

PRELIMINARY DCP PLAN SET
OCTOBER 24, 2022

DRAWING LIST

U-000 TITLE SHEET
U-001 ZONING LOT SITE PLAN
U-002 ZONING ANALYSIS
U-101 ILLUSTRATIVE FIRST FLOOR PLAN
U-201 SECTION DIAGRAMS
U-301 ILLUSTRATIVE 38TH ST. ELEVATION
U-302 ILLUSTRATIVE 37TH ST. ELEVATION
U-401 NEIGHBORHOOD CHARACTER DIAGRAM

1459-1463 38th St.
BROOKLYN, NY 11218

Architect

J FRANKL ARCHITECTS
16 Court St, 36th Floor
Brooklyn, NY 11241
718.569.2200

KEY PLAN



REVISION TABLE		
NUMBER	DATE	DESCRIPTION
1	10/24/22	Revision 1

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REGISTERED ARCHITECT JOSEPH FRANKL 042137 STATE OF NEW YORK

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ELECTRICAL
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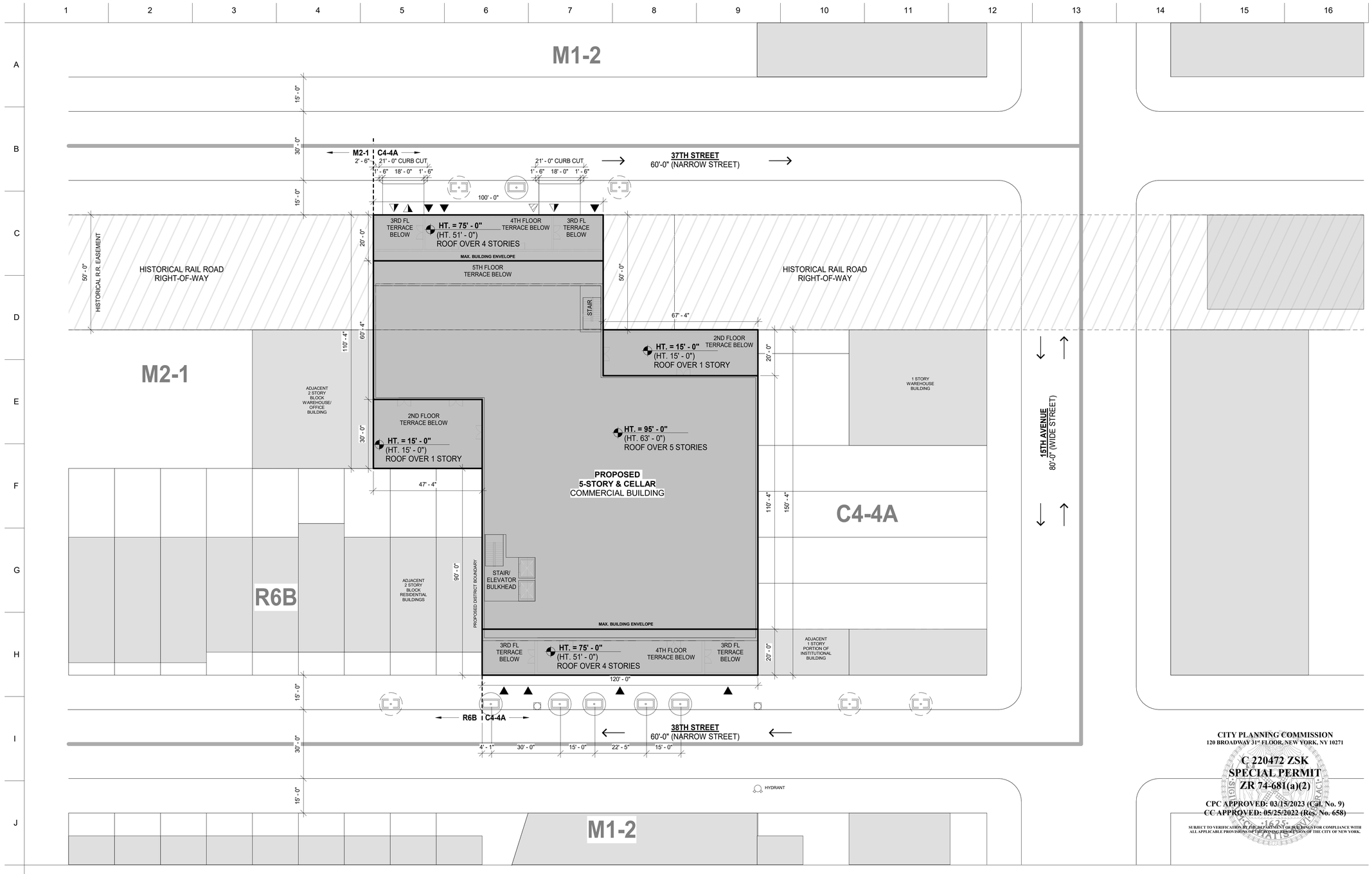
TITLE SHEET

