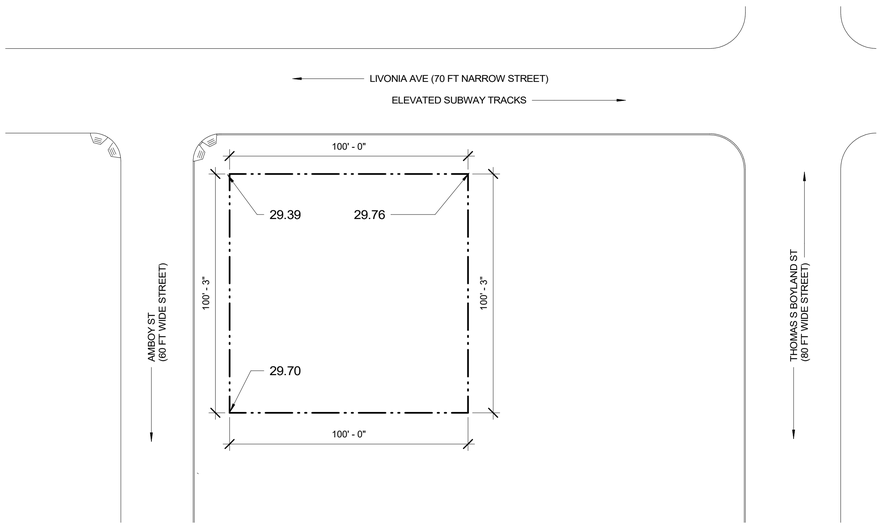
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NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES



1 SITE C4 - BASE PLANE DIAGRAM
1" = 30'-0"

BASE PLANE CALCULATION

LIVONIA AVE.:	(29.39' + 29.76') / 2 =	29.58'
AMBOY ST.:	(29.70' + 29.39') / 2 =	29.55'
TOTAL: (29.58 + 29.55') / 2 =		**29.565' AVG. LOT BASE PLANE**

ZONING CHART

Block:	3586	**Street(s) Width(s):**	Livonia Ave (70 FTnarrow)
Lot:	26		Amboy St (60 FT narrow)
			Thomas Boyland St (80 FT wide)
Address(es):		**Historic Landmark District (Y/N):**	No
Zoning Lot Area:	10,023 SF	**Inclusionary Housing Area (Y/N):**	Yes * (Mandatory Inclusionary Housing)
Map No(s).:	17d	**Special Flood Hazard Area:**	No
Zoning District:	R7-2 w/ C2-4 overlay (100') at Livonia Ave	**Transit Zone (Y/N):**	Yes
Community District(s):	Brooklyn 16	**FRESH Program Zone (Y/N):**	Yes

