41 RICHARDS STREET ZONING STUDY

41 RICHARDS STREET, BROOKLYN, NY. 11231



N

SITE PLAN

N.T.S.



N

FEMA PLAN

N.T.S.

ARCHITECT

CCA
CHARLES CALCAGNI
ARCHITECT

CONSULTANT

DRAWING LIST

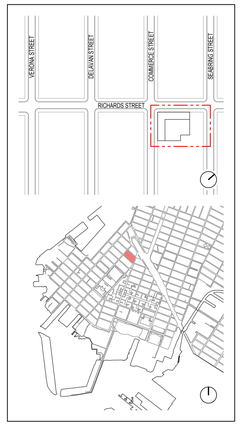
ARCHITECTURAL DRAWINGS

DWG. NO.	DRAWING TITLE
T-001.00	TITLE SHEET
A-100.00	EXISTING SITE PLAN
A-101.00	STREET FLOOR PLANS
A-102.00	STREET FLOOR PLANS
A-103.00	EXTERIOR ELEVATIONS
A-104.00	EXTERIOR ELEVATIONS
A-105.00	ELEVATIONS - FLOOD PROJECTIONS & PROTECTION
A-106.00	SECTIONS
A-200.00	AERIAL VIEWS
A-201.00	RENDERINGS
A-202.00	RENDERINGS
A-300.00	ZONING CALCULATIONS

NO.	DATE	DESCRIPTION

REVISION/DATE OF ISSUE

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PROJECT
41 RICHARDS ST ZONING STUDY
41 RICHARDS STREET
BROOKLYN, NY 11231

