# FAC BROWNSVILLE - MOTHER GASTON

## 425 MOTHER GASTON BLVD, BROOKLYN, NY 11212




**1** STREET VIEW LOOKING WEST FROM MOTHER GASTON




**2** RENDERING

## SHEET LIST

ARCHITECTURAL:


| | |
|---|---|
| T-001.00 | COVER SHEET |
| T-002.00 | SITE PHOTOGRAPHS |
| C-001.00 | SURVEY |
| Z-001.00 | ZONING ANALYSIS |
| Z-002.00 | ZONING MAP |
| Z-003.00 | TAX MAP |
| A-010.00 | SITE PLAN |
| A-100.00 | PLAN - CELLAR |
| A-101.00 | PLAN - LEVEL 1 |
| A-102.00 | PLAN - LEVEL 2-4 |
| A-103.00 | PLAN - ROOF |
| A-104.00 | PLAN - BULKHEAD |
| A-200.00 | BUILDING ELEVATIONS |
| A-300.00 | BUILDING SECTIONS |

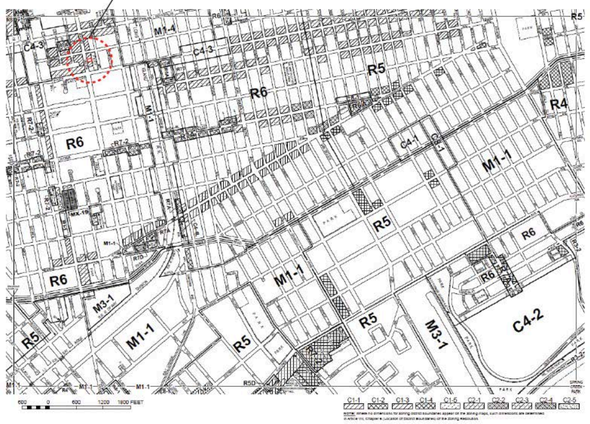

## BUILDING UNIT DISTRIBUTION

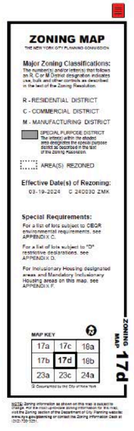
| UNIT TYPE | 1 BR. | TOTAL |
|---|---|---|
| CELLAR | 0 | 0 |
| LEVEL 1 | 0 | 0 |
| LEVEL 2 | 2 | 2 |
| LEVEL 3 | 2 | 2 |
| LEVEL 4 | 2 | 2 |
| **TOTAL** | **6** | **6** |

TAX MAP




Project Area 1: 425 Mother Gaston Blvd., Brooklyn NY, 11212

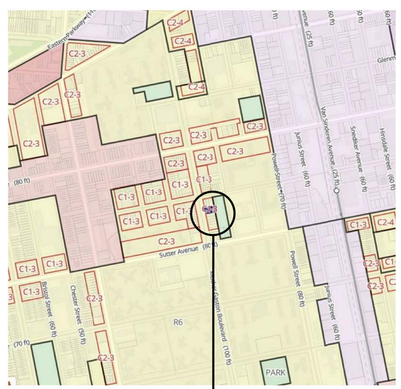



AERIAL MAP




TRANSIT MAP





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621 DEGRAW STREET
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P 718.237.2017

STRUCTURAL
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MEP
**GEA CONSULTING ENGINEERS**
545 8TH AVENUE
NEW YORK, N.Y. 10018
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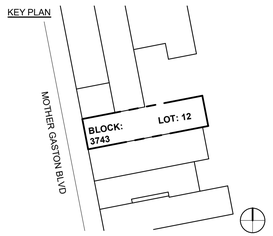
CIVIL
**TBD**
TBD
TBD
P TBD


KEY PLAN




| NO. | DESIGN & CONSTRUCTION SUBMISSIONS | DATE |
|---|---|---|
| 7 | ISSUE FOR DCP REVIEW | 2024.05.15 |
| 6 | ISSUE FOR DCP REVIEW | 2024.05.13 |
| 5 | ISSUE FOR DCP REVIEW | 2024.04.03 |
| 4 | ISSUE FOR DCP REVIEW | 2024.03.12 |
| 3 | ISSUE FOR DCP REVIEW | 2024.02.05 |
| 2 | ISSUE FOR DCP REVIEW | 2023.11.02 |
| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

NOT FOR CONSTRUCTION

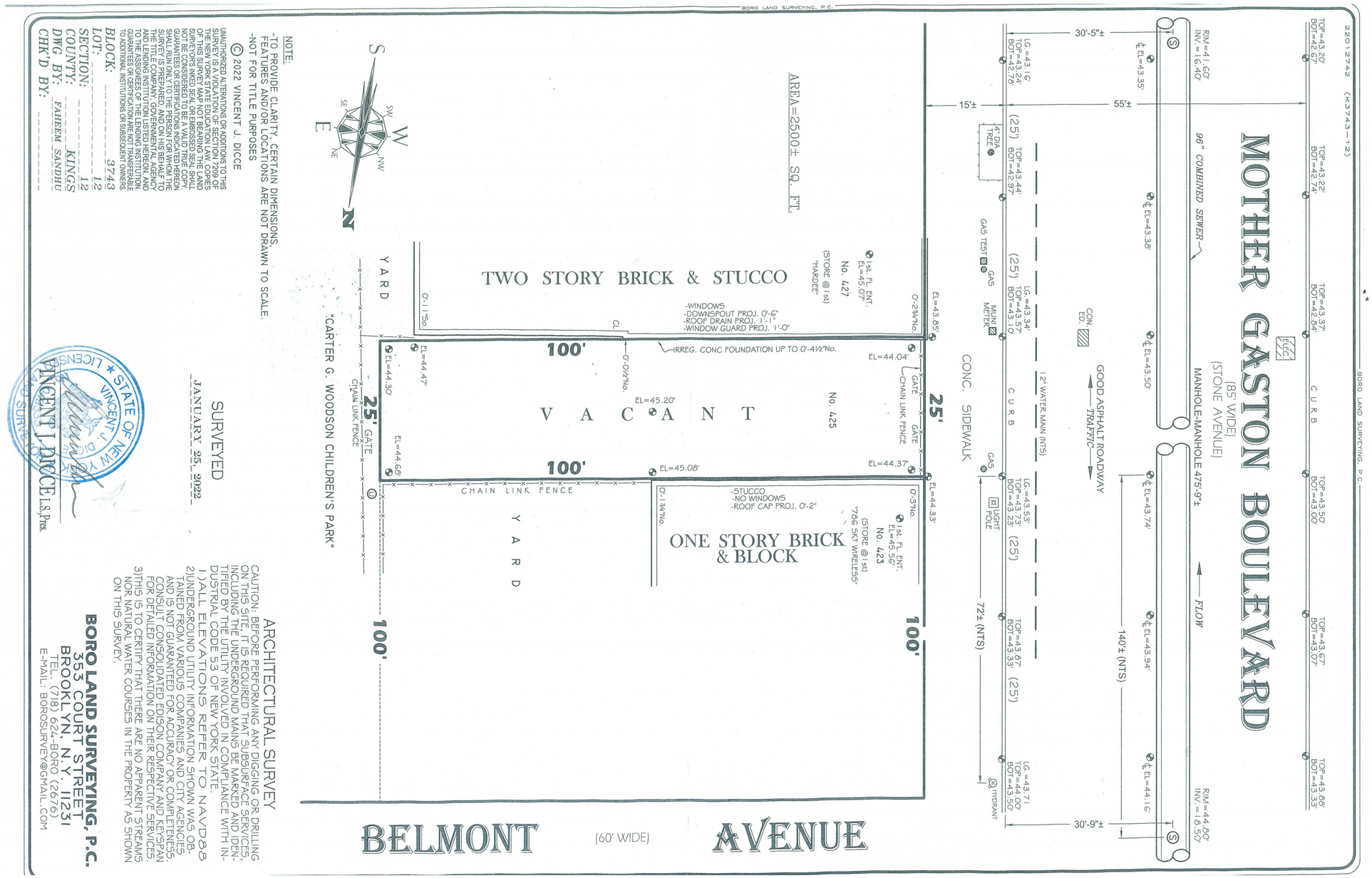
| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

COVER SHEET

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/10/23 |
| PROJECT NO: | 20184 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | T- 001.00 |
| NYC DOB NUMBER: | |




NOTE:
-TO PROVIDE CLARITY, CERTAIN DIMENSIONS, FEATURES AND/OR LOCATIONS ARE NOT DRAWN TO SCALE.
-NOT FOR TITLE PURPOSES

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BLOCK: 3743
LOT: 12
SECTION: 12
COUNTY: KINGS
DWG BY: FARHEEM SANDHU
CHK'D BY: _____

SURVEYED
JANUARY 25, 2022

VINCENT J. DICCE L.S. P.E.

ARCHITECTURAL SURVEY

CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

1) ALL ELEVATIONS REFER TO NAVD88
2) UNDERGROUND UTILITY INFORMATION SHOWN WAS OBTAINED FROM VARIOUS COMPANIES AND CITY AGENCIES AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS. CONSULT CONSOLIDATED EDISON COMPANY AND KEYSPAN FOR DETAILED INFORMATION ON THEIR RESPECTIVE SERVICES.
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353 COURT STREET
BROOKLYN, N.Y. 11231
TEL: (718) 624-BORO (2676)
E-MAIL: BOROSURVEY@GMAIL.COM

SITE SURVEY - FOR REFERENCE ONLY

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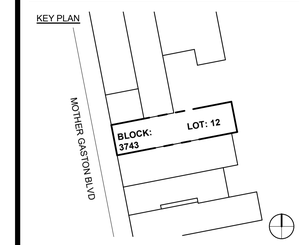


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PROJECT
**FAC BROWNSVILLE**
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

SURVEY

SEAL & SIGNATURE

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PROJECT NO: 20184
SCALE: 1/8" = 1'-0"
DRAWING BY: Author
CHECKED BY: Checker
DWG NO: C- 001.00
NYC DOB NUMBER:

MOTHER GASTON BLVD.

*(WIDE STREET)*

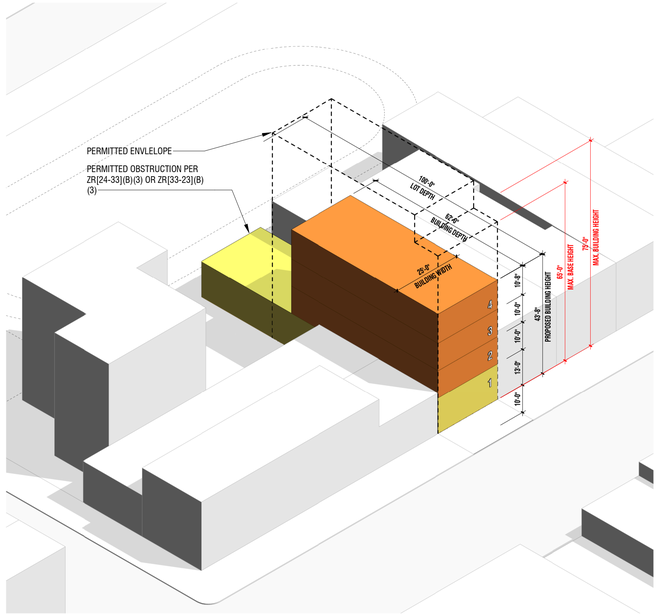
# BLOCK 3743
# LOT 12

LOT 12 TOTAL
AREA: 2,500 SF

PROPOSED AREA:
1,528 SF

LOT COVERAGE:
61%

425
MOTHER GASTON

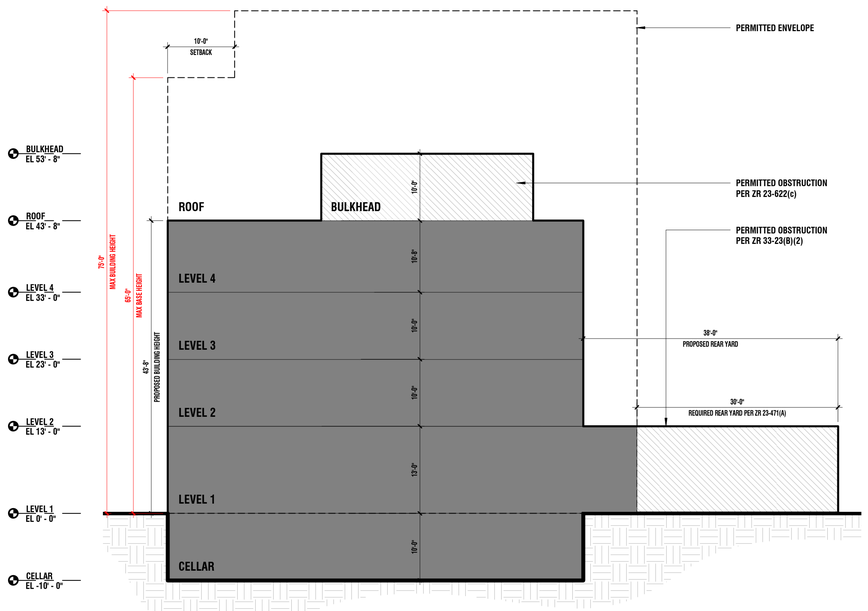



**4** ZONING ENVELOPE - LOOKING SOUTHEAST

**5** LOT COVERAGE DIAGRAM
1/16" = 1'-0"

**LOT COVERAGE PLAN LEGEND**

PROPOSED BUILDING




**3** ZONING SECTION- LOOKING WEST
3/32" = 1'-0"

**ZONING CALCULATIONS**

| ZR Sec. No. | ITEM | | | NOTES |
|---|---|---|---|---|
| | **Site Information** | | | |
| ZR 34-112 | **Location:** 425 Mother Gaston Blvd.<br>**Block:** 3743 - Lot 12<br>**Block bound by:**<br>South: Lot 11<br>North: Lot 14,15,16<br>East: Lot 19<br>West: Mother Gaston Blvd.<br>**Lot Area** | **2,500** SF | **0.06** acres | |
| | **Zoning District:** R6 with C1-3 overlay<br>**Zoning Map:** 17D<br>**Community Board:** Brooklyn 16 | | | |
| | **Uses Permitted** | **Permitted** | **Proposed** | |
| ZR 22-12A | As-of-Right<br>Use Regulations | Use Groups 1 - 4, 6 | Use Group 2 Residential<br>Use Group 6 Commercial | Complies |
| | **FAR and Floor Area Permitted** | **Permitted** | **Proposed** | |
| ZR 23-153 | Residential | 3.00 | 1.98 | |
| ZR 33-121 | Commercial | 2.00 | 0.83 | |
| ZR 24-11 | Community Facility | 4.80 | N/A | |
| ZR 23-154 | Inclusionary Housing | 3.60 | N/A | |
| | Maximum Area per Zoning Lot | **7,500** ZSF | **7,018** SF | Complies |
| | **Dwelling Units (DUs)** | **Permitted** | **Proposed** | |
| ZR 23-22 | Dwelling Unit Factor<br>**UG2** | 680 | | |
| | Max. Residential Floor Area Proposed | 7,500 SF | | |
| | Max. No. of DUs Permitted | 7500 / 680 12 DUs | / 6 = DUs | |
| ZR 23-23 (C) | Min. DU Size = 325 SF | **325 SF Unit Min.** | **325 SF Min.** | Complies |
| | **Lot Coverage Permitted** | **Permitted** | **Proposed** | |
| ZR 23-153 | Interior and Through Lots (Residential)<br>Interior Lot | 65%<br>2,500 1,625 | = 1,528 | Complies |
| ZR 24-11 | Interior and Through Lots (Community Facility)<br>Interior Lot | 65%<br>2,500 1,625 | = 1,528 | |
| | **Yard Regulations** | | | |
| ZR 23-45 | No front yards required | | | Complies |
| ZR 23-462 (c ) | No side yards required.However, if any open area extending along a side lot line is provided at any level, it shall have a minimum width of eight feet, measured perpendicular to the side lot line, and extend along the entire side lot line | | | |
| ZR 23-471(a) | Rear yard of minimum depth of 30' required beyond 100' of street line | 30' | 38' | |
| ZR 33-23(B)(2) | Any building or portion of a building used for any permitted uses other than residences provided that the height of such building shall not exceed one story, nor in any event 23 ft above curb level | | | |
| | **Height, Setback & Streetwall Regulations** | **Permitted** | **Proposed** | |
| ZR 23-662 | Minimum Base Height | 40 FT | 43'-8" FT | |
| ZR 35-652 | Maximum Base Height | 65 FT | 43'-8" FT | |
| | Maximum Building Height | 75 FT | 43'-8" FT | |
| ZR 23-662 c | Setbacks (widestreet) | 10 FT | N/A FT | |
| | **Streetwall** | | | |
| ZR 23-661 (a)(1) | The #street wall# shall be located no closer to the #street line# than the closest #street wall#, or portion thereof, of an existing adjacent #building# on the same or an adjoining #zoning lot# located on the same #street# frontage, that is both within 10 feet of the #street line# and within 25 feet of such #Quality Housing building#. Where such existing adjacent #building#, or portion thereof, has #street wall#s located at varying depths, the #street wall# shall not be located closer to the #street line# than the furthest portion of such existing adjacent #street wall# that is at least five feet in width. | | | Complies |
| | **Required Parking** | **Required** | **Proposed** | |
| ZR 25-251<br>ZR 36-231 | No parking required for income restricted housing units within transit zone.<br>Parking for Commercial depends on use (Waiver for less than 25 spaces) | Not Required | Not Required | Complies |
| | **UG2** | | | |
| ZR 25-811 | Required Bicycle Parking for Residential Use- 1 per 2 dwelling units | | | |
| ZR 25-811(a) | Bicycle parking requirements shall be waived for bicycle parking spaces that are accessory to buildings or building segments containing 10 dwelling units or less; | Not Required | Not Required | |
| | **Street Trees Required** | **Required** | **Proposed** | |
| ZR 26-41 | Zoning lot frontage | 25 | # of Existing Trees to be Preserved **0** | Complies |
| ZR 26-41 | Trees Required<br>1 tree per 25' of zoning lot street frontage | 25 / 25 = **1** | # of New Trees to be Planted at Location **1**<br># of Proposed Trees where payment will be made to Parks for Planting **0** | (Final count of trees at site to be confirmed pending Builders Pavement Plan) |
| | Street Trees Required per Zoning Lot | | **1** | |
| | **Quality Housing Program** | **Required** | **Proposed** | |
| ZR 28-12 | Accessible Refuse Storage and Disposal<br>Not Required for 9 units or less | | Accessible Refuse Storage Provided<br>Provided **40** FT | Complies |
| ZR 28-13 | Laundry Facilities<br>1 Washing machine per 20 Dus<br>1 dryer per 40 DUs | 6 / 20 = 1<br>6 / 40= 1 | **6** Washers provided per unit<br>**6** Dryers provided per unit | Complies<br>Complies |
| ZR 28-43 | Accessory Parking not permitted between streetwall and streetline | No parking between streetwall and streetline | | Complies |
| ZR 28-23 | Area between streetwall and streetline to be planted | Area between streetwall planted | | Complies |

**FLOOR AREA SUMMARY**

| Building Total | | | | | Commercial | | Residential | |
|---|---|---|---|---|---|---|---|---|
| **Floor** | **Height** | **Elevation** | **GSF** | **ZSF** | **GSF** | **ZSF** | **GSF** | **ZSF** |
| Total Height | - | 43' 8" | - | - | - | - | - | - |
| Bulkhead | - | 53'8" | - | - | - | - | - | - |
| Main Roof | 10'0" | 43'8" | 260.6 | 0 | - | - | 260.6 | 0 |
| Floor 4 | 10'8" | 33'0" | 1527.5 | 1527.5 | - | - | 1527.5 | 1527.5 |
| Floor 3 | 10'0" | 23'0" | 1527.5 | 1527.5 | - | - | 1527.5 | 1527.5 |
| Floor 2 | 10'0" | 13'0" | 1527.5 | 1527.5 | - | - | 1527.5 | 1527.5 |
| Floor 1 | 13'0" | 0'0" | 2435.4 | 2435.4 | 2067.9 | 2067.9 | 367.5 | 367.5 |
| **Above Ground Total** | **-** | **-** | **7278.5** | **7017.9** | **2067.9** | **2067.9** | **5210.6** | **4950** |
| Cellar | 10'0" | -10'0" | 1529.3 | 0 | 843.7 | 0 | 685.6 | 0 |
| **Total Area** | - | - | **8807.8** | **7017.9** | **2911.6** | **2067.9** | **5896.2** | **4950** |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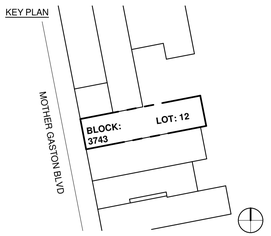
KEY PLAN

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# ZONING ANALYSIS

SEAL &
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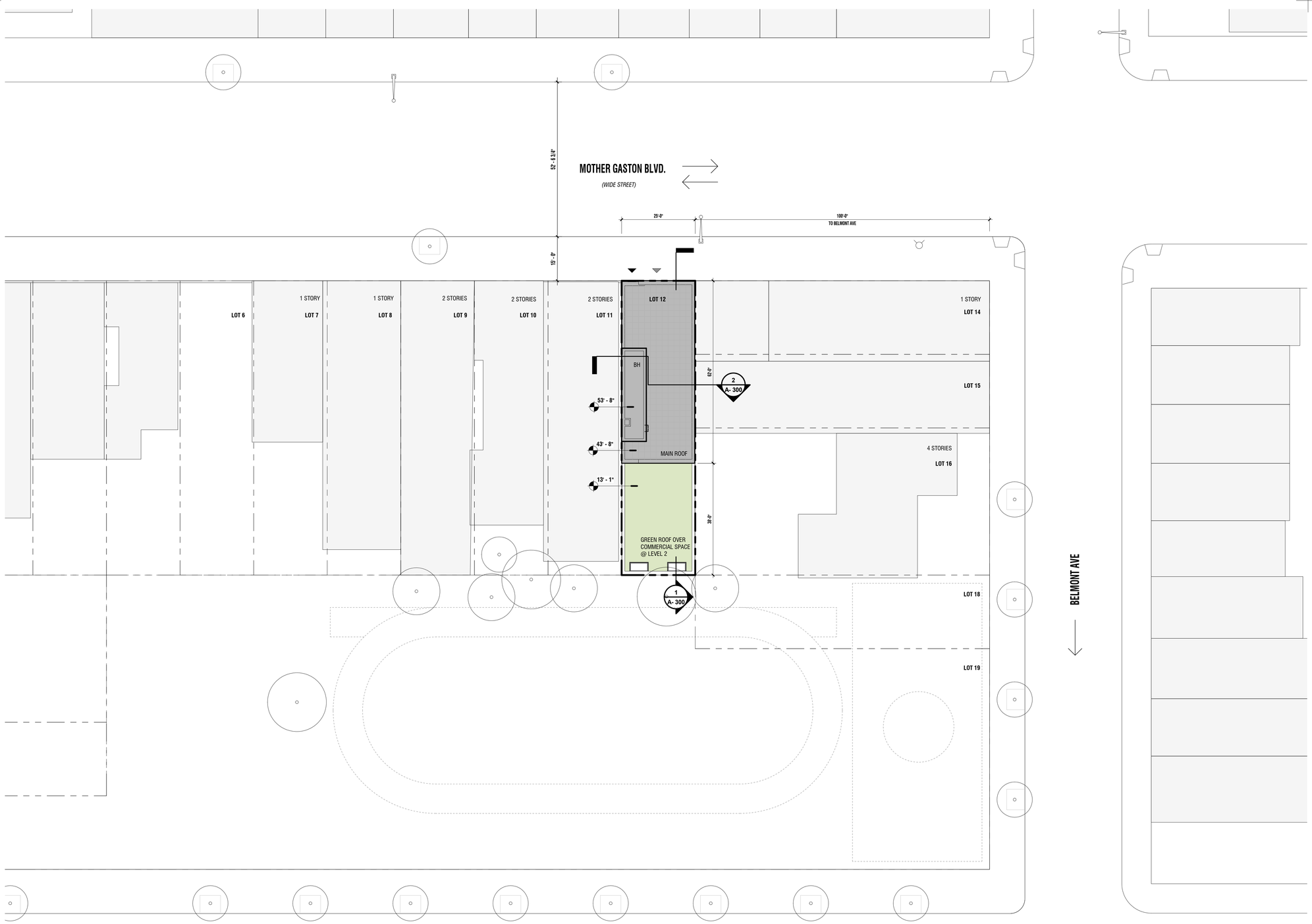


## SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION
- STREET SIGN
- STREET TREE
- EXISTING TREE

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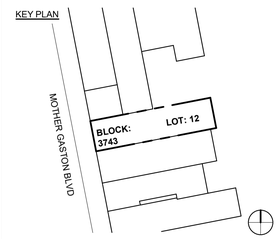


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| NYC DOB NUMBER: | |




1 CELLAR PLAN
1/8" = 1'-0"

## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- NEW TREE/SHRUB

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE, |
|---|---|
| | CIRCULATION / OPEN AMENITY |
| | EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE |
| | 1 BR UNITS |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## UNIT COUNT

| UNIT TYPE | | COUNT | % |
|---|---|---|---|
| 1 BEDROOM | 6 | 100 | |
| TOTAL | 6 | 100% | |


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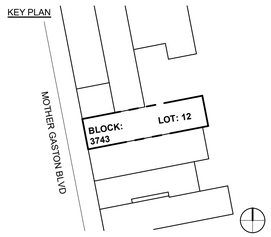


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# PLAN - CELLAR

SEAL & SIGNATURE

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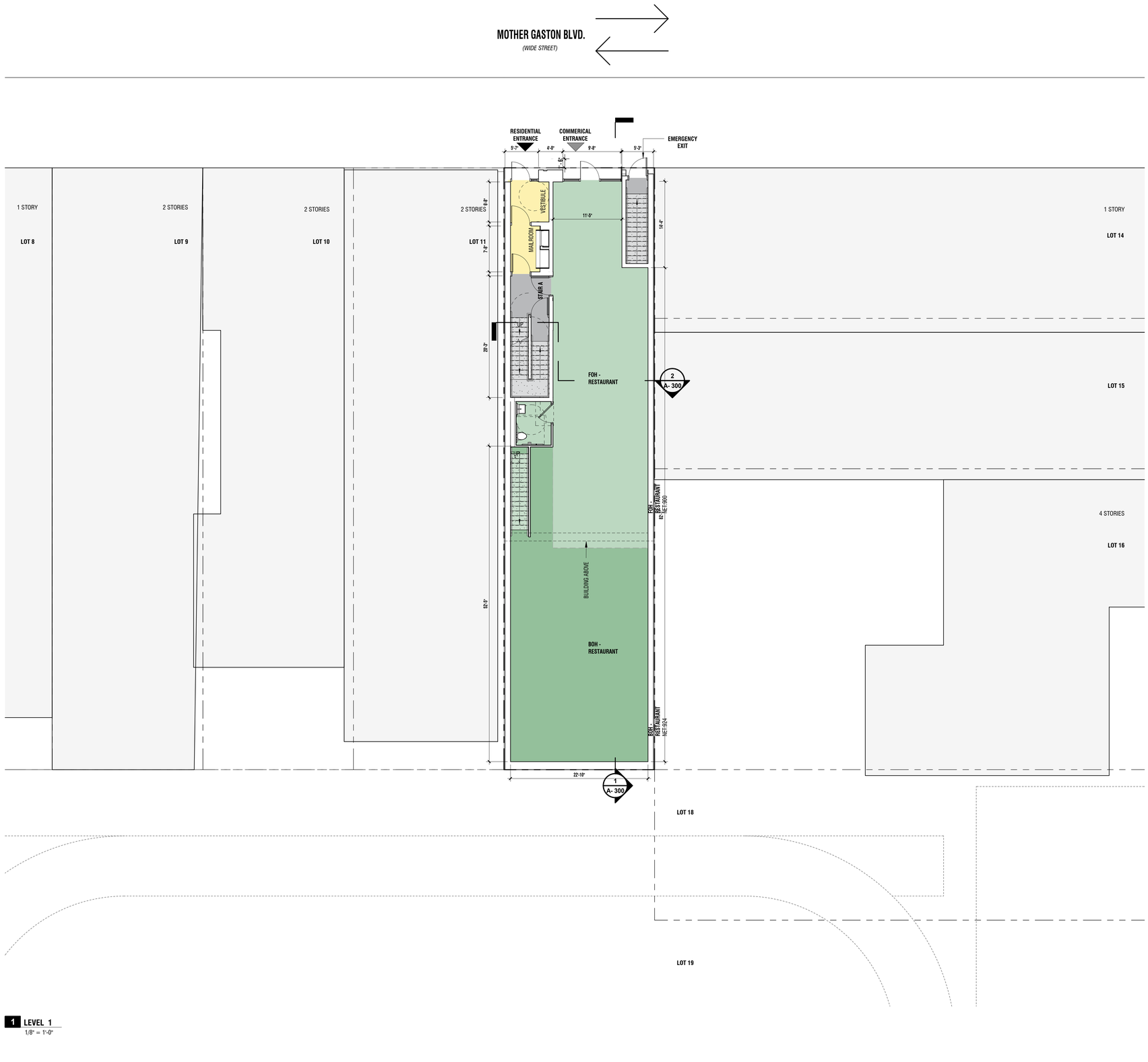
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A- 100.00 |
| NYC DOB NUMBER: | |




1 LEVEL 1
1/8" = 1'-0"

## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- NEW TREE/SHRUB

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
|---|---|
| | CIRCULATION / OPEN AMENITY |
| | EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE |
| | 1 BR UNITS |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## UNIT COUNT

| UNIT TYPE | | COUNT | % |
|---|---|---|---|
| 1 BEDROOM | 6 | 100 | |
| TOTAL | 6 | 100% | |

Think! Architecture + Design
1 MetroTech Center North, 6th Floor, Brooklyn, NY 11201

ARCHITECT
**think! architecture and design pllc**
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

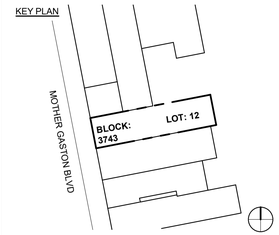
CLIENT
**FIFTH AVENUE COMMITTEE**
621 DEGRAW STREET
BROOKLYN, NY, 11217
P 718.237.2017

STRUCTURAL
**WEXLER ASSOCIATES**
12 W 32ND STREET, 8TH FLOOR
NEW YORK, NY, 10001
P 212.643.1500

MEP
**GEA CONSULTING ENGINEERS**
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN




| NO. | DESIGN & CONSTRUCTION SUBMISSIONS | DATE |
|---|---|---|
| 7 | ISSUE FOR DCP REVIEW | 2024.05.15 |
| 6 | ISSUE FOR DCP REVIEW | 2024.05.13 |
| 5 | ISSUE FOR DCP REVIEW | 2024.04.03 |
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| 3 | ISSUE FOR DCP REVIEW | 2024.02.05 |
| 2 | ISSUE FOR DCP REVIEW | 2023.11.02 |
| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

NOT FOR CONSTRUCTION

| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

# PLAN - LEVEL 1

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 01/26/24 |
| PROJECT NO: | 20104 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A- 101.00 |
| NYC DOB NUMBER: | |




## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- NEW TREE/SHRUB

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE_ |
|---|---|
| | CIRCULATION / OPEN AMENITY |
| | EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE |
| | 1 BR UNITS |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## UNIT COUNT

| UNIT TYPE | COUNT | % |
|---|---|---|
| 1 BEDROOM | 6 | 100 |
| TOTAL | 6 | 100% |


Think! Architecture + Design
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621 DEGRAW STREET
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P 718.237.2017

STRUCTURAL
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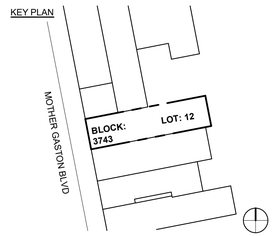
NEW YORK, NY, 10001
P 212.643.1500

MEP
**GEA CONSULTING ENGINEERS**
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
TBD
P TBD


KEY PLAN

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| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

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| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

# PLAN - LEVEL 2-4

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 01/26/24 |
| PROJECT NO: | 20184 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A- 102.00 |
| NYC DOB NUMBER: | |




## ROOF LEGEND

- 6FT ACCESS CLEARANCE DOOR OPNG, TYP.
- FDNY 6FT CLEAR ACCESS ROUTE

## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- NEW TREE/SHRUB

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
|---|---|
| | CIRCULATION / OPEN AMENITY |
| | EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE |
| | 1 BR UNITS |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## UNIT COUNT

| UNIT TYPE | | COUNT | % |
|---|---|---|---|
| 1 BEDROOM | 6 | 100 | |
| TOTAL | 6 | 100% | |

Think! Architecture + Design
1 MetroTech Center North, 6th Floor, Brooklyn, NY 11201

ARCHITECT
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P 646.688.5898

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621 DEGRAW STREET
BROOKLYN, NY, 11217
P 718.237.2017

STRUCTURAL
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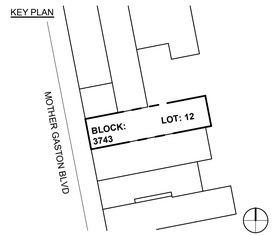
MEP
**GEA CONSULTING ENGINEERS**
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN




| NO. | DESIGN & CONSTRUCTION SUBMISSIONS | DATE |
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| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

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| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

# PLAN - ROOF

SEAL & SIGNATURE

DATE: 01/26/24
PROJECT NO: 28184
SCALE: As indicated
DRAWING BY: Author
CHECKED BY: Checker
DWG NO: A- 103.00
NYC DOB NUMBER:




## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- NEW TREE/SHRUB

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
|---|---|
| | CIRCULATION / OPEN AMENITY |
| | EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE |
| | 1 BR UNITS |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## UNIT COUNT

| UNIT TYPE | | COUNT | % |
|---|---|---|---|
| 1 BEDROOM | 6 | 100 | |
| TOTAL | 6 | 100% | |

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ARCHITECT
**think! architecture and design pllc**
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P 646.688.5898

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BROOKLYN, NY, 11217
P 718.237.2017

STRUCTURAL
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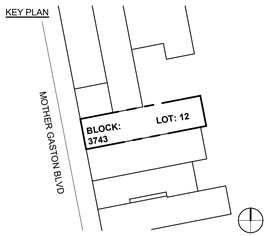
NEW YORK, NY, 10001
P 212.643.1500

MEP
**GEA CONSULTING ENGINEERS**
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN

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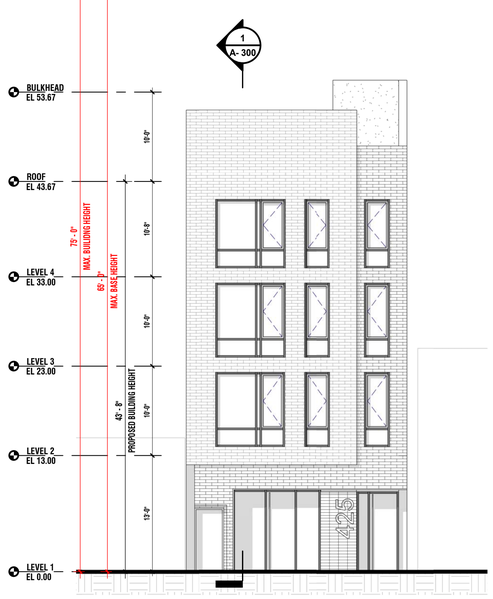
| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

# PLAN - BULKHEAD

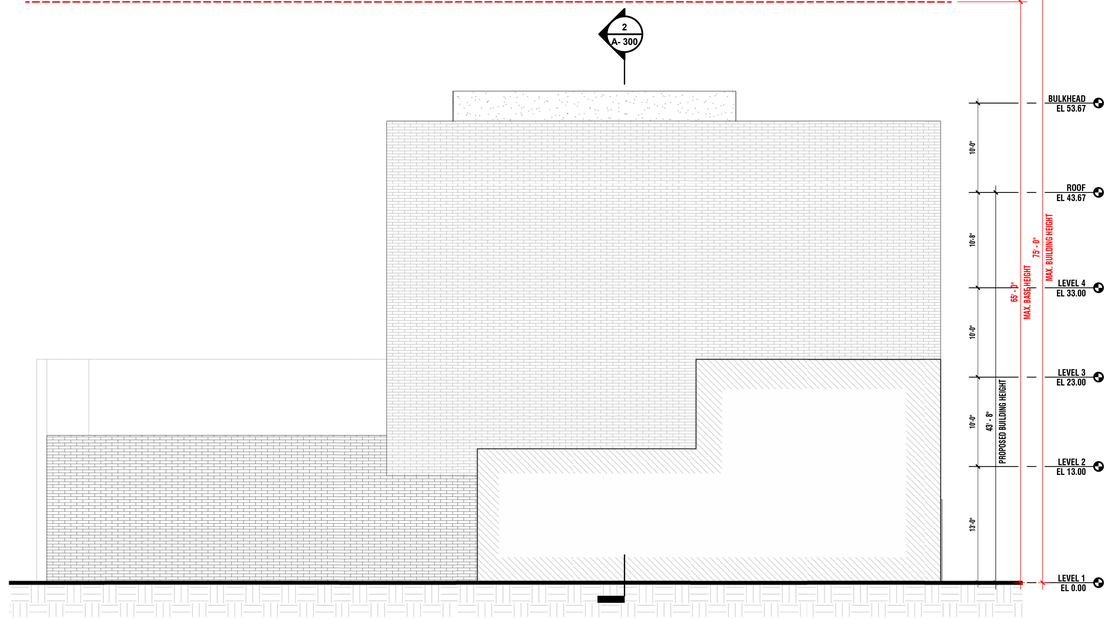
SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 01/26/24 |
| PROJECT NO: | 20184 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A- 104.00 |
| NYC DOB NUMBER: | |



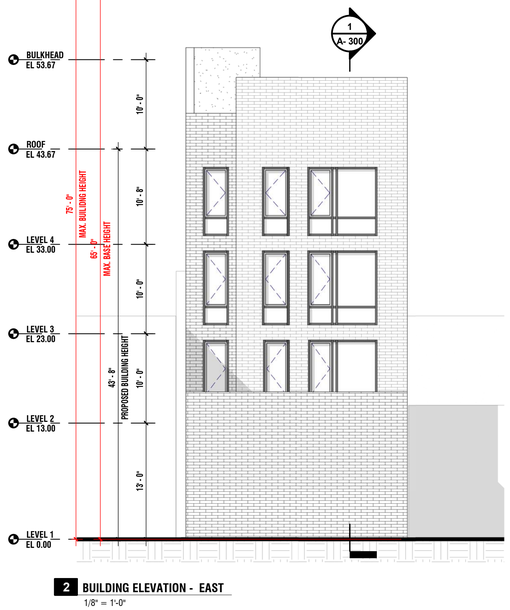

**1** BUILDING ELEVATION - WEST

1/8" = 1'-0"



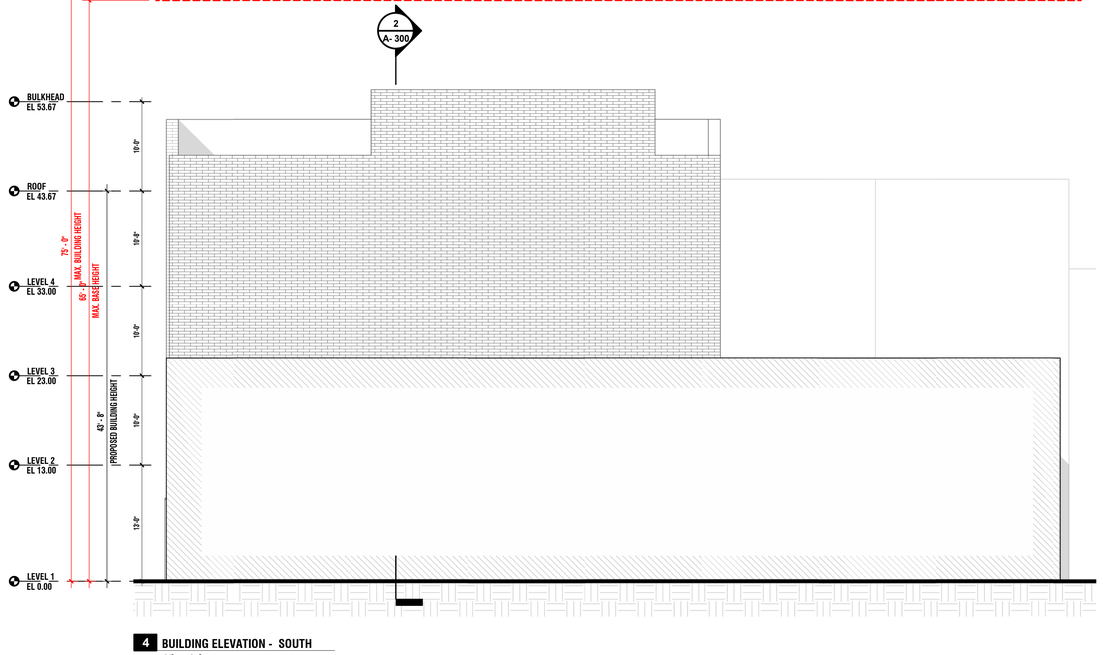

**3** BUILDING ELEVATION - NORTH

1/8" = 1'-0"




**2** BUILDING ELEVATION - EAST

1/8" = 1'-0"




**4** BUILDING ELEVATION - SOUTH

1/8" = 1'-0"

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ARCHITECT
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P 646.688.5898

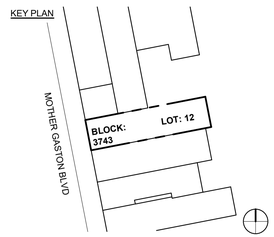
CLIENT
**FIFTH AVENUE COMMITTEE**
621 DEGRAW STREET
BROOKLYN, NY, 11217
P 718.237.2017

STRUCTURAL
**WEXLER ASSOCIATES**
12 W 32ND STREET, 8TH FLOOR
NEW YORK, NY, 10001
P 212.643.1500

MEP
**GEA CONSULTING ENGINEERS**
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN




| NO. | DESIGN & CONSTRUCTION SUBMISSIONS | DATE |
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| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

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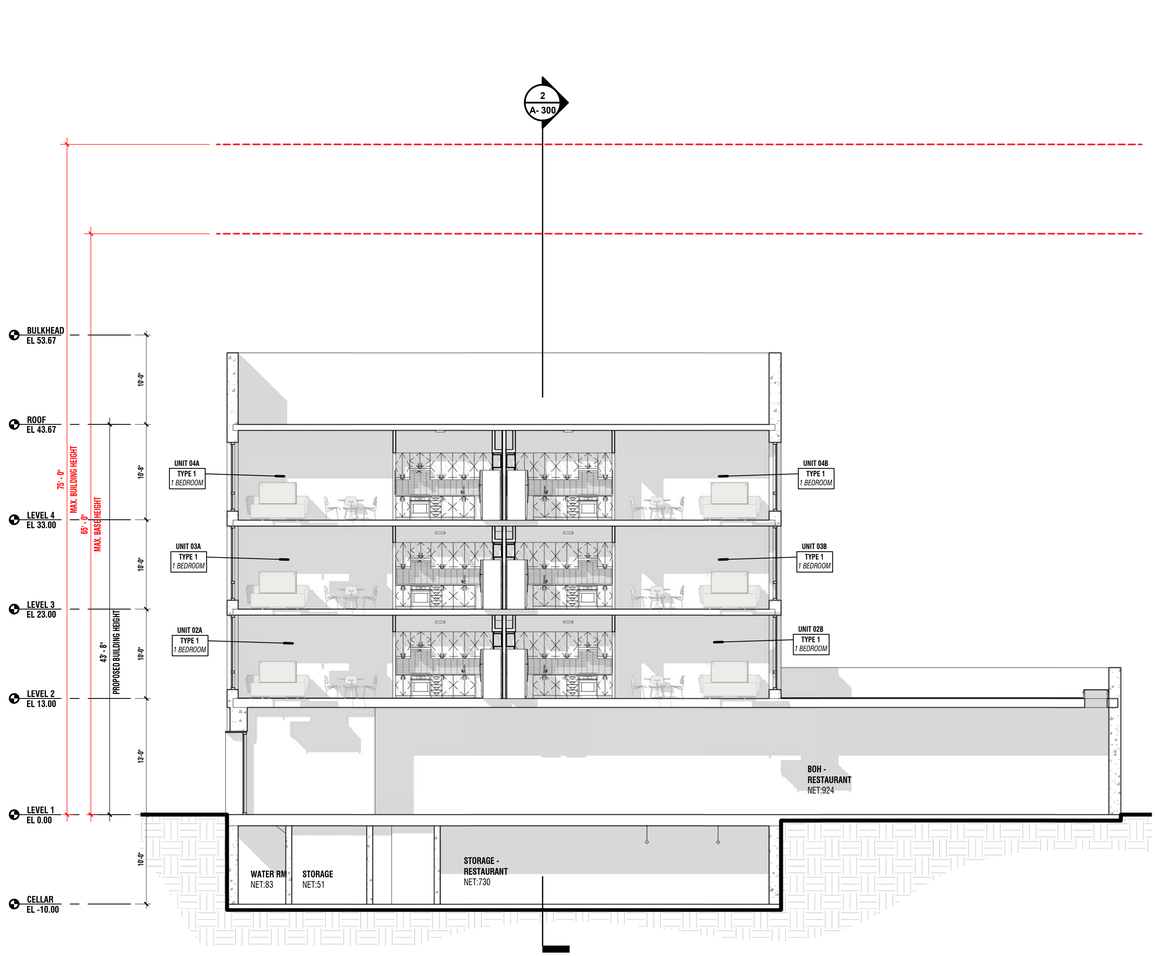
| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

# BUILDING ELEVATIONS

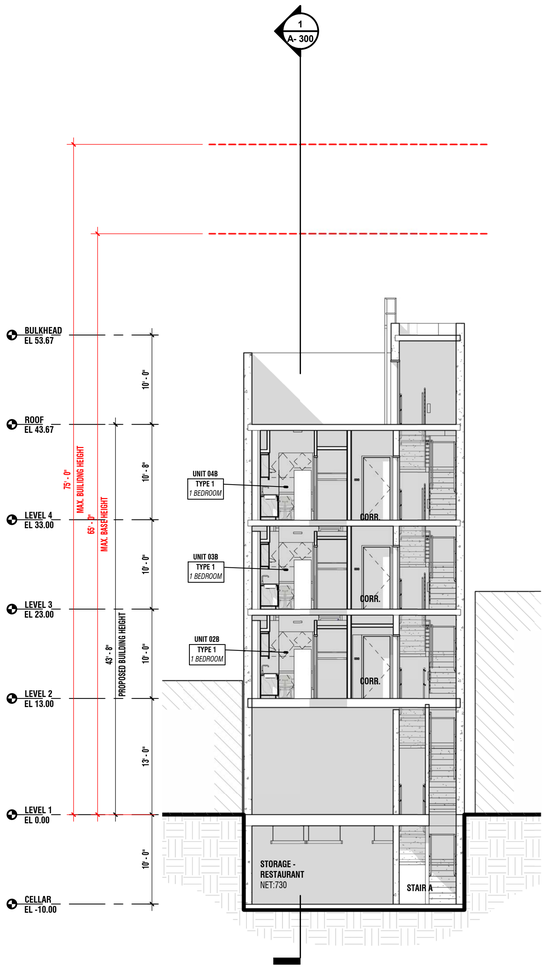
SEAL & SIGNATURE

DATE: 10/11/23
PROJECT NO: 20104
SCALE: 1/8" = 1'-0"
DRAWING BY: Author
CHECKED BY: Checker
DWG NO: A- 200.00
NYC DOB NUMBER:




**1** BUILDING SECTION - LOOKING NORTH

1/8" = 1'-0"




**2** BUILDING SECTION - LOOKING EAST

1/8" = 1'-0"

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1 MetroTech Center North, 6th Floor, Brooklyn, NY 11201

ARCHITECT
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P 718.237.2017

STRUCTURAL
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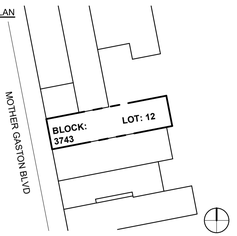
12 W 32ND STREET, 8TH FLOOR
NEW YORK, NY, 10001
P 212.643.1500

MEP
**GEA CONSULTING ENGINEERS**
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN

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|---|---|---|

PROJECT
**FAC BROWNSVILLE**
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

# BUILDING SECTIONS

SEAL &
SIGNATURE

| | |
|---|---|
| DATE: | 10/11/23 |
| PROJECT NO: | 20104 |
| SCALE: | 1/8" = 1'-0" |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A- 300.00 |
| NYC DOB NUMBER: | |

# FAC BROWNSVILLE - THOMAS S BOYLAND

## 546 THOMAS S BOYLAND STREET, BROOKLYN, NY 11212



**1** STREET VIEW LOOKING SOUTH FROM THOMAS S BOYLAND



**2** RENDERING

## SHEET LIST

ARCHITECTURAL:


| | |
|---|---|
| T-001.00 | COVER SHEET |
| T-002.00 | SITE PHOTOGRAPHY |
| C-001.00 | SURVEY |
| Z-001.00 | ZONING ANALYSIS |
| Z-002.00 | ZONING MAP |
| Z-003.00 | TAX MAP |
| A-010.00 | SITE PLAN |
| A-100.00 | PLAN - CELLAR |
| A-101.00 | PLAN - LEVEL 1 |
| A-102.00 | PLAN - LEVEL 2-5 |
| A-103.00 | PLAN - LEVEL 6 |
| A-104.00 | PLAN - LEVEL ROOF |
| A-105.00 | PLAN - BULKHEAD |
| A-200.00 | BUILDING ELEVATIONS |
| A-201.00 | BUILDING ELEVATIONS |
| A-202.00 | BUILDING ELEVATIONS |
| A-203.00 | BUILDING ELEVATIONS |
| A-300.00 | BUILDING SECTIONS |
| A-301.00 | BUILDING SECTIONS |

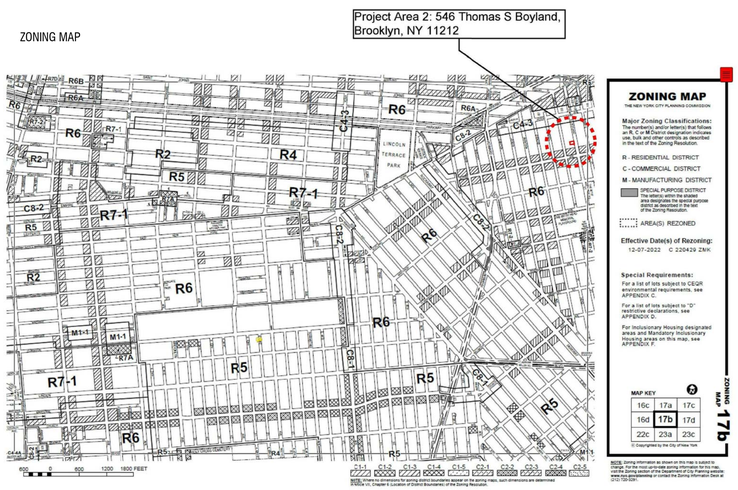

## BUILDING UNIT DISTRIBUTION

| UNIT TYPE | 1 BR. | 2 BR. | 3 BR. | TOTAL |
|---|---|---|---|---|
| CELLAR | 0 | 0 | 0 | 0 |
| LEVEL 1 | 2 | 0 | 1 | 3 |
| LEVEL 2 | 2 | 2 | 0 | 4 |
| LEVEL 3 | 2 | 2 | 0 | 4 |
| LEVEL 4 | 2 | 2 | 0 | 4 |
| LEVEL 5 | 2 | 2 | 0 | 4 |
| LEVEL 6 | 2 | 0 | 0 | 2 |
| **TOTAL** | **12** | **8** | **1** | **21** |

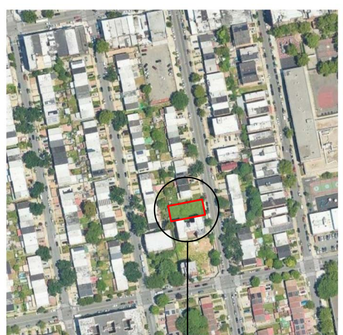
TAX MAP



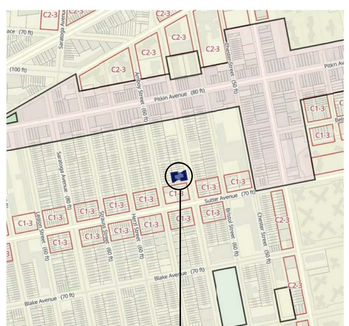

ZONING MAP




AERIAL MAP




TRANSIT MAP





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ARCHITECT
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CLIENT
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NEW YORK, N.Y. 10018
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CIVIL
**TBD**
TBD
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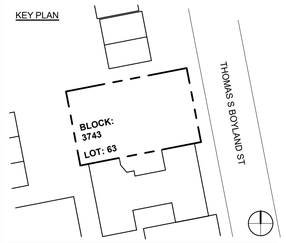
P TBD


KEY PLAN

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NOT FOR CONSTRUCTION

| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
546 THOMAS S BOYLAND STREET
BROOKLYN, NY 11212

COVER SHEET

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/09/23 |
| PROJECT NO: | 20103 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | T- 001.00 |
| NYC DOB NUMBER: | |

think! Architecture + Design
1 MetroTech Center North, 18th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design plic
1 METROTECH CENTER NORTH, 9TH FLOOR
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P 646.688.3888

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FIFTH AVENUE COMMITTEE
621 DEGRAW STREET
BROOKLYN, NY, 11217
P 718.237.2017

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WEILER ASSOCIATES
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P 212.643.1500

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GEA CONSULTING ENGINEERS
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NEW YORK, NY 10018
P 212.634.9006

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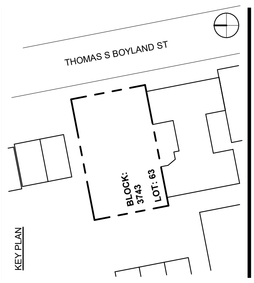
KEY PLAN




| NO. | DESIGN & CONSTRUCTION SUBMISSIONS | DATE |
|---|---|---|
| 5 | ISSUE FOR DCP REVIEW | 2024.04.03 |
| 4 | ISSUE FOR DCP REVIEW | 2024.03.12 |
| 3 | ISSUE FOR DCP REVIEW | 2024.02.05 |
| 2 | ISSUE FOR DCP REVIEW | 2018.07.02 |
| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

NOT FOR CONSTRUCTION

| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
546 THOMAS S BOYLAND STREET
BROOKLYN, NY 11212

SURVEY - FOR REFERENCE USE ONLY

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/05/23 |
| PROJECT NO: | 26183 |
| SCALE: | 1"16" = 1'-0" |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | C- 001.00 |
| NYC DOB NUMBER: | |

BORO LAND SURVEYING, P.C.

22012743 (K3518-63)

40'-6"± (NTS)

TOP=37.20' BOT=36.73' | TOP=36.90' BOT=36.55' | TOP=36.23' BOT=36.13' | CURB | TOP=36.07' BOT=35.64' | TOP=35.40' BOT=35.26' | HYDRANT | TOP=35.56' BOT=35.16'

8" WATER MAIN (NTS)

# THOMAS S. BOYLAND STREET

(80' WIDE)

(HOPKINSON AVENUE)

RIM=36.96' INV.=23.36' | 30" COMBINED SEWER | FLOW | RIM=35.90' INV.=22.30'

MANHOLE-MANHOLE 102'-6"±

℄ EL=37.40' | ℄ EL=37.08' | ℄ EL=36.84' | ℄ EL=36.30' | ℄ EL=35.97' | ℄ EL=35.75'

26'± (NTS)

42'±

21'±

19'±

GOOD ASPHALT ROADWAY

TRAFFIC

LG.=37.06' TOP=37.03' BOT=36.65' | TOP=36.30' BOT=36.23' | LG.=36.62' TOP=36.42' BOT=36.05' | CONC. | CURB | LG.=36.08' TOP=35.97' BOT=35.78' | BLUESTONE CURB | TOP=35.77' BOT=35.54' | LG.=35.64' TOP=35.43' BOT=35.16'

(25') | DROP CURB | (25') | 6" DIA TREE | CONC. SIDEWALK | 7" DIA TREE | (25') | 11" DIA TREE | (25')

PIER 9'-3" ON ST. | EL=36.76' | CHAIN LINK FENCE 8'-9" ON ST. | GATE | EL=36.27'

EL=36.30'

EL=36.44' | 60' | EL=35.96' | 0'-7"No. | 182'-11"

WALL | 1st. FL. ENT. EL=37.27' | 1st. FL. EL=39.72'

No. 556

4 STORY BRICK

PARTY

-STUCCO
-NO WINDOWS
-ROOF OF PROJ. 0'-2" BELOW LVL OF BRICK FOUNDATION
UP TO 1'-8½"No.

EL=36.38'

IRON FENCE

No. 546

AREA=6000± SQ. FT.

Y A R D

100'

CHAIN LINK FENCE

EL=36.80'

V A C A N T

(OVERGROWTH)

EL=36.24'

100'

IRON FENCE

Y A R D

-STUCCO
-NO WINDOWS
-ROOF OF PROJ. 0'-2" BELOW LVL OF BRICK FOUNDATION
UP TO 1'-4"±No.

WALL | ENT. UNDER

4 STORY BRICK

PARTY | ENT. UNDER

0'-7"No. | EL=37.27' | FIRE ESCAPE

0'-0¼"So.

BLOCK SHED

(UNDER CONSTRUCTION)

0'-3"So.

IRON FENCE

EL=37.14' | 60' | UTILITY POLE | EL=37.64' | 182'-11"

CHAIN LINK FENCE

Y A R D | Y A R D

SUTTER AVENUE (70.0' WIDE)

N | NE | E | SE | S | SW | W | NW

NOTE:
-TO PROVIDE CLARITY, CERTAIN DIMENSIONS, FEATURES AND/OR LOCATIONS ARE NOT DRAWN TO SCALE.
-NOT FOR TITLE PURPOSES

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BLOCK: 3518
LOT: 63
SECTION: 12
COUNTY: KINGS
DWG BY: FAHEEM SANDHU
CHK'D BY:

SURVEYED
JANUARY 25, 2022

STATE OF NEW YORK · VINCENT J. DICCE · LICENSED LAND SURVEYOR

VINCENT J. DICCE L.S., Pres.

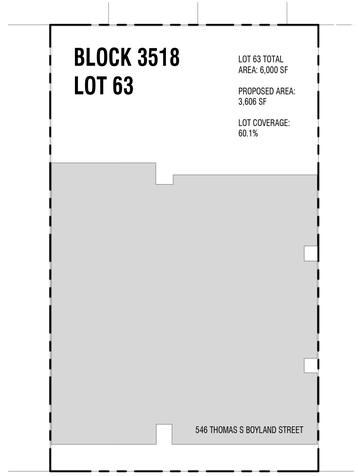
## ARCHITECTURAL SURVEY

CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

1) ALL ELEVATIONS REFER TO NAVD88
2) UNDERGROUND UTILITY INFORMATION SHOWN WAS OBTAINED FROM VARIOUS COMPANIES AND CITY AGENCIES AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS. CONSULT CONSOLIDATED EDISON COMPANY AND KEYSPAN FOR DETAILED INFORMATION ON THEIR RESPECTIVE SERVICES.
3) THIS IS TO CERTIFY THAT THERE ARE NO APPARENT STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

**BORO LAND SURVEYING, P.C.**
353 COURT STREET
BROOKLYN, N.Y. 11231
TEL. (718) 624-BORO (2676)
E-MAIL: BOROSURVEY@GMAIL.COM

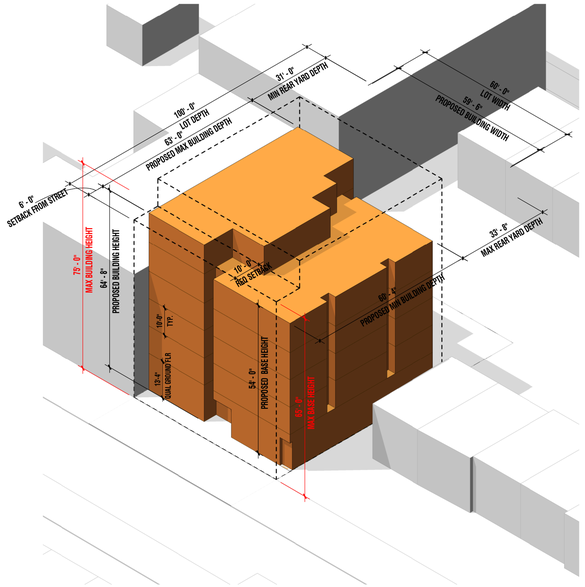
**SITE SURVEY**



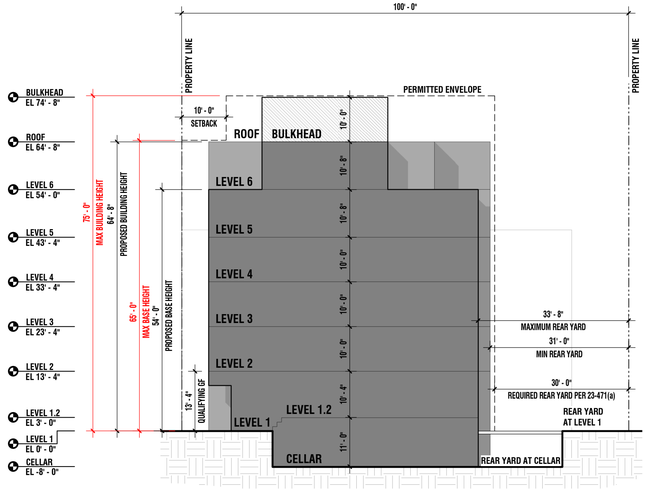

THOMAS S. BOYLAND STREET
*(WIDE STREET)*

**3 LOT COVERAGE DIAGRAM**
1/16" = 1'-0"

**LOT COVERAGE LEGEND**
PROPOSED BUILDING




**2 ZONING ENVELOPE - LOOKIING SOUTHWEST**




**5 ZONING SECTION - LOOKING SOUTH 1**
1/16" = 1'-0"

**FLOOR AREA SUMMARY**

| Building Total | | | | | Commercial | | Residential | |
|---|---|---|---|---|---|---|---|---|
| **Floor** | **Height** | **Elevation** | **GSF** | **ZSF** | **GSF** | **ZSF** | **GSF** | **ZSF** |
| Total Height | - | 64' 8" | - | - | - | - | - | - |
| Bulkhead | - | 74'8" | - | - | - | - | - | - |
| Main Roof | 10'0" | 64'8" | 559.4 | 0 | - | - | 559.4 | 0 |
| Floor 6 | 10'8" | 54'0" | 1888.5 | 1618.2 | - | - | 1888.5 | 1618.2 |
| Floor 5 | 10'8" | 43'4" | 3606.4 | 3282.8 | - | - | 3606.4 | 3282.8 |
| Floor 4 | 10'0" | 33'4" | 3606.4 | 3282.8 | - | - | 3606.4 | 3282.8 |
| Floor 3 | 10'0" | 23'4" | 3606.4 | 3282.8 | - | - | 3606.4 | 3282.8 |
| Floor 2 | 10'0" | 13'4" | 3606.4 | 3282.8 | - | - | 3606.4 | 3282.8 |
| Floor 1 | 10'4" | 3'0" | 3581.9 | 3176.4 | - | - | 3581.9 | 3176.4 |
| **Above Ground Total** | **-** | **-** | **20455.4** | **17925.8** | **-** | **-** | **20455.4** | **17925.8** |
| Cellar | 11'0" | -8'0" | 2906.1 | 0 | - | - | 2906.1 | 0 |
| **Total Area** | **-** | **-** | **23361.5** | **17925.8** | **-** | **-** | **23361.5** | **17925.8** |

| ZR Sec. No. | ITEM | | | | | NOTES |
|---|---|---|---|---|---|---|
| | **Site Information** | | | | | |
| | **Location:** 546 Thomas S Boyland Street<br>**Block: 3518** - Lot 63<br>**Lot bound by:**<br>South: Lot 66<br>North: Lot 162<br>East: Thomas S Boyland Street<br>West: Lot 8, 9 , 10, 11 | | | | | |
| | **Lot 63 Total Area** | **6,000** | **SF** | **0.138** | acres | |
| | **Zoning District:** R6<br>**Zoning Map: 17B**<br>**Community Board:** Brooklyn 16<br>**Transit Zone:** Inside Zone | | | | | |
| | **Uses Permitted** | **Permitted** | | **Proposed** | | |
| ZR 22-10 | As-of-Right<br>Use Regulations | Use Groups 1 through 4 | | Use Group 2<br>Residential | | Complies |
| | **Residential FAR and Floor Area Permitted** | **Permitted** | | **Proposed** | | |
| ZR 23-011 | **Quality Housing Program** | | | | | |
| ZR 23-153 | FAR for Residential Buildings for Entire Zoning Lot | 3.00 | | 2.99 | | |
| | Residential Floor Area | 18,000.00 | | 17,926.00 | | Complies |
| | **Dwelling Units (DUs)** | **Permitted** | | **Proposed** | | |
| ZR 23-22 | Dwelling Unit Factor | 680 | | | | |
| | Max. Residential Floor Area | 18,000 | SF | | | |
| | Max. No. of Dwelling Units Permitted is based on the maximum residential floor area permitted on the zoning lot. | 18,000 / 680 = **26** | DUs | 21 | DUs | Complies |
| | **Lot Coverage Permitted** | **Permitted** | | | **Proposed** | | | |
| ZR 23-153 | Interior and Through Lots **(Residential)** | 65% | | | | | | |
| | | Lot Area | Coverage | SF | % | Coverage | SF | |
| ZR 77-24 | **Total Residential** | 6,000 | **3,900** | SF | **60.1%** | **3,606** | SF | Complies |
| | **Yard Regulations** | | | | | |
| | **Residential** | | | | | |
| ZR 23-462 (c ) | Side Yard | Not required or 8' minimum | | 0 | FT | Complies |
| ZR-23-47 | Rear Yard | Minimum 30 feet | | 31 | FT | Complies |
| | **Height, Setback & Streetwall Regulations** | **Permitted** | | **Proposed** | | |
| ZR 23-662(b)1 | Minimum Base Height with Qualifying Ground Floor | 40 | FT | **54'-0"** | FT | Complies |
| ZR 23-662(b)1 | Maximum Base Height with Qualifying Ground Floor | 65 | FT | **64'-8"** | FT | Complies |
| ZR 23-662(b)1 | Maximum Building Height with Qualifying Ground Floor | 75 | FT | **64'-8"** | FT | Complies |
| | Maximum Number of Stories | 7 | | **6** | | |
| ZR 23-662(c)1 | Setbacks | 10 | FT | **N/A** | FT | |
| ZR 23-662 (c)2 | Setbacks | 7 | FT | **6** | FT | Complies |
| | **Streetwall** | | | | | |
| ZR23-661 (a)(1) | The #street wall# shall be located no closer to the #street line# than the closest #street wall#, or portion thereof, of an existing adjacent #building# on the same or an adjoining #zoning lot# located on the same #street# frontage, that is both within 10 feet of the #street line# and within 25 feet of such #Quality Housing building#. Where such existing adjacent #building#, or portion thereof, has #street walls# located at varying depths, the #street wall# shall not be located closer to the #street line# than the furthest portion of such existing adjacent #street wall# that is at least five feet in width. | | | | | Complies |
| | **Accessory Off-Street Parking and Loading Regulations** | **Required** | | **Proposed** | | |
| **ZR 25-20** | **Required Accessory Off-Street Parking Spaces for Residences** | | | | | |
| ZR 25-23<br>ZR 25-30<br>ZR 25-251 | Parking required for Residential Use for Quality Housing Regulation<br>Parking Required for income restricted housing units | Per ZR 25-251, within the transit zone no accessory off-street parking spaces shall be required for income-restricted housing units developed after March 22, 2016. **Site located within a Transit Zone.** | | | | Complies; parking not required |
| | **Bicycle Parking Required** | **Required** | | **Proposed** | | |
| ZR 25-811 | Enclosed bicycle parking spaces; 1 per 2 Dwelling Units | 21 / 2 | **10.5** | **11** | | Complies |
| ZR 25-83 | Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces; 6 square feet of area shall be provided for each bicycle space ( adequately accommodated bicycle) | 11 x 6 SF | 63 | **165** | | Complies |
| | **Street Tree Planting** | **Required** | | **Proposed** | | |
| ZR 26-41 | One Street Trees for every 25 feet of Street Frontage | 60\25 = | 2 | **1** | | Payment will be made to Parks for Planting |
| | **Quality Housing Program** | **Required** | | **Proposed** | | |
| **ZR 28-10** | **Building Interior** | | | | | |
| ZR 28-12 | Refuse Storage and Disposal<br>Storage required at 2.9 cf per unit | 2.9 CF X 21 DU: | 60.9 | **204** | | Complies |
| BC 1213.3 | 5 sf or recycling storage | 5 SF X 6 Rooms: | 30 sf | 30 sf | | Complies |
| | Minimum area to be provided on each residential floor level<br>12 sf of each disposal room can be excluded from FAR calculation<br>Minimum area of 5 sf. provided for temporary holding of recyclables | 12 sf | | All disposal rooms exceeds minimum 12 SF requirement. Only 12 SF excluded from Floor Area | | |
| ZR 28-13 | Laundry Facilities | | | | | |
| | (a) 1 washing machine per 20 DUs<br>1 dryer per 40 DUs | 21 / 20 = 2 REQ.<br>21 / 40 = 1 REQ. | | 2 Provided<br>1 Provided | | Complies |
| ZR 28-14 | Daylight in Corridors<br>50% of corridor may be deducted if a window of a min. of 20 sf is directly visible from the vertical circulation core | Window 20 SF minimun provided at all residential floors. Proposed windows are visible from circulation core | | | | Complies |
| **ZR 28-20** | **Recreation Space and Planting Areas** | | | | | |
| ZR 28-21 | Recreation Space<br>Percentage Required: 3.3%<br>Recreation may be aggregated in one type, indoors or outdoors | 17,926 x 3.3% = 592 | | Recreation space provided=<br>Indoors 452<br>Outdoors 1254 | | Complies |
| ZR 28-23<br>ZR 122-50 | Planting Areas<br>Area between streeetwall and streetline to be planted | Area between streewall planted | | | | Complies |
| **ZR 28-30** | **Safety and Security** | | | | | |
| ZR 28-31 | Density per Corridor<br>50% of the square feet of the corridor serving such dwelling units on such story may be excluded if in an R6 District the number of dwelling units does not exceed 11 | The maximum number of dwelling units does not exceed 10 units on any story in buildings on Lots 66; 50% corridor square footage deduction on each story may be | | | | Complies |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P 718.237.2017

