

DESCRIPTION DATE

STAMP

Architect
CHANDLER PIERCE ARCHITECT
7 CENTRE MARKET PLACE
New York, NY 10013
Tel 212 925-2680

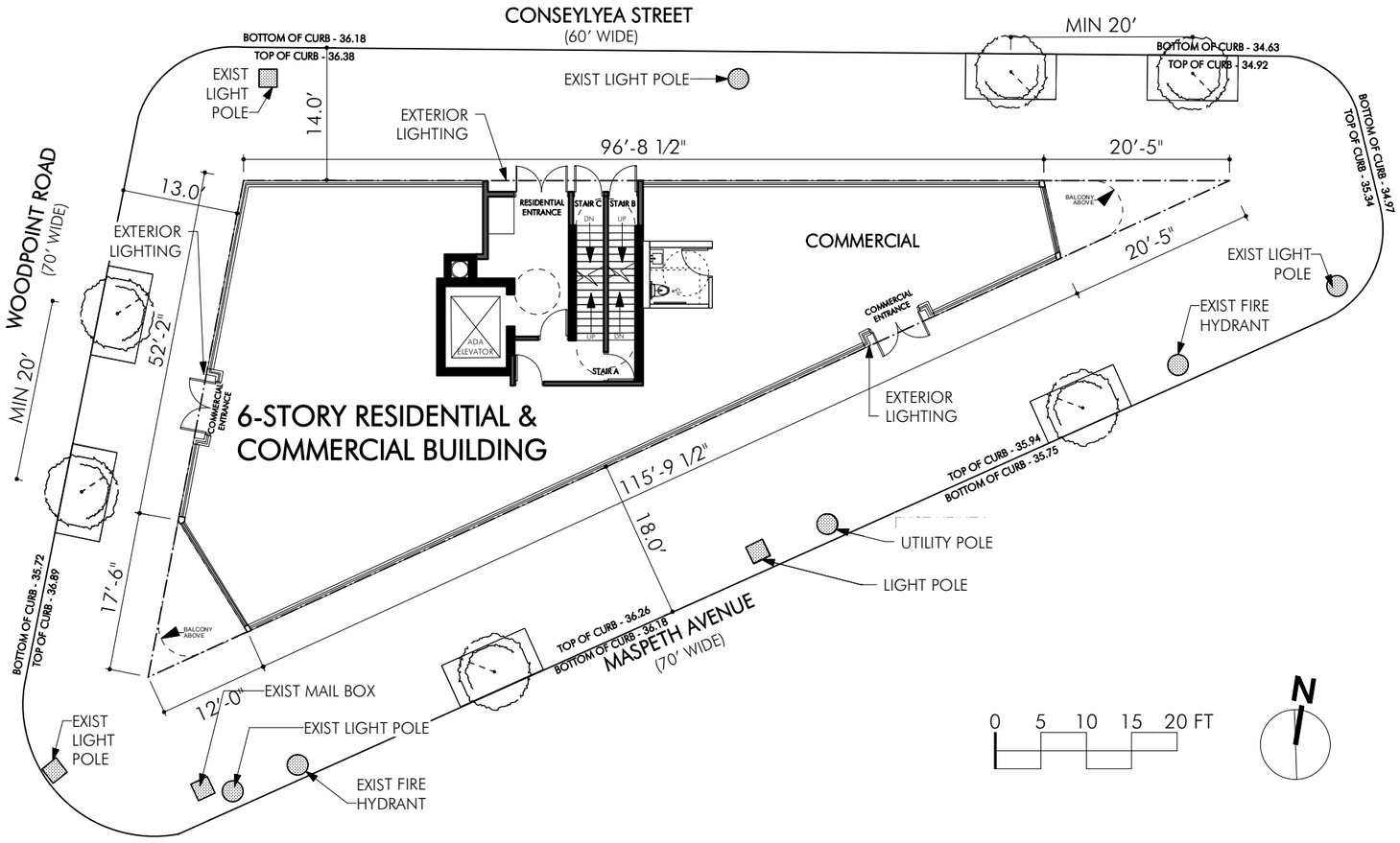
19 MASPETH AVENUE
Brooklyn, NY 11211

DRAWING NO.
P-000.00

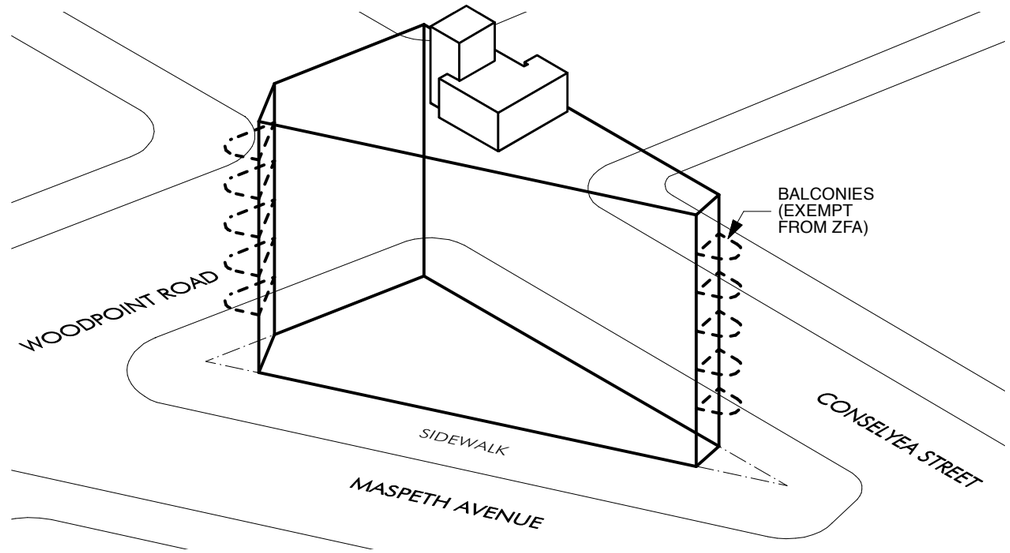
TITLE
COVER SHEET

JOB NO. 3821
SCALE AS NOTED

DATE
MAY 16, 2024



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



2 PROPOSED MASSING
SCALE: NOT TO SCALE

PROPOSED ZONING ANALYSIS			
	BLOCK		2893
	LOTS		1 & 59
	LOT AREA		2,966 SF
	TOTAL ZONING FLR AREA		16,607 SF
	PROPOSED COMMERCIAL F.A.R		0.79
	PROPOSED RESIDENTIAL F.A.R.		4.81
	TOTAL F.A.R.		5.6
	PROPOSED DWELLING UNITS		15
	PROPOSED BUILDING HEIGHT		65'0"
PROPOSED BUILDING AREAS			
FLOOR	USE	GROSS FA	ZONING FA
CELLAR	COMM,MECH, & RESI	2,793	0
1	RETAIL	2,342	2,342
	RESIDENTIAL LOBBY	415	415
2	RESIDENTIAL	2,793	2,770
3	RESIDENTIAL	2,793	2,770
4	RESIDENTIAL	2,793	2,770
5	RESIDENTIAL	2,793	2,770
6	RESIDENTIAL	2,793	2,770
ROOF	RESIDENTIAL	336	0
TOTAL COMBINED FLOOR AREA		19,515	16,607

