534 CONEY ISLAND AVENUE
BROOKLYN, NEW YORK

DATE: 07-06-2022
JOB#: 20-10

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are subject to normal construction deviation, not to scale.

SITE DATA:

ADDRESS: 534 CONEY ISLAND AVENUE
BROOKLYN, NY 11218

BLOCK: 5343
LOT: 13
TOTAL LOT AREA: ± 10,160 SF

ZONING MAP: 22C
EXISTING ZONE: C8-2 (OP)
PROPOSED ZONE: C2-4, R7X (MIH)
(NOT PART OF SUB-DISTRICT)

ZONING NOTES:

ZR 23-664

MAX BASE HT	105'
MAX BUILDING HEIGHT	145'
MAX NUMBER OF STORIES	14

ZR 23-693 SPECIAL PROVISIONS ADJACENT TO R1 - R6B R7X WITHIN 25' OF R5:

MAX BUILDING HEIGHT	65'

ZR 33-291 REQUIRED YARDS ALONG DISTRICT BOUNDARY COINCIDENT WITH SIDE LOT OF ZONING LOT IN AN R1 - R5 DISTRICT:

C2 DISTRICT	8'

LOT COVERAGE:

MAX CORNER LOT COVERAGE= 100%

9,360 / 10,160 = 92% < 100% COMPLIES

DWELLING UNITS:

MAX. ALLOWED DENSITY D.U. = 61,110 SF / 680 SF = 90 D.U.
PROVIDED: 43 UNITS **COMPLIES**

PARKING: IN TRANSIT ZONE

ZR 25-251 NO PARKING REQUIRED FOR AFFORDABLE UNITS IN TRANSIT ZONE (R7X)

ZR 25-23 PARKING REQUIRED FOR 50% OF MARKET RATE UNITS
50% (32 MARKET RATE UNITS) = 16 REQUIRED SPACES
18 SPACES PROVIDED & 1 HANDICAP SPACE **COMPLIES**

ZR 36-20 REQUIRED COMMERCIAL PARKING
1 PARKING SPACE/ 1,000 SF
3,547 SF COMMERCIAL / 1,000 SF = 4 PARKING SPACES

ZR 36-232 PARKING WAIVER FOR LOTS WITH LESS THAN 40 REQUIRED COMMERCIAL PARKING SPACES

4 P.S. < 40 P.S. **NO COMMERCIAL PARKING REQUIRED**

FLOOR AREA CALCULATIONS:

ZR 33-121

COMMERCIAL MAX F.A.R.: 2.0 x 10,185 SF	= 20,370 SF
PROVIDED GROUND FLOOR COMMERCIAL FA.	= 3,547 SF

ZR 23-153

MAX F.A.R.: 5.0 x 10,185 SF	= 50,925 SF

ZR 23-154(b)

MAX F.A. MAY BE INCREASED BY 1.25 SF FOR EACH 1.0 SF OF LOW INCOME, UP TO MAX ON TABLE (EXCLUDING NONRESIDENTIAL F.A.):

BASE F.A.R (MIH): 3.75 x 10,185 SF	= 38,194 SF

ZR 23-154(d)(2)(iii)

MAX F.A.R. (MIH): 6.0 x 10,185 SF	= 61,110 SF
25% AFFORDABLE: 25%(61,110 SF - 3,547 SF)	= 14,391 SF

THEREFORE MAX ALLOWABLE FLOOR AREAS:

LOW INCOME:	= 14,391 SF
COMMERCIAL:	= 3,547 SF
MARKET RATE: 61,110 SF - (14,391 SF + 3,547 SF)	= 43,172 SF
TOTAL	= 61,110 SF