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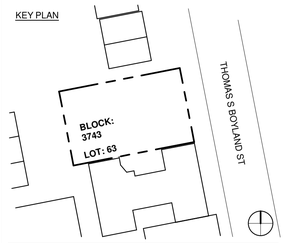


| NO. | DESIGN & CONSTRUCTION SUBMISSIONS | DATE |
|---|---|---|
| 8 | ISSUE FOR DCP REVIEW | 2024.07.02 |
| 7 | ISSUE FOR DCP REVIEW | 2024.05.15 |
| 6 | ISSUE FOR DCP REVIEW | 2024.05.13 |
| 5 | ISSUE FOR DCP REVIEW | 2024.04.03 |
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| 2 | ISSUE FOR DCP REVIEW | 2023.11.02 |
| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

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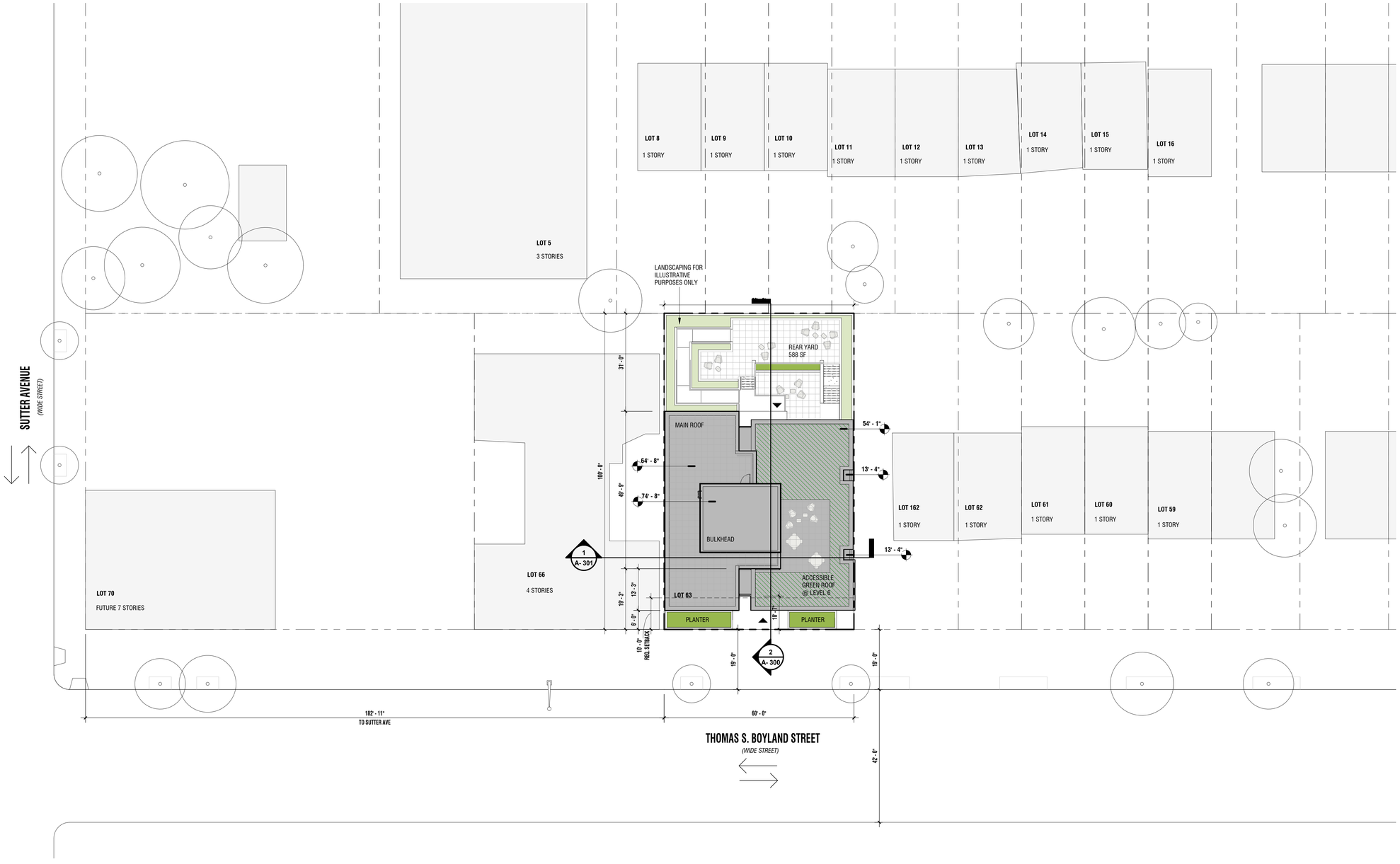
| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
546 THOMAS S BOYLAND STREET
BROOKLYN, NY 11212

# ZONING ANALYSIS

SEAL & SIGNATURE

DATE: 10/05/23
PROJECT NO: 20103
SCALE: As indicated
DRAWING BY: Author
CHECKED BY: Checker
DWG NO: Z- 001.00
NYC DOB NUMBER:




## SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PLANTED AREA
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION
- STREET SIGN
- STREET TREE
- EXISTING TREE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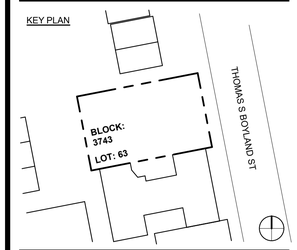


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PROJECT
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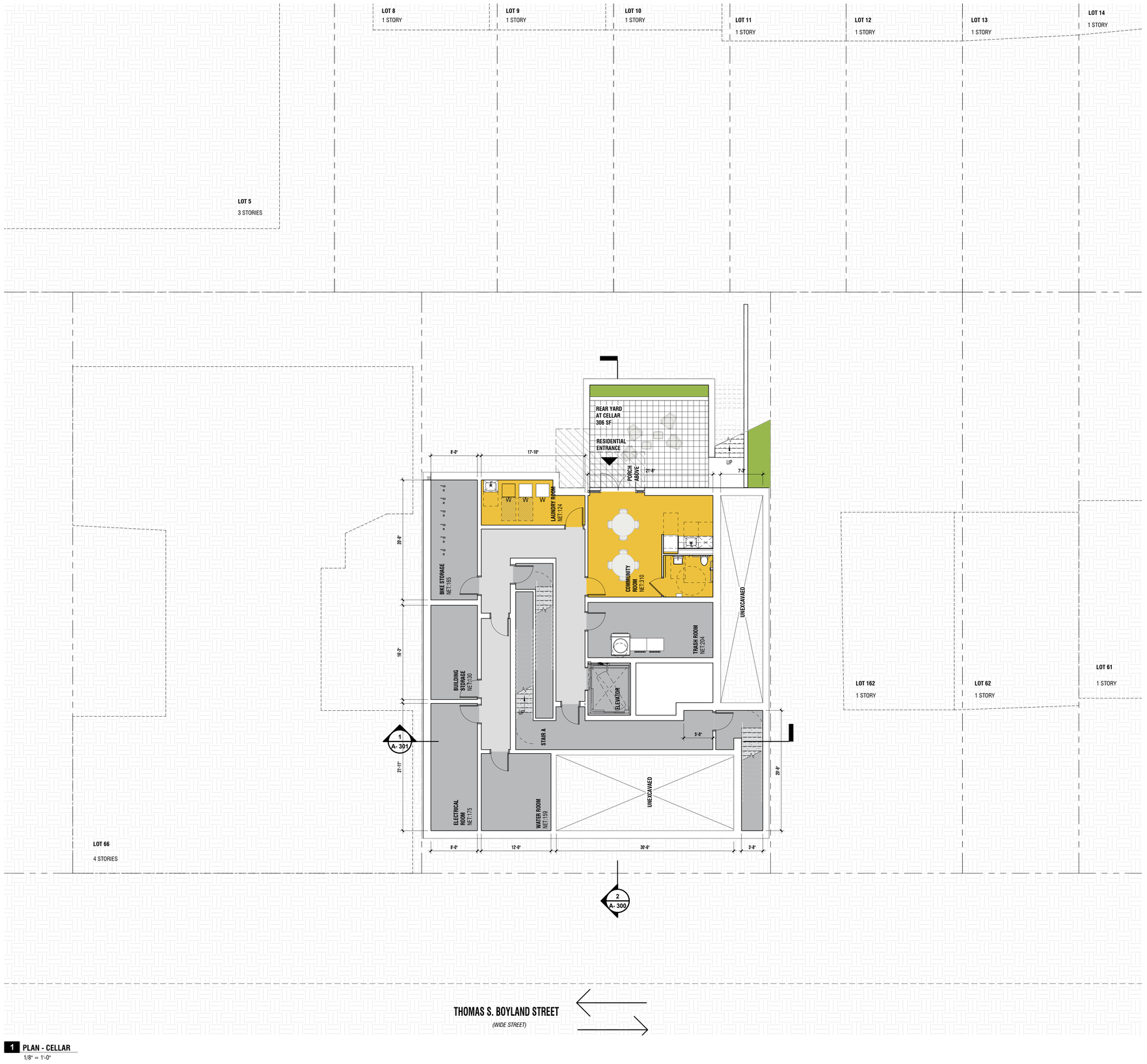
# SITE PLAN

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/05/23 |
| PROJECT NO: | 20193 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A- 010.00 |
| NYC DOB NUMBER: | |




1 PLAN - CELLAR
1/8" = 1'-0"

## PLAN LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING BUILDING
- PLANTED AREA
- GREEN ROOF
- NEW TREE/SHRUB
- RESIDENTIAL ENTRANCE

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
|---|---|
| | CIRCULATION / OPEN AMENITY |
| | EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE |
| | 3 BR UNITS |
| | 2 BR UNITS |
| | 1 BR UNITS |
| | STUDIO |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## UNIT COUNT

| UNIT TYPE | COUNT | % |
|---|---|---|
| 1 BEDROOM | 12 | 52% |
| 2 BEDROOM | 10 | 4% |
| 3 BEDROOM | 1 | 4% |
| TOTAL | 23 | 100% |

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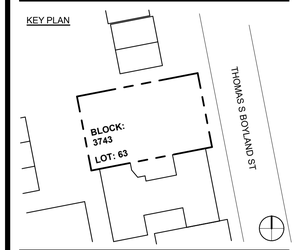


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PROJECT
**FAC BROWNSVILLE**
546 THOMAS S BOYLAND STREET
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# PLAN - CELLAR

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/05/23 |
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| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A- 100.00 |
| NYC DOB NUMBER: | |




3 LEVEL 1
1/8" = 1'-0"

## PLAN LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING BUILDING
- PLANTED AREA
- GREEN ROOF
- NEW TREE/SHRUB
- RESIDENTIAL ENTRANCE

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
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| | 3 BR UNITS |
| | 2 BR UNITS |
| | 1 BR UNITS |
| | STUDIO |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## UNIT COUNT

| UNIT TYPE | COUNT | % |
|---|---|---|
| 1 BEDROOM | 12 | 52% |
| 2 BEDROOM | 10 | 4% |
| 3 BEDROOM | 1 | 4% |
| TOTAL | 23 | 100% |

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P 718.237.2017

STRUCTURAL
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P 212.643.1500

MEP
**GEA CONSULTING ENGINEERS**
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NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
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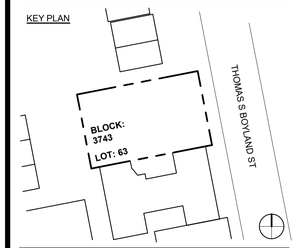
P TBD

KEY PLAN




| NO. | DESIGN & CONSTRUCTION SUBMISSIONS | DATE |
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| 5 | ISSUE FOR DCP REVIEW | 2024.04.03 |
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| 2 | ISSUE FOR DCP REVIEW | 2023.11.02 |
| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

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PROJECT
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546 THOMAS S BOYLAND STREET
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# PLAN - LEVEL 1

SEAL & SIGNATURE

| | |
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| DATE: | 10/06/23 |
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| DWG NO: | A- 101.00 |
| NYC DOB NUMBER: | |




THOMAS S. BOYLAND STREET
*(WIDE STREET)*

**3** LEVEL 2-5
1/8" = 1'-0"

## PLAN LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING BUILDING
- PLANTED AREA
- GREEN ROOF
- NEW TREE/SHRUB
- RESIDENTIAL ENTRANCE

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
|---|---|
| | CIRCULATION / OPEN AMENITY |
| | EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE |
| | 3 BR UNITS |
| | 2 BR UNITS |
| | 1 BR UNITS |
| | STUDIO |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## UNIT COUNT

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|---|---|---|
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| 3 BEDROOM | 1 | 4% |
| TOTAL | 23 | 100% |


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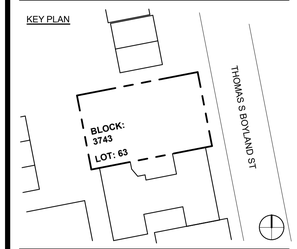
KEY PLAN

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# PLAN - LEVEL 2 - 5

SEAL & SIGNATURE

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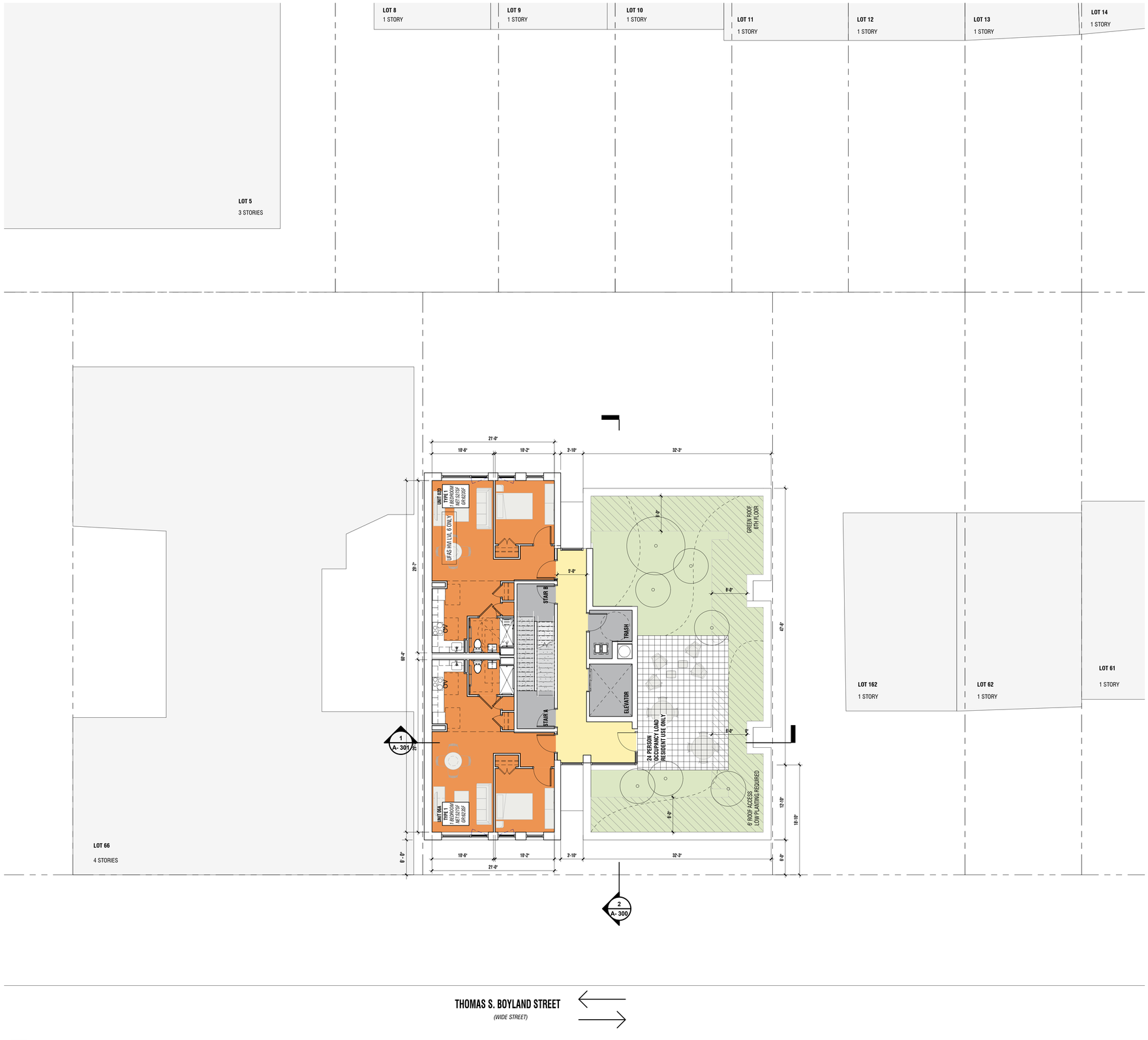


**1** LEVEL 6
1/8" = 1'-0"

## PLAN LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING BUILDING
- PLANTED AREA
- GREEN ROOF
- NEW TREE/SHRUB
- RESIDENTIAL ENTRANCE

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
|---|---|
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**TBD**
TBD
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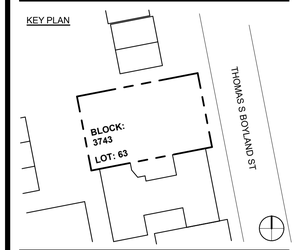
P TBD

KEY PLAN

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# PLAN - LEVEL 6

SEAL & SIGNATURE

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|---|---|
| DATE: | 01/25/24 |
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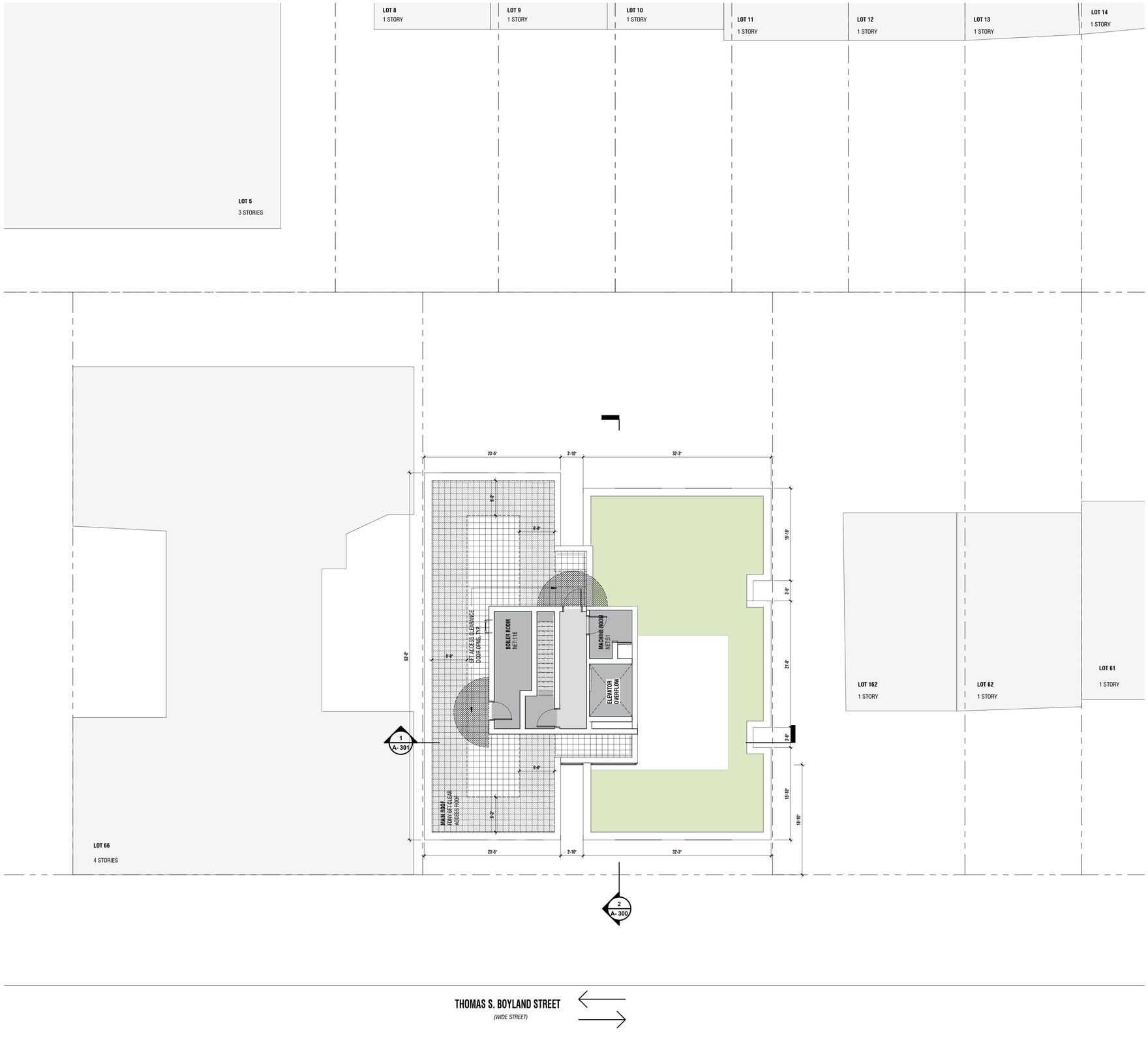


## ROOF LEGEND

- 6FT ACCESS CLEARANCE DOOR OPNG, TYP.
- FDNY 6FT CLEAR ACCESS ROOF

## PLAN LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING BUILDING
- PLANTED AREA
- GREEN ROOF
- NEW TREE/SHRUB
- RESIDENTIAL ENTRANCE

## PROGRAM LEGEND

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1 ROOF PLAN
1/8" = 1'-0"

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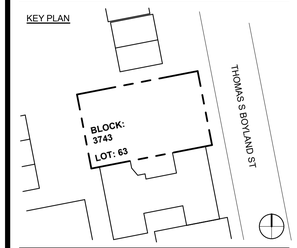
**TBD**
TBD
TBD
P TBD

