

ILLUSTRATIVE DRAWING LIST

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JENNINGS HALL EXPANSION

819 GRAND ST.
BROOKLYN, NY 11211

Owner
St. Nicks Alliance
2 Kingsland Avenue
Brooklyn NY, 11211

Architect
Curtis + Ginsberg Architects
55 Broad Street FL 8
New York, New York 10004

Structural Engineer
De Nardis Engineering LLC
239 Central Avenue, Suite 200
White Plains, NY 10606

MEP
Dagher Engineering
29 Broadway
New York, NY 10006

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TITLE SHEET

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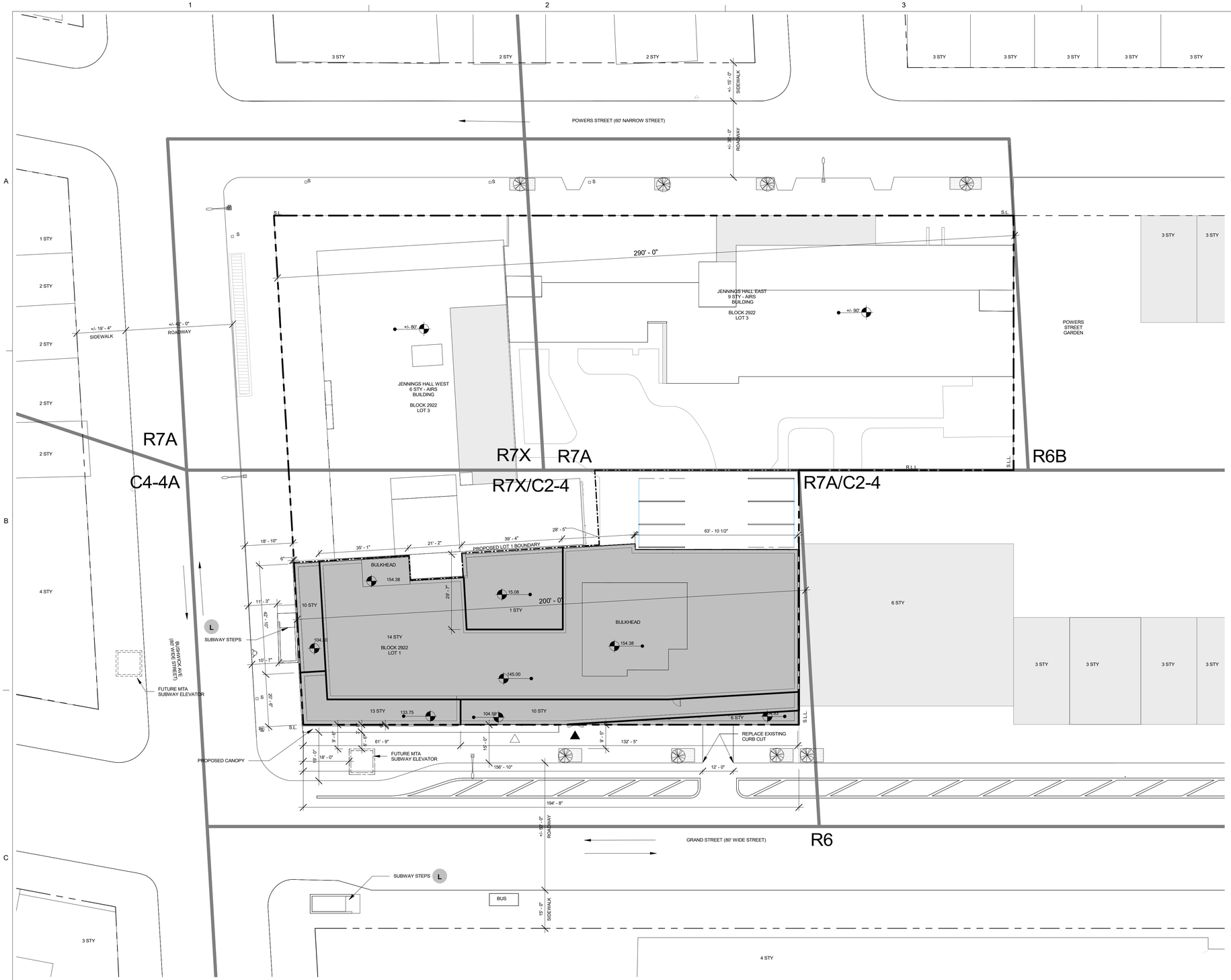

ZONING LOT SITE PLAN
1" = 20'-0"

