FOR ILLUSTRATIVE PURPOSES ONLY

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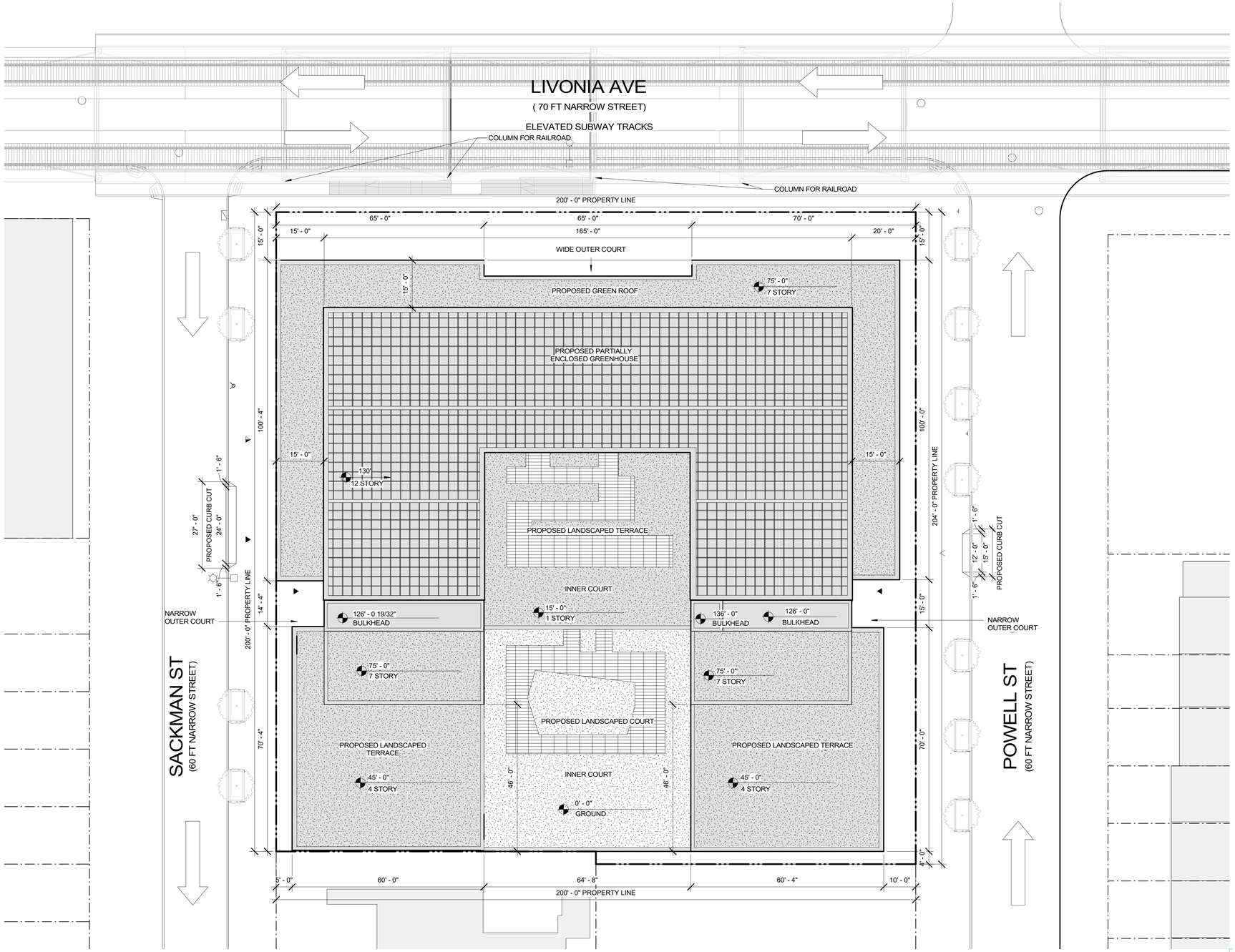


1 SITE C1 - SITE PLAN
1/16" = 1'-0"

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

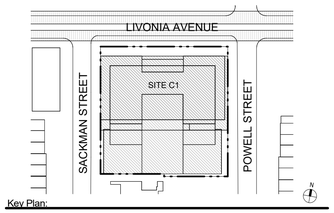
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3813 LOT: 115



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

MAP
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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C1 ZONING LOT SITE PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT
FERNANDO VILLA
030818
STATE OF NEW YORK

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

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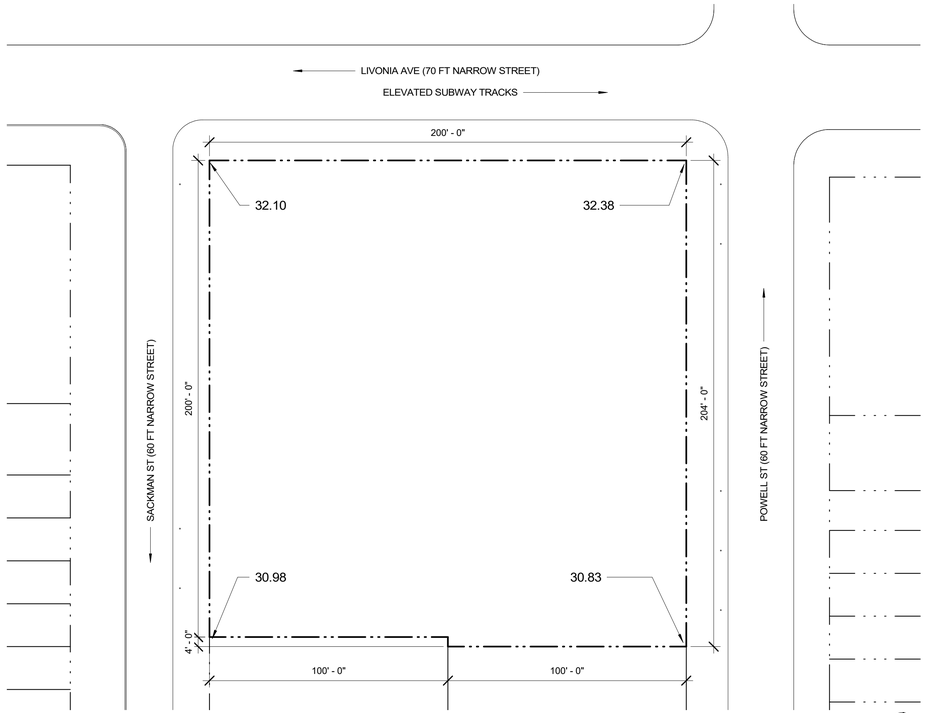
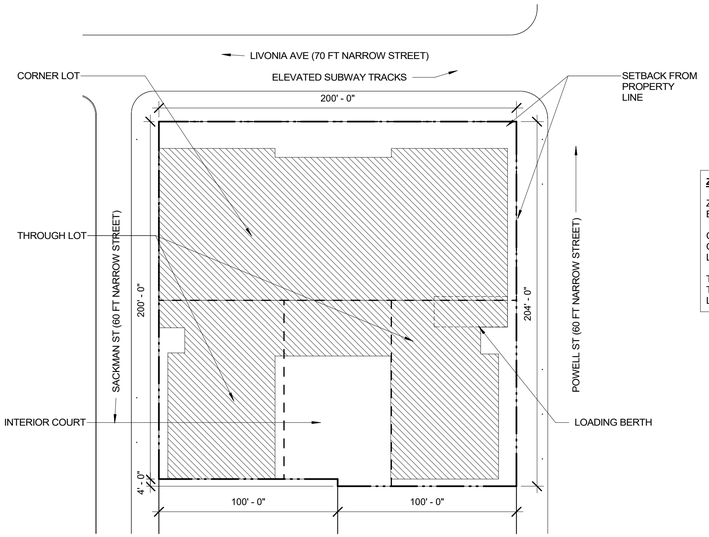


1 SITE C1 - BASE PLANE DIAGRAM
1" = 30'-0"

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 LOT COVERAGE

ZONING LOT AREA:	40,400 SF
BUILDING LOT COVERAGE:	29,510 SF
CORNER LOT AREA:	20,000 SF
CORNER LOT COVERAGE:	16,250 SF
LOT COVERAGE %:	81.25%<100% OK
THROUGH LOT AREA:	20,400 SF
THROUGH LOT COVERAGE:	13,260 SF
LOT COVERAGE %:	65%=65% OK

2 SITE C1 - LOT COVERAGE DIAGRAM
1" = 40'-0"

ZONING CHART

Block:	3813	**Street(s) Width(s):**	Livonia Ave (narrow)	
Lot:	115		Powell Ave (narrow)	
			Sackman St (narrow)	
Address(es):	400 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 (200') at Livonia Ave*	**Transit Zone (Y/N):**	Yes	
Community District(s):	Brooklyn 16	**FRESH Program Zone (Y/N):**	Yes	

** The depth of this overlay will increase to the full 205' of the site for the portion of the lot that faces Powell Street as per ZR 77-03 Existing Zoning Lot Divided by District Bounday, and ZR 77-11: Different uses allowed in C2-4 and less than 25' allow the District Boundary Line to be relocated so that the entire lot will be R7-2/C2-4.*

ZR	Item/Description	Permitted / Required Quality Housing w MIH		Proposed		Compliance	Notes
	USE						
22-10, 32-10	Use Groups	1-9, 14		2, 3, 6		Complies	
	FLOOR AREA	FAR	Floor Area	FAR	Floor Area		
23-153, 23-154(d)(2)(ii)	Residential (QH, MIH)	4.60	185,840 SF	4.51	182,196 SF	Complies	
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 Coverage				
23-153	Max for Corner Lot 100%	20,000 SF	20,000 SF	81%	16,250 SF	Complies	
23-153	Max for Interior/Through Lot 65%	20,400 SF	13,260 SF	65%	13,260 SF	Complies	
35-21	Lot coverage only applies to residential portions of the building						
	LOT AREA / DU						
23-22	Dwelling Unit Factor	680 SF		806 SF		Complies	
	Maximum DU (FA/DUF)	268 du		226 du		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, 23-531(b)*	Rear Yard Equivalent	n/a	40 ft	65 ft	40 ft	Complies	
33-26	Rear Yard (Interior Lot)	n/a	20 ft	n/a	20 ft	Complies	
33-301	Rear Yard (Corner Lot)	n/a	n/a	0 ft	0 ft	Complies	
33-23(b)	*Permitted Obstruction in Commercial rear yard equivalent						
** 23-531(b) In the districts indicated, for zoning lots containing Quality Housing buildings, no rear yard regulations shall apply to any zoning lot that includes a through lot portion that is contiguous on one side to two corner lot portions and such zoning lot occupies the entire block frontage of a street.*							
	HEIGHT & SETBACK (QH)						
35-654(b)(1), 35-651(a)	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	Min Base Height	40 ft		45 ft		Complies	
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	Max Base Height	75 ft		75 ft		Complies	
	Max Building Height	135 ft / 13 Stories		130 ft / 12 Stories		Complies	
23-664(c)	Min Setback @ Front (Narrow)	15 ft		15 ft		Complies	
23-841(b)	Narrow Outer Court (less than 30 ft wide)	depth must be less than equal to width		15 ft wide, 10 ft depth		Complies	
23-842(b)	Wide Outer Court (30 ft wide or greater)	any depth		65 ft wide, 5 ft depth		Complies	
23-851(b)	Inner Court	not less than 1,200 sf; 30 ft min dimension		5,525 sf, 65 ft min dimension		Complies	
	**RFP requirements - must include a sidewalk widening of 15' along Livonia Ave.*						
	PARKING						
25-251	Residential - within Transit Zone N/A for Income-restricted housing units	0		0		Complies	
36-21	Community Facility in C2-4 (UG4B)	none required		0		Complies	
36-21	Commercial in C2-4 (UG 6 PRC-B)	1 per 1,000 sf	5 spaces	5 spaces		Complies	
	Commercial in C2-4 (UG 6 PRC-B1)	1 per 1,000 sf	10 spaces	10 spaces		Complies	
36-232(a)(b)	Waiver of Parking Requirements	allowed for less than 40 spaces	permissible	not used		Complies	
36-53	Location of Curb Cuts	not less than 50 ft from intersetion		80 ft		Complies	
36-62	Loading Berths (UG 6)	8,001 to 25,000 sf	1 loading berth	1 loading berth		Complies	
36-681	Size of Loading Berths	33 ft long, 12 ft wide, 14 ft high		33 ft long, 12 ft wide, 14 ft high		Complies	
	BICYCLE PARKING						
36-71, 25-31	Bicycle Parking (Residential)	1 per 2DU	113	113		Complies	
36-711	Bicycle Parking (Community Facility)	1 per 10,000 sf	13	13		Complies	
36-711	Bicycle Parking (Commercial)	1 per 10,000 sf	14	14		Complies	
	INCLUSIONARY HOUSING REQUIREMENT	**Required**		**Proposed**			Notes
23-154		Percentage of Residential Floor Area	MIH Floor Area	Percentage of Residential Floor Area	MIH Floor Area		
23-154 (d) (3) (i)	Option 1	25%	45,549 SF	30%	54,659 SF	Complies	
23-154 (d) (3) (ii)	Option 2	30%	54,659 SF	30%	54,659 SF	Complies	the MIH Floor Area would yield approx. 68 affordable housing units
23-154 (d) (3) (iii)	Option 3	20%	36,439 SF	30%	54,659 SF	Complies	
23-154 (d) (3) (iv)	Option 4	n/a	n/a	n/a	n/a		

LIVONIA 4 - SITE C1

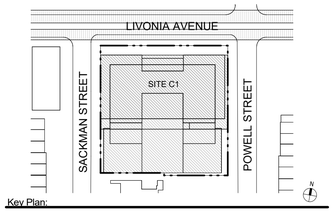
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3813 LOT: 115



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Revisions:

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ZONING ANALYSIS + BASE PLANE DIAGRAM - C1