DRAWING
TITLE SHEET

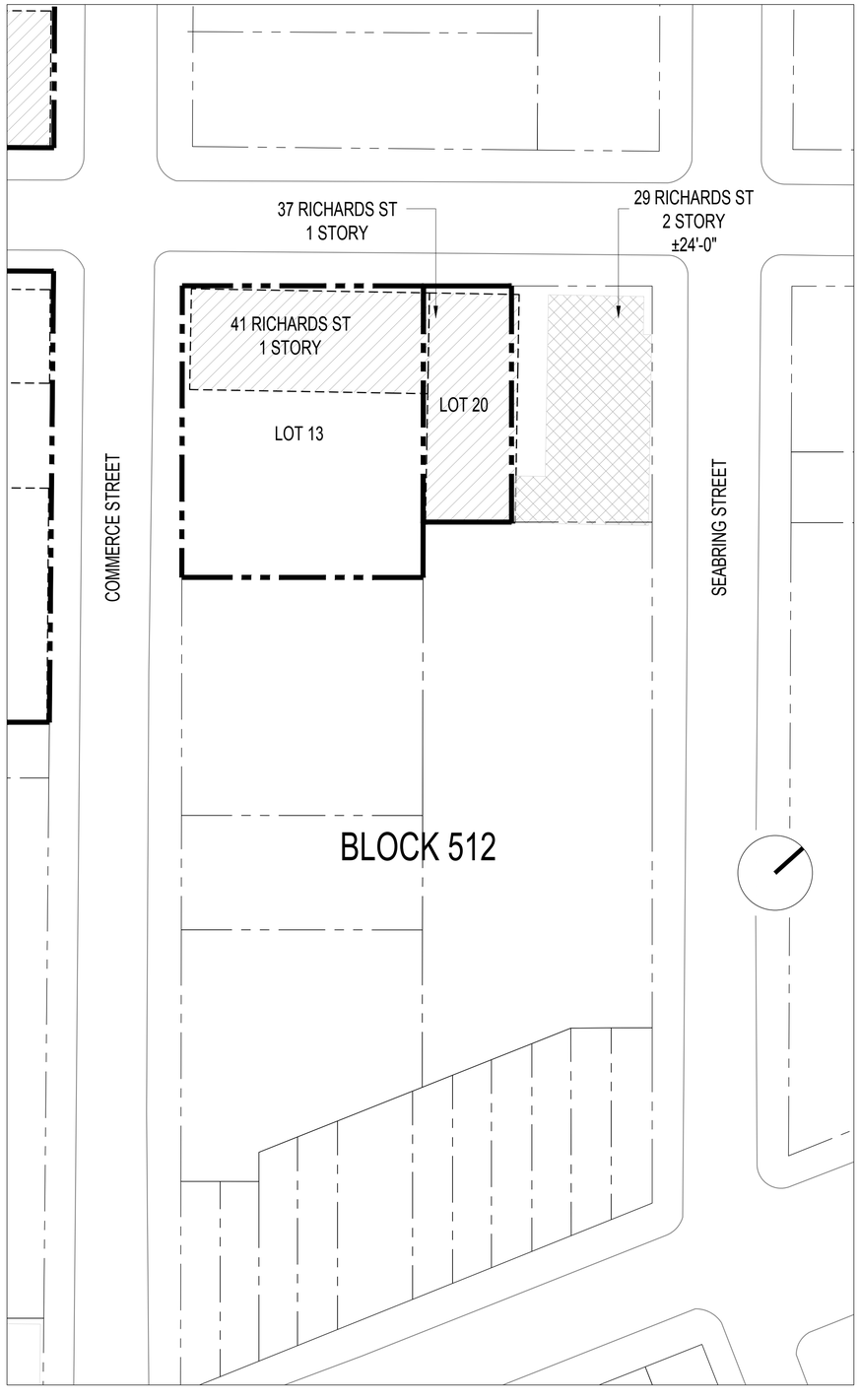
SEAL & SIGNATURE

DATE

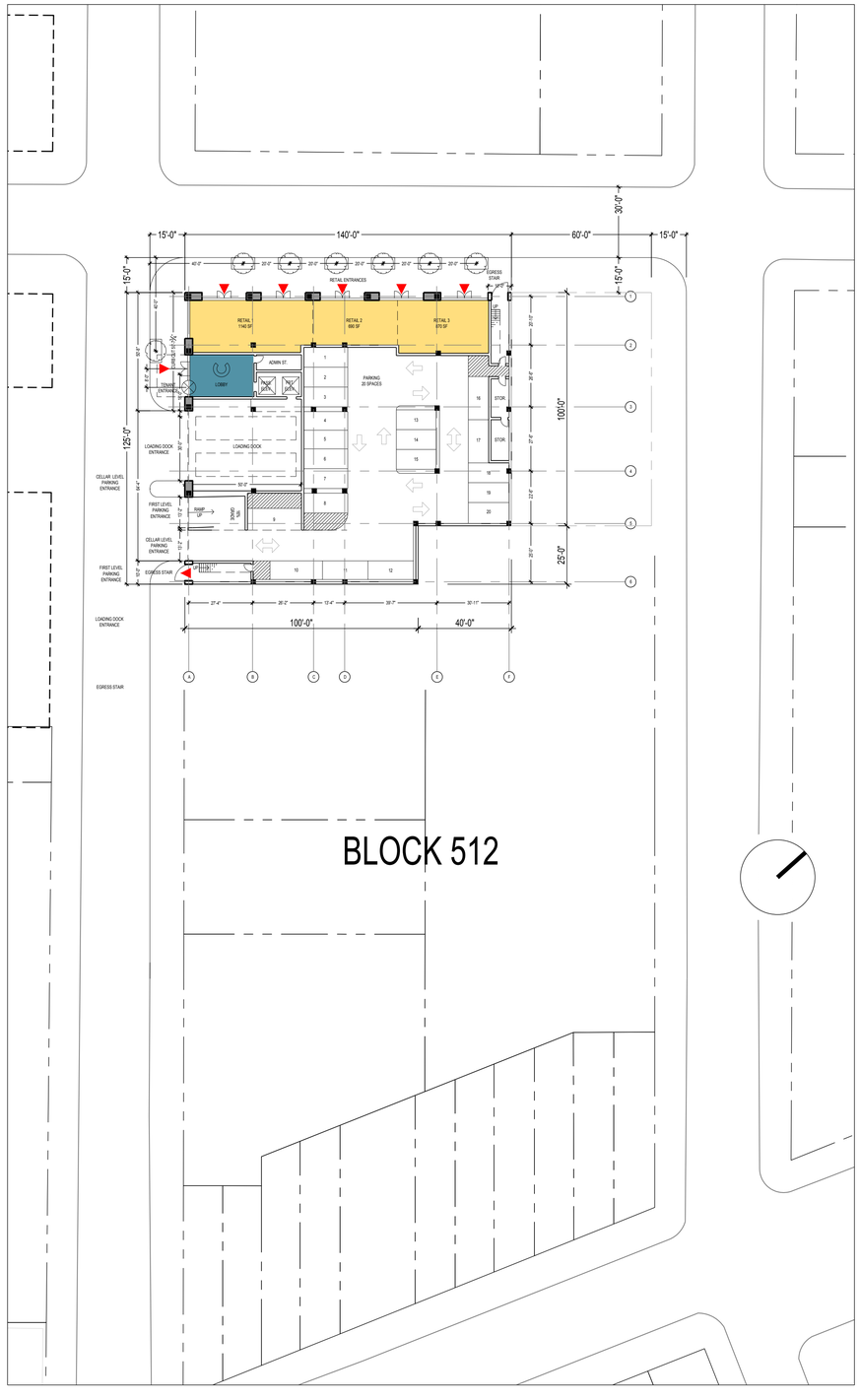
JOB NUMBER
20008

DRAWING NO.
T-001.00

SHEET NO.
OF --



1 EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



1 SITE WIDE CELLAR FLOOR PLAN - FOR ILLUSTRARTIVE PURPOSES ONLY
SCALE: 1/32" = 1'-0"

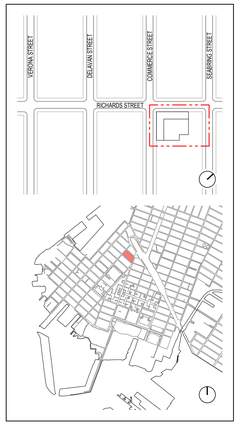
LEGEND

- LOT WITHIN PROJECT AREA
- EXISTING BUILDING WITHIN PROJECT AREA
- LOT OUTSIDE PROJECT AREA
- EXISTING BUILDING OUTSIDE PROJECT AREA
- RETAIN TENANTS
- MANUFACTURING TENANTS
- MECHANICAL SPACE

NO.	DATE	DESCRIPTION

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DRAWING
EXISTING SITE PLAN

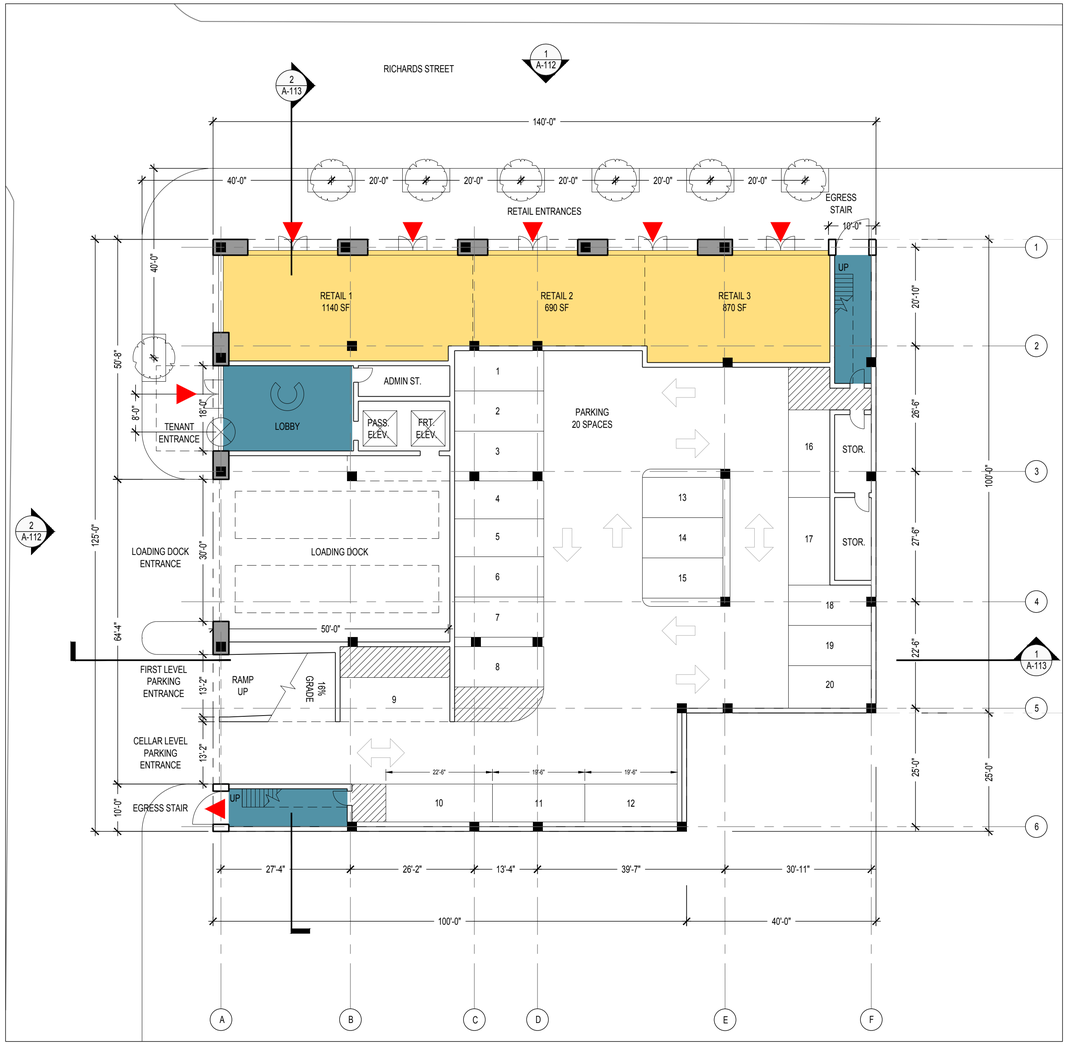
SEAL & SIGNATURE

DATE:

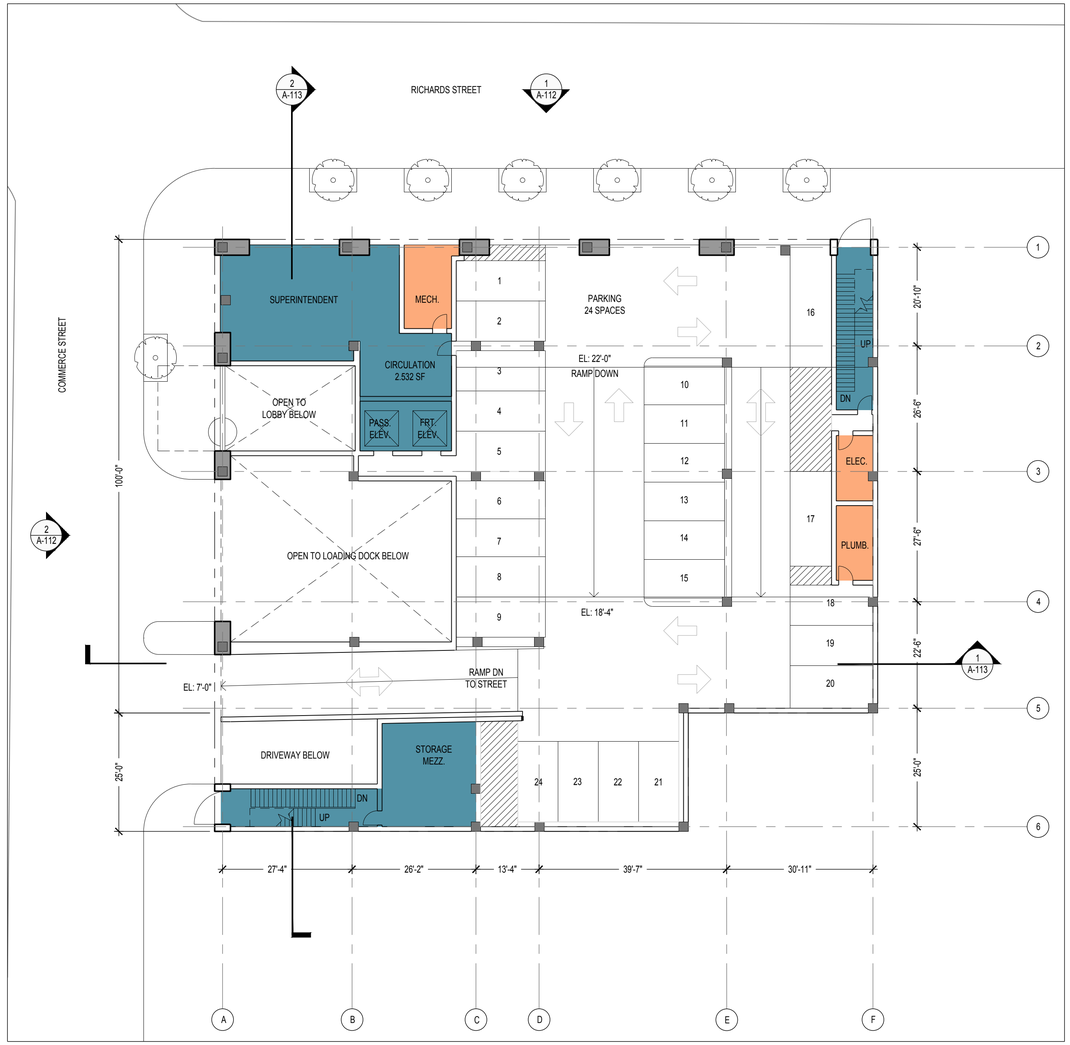
JOB NUMBER
20008

DRAWING NO.
A-100.00

SHEET NO.
OF --



1 CELLAR FLOOR PLAN-FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"



2 FIRST FLOOR PLAN-FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"

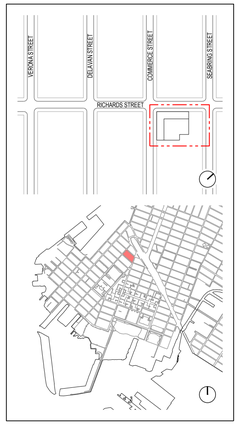
LEGEND

- EXISTING WALL OR PARTITION TO REMAIN
- NEW WALL OR PARTIRION
- NEW DOOR AND FRAME
- ELEVATION NUMBER/ PAGE NUMBER
- DETAIL NUMBER PAGE NUMBER
- KEYNOTE NUMBER
- OFFICE TENANTS
- MANUFACTURING TENANTS
- MECHANICAL SPACE

NO.	DATE	DESCRIPTION

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PROJECT
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41 RICHARDS STREET
BROOKLYN, NY 11231