KEY PLAN

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# PLAN - ROOF

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| DATE: | 01/25/24 |
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| DRAWING BY: | Author |
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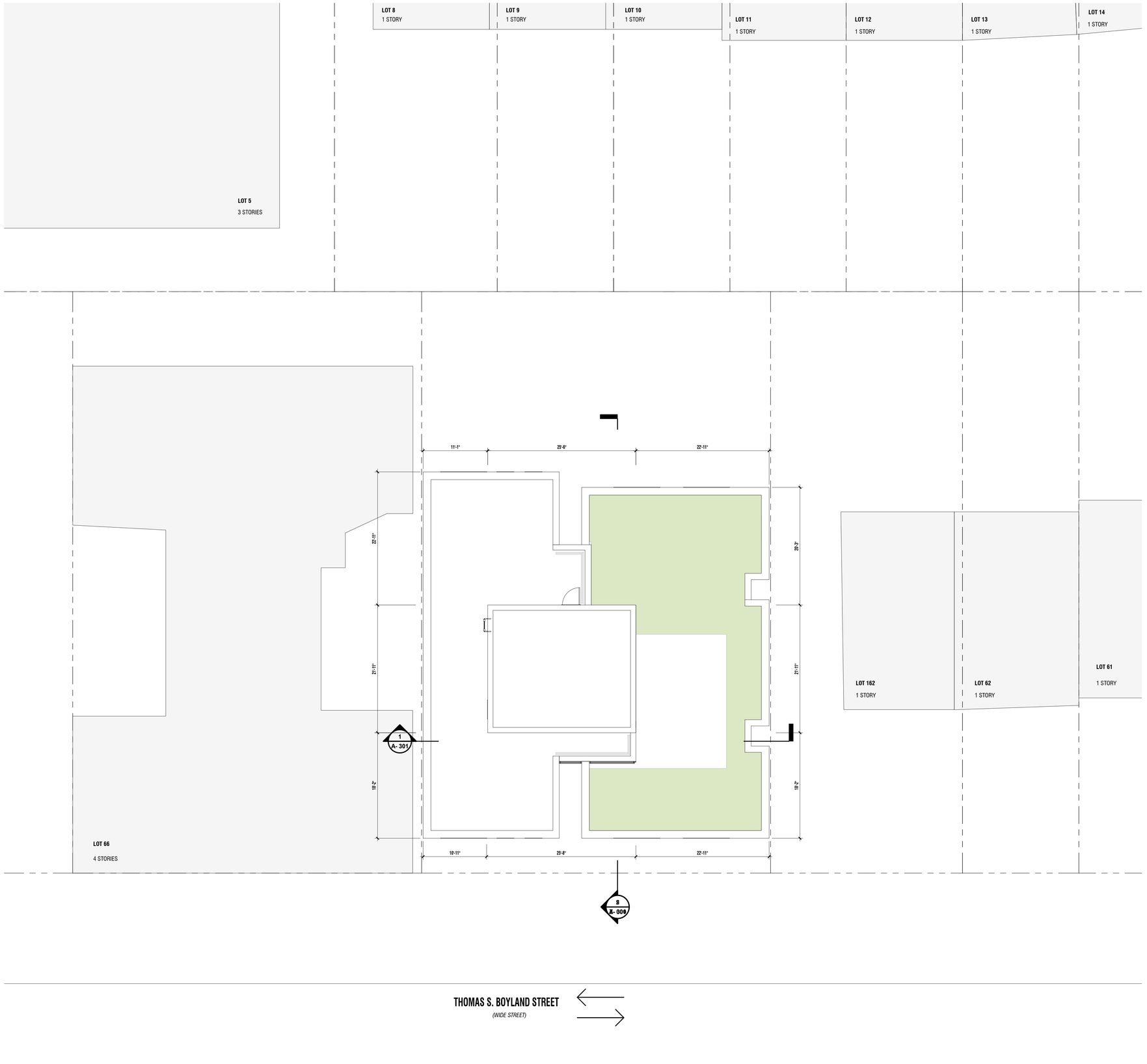


## PLAN LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING BUILDING
- PLANTED AREA
- GREEN ROOF
- NEW TREE/SHRUB
- RESIDENTIAL ENTRANCE

## PROGRAM LEGEND

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| | COMMERCIAL |
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P 718.237.2017

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MEP
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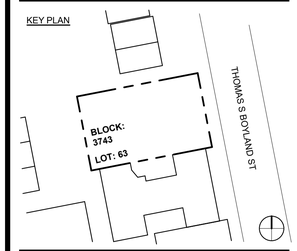
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN

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PROJECT
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# PLAN - BULKHEAD

SEAL & SIGNATURE

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| DATE: | 01/25/24 |
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| SCALE: | As indicated |
| DRAWING BY: | Author |
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**2 BUILDING ELEVATION - WEST**
3/16" = 1'-0"


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CIVIL
**TBD**
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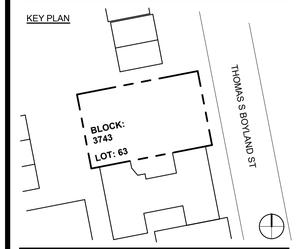
TBD
P TBD


KEY PLAN

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# BUILDING ELEVATIONS

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**1 BUILDING ELEVATION - EAST**
3/16" = 1'-0"


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CIVIL
**TBD**
TBD
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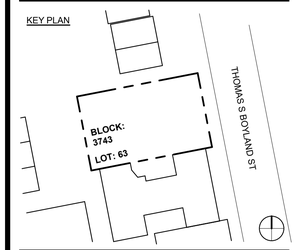
KEY PLAN

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# BUILDING ELEVATIONS

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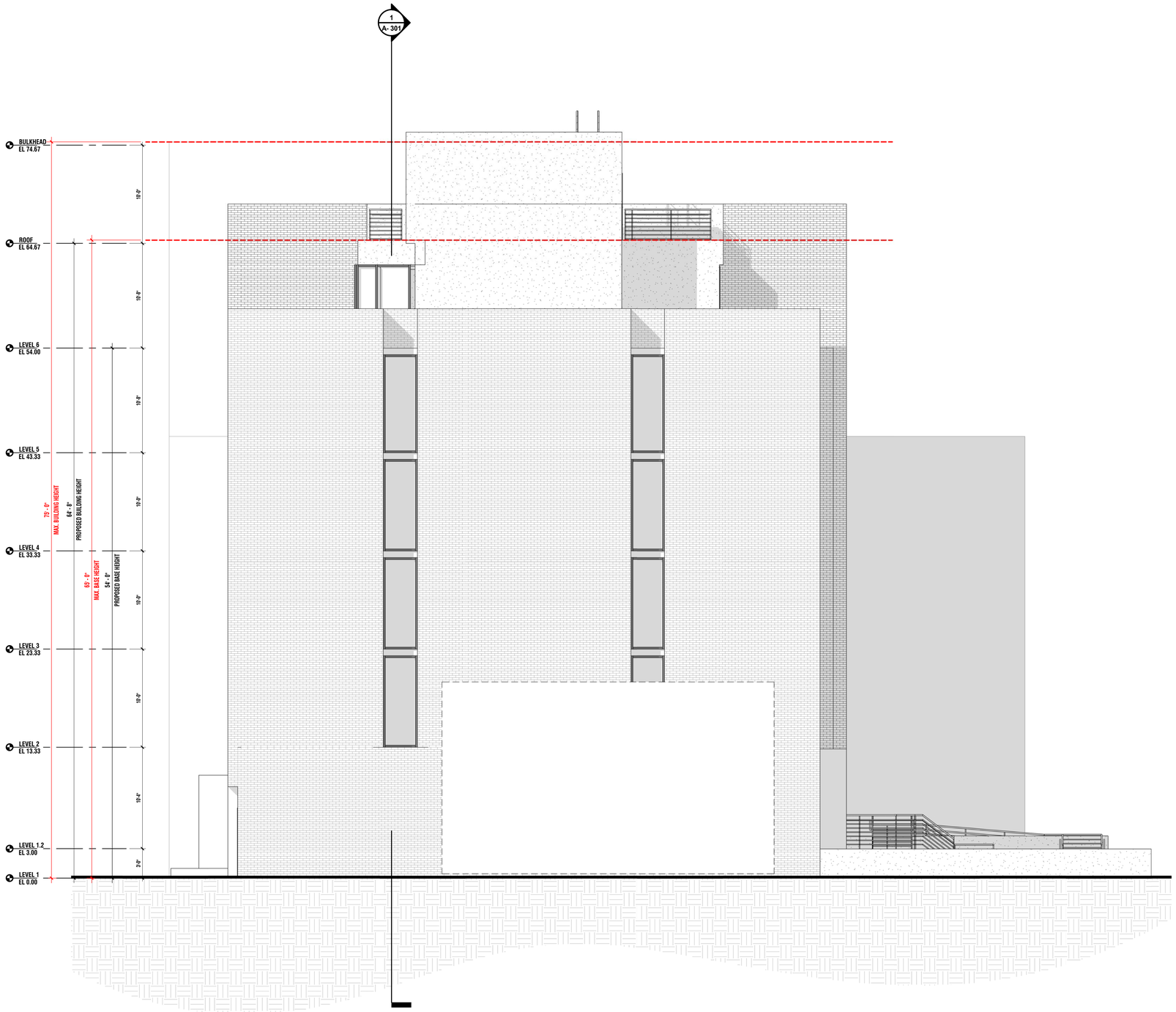


**1** **BUILDING ELEVATION - NORTH**
3/16" = 1'-0"

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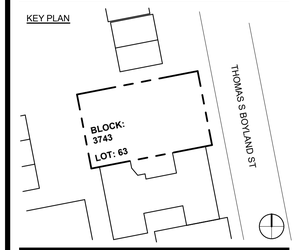


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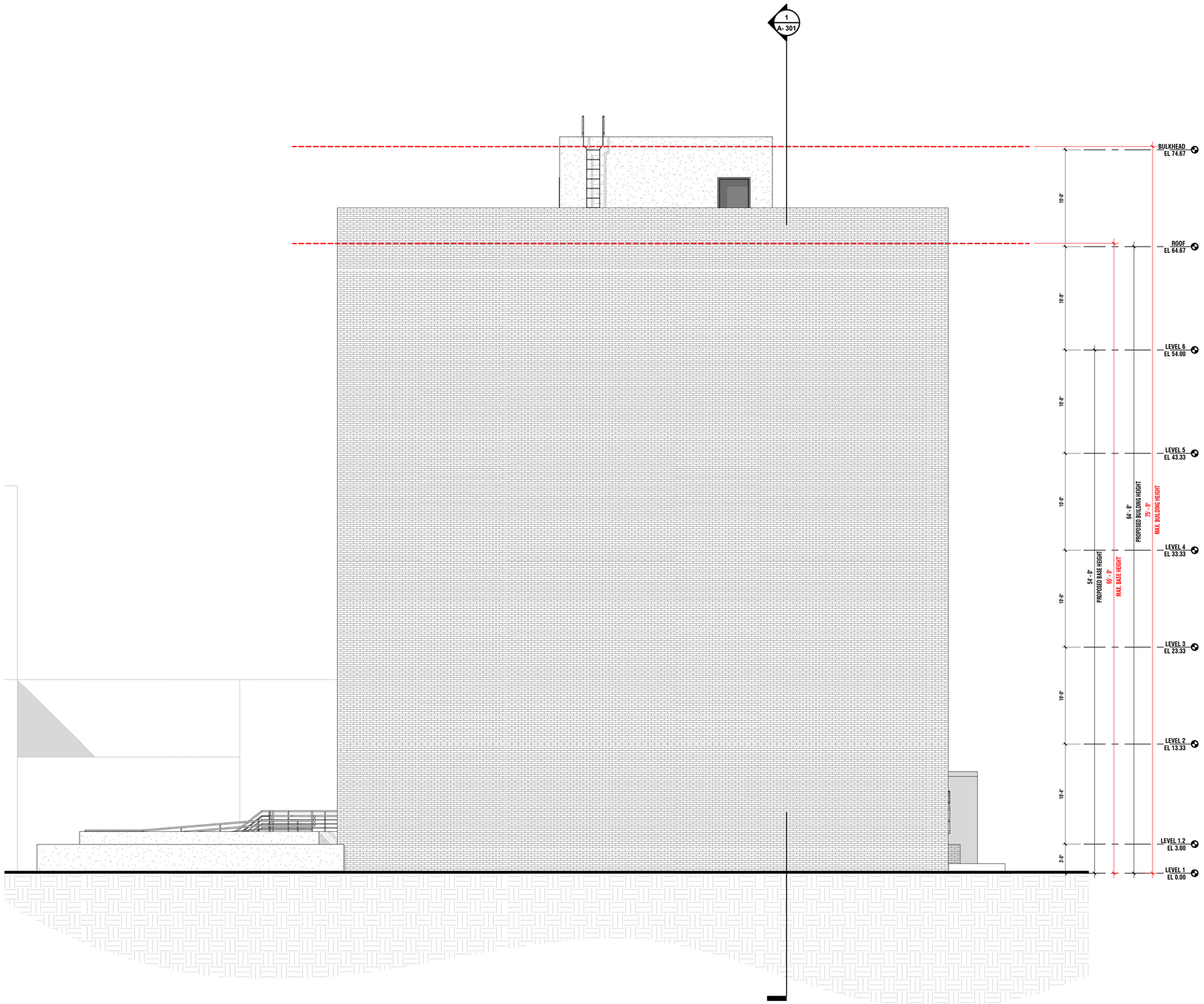


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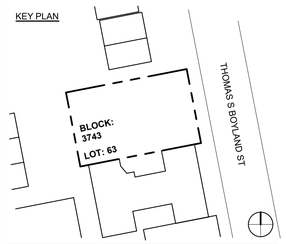


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PROJECT
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# BUILDING ELEVATIONS

SEAL &
SIGNATURE

| | |
|---|---|
| DATE: | 10/09/23 |
| PROJECT NO: | 28183 |
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| DWG NO: | A- 203.00 |
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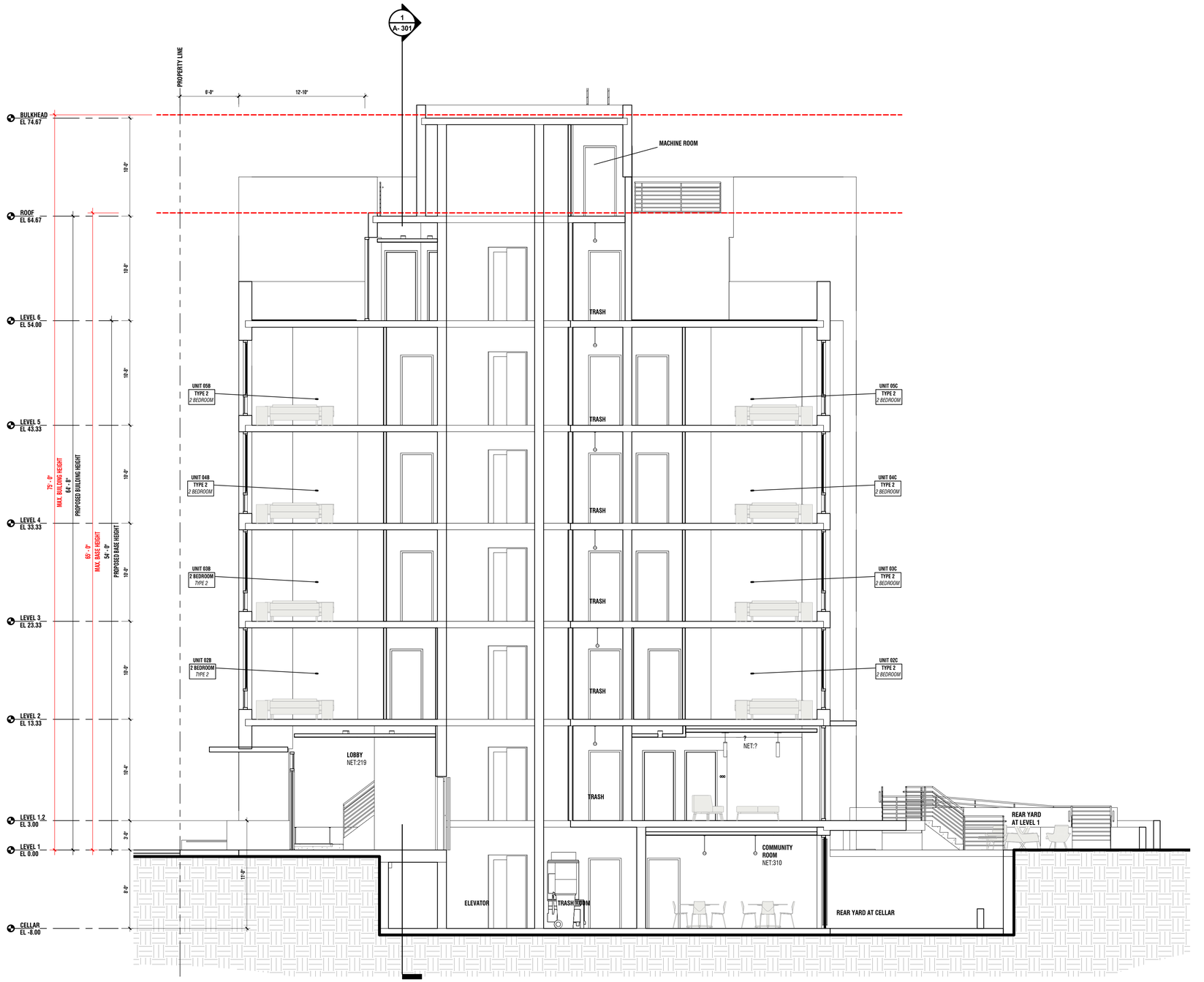


**2** **BUILDING SECTIONS - LOOKING SOUTH**
3/16" = 1'-0"


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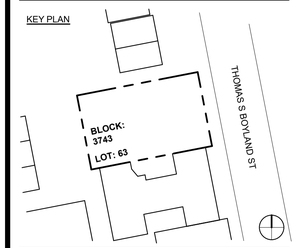
KEY PLAN

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| 5 | ISSUE FOR DCP REVIEW | 2024.04.03 |
| 4 | ISSUE FOR DCP REVIEW | 2024.03.12 |
| 3 | ISSUE FOR DCP REVIEW | 2024.02.05 |
| 2 | ISSUE FOR DCP REVIEW | 2023.11.02 |
| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

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PROJECT
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# BUILDING SECTIONS

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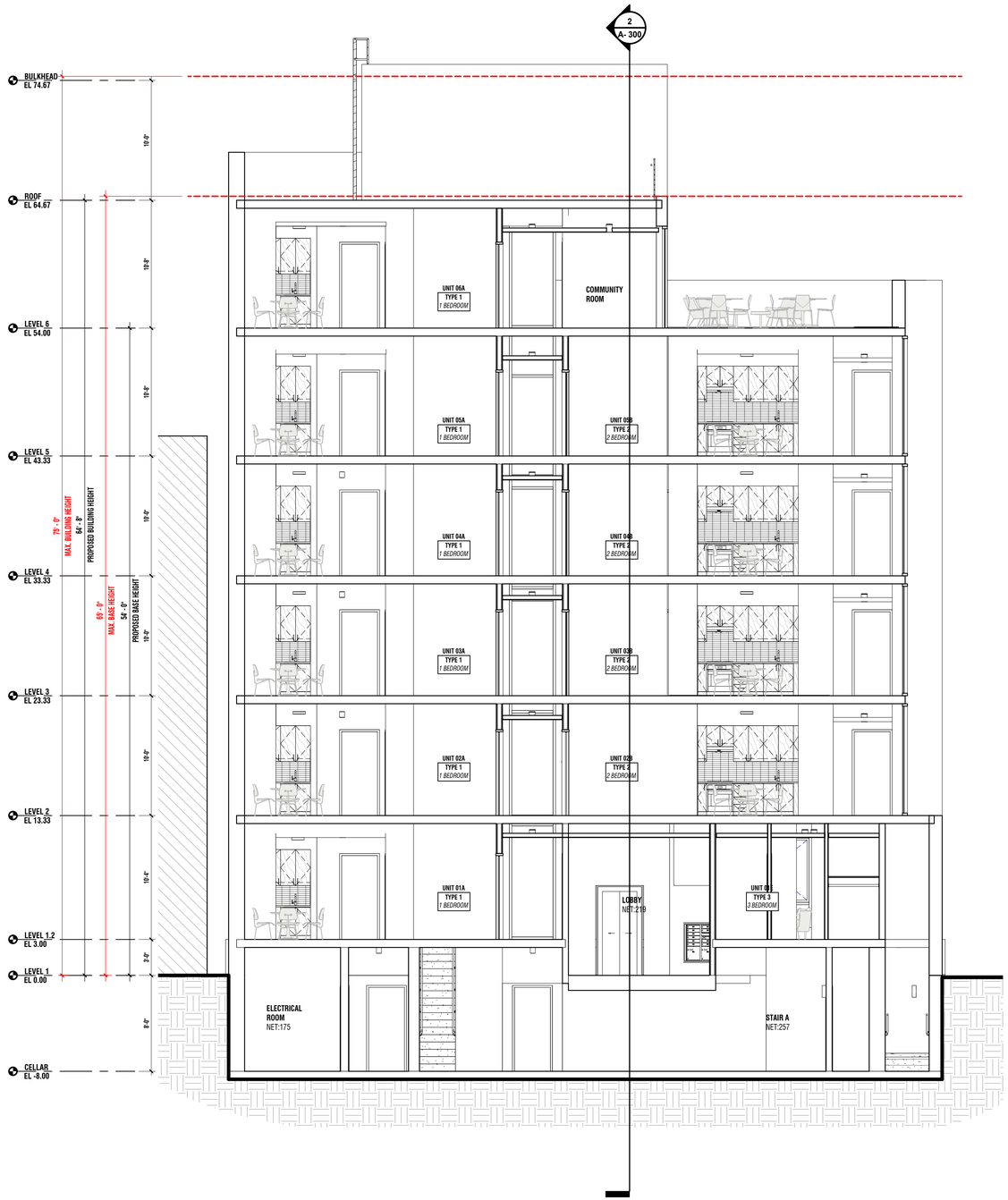


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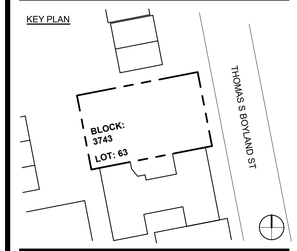


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# FAC BROWNSVILLE - SAINT MARKS AVENUE

## 1733 SAINT MARKS AVENUE , BROOKLYN, NY 11233




1 STREET VIEW LOOKING NW FROM E NEW YORK AVE




2 RENDERING

## SHEET LIST

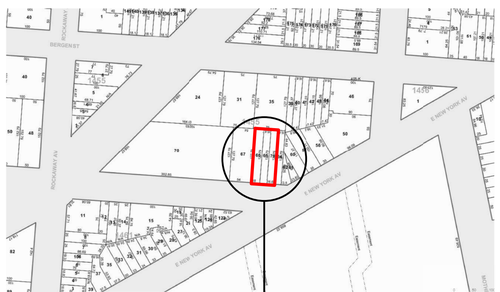
**ARCHITECTURAL:**


| | |
|---|---|
| T-001.00 | COVER SHEET |
| T-002.00 | SITE PHOTOGRAPHY |
| C-001.00 | SURVEY |
| Z-001.00 | ZONING ANALYSIS |
| Z-002.00 | PROPOSED ZONING MAP |
| Z-003.00 | TAX MAP WITH PROPOSED ZONING OVERLAY |
| Z-004.00 | PROPOSED MIH MAP |
| A-010.00 | SITE PLAN |
| A-100.00 | CELLAR |
| A-101.00 | LEVEL 1 |
| A-102.00 | LEVEL 2 |
| A-103.00 | LEVEL 3-7 |
| A-104.00 | LEVEL 8-9 |
| A-105.00 | LEVEL ROOF |
| A-106.00 | BULKHEAD |
| A-200.00 | BUILDING ELEVATIONS |
| A-201.00 | BUILDING ELEVATIONS |
| A-300.00 | BUILDING SECTIONS |
| A-301.00 | BUILDING SECTIONS |

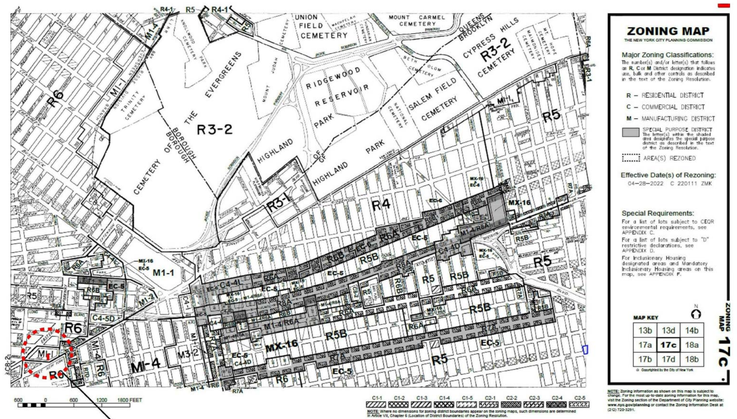

## BUILDING UNIT DISTRIBUTION

| UNIT TYPE | STUDIO. | 1 BR. | 2 BR. | 3 BR. | TOTAL |
|---|---|---|---|---|---|
| CELLAR | 0 | 0 | 0 | 0 | 0 |
| GROUND | 3 | 0 | 1 | 0 | 4 |
| LEVEL 2 | 2 | 0 | 2 | 0 | 4 |
| LEVEL 3 | 2 | 0 | 2 | 0 | 4 |
| LEVEL 4 | 2 | 0 | 2 | 0 | 4 |
| LEVEL 5 | 2 | 0 | 2 | 0 | 4 |
| LEVEL 6 | 2 | 0 | 2 | 0 | 4 |
| LEVEL 7 | 2 | 0 | 2 | 0 | 4 |
| LEVEL 8 | 1 | 1 | 0 | 1 | 3 |
| LEVEL 9 | 1 | 1 | 0 | 1 | 3 |
| TOTAL | 17 | 2 | 13 | 2 | 34 |