ZR	Item/Description	Permitted / Required Quality Housing w MIH (100%)		Proposed		Compliance	Notes
	Use Group						
22-10, 32-10	1 (single family detached)	Permitted					
22-10, 32-10	2 (other types of residences)	Permitted			2	Complies	
22-10, 32-10	3, 4 (community facilities)	Permitted			3	Complies	
22-10, 32-10	5, 6, 7, 8, 9, 14 (commercial)	Permitted					
	FAR		Permitted				
23-153, 23-154(d)(2)(ii)	Residential (QH, MIH)	4.60	46,106 SF	4.57	45,848 SF	Complies	
24-111 (a)(b), 35-31, 33-121	Community Facility (only)	6.50	65,150 SF	1.92	19,203 SF	Complies	
33-121, 35-10	Commercial (Only)	2.00	20,046 SF	0.00	0 SF	Complies	
	Maximum for Zoning Lot	6.50	65,150 SF	**6.49**	**65,051 SF**	Complies	
	LOT AREA/DU						
23-22	Dwelling Unit Factor	680		688		Complies	
	Maximum DU (FA/DUF)	68		55		Complies	
23-23	Min size of Dwelling Units	325 SF					
	YARD REGULATIONS	Residentail	Commercial and Community Facility	Residentail	Commercial and Community Facility		
23-45	Front yard	0 ft	0 ft	0 ft	0 ft	Complies	
35-52, 23-462	Side Yard	0 or 8 ft min	0 or 8 ft min	0 or 8 ft min	0 or 8 ft min	Complies	
33-283, 35-53, 23-47	Rear Yard Equivalent	30 ft	40 ft	30 ft	40 ft	Complies	
33-26, 23-47	Rear Yard (Interior Lot)	20 ft	30 ft	20 ft	30 ft	Complies	
33-23(b)	*Permitted Obstruction in rear yard equivalent						
	*No rear yard required within 100 ft. of a corner ZR 23-541, 33-301						
	*RFP - must include a sidewalk widening of 5'-7' along Livonia Ave.						
	HEIGHT & SETBACK (QH)						
35-651(a)	Street wall Location	70% within 8 feet of property line - along one street line only		Street will be 5 feet from property line		Complies	
23-951, 23-662(a), 23-664(a)(3),23-664(b), 35-651, 35-652	Min Base Height	40 ft		40 ft		Complies	
23-664(a)(3),23-664(b),23-664(c)(1), 35-652(a) - 23-662, 23-664(a)(3) and 23-664(c)(1) table 2 applies	Max Base Height	75 ft		75 ft		Complies	
	Max Building Height	135 ft / 13 Stories		129 ft / 12 Stories		Complies	
23-664(c)	Min Setback @ Front (Narrow)	15 ft		15 ft		Complies	
	PARKING						
25-251	Parking (Residential)	within Transit Zone N/A for Incom-restricted housing units		0		Complies	
	Parking (Community Facility)	VARIES		0		Complies	
36-21	Parking (Commercial)	N/A		0		Complies	
23-33	*Waiver of Parking Requirements for Spaces Below 40			0		Complies	
36-71, 25-31	Bicycle Parking (Residential)	1 per 2DU		26		Complies	
	Bicycle Parking (Community Facility)	VARIES		3		Complies	
	Bicycle Parking (Commercial)	1 per 7,500		0		Complies	

LIVONIA 4 - SITE C4

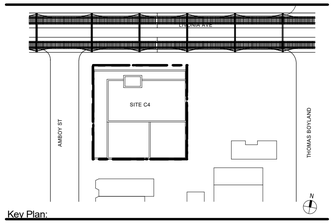
BROOKLYN, NY

Owner:

