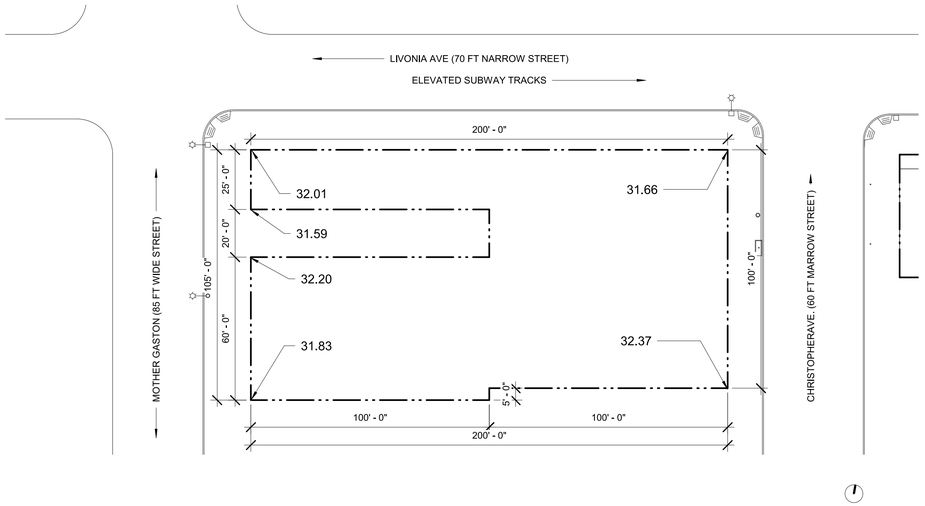
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1 SITE C3 - BASE PLANE DIAGRAM
1" = 30'-0"

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**

Zoning Chart

Block:	3811	**Street(s) Width(s):**	Livonia Ave (narrow)
Lot:	17-19, 21, 23-27, 124		Christopher Ave (narrow)
			Mother Gaston Blvd (wide)
Address(es):		**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	Permitted / Required: Quality Housing w MIH (100%)		AIRS			Proposed		Comments: Compliance	Notes
	Use Group									
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					4		Complies	
32-00	Commercial	5, 6, 7, 8, 9, 14					6		Complies	
	FAR	Permitted				* note				
23-153, 23-155	Residential	4.60	85,100 SF	**5.01**	92,685 SF	*5.01*	*80,160 SF*	3.56	65,896 SF	Complies	
24-11, 33-12	Community Facility (only)	6.50	120,250 SF	6.50	120,250 SF	*6.50*	*104,000 SF*	0.52	9,700 SF	Complies	
	Community Facity (w/ sleeping accommodations)	3.44	63,640 SF	3.44	63,640 SF	*3.44*	*55,040 SF*	1.44	26,593 SF	Complies	
35-10	Commercial (Only)	2.00	37,000 SF	2.00	37,000 SF	*2.00*	*32,000 SF*				
	Commercial (with CF)	6.50	120,250 SF	6.50	120,250 SF	*6.50*	*104,000 SF*	0.09	1,649 SF	Complies	
	Maximum for Zoning Lot	6.50	120,250 SF	**6.50**	**120,250 SF**	*6.50*	*104,000 SF*	**5.61**	**103,837 SF**	Complies	
	LOT COVERAGE	Lot Size		Max Lot Coverage						
23-153	Max for Corner Lot 100%	18,000 SF		18,000 SF			10,828 SF		Complies	
23-153	Max for Interior/Through Lot 65%	500 SF		325 SF			325 SF		Complies	
	LOT AREA/DU						AIRS DU			
23-22	Dwelling Unit Factor	680								
	Maximum DU (FA/DUF)	NA		NA			**140**			
23-23	Minimum Dwelling Unit Size	325 SF					351 SF			
	YARD REGULATIONS	Residentail		Commercial and Community Facility						
23-45	Front yard	N/A		N/A			N/A			
23-462	Side Yard	0 or 8 ft min		0 ot 8ft min			0 ft		Complies	
23-47	Rear Yard	30 ft		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			Base	Qualifying Ground Floor (13 Stories)					
23-644	Min Base Height			40 ft	40 ft		75 ft		Complies	
23-662	Max Base Height			75 ft	75 ft					
23-662	Max Building Height			135 ft/ 13 stories			125 ft/ 12 stories		Complies	
23-662(c)(1)	Min Setback @ Front (Wide)			10 ft	10 ft		19 ft at Mother Gaston Blvd		Complies	
	Min Setback @ Front (Narrow)			15 ft	15 ft		18 ft at Livonia; 15ft at Christophor		Complies	
	PARKING									
25-251	Parking (Residential)	within Transit Zone N/A for Incom-restricted housing units					0		Complies	
	Parking (Community Facility)	Varies					0		Complies	
36-21	Parking (Commercial)	1 per 1,000 SF					0		Complies	
36-232 (a) (b)	Waiver of parking requirement for spaces below 40									
36-71, 25-31	Bicycle Parking (Residential)	1 per 2 DU for residential; 1 per 10,000 SF for AIRS projects					10		Complies	
36-711	Bicycle Parking (Community Facility)	1 per 10,000 SF					1		Complies	
36-711	Bicycle Parking (Commercial)	1 per 7,500 SF					1		Complies	