FLOOR AREA SUMMARY

		RESIDENTIAL				COMMERCIAL		BUILDING
FLOOR	BLDG GROSS	GROSS RES. AREA	QUALITY HOUSING DEDUCTIONS	MECH. DEDUCTIONS	NET F.A	GROSS COMM. AREA	NET F.A	TOTAL NET F.A
C	9,849							
1	9,360	2,941	395	80	2,466	3,547	3,547	6,013
2	8,108	8,108	215	80	7,813			7,813
3	8,108	8,108	215	80	7,813			7,813
4	6,488	6,488	215	80	6,193			6,193
5	6,488	6,488	215	80	6,193			6,193
6	6,488	6,488	215	80	6,193			6,193
7	6,488	6,488	215	80	6,193			6,193
8	6,488	6,488	215	80	6,193			6,193
9	2,664	2,664	164	80	2,420			2,420
10	2,664	2,664	164	80	2,420			2,420
11	2,664	2,664	164	80	2,420			2,420
TOTAL	75,857	59,589	2,392	880	56,317	3,547	3,547	59,864

UNIT DISTRIBUTION

FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL UNITS
1	0	0	0	0
2	0	1	5	6
3	0	1	5	6
4	0	1	4	5
5	0	1	4	5
6	0	1	4	5
7	0	1	4	5
8	0	1	4	5
9	0	2	0	2
10	0	2	0	2
11	0	2	0	2
TOTAL	0	13	30	43

AFFORDABLE UNITS = 25% (43) = 11 UNITS
MARKET RATE UNITS = 75%(43) = 32 UNITS

ZONING DATA

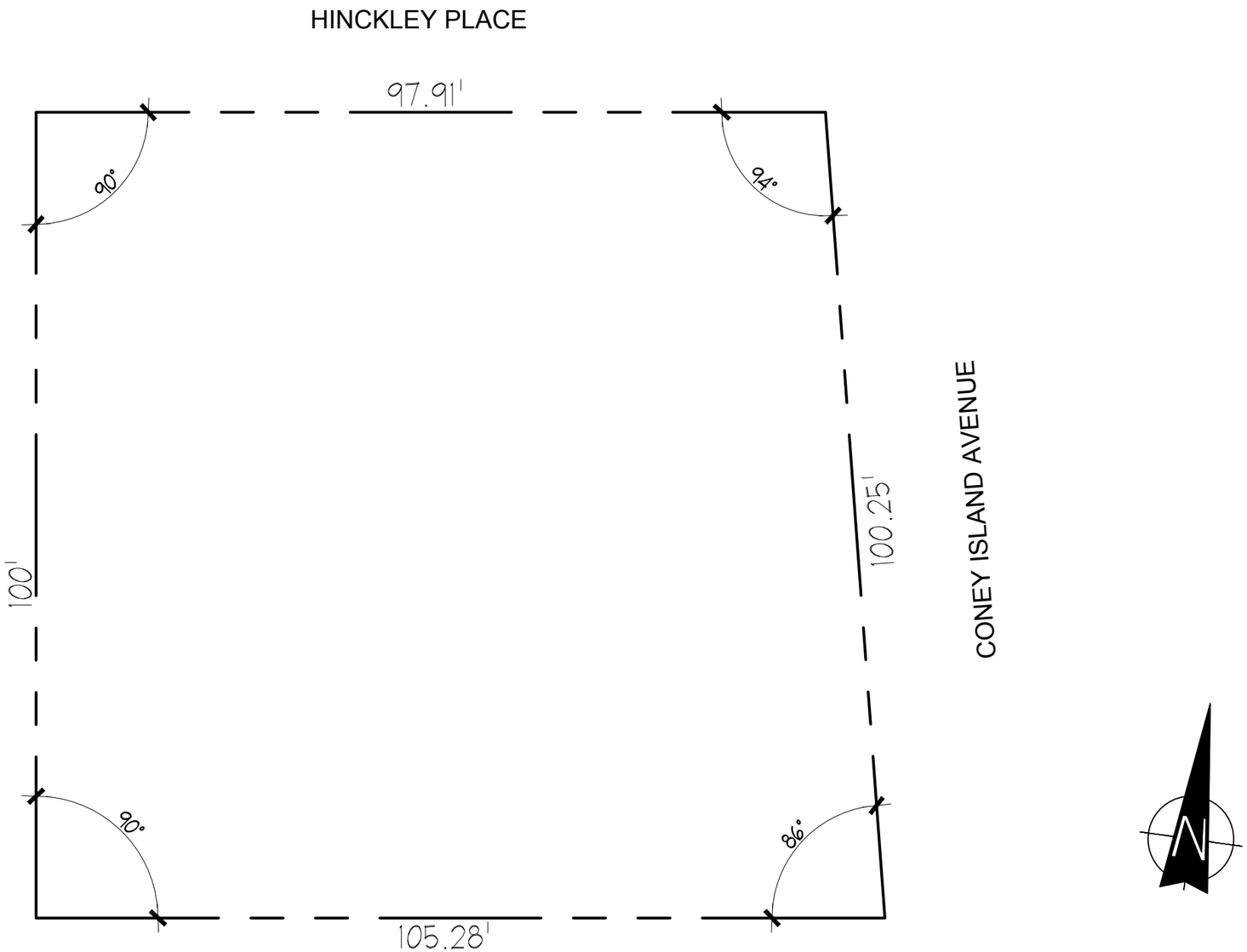
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0 4 8 16 32 64