DOB JOB #	
BIN #	
DATE	6/1/2022
DRAWN BY	HP
SCALE	

U-000

SHEET 1 OF 8

DOB BSCAN STICKER



LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE
- PROPOSED MAX. BUILDING ENVELOPE
- HISTORICAL RAIL ROAD RIGHT-OF-WAY
- 0' - 0" MAXIMUM PROPOSED ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

SITE PLAN

- COMMERCIAL ACCESS POINT
- VEHICULAR ACCESS POINT
- UTILITY / STORAGE ACCESS POINT
- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE

NOTE:

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CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271

C 220472 ZSK
SPECIAL PERMIT
ZR 74-681(a)(2)

CPC APPROVED: 03/15/2023 (Cal. No. 9)
CC APPROVED: 05/25/2022 (Res. No. 658)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

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PLUMBING
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ZONING LOT SITE PLAN

DOB JOB #	
BIN #	
DATE	6/1/2022
DRAWN BY	HP
SCALE	1" = 20'-0"

U-001

SHEET 2 OF 8

DOB BSCAN STICKER

SITE DATA		
Block	5348	
Lots	49, 54, 15 & 17	
Street Address	1459-1463 38th Street, Brooklyn, NY 11218	
Community District	312	
Zoning Map No.	22c	
Zoning Lot Area	Lot 49	15,033
	Lot 54	5,863
	Lot 15	3,370
	Lot 17	1,634
	Zoning Lot Area Total	**25,900**
Zoning District	C4-4A Proposed	

ZONING FLOOR AREA TOTALS (ILLUSTRATIVE BUILDING)	
LEVEL	ZONING FLOOR AREA TOTAL
Cellar	-
First	20,993
Second	22,834
Third	21,520
Fourth	19,575
Fifth	18,095
Roof	495
ZFA Zoning Lot Total	**103,512**