** Note for FAR reference: Zoning lot area excluding lot 25* *16,000 SF*

LIVONIA 4 - SITE C3

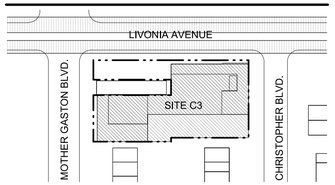
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Progress of Peoples Development Corp.

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

COMMUNITY DISTRICT : 5
BLOCK: 3811 LOT: 17-19, 21, 23, 24, 25, 26, 27, 124



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

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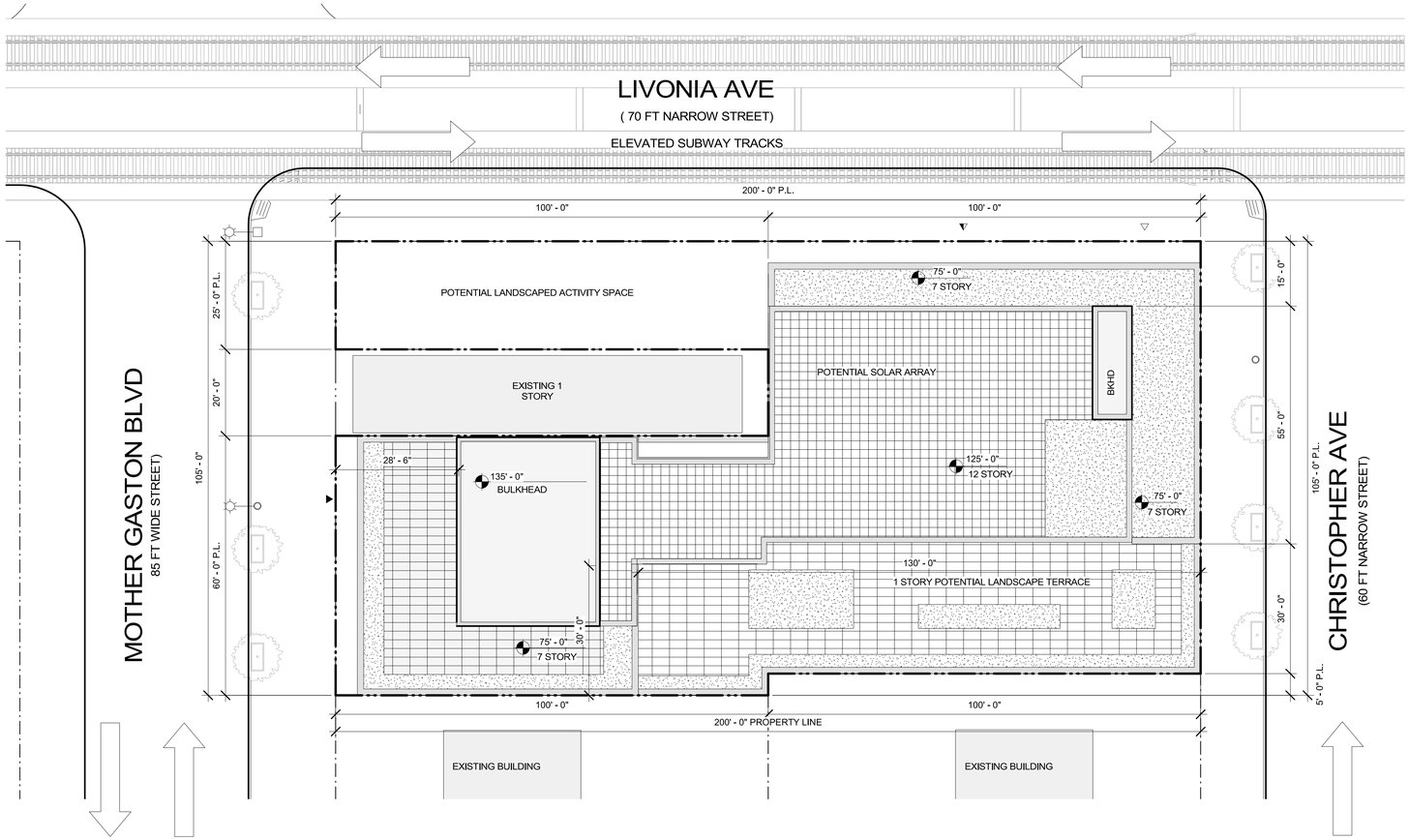
ZONING ANALYSIS + BASE PLANE DIAGRAM - C3