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C1-003
SCALE:	As indicated

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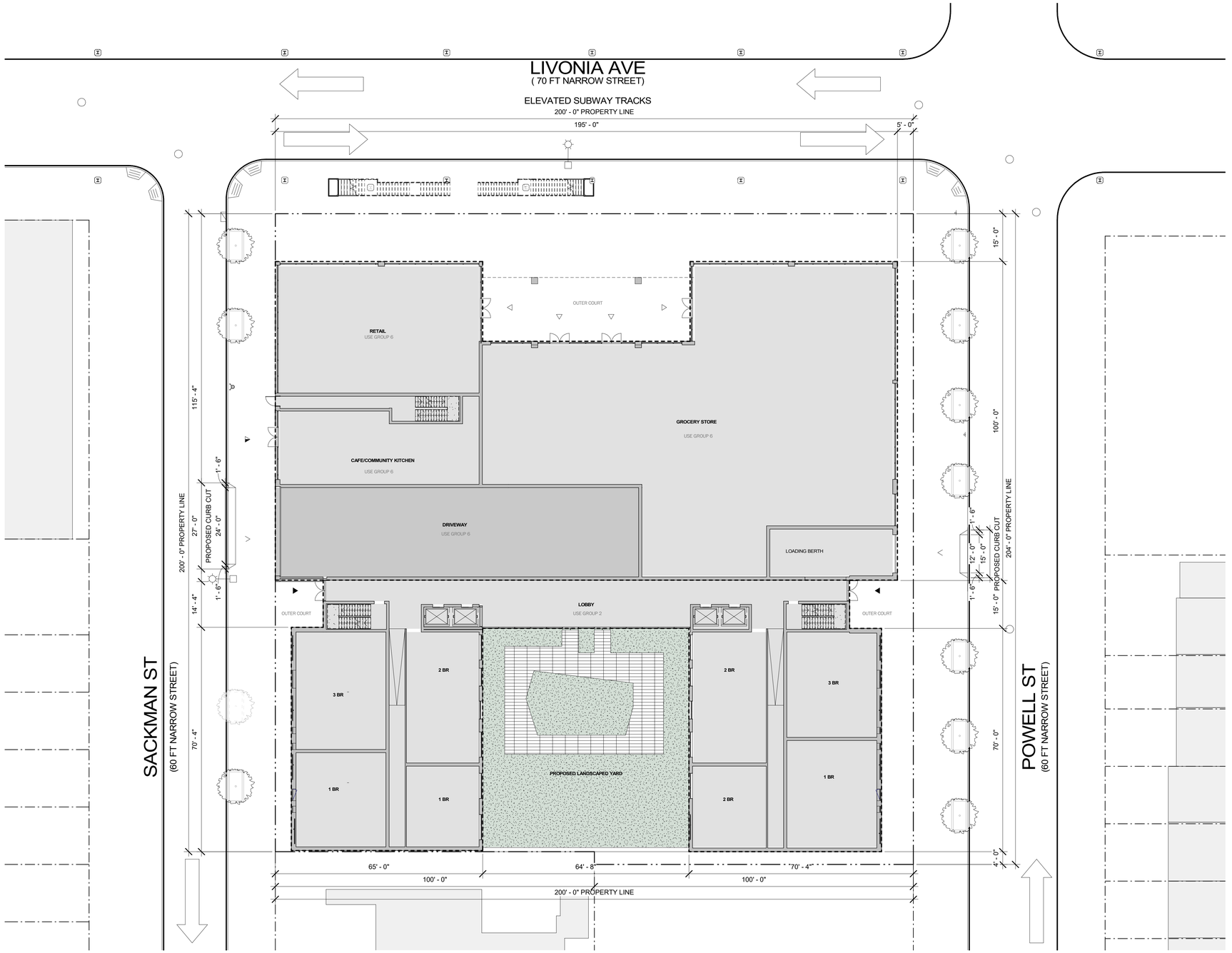

1 SITE C1 - GROUND FLOOR PLAN
1/16" = 1'-0"

LEGEND

GENERAL

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

SITE / GROUND FLOOR PLAN

- BUILDING ENTRANCE
- COMMERCIAL ENTRANCE
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LIVONIA 4 - SITE C1

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Owner:

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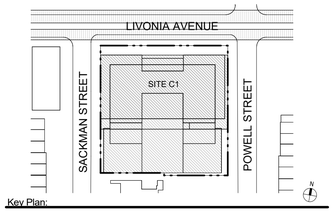
COMMUNITY DISTRICT 16
BLOCK: 3813 LOT: 115



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C1 FLOOR PLANS - GROUND FLOOR PLAN

SEAL & SIGNATURE:

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PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C1-006
SCALE:	As indicated

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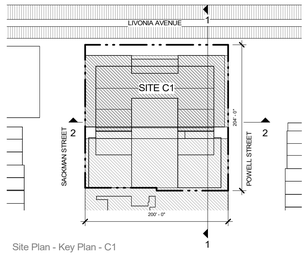
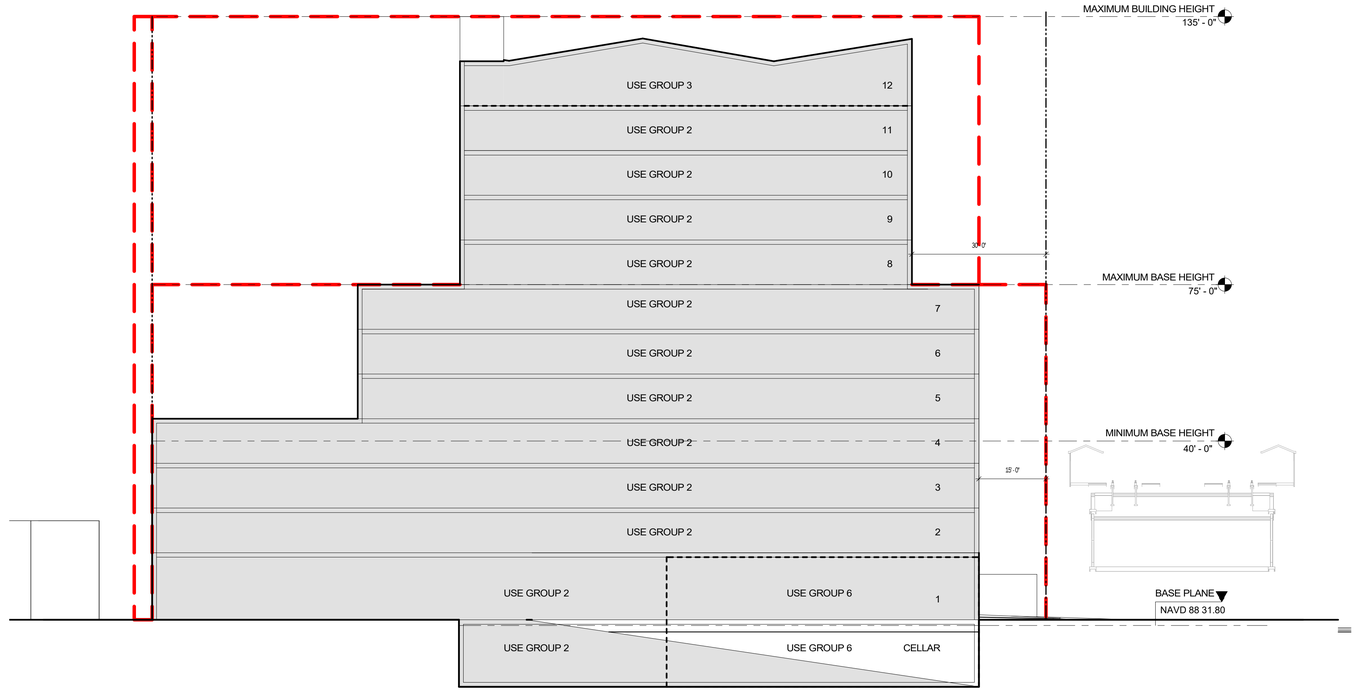
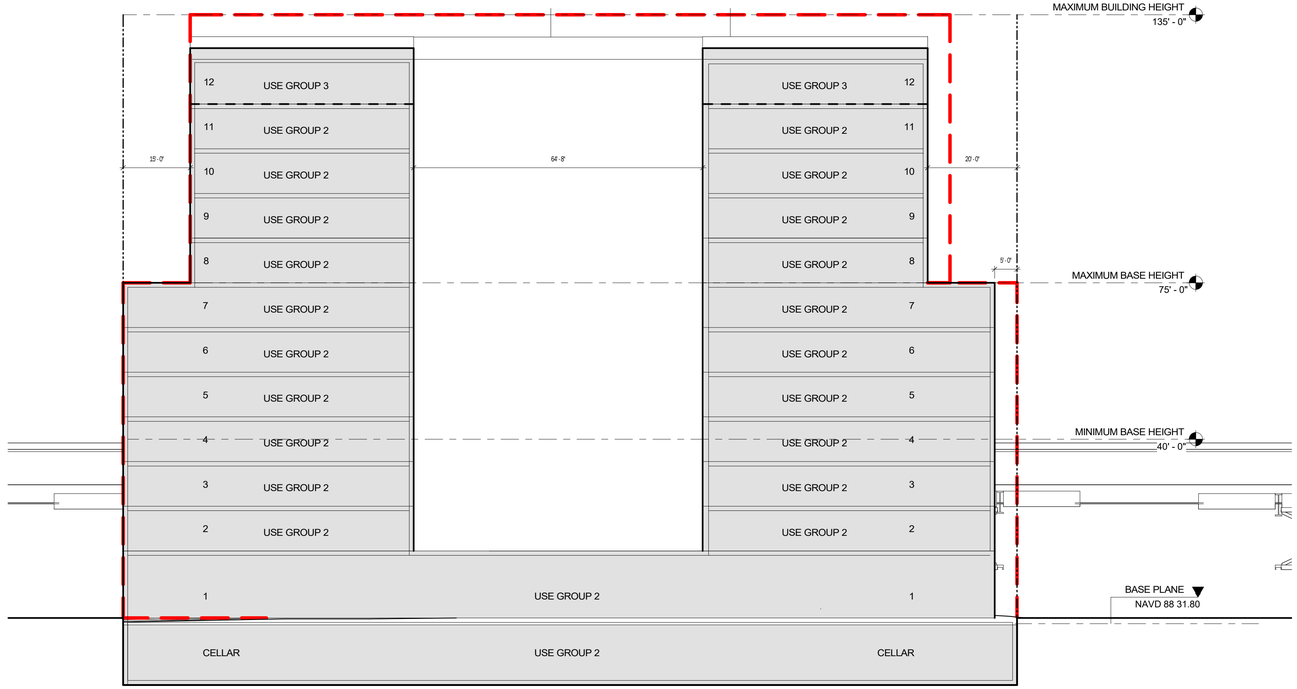


Site Plan - Key Plan - C1



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

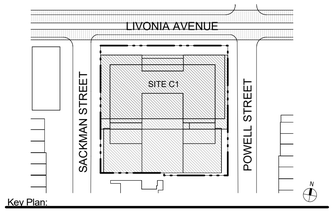
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3813 LOT: 115



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ZONING SECTIONS - C1

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C1-010
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

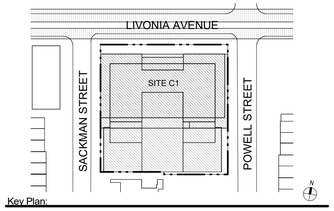
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3813 LOT: 115



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OVERALL PROJECT ELEVATIONS

SEAL & SIGNATURE:



PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C1-011
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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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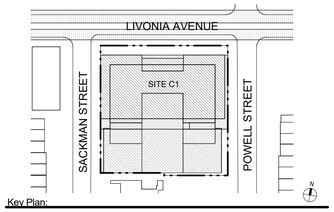
COMMUNITY DISTRICT 16
BLOCK: 3813 LOT: 115



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OVERALL PROJECT ELEVATIONS

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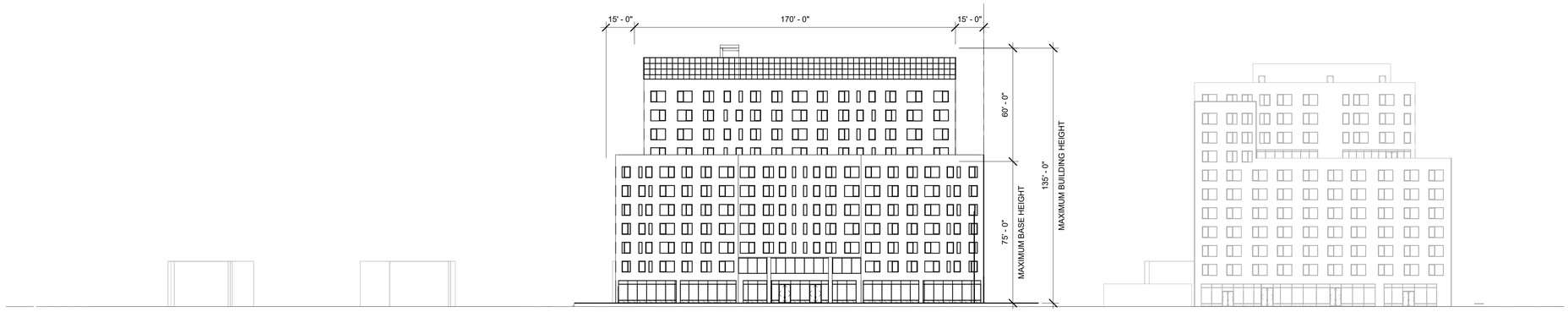
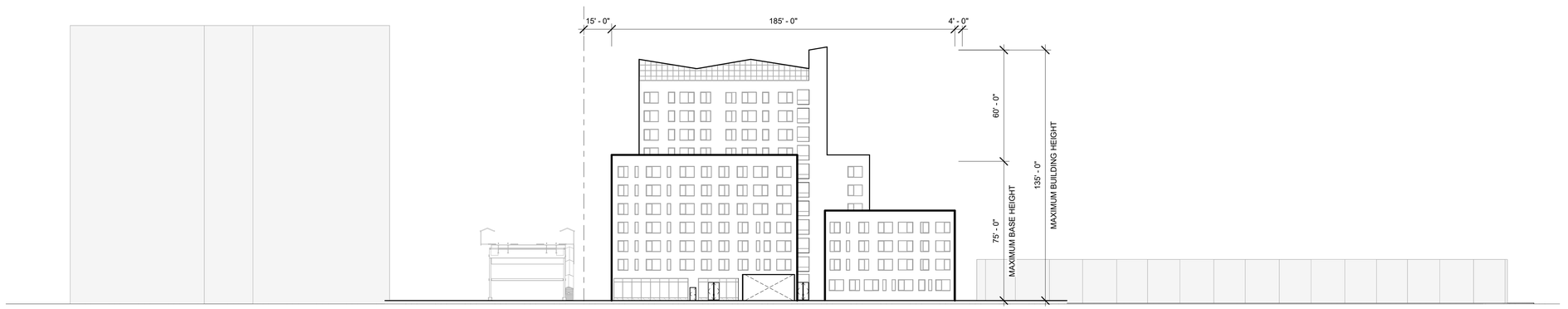