TAX MAP



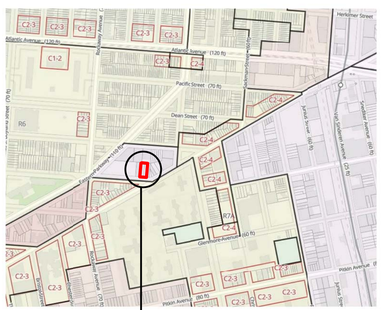

ZONING MAP




AERIAL MAP




TRANSIT MAP





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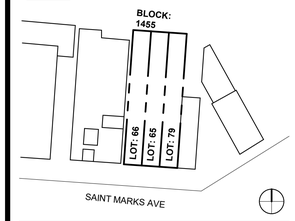


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COVER SHEET

SEAL & SIGNATURE

| | |
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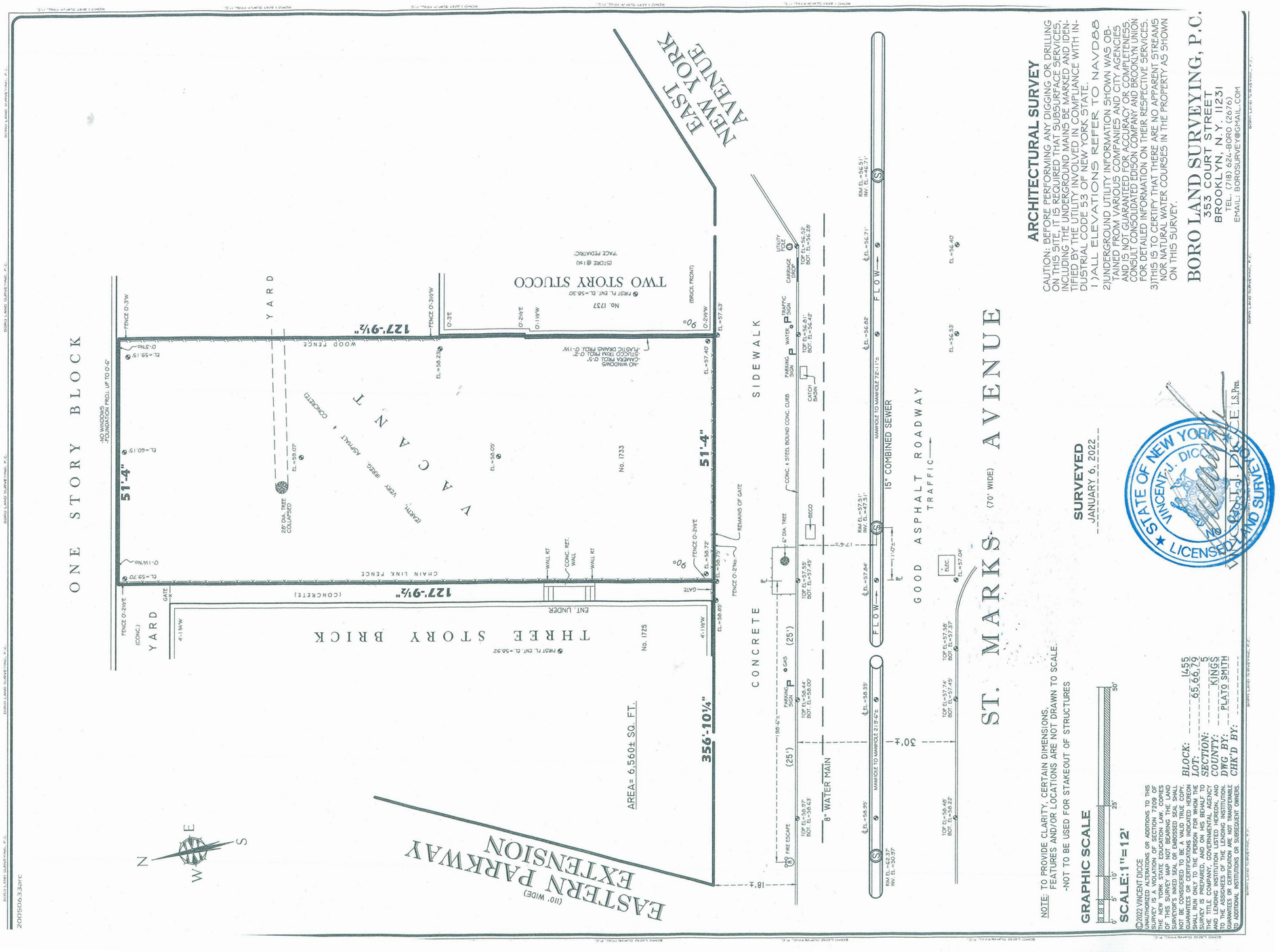


SITE SURVEY


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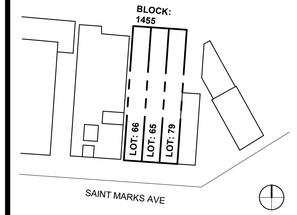


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SURVEY - FOR REFERENCE USE ONLY

SEAL & SIGNATURE

| | |
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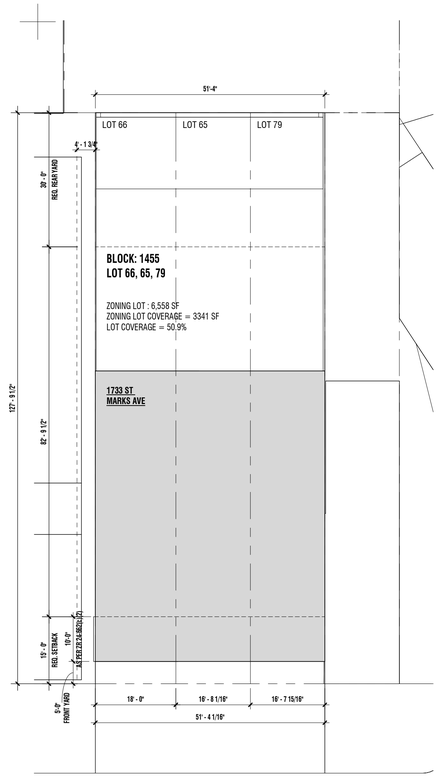



SAINT MARKS AVENUE

*(NARROW STREET)*

**4** LOT COVERAGE

1/16" = 1'-0"

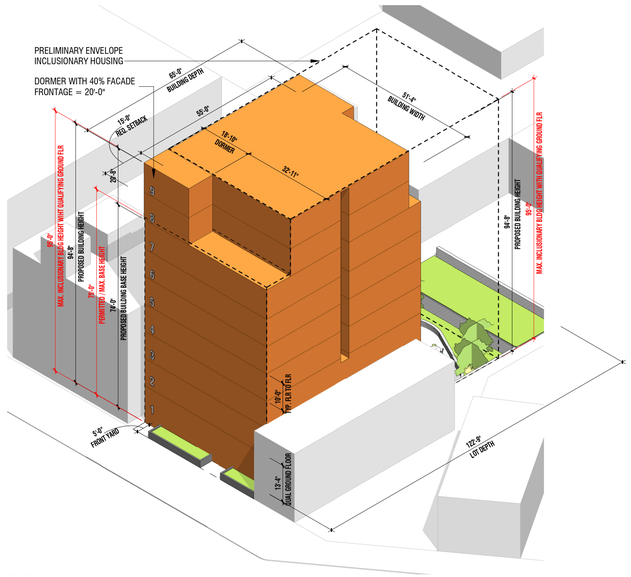
**LOT COVERAGE LEGEND**

PROPOSED BUILDING




**2** ZONING SECTION

1/16" = 1'-0"




**1** ZONING MASSING - AERIAL LOOKING FROM E NEW YORK AVE

## FLOOR AREA SUMMARY

| Building Total | | | | | Commercial | | Residential | |
|---|---|---|---|---|---|---|---|---|
| **Floor** | **Height** | **Elevation** | **GSF** | **ZSF** | **GSF** | **ZSF** | **GSF** | **ZSF** |
| Total Height | - | 94' 8" | - | - | - | - | - | - |
| Bulkhead | - | 104'8" | - | - | - | - | - | - |
| Main Roof | 10'0" | 94'8" | 458.6 | 0 | - | - | 458.6 | 0 |
| Floor 9 | 10'8" | 84'0" | 2839 | 2734.1 | - | - | 2839 | 2734.1 |
| Floor 8 | 10'0" | 74'0" | 2839 | 2734.1 | - | - | 2839 | 2734.1 |
| Floor 7 | 10'8" | 63'4" | 3315 | 3205.5 | - | - | 3315 | 3205.5 |
| Floor 6 | 10'0" | 53'4" | 3315 | 3205.5 | - | - | 3315 | 3205.5 |
| Floor 5 | 10'0" | 53'4" | 3315 | 3205.5 | - | - | 3315 | 3205.5 |
| Floor 4 | 10'0" | 33'4" | 3315 | 3205.5 | - | - | 3315 | 3205.5 |
| Floor 3 | 10'0" | 23'4" | 3315 | 3205.5 | - | - | 3315 | 3205.5 |
| Floor 2 | 10'0" | 13'4" | 3341.1 | 3219.5 | - | - | 3341.1 | 3219.5 |
| Floor 1 | 10'4" | 3'0" | 3261 | 3172.6 | - | - | 3261 | 3172.6 |
| **Above Ground Total** | **-** | **-** | **29313.7** | **27887.8** | **-** | **-** | **29313.7** | **27887.8** |
| Cellar | 10'0" | -7'0" | 3316.4 | 0 | - | - | 3316.4 | 0 |
| **Total Area** | **-** | **-** | **32630.1** | **27887.8** | **-** | **-** | **32630.1** | **27887.8** |

| ZR Sec. No. | Item Description | | | | | NOTES |
|---|---|---|---|---|---|---|
| | **Site Information** | | | | | |
| | **Location:** 1733 Saint Marks Avenue<br>**Block: 1455** - Lot 66,65,79<br>**Lot bound by:**<br>South: Saint Marks Avenue<br>North: Lot 75<br>East: Lot 64<br>West: Lot 67 | | | | | |
| | **Lot 66 Total Area** | **2,300** | **SF** | **0.053** | acres | |
| | **Lot 65 Total Area** | **2,129** | **SF** | **0.049** | acres | |
| | **Lot 79 Total Area** | **2,129** | **SF** | **0.049** | acres | |
| | **All Lots Total Area** | **6,558** | **SF** | **0.151** | acres | |
| | **Zoning District: M1-1 REZONED TO R7A W/ C2-4 OVERLAY** | | | | | |
| | **Zoning Map: 17C** | | | | | |
| | **Community Board:** Brooklyn 16 | | | | | |
| | **Transit Zone:** Inside Zone | | | | | |
| | **Uses Permitted** | **Permitted** | | **Proposed** | | |
| ZR 22-10 | As-of-Right<br>Use Regulations | Use Groups 1 through 4<br>and Groups 5 through 9 | | Use Group 2<br>Residential | | Complies |
| | **Residential FAR and Floor Area Permitted** | **Permitted** | | **Proposed** | | |
| ZR 23-011 | **Quality Housing Program** | | | | | |
| ZR 23-153 | FAR for Residential Buildings for Entire Zoning Lot | 4.00 | | 4.25 | | |
| | Residential Floor Area | 26,232.00 | | 27,887.80 | | Complies |
| ZR 23-011 | **Quality Housing Program** | | | | | |
| ZR 23-154 | FAR for Inclusionary Housing Buildings for Entire Zoning Lot | 4.60 | | 4.25 | | |
| | Inclsionary Housing Floor Area | 30,166.80 | | 27,887.80 | | Complies |
| | **Dwelling Units (DUs)** | **Permitted** | | **Proposed** | | |
| ZR 23-22 | Dwelling Unit Factor | 680 | | | | |
| | Max. Residential Floor Area | 26,232 | SF | | | |
| | Max. No. of DUs Permitted based on the maximum residential floor area permitted on the zoning lot | 26,232 / 680 = ZSF | | 34 | DUs | |
| | | **39** | DUs | | | Complies |
| | **Maximum Lot Coverage Permitted As-of-Right** | | | | | |
| ZR 23-153 | Interior and Through Lots **(Residential)** | 65% | | | | |
| | | Lot Area | Coverage SF | % | Coverage SF | |
| ZR 77-24 | **Total Residential** | 6,558 | **4,263** SF | **50.9%** | **3,341** SF | Complies |
| | **Yard Regulations** | | | | | |
| | **Residential** | | | | | |
| ZR 23-462 (c ) | Side Yard | Not required or 8' minimum | | 0 | FT | Complies |
| ZR-23-47 | Rear Yard | Minimum 30 feet | | 57'-5 1/2" | FT | Complies |
| | **Height, Setback & Streetwall Regulations** | **Permitted** | | **Proposed** | | |
| ZR 23-662(b)1 | Minimum Inclusionary Base Height with Qualifying Ground Floor | 40 | FT | **74'-0"** | FT | Complies |
| ZR 23-662(b)1 | Maximum Inclusionary Base Height with Qualifying Ground Floor | 75 | FT | **74'-0"** | FT | Complies |
| Qualifying GF | Maximum Inclusionary Building Height | 90 | FT | **0.00** | FT | |
| | Maximum Inclusionary Building Height with Qualifying Ground Floor | 95 | FT | **94'-8"** | FT | |
| | Maximum Number of Stories Inclusionary Housing | 9 | Stories | **9.00** | Stories | |
| ZR 23-662(c)(1) | | | | | | Complies |
| | Setbacks at Narrow Street | 15 | FT | **10** | FT | Per ZR 23-662(c)(2) |
| ZR 24-662(c)(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, except as otherwise set forth in this Section. To allow street wall articulation, where a street wall is divided into different segments and located at varying depths from the street line, such permitted setback reduction may be applied to each street wall portion separately. | | | | | |
| | **Streetwall** | **Required** | | **Proposed** | | |
| ZR 23-661(a)(1) | Streetwall shall be located no closer to the street line than the closest streetwall of an existing building to such street line, located on the same block, and within 150' of such building. | | | | | Complies |
| | **Dormers** | **Permitted** | | **Proposed** | | |
| ZR 23-623(c)(1) | Maximum Dormer aggregate width per street frontage | **60%** | | | | Complies |
| | Street Frontage length along Saint Marks Avenue | **51'- 4" x 60% = 30'-10"** | | **18'-10"** | | |
| | Height of dormer above maximum base height | **20%** | | **20-8"** | | |
| | Dormer aggregate width permitted per street frontage | **40%** | | | | |
| | **Accessory Off-Street Parking and Loading Regulations** | **Required** | | **Proposed** | | |
| **ZR 25-20** | **Required Accessory Off-Street Parking Spaces for Residences** | | | | | |
| ZR 25-23<br>ZR 25-30<br>ZR 25-251 | Parking required for Residential Use for Quality Housing Regulation<br>Parking Required for income restricted housing units | Per ZR 25-251, within the transit zone no accessory off-street parking spaces shall be required for income-restricted housing units developed after March 22, 2016. **Site located within a Transit Zone.** | | | | Complies; parking not required |
| | **Bicycle Parking Required** | **Required** | | **Proposed** | | |
| ZR 25-811 | Enclosed bicycle parking spaces; 1 per 2 Dwelling Units | 34 / 2 | **17** | **17** | | Complies |
| ZR 25-83 | Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces; 6 square feet of area shall be provided for each bicycle space ( adequately accommodated bicycle) | 17 x 6 SF | 102 | **158** | | Complies |
| | **Street Tree Planting** | **Required** | | **Proposed** | | |
| ZR 26-41 | One Street Trees for every 25 feet of Street Frontage | 51.3'25 = | 2 | **1** | | Payment will be made to Parks for Planting |
| | **Quality Housing Program** | **Required** | | **Proposed** | | |
| **ZR 28-10** | **Building Interior** | | | | | |
| ZR 28-12 | Refuse Storage and Disposal<br>Storage required at 2.9 cf per unit | 2.9 CF X 34 DU: | 98.6 | **178** | | Complies |
| BC 1213.3 | 5 sf or recycling storage | 5 SF X 8 Rooms: | 40 sf | 40 sf | | Complies |
| | Minimum area to be provided on each residential floor level<br>12 sf of each disposal room can be excluded from FAR calculation<br>Minimum area of 5 sf. provided for temporary holding of recyclables | 12 sf | | All disposal rooms exceeds minimum 12 SF requirement. Only 12 SF excluded from Floor Area | | |
| ZR 28-13 | Laundry Facilities<br>(a) 1 washing machine per 20 DUs<br>1 dryer per 40 DUs | 34 / 20 = 2 REQ.<br>34 / 40 = 1 REQ. | | 2 Provided<br>1 Provided | | Complies |
| **ZR 28-20** | **Recreation Space and Planting Areas** | | | | | |
| ZR 28-21 | Recreation Space<br>Percentage Required: 3.3%<br>Recreation may be aggregated in one type, indoors or outdoors | 27,887.8 x 3.3% | 920.3 | Recreation space provided=<br>Indoors 553<br>Outdoors **1271** | | Complies |
| ZR 28-23 | Planting Areas | | | | | |
| ZR 122-50 | Area between streeetwall and streetline to be planted | Area between streewall planted | | | | Complies |
| **ZR 28-30** | **Safety and Security** | | | | | |
| ZR 28-31 | Density per Corridor<br>50% of the square feet of the corridor serving such dwelling units on such story may be excluded if in an R6 District the number of dwelling units does not exceed 11 | The maximum number of dwelling units does not exceed 10 units on any story in buildings on Lots 66; 50% corridor square footage deduction on each story may be | | | | Complies |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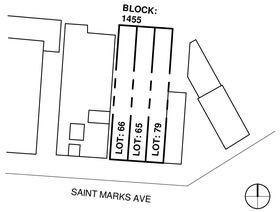


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| 9 | ISSUE FOR DCP REVIEW | 2024.07.02 |
| 8 | ISSUE FOR DCP REVIEW | 2024.05.15 |
| 7 | ISSUE FOR DCP REVIEW | 2024.05.13 |
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| 1 | BLDS INITIAL SUBMISSION | 2018.04.14 |

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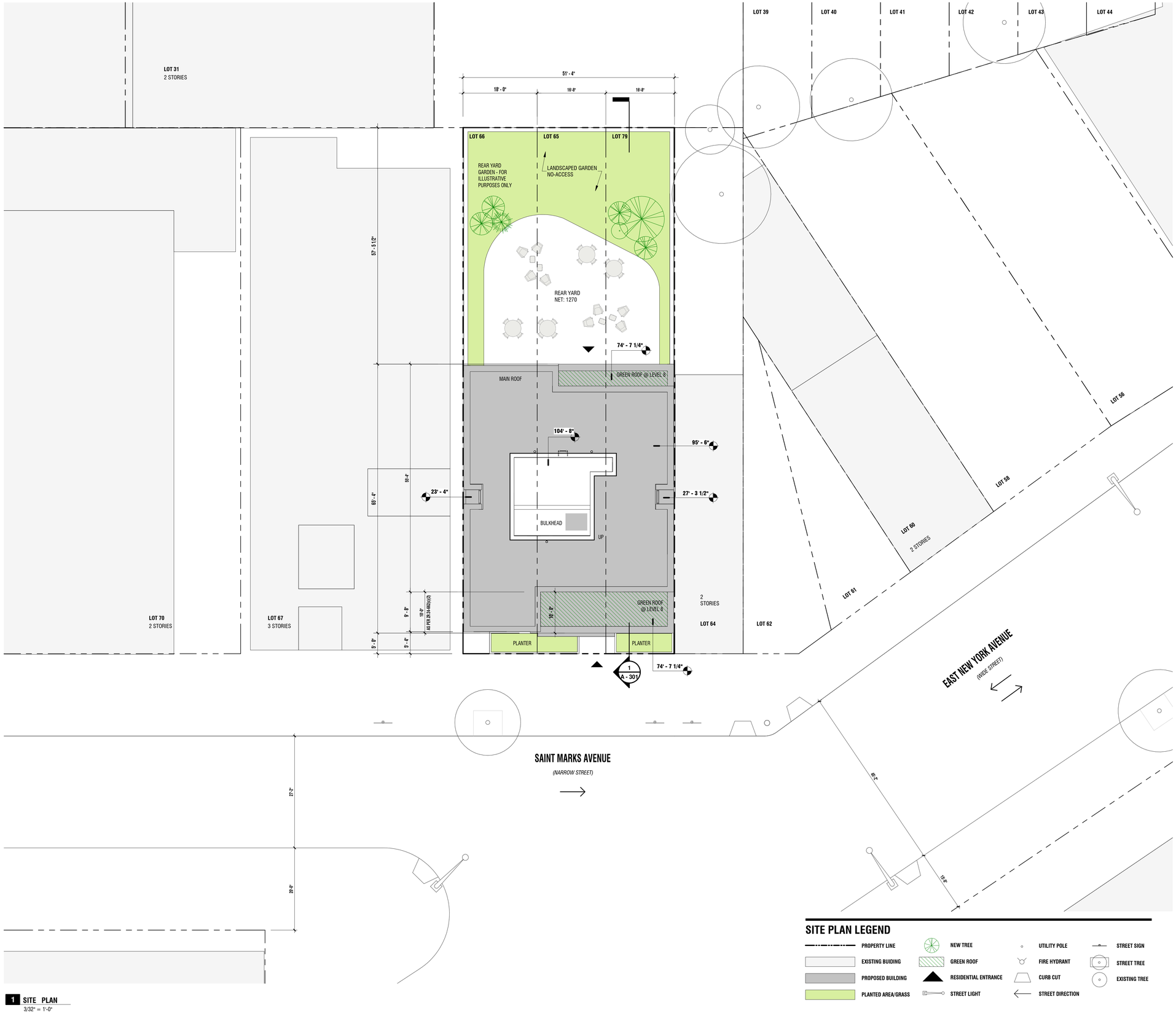
PROJECT

**FAC BROWNSVILLE**
1733 SAINT MARKS AVENUE
BROOKLYN, NY 11233

# ZONING ANALYSIS

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/03/23 |
| PROJECT NO: | 20102 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | Z -001.00 |
| NYC DOB NUMBER: | |




## SITE PLAN LEGEND

| | | | |
|---|---|---|---|
| PROPERTY LINE | NEW TREE | UTILITY POLE | STREET SIGN |
| EXISTING BUIDING | GREEN ROOF | FIRE HYDRANT | STREET TREE |
| PROPOSED BUILDING | RESIDENTIAL ENTRANCE | CURB CUT | EXISTING TREE |
| PLANTED AREA/GRASS | STREET LIGHT | STREET DIRECTION | |

**1 SITE PLAN**
3/32" = 1'-0"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BROOKLYN, NY 11201
P 646.688.5898

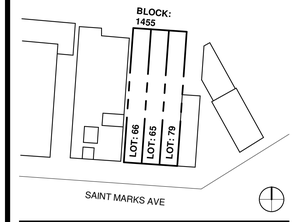
CLIENT
**FIFTH AVENUE COMMITTEE**
621 DEGRAW STREET
BROOKLYN, NY, 11217
P 718.237.2017

STRUCTURAL
**WEXLER ASSOCIATES**
12 W 32ND STREET, 8TH FLOOR
NEW YORK, NY, 10001
P 212.643.1500

MEP
**GEA CONSULTING ENGINEERS**
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
TBD
P TBD