SEAL & SIGNATURE:

PROJECT No: 18013
DRAWING BY: PG
CHK BY: JY
DWG No: C3-001
SCALE: 1" = 30'-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

- 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

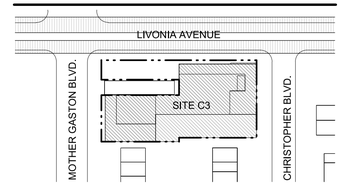
LIVONIA 4 - SITE C3

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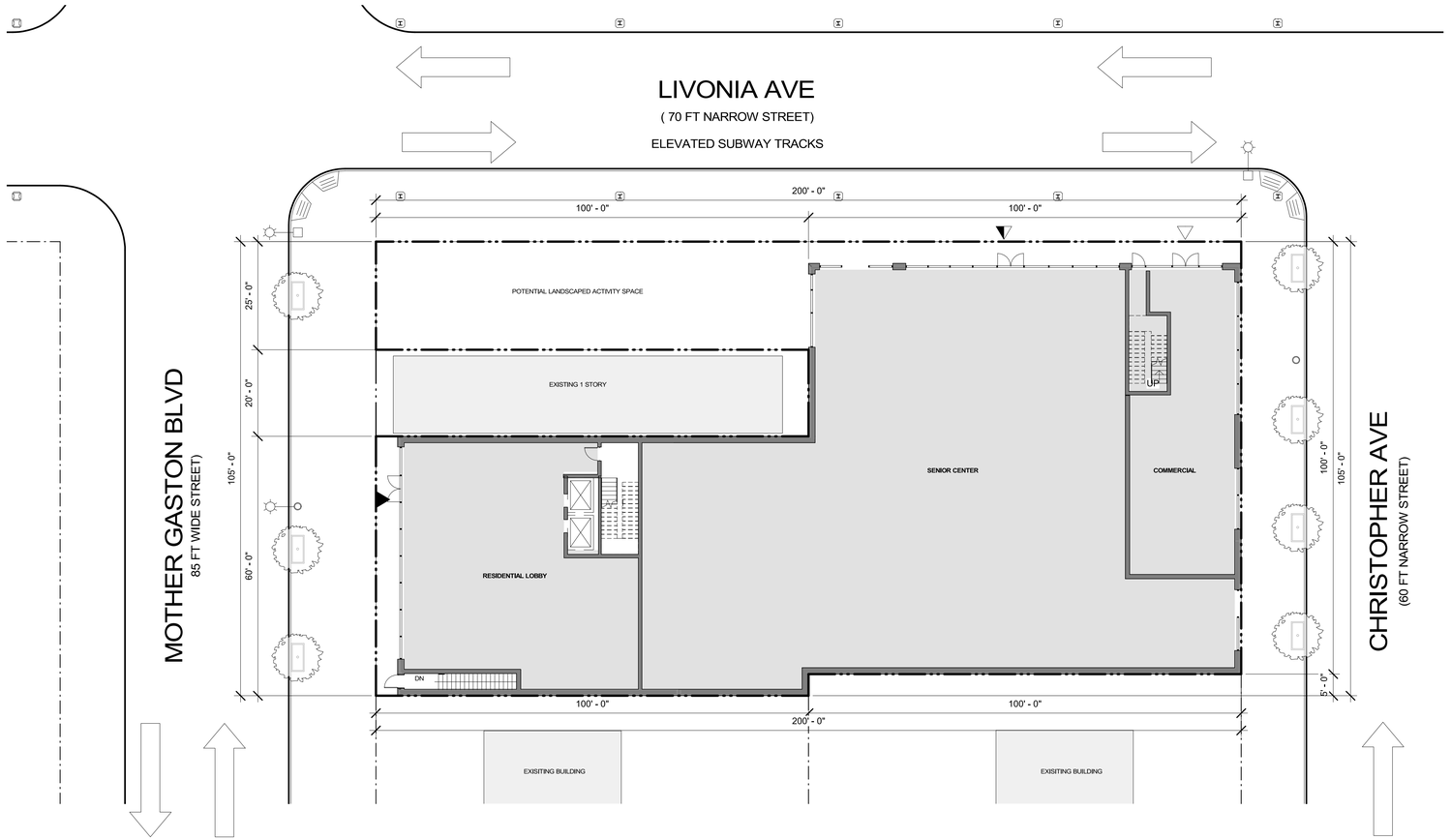
SITE PLAN - C3