RADSON DEVELOPMENT

Radson Development
77 Cuttermill Road
Great Neck, New York 11021

COMMUNITY DISTRICT : 5
BLOCK: 3586 LOT: 26



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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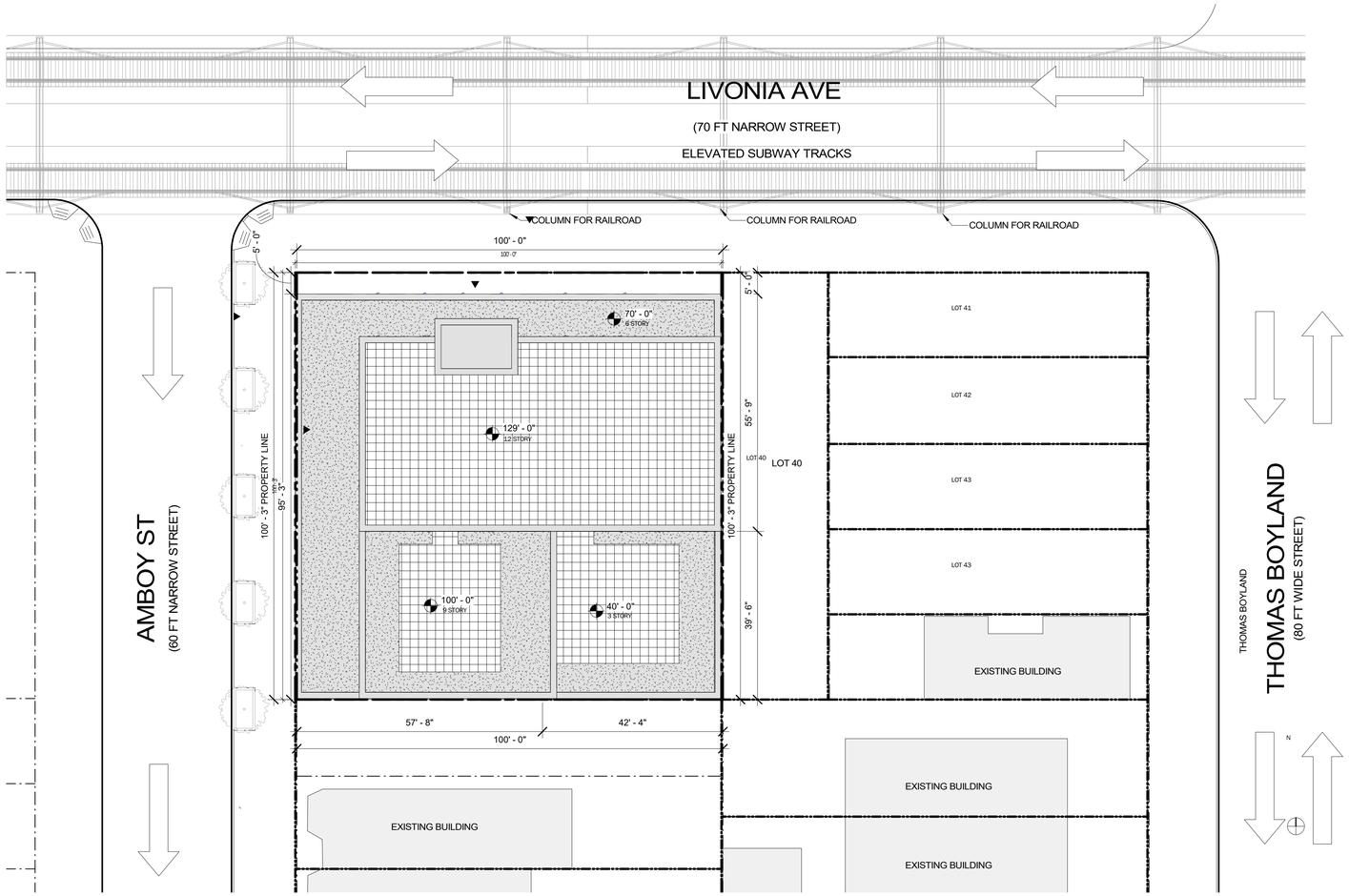
ZONING ANALYSIS + BASE PLANE DIAGRAM - C4

SEAL & SIGNATURE:

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-001
SCALE:	1" = 30'-0"

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1 SITE C4 - SITE PLAN
1/16" = 1'-0"

LIVONIA 4 - SITE C4

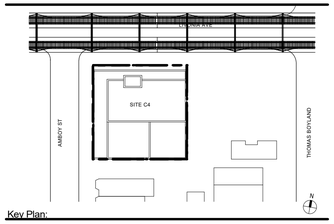
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Key Plan:

NUMBER	DATE	DESCRIPTION

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS

SITE / GROUND FLOOR PLAN

- BUILDING ENTRANCE
- COMMERCIAL ENTRANCE
- COMMUNITY ENTRANCE
- VEHICLE ENTRANCE
- DIRECTION OF TRAFFIC
- EXISTING TREE
- PROPOSED NEW TREE
- ELEVATION NUMBER OF STORIES
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT POLE