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1" 20' 40' 80'

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- R7X/C2-4 R7A — ZONING DISTRICTS
- 14 STY — # STORIES
- DIRECTION OF TRAFFIC
- ZONING LOT LINE
- TAX LOT LINE
- ZONING DISTRICT BOUNDRY
- ILLUSTRATIVE BUILDING LINE
- STREET LAMP
- TRAFFIC LIGHT
- PEDESTRIAN TRAFFIC LIGHT
- EXISTING FIRE HYDRANT
- EXISTING STREET TREE
- EXISTING TREE WELL
- HYD — EXISTING HYDRANT
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- BUS — EXISTING BUS STOP
- L — EXISTING SUBWAY STOP
- 000.00' — ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- S.L. — STREET LINE
- S.L.L. — SIDE LOT LINE
- R.L.L. — REAR LOT LINE

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ZONING LOT SITE PLAN

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Brooklyn, Block 2822, Lot 1&3						
Total Lot Area:	48,520					
Total R7A Lot Area:	18,747	INTERIOR/THROUGH LOT				
Total R7X Lot Area:	10,016.50	CORNER LOT				
Total R7X/C2-4 Lot Area:	19,756.50	10,016.50	CORNER	9,740.00	INTERIOR/THROUGH LOT	
ITEM	ZR SECTION	PERMITTED/REQUIRED	EXISTING	PROPOSED	TOTAL	COMPLIANCE
USE						
PERMITTED USE GROUP	32-00, 22-00	1, 2, 3, 4, 5, 6, 8, 9, 10, 12	2 (AIRS)	2 (AIRS) & 6		YES
FLOOR AREA						
AIRS FAR	23-155	WEIGHTED 5.62	2.77	2.71	5.48	YES
		R7A (5.01)x18,747 + R7X (6) x 29,773 = 5.62				
COMMERCIAL FAR	33-121	2	0	0.11	0.11	YES
MAX PERMITTED FAR	35-31	5.62	2.77	2.82	5.59	YES
FLOOR AREA DISTRIBUTION	77-22(a)					
NARROW (R7A)		93,922.47	75,269.00	0	75,269.00	YES
WIDE (R7X)		178,638.00	59,205.00	136,574.10	195,779.10	YES WITH PERMITTED FA SHIFTED FROM R7A PURSUANT TO ZR 77-22(a)
LOT COVERAGE						
LOT COVERAGE	77-24					
R7A INTERIOR/THROUGH LOT		65%	51%	0%	51%	YES
R7X INTERIOR/THROUGH LOT		70%	4%	67%	71%	YES, WITH PERMITTED LOT COVERAGE SHIFTED FROM THE CORNER LOT PORTION PURSUANT TO ZR 77-24
R7X CORNER LOT		100%	41%	27%	68%	YES
YARDS						
FRONT YARD	23-45, 35-51	NONE REQ	NA			YES
REAR YARD	23-531(b), 23-541	NONE REQ (TWO CORNER LOT CONTIGUOUS WITH THROUGH LOT)	NA			YES
SIDE YARD	35-52	NONE OR 8' REQ	NONE			YES
HEIGHT AND SETBACK (AIRS WITH QUALIFYING GROUND FLOOR)						
STREET WALL	35-651 (a)	70%	100%			YES
MAX STREET WALL	23-664	105'	103'			YES
MIN. SETBACK	23-664	10'	10'			YES
MAX BUILDING HEIGHT	23-664	145'	145'			YES
QUALIFYING GROUND FLOOR	12-10	13' MIN HEIGHT	15'			YES
MINIMUM DISTANCE BETWEEN BUILDINGS						
WINDOW TO WINDOW	23-711	60' MIN.	65' PROVIDED			YES
PARKING						
CAR PARKING UG 2 (AIRS)	36-35, 25-252	NONE REQ IN TRANSIT ZONE	10 PERMITTED SPACES PROVIDED; NONE REQUIRED			YES
CAR PARKING UG 6	36-21, 36-232	WAIVED LESS THAN 40 REQUIRED	NONE			YES
LOADING DOCK	36-62	NONE REQUIRED LESS THAN 25,000 SF	NONE			YES
BIKE PARKING (AIRS)	36-711	1 PER 10,000 = 14	14 SPACES PROVIDED			YES
BIKE PARKING UG 6	36-711	WAIVED LESS THAN 3 REQUIRED	NONE			YES