1 SITE C1 - NORTH SITE ELEVATION
1/32" = 1'-0"



2 SITE C1 EAST ELEVATION
1/32" = 1'-0"



3 SITE C1 WEST ELEVATION
1/32" = 1'-0"

LIVONIA 4 - SITE C1

BROOKLYN, NY

Owner:

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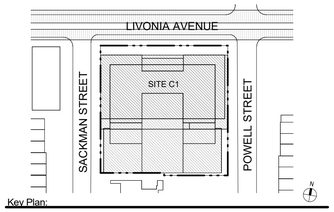

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NEIGHBORHOOD CHARACTER DIAGRAMS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VALLA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	C1-014
SCALE:	1/32" = 1'-0"

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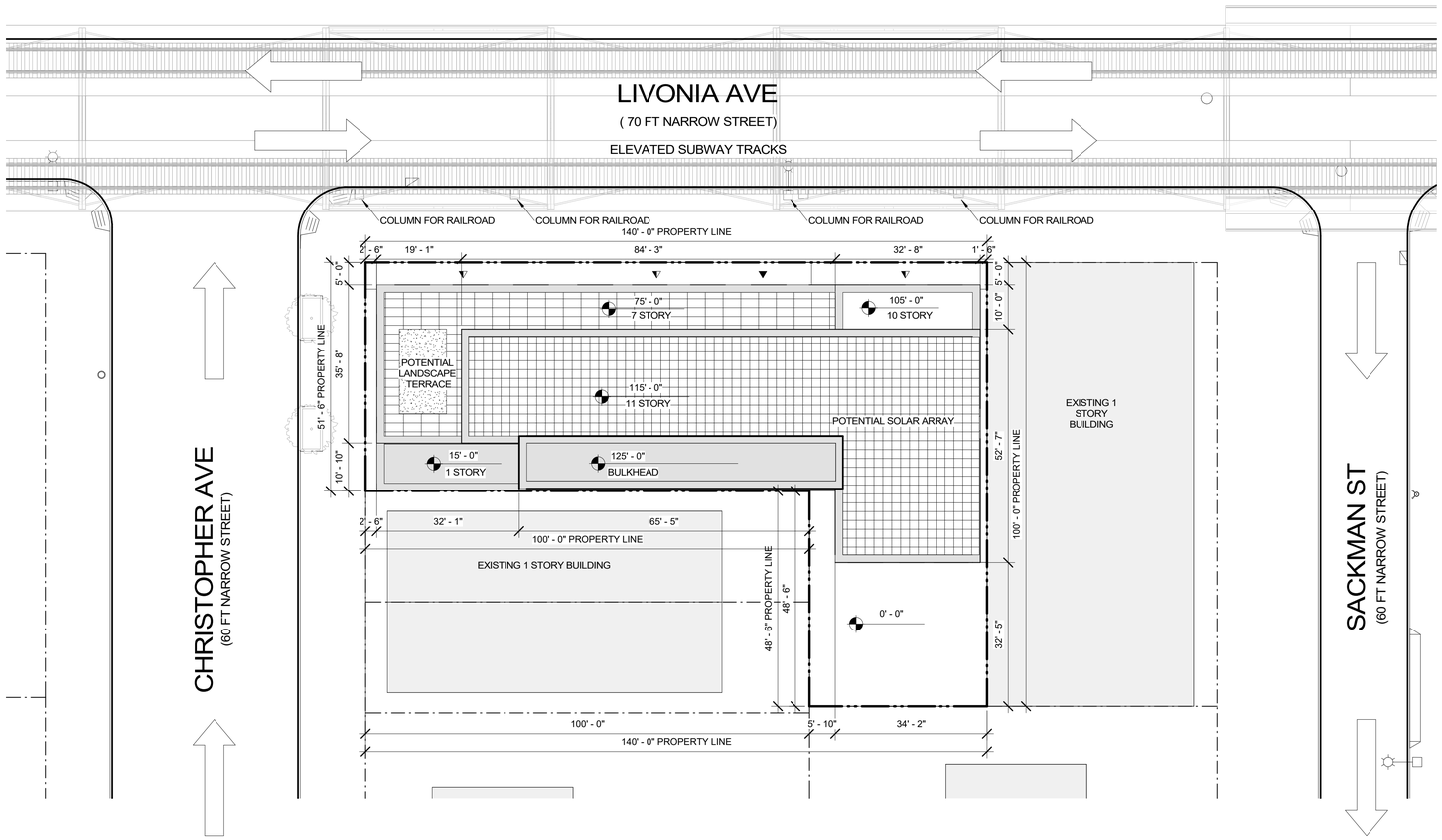

1 SITE C2 - SITE PLAN
1/16" = 1'-0"

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

SITE / GROUND FLOOR PLAN

- BUILDING ENTRANCE
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- DIRECTION OF TRAFFIC
- EXISTING TREE
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- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT POLE

LIVONIA 4 - SITE C2

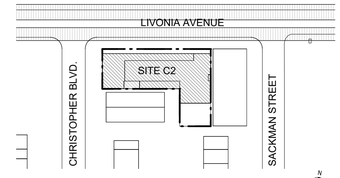
BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT 16
BLOCK: 3812 LOT: 19-22, 121



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

MAP
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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C2 ZONING LOT SITE PLAN

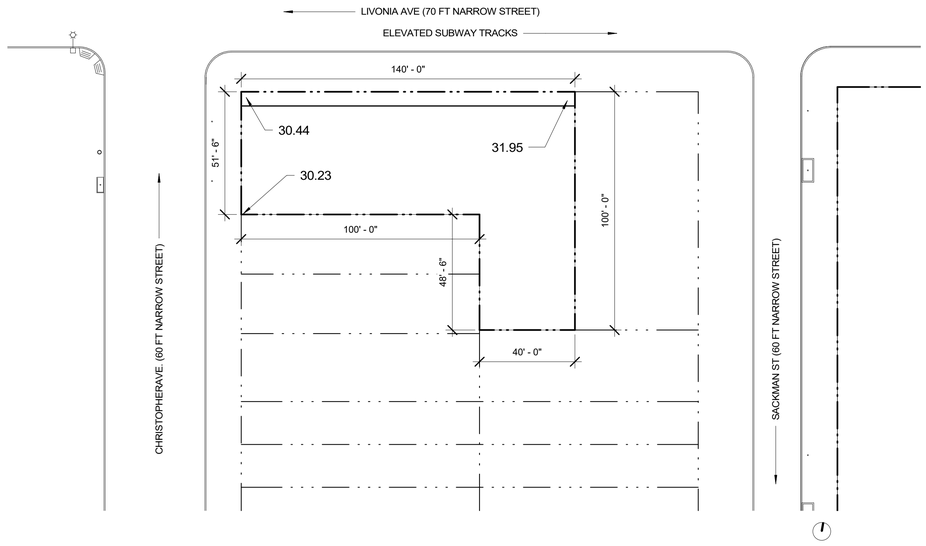
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA STATE OF NEW YORK 030818

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-002
SCALE:	As indicated

FOR ILLUSTRATIVE PURPOSES ONLY

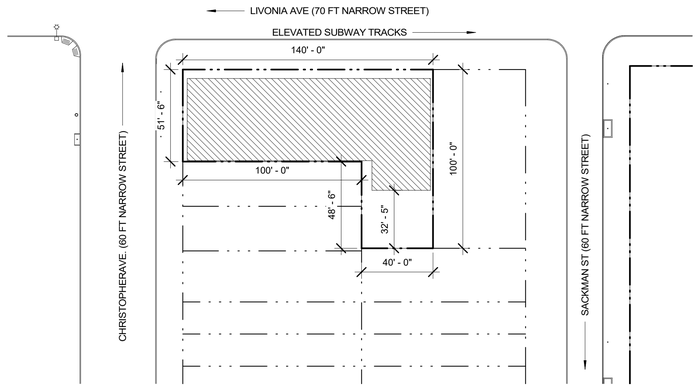
NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES



1 SITE C2 - BASE PLANE DIAGRAM
1" = 30'-0"

BASE PLANE CALCULATION

LIVONIA ST.:	(30.44' + 31.95') / 2 =	31.20'
CHRISTOPHER AVE.:	(30.23' + 30.44') / 2 =	30.33'
TOTAL: (31.03' + 30.35') / 2 =		**30.77' AVG. LOT BASE PLANE**



2 SITE C2 - LOT COVERAGE DIAGRAM
1" = 40'-0"

ZONING LOT COVERAGE

ZONING LOT AREA:	9,152 SF
BUILDING LOT COVERAGE:	6,794 SF
LOT COVERAGE %:	74.24%

Zoning Chart:

Block:	3812	**Street(s) Width(s):**	Livonia Ave (narrow)
Lot:	19-22, 121		Christopher Ave (narrow)
Address(es):	370 Livonia Avenue (C2)	**Historic Landmark District (Y/N):**	No
Zoning Lot Area:	9,152 SF	**Inclusionary Housing Area (Y/N):**	Yes (MIH)
Map No(s).:	17d	**Special Flood Hazard Area:**	No
Zoning District:	R7-2 w/ C2-4 overlay (100') 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	Comments
	Use Group						
22-10, 32-10	Residential - Single family detached	1					
22-10, 32-10	Residential - other types of residences	2		2		Complies	
22-10, 32-10	Community Facilities	3, 4		3, 4		Complies	
22-10, 32-10	Commercial	5, 6, 7, 8, 9, 14					
	FLOOR AREA	FAR	Allowable	FAR	Proposed		
23-153, 23-154(d)(2)	Residential (QH, MIH)	4.60	42,099 SF	2.13	19,476 SF	Complies	*UG 2 per BB 2011-003**
24-111 (a)(b), 35-31, 33-121	Community Facility (only)	6.50	59,488 SF	0.52	4,799 SF	Complies	
	Community Facility (sleeping accommodations)	3.44	31,483 SF	3.19	29,215 SF	Complies	*UG 3 per BB 2011-003**
	Maximum for Zoning Lot	**6.50**	59,488 SF	**5.84**	53,490 SF	Complies	
	** Per BB 2011-003 At least 60% of units are UG3, but may be up to 100%*						
	LOT COVERAGE	Lot Size	Max Coverage				
23-153	Max for Corner Lot 100%	9,152 SF	100%	6,850 SF	75%	Complies	
35-21	Lot coverage only applies to residential portions of the building						
	LOT AREA/DU						
23-22	Dwelling Unit Factor	680 sf		725 sf		Complies	*Only applies to Residential portion (UG2)*
	Maximum DU (Residential FA/DUF)	26 du		24 du			
	YARD REGULATIONS	Residentail	Commercial and Community Facility	Residentail	Commercial and Community Facility		
23-45	Front yard	N/A	N/A	N/A	N/A	Complies	
23-462, 35-52	Side Yard	0 or 8 ft	0 or 8 ft	0 ft	0 ft	Complies	
23-47, 33-26	Rear Yard **	30 ft *	20 ft	N/A	N/A	Complies	
24-672 / 23-861	Distance between legally required windows and rear lot line	30 ft	30 ft	30 ft	30 ft	Complies	
	** RFP - must include a sidewalk widening of 5'-7" along Livonia Ave.*			5 ft setback provided		Complies	
	*** No rear yard required within 100 ft. of a corner ZR 23-541, 33-301*						
	HEIGHT & SETBACK (QH)						
35-654(b)(1), 35-651(a)	Street wall Location*	70% within 8 feet of property line - along one street line only		100% along Livonia		Complies	
23-951, 23-662(a), 23-664(a)(3),23-664(b), 35-651, 35-652	Min Base Height	40 ft		75 ft		Complies	
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	Max Base Height	75 ft		75 ft		Complies	
	Max Building Height	135 ft / 13 Stories		115 ft / 11 stories		Complies	
23-662(c)(1)	Min Setback @ Front (Wide)	10 ft		10 ft		Complies	
	PARKING						
25-251	Parking (Residential)	within Transit Zone N/A for Incom-restricted housing units		0		Complies	
	Parking (Community Facility)	1 per 1,000 sf	5 spaces	0 spaces		Complies*	
36-232(a), 36-232(b)	*Waiver of Parking Requirements	less than 40					
25-31; 36-71	Bicycle Parking (Residential)	1 per 2 DU		12		Complies	
36-711	Bicycle Parking (Community Facility)	1 per 10,000 SF		1		Complies	
36-711	Bicycle Parking (Commercial)	1 per 7,500 SF		N/A			
	INCLUSIONARY HOUSING REQUIREMENT	**Required**		**Proposed**		**Compliance**	**Notes**
23-154		Percentage of Residential Floor Area	MIH Floor Area	Percentage of Residential Floor Area	MIH Floor Area		
23-154 (d) (3) (i)	Option 1	25%	4,356 SF	30%	5,227 SF	complies	
23-154 (d) (3) (ii)	Option 2	30%	5,227 SF	30%	5,227 SF	complies	the MIH Floor Area would yield approx. 10 affordable housing units
23-154 (d) (3) (iii)	Option 3	20%	3,485 SF	30%	5,227 SF	complies	
23-154 (d) (3) (iv)	Option 4	n/a		n/a			

LIVONIA 4 - SITE C2

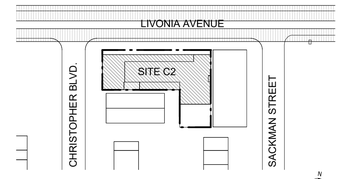
BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT 16
BLOCK: 3812 LOT: 19-22, 121



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Do Not Scale Plans
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ZONING ANALYSIS + BASE PLANE DIAGRAM - C2

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA NEW YORK 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-003
SCALE:	As indicated