DRAWING
FLOOR PLANS

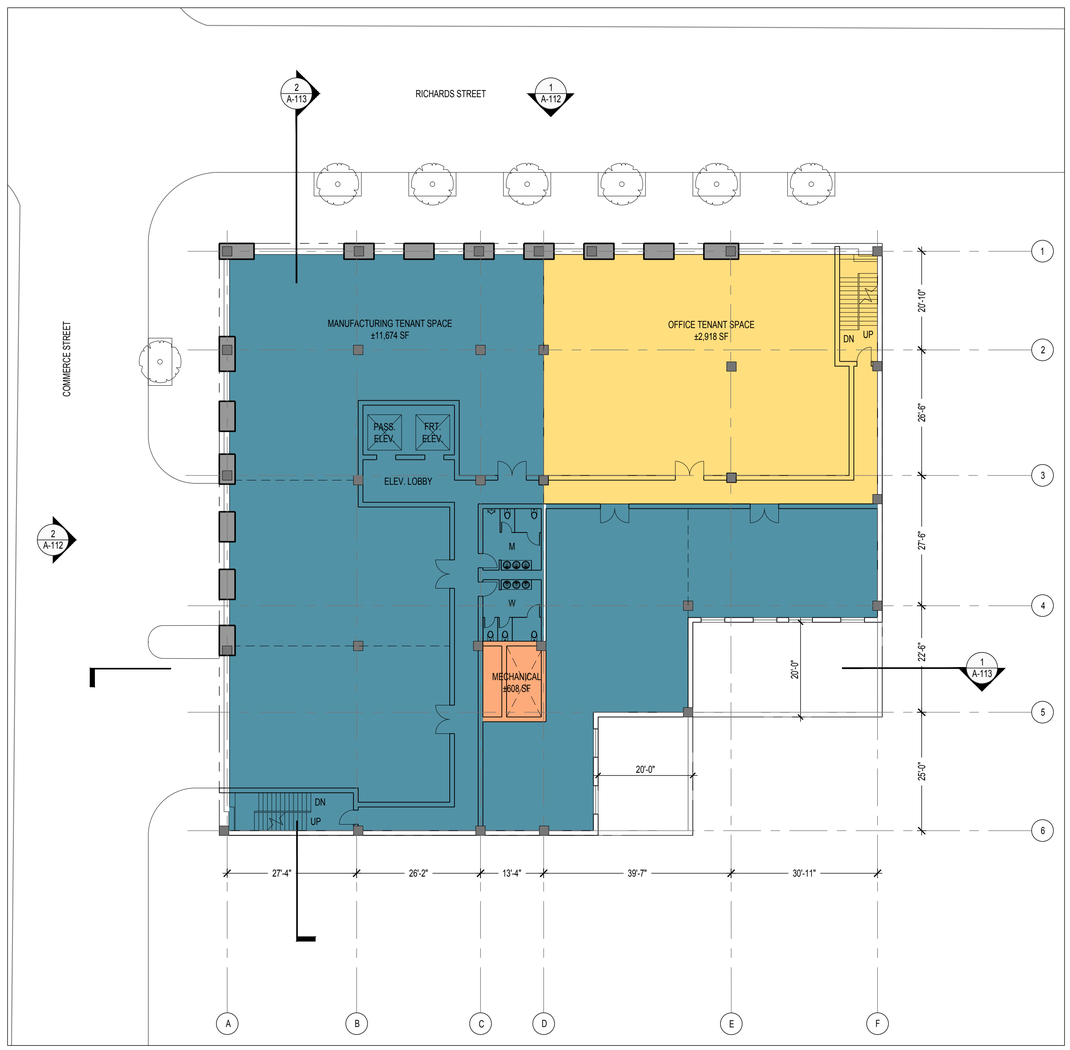
SEAL & SIGNATURE

DATE

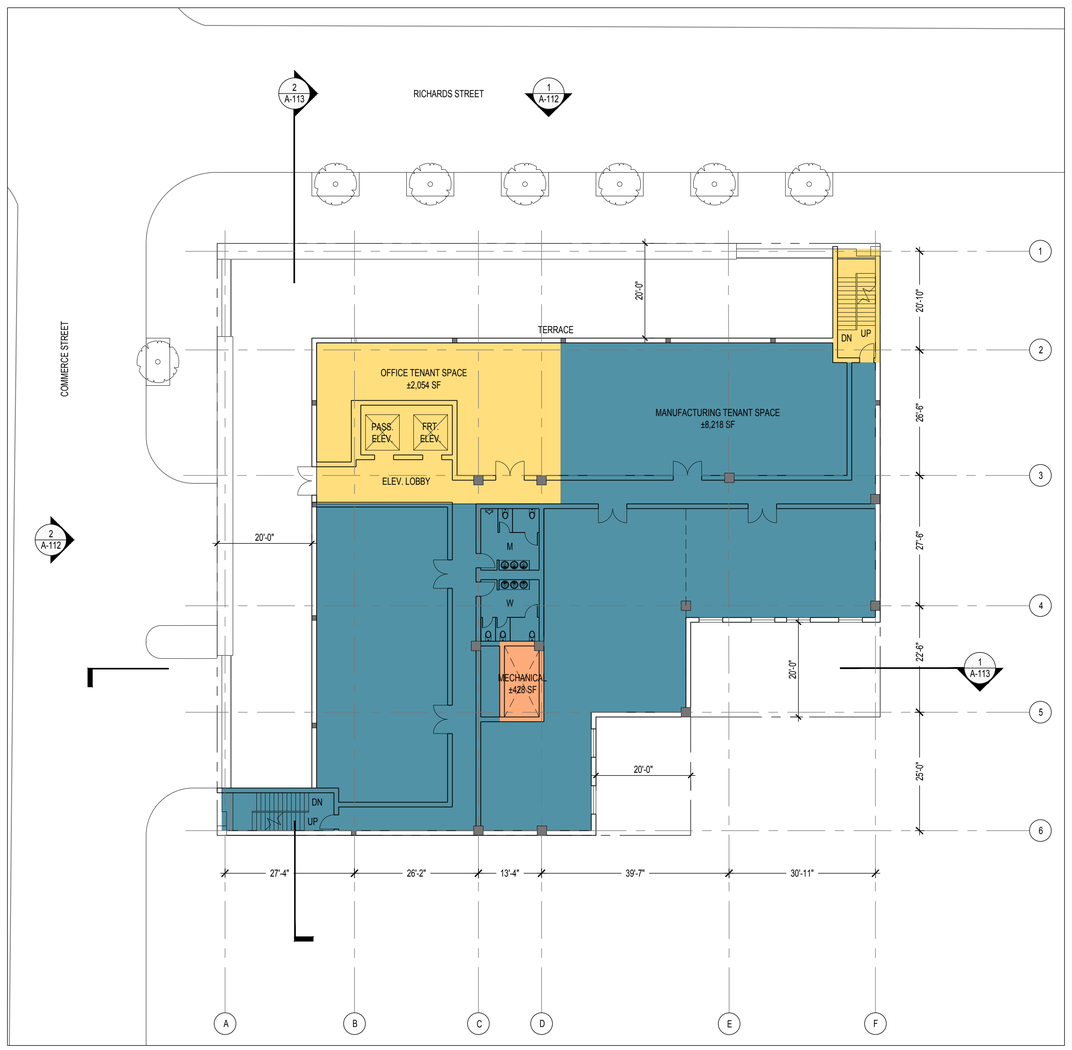
JOB NUMBER
20008

DRAWING NO.
A-101.00

SHEET NO.
OF --



1 SECOND-FIFTH FLOOR PLAN - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"



2 SIXTH-SEVENTH FLOOR PLAN - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"

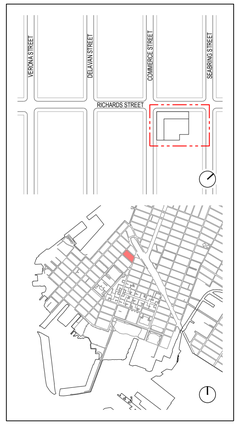
LEGEND

- EXISTING WALL OR PARTITION TO REMAIN
- NEW WALL OR PARTIRION
- NEW DOOR AND FRAME
- ELEVATION NUMBER/ PAGE NUMBER
- DETAIL NUMBER PAGE NUMBER
- KEYNOTE NUMBER
- OFFICE TENANTS
- MANUFACTURING TENANTS
- MECHANICAL SPACE

NO.	DATE	DESCRIPTION

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PROJECT
41 RICHARDS ST ZONING STUDY
41 RICHARDS STREET
BROOKLYN, NY 11231

