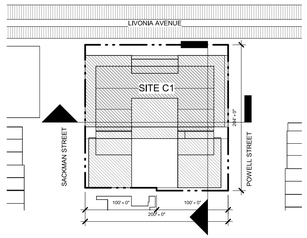
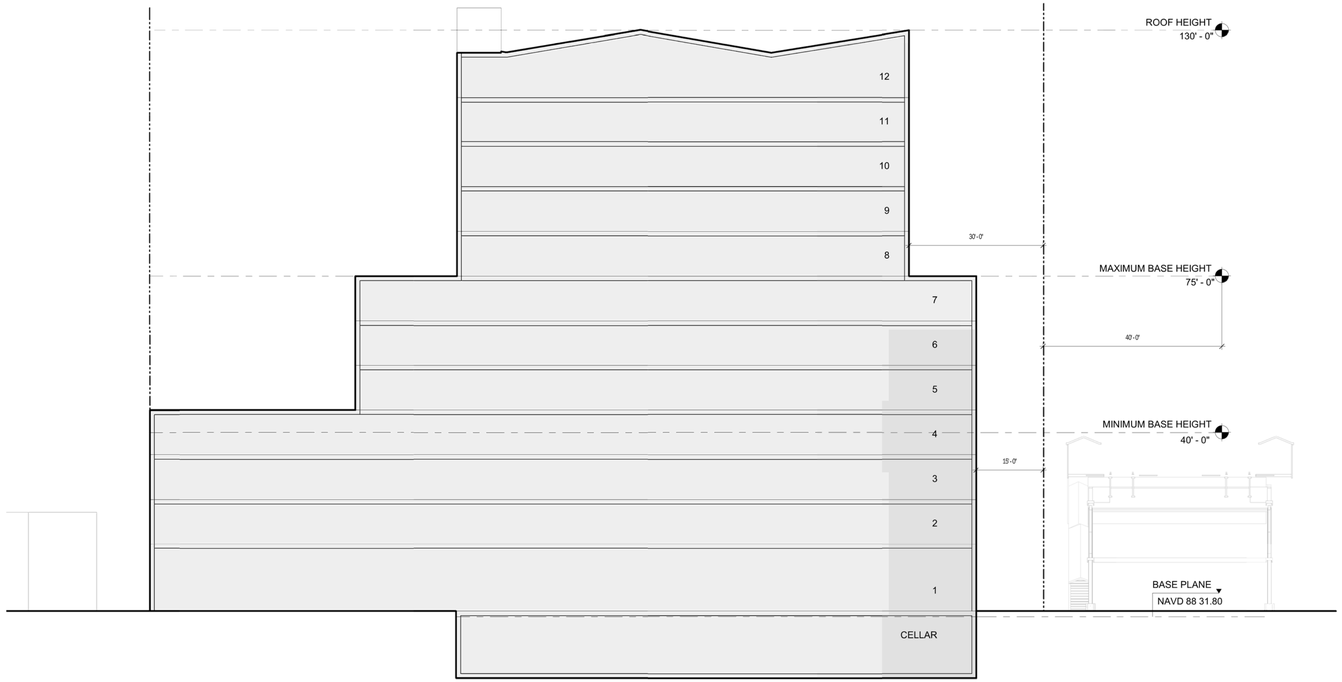
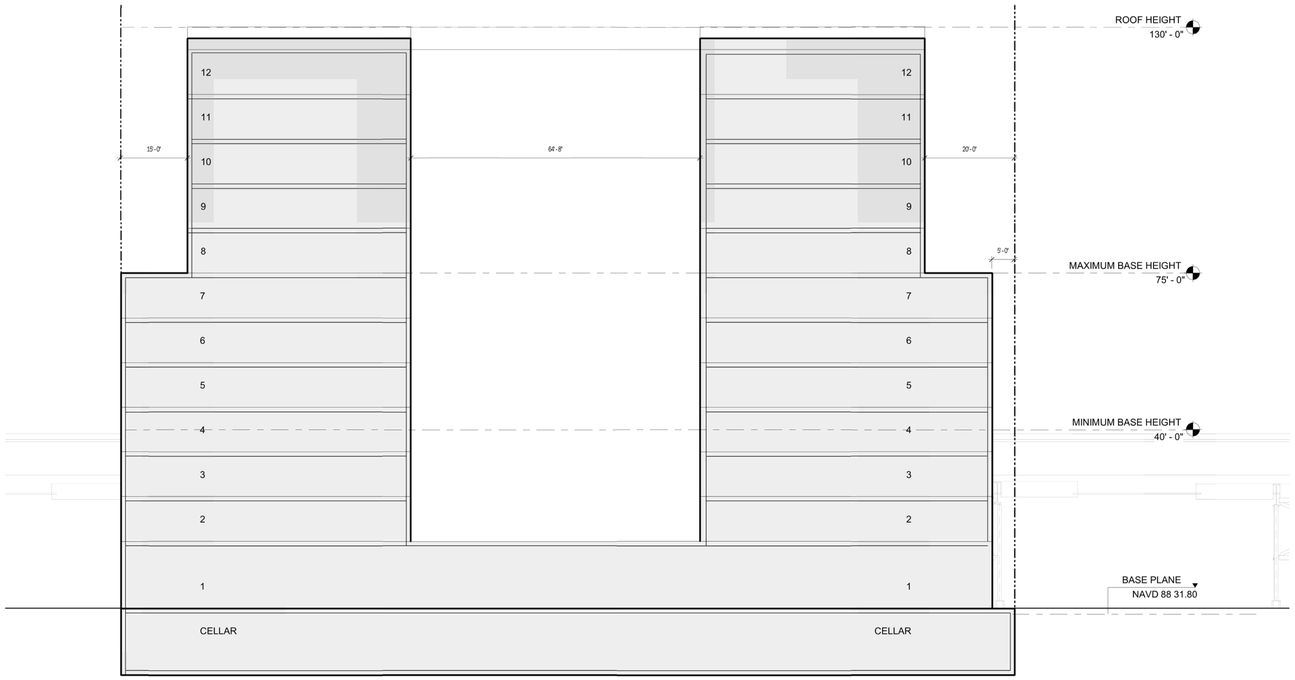



