

PRELIMINARY DCP PLAN SET

JUNE 1, 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
jfa
J FRANKL ARCHITECTS
16 Court St, 36th Floor
Brooklyn, NY 11241
718.569.2200

KEY PLAN



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

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REGISTERED ARCHITECT JOSEPH FRANKL 042131 STATE OF NEW YORK

PLUMBING
ELECTRICAL
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ARCHITECTURAL

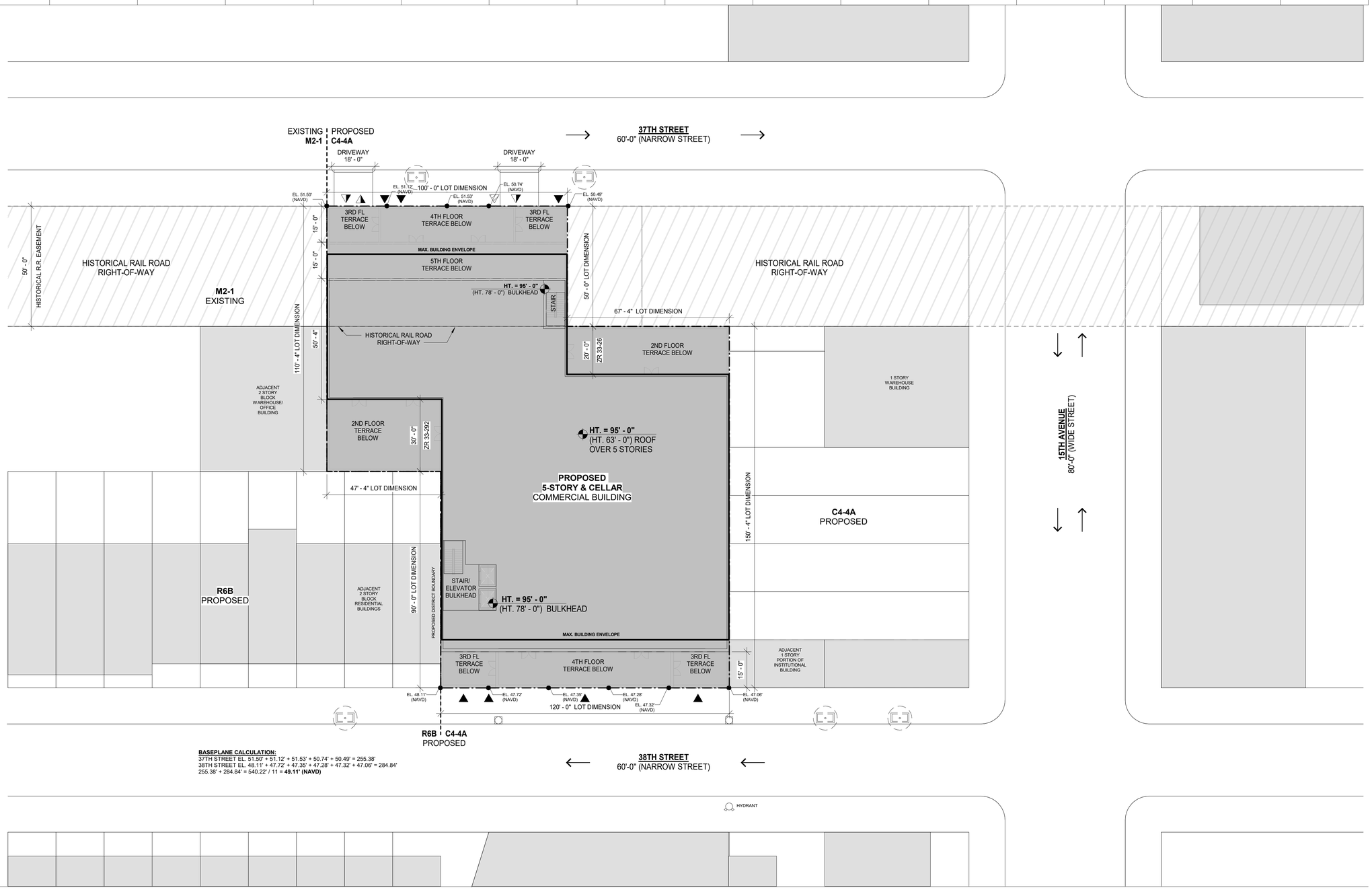
TITLE SHEET

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

0 8 16 32

NOTE:

- APPLICANT'S STAMP & SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, & RELATED CURB CUTS.
- INFORMATION REGARDING THE SURROUNDING PROPERTIES AND STREET TREES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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ZONING LOT SITE PLAN

DOB JOB #	
BIN #	
DATE	6/1/2022
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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	
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	Complies
BULK					
ZR 33-122	Permitted FAR	4.0		4	Complies - 4.0 FAR (OK)
	Permitted Floor Area	25,900 x 4.0 = 103,600		103,512	Complies - 103,512 < 103,600 SF (OK)
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'		20' 38th / 30' 37th	Complies
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'		<65'	Complies; Note ZR 35-651 (a) 1 & 3 applies 70% agg. wall within 8' within min. base ht. (OK) one street req. (OK)
	Maximum Base Height	65'			
	Setback	20'		20', 30'	Complies
	Building Height	95'		63'	Complies
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	1 Tree every 25'		5 Fund*	Complies
37th St. (100' long)				1 Extg. + 3 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
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SCALE	

U-002

SHEET 3 OF 8

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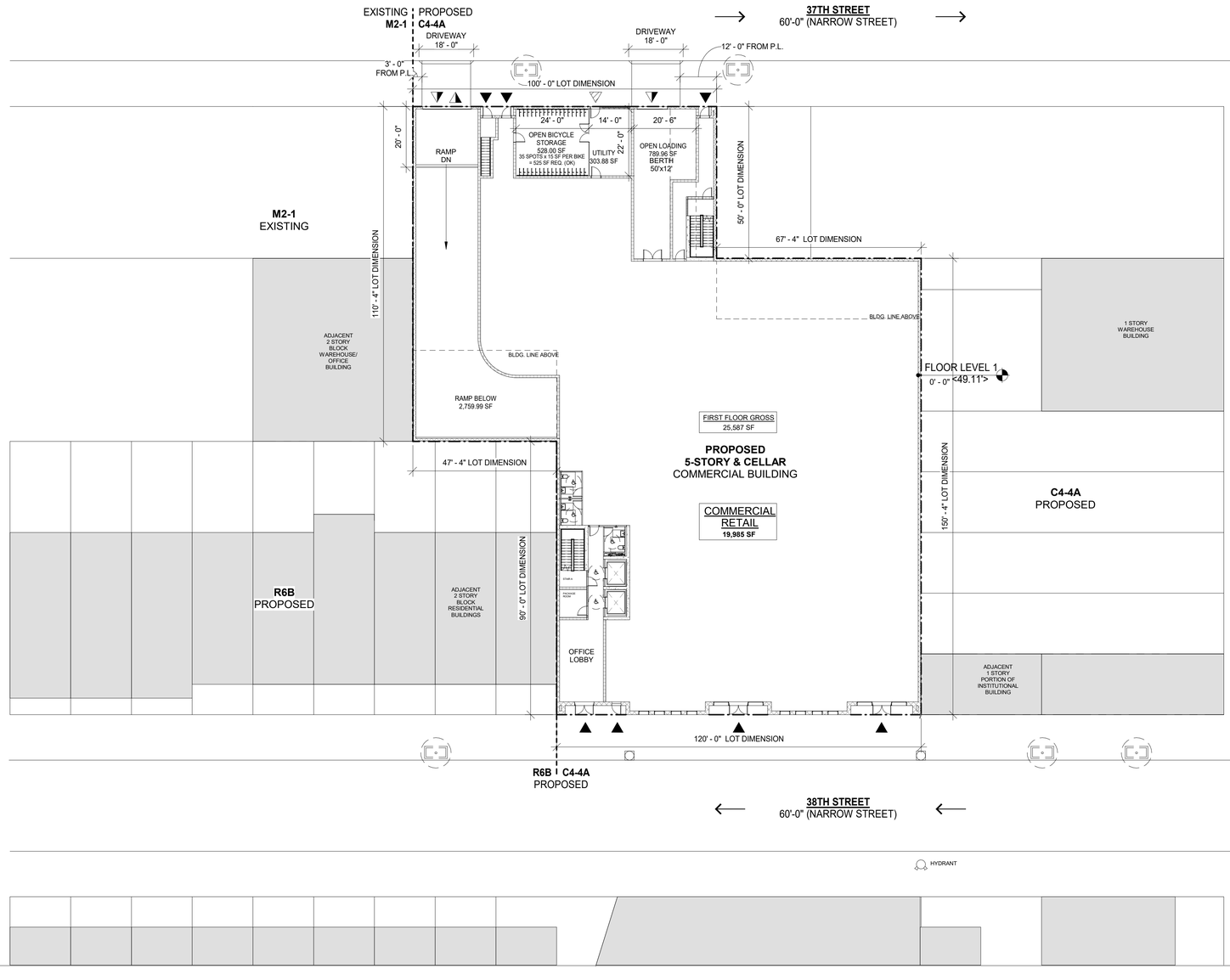

