



STEPHEN WILDER. R.A.
CD DESIGN INC.
 22 RUTGERS ST. N.Y. 10002
 TEL: 212-226-7261 FAX: 212-431-0074

ZONING: R7A OVERLAY C2-4
 BLOCK: 5583 LOT: 6
 ZONING MAP: 22C
 LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.

ISSUED FOR:

DATE:

DRAWN BY:

R

CHECK BY:

SW

DATE:

10/15/18

PROJECT LOCATION:

3901 9TH AVENUE
 BROOKLYN, NY 11232

DWG NO.:

T001.00

LOCATION

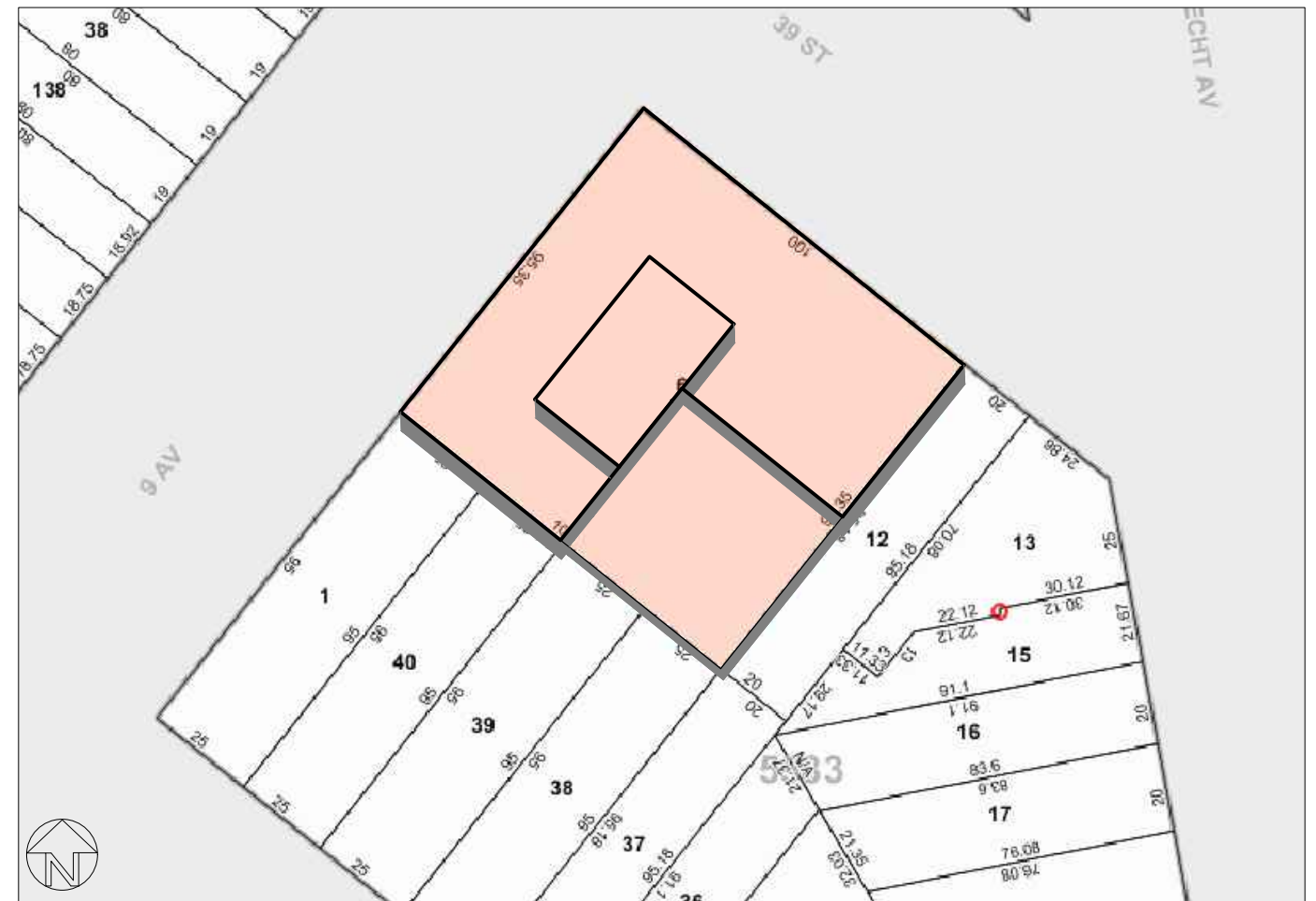
3901 9TH AVENUE
BROOKLYN, NY 11232

OWNERS

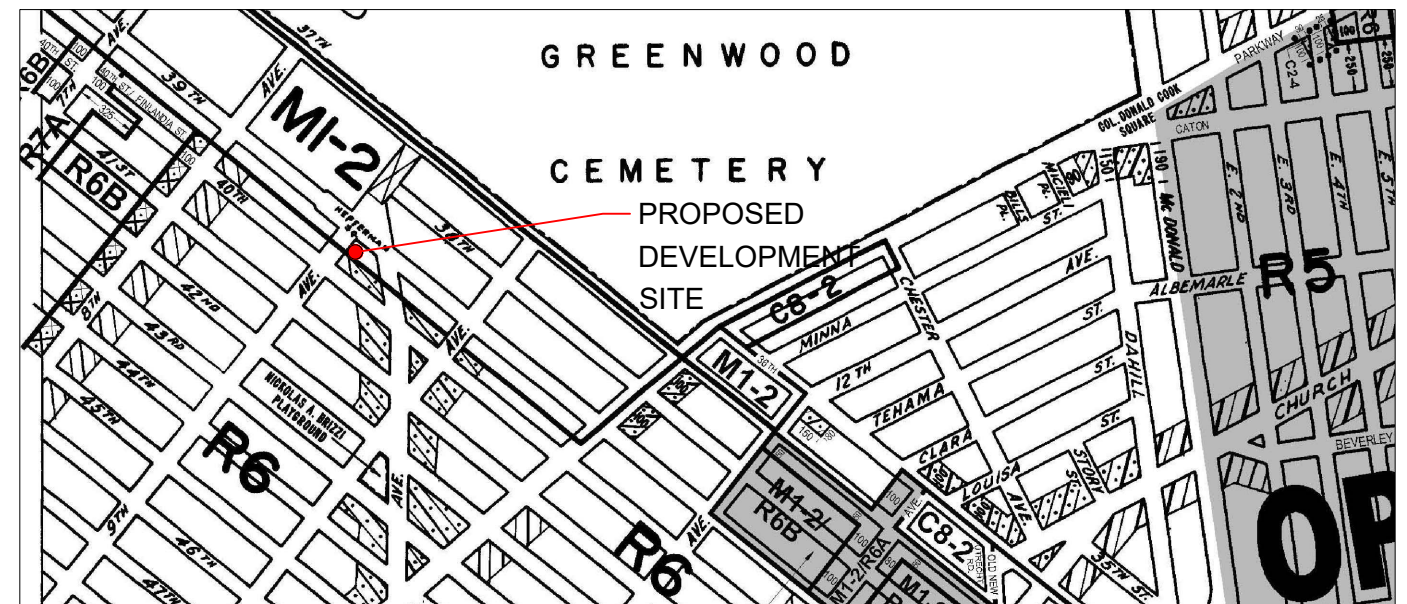
39 GROUP INC.
L & C LAND INC.