PLOT

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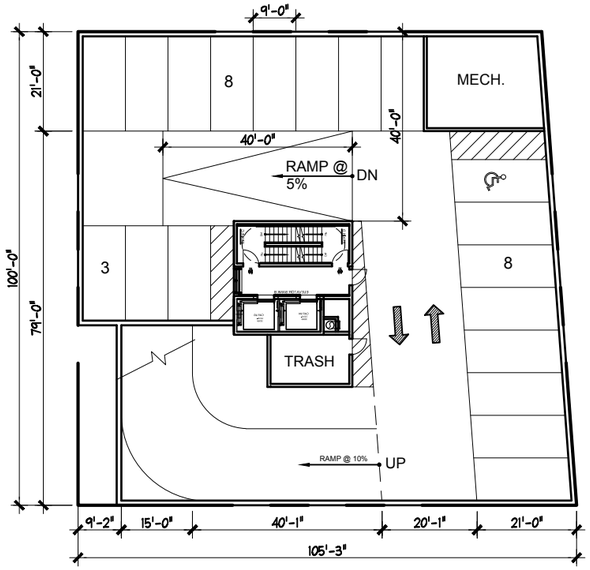
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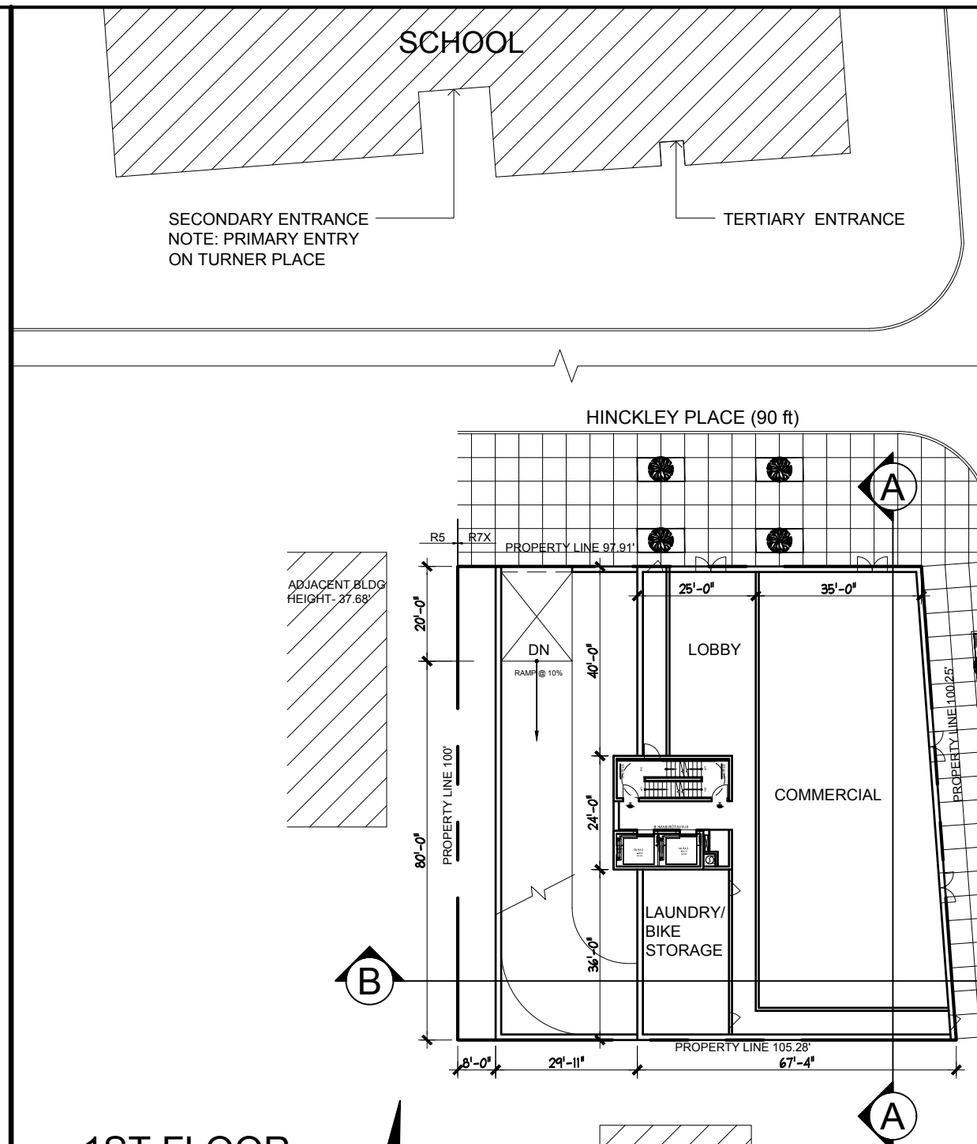
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CELLAR FLOOR