ZONING ANALYSIS

ZR	ITEM/ DESCRIPTION	PERMITTED / REQUIRED		PROPOSED	COMPLIANCE / NOTES
		C4-4A			
USE					
ZR 32-10	Uses	1, 2, 3, 4, 5, 6, 8, 9, 10, 12		UG 6 UG 2**	Complies ** with Optional Residential / Mixed-Use Bldg.
BULK					
ZR 23-154; 33-122	FAR				Complies ** with Optional Residential / Mixed-Use Bldg.
	Residential	4.6		4.6 **	
	Commercial / Comm. Facility	4.0		4.0	
	Maximum for Zoning Lot	4.6		4.6 **	
ZR 23-154; 33-122	Floor Area				Complies ** with Optional Residential / Mixed-Use Bldg.
	Residential	119,140 **		119,140 **	
	Commercial / Comm. Facility	103,600		103,600	
	Maximum for Zoning Lot	119,140 **		119,140 **	
YARDS					
ZR 35-51	Front Yard	N/A		N/A	Complies
	Side Yard	N/A		N/A	Complies
ZR 33-26; 33-292	Rear Yard	20' /30'		20' 38th / 30' 37th	Complies
ZR 23-47	Rear Yard Equivalent ** (Through Lot Portion)	60' **		60' **	Complies ** with Optional Residential / Mixed-Use Bldg.
HEIGHTS AND SETBACKS	38th St. + 37th St. (60' Narrow)				
ZR 34-112	Residential Bulk Regulations in C4-4A	Applicable Residence District - R7A			
ZR 33-40; 23-664	Minimum Base Height	40'		40'	Complies
	Maximum Base Height	75'		75'	Complies
	Setback	20'		20'	Complies
	Building Height	85', 95' **		85', 95' **	Complies ** with Optional Residential / Mixed-Use Bldg.
PARKING AND LOADING REQUIREMENTS					
ZR 36-12	Maximum Size of Group Parking	150 Spaces or Less		63 Spaces	Complies
ZR 36-21	Parking Requirement	None Required		63 Spaces	Complies
ZR 36-62	Loading	None <100k SF of Office; None <25k SF of Supermarket		1 Berth	Complies
ZR 36-71	Bicycles	1 per 7,500 SF of Office Use; 1 per 10,000 SF of Supermarket		35 Spaces	Complies
STREET TREE					
38th St. (120' long)	Street Tree Requirement	5 (1 Tree every 25' of zoning lot frontage)		5	Complies
37th St. (100' long)		4 (1 Tree every 25' of zoning lot frontage)		1 + 1 Extg. + 2 Fund*	Complies
*Trees to be paid into a fund or provided off-site as approved by DPR pursuant to ZR 26-41					
BASEPLANE CALCULATION					
		37TH STREET EL. 51.50' + 51.12' + 51.53' + 50.74' + 50.49' = 255.38'			
		38TH STREET EL. 48.11' + 47.72' + 47.35' + 47.28' + 47.32' + 47.06' = 284.84'			
		255.38' + 284.84' = 540.22' / 11 =		*49.11' (NAVD)*	