N 0' 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

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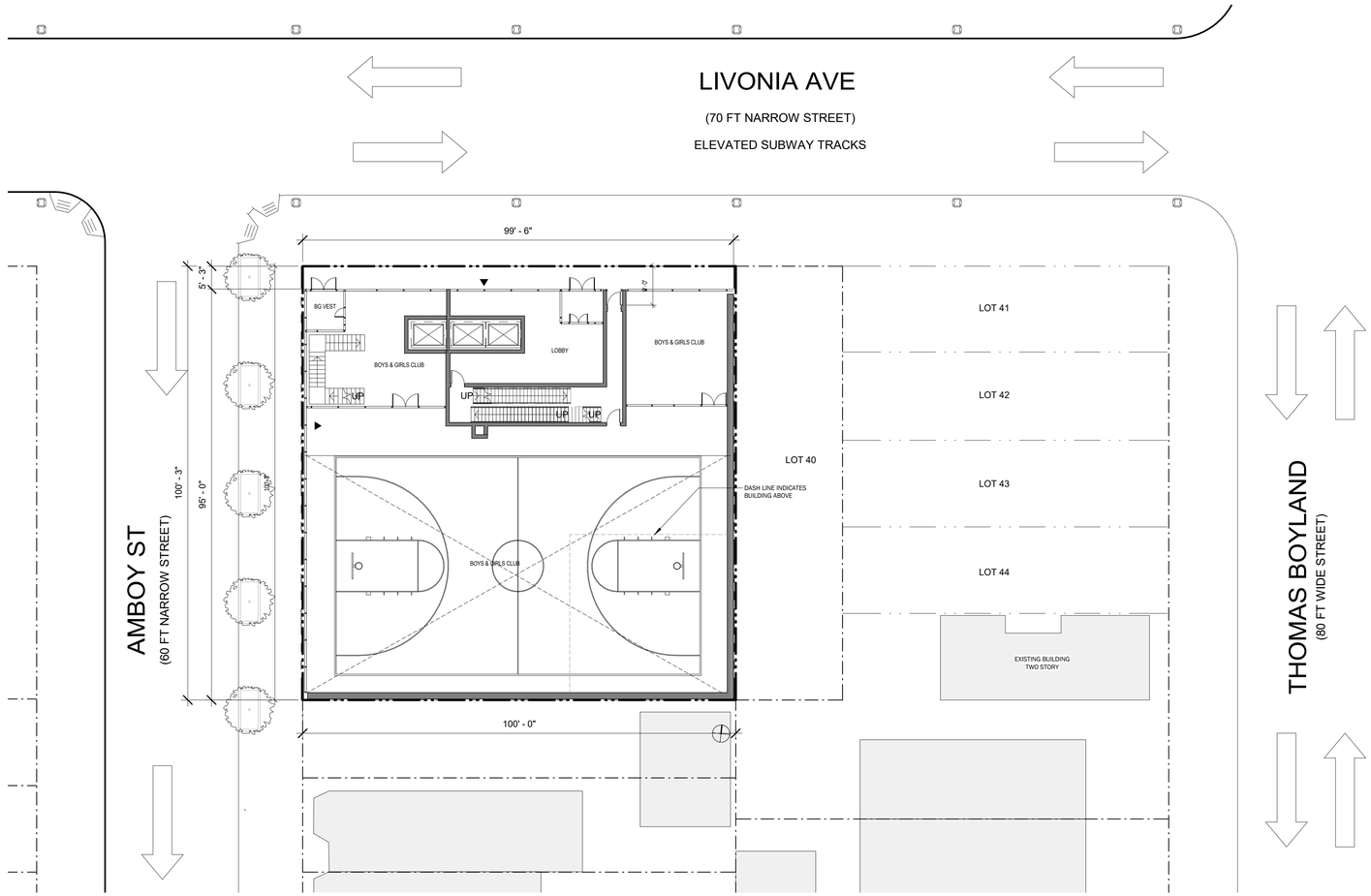
SITE PLAN - C4

SEAL & SIGNATURE:

PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-002
SCALE:	As indicated

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1 GROUND LEVEL C4
1/16" = 1'-0"

N
0' 20' 40' 80'
1" = 40'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS

SITE / GROUND FLOOR PLAN

- BUILDING ENTRANCE
- COMMERCIAL ENTRANCE
- COMMUNITY ENTRANCE
- VEHICLE ENTRANCE
- DIRECTION OF TRAFFIC
- EXISTING TREE
- PROPOSED NEW TREE
- ELEVATION NUMBER OF STORIES
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT POLE