FOR ILLUSTRATIVE PURPOSES ONLY

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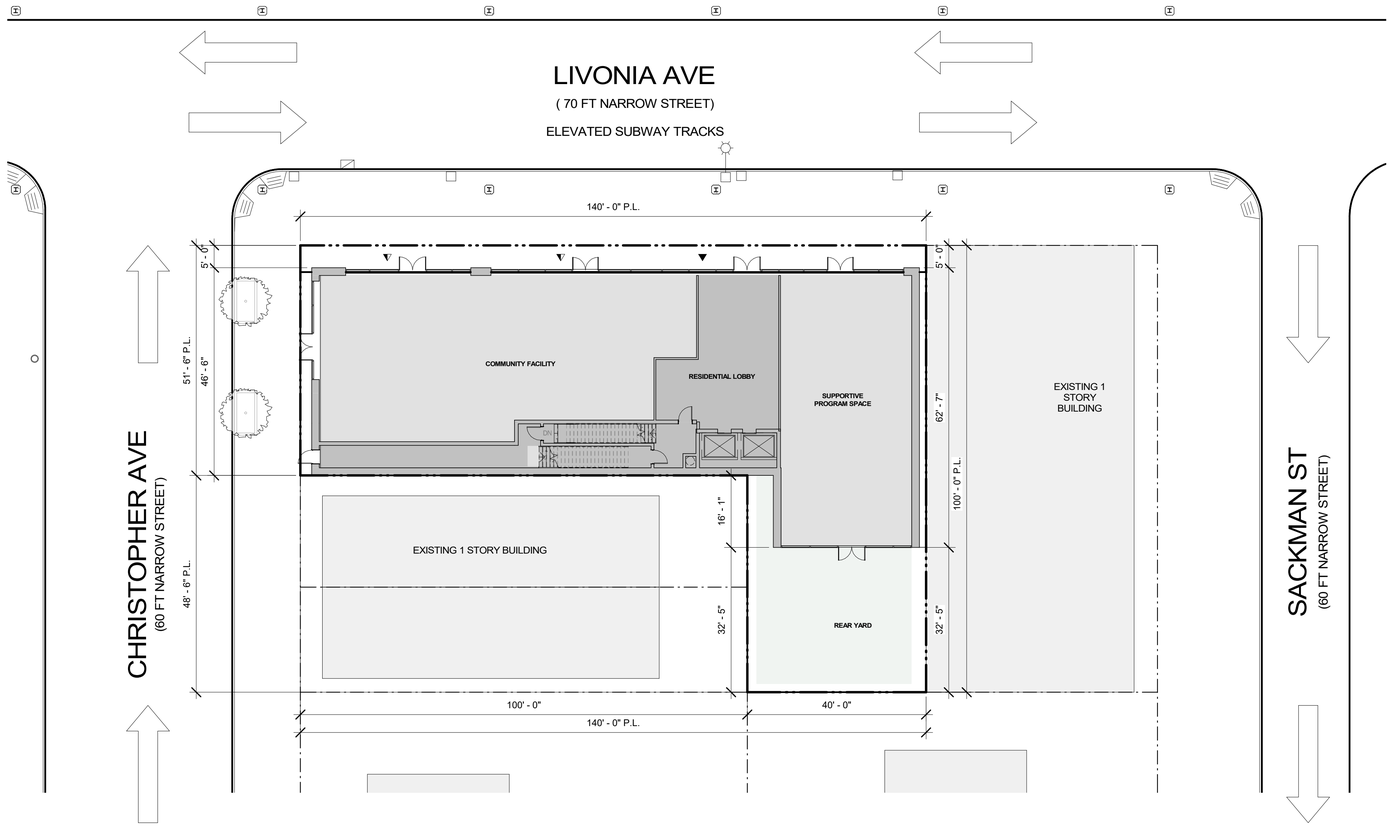


1 SITE C2 - GROUND FLOOR PLAN
1/16" = 1'-0"

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

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

LIVONIA 4 - SITE C2

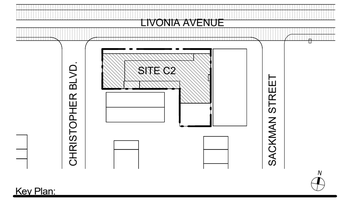
BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT 16
BLOCK: 3812 LOT: 19-22, 121



Key Plan:

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Revisions:

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New York NY 10018
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C2 FLOOR PLANS - GROUND FLOOR

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-006
SCALE:	As indicated

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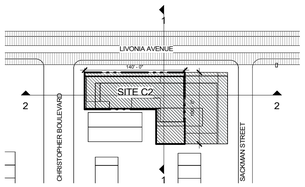
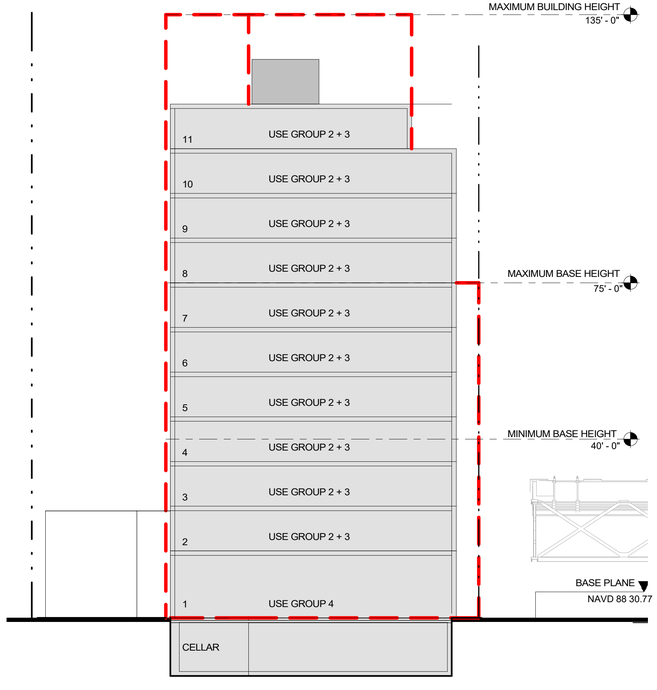


Site Plan - Key Plan - C2



1 SITE C2 - SECTION - 01
1/16" = 1'-0"



2 SITE C2 - 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 C2

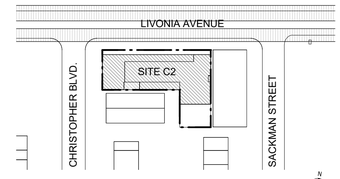
BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT 16
BLOCK: 3812 LOT: 19-22, 121



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Revisions:

Architect:

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42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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ZONING SECTIONS - C2

SEAL & SIGNATURE:



PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-008
SCALE:	As indicated

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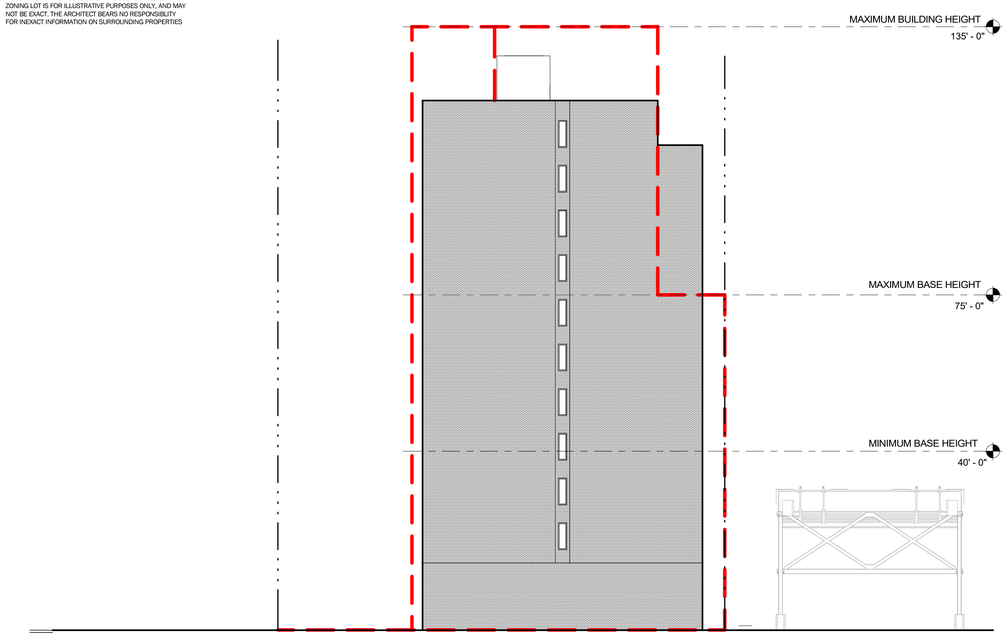
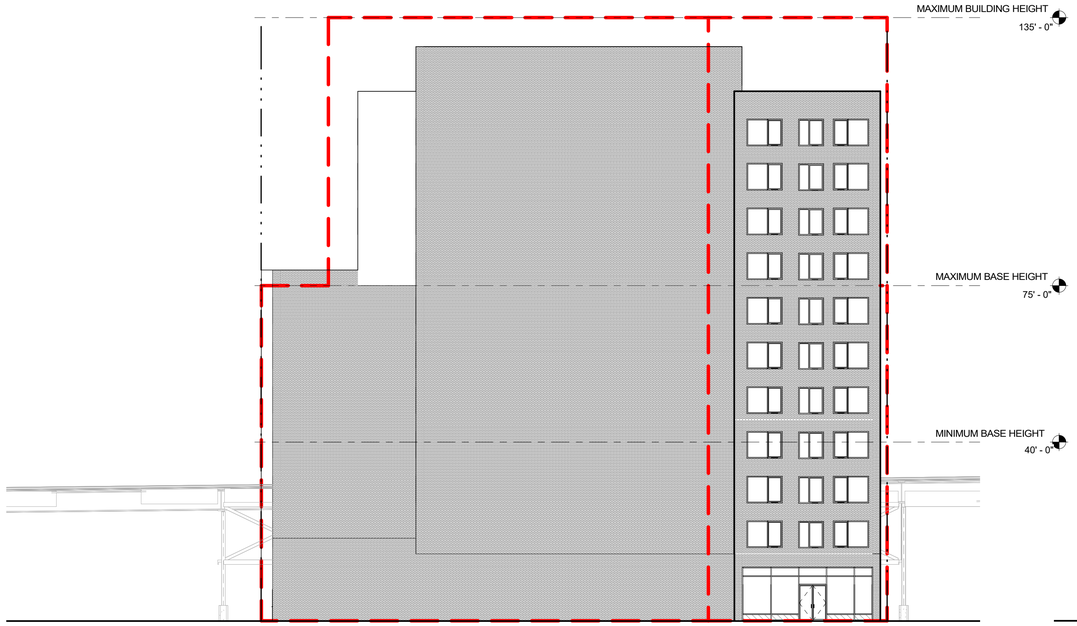


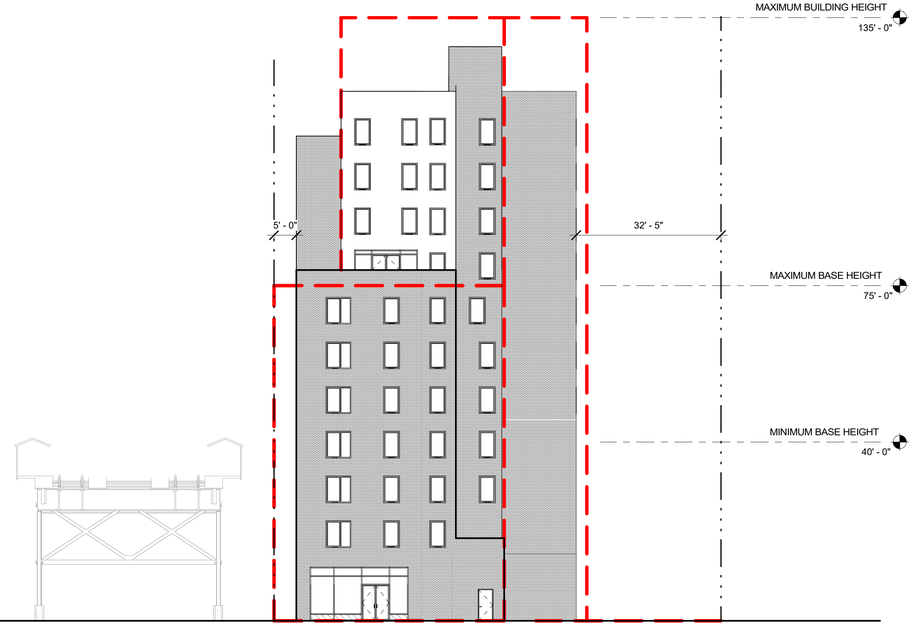
3 SITE C2 - ELEVATION - EAST
1/16" = 1'-0"



1 SITE C2 - ELEVATION - NORTH
1/16" = 1'-0"



4 SITE C2 - ELEVATION - SOUTH
1/16" = 1'-0"



2 SITE C2 - ELEVATION - WEST
1/16" = 1'-0"

LEGEND

GENERAL

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

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

LIVONIA 4 - SITE C2

BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT 16
BLOCK: 3812 LOT: 19-22, 121



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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OVERALL PROJECT ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C2-009
SCALE:	As indicated