DRAWING PACKAGE

T001.00	COVER
Z001.00	TITLE PAGE
Z002.00	ZONING CALCULATION
Z100.00	PLOT PLAN
Z101.00	COMMERCIAL FLOOR PLANS
Z102.00	RESIDENTIAL FLOORS PLANS
Z103.00	RECREATIONAL AND ROOF PLANS
Z104.00	ELEVATIONS
Z105.00	SECTIONS



VICINITY MAP



ZONING MAP



STEPHEN WILDER, R.A.
CD DESIGN INC.
22 RUTGERS ST. N.Y. 10002
TEL: 212-226-7261 FAX: 212-431-0074

ZONING: R7A OVERLAY C2-4
BLOCK: 5583 LOT: 6
ZONING MAP: 22C
LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.

ISSUED FOR:

DATE:

DRAWN BY:

R

CHECK BY:

SW

DATE:


10/15/18

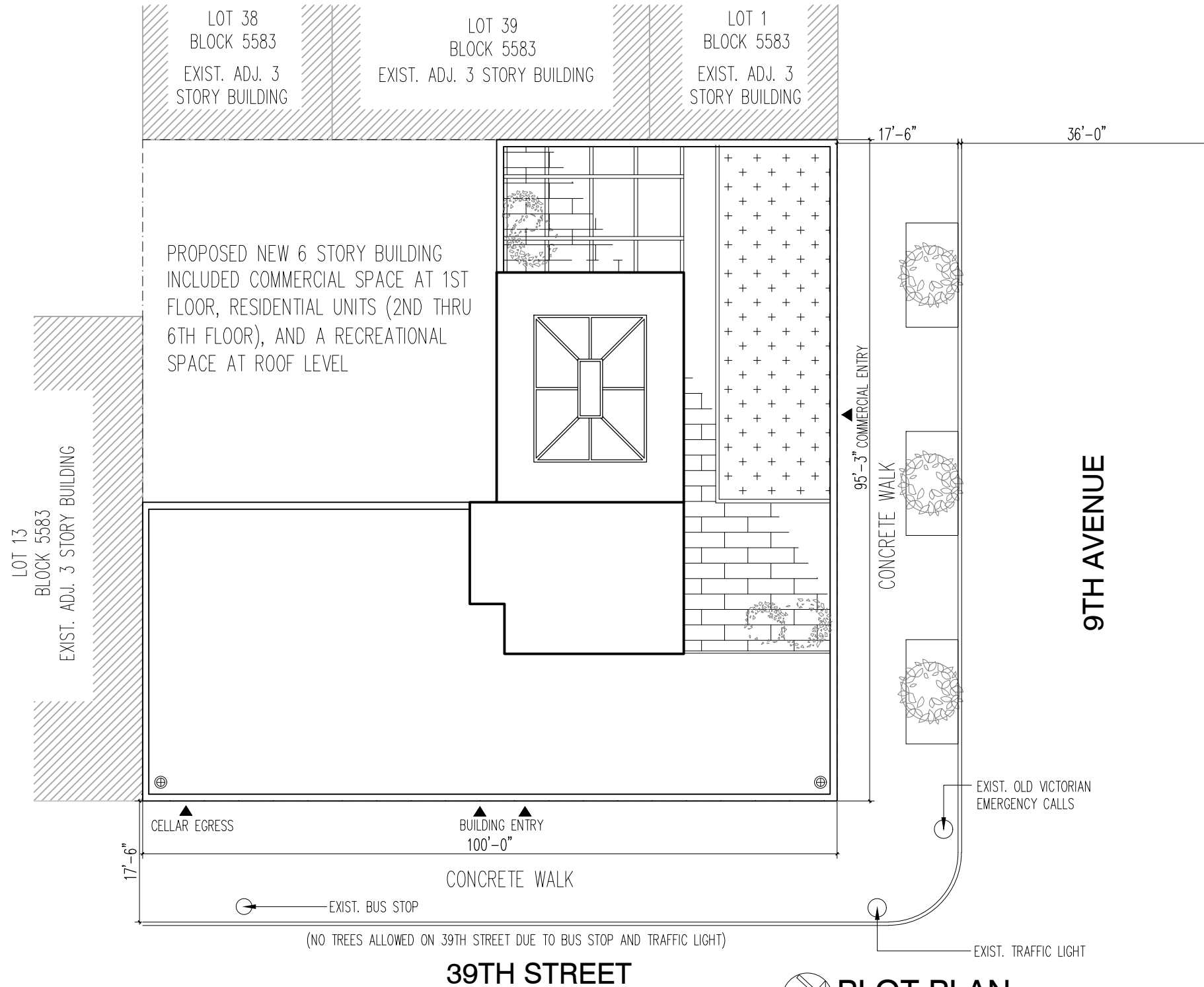
PROJECT LOCATION:

3901 9TH AVENUE
BROOKLYN, NY 11232

DWG NO.:

Z001.00

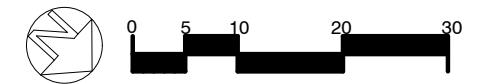
LOCATION	PROPOSED FLOOR AREA	HEIGHT & SET BACK REGULATIONS	
3901 9TH AVENUE, BROOKLYN ZONING: R7A OVERLAY C2-4 BLOCK: 5583 LOT: 6 ZONING MAP: 22C USE GROUP 2 & 6 LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.	1ST FLOOR RESIDENTIAL AREA (ENTRY HALLWAY) 13.6' X 41.9' = 569.84 S.F. 15.2' X 8.2' = 124.64 S.F. 13.5' x 20.2' = 272.70 S.F. <hr/> TOTAL 1ST FLOOR RESIDENTIAL AREA = 967.18 S.F.	(ZR 23-664) -MINIMUM BUILDING BASE HEIGHT OF 45 FEET ABOVE CURB LEVEL -MAXIMUM BUILDING BASE HEIGHT OF 75 FEET ABOVE CURB LEVEL -MAXIMUM BUILDING HEIGHT OF 95 FEET ABOVE CURB LEVEL -10'-0" SET BACK REQUIRED ABOVE MAXIMUM BASE HEIGHT (ON A WIDE STREET) -15'-0" SET BACK REQUIRED ABOVE MAXIMUM BASE HEIGHT (ON A NARROW STREET)	
ZONING CALCULATIONS	1ST FLOOR COMMERCIAL FLOOR AREA: 9,525 - 967.18	PROPOSED BUILDING BASE HEIGHT: 75' = 75' PROPOSED BUILDING HEIGHT: 75' < 95'	
<u>FLOOR AREA REGULATION</u> FOR QUALITY HOUSING PROGRAM. (ZR 35-011) WITH INCLUSION HOUSING (23-952) FOR MAXIMUM FAR FOR R7A AT WIDE STREET (80') OUTSIDE OF MANHATTAN CORE LOT AREA: 100.0' X 95.25' = 9,525 SQ. FT. MAX. FLOOR AREA FOR RESIDENTIAL AT R7A WITH QUALITY HOUSING (ZR 23-145): 9,525 X 4.6 = 43,815 S.F. COMMERCIAL FAR FOR R7A OVERLAY C2-4 = 2.0 MAX. FLOOR AREA FOR COMMERCIAL:: 9,525 X 2.0 = 19,050 S.F. MINIMUM REQUIRED RECREATION SPACE (ZR 28-21) 3.3 6,858 S.F./2,032 S.F. = 3.4 > 3.3 (OK)	TOTAL 1ST FLOOR COMMERCIAL AREA = 8,557.82 S.F. RESIDENTIAL FLOOR AREA: 1ST RESIDENTIAL ENTRY HALLWAY = 967.18 S.F. 2ND FLOOR: (100.0' X 49.9') + (45.3' X 58') = 6,858 S.F. 3RD FLOOR: (100.0' X 49.9') + (45.3' X 58') = 6,858 S.F. 4TH FLOOR: (100.0' X 49.9') + (45.3' X 58') = 6,858 S.F. 5TH FLOOR: (100.0' X 49.9') + (45.3' X 58') = 6,858 S.F. 6TH FLOOR: (100.0' X 49.9') + (45.3' X 58') = 6,858 S.F. <hr/> TOTAL PROPOSED 1ST - 6TH RESIDENTIAL FLOOR AREA: 35,257.18 S.F. TOTAL PROPOSED FLOOR AREA (COMMERCIAL & RESIDENTIAL): 8,557.82 + 35,257.18 = 43,815 S.F. PROPOSED FAR FOR RESIDENTIAL 3.7 35,257.18 / 9,525 = PROPOSED FAR FOR COMMERCIAL .9 8,557.82 / 9,525 = TOTAL FAR PROPOSED: 4.6 = 4.6 (OK)	<u>YARD REQUIREMENTS</u> (A) FRONT YARD (ZR 23-45) (3) REAR YARD (ZR 23-47) NONE REQUIRED NOT REQUIRED WITHIN 100' OF CORNER (B) SIDE YARD (ZR 23-462) 50.0' & 35.58' PROVIDED NONE PROVIDED <u>PARKING REGULATIONS</u> RESIDENTIAL PARKING REGULATION (ZR 25-241) (ZR 36-341) FOR ZONING LOTS OF 10,000 SQUARE FEET OR LESS, THE NUMBER OF REQUIRED ACCESSORY OFF STREET PARKING TO APPLY REDUCED REQUIREMENT FOR SMALL ZONING LOTS IN ZONING R7A IS 30% OF PARKING SPACE REQUIRED AS PERCENT OF TOTAL DWELLING UNITS TOTAL UNITS 40 M.I.H WAVES 25% OF UNITS FROM PARKING SPACES: 25% OF 40 = 10 TOTAL UNITS REQUIRED FOR PARKING 30 PARKING SPACE REQUIRED: 30% OF 30 DWELLING UNITS: 9 PARKING SPACE PROVIDED: 0 (ZR 25-261) FOR DEVELOPMENT IN R7A DISTRICT, THE MAXIMUM NUMBER OF ACCESSORY OFF STREET PARKING SPACES FOR WHICH REQUIREMENT ARE WAIVED ARE 15 PARKING SPACES	
LOT COVERAGE REGULATIONS (ZR 23-156):	DENSITY REGULATIONS	PARKING REGULATION FOR COMMERCIAL AREA (ZR 36-21) 1ST FLOOR COMMERCIAL AREA = 8,557.82 SQ. FT.	
FOR RESIDENTIAL FOOT PRINT: 100% MAX OF CORNER LOT WITHIN 100' OF CORNER (ZR 23-156.B.1) LOT COVERAGE : 6858 S.F./9525 S.F. = 72% < 100% (OK)	THE MAXIMUM RESIDENTIAL FLOOR AREA RATIO SHALL BE 4.6 IN AN R7A DISTRICT IN A WIDE STREET. ALLOWABLE NUMBER OF DWELLING UNITS: 4.6 x 9525 S.F. / 680 = 64 D.U. PROPOSED NUMBER OF DWELLING UNITS: 40 UNITS	ONE PARKING PARKING SPACE PER 1000 SQ. FT. TOTAL PARKING SPACE FOR COMMERCIAL AREA = 8,669.125/1000 = 9 LESS THAN 40 PARKING SPACES. PARKING REGULATION TO BE WAIVED ACCORDING TO ZR 36-232(a)	
 STEPHEN WILDER. R.A. CD DESIGN INC. 22 RUTGERS ST. N.Y. 10002 TEL:212-226-7261 FAX:212-431-0074	ZONING: R7A OVERLAY C2-4 BLOCK: 5583 LOT: 6 ZONING MAP: 22C LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.	ISSUED FOR: DATE: DRAWN BY: R CHECK BY: SW DATE: 10/15/18	PROJECT LOCATION: 3901 9TH AVENUE BROOKLYN, NY 11232 Z002.00 DWG NO.:




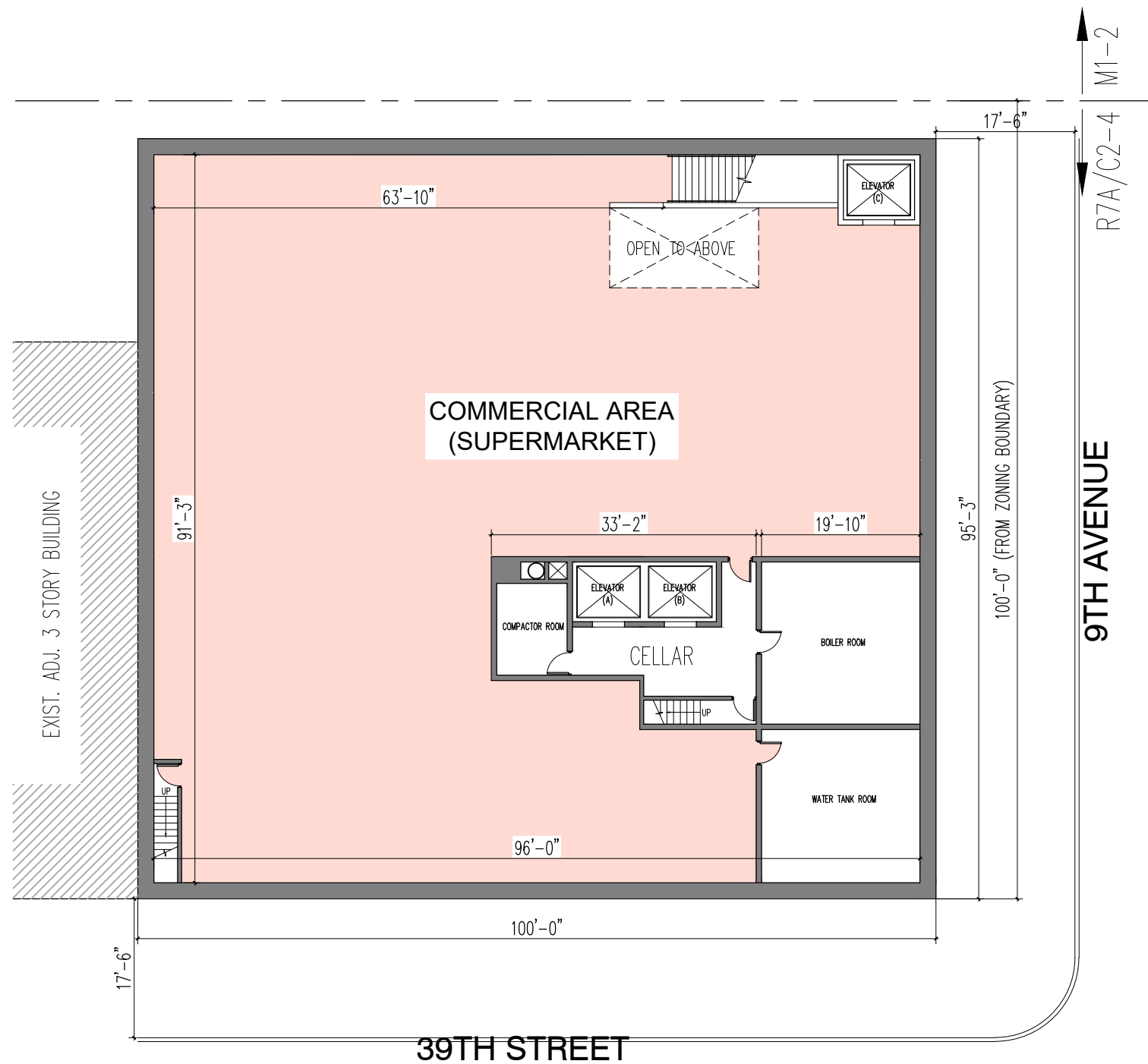
1ST FLOOR & CELLAR	COMMERCIAL SPACE
2ND FLOOR - 5TH FLOOR	RESIDENTIAL UNITS
1 BEDROOM APARTMENTS	2 APARTMENTS PER FLOOR TOTAL OF 10 APARTMENTS W/ 1 BEDROOM
2 BEDROOMS APARTMENTS	6 APARTMENTS PER FLOOR TOTAL OF 30 APARTMENTS W/ 2 BEDROOMS
PRIVATE TERRACES	APT. # 1, 2, 7 & 8 @ 2ND FLOOR
INDOOR FACILITY & OPEN TERRACE	ROOF LEVEL / ACCESSIBLE FOR ALL APARTMENT UNITS

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

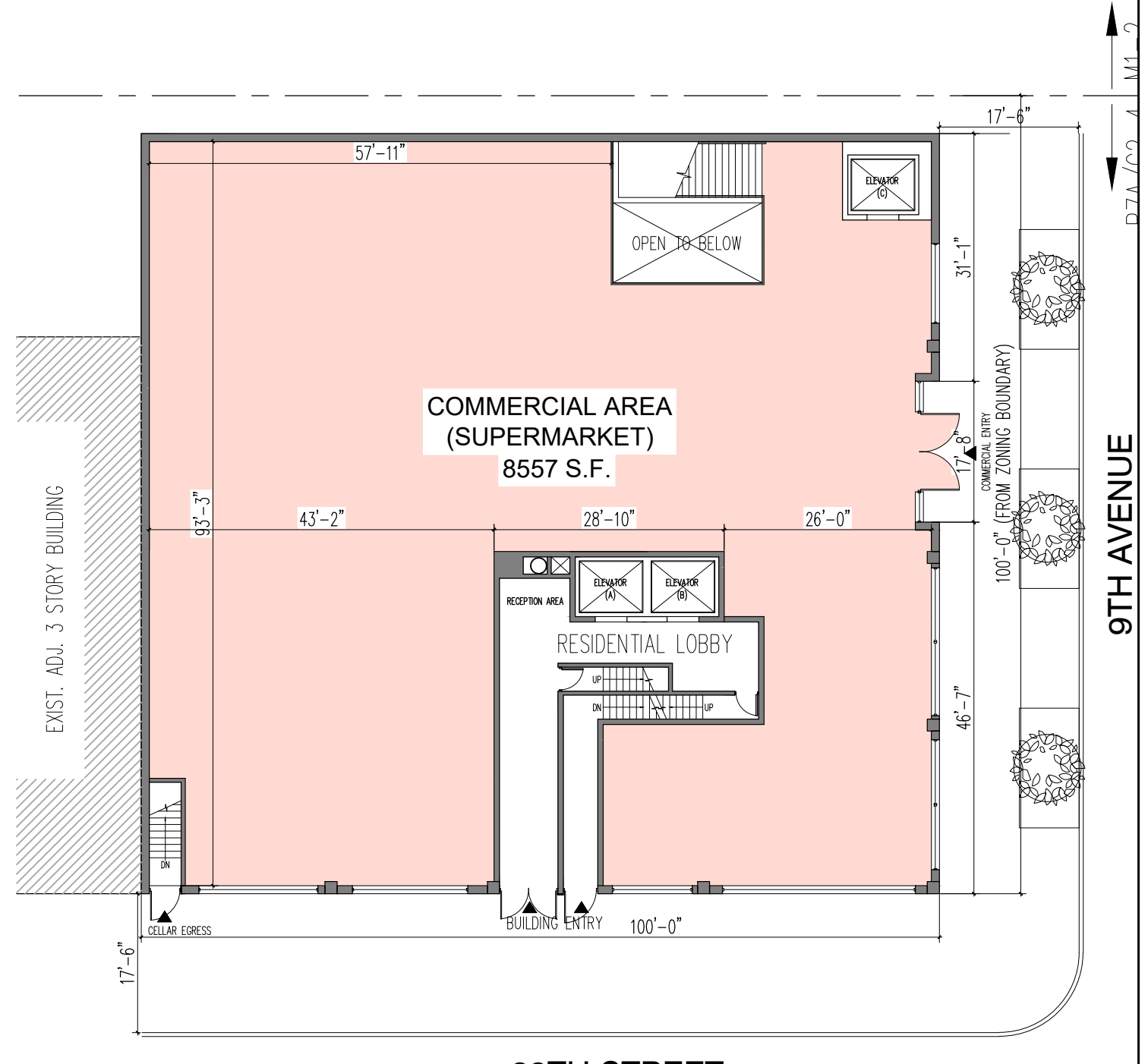
 **PLOT PLAN**



 STEPHEN WILDER. R.A. CD DESIGN INC. 22 RUTGERS ST. N.Y. 10002 TEL: 212-226-7261 FAX: 212-431-0074	ZONING: R7A OVERLAY C2-4 BLOCK: 5583 LOT: 6 ZONING MAP: 22C LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.	ISSUED FOR:	DATE:	DRAWN BY: R	PROJECT LOCATION: 3901 9TH AVENUE BROOKLYN, NY 11232	DWG NO.:
				CHECK BY: SW		Z100.00
				DATE: 10/15/18		