GROSS AREA = 9,849 S.F.



1ST FLOOR

GROSS AREA = 9,360 S.F.

0 8 16 32 64 128

FLOOR PLANS

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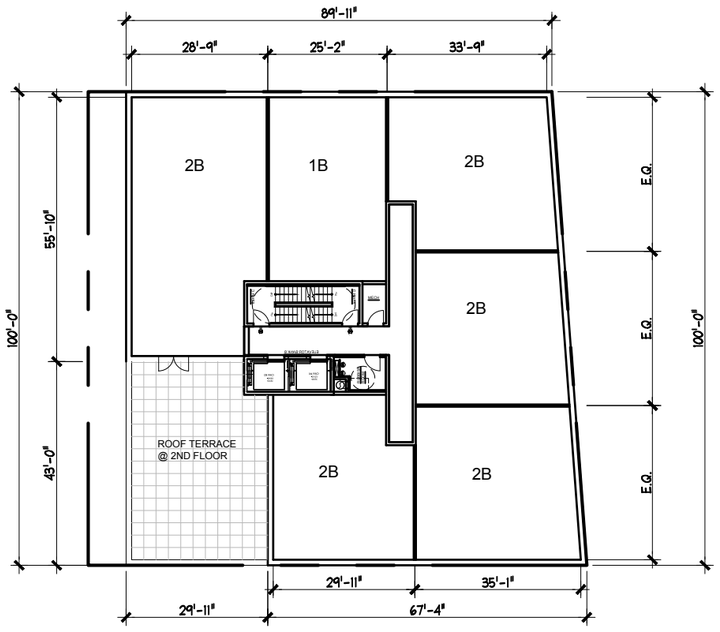
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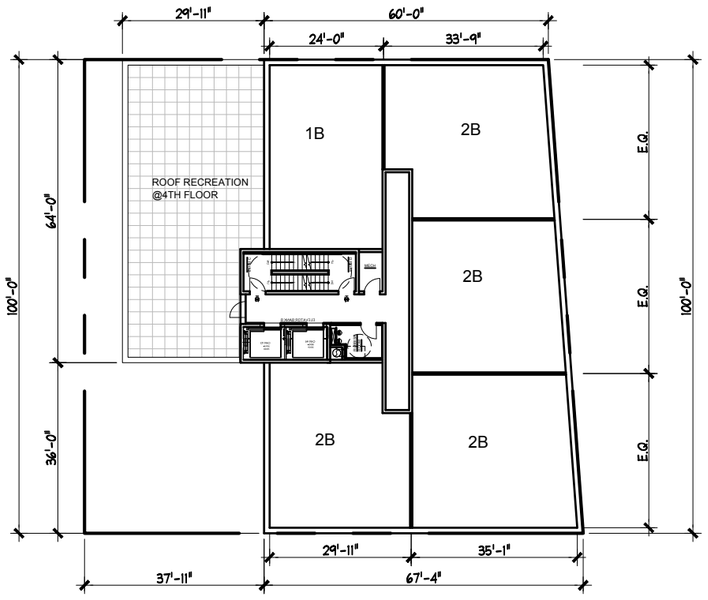
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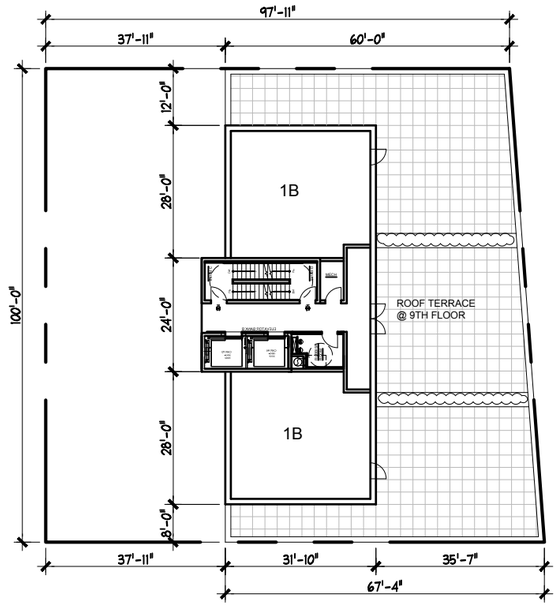
2ND - 3RD FLOOR

GROSS AREA = 8,108 S.F.



4TH - 8TH FLOOR

GROSS AREA = 6,488 S.F.



9TH-11TH FLOOR

GROSS AREA = 2,664 S.F.