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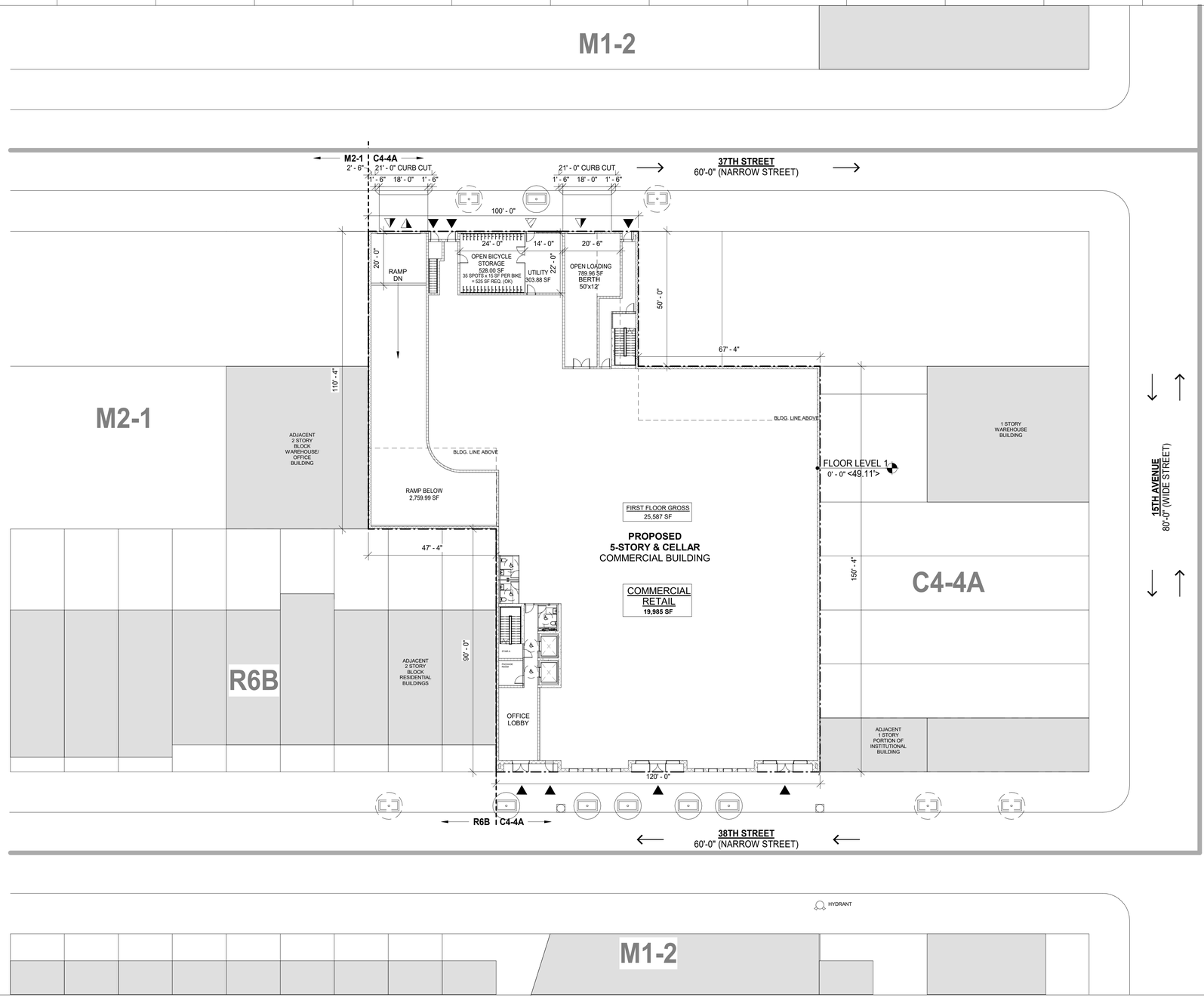
ZONING ANALYSIS

DOB JOB #	
BIN #	
DATE	6/1/2022
DRAWN BY	HP
SCALE	

U-002

SHEET 3 OF 8

DOB BSCAN STICKER



N

4 16
0 8 32

LEGEND

GENERAL

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- PROPOSED ILLUSTRATIVE BUILDING
- ZONING LOT LINE
- PROPOSED MAX. BUILDING ENVELOPE
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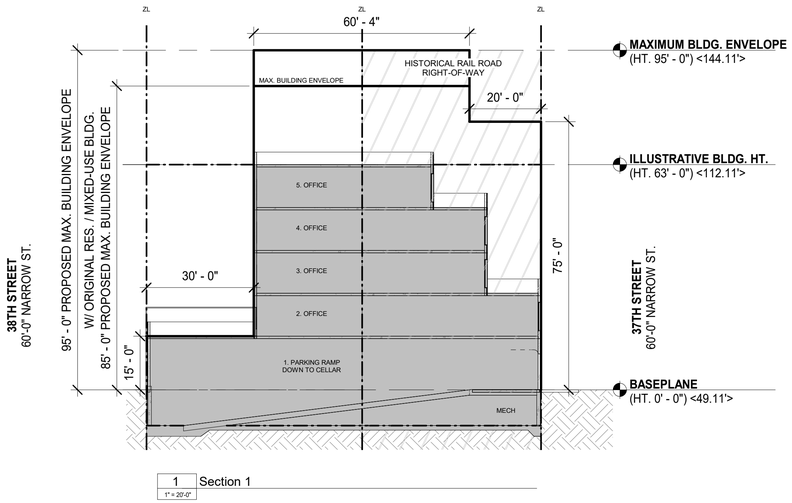
ILLUSTRATIVE FIRST FLOOR PLAN

DOB JOB #	
BIN #	
DATE	6/1/2022
DRAWN BY	HP
SCALE	1" = 20'-0"