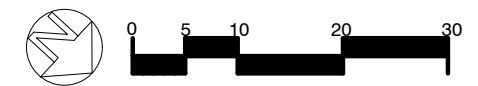


PROPOSED CELLAR PLAN

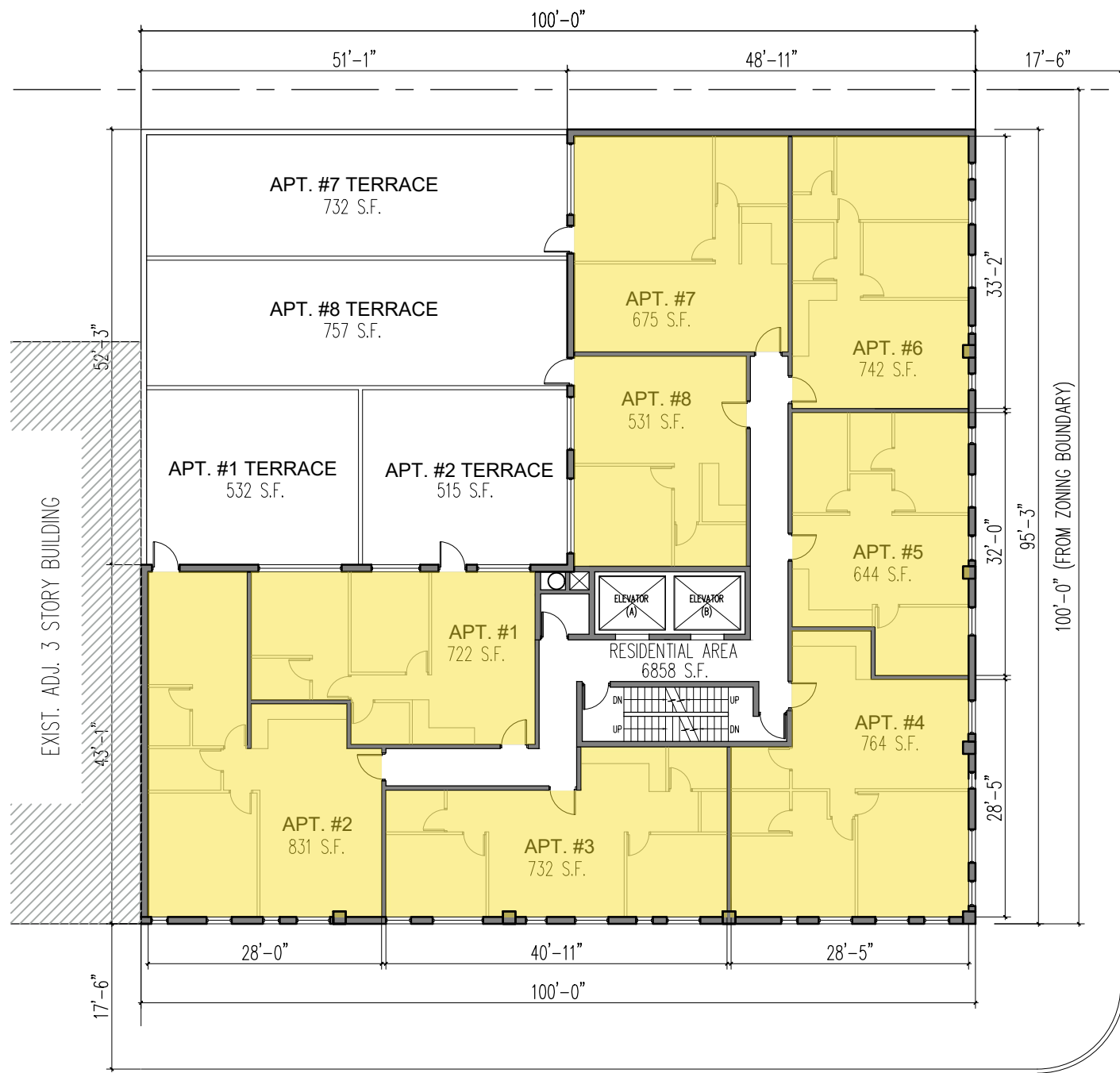


PROPOSED 1ST FLOOR PLAN

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



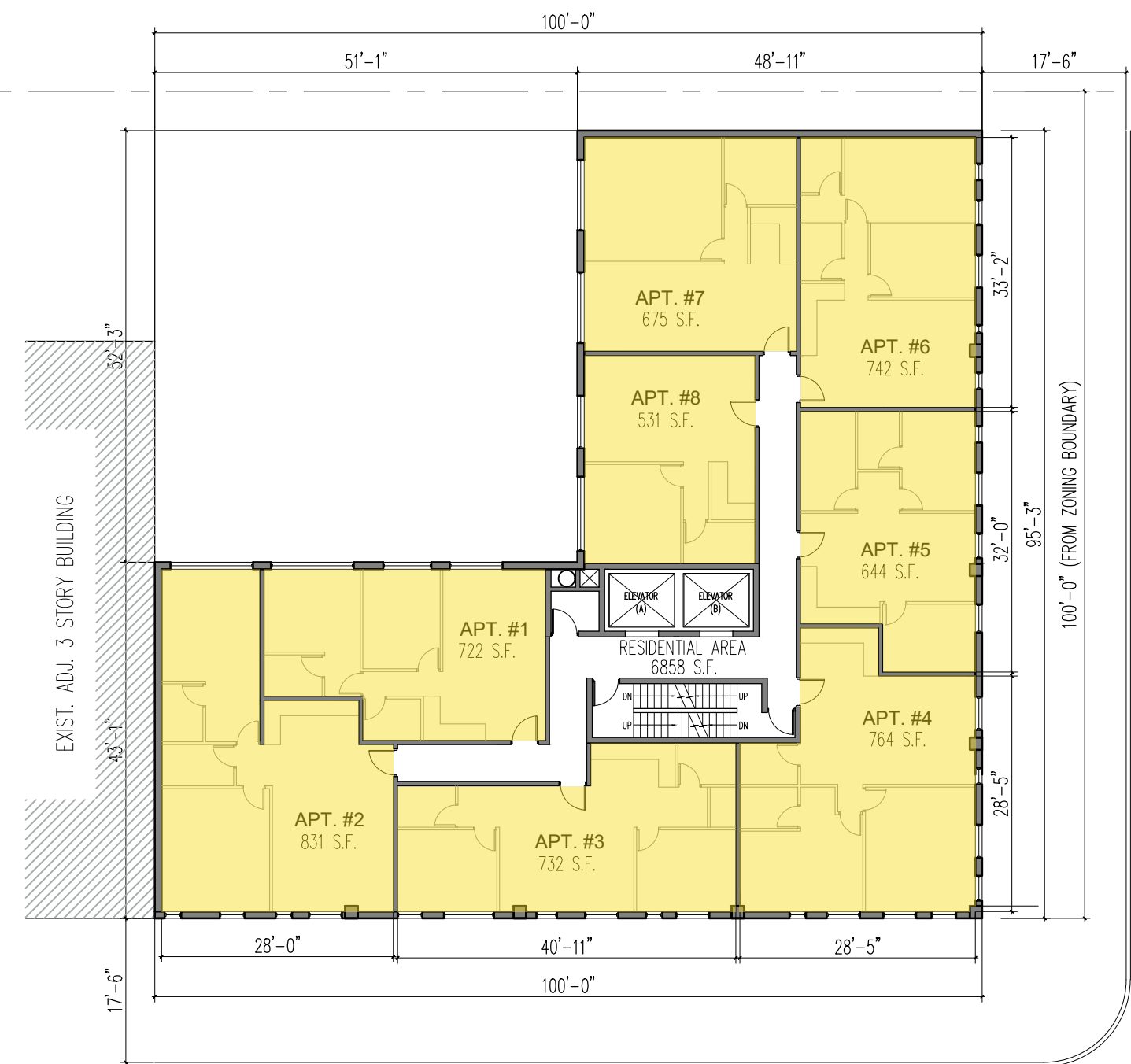
<p>STEPHEN WILDER. R.A. CD DESIGN INC. 22 RUTGERS ST. N.Y. 10002 TEL: 212-226-7261 FAX: 212-431-0074</p>	ZONING: R7A OVERLAY C2-4	ISSUED FOR:	DATE:	DRAWN BY:	PROJECT LOCATION:	DWG. NO.:
	BLOCK: 5583 LOT: 6			R	3901 9TH AVENUE BROOKLYN, NY 11232	Z101.00
	ZONING MAP: 22C			CHECK BY:		
	LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.			SW		
				10/15/18		



R7A/C2-4 M1-2

9TH AVENUE

39TH STREET
PROPOSED 2ND FLOOR PLAN



R7A/C2-4 M1-2

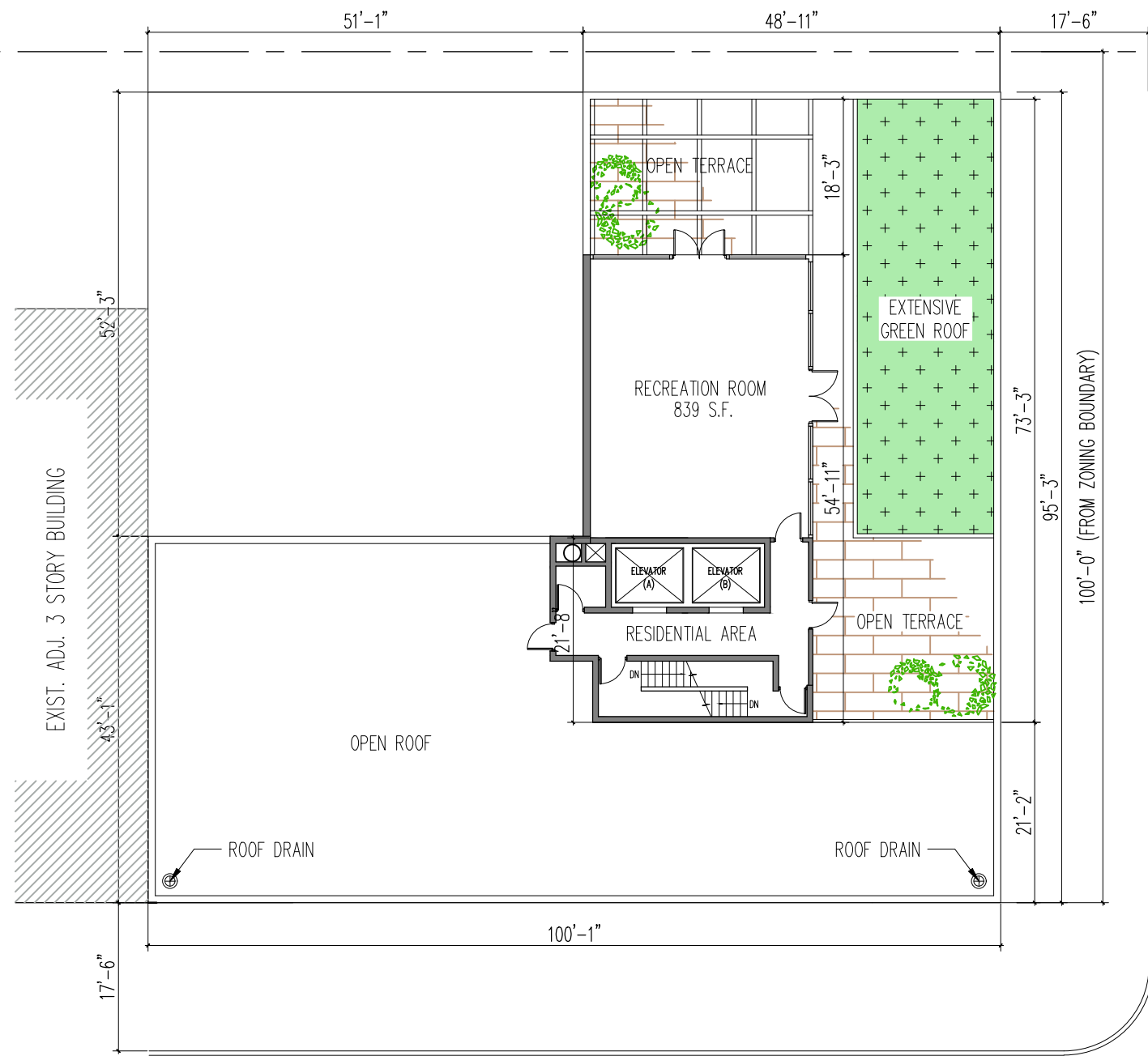
9TH AVENUE

39TH STREET
PROPOSED TYP. FLOOR PLAN (3RD TO 6TH FL PLAN)