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Floor	Gross Floor Area			Zoning Deductions		Zoning Floor Area		
	Residential	Commercial	Total	Residential	Commercial	Residential	Commercial	Total
CELLAR	6,933.0	0.0	6,933.0	0.0	0.0	0.0	0.0	0.0
1ST FLOOR	7,423.7	5,298.3	12,722.0	4,078.6	0.0	3,345.1	5,298.3	8,643.4
2ND FLOOR	13,073.3	0.0	13,073.3	1,342.5	0.0	11,730.8	0.0	11,730.8
3RD FLOOR	11,886.2	0.0	11,886.2	1,372.4	0.0	10,513.8	0.0	10,513.8
4TH FLOOR	11,886.2	0.0	11,886.2	1,372.4	0.0	10,513.8	0.0	10,513.8
5TH FLOOR	11,886.2	0.0	11,886.2	1,372.4	0.0	10,513.8	0.0	10,513.8
6TH FLOOR	11,886.2	0.0	11,886.2	1,372.4	0.0	10,513.8	0.0	10,513.8
7TH FLOOR	11,625.6	0.0	11,625.6	1,373.8	0.0	10,251.8	0.0	10,251.8
8TH FLOOR	11,625.6	0.0	11,625.6	1,373.8	0.0	10,251.8	0.0	10,251.8
9TH FLOOR	11,625.6	0.0	11,625.6	1,373.8	0.0	10,251.8	0.0	10,251.8
10TH FLOOR	11,625.6	0.0	11,625.6	1,373.8	0.0	10,251.8	0.0	10,251.8
11TH FLOOR	10,058.9	0.0	10,058.9	2,106.9	0.0	7,952.0	0.0	7,952.0
12TH FLOOR	10,058.8	0.0	10,058.8	1,315.0	0.0	8,743.8	0.0	8,743.8
13TH FLOOR	10,058.8	0.0	10,058.8	1,315.0	0.0	8,743.8	0.0	8,743.8
14TH FLOOR	9,328.1	0.0	9,328.1	1,630.2	0.0	7,697.9	0.0	7,697.9
ROOF	1,506.3	0.0	1,506.3	0.0	0.0	0.0	0.0	0.0
	162,488.1	5,298.3	167,786.4	22,773.0	0.0	131,275.8	5,298.3	136,574.1

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MEP
Dagher Engineering
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ZONING ANALYSIS

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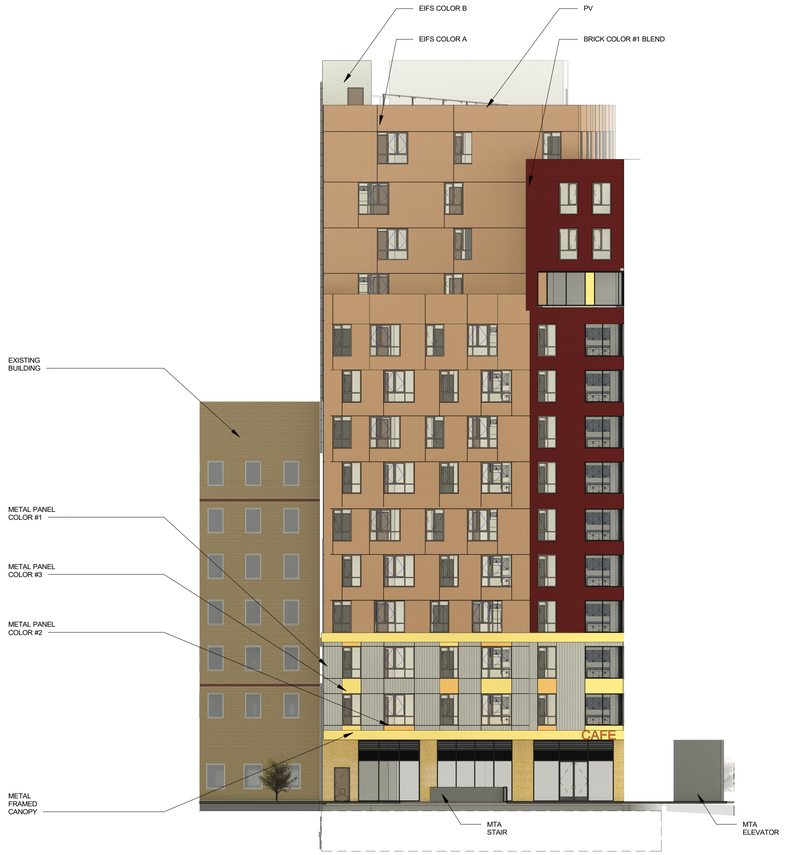
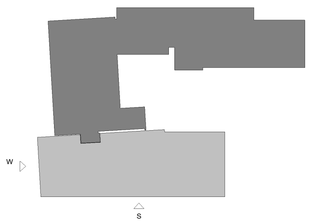
SOUTH ELEVATION - GRAND ST
1/16" = 1'-0"