FOR ILLUSTRATIVE PURPOSES ONLY

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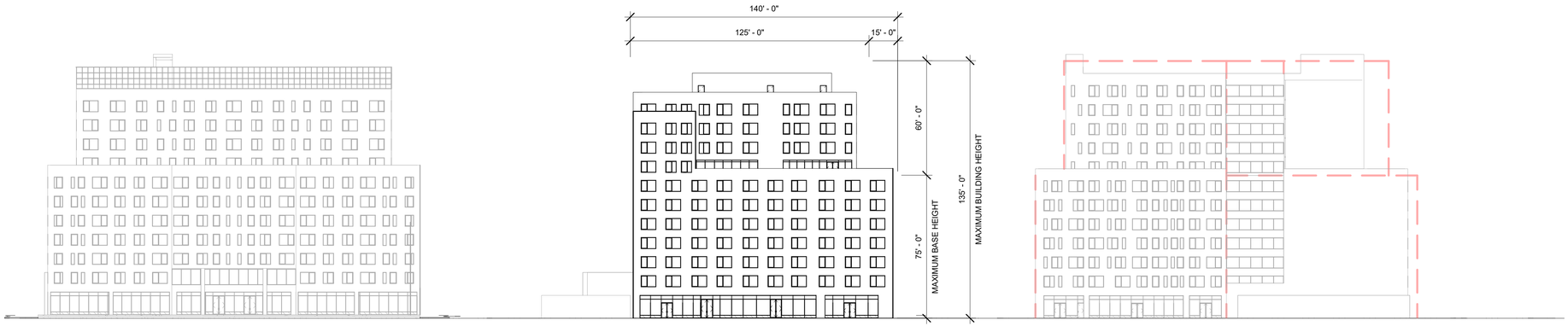
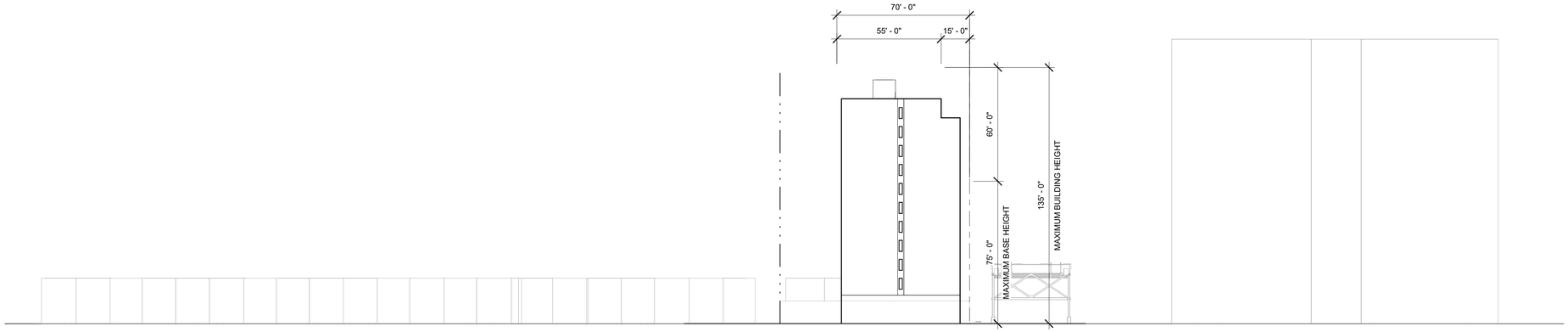
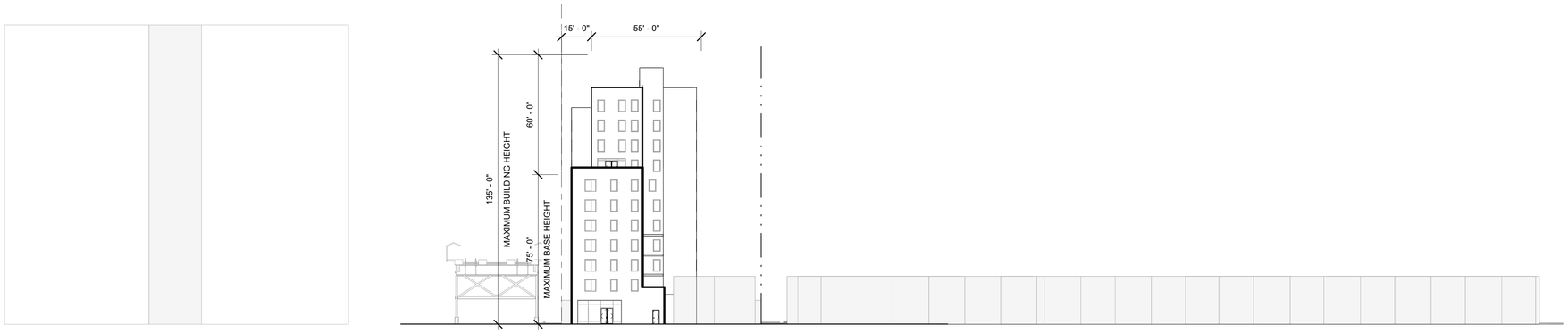


1 SITE C2 - NORTH SITE ELEVATION
1/32" = 1'-0"



2 SITE C2 - EAST SITE ELEVATION
1/32" = 1'-0"



3 SITE C2 - WEST SITE ELEVATION
1/32" = 1'-0"

LIVONIA 4 - SITE C2

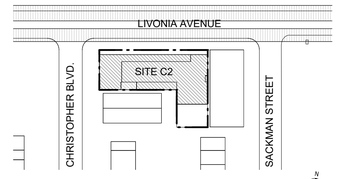
BROOKLYN, NY

Owner:

COMMUNITY SOLUTIONS

Community Solutions
60 Broad Street, Suite 2422
New York, NY 10040

COMMUNITY DISTRICT 16
BLOCK: 3812 LOT: 19-22, 121



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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NEIGHBORHOOD CHARACTER DIAGRAMS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	C2-011
SCALE:	1/32" = 1'-0"

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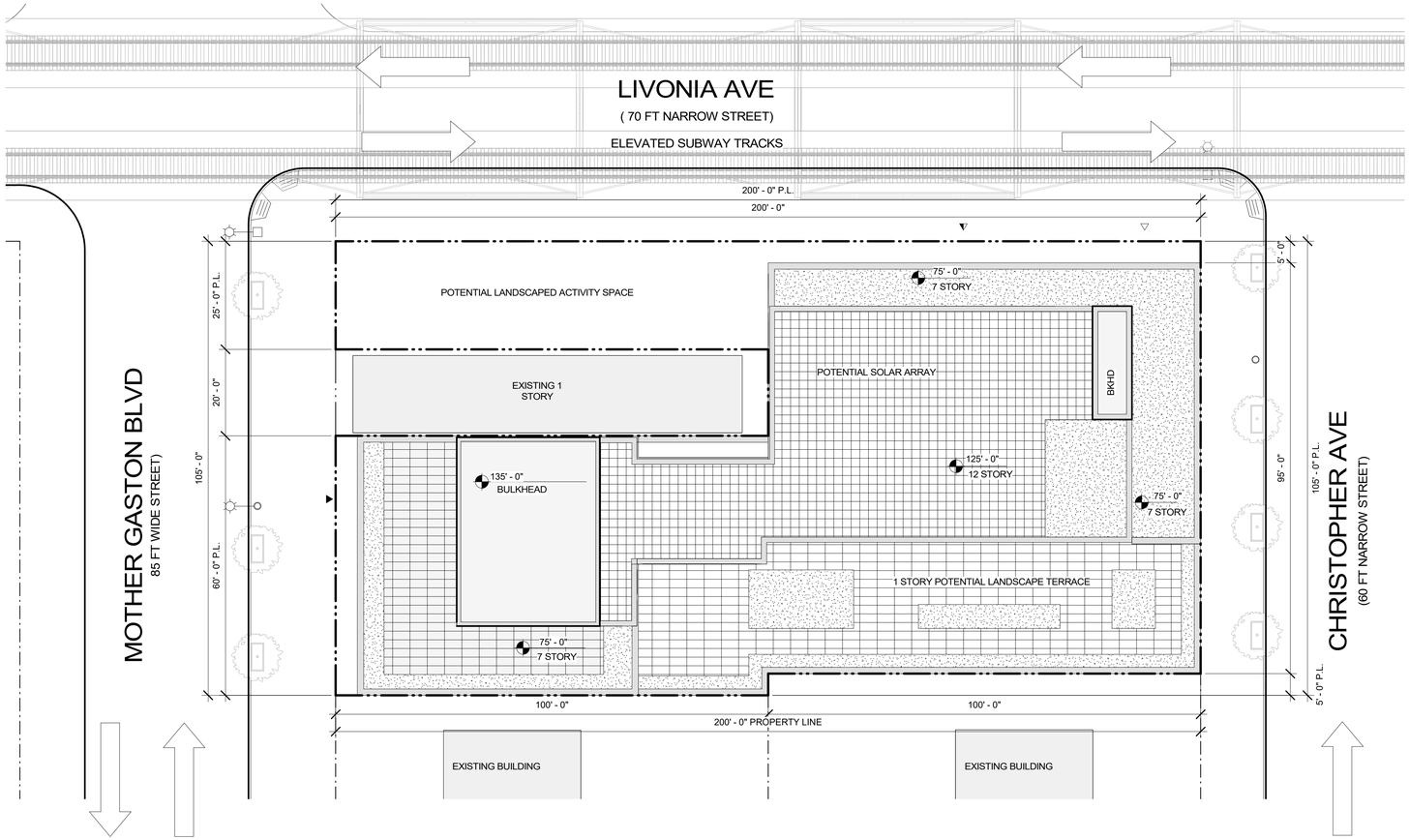

1 SITE C3 - SITE PLAN
1/16" = 1'-0"

N
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

SITE / GROUND FLOOR PLAN
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- ELEVATION NUMBER OF STORIES
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT POLE

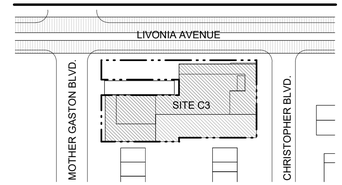
LIVONIA 4 - SITE C3

BROOKLYN, NY

Owner:

CATHOLIC CHARITIES
Progress of Peoples Development Corp.

Catholic Charities
POP Development Corporation
191 Joralemon St.
Brooklyn, NY 11201
COMMUNITY DISTRICT 16
BLOCK: 3811 LOT: 17-19, 21, 23, 24, 25, 26, 27, 124



Key Plan:

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SITE PLAN - C3

SEAL & SIGNATURE:

REGISTERED ARCHITECT
FERNANDO VILLA
030818
STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C3-002
SCALE:	As indicated

FOR ILLUSTRATIVE PURPOSES ONLY

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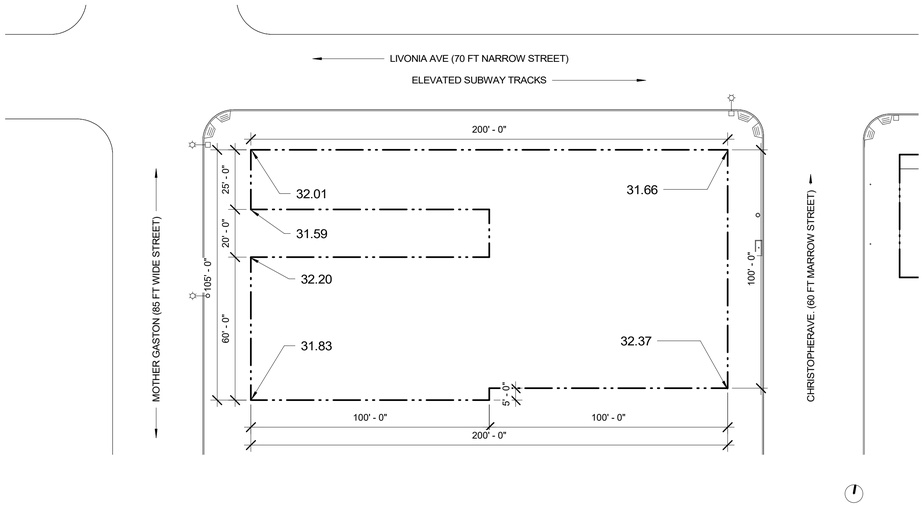
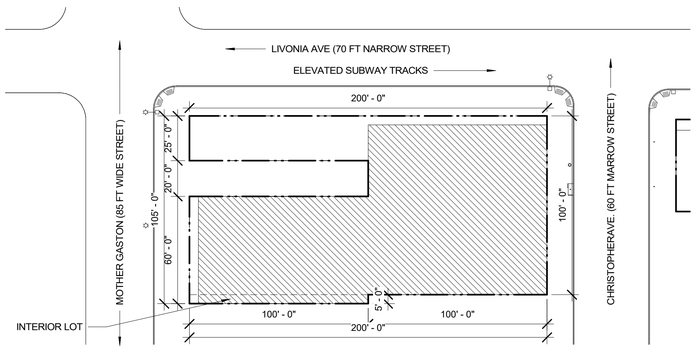


1 SITE C3 - BASE PLANE DIAGRAM
1" = 30'-0"

BASE PLANE CALCULATION

LIVONIA ST.:	(32.01' + 31.66') / 2 =	31.84'
CHRISTOPHER AVE.:	(31.66' + 32.37') / 2 =	32.02'
MOTHER GASTON BLVD. :	(32.01' + 31.59' + 32.20' + 31.83') / 4 =	31.66'
TOTAL: (31.84' + 32.02' + 31.66') / 3 =		**31.84' AVG. LOT BASE PLANE**



2 SITE C3 - LOT COVERAGE DIAGRAM
1" = 40'-0"

ZONING LOT COVERAGE

ZONING LOT AREA:	18,500 SF
BUILDING LOT COVERAGE:	15,200 SF
CORNER LOT AREA:	18,000 SF
CORNER LOT COVERAGE:	10,828 SF
LOT COVERAGE %:	60%<100% OK
INTERIOR LOT AREA:	500 SF
INTERIOR LOT COVERAGE:	325 SF
LOT COVERAGE %:	65%<65% OK

Zoning Chart

Block:	3811	**Street(s) Width(s):**	Livonia Ave (narrow) Christopher Ave (narrow) Mother Gaston Blvd (wide)
Lot:	17-19, 21, 23-27, 124		
Address(es):	350 Livonia Avenue (C3)	**Historic Landmark District (Y/N):**	No
Zoning Lot Area:	18,500 SF	**Inclusionary Housing Area (Y/N):**	Yes
Map No(s).:	17d	**Special Flood Hazard Area:**	No
Zoning District:	R7-2 w/ C2-4 overlay (100') at Livonia Ave	**Transit Zone (Y/N):**	Yes
Community District(s):	Brooklyn 16	**FRESH Program Zone (Y/N):**	Yes