N

0 4 8 16 32

LEGEND

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- 0' - 0" MAXIMUM PROPOSED ENVELOPE HEIGHT / ILLUSTRATIVE ENVELOPE HEIGHT

SITE PLAN

- COMMERCIAL ACCESS POINT
- VEHICULAR ACCESS POINT
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PLUMBING
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ILLUSTRATIVE FIRST FLOOR PLAN

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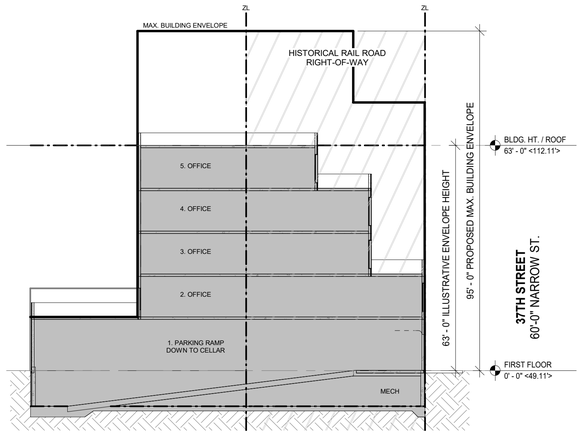
SCALE	1" = 20'-0"

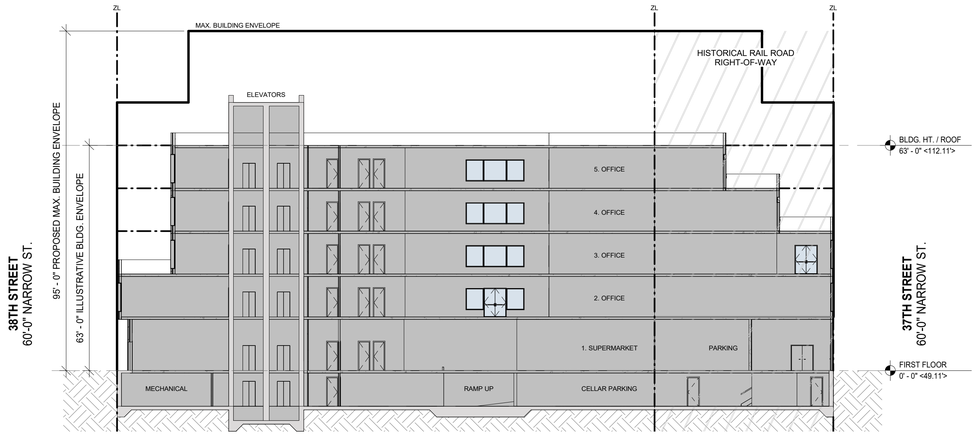
U-101

SHEET 4 OF 8

DOB BSCAN STICKER



1 Section 1
1" = 20'-0"



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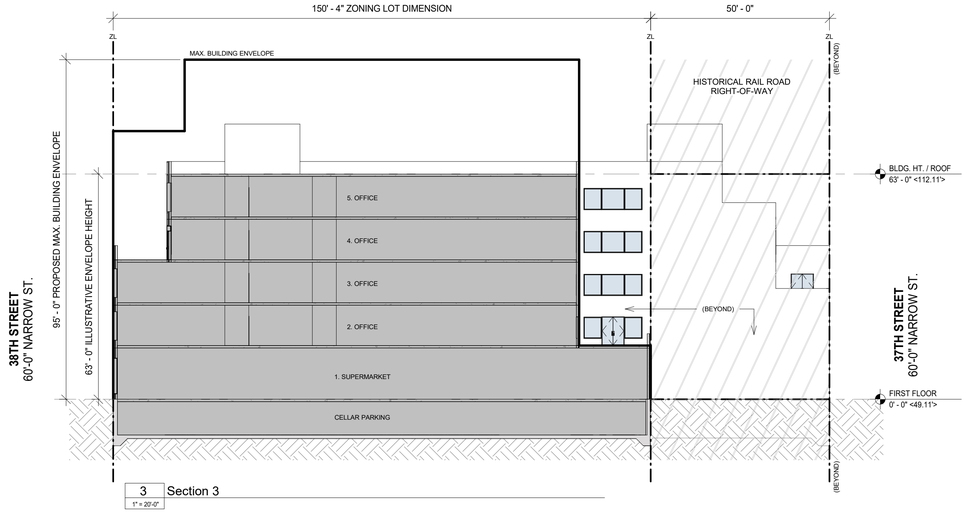
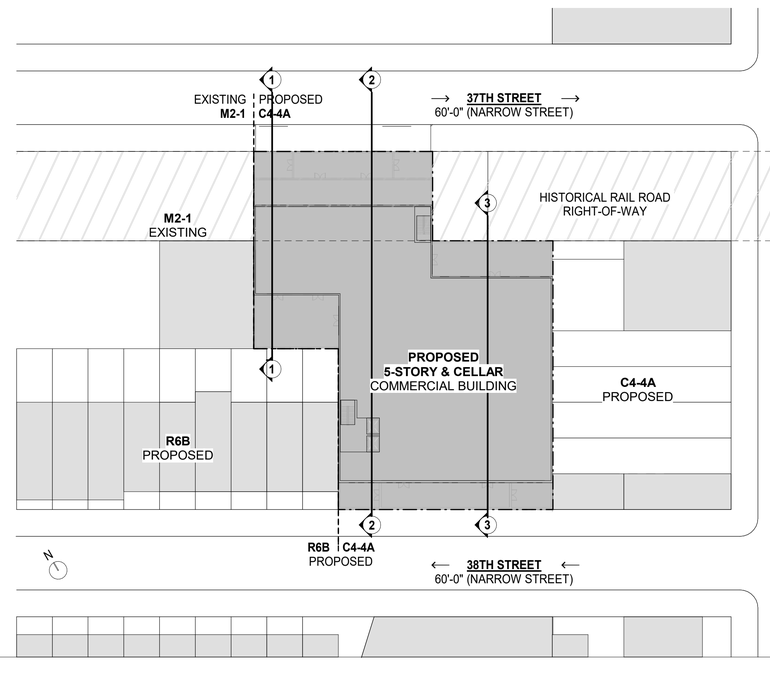


3 Section 3
1" = 20'-0"