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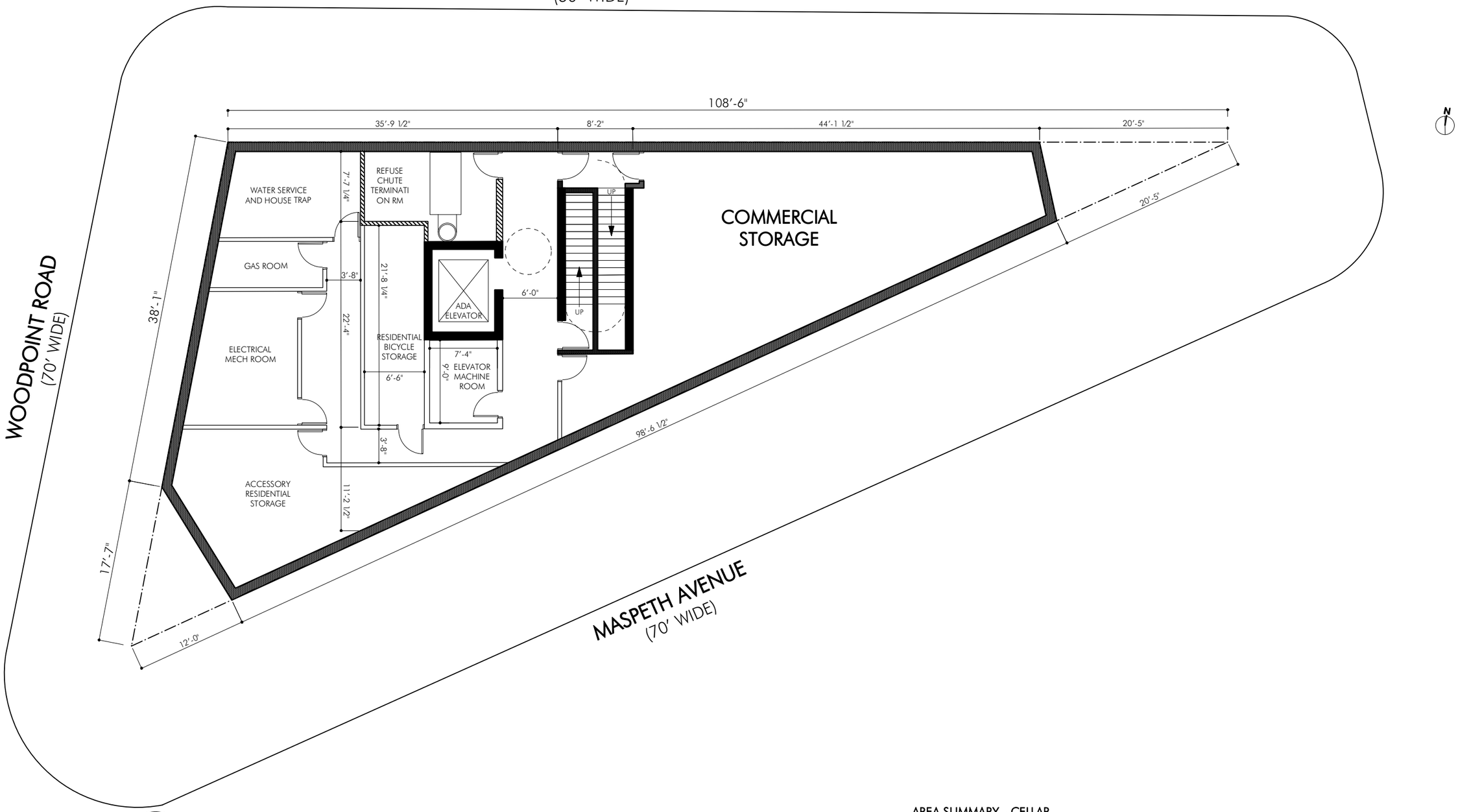
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Brooklyn, NY 11211

DRAWING NO.
P-001.00

TITLE
PROPOSED COMMERCIAL/
RESIDENTIAL SCHEME
- PLOT PLAN/SITE
& ZONING NOTES

JOB NO. 3821
SCALE AS NOTED

DATE
APRIL 12, 2024



1 PROPOSED CELLAR FLOOR PLAN
SCALE: 3/32" = 1'-0"

AREA SUMMARY - CELLAR

RESIDENTIAL ZONING FLOOR AREA :	0 SQ FT
COMMERCIAL ZONING FLOOR AREA:	0 SQ FT
AREA EXEMPT FROM ZONING FLOOR AREA:	2,793 SQ FT
TOTAL GROSS FLOOR AREA:	2,793 SQ FT