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1 SITE C3 - GROUND FLOOR 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
- 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 C3

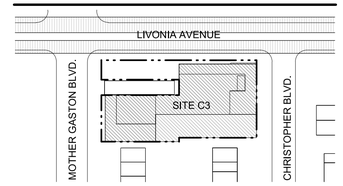
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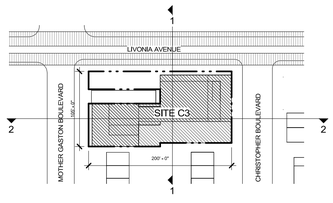
GROUND LEVEL PLAN - C3

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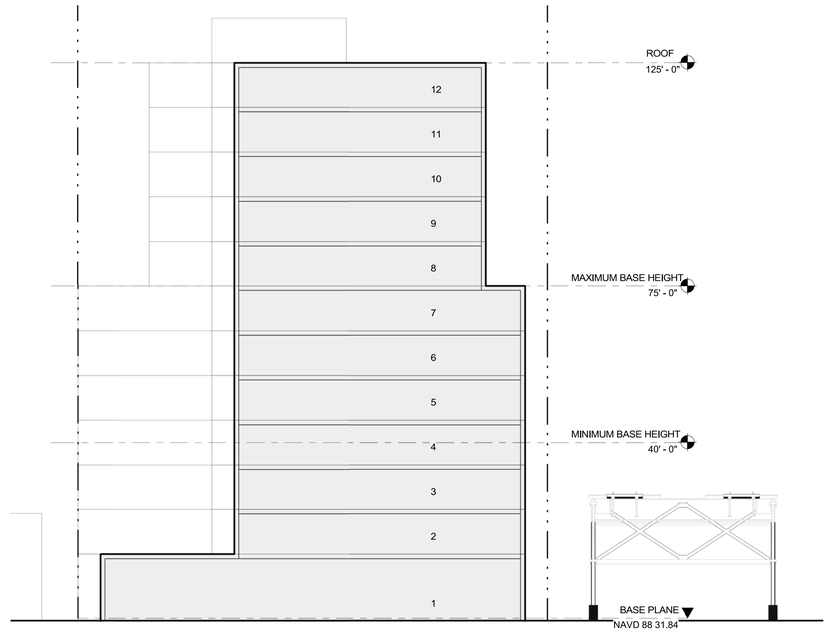
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CHK BY:	JY
DWG No:	C3-003
SCALE:	As indicated

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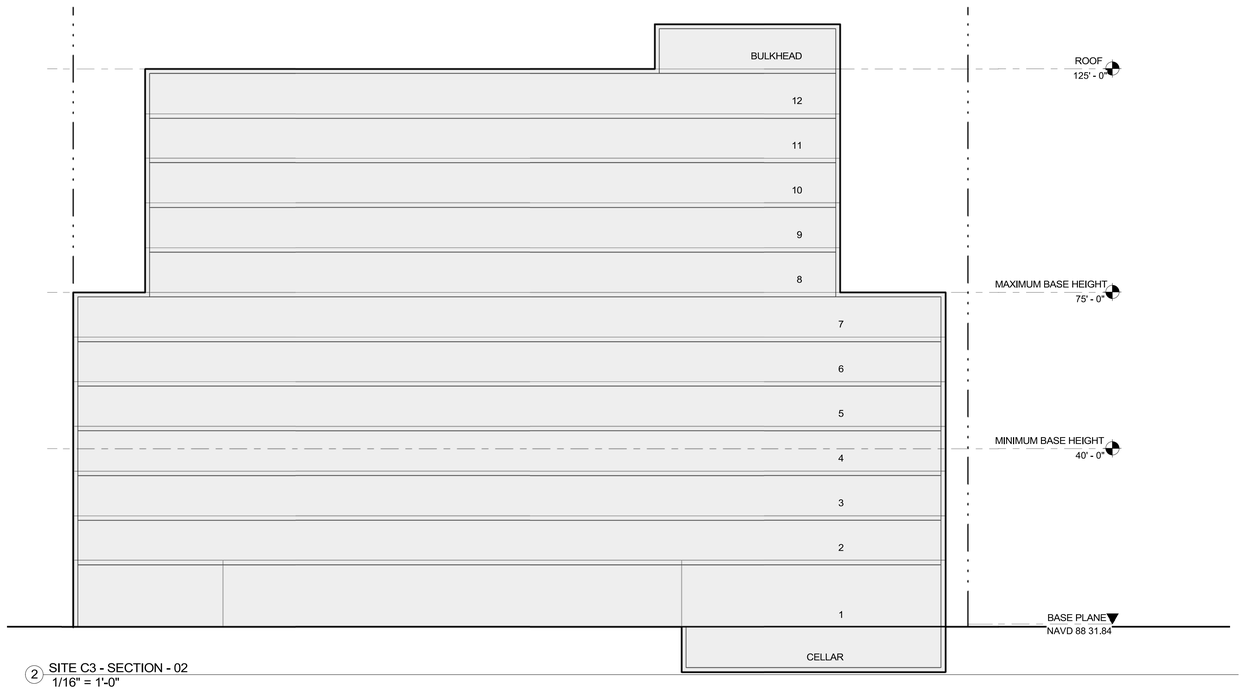
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Site Plan - Key Plan - C3