LEGEND

- HT. = +90.00' (HT. = +86.58') — MAXIMUM PROPOSED ENVELOPE HEIGHT / ILLUSTRATIVE ENVELOPE HEIGHT
- BASE PLANE
- ZONING LOT LINE BOUNDARY
- MAXIMUM PROPOSED BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- RAILROAD RIGHT-OF-WAY

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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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ARCHITECTURAL

ILLUSTRATIVE 38TH ST. ELEVATION

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

U-301

SHEET 6 OF 8

DOB BSCAN STICKER



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042137
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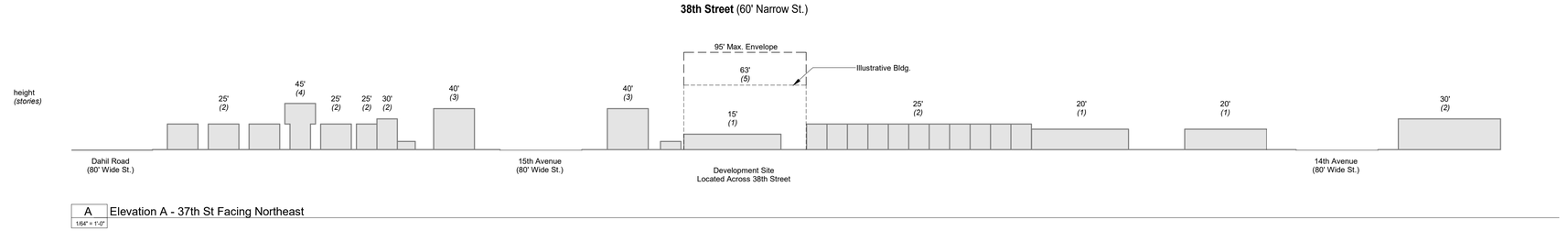
ILLUSTRATIVE 37TH ST. ELEVATION