KEY PLAN




| NO. | DESIGN & CONSTRUCTION SUBMISSIONS | DATE |
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| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
1733 SAINT MARKS AVENUE
BROOKLYN, NY 11233

# SITE PLAN

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/03/23 |
| PROJECT NO: | 20102 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
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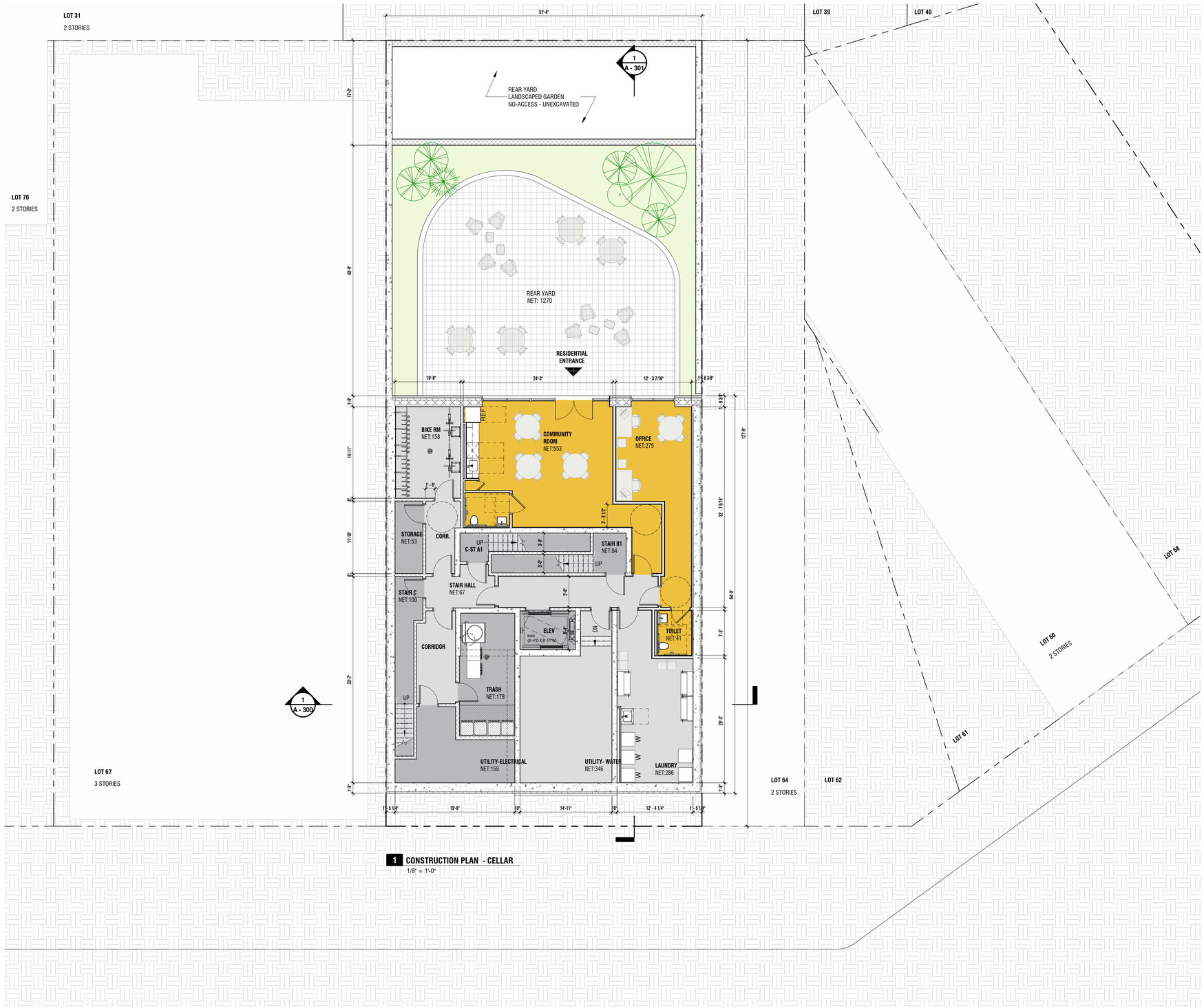


**1 CONSTRUCTION PLAN - CELLAR**
1/8" = 1'-0"

## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
|---|---|
| | CIRCULATION / OPEN AMENITY |
| | EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE |
| | 3 BR UNITS |
| | 2 BR UNITS |
| | 1 BR UNITS |
| | 0 BR UNITS |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## BUILDING UNIT COUNT

| UNIT TYPE | COUNT | % |
|---|---|---|
| STUDIO | 17 | 50% |
| 1 BEDROOM | 2 | 06% |
| 2 BEDROOM | 13 | 38% |
| 3 BEDROOM | 2 | 06% |
| TOTAL | 34 | 100% |

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**TBD**
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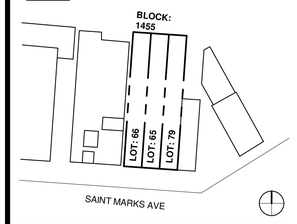


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|---|---|---|
| 9 | ISSUE FOR DCP REVIEW | 2024.07.02 |
| 8 | ISSUE FOR DCP REVIEW | 2024.05.15 |
| 7 | ISSUE FOR DCP REVIEW | 2024.05.13 |
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|---|---|---|

PROJECT
**FAC BROWNSVILLE**
1733 SAINT MAKRS AVENUE
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# CONSTRUCTION PLAN - CELLAR

SEAL & SIGNATURE

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| DATE: | 10/03/23 |
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| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A -100.00 |
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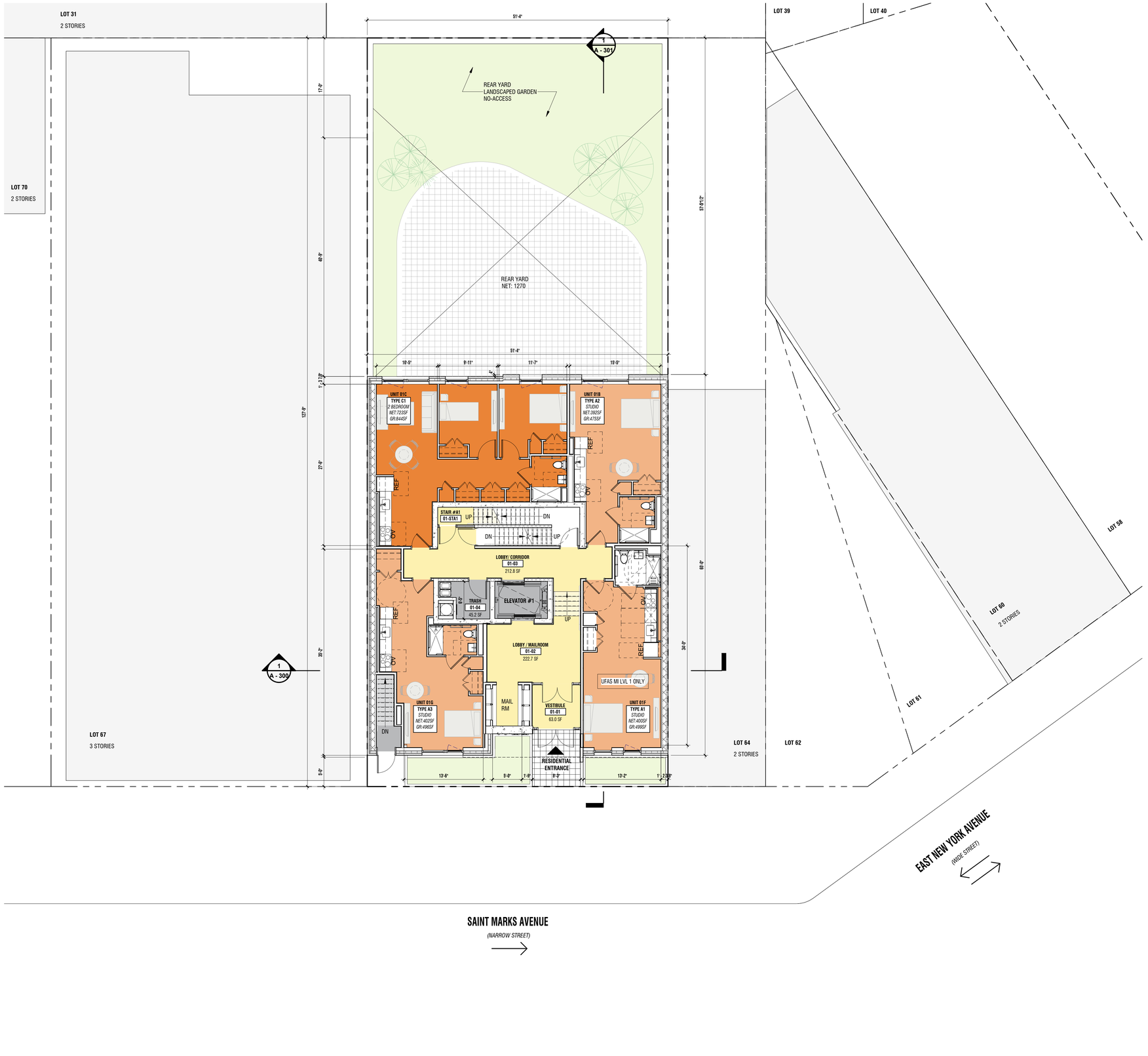


## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

## PROGRAM LEGEND

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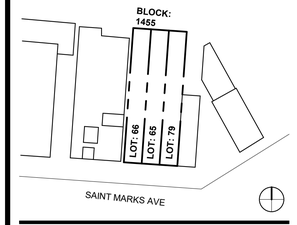
CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN

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|---|---|---|

PROJECT
**FAC BROWNSVILLE**
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# CONSTRUCTION PLAN - LEVEL 1

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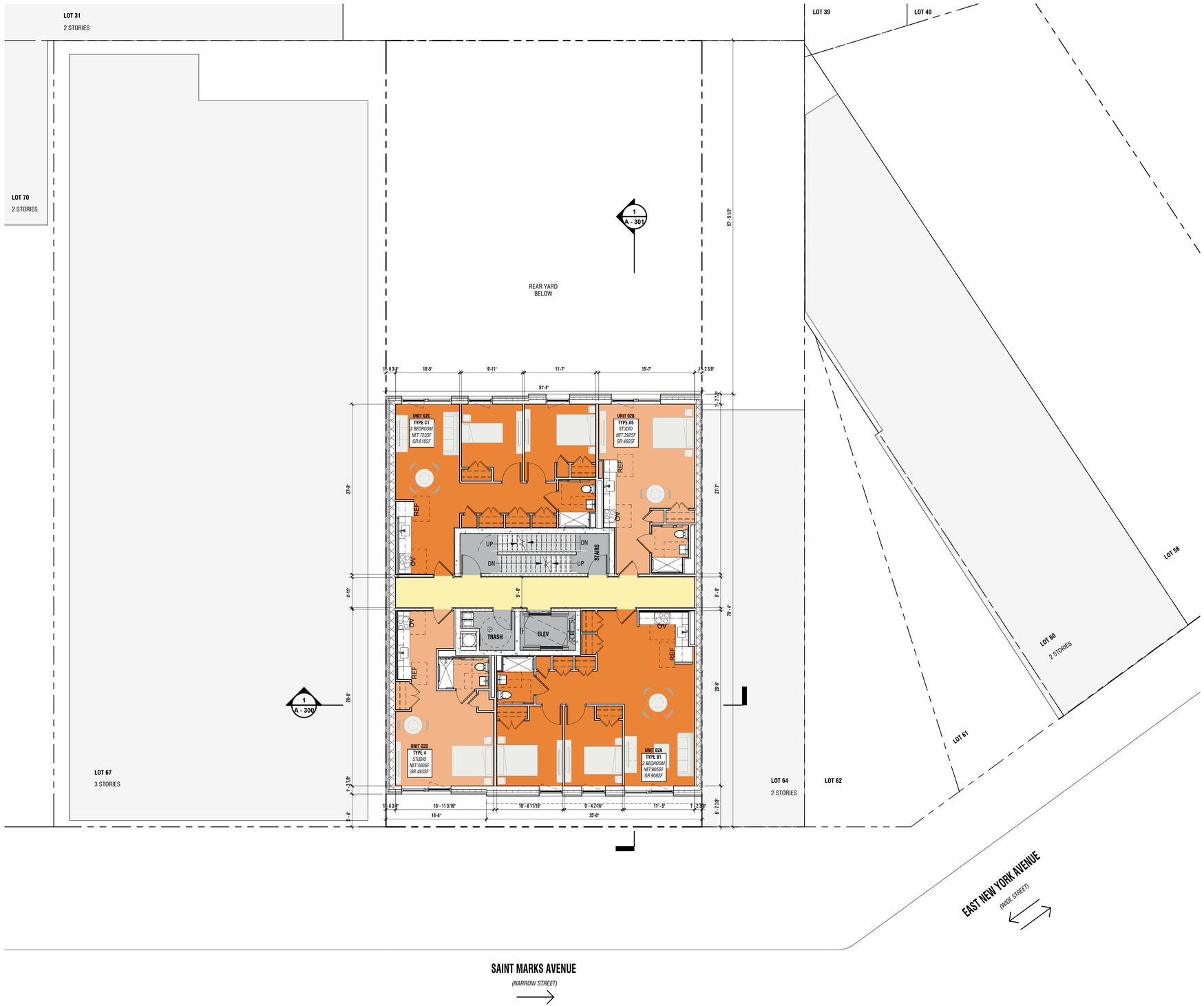
| | |
|---|---|
| DATE: | 10/04/23 |
| PROJECT NO: | 28102 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A -101.00 |
| NYC DOB NUMBER: | |




## PLAN LEGEND

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- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
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MEP
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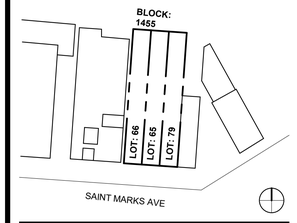
CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN

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PROJECT
**FAC BROWNSVILLE**
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

# CONSTUCTION PLAN - LEVEL 2

SEAL & SIGNATURE

DATE: 10/04/23
PROJECT NO: 20102
SCALE: As indicated
DRAWING BY: Author
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DWG NO: A -102.00
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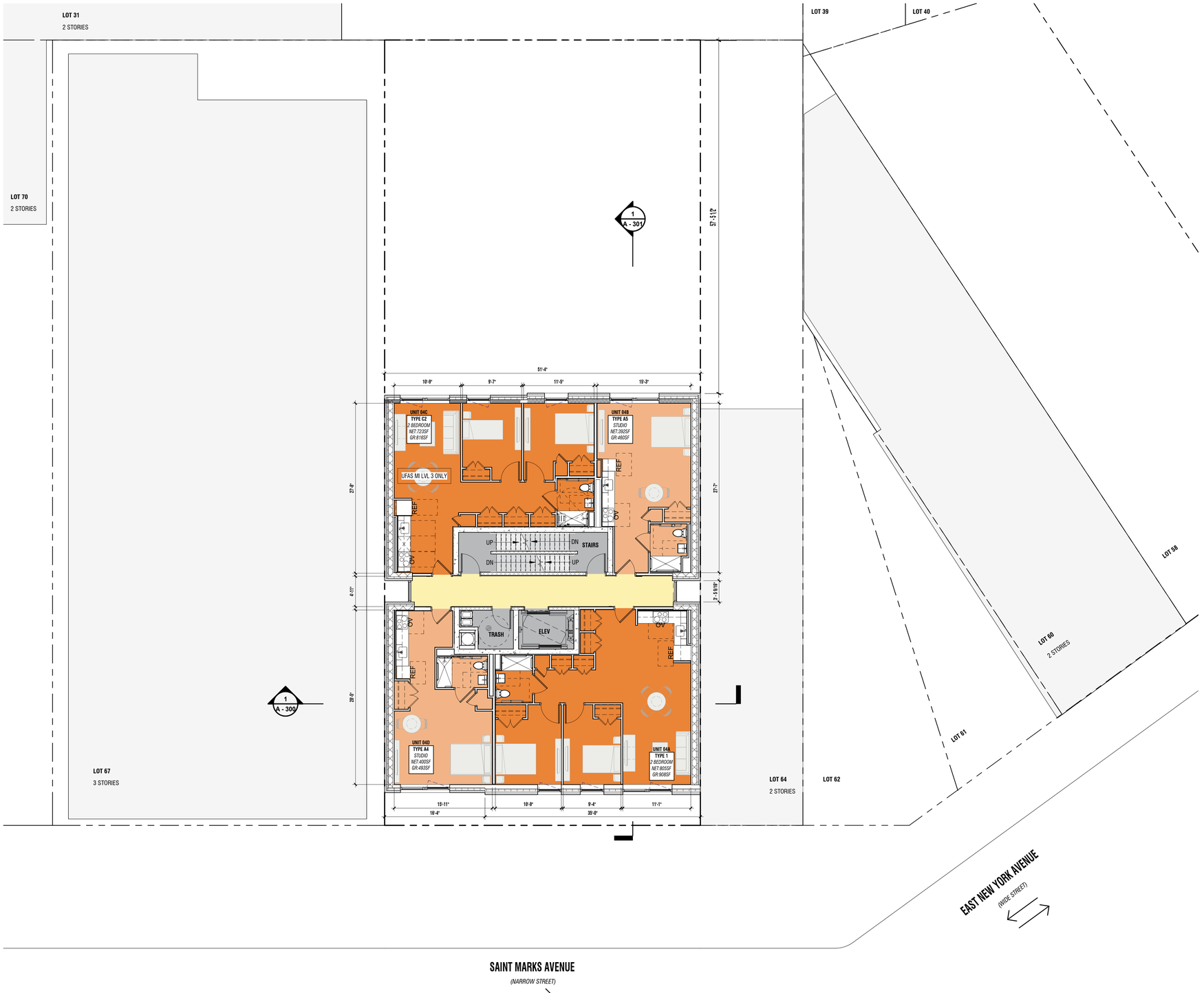


## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
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MEP
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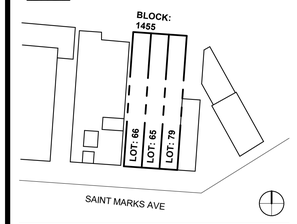
KEY PLAN

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PROJECT
**FAC BROWNSVILLE**
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

# CONSTRUCTION PLAN - LEVEL 3-7

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/04/23 |
| PROJECT NO: | 28102 |
| SCALE: | As indicated |
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| CHECKED BY: | Checker |
| DWG NO: | A -103.00 |
| NYC DOB NUMBER: | |




## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE |
|---|---|
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CLIENT
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P 718.237.2017

STRUCTURAL
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NEW YORK, N.Y. 10018
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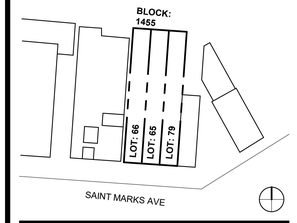
CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN

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| NO. | REGULATORY SUBMISSIONS | DATE |
|---|---|---|

PROJECT
**FAC BROWNSVILLE**
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

# CONSTRUCTION PLAN - LEVEL 8-9

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 01/22/24 |
| PROJECT NO: | 28102 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A - 104.00 |
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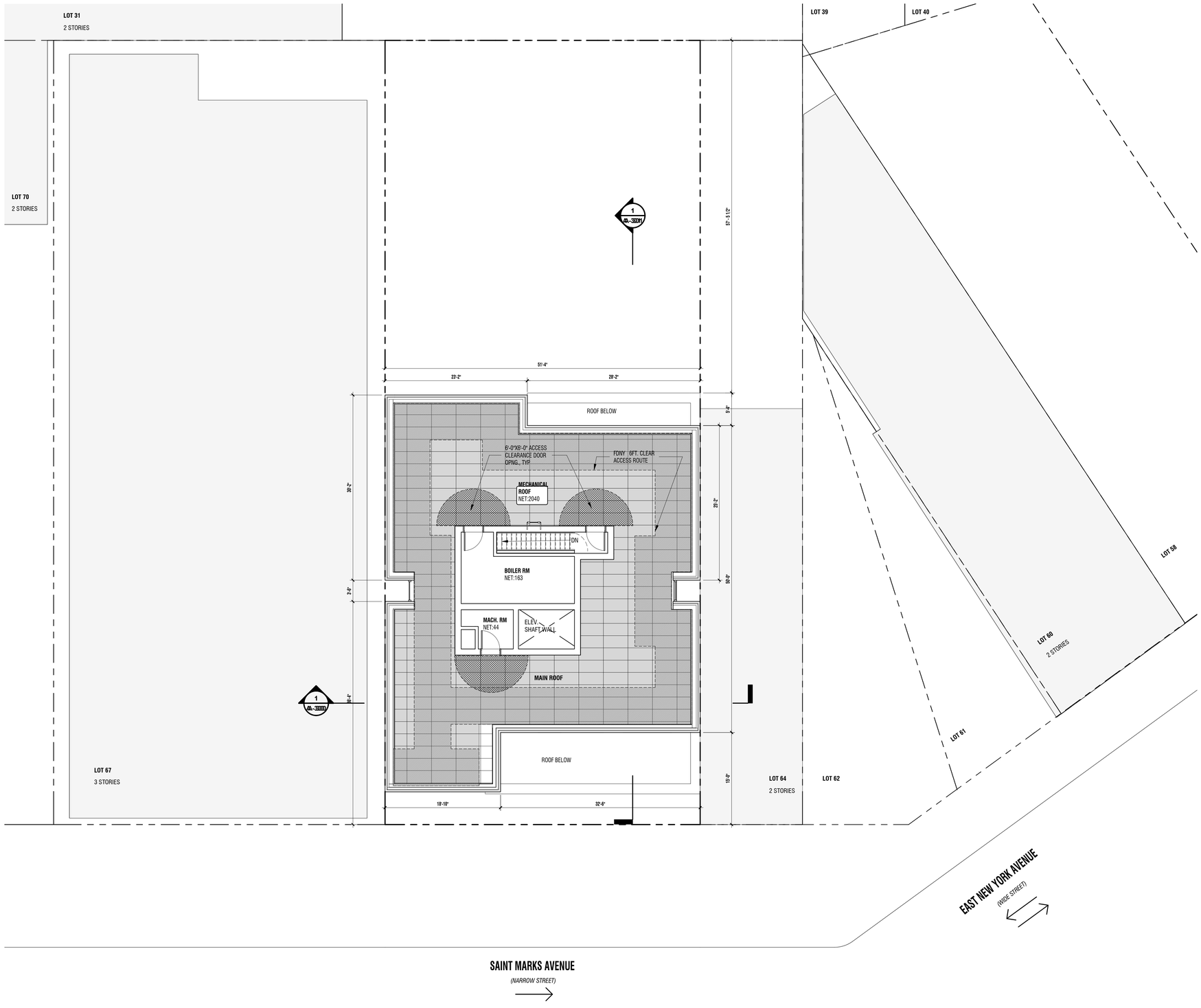


## ROOF LEGEND

- 6'-0"X6'-0" ACCESS CLEARANCE DOOR OPNG
- FDNY 6FT. CLEAR ACCESS ROUTE

## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

## PROGRAM LEGEND

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MEP
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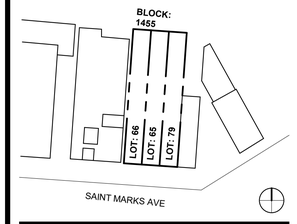
CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN

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|---|---|---|

PROJECT
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1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