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



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

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

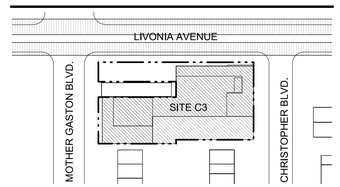
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BUILDING SECTIONS - C3

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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

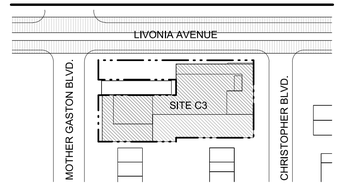
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BUILDING ELEVATIONS - C3

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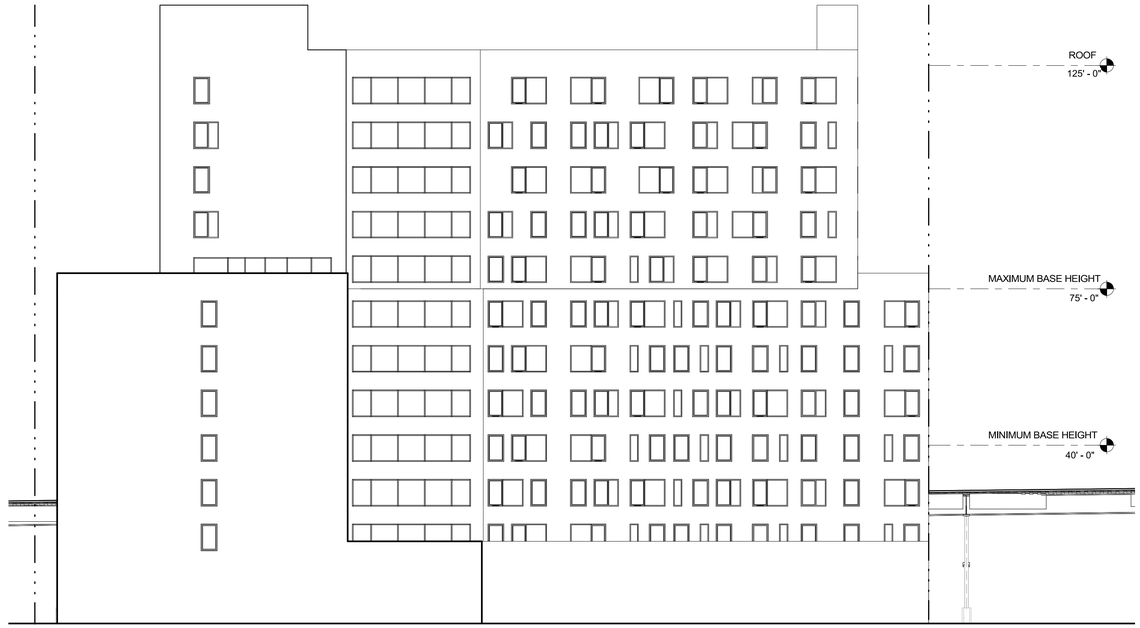
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2 SITE C3 - ELEVATION - WEST
1/16" = 1'-0"



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

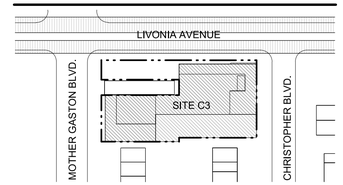
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BUILDING ELEVATIONS - C3

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CHK BY: JY
DWG No:

C3-006

SCALE:
As indicated