WEST ELEVATION - BUSHWICK AVE
1/16" = 1'-0"



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ILLUSTRATIVE ELEVATIONS

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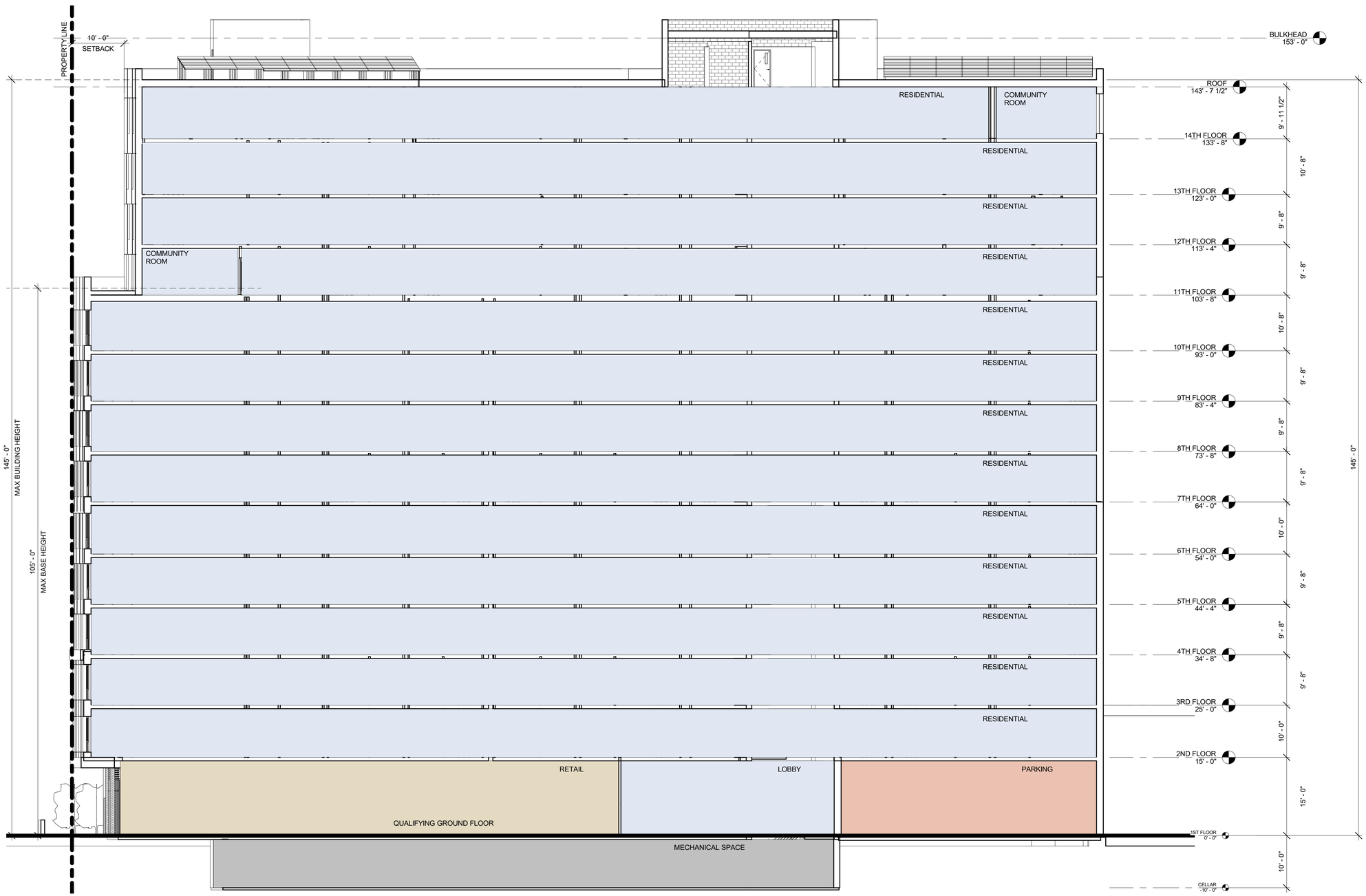