ZR	Item/Description	AIRS		Proposed		Compliance	Comments
	USE					**Compliance**	**Notes**
22-11	Residential - Single family detached	1					
22-12	Residential - other types of residences	2		2		Complies	
22-13, 22-14	Community Facilities	3, 4		3, 4		Complies	
32-00	Commercial	5, 6, 7, 8, 9, 14		6		Complies	
	FLOOR AREA						
23-153, 23-155	Residential (AIRS)	5.01	92,685 sf	3.50	64,742 sf	Complies	*UG 2 per BB 2011-003**
24-11, 33-12	Community Facility (only)	6.50	120,250 sf	0.52	9,700 sf	Complies	
	Community Facity (w/ sleeping accommodations)	3.44	63,640 sf	1.50	27,746 sf	Complies	*UG 3 per BB 2011-003**
	Commercial (with CF)	6.50	120,250 sf	0.09	1,649 sf	Complies	
	Maximum for Zoning Lot	6.50	120,250 sf	5.61	103,837 sf	Complies	
	LOT COVERAGE	Max Lot Coverage					
23-153	Max for Corner Lot	100%	18,000 sf	60%	10,828 sf*	Complies	
23-153	Max for Interior/Through Lot	65%	325 SF	65%	325 sf*	Complies	
35-21	** Lot coverage only applies to residential portions of the building*						
	LOT AREA/DU			AIRS DU			
23-22	Dwelling Unit Factor	n/a					
	Maximum DU (FA/DUF)	n/a		140 du		Complies	
23-23	Minimum Dwelling Unit Size	325 sf		351 sf		Complies	
	YARD REGULATIONS	Commercial and Community Facility					
23-45	Front yard	N/A		N/A			
35-52, 23-462	Side Yard	0 ot 8ft min		0 ft		Complies	
33-283, 35-53, 23-531(b)*	Rear Yard	20 ft		30 ft provided at interior lot		Complies	
	*No rear yard required within 100 ft. of a corner ZR 23-541, 33-301						
	*RFP - must include a sidewalk widening of 5'-7' along Livonia Ave.			5 ft setback provided		Complies	
	HEIGHT & SETBACK						
35-654(b)(1), 35-651(a)	Street wall Location*	70% within 8 feet of property line - along one street line only		Building minimum 70% within 5ft along Livonia Avenue		Complies	
23-951, 23-662(a), 23-664(a)(3),23-664(b), 35-651, 35-652	Min Base Height	40 ft		75 ft		Complies	
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	Max Base Height	75 ft		75 ft		Complies	
	Max Building Height	135 ft/ 13 stories		125 ft/ 12 stories		Complies	
23-662(c)(1)	Min Setback @ Front (Wide)	10 ft		19 ft at Mother Gaston Blvd		Complies	
23-664(c)	Min Setback @ Front (Narrow)	15 ft		18 ft at Livonia; 15ft at Christopher		Complies	
	PARKING						
25-251	Residential	none req'd for IRHU within Transit Zone		0 spaces		Complies	
36-21	Community Facility in C2-4	none required		0 spaces		Complies	
36-21	Commercial in C2-4	1 per 1,000 sf	2 spaces	0 spaces		Complies*	
36-232(a)(b)	* Waiver of Parking Requirements	allowed for less than 40 spaces		used		Complies	
	BICYCLE PARKING						
36-71, 25-31	Residential (AIRS)	1 per 10,000 sf	7	7		Complies	
36-711	Community Facility	1 per 10,000 sf	3	3		Complies	
36-711	Commercial	1 per 7,500 sf	1	1		Complies	
	INCLUSIONARY HOUSING REQUIREMENT						
23-154 (d) (4) Exceptions (ii)	MIH floor area provision not required for affordable independent residences for seniors (AIRS)						

LIVONIA 4 - SITE C3

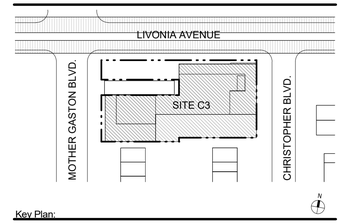
BROOKLYN, NY

Owner:

CATHOLIC CHARITIES
Progress of Peoples Development Corp.

Catholic Charities
POP Development Corporation
191 Joralemon St.
Brooklyn, NY 11201

COMMUNITY DISTRICT 16
BLOCK: 3811 LOT: 17-19, 21, 23, 24, 25, 26, 27, 124



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

MAP
Magnusson Architecture & Planning PC
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New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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ZONING ANALYSIS + BASE PLANE DIAGRAM - C3

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C3-003
SCALE:	As indicated

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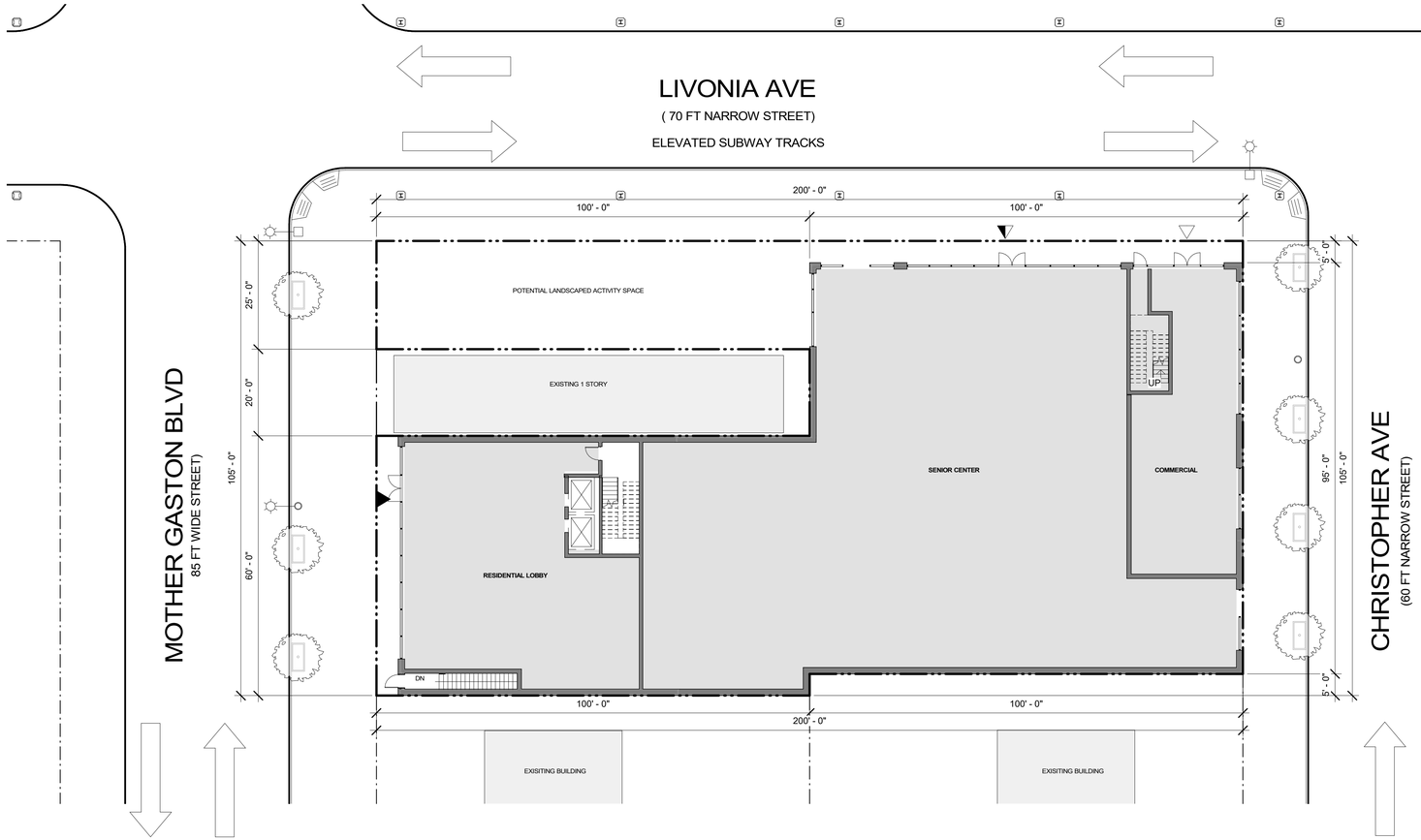
NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES



1 SITE C3 - 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

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

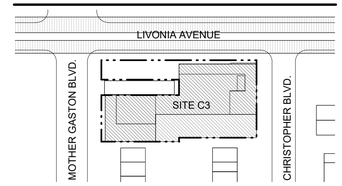
LIVONIA 4 - SITE C3

BROOKLYN, NY

Owner:

CATHOLIC CHARITIES
Progress of Peoples Development Corp.

Catholic Charities
POP Development Corporation
191 Joralemon St.
Brooklyn, NY 11201
COMMUNITY DISTRICT 16
BLOCK: 3811 LOT: 17-19, 21, 23, 24, 25, 26, 27, 124



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C3 FLOOR PLANS - GROUND FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA STATE OF NEW YORK 030814

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C3-006
SCALE:	As indicated

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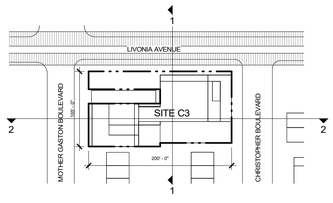
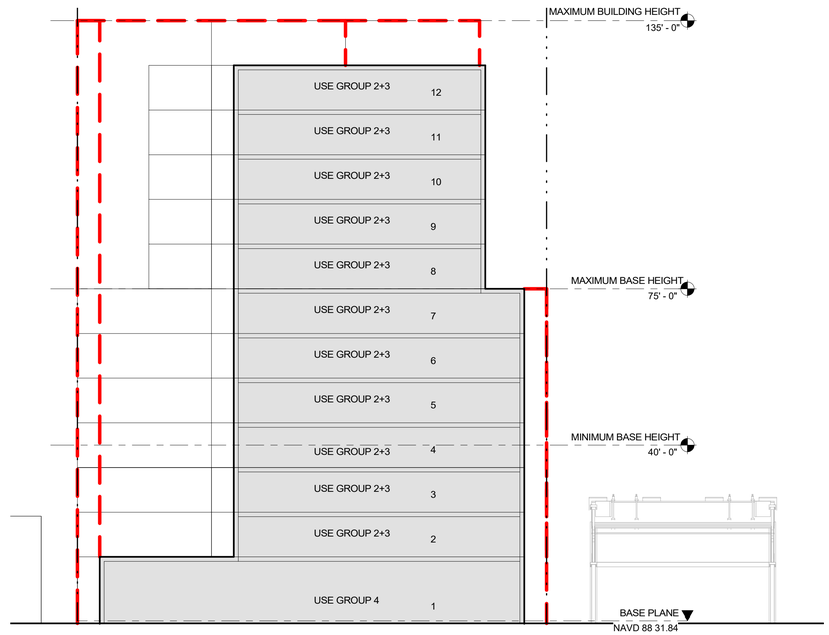


Site Plan - Key Plan - C3



1 SITE C3 - SECTION - 01
1/16" = 1'-0"



2 SITE C3 - SECTION - 02
1/16" = 1'-0"

LEGEND

GENERAL

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

N 0' 8' 16' 32'
1/16" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LIVONIA 4 - SITE C3

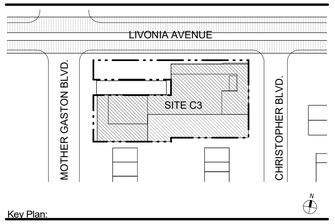
BROOKLYN, NY

Owner:

CATHOLIC CHARITIES
Progress of Peoples Development Corp.

Catholic Charities
POP Development Corporation
191 Joralemon St.
Brooklyn, NY 11201

COMMUNITY DISTRICT 16
BLOCK: 3811 LOT: 17-19, 21, 23, 24, 25, 26, 27, 124



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ZONING SECTIONS - C3

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PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C3-008
SCALE:	As indicated

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2 SITE C3 - ELEVATION - EAST
1/16" = 1'-0"



1 SITE C3 - ELEVATION - NORTH
1/16" = 1'-0"

N
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 C3

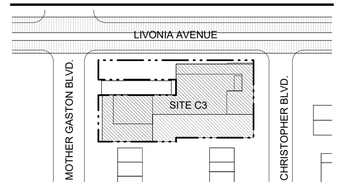
BROOKLYN, NY

Owner:

CATHOLIC CHARITIES
Progress of Peoples Development Corp.

Catholic Charities
POP Development Corporation
191 Joralemon St.
Brooklyn, NY 11201

COMMUNITY DISTRICT 16
BLOCK: 3811 LOT: 17-19, 21, 23, 24, 25, 26, 27, 124



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Revisions:

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OVERALL PROJECT ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT
FERNANDO VILLA
030818
STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C3-009
SCALE:	As indicated

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2 SITE C3 - ELEVATION - WEST
1/16" = 1'-0"



1 SITE C3 - ELEVATION - SOUTH
1/16" = 1'-0"

LEGEND

GENERAL

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

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

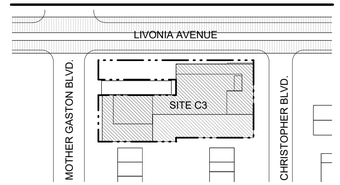
LIVONIA 4 - SITE C3

BROOKLYN, NY

Owner:

CATHOLIC CHARITIES
Progress of Peoples Development Corp.

Catholic Charities
POP Development Corporation
191 Joralemon St.
Brooklyn, NY 11201
COMMUNITY DISTRICT 16
BLOCK: 3811 LOT: 17-19, 21, 23, 24, 25, 26, 27, 124



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

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OVERALL PROJECT ELEVATIONS

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PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JY
DWG No:	C3-010
SCALE:	As indicated

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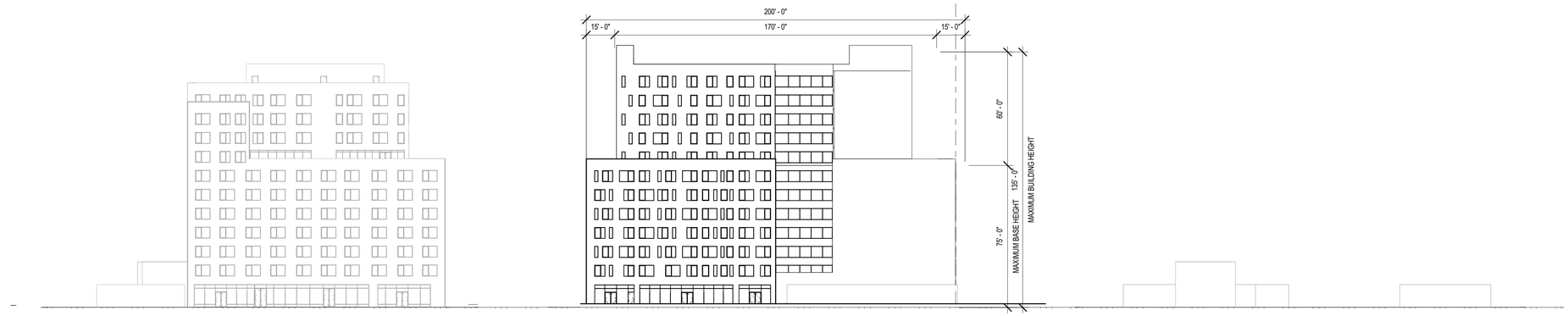
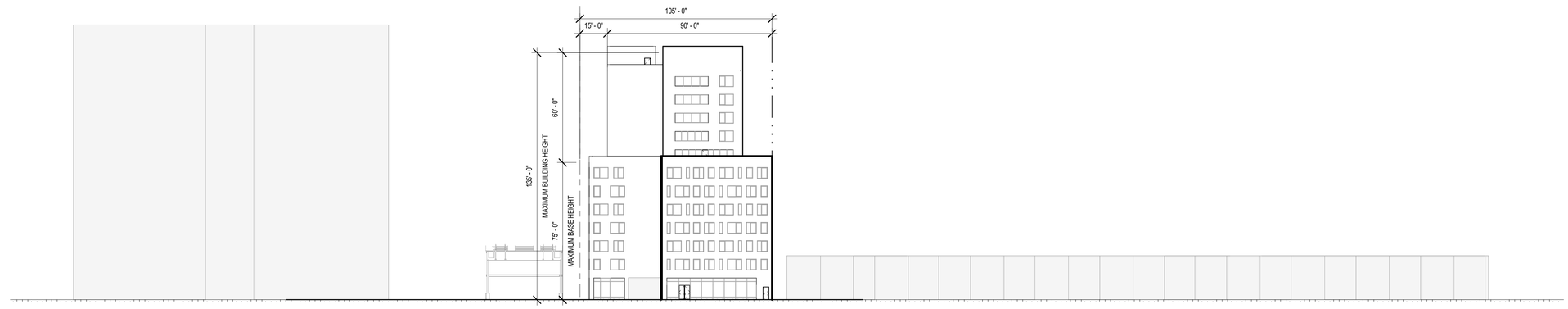


1 SITE C3 - NORTH SITE ELEVATION
1/32" = 1'-0"



2 SITE C3 - EAST SITE ELEVATION
1/32" = 1'-0"



3 SITE C3 - WEST SITE ELEVATION
1/32" = 1'-0"

LIVONIA 4 - SITE C3

BROOKLYN, NY

Owner:

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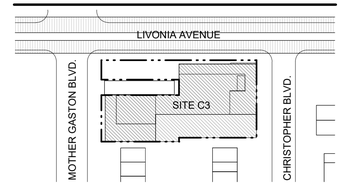
Progress of Peoples Development Corp.