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FLOOR PLANS

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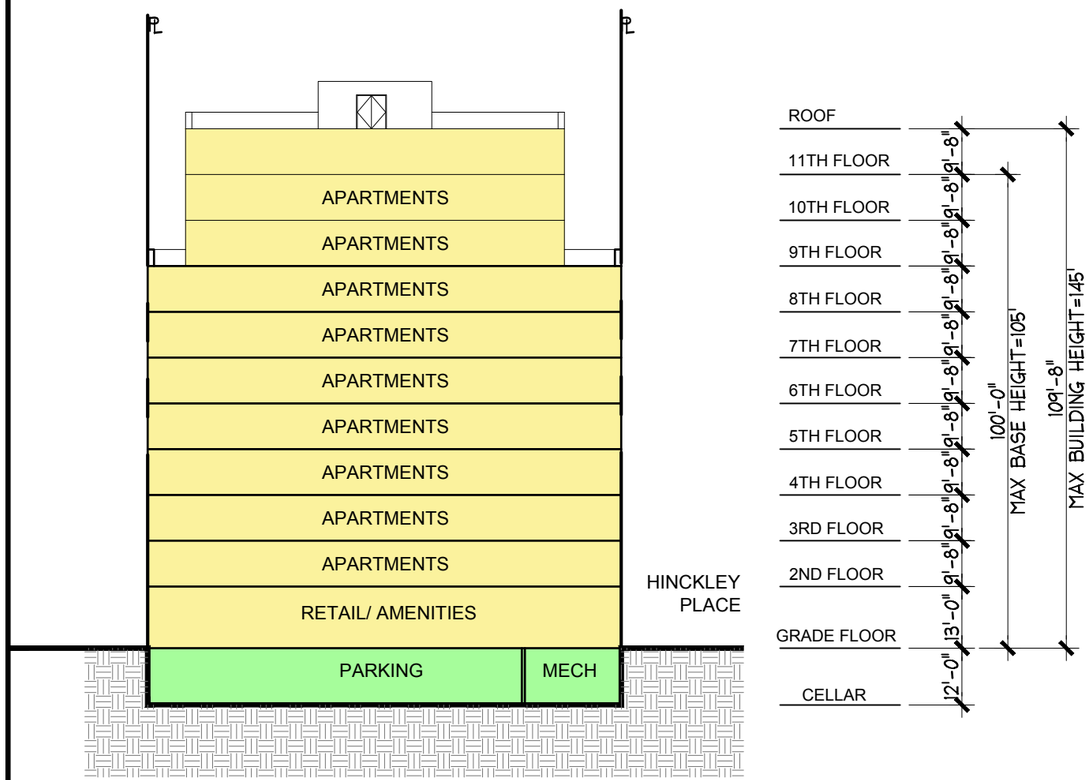