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

TOTAL OF 8 APARTMENTS PER FLOOR

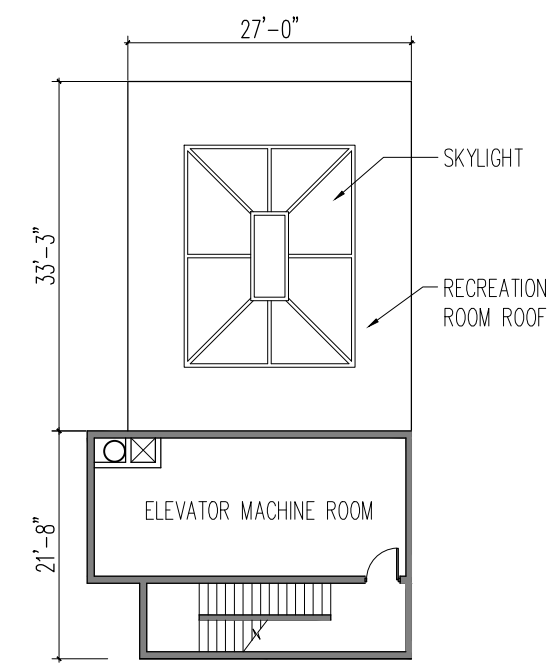
STEPHEN WILDER. R.A. CD DESIGN INC. 22 RUTGERS ST. N.Y. 10002 TEL:212-226-7261 FAX:212-431-0074	ZONING: R7A OVERLAY C2-4	ISSUED FOR:	DATE:	DRAWN BY:	PROJECT LOCATION:	DWG NO.:
	BLOCK: 5583 LOT: 6			R	3901 9TH AVENUE BROOKLYN, NY 11232	Z102.00
	ZONING MAP: 22C			CHECK BY:		
	LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.			SW		
				DATE:		
				10/15/18		



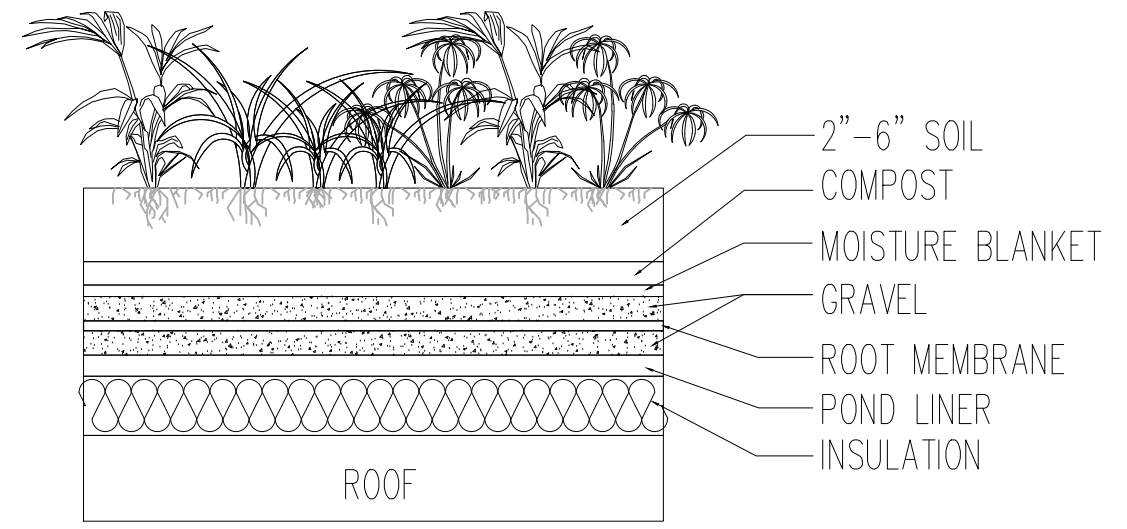
9TH AVENUE

R7A/C2-4 M1-2

PROPOSED ROOF PLAN 39TH STREET

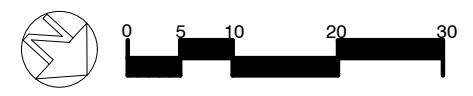


PROPOSED UPPER ROOF



GREEN ROOF DETAIL

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



<p>STEPHEN WILDER. R.A. CD DESIGN INC. 22 RUTGERS ST. N.Y. 10002 TEL: 212-226-7261 FAX: 212-431-0074</p>	<p>ZONING: R7A OVERLAY C2-4 BLOCK: 5583 LOT: 6 ZONING MAP: 22C LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.</p>	ISSUED FOR:	DATE:	DRAWN BY:	<p>PROJECT LOCATION: 3901 9TH AVENUE BROOKLYN, NY 11232</p>	DWG NO.:
				R		<p>Z103.00</p>
				SW		
				DATE:		
				10/15/18		




