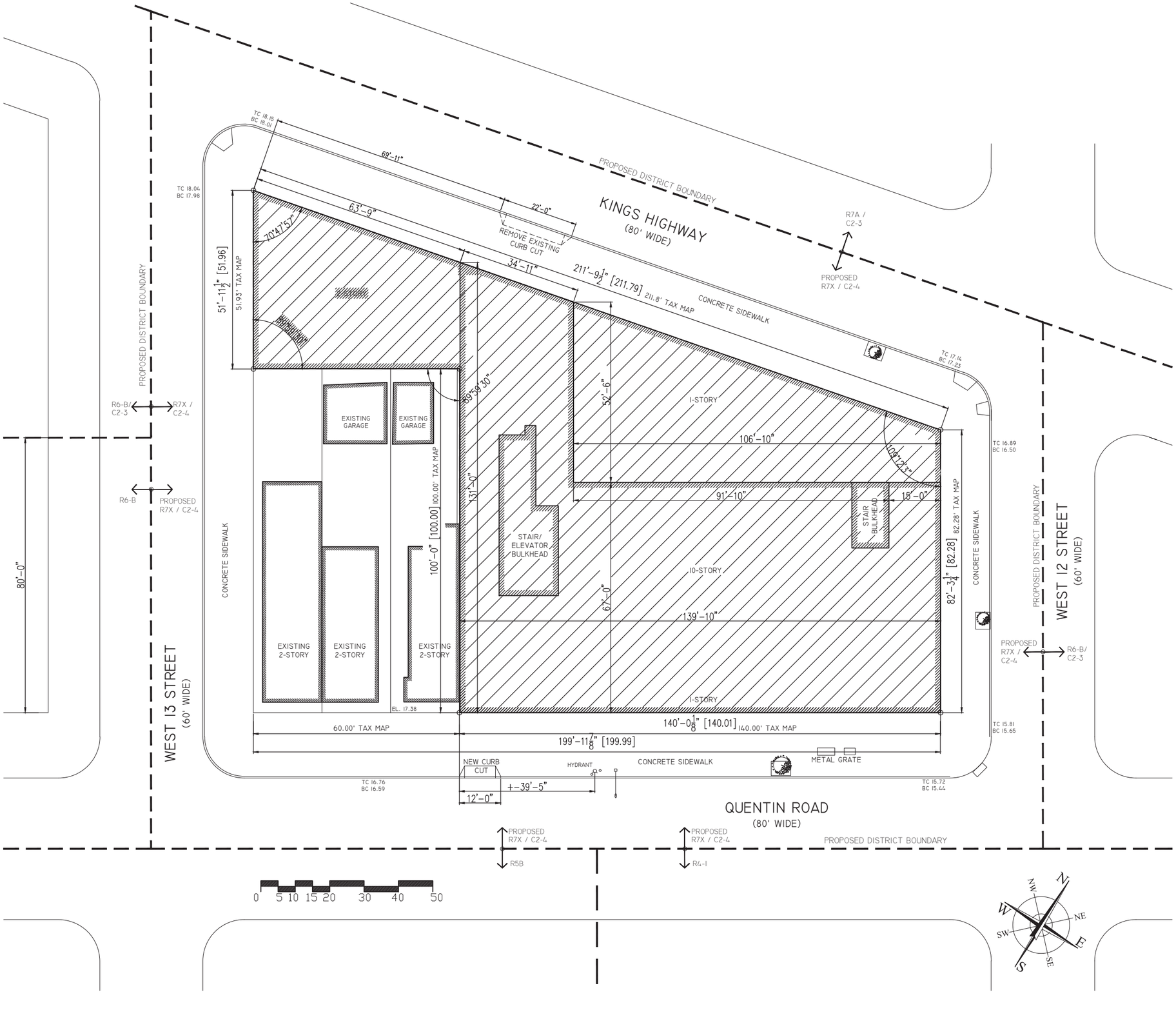

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REVISIONS

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Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
PROPOSED REZONING. R7X / C2-4 / MIH
NEW 10-STORY MIXED USE BUILDING

PROJECT LOCATION
166 KINGS HIGHWAY
BROOKLYN NY 11223

DRAWING TITLE
PLOT PLAN

DATE:	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	
CAD FILE No:	1 OF 15

A-001.00

SEAL & SIGNATURE

REGISTERED ARCHITECT
RUSLAN SABIROVICH GOYCHAYEV
037383
STATE OF NEW YORK

ZONING ANALYSIS

#174 KINGS HIGHWAY, BROOKLYN NY 11223
BLOCK: 6619 LOT: 42
LOT AREA: 17,425 SF (AS PER SURVEY), 17,423.5 SF AS PER CALCULATIONS
ZONE:R6B / C2-3
PROPOSED ZONE: R7X / C2-4 / MANDATORY INCLUSIONARY HOUSING (MIH)
ZONING MAP: 22D
FLOOD ZONE: NO
HISTORIC DISTRICT: NO. LANDMARK: NO
WITHIN 200' OF TA STRUCTURE: NO
TRANSIT ZONE: NO

SCOPE OF WORK: NEW 10-STORY AND CELLAR MIXED USE (RESIDENTIAL / COMMERCIAL) BUILDING. INCLUSIONARY HOUSING

OCCUPANCY (2014 CODE) / USE GROUPS :
CELLAR: ATTENDED PARKING GARAGE ACCESSORY TO RESIDENTIAL USE (52 PARKING SPACES). OCCUPANCY S-2, UG 2B. SPRINKLER ROOM, GAS METER ROOM, ELECTRICAL ROOM. OCCUPANCY R-2, UG 2B.
1ST FLOOR: RESIDENTIAL LOBBY. OCCUPANCY R-2, UG 2B BICYCLE STORAGE. OCCUPANCY S-2. UG 2B
2ND FLOOR: 10 CLASS "A" DWELLING UNITS. OCCUPANCY R-2, UG 2A INDOOR PASSIVE RECREATION AREA ACCESSORY TO ALL DWELLING UNITS. OUTDOOR PASSIVE RECREATION AREA ACCESSORY TO ALL DWELLING UNITS. OCCUPANCY R-2. UG 2B
3RD FLOOR: 11 CLASS "A" DWELLING UNITS. OCCUPANCY R-2, UG 2A
4TH FLOOR: 11 CLASS "A" DWELLING UNITS. OCCUPANCY R-2, UG 2A
5TH FLOOR: 11 CLASS "A" DWELLING UNITS. OCCUPANCY R-2, UG 2A
6TH FLOOR: 11 CLASS "A" DWELLING UNITS. OCCUPANCY R-2, UG 2A
7TH FLOOR: 11 CLASS "A" DWELLING UNITS. OCCUPANCY R-2, UG 2A
8TH FLOOR: 11 CLASS "A" DWELLING UNITS. OCCUPANCY R-2, UG 2A
9TH FLOOR: 11 CLASS "A" DWELLING UNITS. OCCUPANCY R-2, UG 2A
10TH FLOOR: 10 CLASS "A" DWELLING UNITS. OCCUPANCY R-2, UG 2A GYM ACCESSORY RESIDENTIAL USE.
ROOF: STAIR, ELEVATOR BULKHEADS, CONDENSING UNITS. OUTDOOR PASSIVE RECREATION AREA ACCESSORY TO ALL DWELLING UNITS.
TOTAL NINETY SEVEN (97) CLASS "A" DWELLING UNITS.

CONSTRUCTION CLASS (2014 CODE): I-B. (FIRE-RESISTANCE RATING OF COLUMNS: 3HRS)

ZR 34-011 QUALITY HOUSING PROGRAM
BUILDING SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN THIS CHAPTER, AND THE APPLICABLE PROVISIONS OF ARTICLE II, CHAPTER 8 (QUALITY HOUSING PROGRAM)

ZR 23-154 INCLUSIONARY HOUSING
SPECIAL FLOOR AREA PROVISIONS FOR ZONING LOTS IN MANDATORY INCLUSIONARY HOUSING AREAS ARE SET FORTH IN PARAGRAPH (D) OF THIS SECTION

(D) SPECIAL FLOOR AREA PROVISIONS FOR ZONING LOTS IN MANDATORY INCLUSIONARY HOUSING AREAS.
FOR ZONING LOTS IN MANDATORY INCLUSIONARY HOUSING AREAS, THE FOLLOWING PROVISIONS SHALL APPLY:
(1) AFFORDABLE HOUSING REQUIREMENT
NO RESIDENTIAL DEVELOPMENT SHALL BE PERMITTED UNLESS AFFORDABLE HOUSING IS PROVIDED...
(2) MAXIMUM FLOOR AREA RATIO
THE MAXIMUM FLOOR AREA RATIO FOR THE APPLICABLE ZONING DISTRICT IN INCLUSIONARY HOUSING DESIGNATED AREAS SET FORTH IN PARAGRAPH (B) OF THIS SECTION SHALL APPLY TO THE APPLICABLE ZONING DISTRICT IN A MANDATORY INCLUSIONARY HOUSING AREA
(3) OPTIONS FOR COMPLIANCE WITH AFFORDABLE HOUSING REQUIREMENT: OPTION 2 PROPOSED.
FOR MIH DEVELOPMENTS UTILIZING OPTION 2, AN AMOUNT OF AFFORDABLE FLOOR AREA FOR QUALIFYING HOUSEHOLDS SHALL BE PROVIDED THAT IS EQUAL TO AT LEAST 30 PERCENT OF THE RESIDENTIAL FLOOR AREA WITHIN SUCH MIH DEVELOPMENT. THE WEIGHTED AVERAGE OF ALL INCOME BANDS FOR AFFORDABLE HOUSING UNITS SHALL NOT EXCEED 80 PERCENT OF THE INCOME INDEX, AND THERE SHALL BE NO MORE THAN THREE INCOME BANDS. NO INCOME BAND SHALL EXCEED 130 PERCENT OF THE INCOME INDEX.