DRAWING
FLOOR PLANS

SEAL & SIGNATURE

DATE

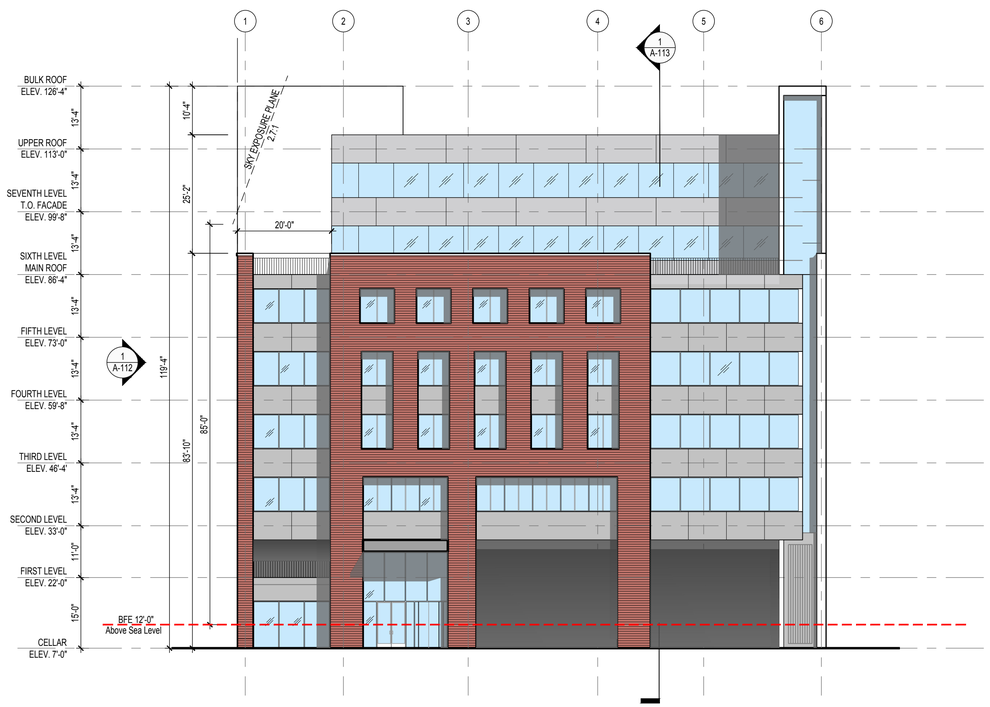
JOB NUMBER
20008

DRAWING NO.
A-102.00

SHEET NO.
OF --



1 RICHARDS STREET ELEVATION - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"



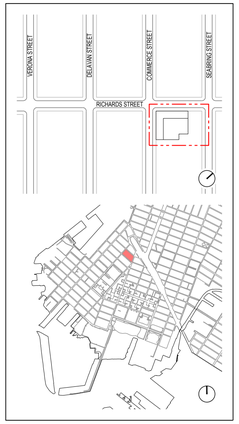
2 COMMERCE STREET ELEVATION - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"

Base Flood Elevation = 12'-0" (NAV88)
Design Flood Elevation = 13'-0"
Site Above Sea Level = 7'-0"
Calculation:
Static BFE at Site = 5'-0"
Static DFE at Site = 6'-0"

NO.	DATE	DESCRIPTION

REVISION/DATE OF ISSUE

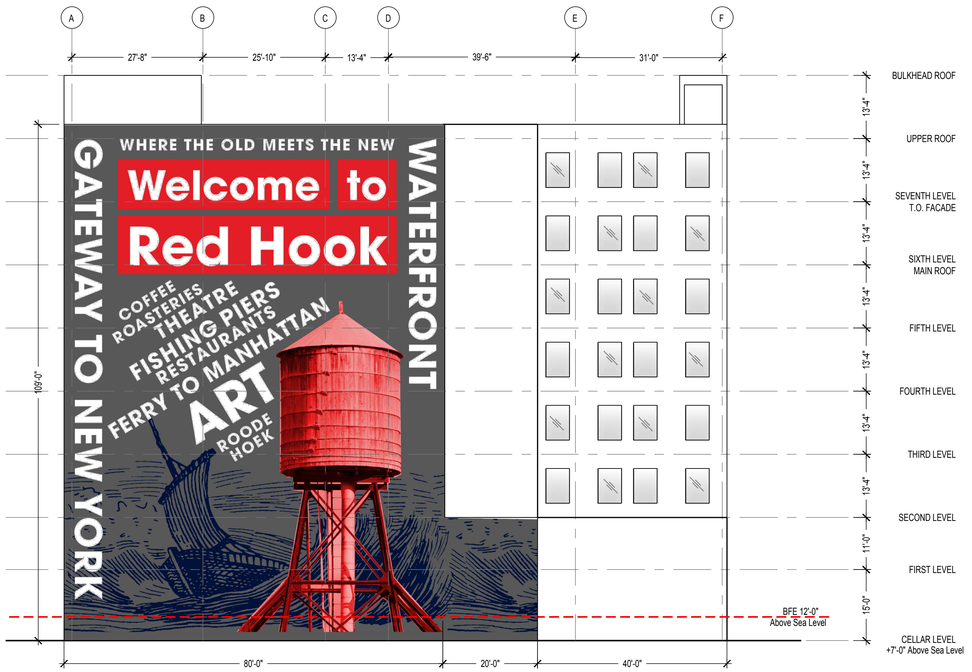
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PROJECT
41 RICHARDS ST ZONING STUDY
41 RICHARDS STREET
BROOKLYN, NY 11231

DRAWING
EXTERIOR
ELEVATIONS

SEAL & SIGNATURE	DATE
	JOB NUMBER 20008
	DRAWING NO. A-103.00
	SHEET NO. OF --



1 NORTHWEST ELEVATION - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"



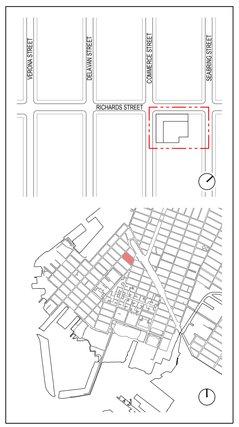
2 SEABRING STEET ELEVATION - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"

Base Flood Elevation = 12'-0" (NAV88)
Design Flood Elevation = 13'-0"
Site Above Sea Level = 7'-0"
Calculation:
Static BFE at Site = 5'-0"
Static DFE at Site = 6'-0"

NO.	DATE	DESCRIPTION

REVISION/DATE OF ISSUE

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PROJECT
41 RICHARDS ST ZONING STUDY
41 RICHARDS STREET
BROOKLYN, NY 11231

DRAWING
EXTERIOR ELEVATIONS

SEAL & SIGNATURE	DATE
	JOB NUMBER: 20008
	DRAWING NO.: A-104.00
	SHEET NO.: OF --

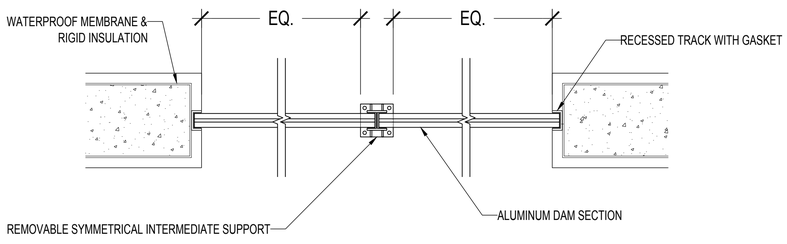


Base Flood Elevation = 12'-0" (NAV88)
Design Flood Elevation = 13'-0"
Site Above Sea Level = 7'-0"
Calculation:
Static BFE at Site = 5'-0"
Static DFE at Site = 6'-0"