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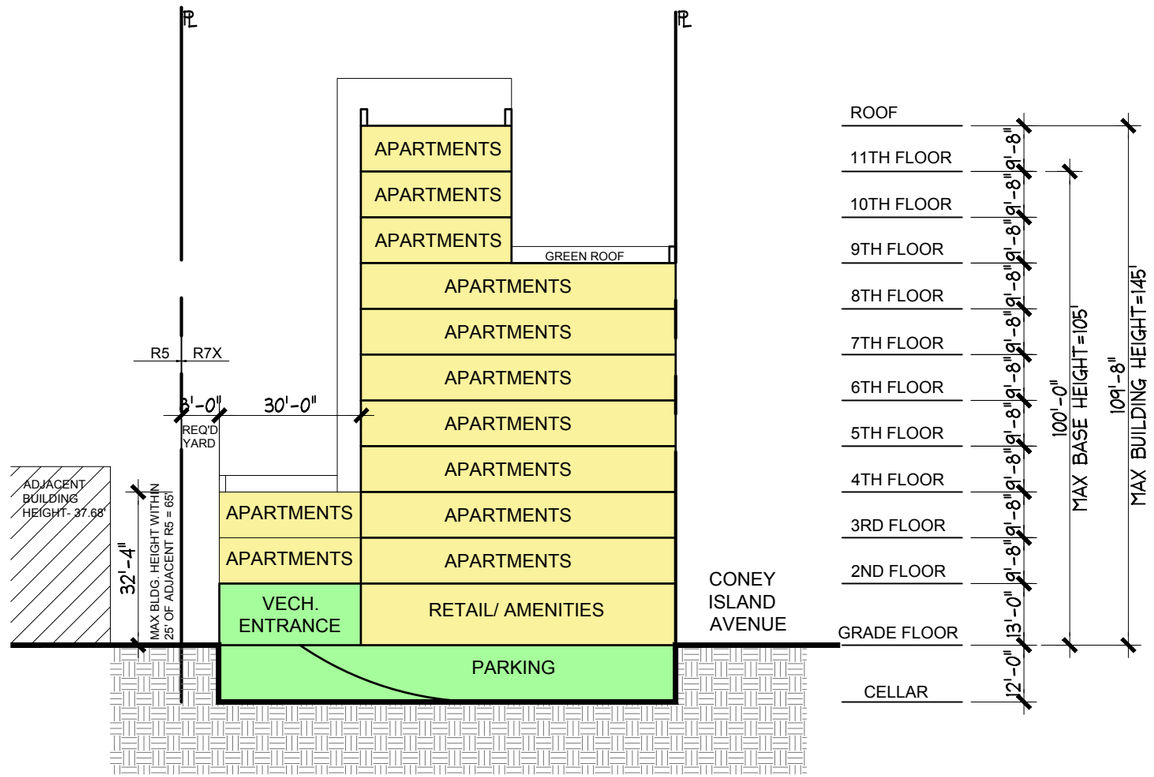
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SECTION A-A