ZR 34-111 RESIDENTIAL BULK REGULATIONS IN CL OR C2 DISTRICTS WHOSE BULK IS GOVERNED
BY SURROUNDING RESIDENCE DISTRICT
BULK REGULATIONS FOR THE RESIDENCE DISTRICT WITHIN WHICH SUCH COMMERCIAL DISTRICTS ARE MAPPED APPLY

ZR 23-154 D) (2) (III) MAX RESIDENTIAL FAR
MAX FAR (WITH INCLUSIONARY HOUSING): 6.0
MAX PERMITTED "FA" WITH INCLUSIONARY HOUSING: 17,423.5 X 6.0= 104,541 SF

ZR 35-31 / 33-121 MAX COMMERCIAL FAR: 2.0
MAX COMMERCIAL "FA": 17,423.5 X 2.0 = 34,847 SF
PROPOSED COMMERCIAL ZFA: 14,670 SF
PROPOSED COMMERCIAL FAR: 14,670 / 17,423.5 = 0.84, LESS THAN 2.0. COMPLIES.

FLOOR AREA RATIO INCREASED THROUGH THE PROVISION OF AFFORDABLE HOUSING PURSUANT TO SECTION 23-90. 30% OF ALL DWELLING UNITS PROPOSED TO BE INCOME-RESTRICTED HOUSING UNITS:
89,044 SF X 30%= 26,713.2 SF (97 UNITS X 30% = 30 UNITS)

ZR 23-153 MAX PERMITTED RESIDENTIAL LOT COVERAGE FOR CORNER PORTION=100 %
PROPOSED RESIDENTIAL LOT COVERAGE: 11,021.7 SF = 63.25%
PROPOSED RESIDENTIAL AREA (SEE DIAGRAMS ON Z-005)

FLOOR #	RESIDENTIAL			COMMERCIAL	
	GROSS	DEDUCTIONS	ZFA	GROSS	ZFA
CELLAR	17,395		0		
1 FLOOR	1,744	300	1,444	14,670	14,670
2 FLOOR	13,776	4,866	8,910		
3 FLOOR	11,284	1,593	9,691		
4 FLOOR	11,284	1,388	9,896		
5 FLOOR	11,284	1,388	9,896		
6 FLOOR	11,284	1,388	9,896		
7 FLOOR	11,284	1,388	9,896		
8 FLOOR	11,284	1,388	9,896		
9 FLOOR	11,284	1,388	9,896		
10 FLOOR	11,284	1,697	9,587		
BULKHEAD	877		0		
TOTAL	124,064		89,008	14,670	14,670
TOTAL RESIDENTIAL GROSS AREA					**124,064**
TOTAL RESIDENTIAL ZFA					**89,008**
RESIDENTIAL FAR					**5.11**
TOTAL COMMERCIAL GROSS AREA					**14,670**
TOTAL COMMERCIAL ZFA					**14,670**
COMMERCIAL FAR					**0.84**
TOTAL BUILDING GROSS AREA					**138,734**
TOTAL COMBINED ZFA					**103,678**
TOTAL FAR					**5.95**

TOTAL RESIDENTIAL "FA": 89,008, LESS THAN 104,541 SF
PROPOSED RESIDENTIAL FAR: 89,008/17,423.5 = 5.11, LESS THAN 6.0; COMPLIES

ZR 35-31 PROPOSED COMBINED ZFA (COM+RES): 103,678 SF, LESS THAN 104,541 SF; COMPLIES.
PROPOSED COMBINED FAR: 103,678 / 17,423.5 = 5.95, LESS THAN 6.0; COMPLIES
(PROPOSED COMBINED GROSS AREA: 138,734 SF)

ZR 23-22 MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS
(104,541 – 13,146)/ 680 = 91,395 / 680= 134 D.U. PROPOSED: 97 D.U.

ZR 23-32 MINIMUM LOT AREA OR LOT WIDTH FOR RESIDENCES
MINIMUM LOT AREA: 1,700 SF MINIMUM LOT WIDTH: 18'
EXISTING LOT AREA: 17,423.5 SF EXISTING LOT WIDTH: 140'-0"

ZR 34-232 SIDE YARDS
NOT REQUIRED. IF PROVIDED 8' MIN. PROPOSED: 0'

ZR 23-542 ALONG SHORT DIMENSION OF BLOCK (LESS THAN 230')
REAR YARD NOT REQUIRED. NOT REQUIRED FOR CORNER LOT PORTION

ZR 34-24 THE HEIGHT AND SETBACK PROVISIONS OF SECTION 23-66 (HEIGHT AND SETBACK 6EQUIREMENTS FOR QUALITY HOUSING BUILDINGS) SHALL BE MODIFIED BY THE PROVISIONS OF SECTION 35-65

ZR 35-65 HEIGHT AND SETBACK REQUIREMENTS FOR QUALITY HOUSING BUILDINGS
THE STREET WALL LOCATION PROVISIONS OF SECTIONS 35-651 AND THE HEIGHT AND SETBACK PROVISIONS OF SECTION 35-652, SHALL APPLY TO QUALITY HOUSING BUILDINGS. IN CERTAIN DISTRICTS, THE HEIGHTS SET FORTH IN SECTION 35-652 MAY BE INCREASED PURSUANT TO EITHER THE PROVISIONS OF SECTION 35-653 (TOWER REGULATIONS) OR 35-654 (MODIFIED HEIGHT AND SETBACK REGULATIONS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS OR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS), AS APPLICABLE.
ADDITIONAL PROVISIONS ARE SET FORTH IN SECTION 35-655. THE HEIGHT OF ALL BUILDINGS OR OTHER STRUCTURES SHALL BE MEASURED FROM THE BASE PLANE.
IN ALL SUCH DISTRICTS, THE PERMITTED OBSTRUCTIONS PROVISIONS OF SECTION 33-42 SHALL APPLY TO ANY BUILDING OR OTHER STRUCTURE.
IN ADDITION, A DORMER MAY BE ALLOWED AS A PERMITTED OBSTRUCTION PURSUANT TO PARAGRAPH (C)(1) OF SECTION 23-621 (PERMITTED OBSTRUCTIONS IN CERTAIN DISTRICTS).

ZR 35-651 STREET WALL LOCATION
A) (1) AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND SHALL EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTIONS 35-652 AND 23-662 (MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS), OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS. UP TO 30 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND EIGHT FEET OF THE STREET LINE, PROVIDED THAT ANY SUCH RECESSES DEEPER THAN TEN FEET ALONG A WIDE STREET OR 15 FEET ALONG A NARROW STREET ARE LOCATED WITHIN AN OUTER COURT;

(3) FOR ZONING LOTS BOUNDED BY MORE THAN ONE STREET LINE, THESE STREET WALL LOCATION PROVISIONS SHALL BE MANDATORY ALONG ONLY ONE STREET LINE; AND
(4) WHERE ONLY ONE STREET LINE IS COINCIDENT WITH THE BOUNDARY OF A COMMERCIAL DISTRICT MAPPED ALONG AN ENTIRE BLOCK FRONT, THE STREET WALL LOCATION PROVISIONS SHALL APPLY ALONG SUCH COINCIDENT STREET LINE. FOR ALL OTHER ZONING LOTS, THE STREET WALL LOCATION PROVISIONS SHALL APPLY ALONG AT LEAST ONE STREET LINE.
C) SETBACK REQUIREMENTS
1) ON WIDE STREET: 10'. ON NARROW STREET: 15'
2) THE DEPTH OF SUCH REQUIRED SETBACK MAY BE REDUCED BY ONE FOOT FOR EVERY FOOT THAT THE STREET WALL IS LOCATED BEYOND THE STREET LINE, BUT IN NO EVENT SHALL A SETBACK OF LESS THAN SEVEN FEET IN DEPTH BE PROVIDED

ZR 35-654 MODIFIED HEIGHT AND SETBACK REGULATIONS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS OR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS

THE PROVISIONS OF THIS SECTION SHALL APPLY TO QUALITY HOUSING BUILDINGS ON ZONING LOTS MEETING THE CRITERIA SET FORTH IN PARAGRAPH (A) OF SECTION 23-664 (MODIFIED HEIGHT AND SETBACK REGULATIONS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS OR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS).
FOR ALL SUCH QUALITY HOUSING BUILDINGS, THE MAXIMUM BASE AND BUILDING HEIGHTS ESTABLISHED IN SECTIONS 35-652 AND 23-662 (MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS) SHALL BE MODIFIED IN ACCORDANCE WITH THE TABLE IN PARAGRAPH (B) OF SECTION 23-664 FOR THE RESIDENCE DISTRICT WITHIN WHICH SUCH COMMERCIAL DISTRICTS ARE MAPPED. SEPARATE MAXIMUM BUILDING HEIGHTS ARE SET FORTH WITHIN SUCH TABLE FOR QUALITY HOUSING BUILDINGS WITH QUALIFYING GROUND FLOORS AND FOR THOSE WITH NONQUALIFYING GROUND FLOORS.