U-101

SHEET 4 OF 8

DOB BSCAN STICKER



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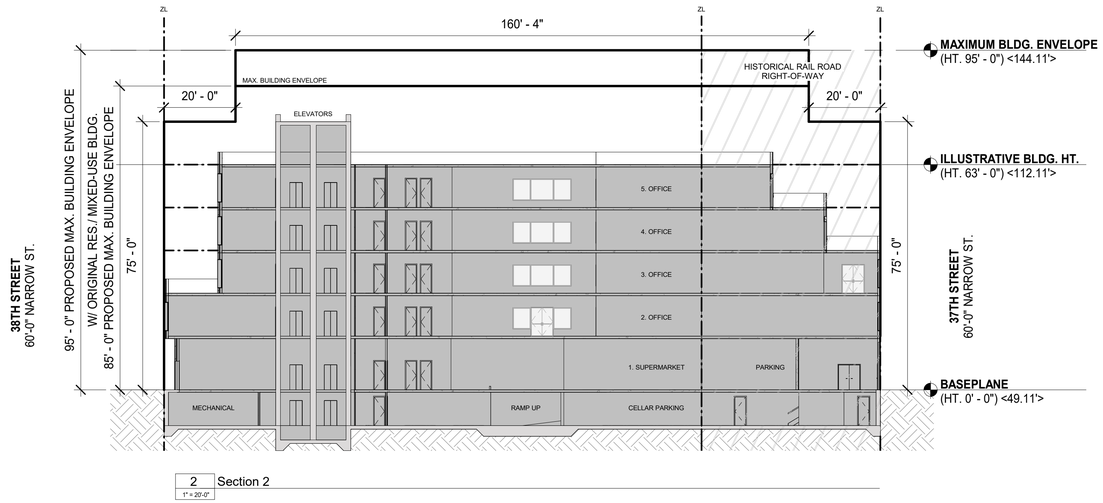
1" = 20'-0"



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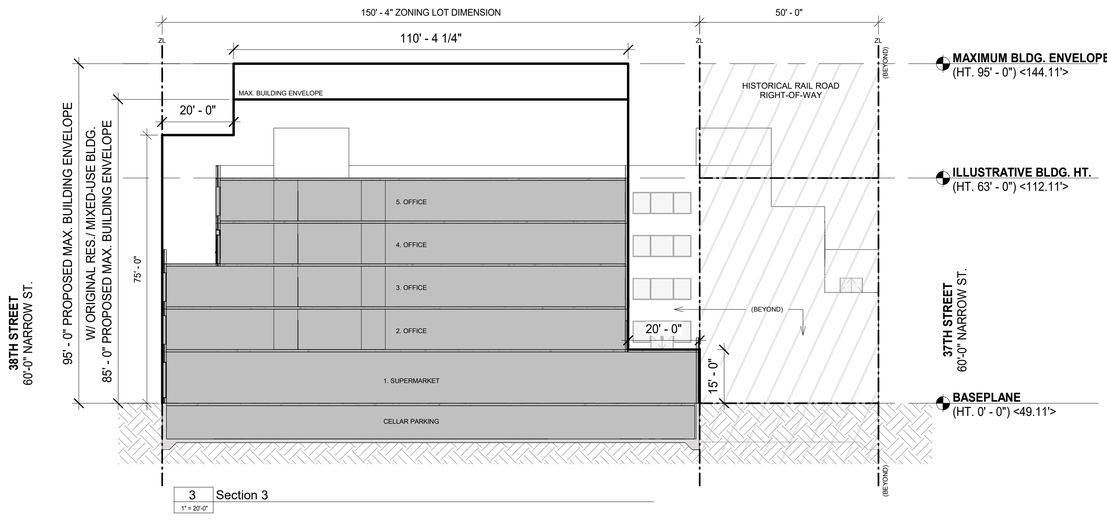