SECTION B-B

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BUILDING SECTIONS

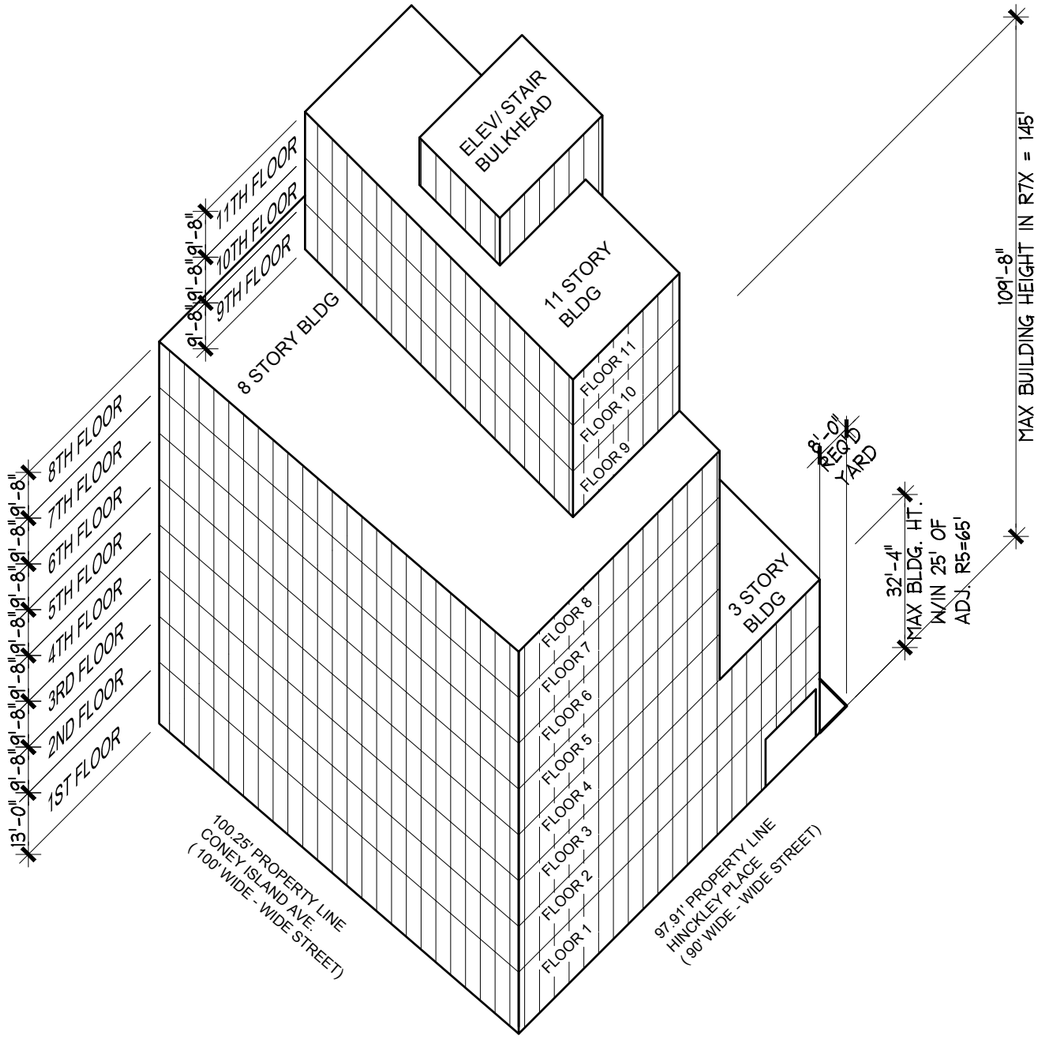
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