ZR 23-664 B) MODIFIED HEIGHT AND SETBACK REGULATIONS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS. TABLE 1
MINIMUM BASE HEIGHT: 60'. MAXIMUM BASE HEIGHT: 105'.
MAXIMUM HEIGHT FOR BUILDINGS OR OTHER STRUCTURES WITH QUALIFYING GROUND FLOORS: 145'.
PROPOSED BASE AND BUILDING HEIGHT: 103'-10"
MAXIMUM NUMBER OF STORIES: 14. PROPOSED: 10.

QUALIFYING GROUND FLOOR
A "QUALIFYING GROUND FLOOR" SHALL REFER TO THE GROUND FLOOR OF A DEVELOPMENT OR ENLARGEMENT OF A QUALITY HOUSING BUILDING ON A ZONING LOT, OR PORTION THEREOF, WHERE:
(A) THE LEVEL OF THE FINISHED FLOOR OF THE SECOND STORY IS 13 FEET OR MORE ABOVE THE LEVEL OF THE ADJOINING SIDEWALK; AND
(B) FOR BUILDINGS IN THE FOLLOWING DISTRICTS THAT DO NOT MEET THE CRITERIA SET FORTH IN PARAGRAPH (A) OF SECTION 23-664... (NA, PROPOSED BUILDING MEETS THE CRITERIA SET FORTH IN PARAGRAPH (A) OF SECTION 23-664 (MIH DEVELOPMENT ON MIH ZONING LOT))

ZR 36-33 REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED.
FOR RESIDENCES DEVELOPED UNDER SINGLE OWNERSHIP OR CONTROL WHERE GROUP PARKING FACILITIES ARE PROVIDED, THE NUMBER OF REQUIRED ACCESSORY OFF-STREET PARKING SPACES IS AS SET FORTH IN SECTION 25-23 (REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED), FOR THE APPLICABLE RESIDENCE DISTRICT, AS DETERMINED IN ACCORDANCE WITH SECTION 35-22 OR 35-23. FOR THE PURPOSE OF DETERMINING THE NUMBER OF REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR SUCH RESIDENCES IN C4-4 DISTRICTS, THE REGULATIONS OF AN R7-2 DISTRICT SHALL APPLY.

ZR 36-33 / 25-23 REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED
ZR 25-25 MODIFICATION OF REQUIREMENTS FOR INCOME-RESTRICTED HOUSING UNITS.
ZR 25-251 INCOME-RESTRICTED HOUSING UNITS
REQUIRED FOR AFFORDABLE: 30 X 15% = 5.
REQUIRED FOR NON-AFFORDABLE: 67 X 50%= 34 SPACES.
TOTAL REQUIRED: 34 + 5 = 39.
PROPOSED: 48 IN CELLAR GARAGE.

ZR 36-711 BICYCLE PARKING
RESIDENTIAL. UG 2. REQ'D: 1 PER 2 DWELLING UNITS: 97/2=49.
50 BICYCLE SPACES PROPOSED AT 1ST FLOOR, COMPLIES

ZR 33-03 / 26-41 REQUIRED STREET TREES: 486.03'/25'= 19.
3 EXISTING TREE TO REMAIN. 16 STREET TREE TO BE PAID INTO TREE FUND AS DIRECTED BY DEPARTMENT OF PARKS AND RECREATION

ZR 28-21 REQUIRED RECREATION SPACE
MIN REQ'D: 89,044 X 3.3% = 2,938 SF. PROPOSED: INDOOR RECREATION ROOMS AT 2ND AND 10TH FLOORS (3,689 SF WITH MIN DIMENSION OF 15') AND OUTDOOR RECREATION AREA AT ROOF TERRACES ON 2ND FLOOR AND ROOF TERRACE ABOVE 10TH FLOOR.

CURB CUT ANALYSIS. ONE NEW CURB CUT

CURB CUT SERVING CELLAR GARAGE PARKING ACCESSORY TO RESIDENTIAL USE.
12' INCLUDING SPLAYS

ZR 36-522 LOCATION OF PARKING SPACES IN CERTAIN DISTRICTS
A) ACCESSORY OFF-STREET PARKING SPACES SHALL BE LOCATED ONLY WITHIN A BUILDING OR IN ANY OPEN AREA ON THE ZONING LOT THAT IS NOT BETWEEN THE STREET LINE AND THE STREET WALL OF THE BUILDING OR ITS PROLONGATION. WHERE A ZONING LOT IS BOUNDED BY MORE THAN ONE SUCH STREET LINE, THIS PROVISION SHALL APPLY ALONG ONLY ONE STREET LINE.

PROPOSED PARKING LOCATED WITHIN A BUILDING. COMPLIES.

ZR 36-532 LOCATION AND WIDTH OF CURB CUTS ACCESSING RESIDENTIAL PARKING SPACES IN CERTAIN DISTRICTS
(b) ALL SUCH CURB CUTS SHALL COMPLY WITH THE PROVISIONS OF SECTION 25-631
(c) ALL SUCH CURB CUTS SHALL BE PROHIBITED ON THE WIDE STREET FRONTAGE OF ANY ZONING LOT EXISTING ON APRIL 14, 2010, WITH ACCESS TO A NARROW STREET;

NO ACCESS TO NARROW STREET POSSIBLE (RESULTING CURB CUT LOCATION WOULD BE WITHIN 50' OF INTERSECTION).

ZR 25-631 LOCATION AND WIDTH OF CURB CUTS IN CERTAIN DISTRICTS

MIN CURB CUT WIDTH: 8' INCLUDING SPLAYS.

E) IN THE DISTRICTS INDICATED, EXCEPT AS PROVIDED FOR IN PARAGRAPH (D) OF THIS SECTION, ONLY ONE CURB CUT, HAVING A MAXIMUM WIDTH OF 12 FEET, INCLUDING SPLAYS, SHALL BE PERMITTED ON ANY STREET FRONTAGE OF A ZONING LOT.

QUENTIN ROAD FRONTAGE. PROPOSED: ONE CURB CUT, 12'-0" WIDE (INCLUDING SPLAYS) ACCESSING RESIDENTIAL PARKING PROPOSED. UNINTERRUPTED CURB SPACE OF MORE THAN 34'. COMPLIES.

ZR 36-53 WIDTH OF CURB CUTS AND LOCATION OF ACCESS TO THE STREET
CURB CUT DISTANCE TO CORNER: 60.01'