3 Section 3
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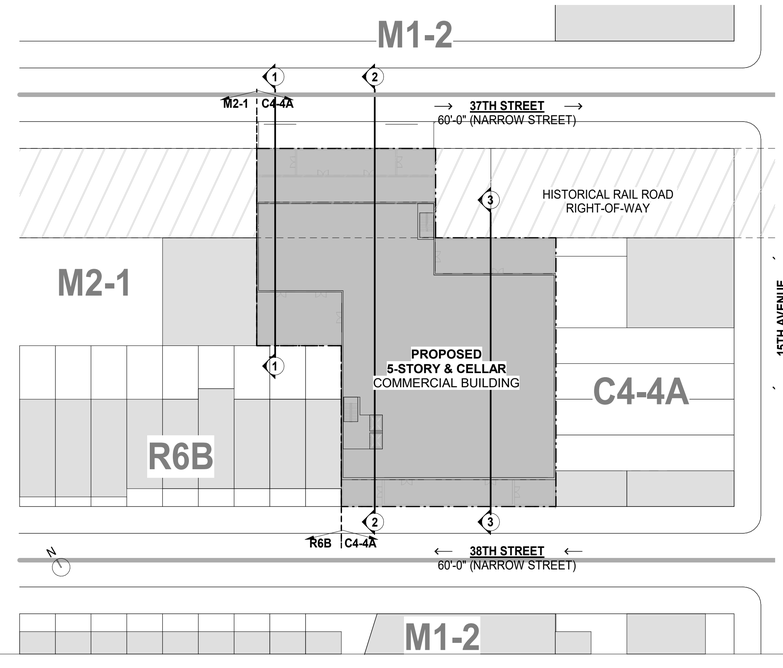

LEGEND

- FLOOR LEVEL / DATUM (HT. XX.XX') <NAVD>
- BASE PLANE
- ZONING LOT LINE BOUNDARY
- MAXIMUM PROPOSED BUILDING ENVELOPE
- PROPOSED ILLUSTRATIVE BUILDING
- RAILROAD RIGHT-OF-WAY

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ULURP

REGISTERED ARCHITECT
JOSEPH FRANKL
042137
STATE OF NEW YORK

PLUMBING
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MECHANICAL
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SECTION DIAGRAMS

DOB JOB #	
BIN #	
DATE	6/1/2022
DRAWN BY	HP
SCALE	As indicated

U-201

SHEET 5 OF 8

DOB BSCAN STICKER



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PLUMBING

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STRUCTURAL

ARCHITECTURAL

ILLUSTRATIVE 38TH ST. ELEVATION

DOB JOB #	
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SCALE	

U-301

SHEET 6 OF 8

DOB BSCAN STICKER



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ILLUSTRATIVE 37TH ST. ELEVATION

DOB JOB #	
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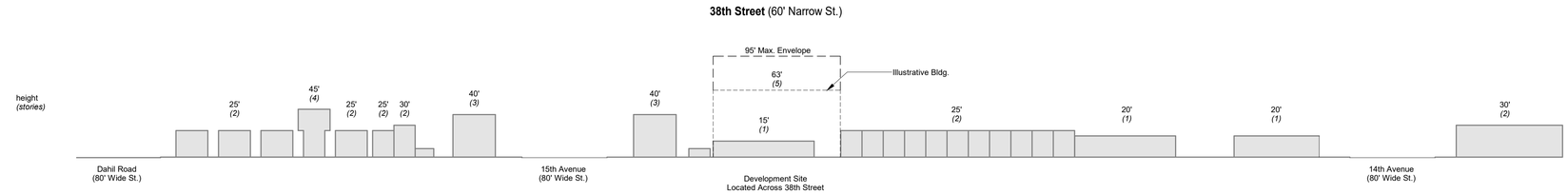
DRAWN BY	HP
SCALE	