LIVONIA 4 - SITE C4

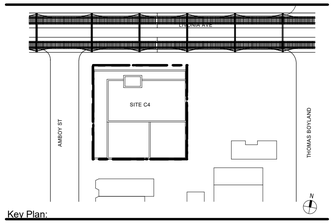
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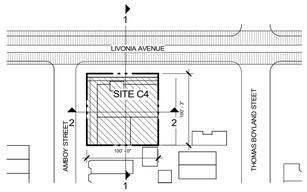
C4 FLOOR PLANS - GROUND FLOOR PLAN

SEAL & SIGNATURE:

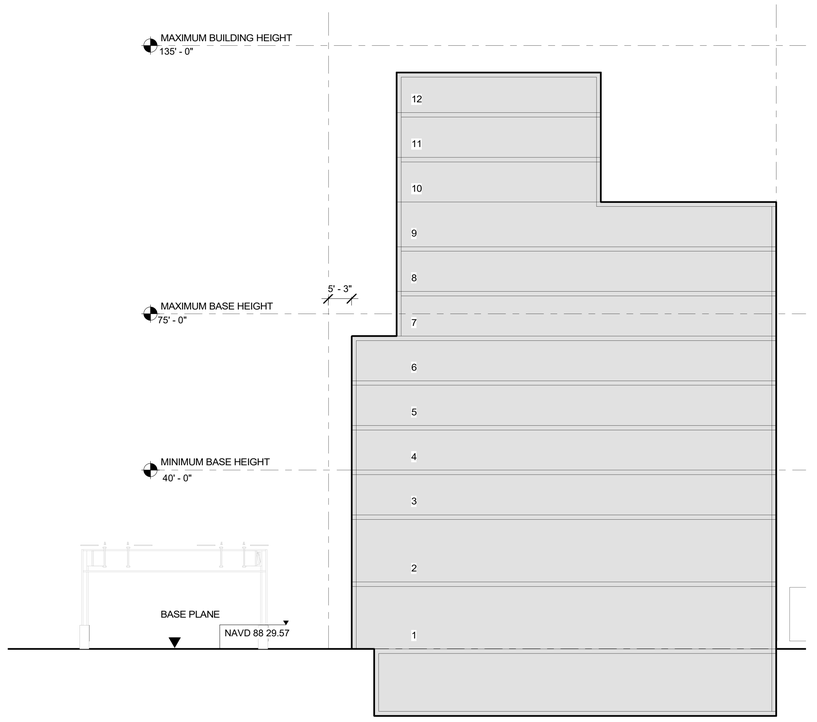
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DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-004
SCALE:	As indicated

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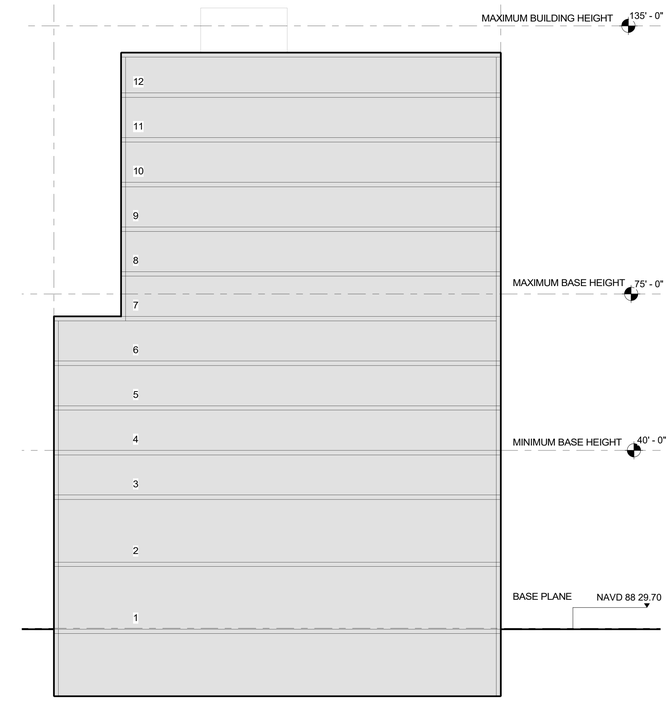
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Site Plan - Key Plan - C4