ZR 36-56 SCREENING
N/A. LOCATED IN CELLAR

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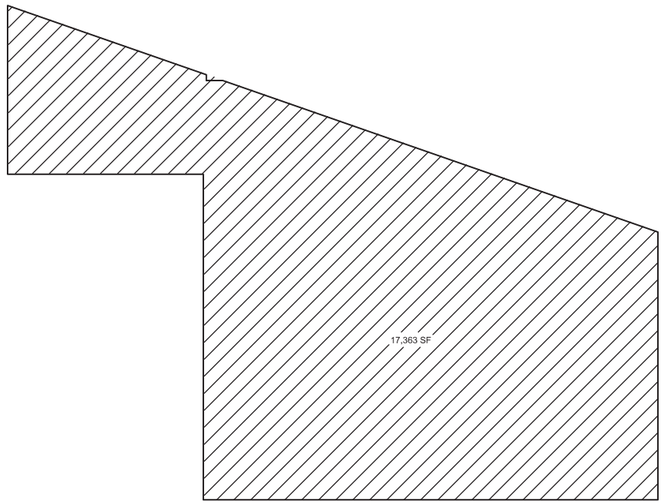
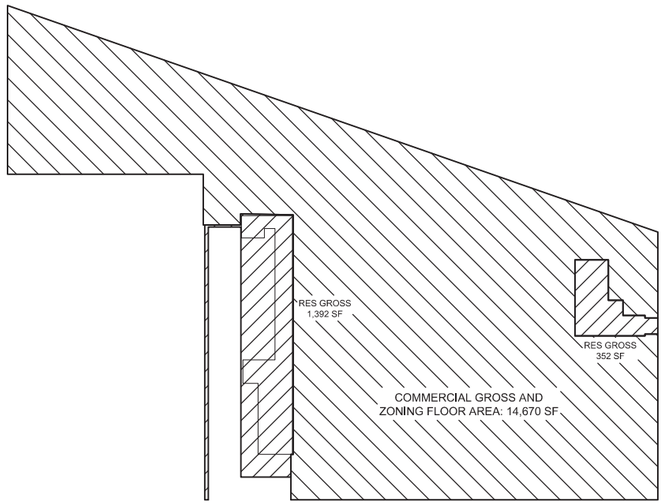
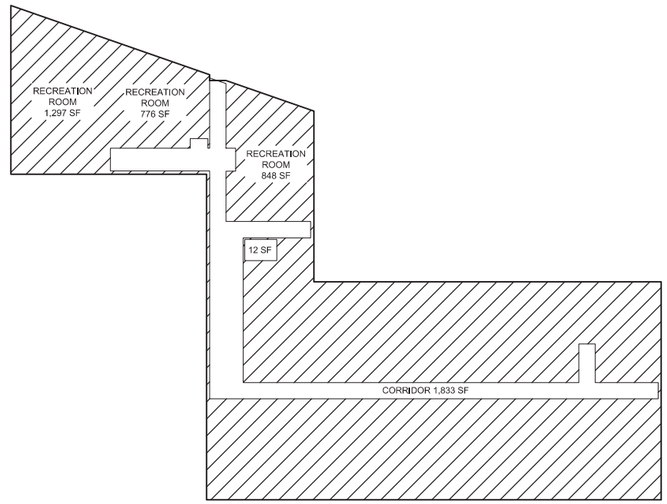


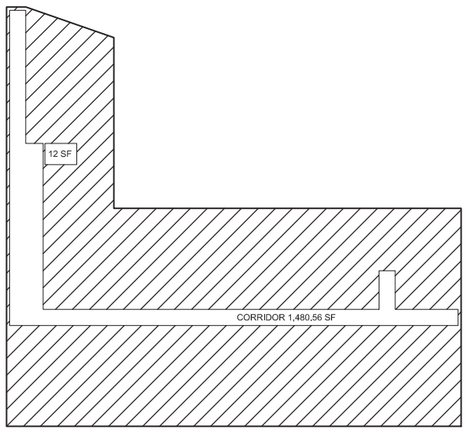
CELLAR
GROSS AREA: 17,395 SF
ZONING FLOOR AREA: 0 SF



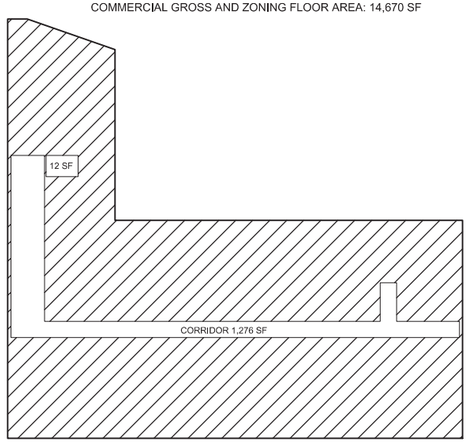
1ST FLOOR
RESIDENTIAL GROSS AREA: 1,744 SF
DEDUCTIONS: 300 SF
RESIDENTIAL ZONING FLOOR AREA: 1,444 SF
COMMERCIAL GROSS AND ZONING FLOOR AREA: 14,670 SF



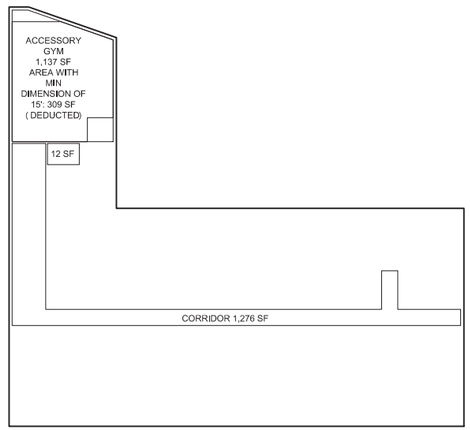
2ND FLOOR
RESIDENTIAL GROSS AREA: 13,776 SF
RESIDENTIAL DEDUCTIONS: 4,866 SF
RESIDENTIAL ZONING FLOOR AREA: 8,910 SF



3RD FLOOR
RESIDENTIAL GROSS AREA: 11,284 SF
RESIDENTIAL DEDUCTIONS: 1,593 SF
RESIDENTIAL ZONING FLOOR AREA: 9,691 SF



4, 5, 6, 7,8,9TH FLOORS
RESIDENTIAL GROSS AREA: 11,284 SF
RESIDENTIAL DEDUCTIONS: 1,388 SF
RESIDENTIAL ZONING FLOOR AREA: 9,896 SF



10TH FLOOR
RESIDENTIAL GROSS AREA: 11,284 SF
RESIDENTIAL DEDUCTIONS: 1,697 SF
RESIDENTIAL ZONING FLOOR AREA: 9,587 SF

BULKHEAD
GROSS AREA: 877 SF
ZONING FLOOR AREA: 0 SF

FLOOR #	RESIDENTIAL			COMMERCIAL	
	GROSS	DEDUCTIONS	ZFA	GROSS	ZFA
CELLAR	17,395		0		
1 FLOOR	1,744	300	1,444	14,670	14,670
2 FLOOR	13,776	4,866	8,910		
3 FLOOR	11,284	1,593	9,691		
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8 FLOOR	11,284	1,388	9,896		
9 FLOOR	11,284	1,388	9,896		
10 FLOOR	11,284	1,697	9,587		
BULKHEAD	877		0		
TOTAL	**124,064**		**89,008**	**14,670**	**14,670**
TOTAL RESIDENTIAL GROSS AREA					**124,064**
TOTAL RESIDENTIAL ZFA					**89,008**
RESIDENTIAL FAR					**5.11**
TOTAL COMMERCIAL GROSS AREA					**14,670**
TOTAL COMMERCIAL ZFA					**14,670**
COMMERCIAL FAR					**0.84**
TOTAL BUILDING GROSS AREA					**138,734**
TOTAL COMBINED ZFA					**103,678**
TOTAL FAR					**5.95**

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3 OF 15

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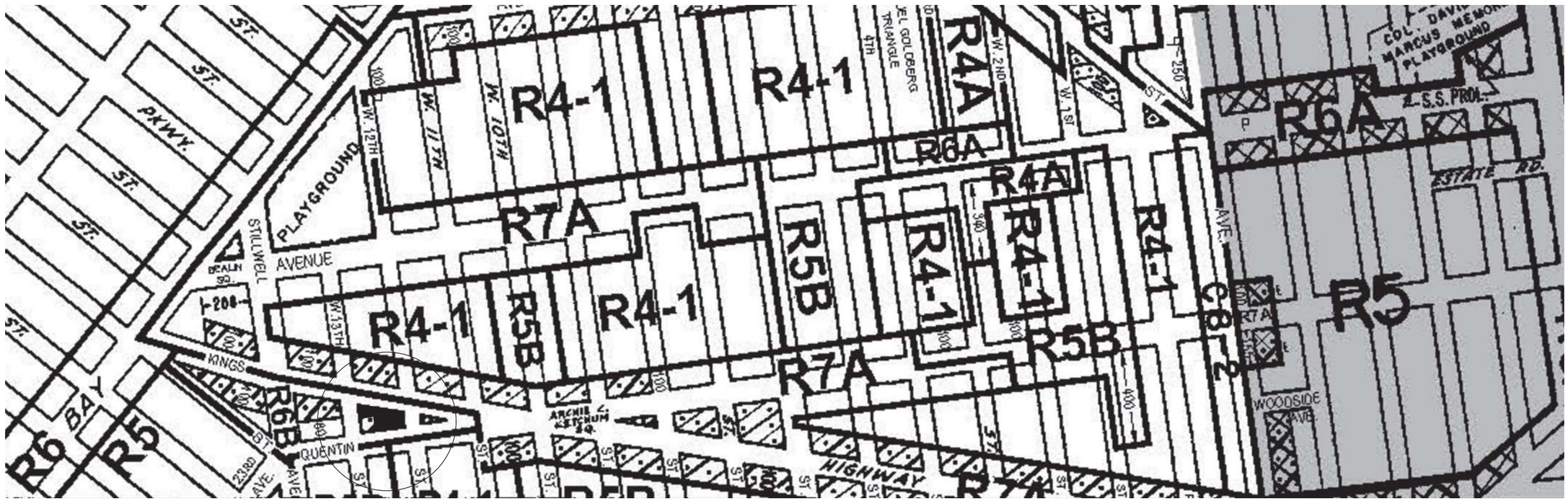
SEAL & SIGNATURE