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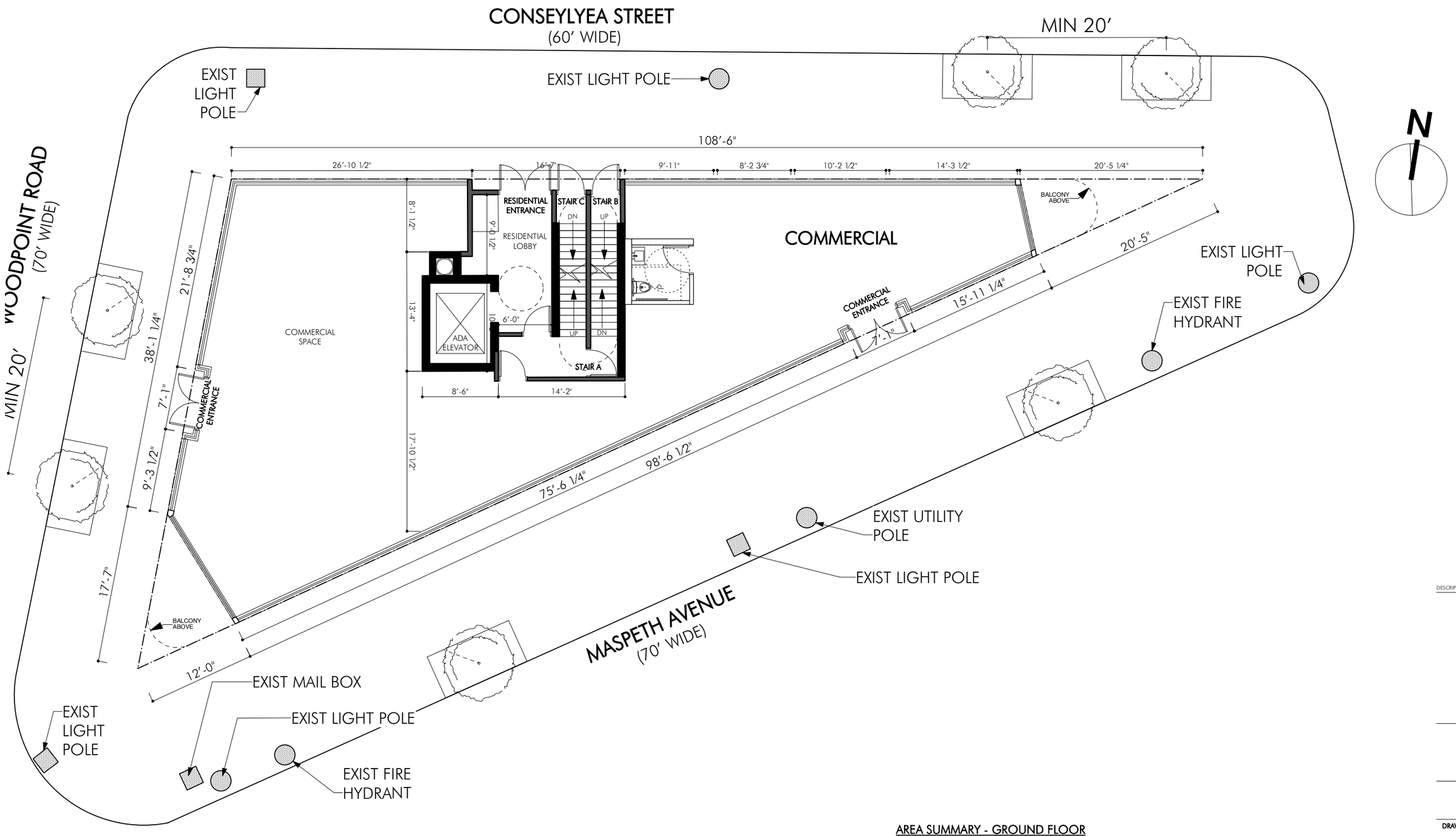
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Brooklyn, NY 11211

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P-002.00

TITLE
PROPOSED CELLAR FLOOR PLAN

JOB NO. 3821
SCALE AS NOTED

DATE
APRIL 12, 2024



1 PROPOSED GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

AREA SUMMARY - GROUND FLOOR

RESIDENTIAL ZONING FLOOR AREA :	415 SQ FT
COMMERCIAL ZONING FLOOR AREA:	2,342 SQ FT
ZONING FLOOR AREA DEDUCTIONS:	0 SQ FT
TOTAL GROSS FLOOR AREA:	2,757 SQ FT