1 SITE C4 - SECTION - 01
1/16" = 1'-0"



2 SITE C4 - SECTION - 02
1/16" = 1'-0"

N
1
0' 8' 16' 32'
1/16" = 1'-0"
GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS
- REFERENCE ELEVATION

LIVONIA 4 - SITE C4

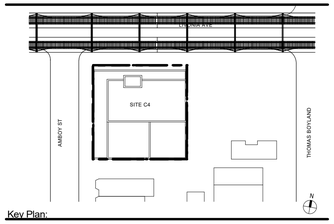
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Great Neck, New York 11021

COMMUNITY DISTRICT : 5
BLOCK: 3586 LOT: 26



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Revisions:

Architect:

MAP

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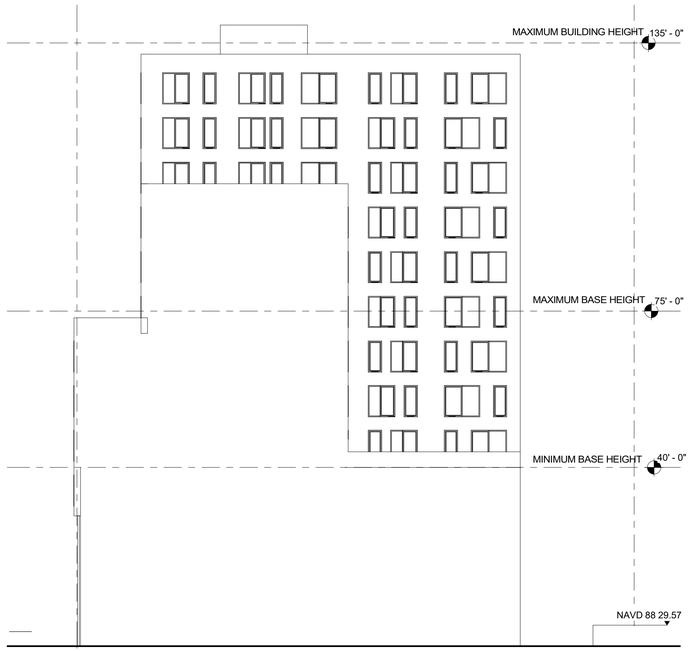
BUILDING SECTIONS - C4

SEAL & SIGNATURE:

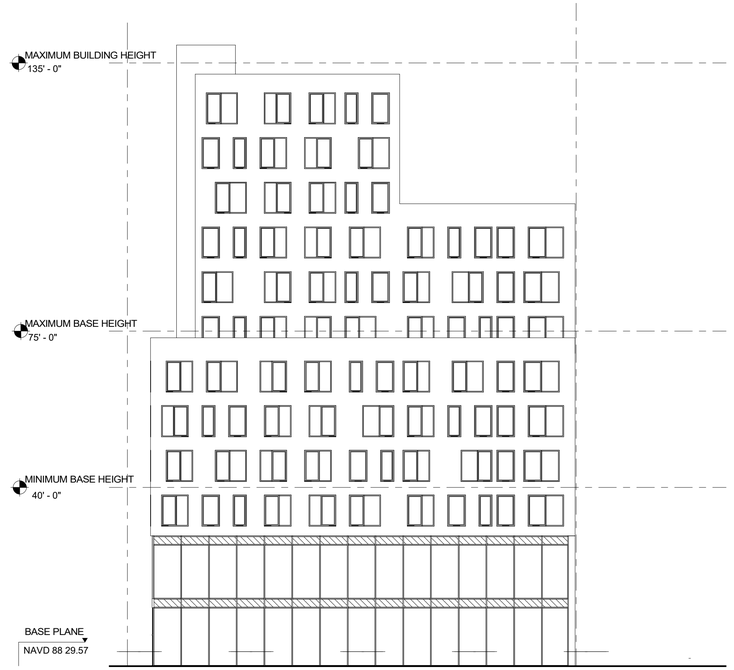
PROJECT No:	18013
DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-004
SCALE:	As indicated