TAX MAP



ZONING MAP 22D



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TAX AND ZONING MAPS

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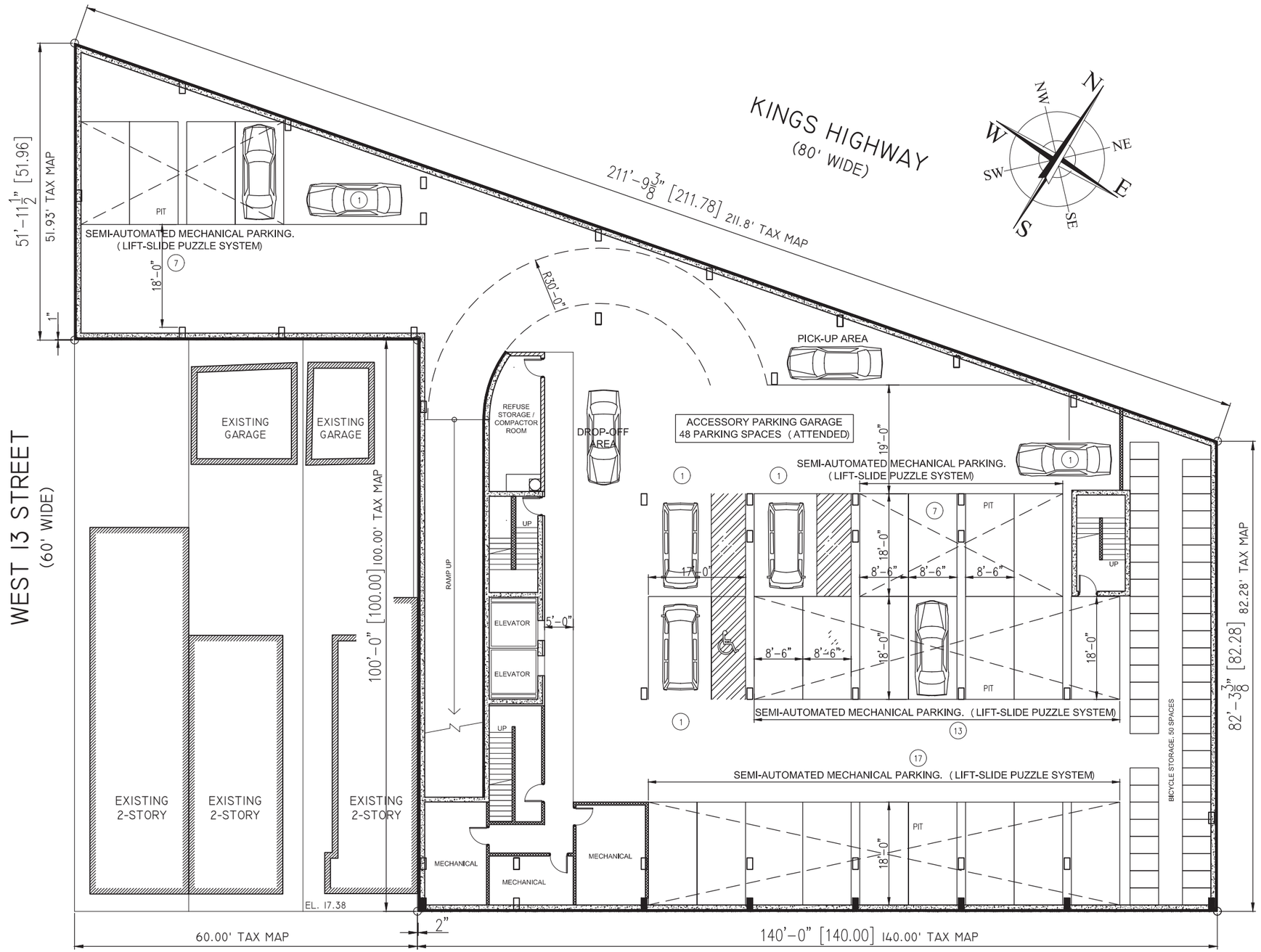
DRAWING BY:	
CHK BY:	
DWG No:	A-004.00
CAD FILE No:	4 OF 15

SEAL & SIGNATURE





CELLAR PLAN

SCALE: NTS

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

#	Date	Description

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Fax. 347 702 5455
RSLN@RSLNArchitecture.com
Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
PROPOSED REZONING. R7X / C2-4 / MIH
NEW 10-STORY MIXED USE BUILDING

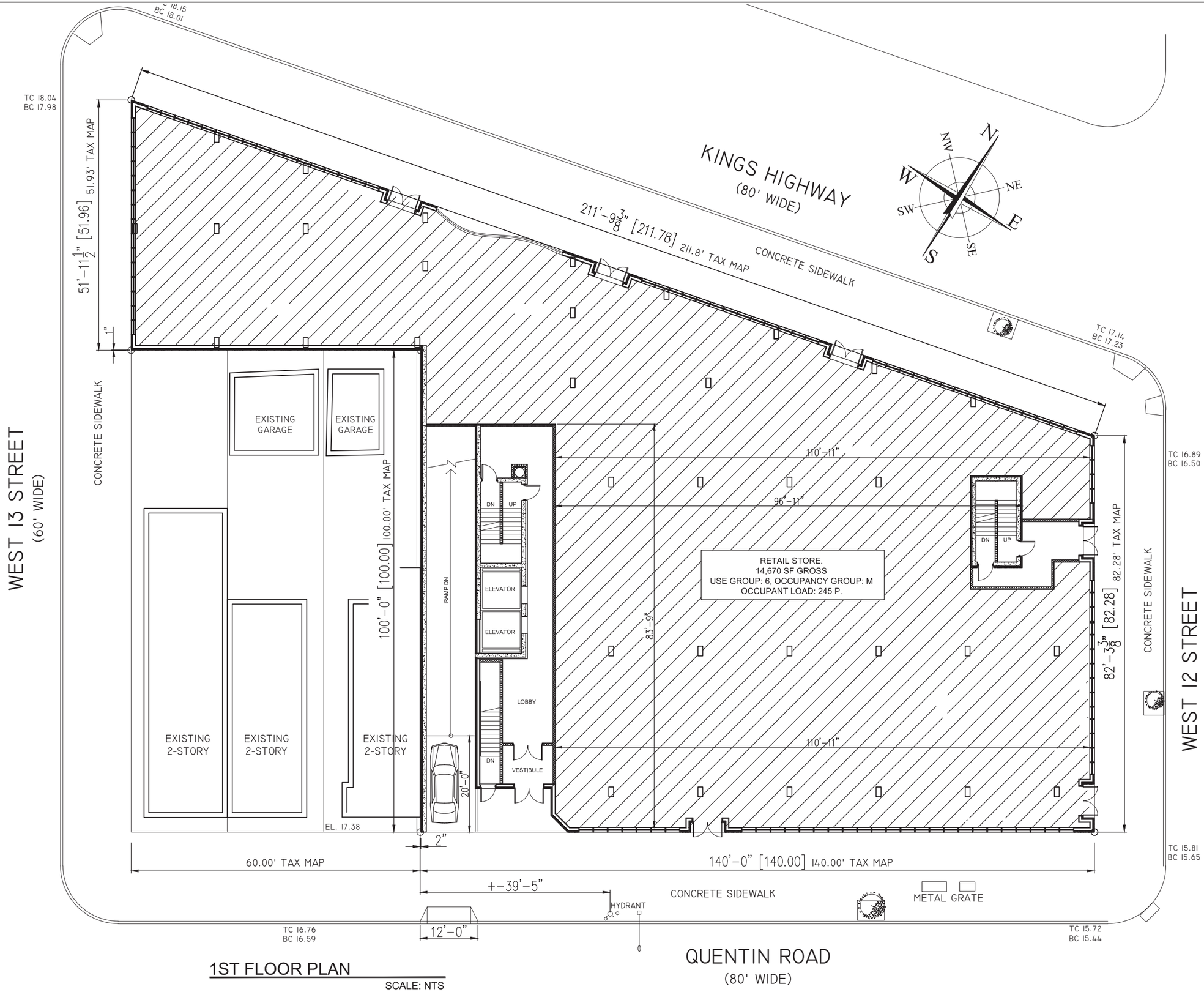
PROJECT LOCATION
166 KINGS HIGHWAY
BROOKLYN NY 11223

DRAWING TITLE
CELLAR PLAN

DATE:	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	A-005.00
CAD FILE No:	5 OF 15

SEAL & SIGNATURE

REGISTERED ARCHITECT
RUSLAN SABIROVICH GOYCHAYEV
037383
STATE OF NEW YORK



1ST FLOOR PLAN

SCALE: NTS

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BROOKLYN NY 11223

DRAWING TITLE
1ST FLOOR PLAN

DATE:	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	A-006.00
CAD FILE No:	6 OF 15