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

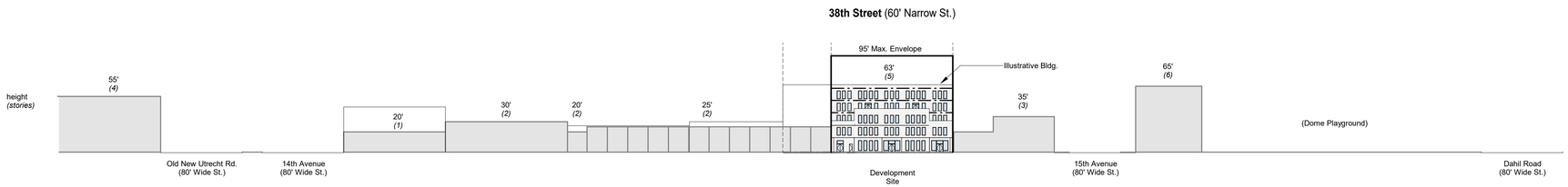
U-302

SHEET 7 OF 8

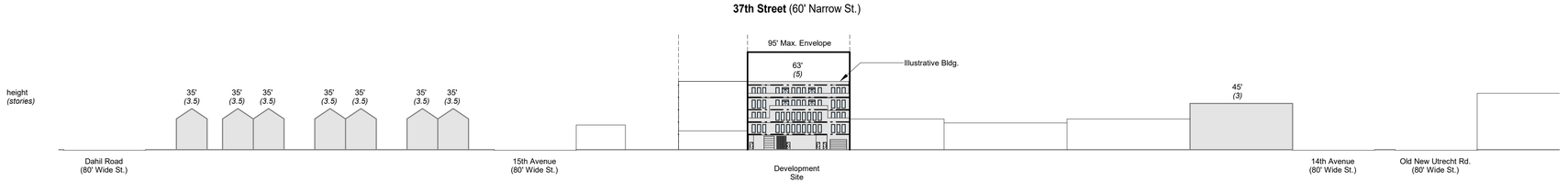
DOB BSCAN STICKER



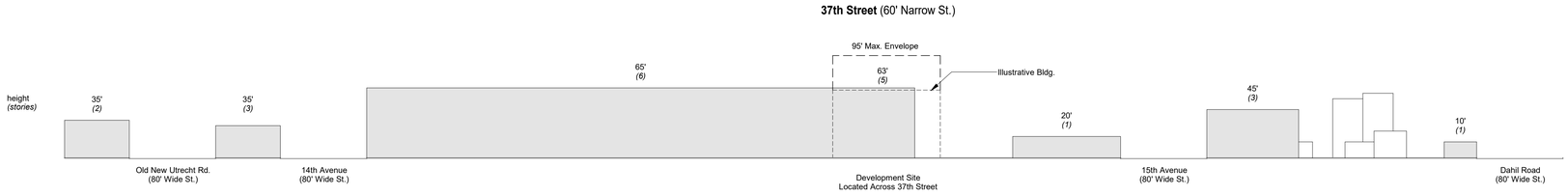
A Elevation A - 37th St Facing Northeast
1/64" = 1'-0"



B Elevation B - 38th St Facing Northeast
1/64" = 1'-0"

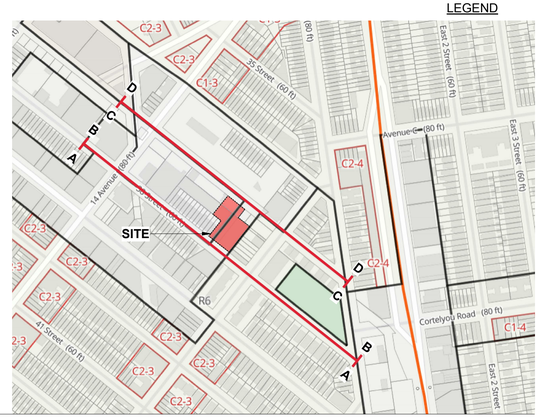


C Elevation C - 37th St Facing Southwest
1/64" = 1'-0"



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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DATE	6/1/2022
DRAWN BY	Author
SCALE	1/64" = 1'-0"

U-401

SHEET 8 OF 8

DOB BSCAN STICKER