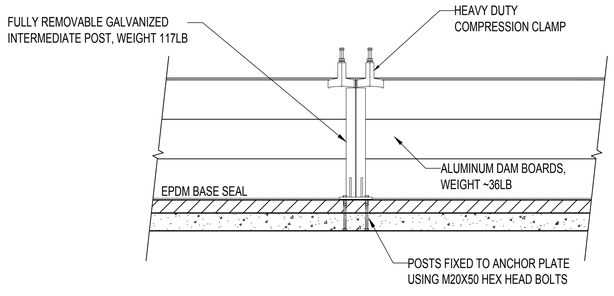
Current MHHW (2.28')
2050's MHHW High Projection (4.78')
2080's MHHW High Projection (7.11')
Current 1% Flood Elevation (11')
2050's 1% Flood Elevation - High Projection (13.5')
2080's 1% Flood Elevation - High Projection (15.83')

NOTE:
FLOODGATE HEIGHT IS ADJUSTABLE IN 1'-0" SEGMENTS FROM 1'-0" TO 10'-0" ABOVE GRADE.

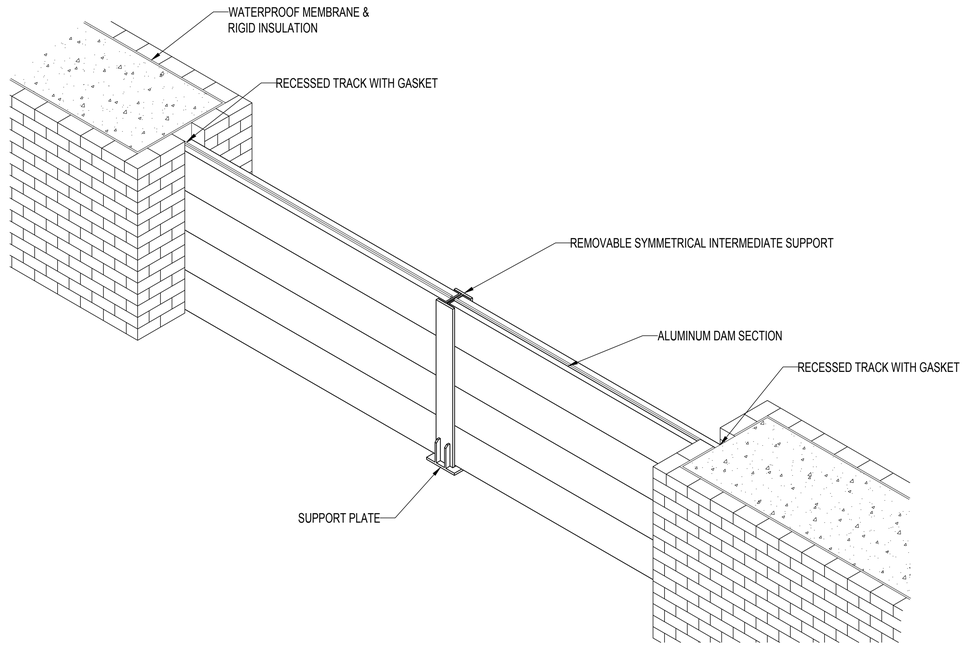
1 RICHARDS STREET ELEVATION - FLOOD PROJECTION
SCALE: 1/16" = 1'-0"



2 DEMOUNTABLE FLOOD PROTECTION PLAN-SECTION
SCALE: N.T.S.



1 DEMOUNTABLE FLOOD PROTECTION ELEVATION-SECTION
SCALE: N.T.S.

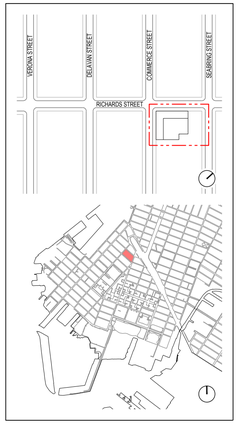


1 FLOOD PROTECTION AXON ILLUSTRATION
SCALE: N.T.S.

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PROJECT
41 RICHARDS ST ZONING STUDY
41 RICHARDS STREET
BROOKLYN, NY 11231