# CONSTRUCTION PLAN - LEVEL ROOF

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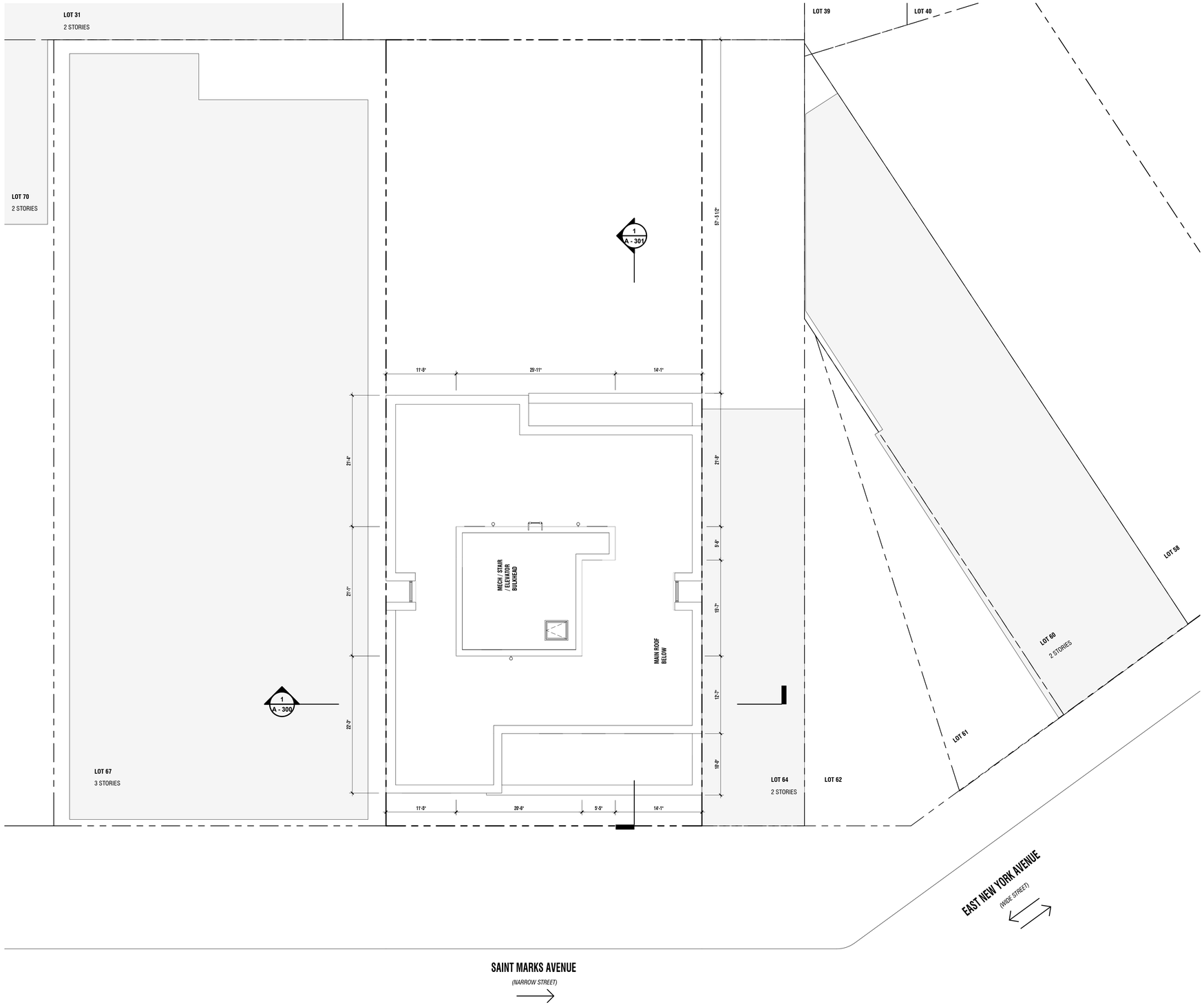
| | |
|---|---|
| DATE: | 01/22/24 |
| PROJECT NO: | 28102 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A - 105.00 |
| NYC DOB NUMBER: | |




## PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

## PROGRAM LEGEND

| COLOR | PROGRAM TYPE, |
|---|---|
| | CIRCULATION / OPEN AMENITY |
| | EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE |
| | 3 BR UNITS |
| | 2 BR UNITS |
| | 1 BR UNITS |
| | 0 BR UNITS |
| | RESIDENTIAL AMENITIES |
| | COMMERCIAL |
| | OUTDOOR GREEN SPACE |

## BUILDING UNIT COUNT

| UNIT TYPE | COUNT | % |
|---|---|---|
| STUDIO | 17 | 50% |
| 1 BEDROOM | 2 | 06% |
| 2 BEDROOM | 13 | 38% |
| 3 BEDROOM | 2 | 06% |
| TOTAL | 34 | 100% |

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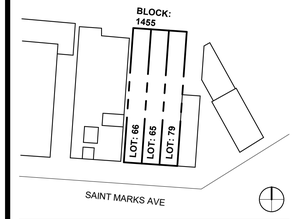
CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN

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| 7 | ISSUE FOR DCP REVIEW | 2024.05.15 |
| 6 | ISSUE FOR DCP REVIEW | 2024.05.03 |
| 5 | ISSUE FOR DCP REVIEW | 2024.03.12 |
| 4 | ISSUE FOR DCP REVIEW | 2024.02.05 |
| 3 | ISSUE FOR DCP REVIEW | 2024.01.23 |
| 2 | ISSUE FOR DCP REVIEW | 2023.11.02 |
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# CONSTRUCTION PLAN - BULKHEAD

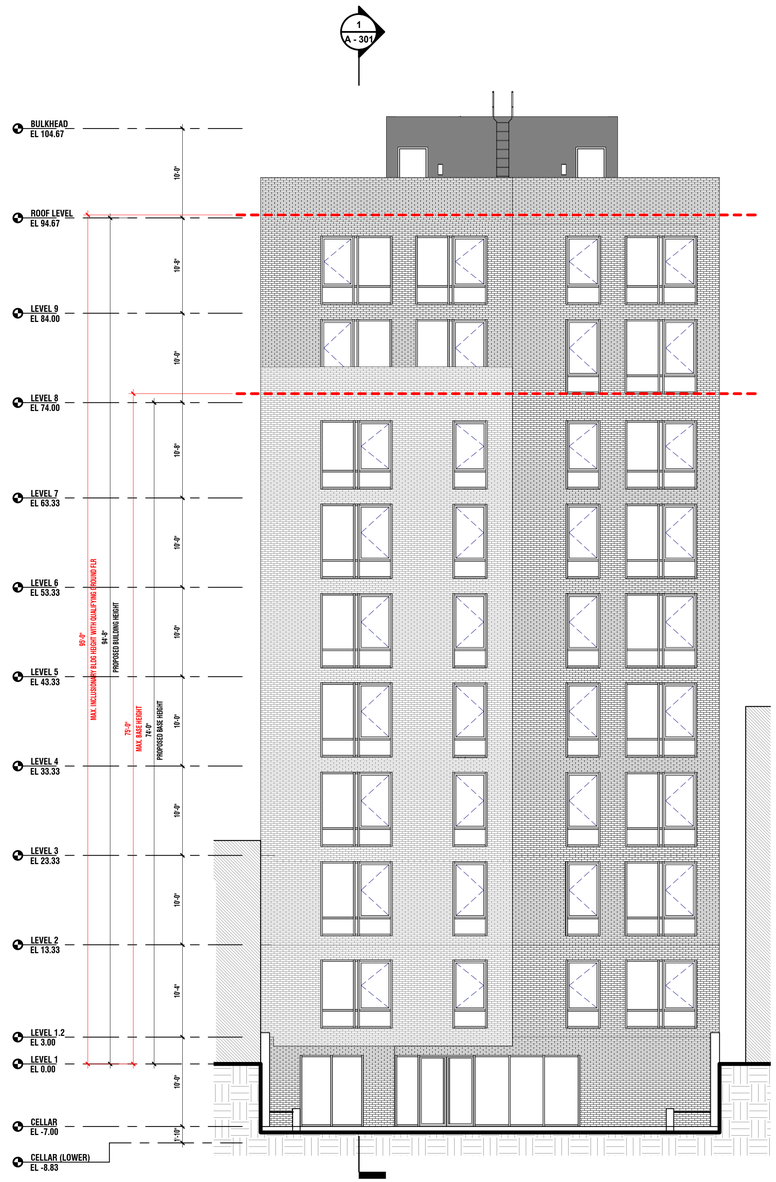
SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 01/22/24 |
| PROJECT NO: | 28182 |
| SCALE: | As indicated |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A - 106.00 |
| NYC DOB NUMBER: | |




1 EXTERIOR ELEVATION LOOKING NORTH

1/8" = 1'-0"




2 EXTERIOR ELEVATION LOOKING SOUTH

1/8" = 1'-0"

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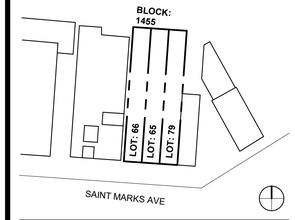
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
**TBD**
TBD
TBD
P TBD

KEY PLAN




| NO. | DESIGN & CONSTRUCTION SUBMISSIONS | DATE |
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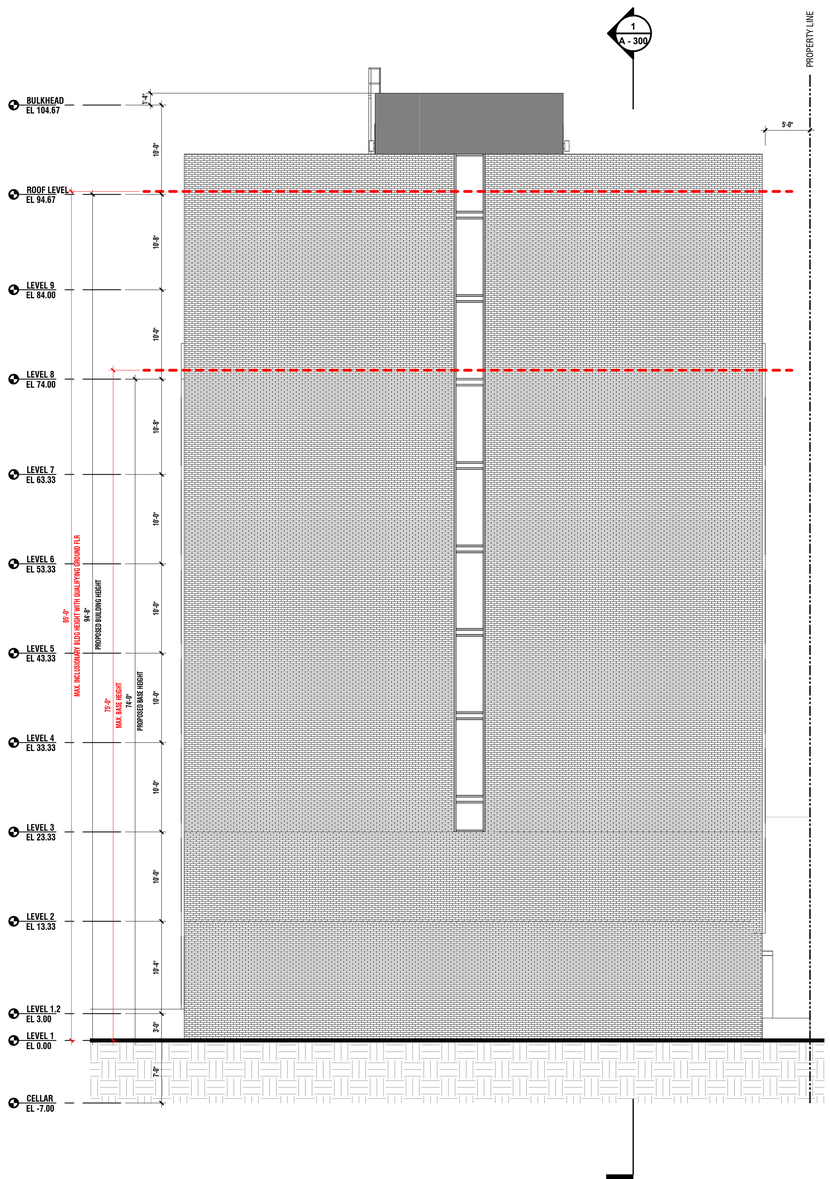
# BUILDING ELEVATIONS

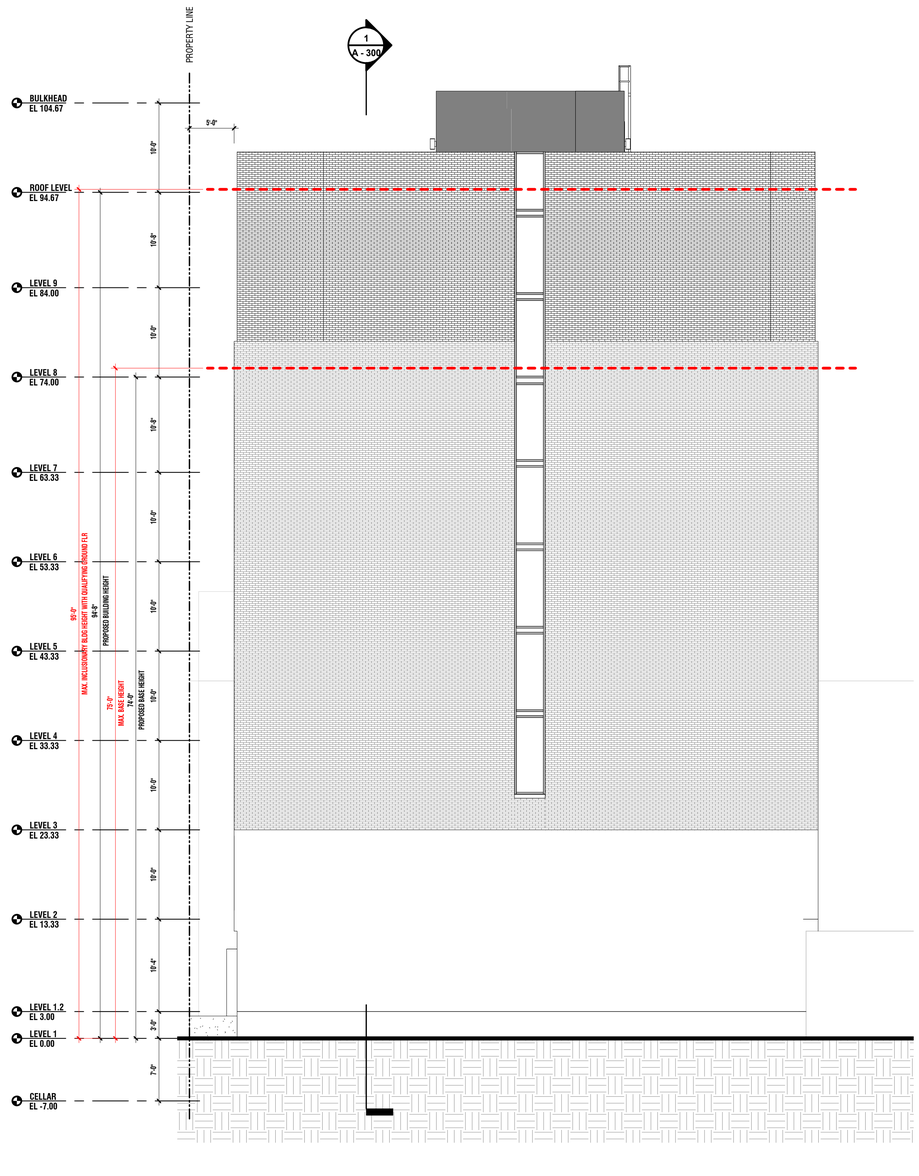
SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/04/23 |
| PROJECT NO: | 26102 |
| SCALE: | 1/8" = 1'-0" |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A - 200.00 |
| NYC DOB NUMBER: | |




**1** EXTERIOR ELEVATION LOOKING EAST

1/8" = 1'-0"




**2** EXTERIOR ELEVATION LOOKING WEST

1/8" = 1'-0"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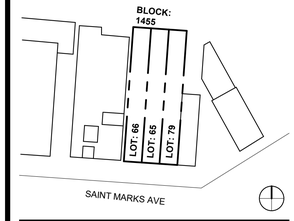
CIVIL
**TBD**
TBD
TBD
P TBD


KEY PLAN

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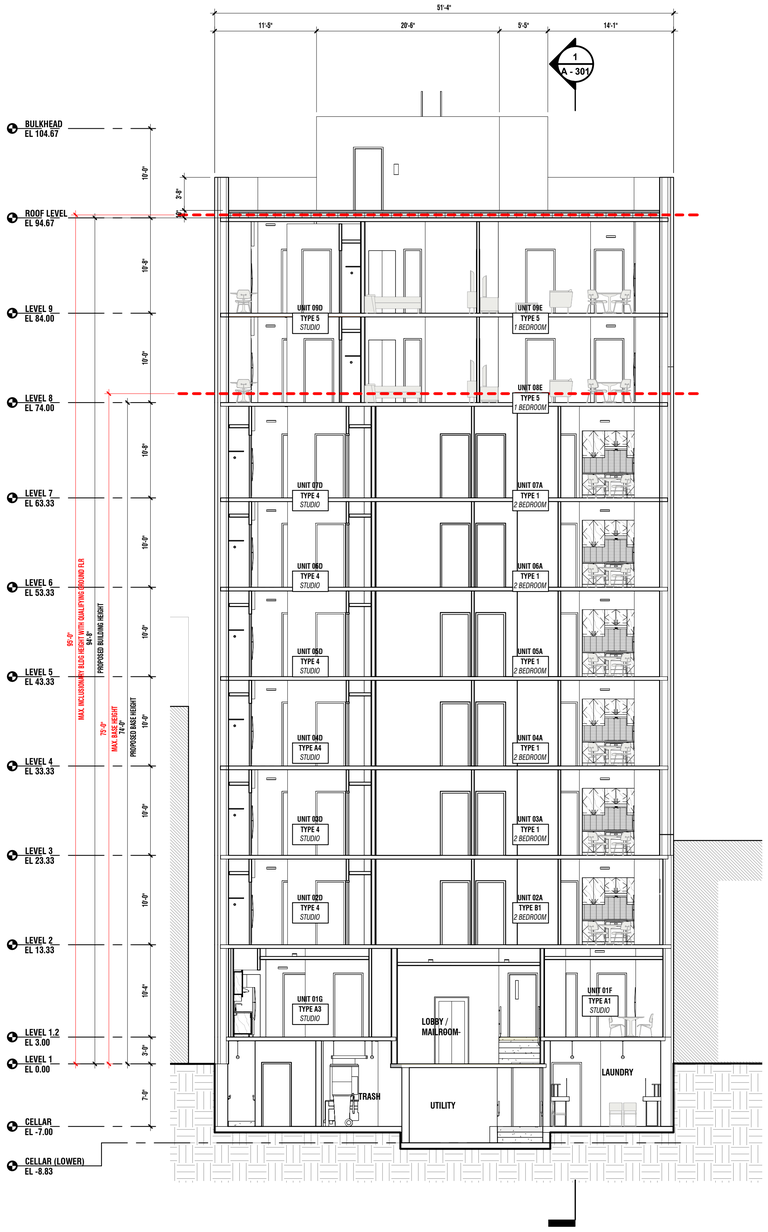
# BUILDING ELEVATIONS

SEAL & SIGNATURE

| | |
|---|---|
| DATE: | 10/04/23 |
| PROJECT NO: | 20102 |
| SCALE: | 1/8" = 1'-0" |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
| DWG NO: | A - 201.00 |
| NYC DOB NUMBER: | |





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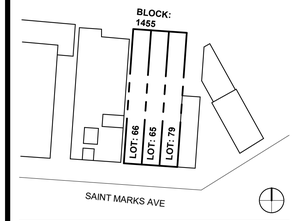


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# BUILDING SECTIONS

SEAL &
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|---|---|
| DATE: | 10/04/23 |
| PROJECT NO: | 28102 |
| SCALE: | 1/8" = 1'-0" |
| DRAWING BY: | Author |
| CHECKED BY: | Checker |
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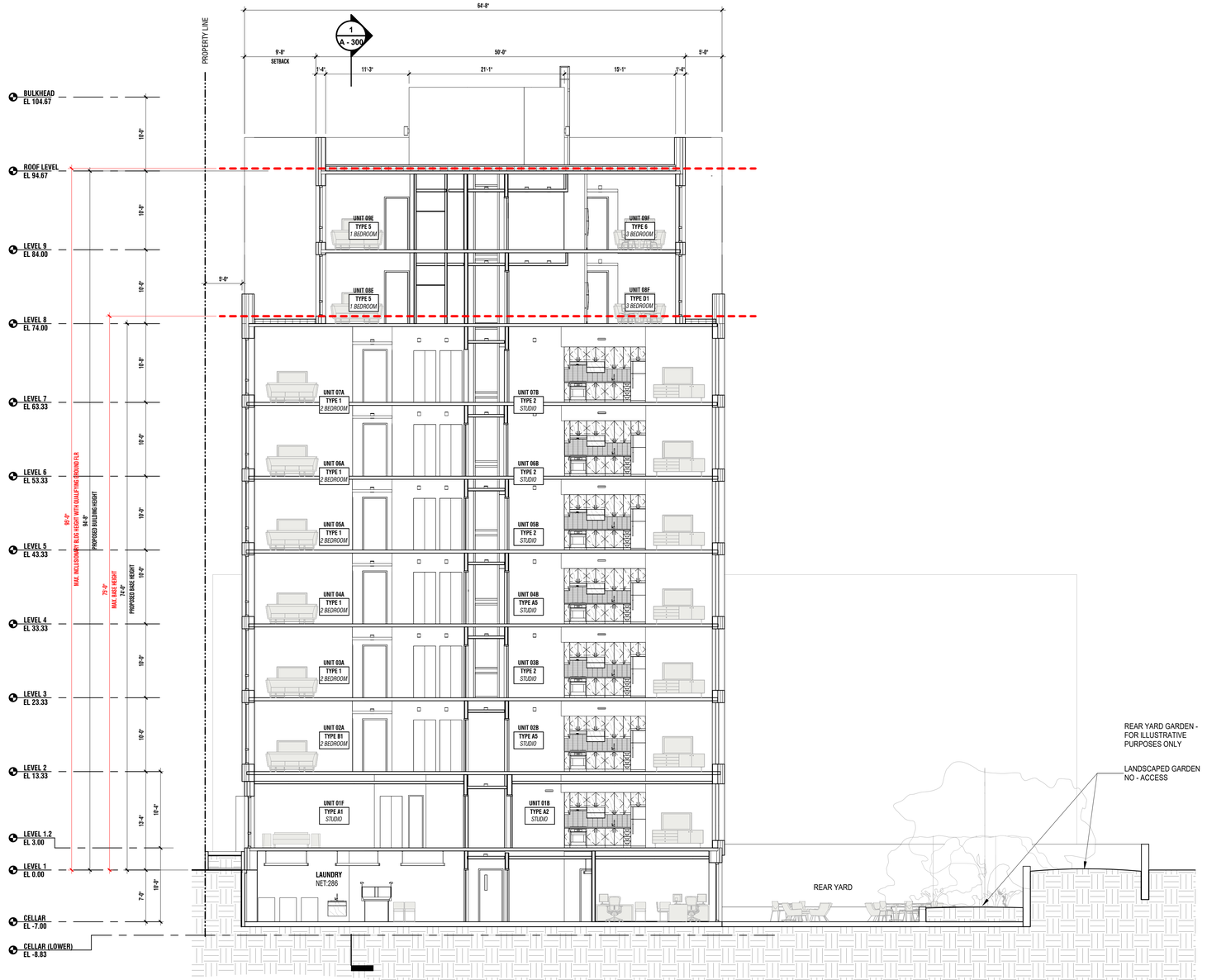
| NYC DOB NUMBER: | |





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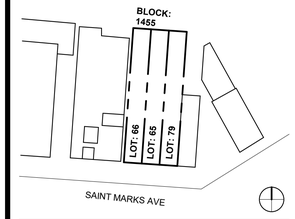


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