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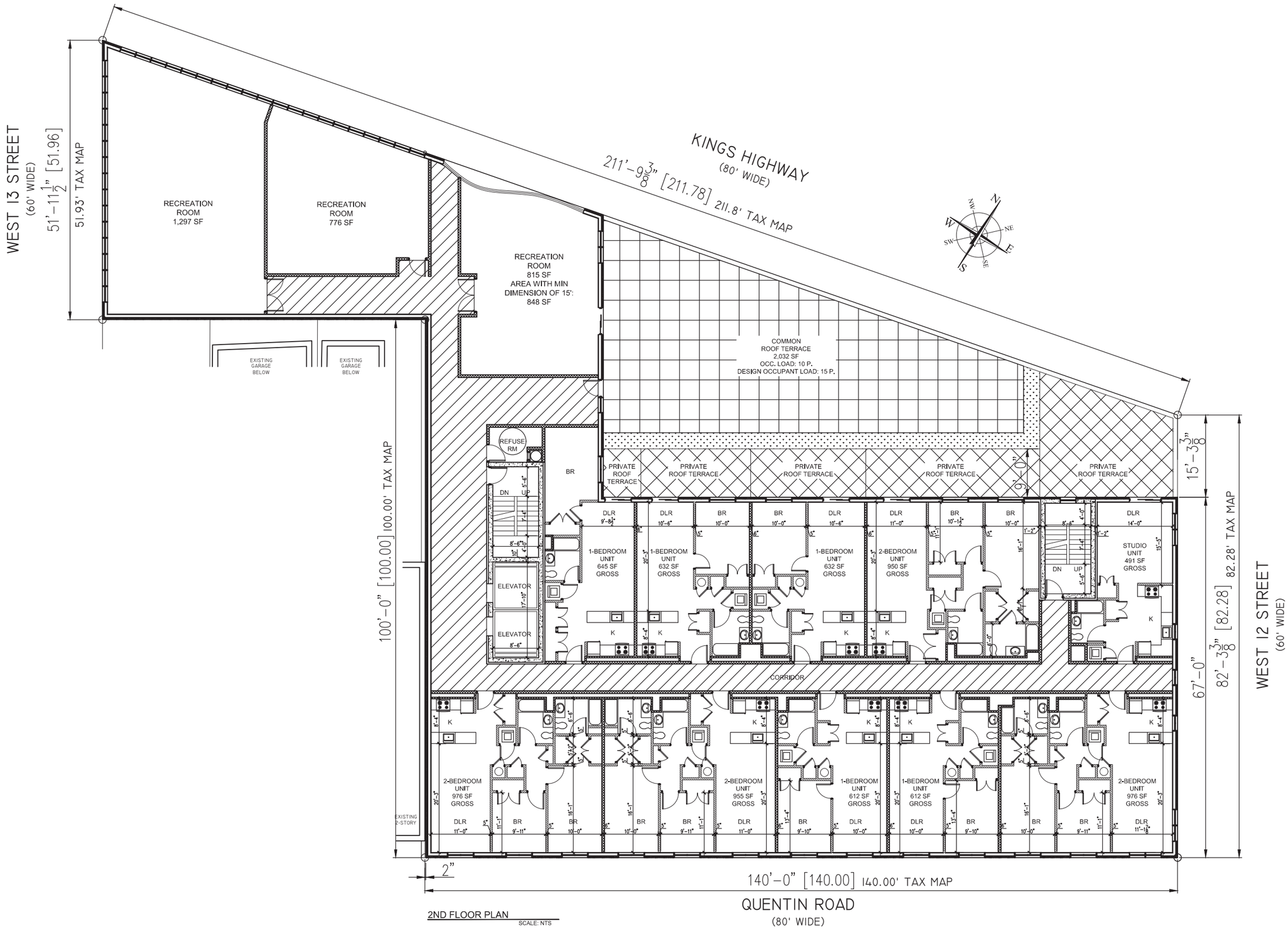

2ND FLOOR PLAN
SCALE: NTS

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DRAWING TITLE
2ND FLOOR PLAN

DATE:	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	A-007.00
CAD FILE No:	7 OF 15

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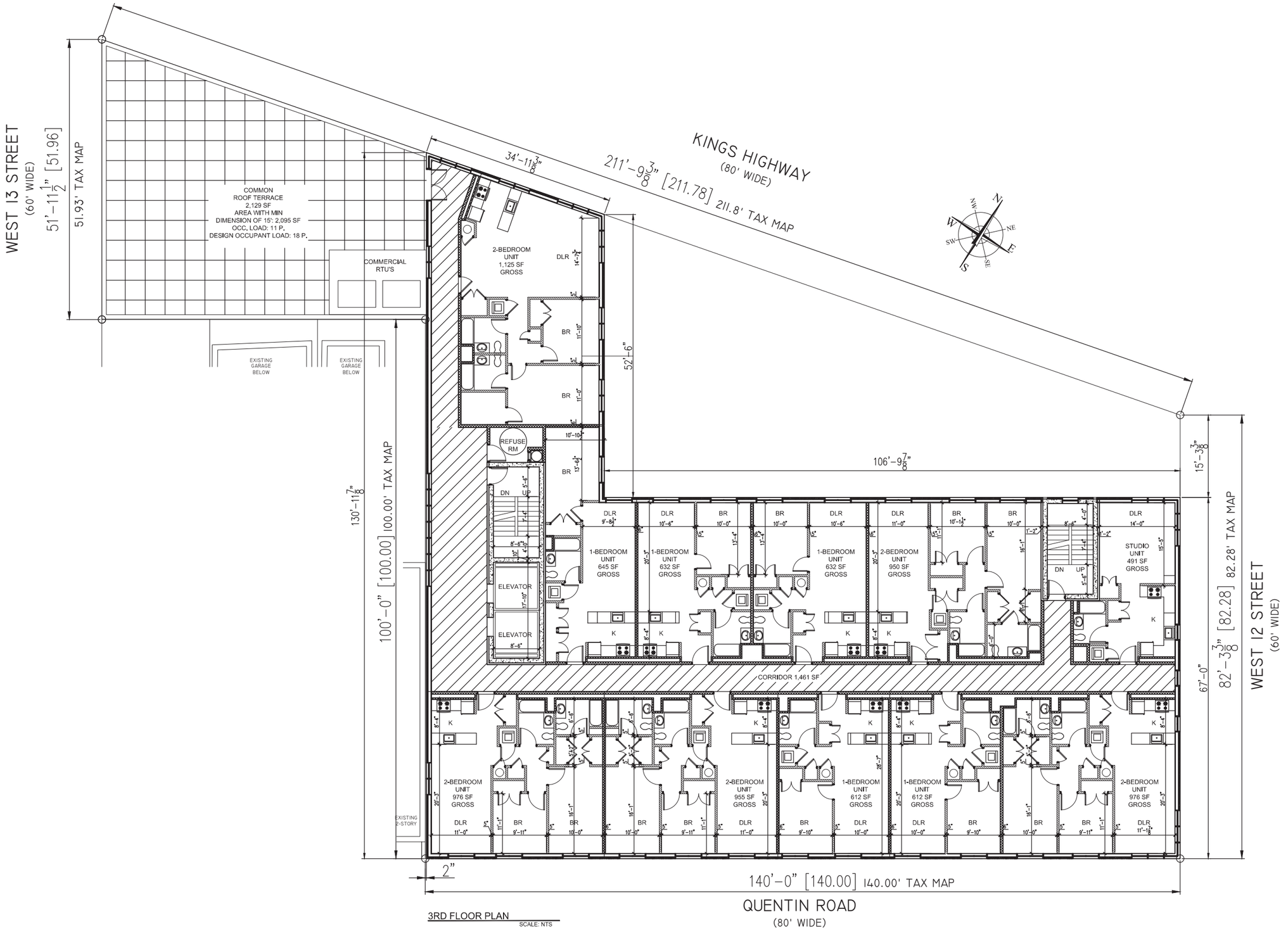

3RD FLOOR PLAN
SCALE: NTS

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166 KINGS HIGHWAY
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DRAWING TITLE
3RD FLOOR PLAN

DATE:	A-008.00
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	
CAD FILE No:	8 OF 15