DRAWING
ELEVATIONS
FLOOD PROJECTIONS &
PROTECTION

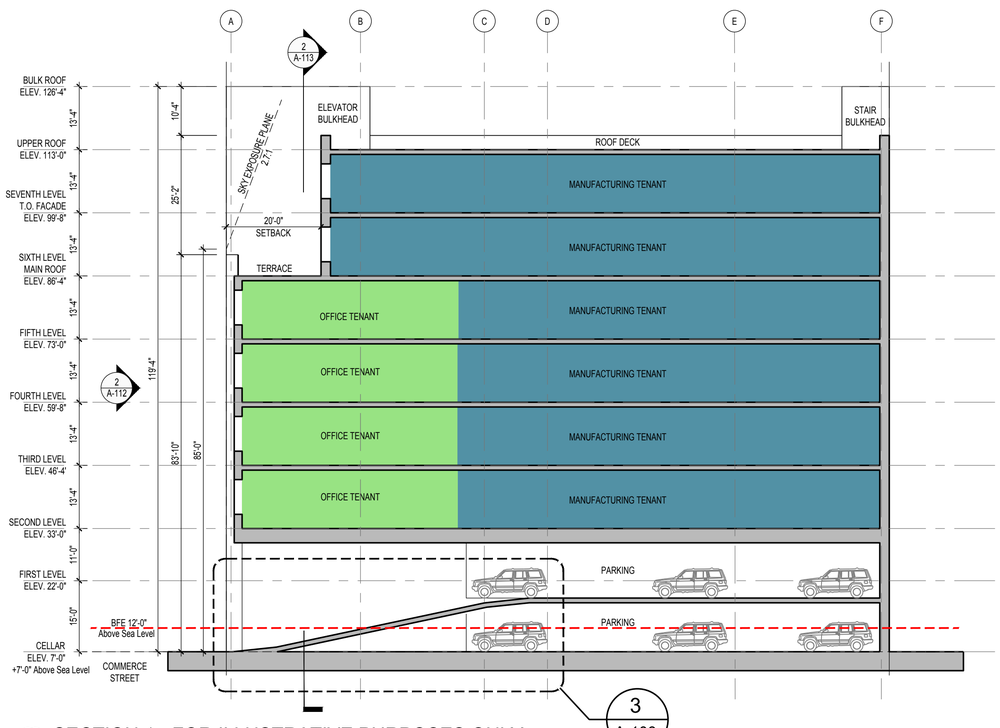
SEAL & SIGNATURE

DATE

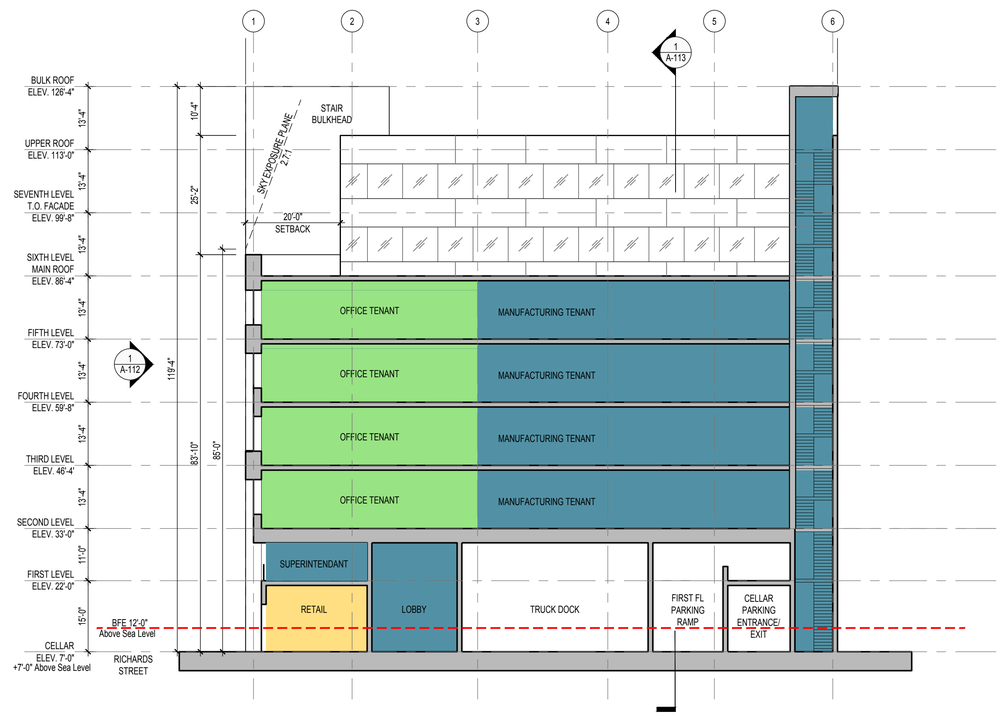
JOB NUMBER
20008

DRAWING NO.
A-105.00

SHEET NO.
OF --



1 SECTION 1 - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"

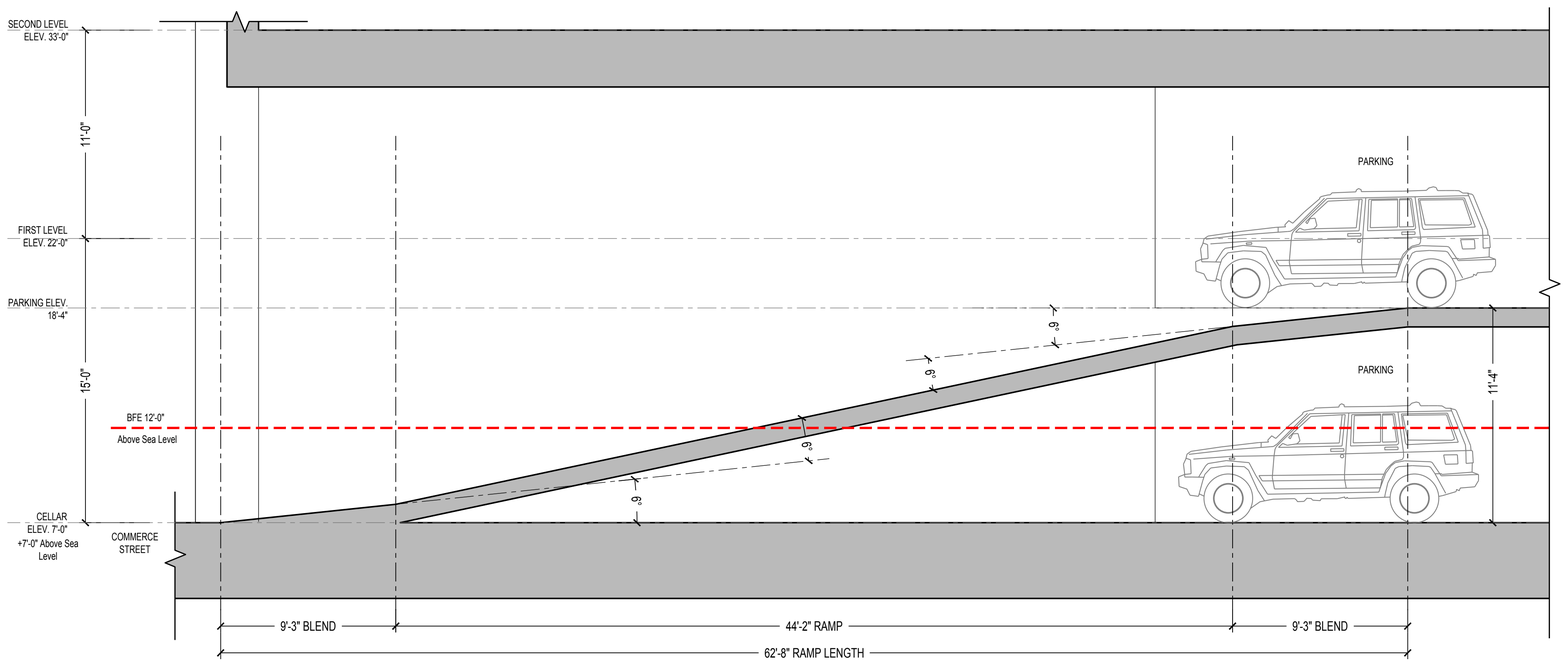


2 SECTION 2 - FOR ILLUSTRATIVE PURPOSES ONLY
SCALE: 1/16" = 1'-0"

Base Flood Elevation = 12'-0" (NAV88)
Design Flood Elevation = 13'-0"
Site Above Sea Level = 7'-0"
Calculation:
Static BFE at Site = 5'-0"
Static DFE at Site = 6'-0"

LEGEND

- EXISTING WALL OR PARTITION TO REMAIN
- NEW WALL OR PARTIRION
- NEW DOOR AND FRAME
- ELEVATION NUMBER/ PAGE NUMBER
- DETAIL NUMBER PAGE NUMBER
- KEYNOTE NUMBER
- BLOW-UP DRAWING
- OFFICE TENANTS
- MANUFACTURING TENANTS
- RETAIL SPACE

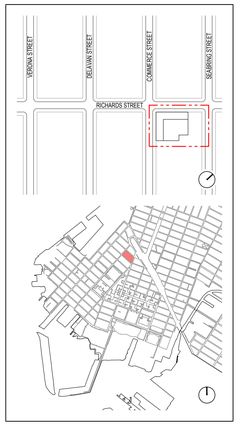


3 RAMP SCOPE - SECTION
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

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PROJECT
41 RICHARDS ST ZONING STUDY
41 RICHARDS STREET
BROOKLYN, NY 11231