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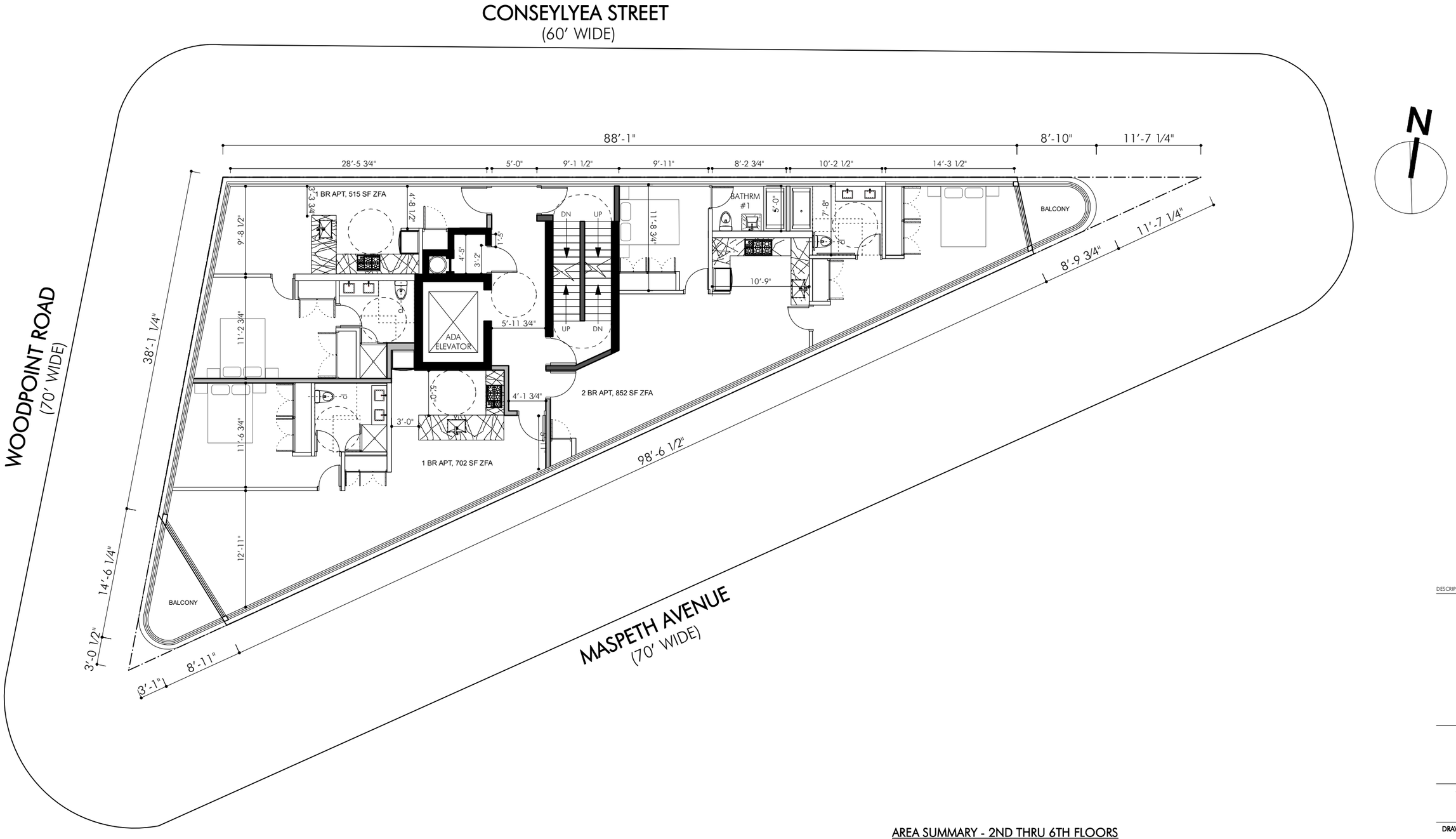
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Brooklyn, NY 11211

DRAWING NO.
P-003.00

TITLE
PROPOSED GROUND FLOOR PLAN

JOB NO. 3821
SCALE AS NOTED

DATE
APRIL 12, 2024



1 PROPOSED SECOND THRU SIXTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

AREA SUMMARY - 2ND THRU 6TH FLOORS

RESIDENTIAL ZONING FLOOR AREA :	2,770 SQ FT
COMMERCIAL ZONING FLOOR AREA:	0 SQ FT
ZONING FLOOR AREA DEDUCTIONS:	23 SQ FT
TOTAL GROSS FLOOR AREA:	2,793 SQ FT

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DRAWING NO.
P-004.00

TITLE
PROPOSED
COMMON UPPER FLOOR
FLOOR PLAN

JOB NO. 3821
SCALE AS NOTED

DATE
APRIL 12, 2024