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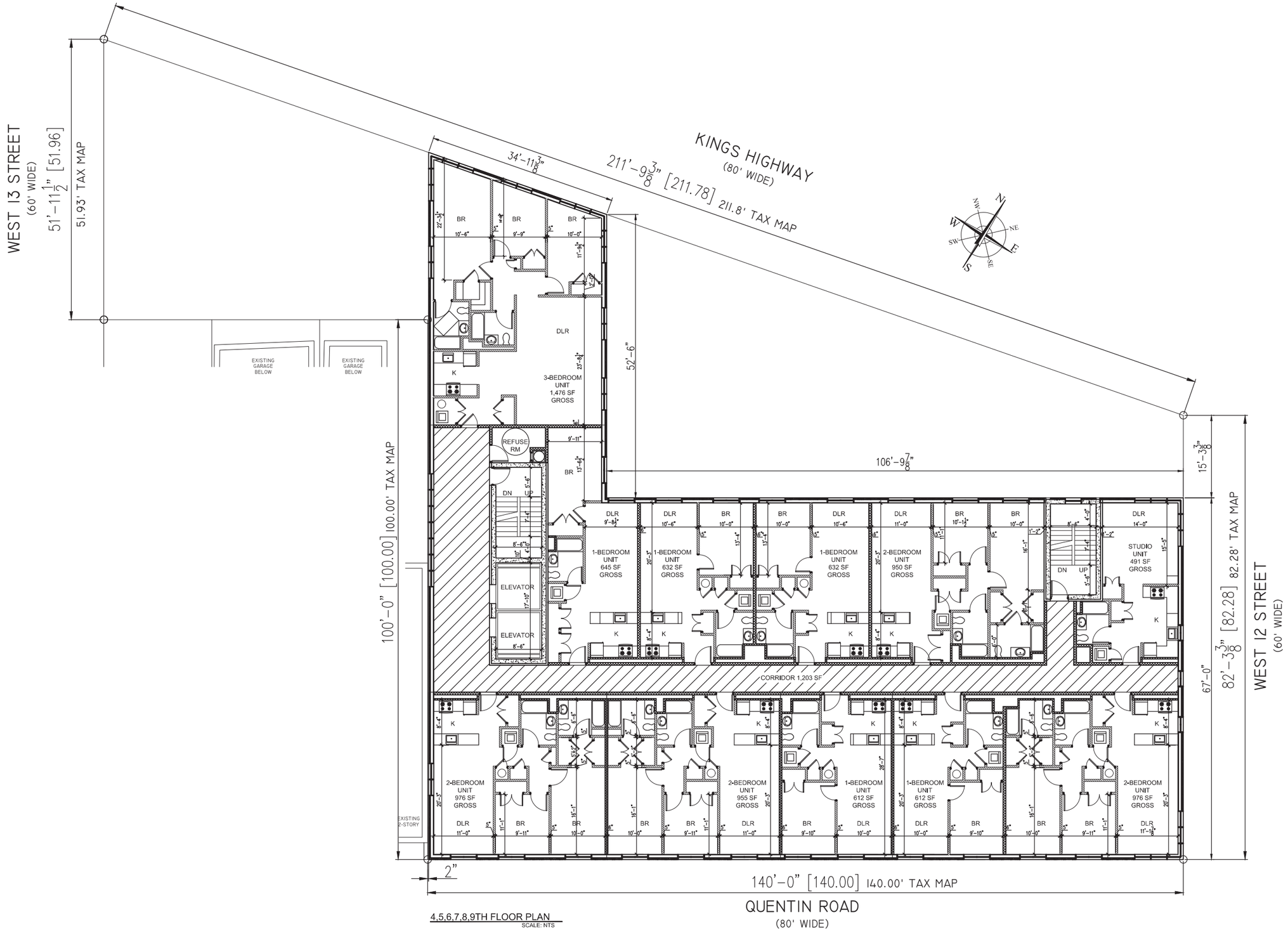

4,5,6,7,8,9TH FLOOR PLAN
SCALE: NTS

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PROJECT LOCATION
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BROOKLYN NY 11223

DRAWING TITLE
4,5,6,7,8,9TH FLOOR PLAN

DATE:	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	A-009.00
CAD FILE No:	9 OF 15

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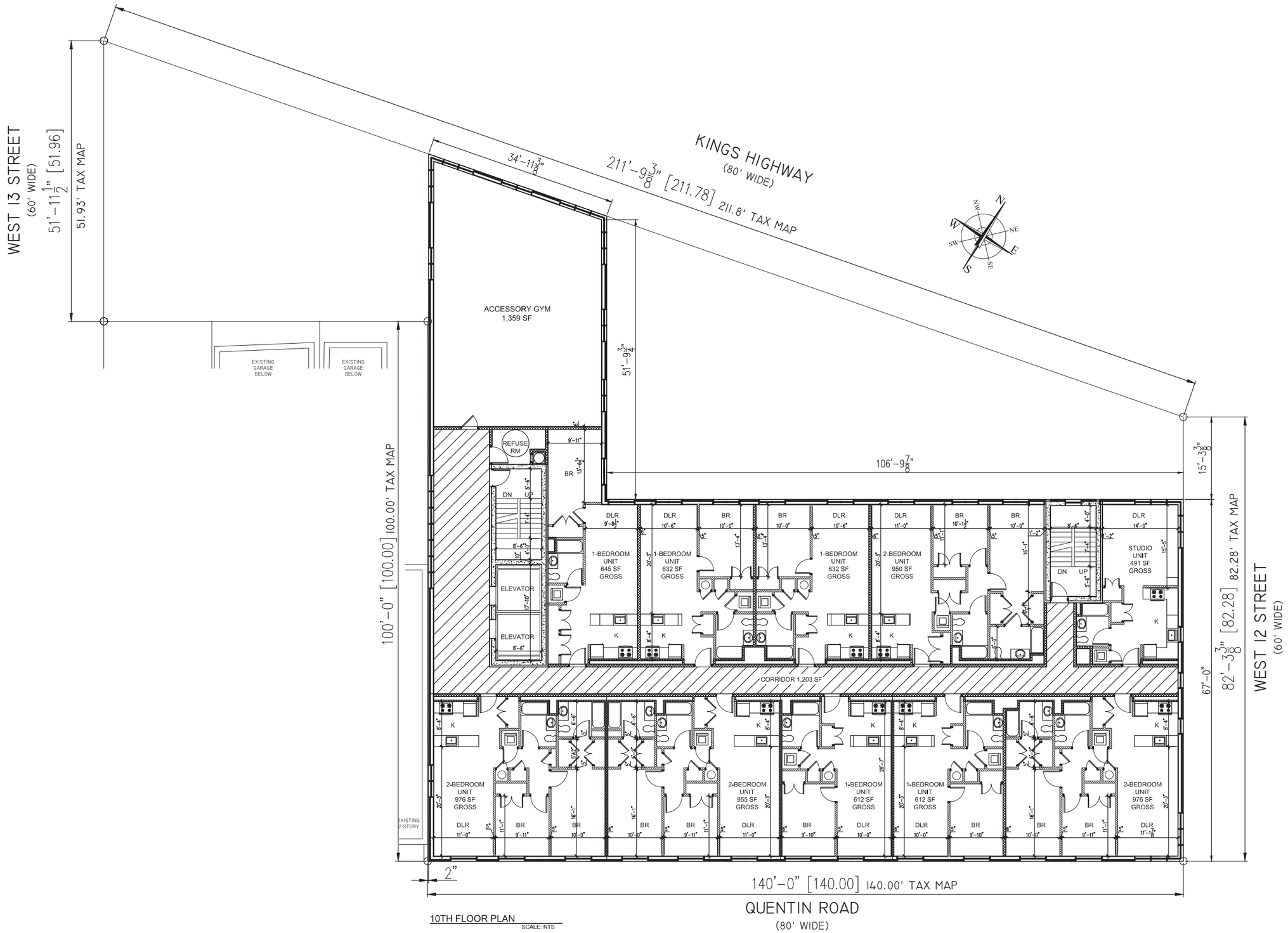