Site Plan - Key Plan - C1




1 SITE C1 - SECTION - 01
1/16" = 1'-0"




2 SITE C1 - SECTION - 02
1/16" = 1'-0"

0' 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS
- REFERENCE ELEVATION

# LIVONIA 4 - SITE C1

## BROOKLYN, NY

Owner:

RADSON DEVELOPMENT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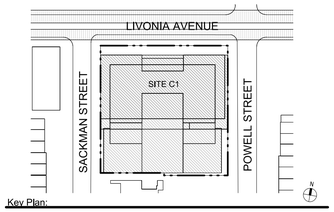
Great Neck, New York 11021


COMMUNITY DISTRICT : 5
BLOCK: 3813 LOT: 115

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# BUILDING SECTIONS - C1

SEAL & SIGNATURE:

| | |
|---|---|
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| DRAWING BY: | PG |
| CHK BY: | JC |
| DWG No: | C1-004 |
| SCALE: | As indicated |

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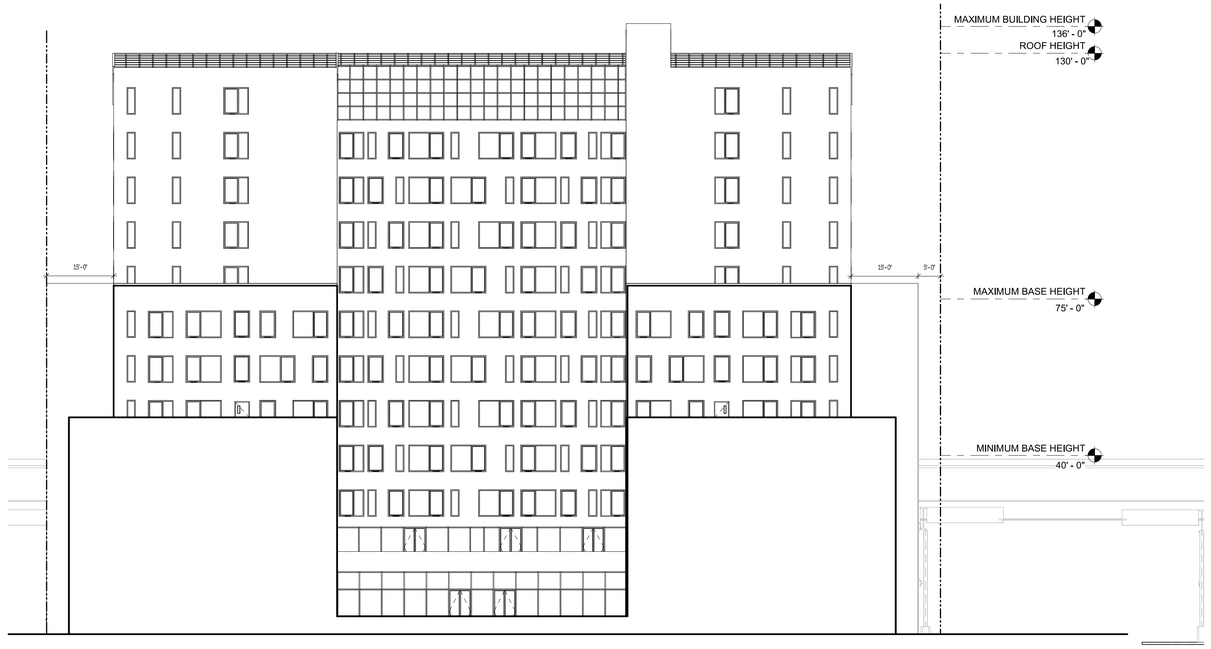