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ILLUSTRATIVE SECTION

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FIRST FLOOR PLAN
1/8" = 1'-0"

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BROOKLYN, NY 11211

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ILLUSTRATIVE GROUND FLOOR PLAN

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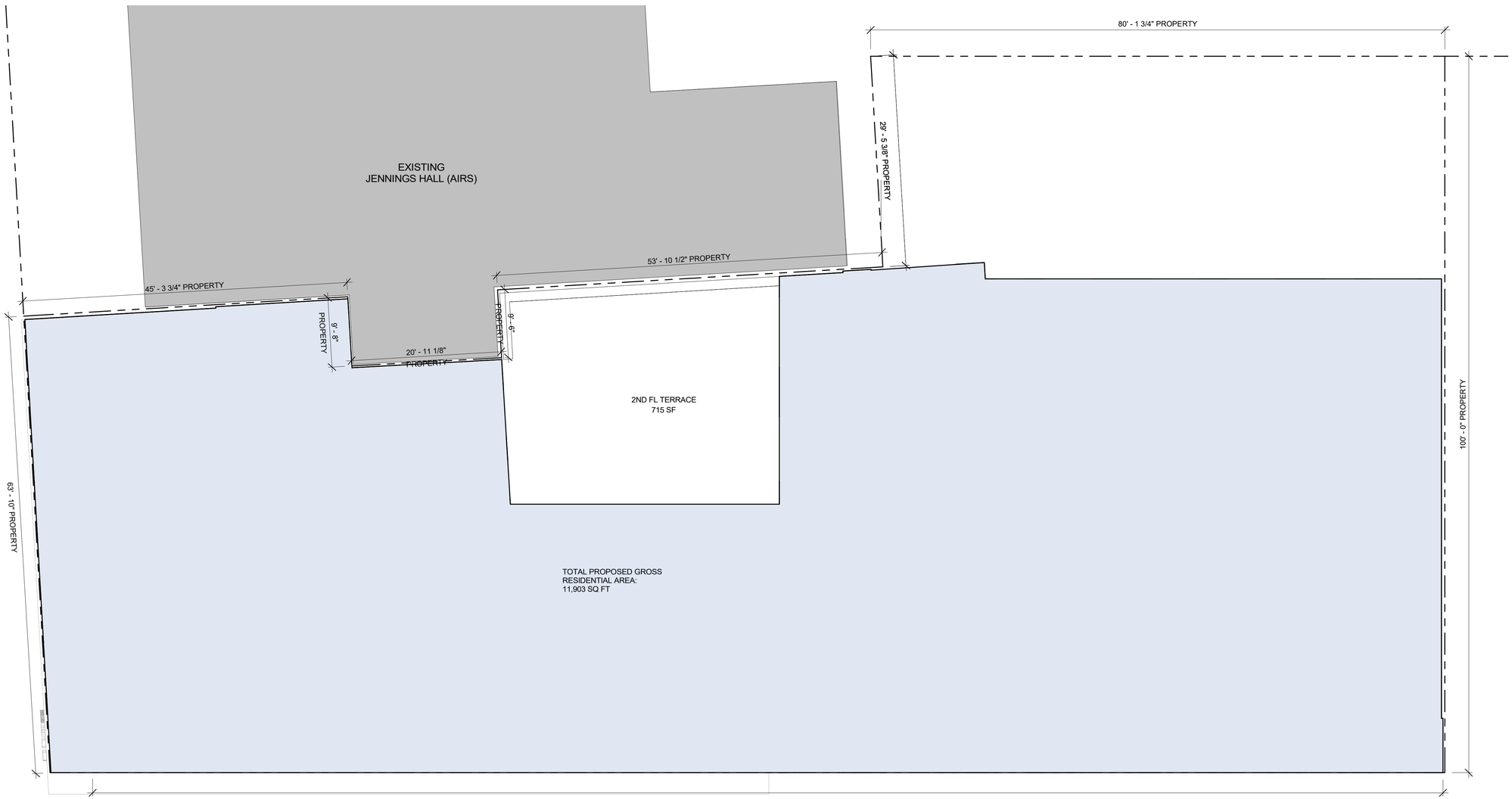

TYPICAL FLOOR PLAN..
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New York, New York 10004

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De Nardis Engineering LLC
239 Central Avenue, Suite 200
White Plains, NY 10606

MEP
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ILLUSTRATIVE TYPICAL FLOOR PLAN

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GRAND ST & INTERIOR PERSPECTIVE

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STREETSCAPE DESIGN

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