Catholic Charities
POP Development Corporation
191 Joralemon St.
Brooklyn, NY 11201

COMMUNITY DISTRICT 16
BLOCK: 3811 LOT: 17-19, 21, 23, 24, 25, 26, 27, 124



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

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NEIGHBORHOOD CHARACTER DIAGRAMS

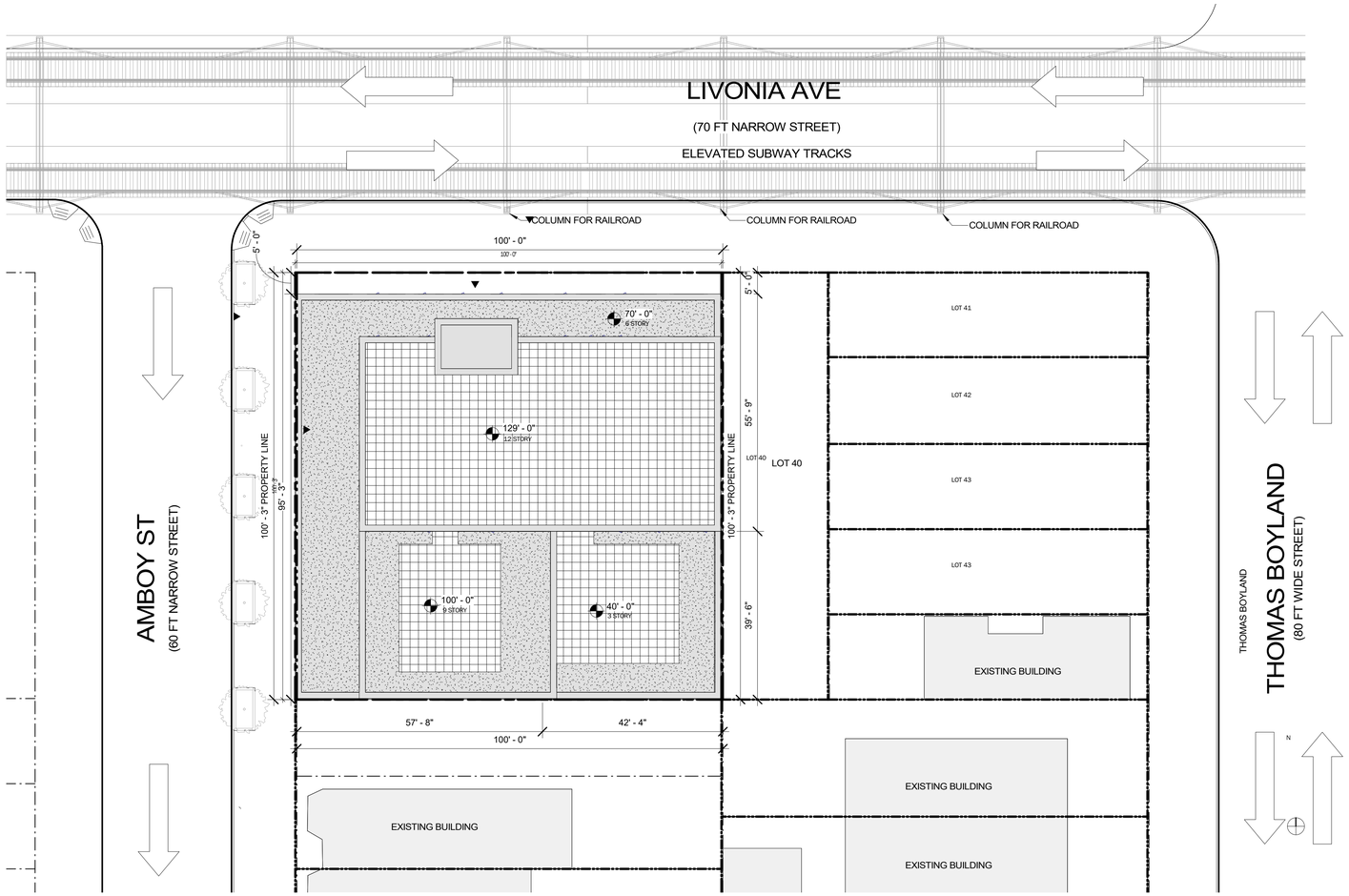
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VALLA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	C3-012
SCALE:	1/32" = 1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES



1 SITE C4 - SITE PLAN
1/16" = 1'-0"

LIVONIA 4 - SITE C4

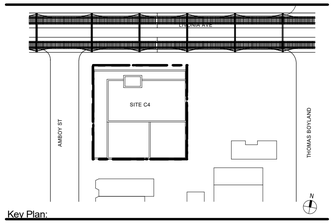
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3586 LOT: 26



Key Plan:

NUMBER	DATE	DESCRIPTION

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

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

Revisions:

Architect:

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SITE PLAN - C4

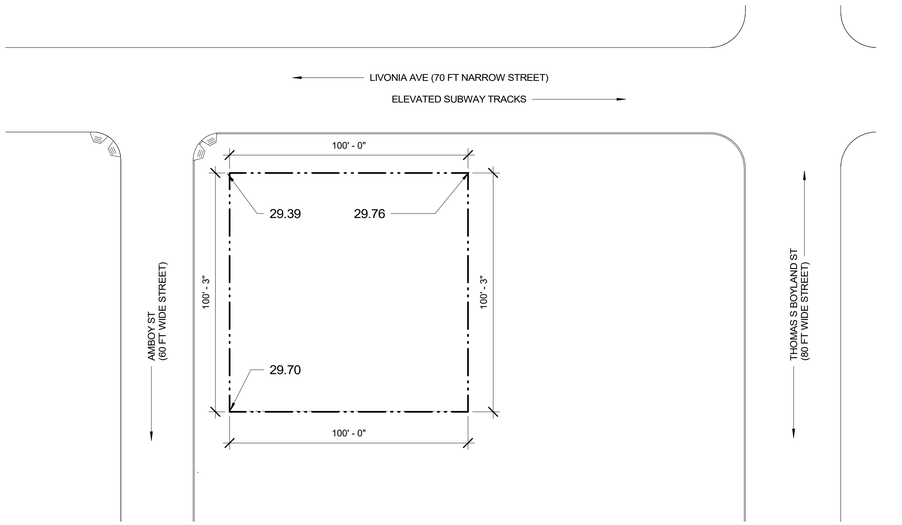
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-002
SCALE:	As indicated

FOR ILLUSTRATIVE PURPOSES ONLY

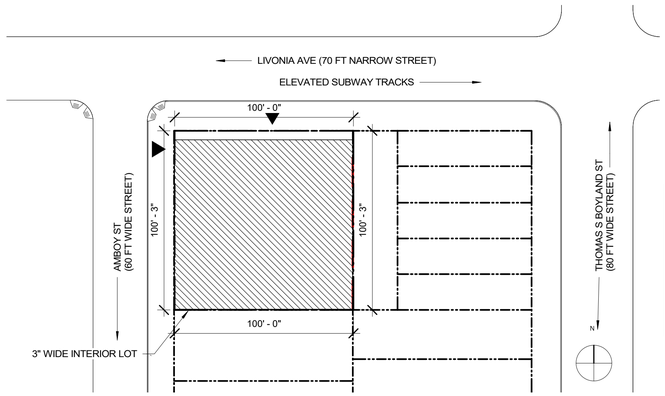
NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES



1 SITE C4 - BASE PLANE DIAGRAM
1" = 30'-0"

BASE PLANE CALCULATION

LIVONIA AVE.:	(29.39' + 29.76') / 2 =	29.58'
AMBOY ST.:	(29.70' + 29.39') / 2 =	29.55'
TOTAL: (29.58 + 29.55') / 2 =		**29.565' AVG. LOT BASE PLANE**



2 SITE C4 - LOT COVERAGE DIAGRAM
1" = 40'-0"

ZONING LOT COVERAGE

ZONING LOT AREA:	10,025 SF
BUILDING LOT COVERAGE:	9,500 SF
CORNER LOT AREA:	10,000 SF
CORNER LOT COVERAGE:	9,500 SF
LOT COVERAGE %:	95%<100% OK
THROUGH LOT AREA:	25 SF
THROUGH LOT COVERAGE:	0 SF
LOT COVERAGE %:	0%<65% OK

ZONING CHART

Block:	3586	**Street(s) Width(s):**	Livonia Ave (narrow)
Lot:	26		Amboy St (narrow)
			Thomas Boyland St (wide)
Address(es):	160 Livonia Avenue (C4)	**Historic Landmark District (Y/N):**	No
Zoning Lot Area:	10,023 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 (100') 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		Complies	
	FAR		Permitted				
23-153, 23-154(d)(2)(ii)	Residential (QH, MIH)	4.60	46,106 SF	4.57	45,848 SF	Complies	
24-111 (a)(b), 35-31, 33-121	Community Facility (only)	6.50	65,150 SF	1.92	19,203 SF	Complies	
	Maximum for Zoning Lot	6.50	65,150 SF	**6.49**	**65,051 SF**	Complies	
	LOT COVERAGE	Lot Size	Max Lot Coverage				
23-153	Max for Corner Lot 100%	10,023 SF	10,023 SF	95%	9,500 SF	Complies	
23-153	Max for Interior/Through Lot 65%	25 SF	0 SF		0.00 SF	Complies	
35-21	Lot coverage only applies to residential portions of the building						
	LOT AREA/DU						
23-22	Dwelling Unit Factor	680		834		Complies	
	Maximum DU (FA/DUF)	67		55		Complies	
23-23	Min size of Dwelling Units	325 SF				Complies	
	YARD REGULATIONS	Residentail	Commercial and Community Facility	Residential	Commercial and Community Facility		
23-45	Front yard	N/A	N/A	0 ft	0 ft	Complies	
35-52, 23-462	Side Yard	0 or 8 ft min	0 or 8 ft min	0 ft	0 ft	Complies	
33-26, 23-47	Rear Yard (Interior Lot)	30 ft	20 ft	30 ft	20 ft	Complies	
33-23(b)	*Permitted Obstruction in rear yard equivalent						
	*No rear yard required within 100 ft. of a corner ZR 23-541, 33-301						
	*RFP - must include a sidewalk widening of 5'-7' along Livonia Ave.						
	HEIGHT & SETBACK (QH)						
35-651(a)	Street wall Location	70% within 8 feet of property line - along one street line only		Street wall within 5 feet of property line		Complies	
23-951, 23-662(a), 23-664(a)(3),23-664(b), 35-651, 35-652	Min Base Height	40 ft		40 ft		Complies	
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	Max Base Height	75 ft		70 ft		Complies	
	Max Building Height	135 ft / 13 Stories		129 ft / 12 Stories		Complies	
23-664(c)	Min Setback @ Front (Narrow)	15 ft		15 ft		Complies	
	PARKING						
25-251	Parking (Residential)	within Transit Zone N/A for Income-restricted housing units		0		Complies	
25-31	Parking (Community Facility)	Varies		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		0		Complies	
36-71, 25-31	Bicycle Parking (Residential)	1 per 2DU		28		Complies	
36-711	Bicycle Parking (Community Facility)	1 per 10,000 sf		3		Complies	
36-711	Bicycle Parking (Commercial)	1 per 10,000 sf		0		Complies	
	INCLUSIONARY HOUSING REQUIREMENT	**Required**		**Proposed**			Notes
23-154		Percentage of Residential Floor Area	MIH Floor Area	Percentage of Residential Floor Area	MIH Floor Area		
23-154 (d) (3) (i)	Option 1	25%	11,462 SF	30%	13,754 SF	Complies	
23-154 (d) (3) (ii)	Option 2	30%	13,754 SF	30%	13,754 SF	Complies	the MIH Floor Area would yield approx. 17 affordable housing units
23-154 (d) (3) (iii)	Option 3	20%	9,170 SF	30%	13,754 SF	Complies	
23-154 (d) (3) (iv)	Option 4	n/a	n/a	n/a	n/a		

LIVONIA 4 - SITE C4

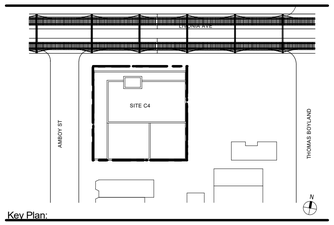
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3586 LOT: 26



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

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42 West 39th Street 15th Floor
New York NY 10018
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ZONING ANALYSIS + BASE PLANE DIAGRAM - C4