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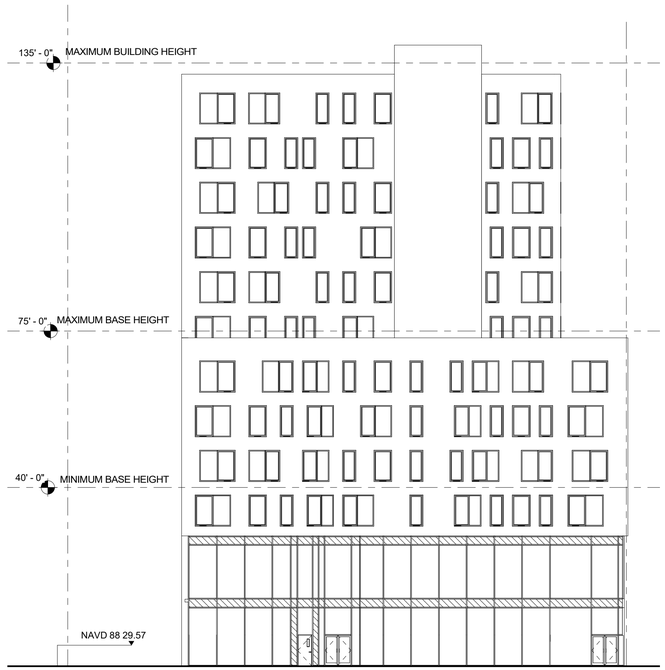
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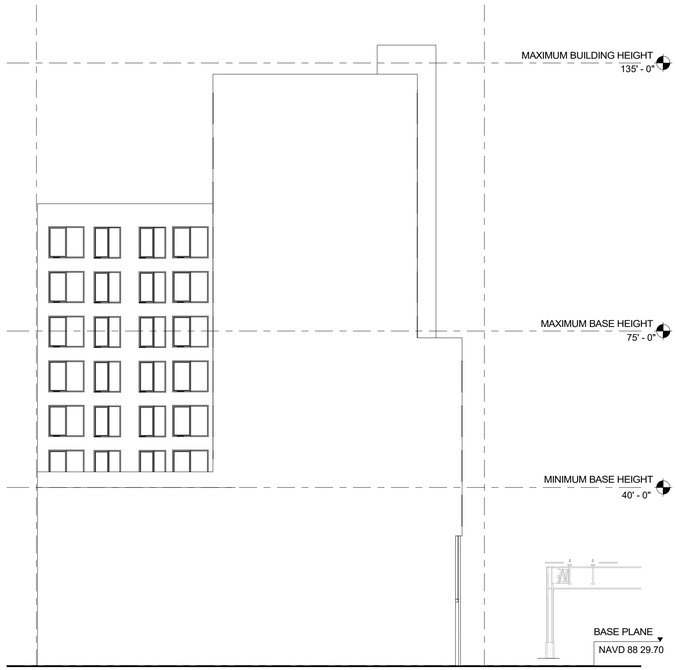
4 SITE C4 - ELEVATION - SOUTH
1/16" = 1'-0"



3 SITE C4 - ELEVATION - WEST
1/16" = 1'-0"



2 SITE C4 - ELEVATION - NORTH
1/16" = 1'-0"



1 SITE C4- ELEVATION - EAST
1/16" = 1'-0"

LEGEND

GENERAL

- PROPERTY LINE
- ZONING LOT
- NEIGHBOR BUILDINGS
- PROPOSED BUILDINGS
- REFERENCE ELEVATION

N 0 8 16 32
1/16" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LIVONIA 4 - SITE C4

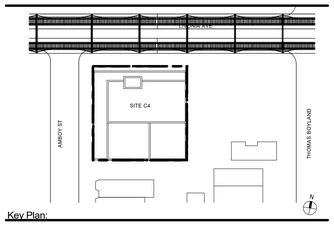
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BUILDING ELEVATIONS - C4

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DRAWING BY:	PG
CHK BY:	JC
DWG No:	C4-006
SCALE:	As indicated