2 SITE C1 SOUTH ELEVATION
1/16" = 1'-0"




1 SITE C1 EAST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS
- REFERENCE ELEVATION

# LIVONIA 4 - SITE C1

BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
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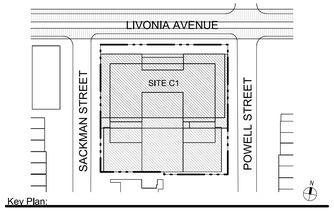
Great Neck, New York 11021

COMMUNITY DISTRICT : 5
BLOCK: 3813 LOT: 115

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# BUILDING ELEVATIONS - C1

SEAL & SIGNATURE:

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| CHK BY: | JC |
| DWG No: | C1-006 |
| SCALE: | As indicated |

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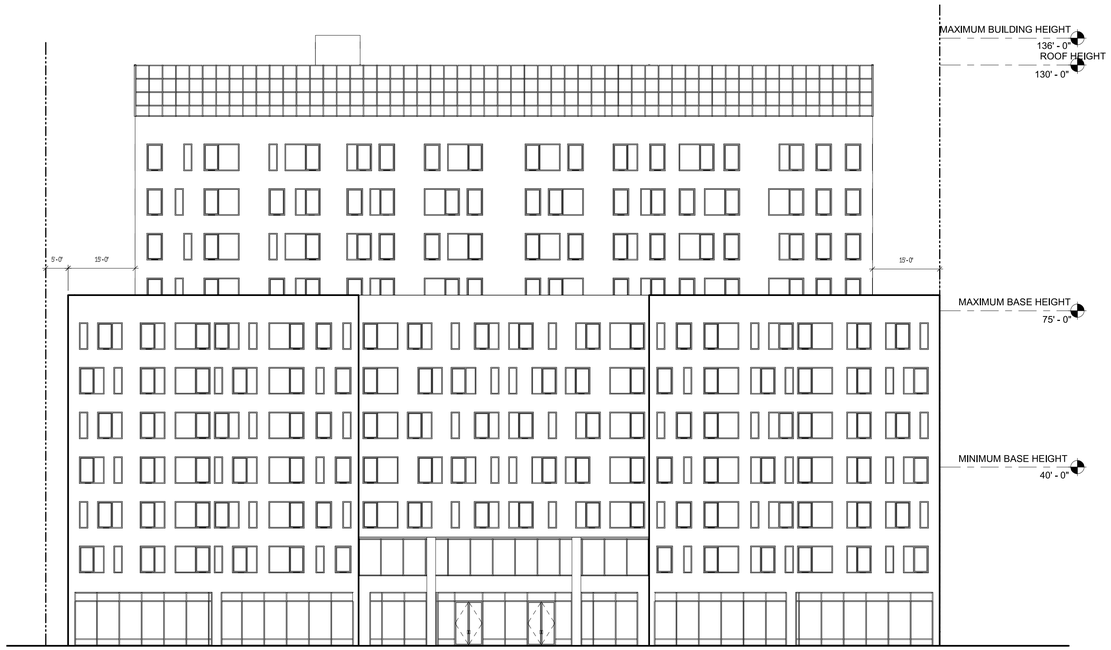
1 SITE C1 WEST ELEVATION
1/16" = 1'-0"




2 SITE C1 - ELEVATION - NORTH
1/16" = 1'-0"

0' 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS
- REFERENCE ELEVATION

# LIVONIA 4 - SITE C1

BROOKLYN, NY

Owner:

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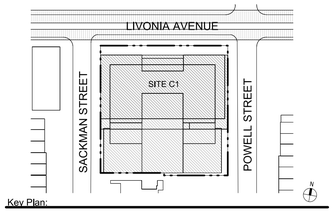
Great Neck, New York 11021


COMMUNITY DISTRICT : 5
BLOCK: 3813 LOT: 115

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# BUILDING ELEVATIONS - C1

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|---|---|
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| CHK BY: | JC |
| DWG No: | C1-007 |
| SCALE: | As indicated |