U-302

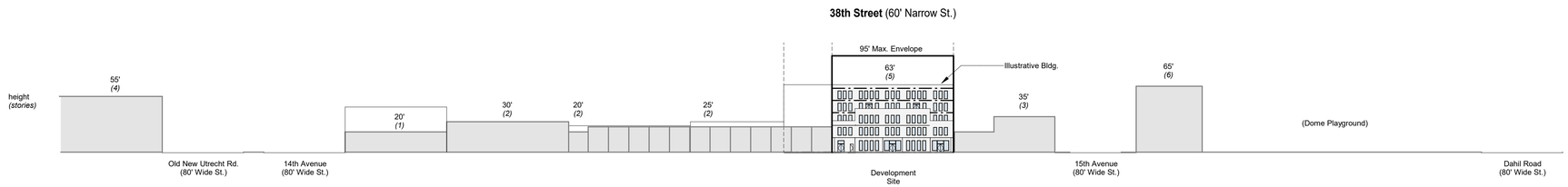
SHEET 7 OF 8

DOB BSCAN STICKER



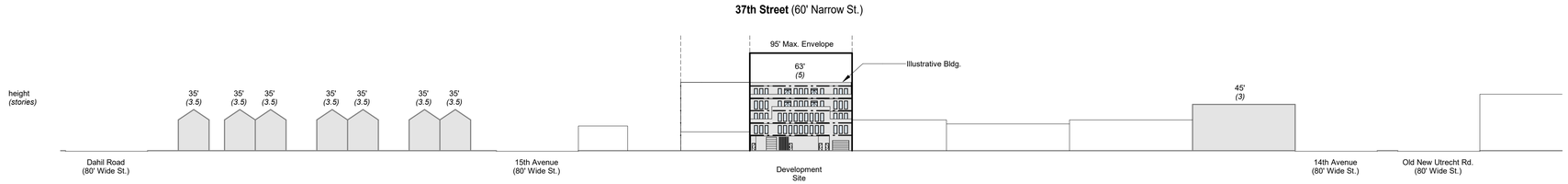
A Elevation A - 37th St Facing Northeast

1/64" = 1'-0"



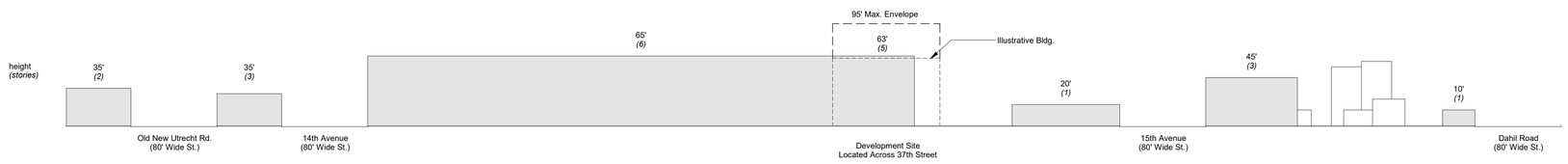
B Elevation B - 38th St Facing Northeast

1/64" = 1'-0"



C Elevation C - 37th St Facing Southwest

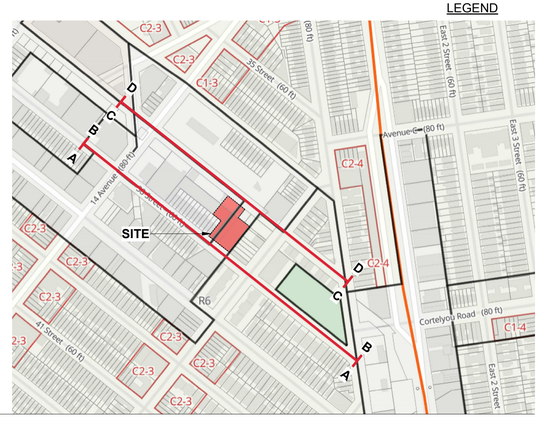
1/64" = 1'-0"



D Elevation D - 38th St Facing Southwest

1/64" = 1'-0"

LEGEND



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NEIGHBORHOOD CHARACTER DIAGRAM

DOB JOB #	
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SCALE	1/64" = 1'-0"

U-401

SHEET 8 OF 8

DOB BSCAN STICKER