10TH FLOOR PLAN
SCALE: NTS

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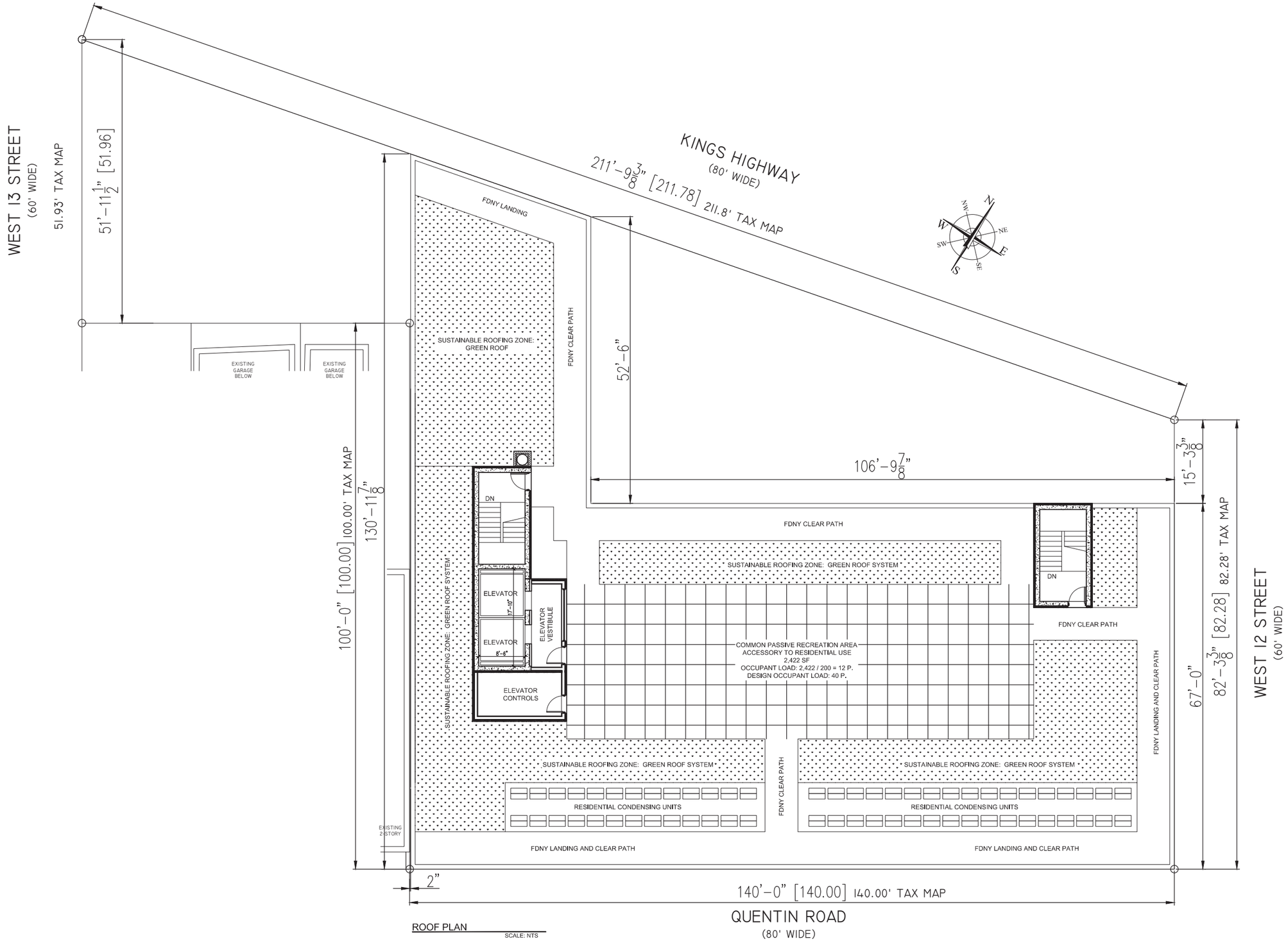
DRAWING TITLE
10TH FLOOR PLAN

DATE:	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	A-010.00
CAD FILE No:	10 OF 15

SEAL & SIGNATURE

REGISTERED ARCHITECT
RUSLAN SABIROVICH GOYCHAYEV
037383
STATE OF NEW YORK



ROOF PLAN
SCALE: NTS

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PROJECT LOCATION
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DRAWING TITLE
ROOF PLAN

DATE:	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	A-011.00
CAD FILE No:	11 OF 15

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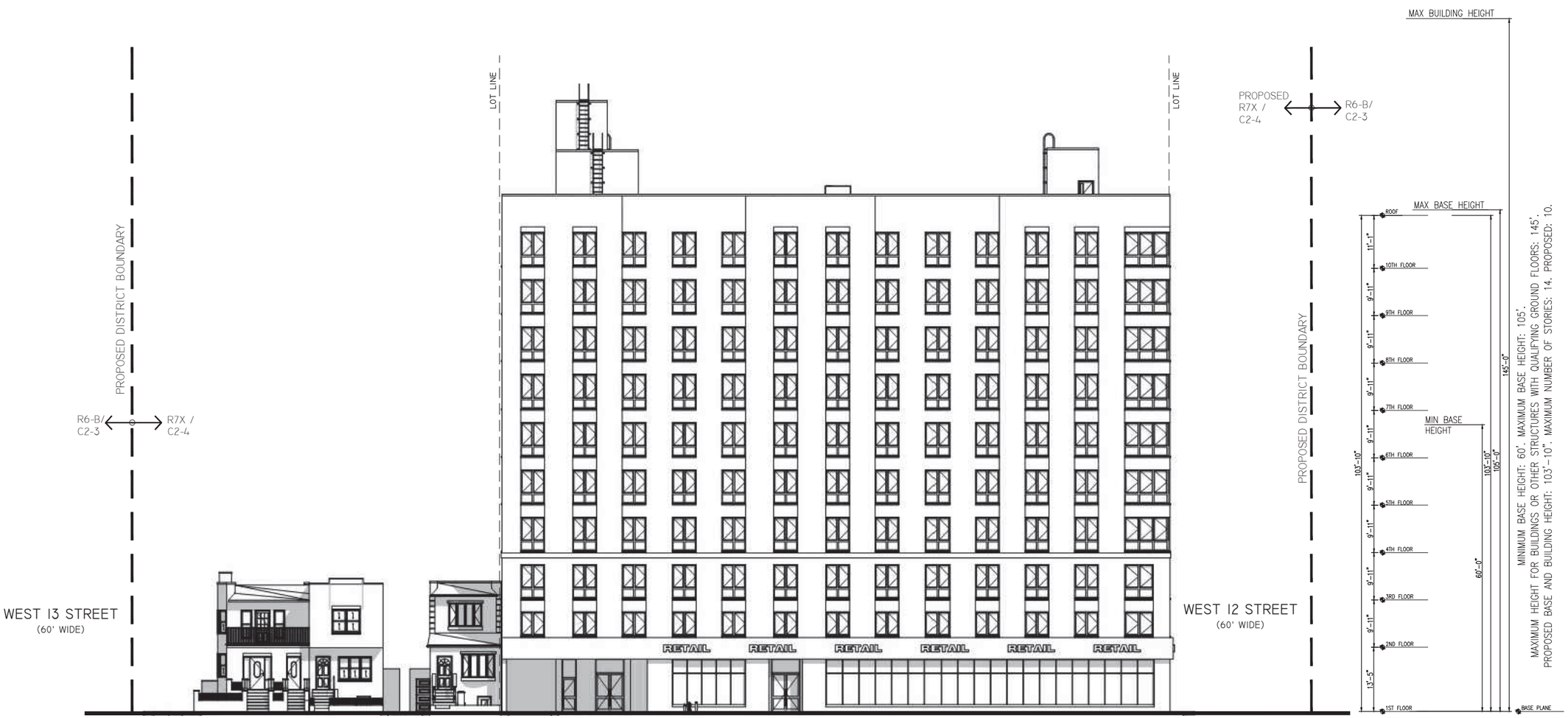

QUENTIN ROAD ELEVATION

SCALE: NTS

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NEW 10-STORY MIXED USE BUILDING

PROJECT LOCATION

166 KINGS HIGHWAY
BROOKLYN NY 11223

DRAWING TITLE

QUENTIN ROAD ELEVATION

DATE:	
PROJECT No:	
DRAWING BY:	
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DWG No:	
CAD FILE No:	12 OF 15

A-012.00

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KINGS HIGHWAY ELEVATION

SCALE: NTS

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166 KINGS HIGHWAY
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DRAWING TITLE

KINGS HIGHWAY ELEVATION

DATE:	A-013.00
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	
CAD FILE No:	13 OF 15

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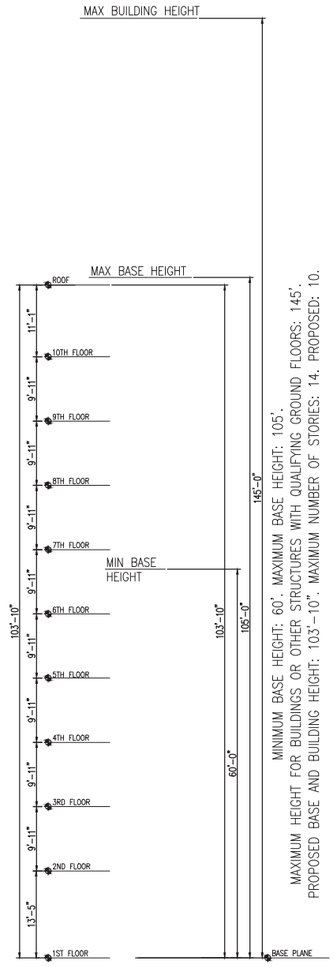
WEST 12 STREET ELEVATION

SCALE: NTS



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166 KINGS HIGHWAY
BROOKLYN NY 11223

DRAWING TITLE

WEST 12 STREET ELEVATION

DATE:	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	
CAD FILE No:	14 OF 15

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WEST 13 STREET ELEVATION

SCALE: NTS

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WEST 12 STREET ELEVATION

DATE:	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	
CAD FILE No:	15 OF 15

A-015.00

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