DRAWING
SECTIONS

SEAL & SIGNATURE

DATE

JOB NUMBER
20008

DRAWING NO.
A-106.00

SHEET NO.
OF --



1 AERIAL VIEW LOOKING NORTH
SCALE: N.T.S.



2 AERIAL VIEW LOOKING EAST
SCALE: N.T.S.



3 AERIAL VIEW LOOKING WEST
SCALE: N.T.S.

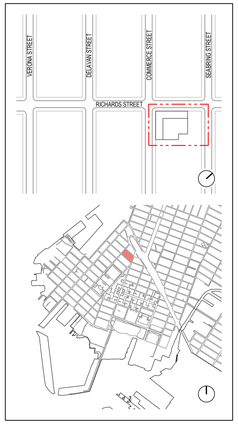


4 AERIAL VIEW LOOKING SOUTH
SCALE: N.T.S.

NO.	DATE	DESCRIPTION

REVISION/DATE OF ISSUE

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DRAWING
AERIAL VIEWS

SEAL & SIGNATURE

DATE

JOB NUMBER
20008

DRAWING NO.
A-200.00

SHEET NO.
OF --



1 RENDERING - RICHARDS ST LOOKING NORTH-WEST
SCALE: N.T.S.

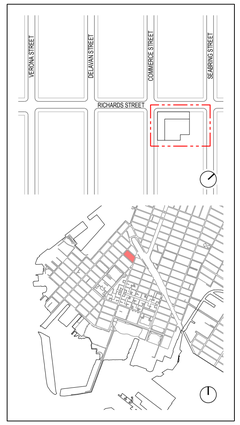
NO.	DATE	DESCRIPTION

REVISIONDATE OF ISSUE

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DRAWING
RENDERING

SEAL & SIGNATURE

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JOB NUMBER
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DRAWING NO.
A-201.00

SHEET NO.
OF --

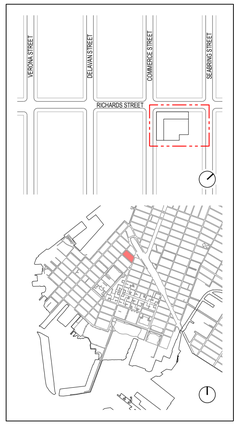


1 RENDERING - RICHARDS ST LOOKING SOUTH
SCALE: N.T.S.

NO.	DATE	DESCRIPTION

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DRAWING
RENDERING

SEAL & SIGNATURE	DATE	
	JOB NUMBER	20008
	DRAWING NO.	A-202.00
	SHEET NO.	OF --

Zoning Floor Area Distribution - 37 Richards Street (Lots 13 & 20)

FLOOR	TOTAL	PARKING	LOADING	RETAIL	MECH	MANUFAC	OFFICE
7TH	10,379	-	-	-	-	8,303	2,076
6TH	10,379	-	-	-	-	8,303	2,076
5TH	14,744	-	-	-	-	11,795	2,949
4TH	14,744	-	-	-	-	11,795	2,949
3RD	14,744	-	-	-	-	11,795	2,949
2ND	14,744	-	-	-	-	11,795	2,949
1ST*	2,532					2,532	
Ground**					-		
Total ZFA	**82,266**					**66,318**	**15,948**

* First Floor as measured from floor to ceiling is 23 feet from base grade and parking/loading is exempt from ZFA per ZR 12-10

** Ground Floor is below the Base Flood Elevation, therfore all floor area is exempt from ZFA as per ZR 64-322 (c) (2)

Gross Floor Area Distribution - 37 Richards Street (Lots 13 & 20)

FLOOR	TOTAL	PARKING	LOADING	RETAIL	MECH	MANUFAC	OFFICE
7TH	10,700	-	-	-	321	8,303	2,076
6TH	10,700	-	-	-	321	8,303	2,076
5TH	15,200	-	-	-	456	11,795	2,949
4TH	15,200	-	-	-	456	11,795	2,949
3RD	15,200	-	-	-	456	11,795	2,949
2ND	15,200	-	-	-	456	11,795	2,949
1ST	16,500	11,890	2,000		78	2,532	0
Ground	16,500	10,127	2,000	2,730	0		0
Total GFA	**113,557**	**22,017**	**4,000**	**2,730**	**2,544**	**66,318**	**15,948**

ZONING COMPARISON TABLE

ZONING COMPARISON TABLE					
	Existing Zoning		Proposed Zoning		
				Required	Provided
	ZR Section #	M1-1	ZR Section #	M1-5	
USE GROUPS					
Commercial	42-11, 42-12	UG 4 - 14, 16	42-11, 42-12	UG 4 - 14, 16	UG 6, 11, 16
Manufacturing	42-10	UG 17	42-10	UG 17, 18	UG 17
Residential	22-10	Not applicable	22-10	Not applicable	Not applicable
Community Facility	43-122	UG 4	43-122	UG 4	None
YARDS					
Front Yard	43-20	None required	43-20	None required	None
Side Yard	43-25	None required	43-25	None required	None
Rear Yard	43-26	20'-0"	43-26	20'-0"	20'-0" (above BFE)
HEIGHT AND SETBACKS					
Maximum Height of Front Wall	43-43	30'-0" or 2 stories	43-43	85'-0" or 6 stories	Varies (all under 85'-0")
Maximum Building Height	43-43	No limit	43-43	No limit	100'-0" (cap)
Sky Exposure Plane	43-43	1 to 1	43-43	2.7 to 1	2.7 to 1
Setbacks	43-43	20'-0"	43-43	20'-0"	20'-0" (above BFE)
PARKING AND LOADING					
Parking	44-20	None required	44-20	None required	1 per 2,000 SF
Loading	44-52	None required	44-52	15K SF = 1 > 40K SF = +1, > 80K SF =	2 as required

FLOOR AREA CALCULATIONS BY BUILDING

FAR - 37 - 41 Richards Street

Lot Area	16,500 SF
FAR (5.0)	82,500 SF
Building Area	82,266 SF
Parking Spaces	41
Loading Docks	2
Rear Yard	20′

Floor Area by Use - 37-41 Richards Street

Retail Use	2,730 SF (ZFA)
Manufacturing Use	66,319 (ZFA)
Office Use	15,947 SF (GFA)

NO.	DATE	DESCRIPTION

REVISION/DATE OF ISSUE

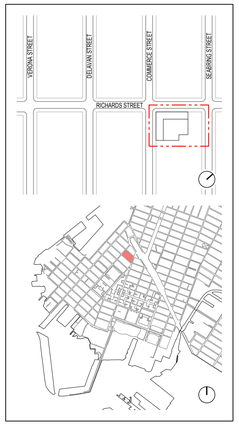
CCA

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ARCHITECT



PROJECT

41 RICHARDS ST ZONING STUDY
41 RICHARDS STREET
BROOKLYN, NY 11231

DRAWING

ZONING
CALCULATIONS

SEAL & SIGNATURE

DATE

JOB NUMBER
20008

DRAWING NO.
A-300.00

SHEET NO.
OF --