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA STATE OF NEW YORK 030814

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-003
SCALE:	As indicated

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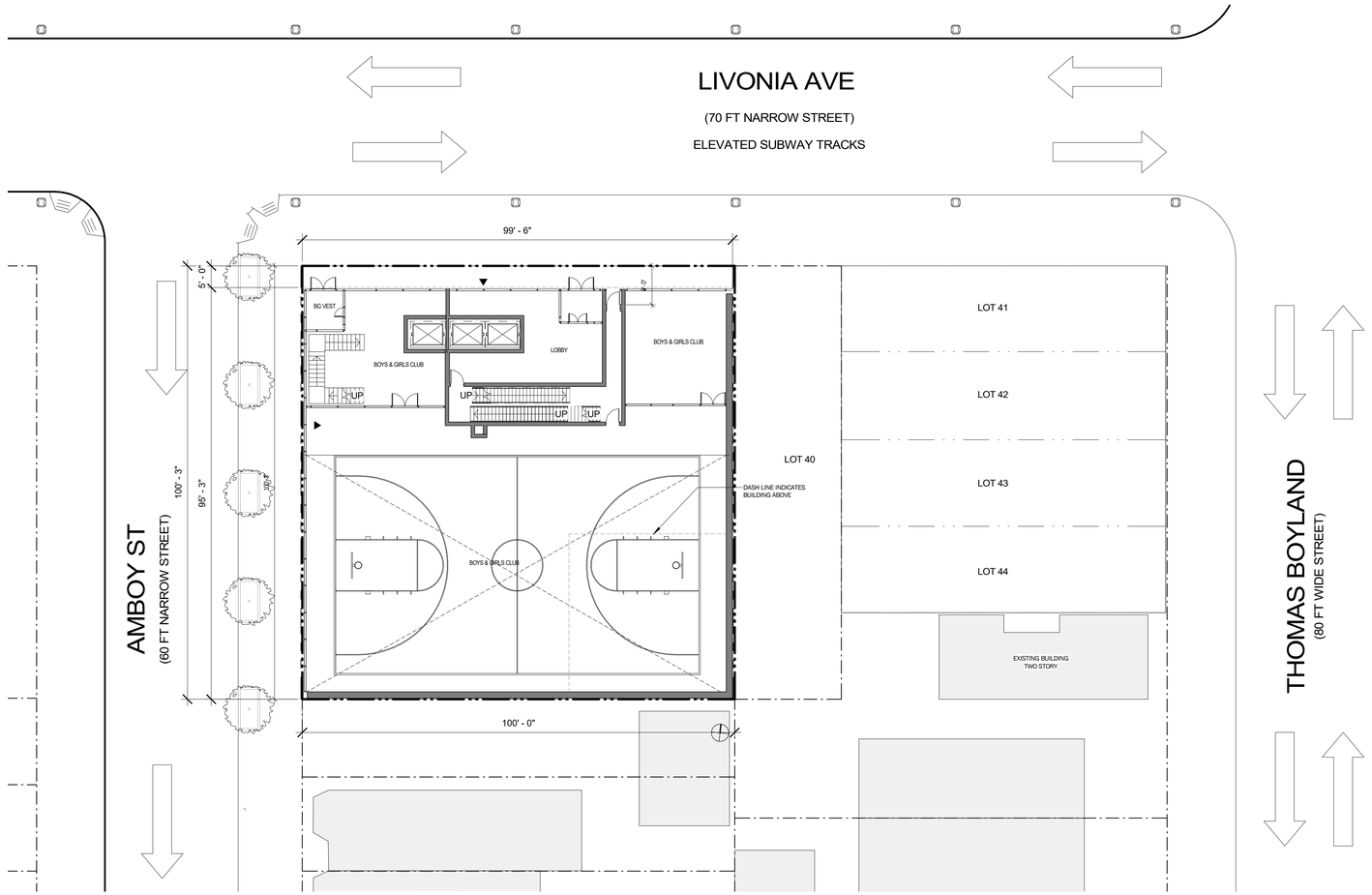


1 GROUND LEVEL C4
1/16" = 1'-0"

N
0' 20' 40' 80'
1" = 40'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

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

LIVONIA 4 - SITE C4

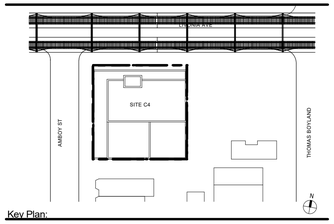
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3586 LOT: 26



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Revisions:

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New York NY 10018
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C4 FLOOR PLANS - GROUND FLOOR PLAN

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PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-006
SCALE:	As indicated

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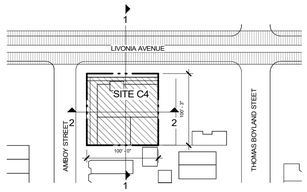
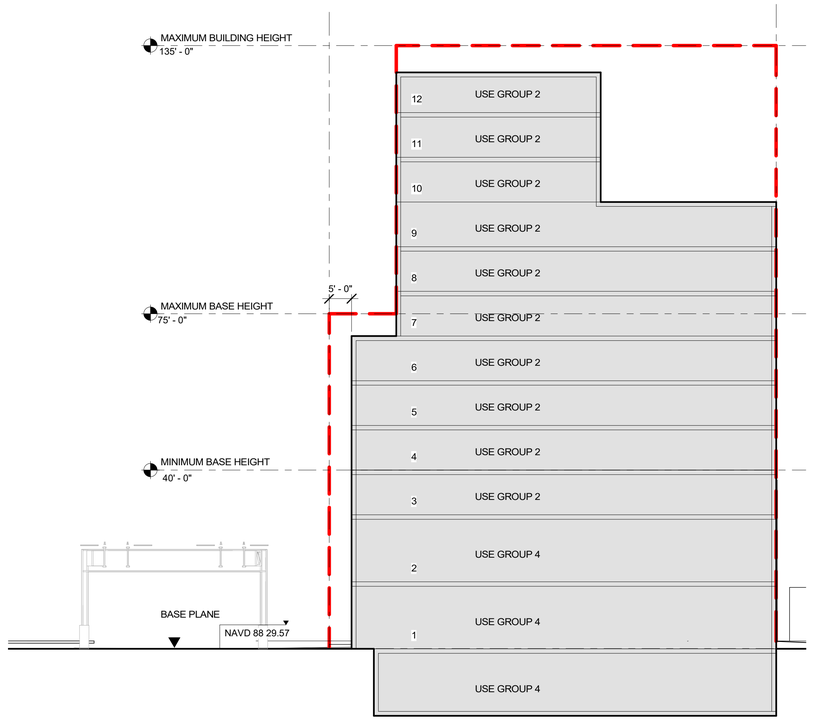
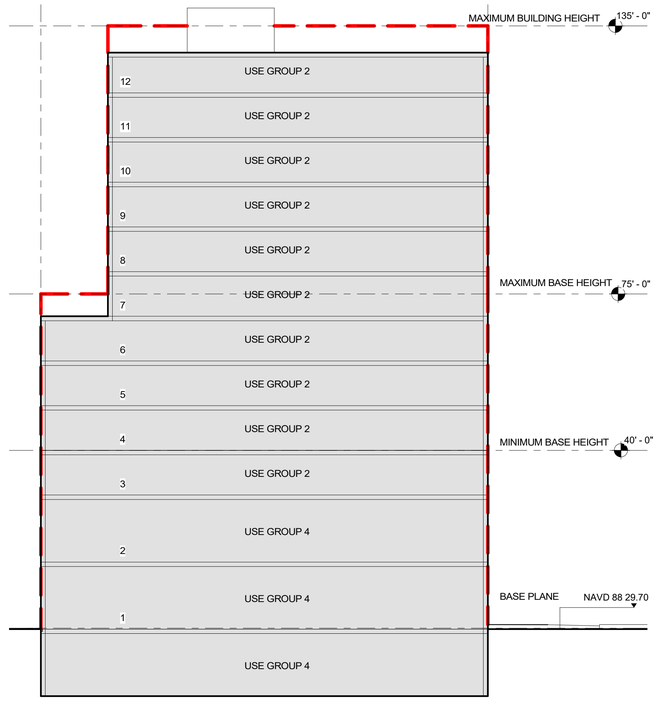


Site Plan - Key Plan - C4



1 SITE C4 - SECTION - 01
1/16" = 1'-0"



2 SITE C4 - SECTION - 02
1/16" = 1'-0"

LEGEND

GENERAL

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

N
1 0' 8' 16' 32'
1/16" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LIVONIA 4 - SITE C4

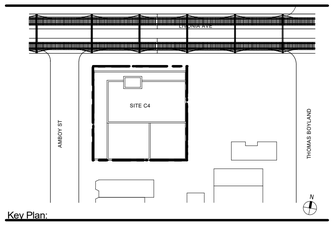
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3586 LOT: 26



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Revisions:

Architect:

MAP

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ZONING SECTIONS - C4

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VALLA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-008
SCALE:	As indicated

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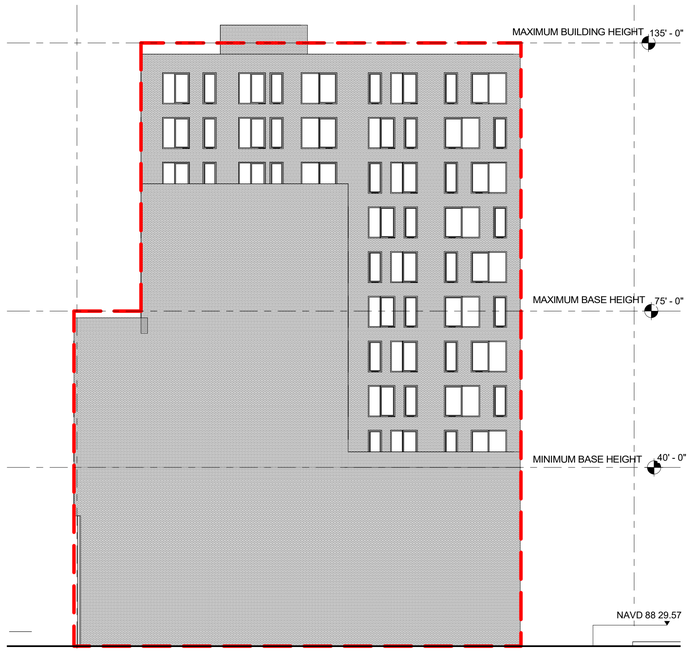


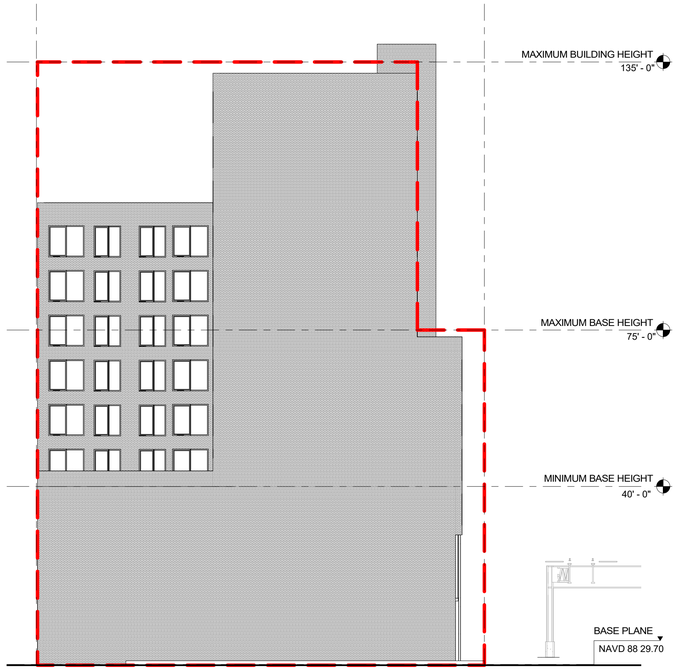
4 SITE C4 - ELEVATION - SOUTH
1/16" = 1'-0"



3 SITE C4 - ELEVATION - WEST
1/16" = 1'-0"



2 SITE C4 - ELEVATION - NORTH
1/16" = 1'-0"



1 SITE C4- ELEVATION - EAST
1/16" = 1'-0"

LEGEND

GENERAL

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

N 0 8 16 32
1/16" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LIVONIA 4 - SITE C4

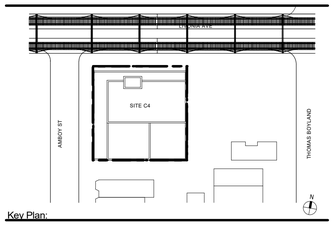
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3586 LOT: 26



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New York NY 10018
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OVERALL PROJECT ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VALLA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-009
SCALE:	As indicated

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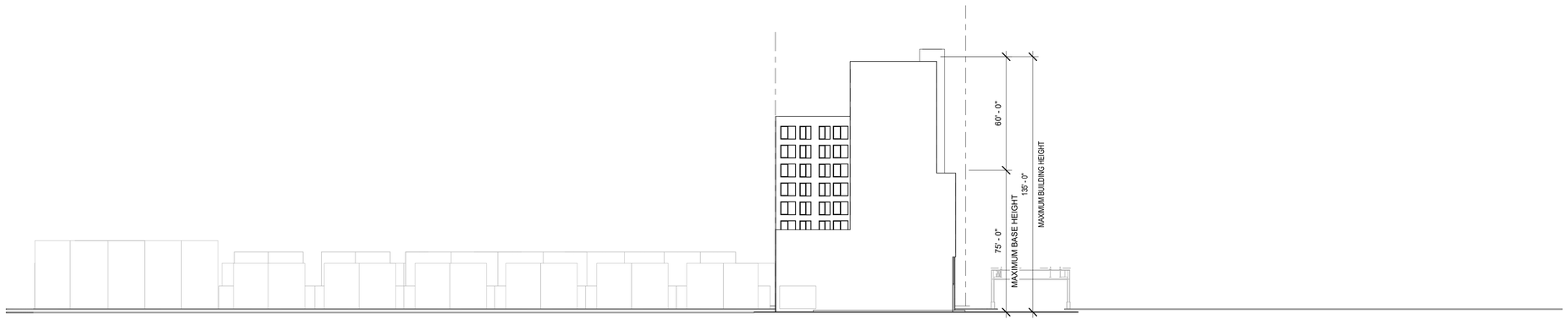
1 SITE C4 - NORTH SITE ELEVATION
1/32" = 1'-0"



2 SITE C4 - EAST SITE ELEVATION
1/32" = 1'-0"



3 SITE C4 - WEST SITE ELEVATION
1/32" = 1'-0"

LIVONIA 4 - SITE C4

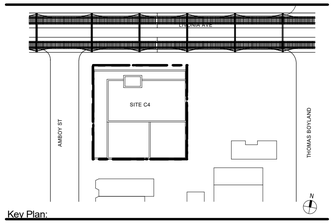
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT 16
BLOCK: 3586 LOT: 26



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Revisions:

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NEIGHBORHOOD CHARACTER DIAGRAMS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VALLA 030814 STATE OF NEW YORK

PROJECT No:	18013
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	C4-011
SCALE:	1/32" = 1'-0"