**39TH STREET
NORTH ELEVATION**

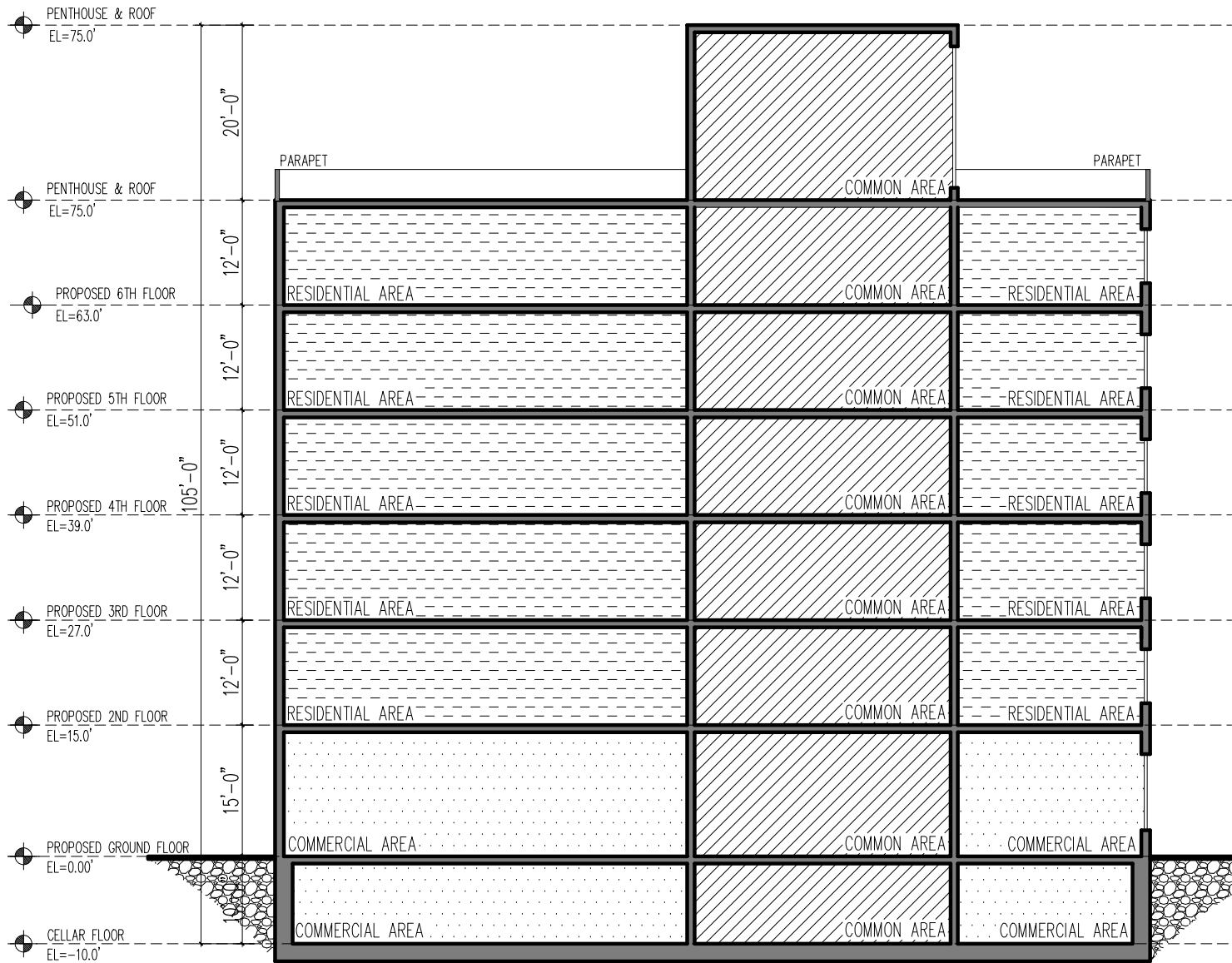


**9TH AVENUE
WEST ELEVATION**

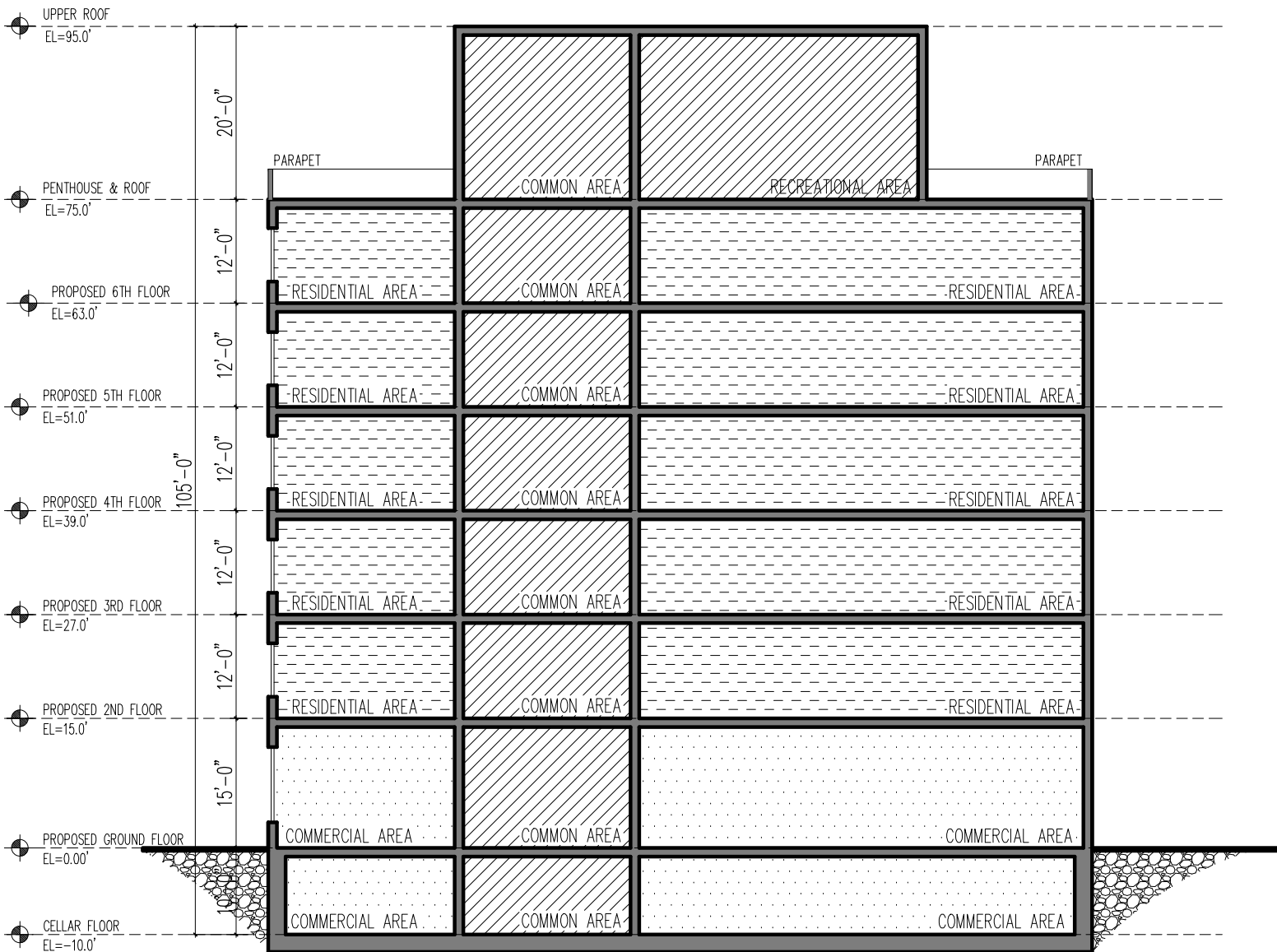
NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES



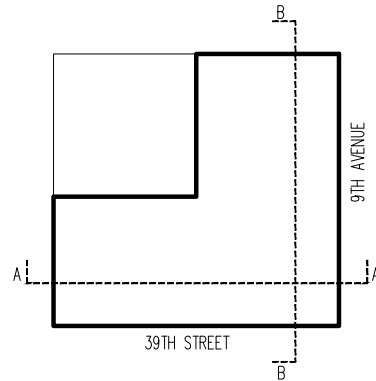
 STEPHEN WILDER, R.A. CD DESIGN INC. 22 RUTGERS ST. N.Y. 10002 TEL: 212-226-7261 FAX: 212-431-0074	ZONING: R7A OVERLAY C2-4 BLOCK: 5583 LOT: 6 ZONING MAP: 22C LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.	ISSUED FOR:	DATE:	DRAWN BY:	PROJECT LOCATION:	DWG NO.:
				R		
		CHECK BY:	DATE:	SW		
				10/15/18		



39TH STREET
SECTION A



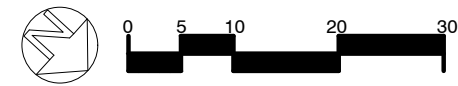
9TH AVENUE
SECTION B



KEY PLAN

LEGEND

COMMERCIAL AREA
 RESIDENTIAL AREA
 COMMON AREA



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

STEPHEN WILDER. R.A. CD DESIGN INC. 22 RUTGERS ST. N.Y. 10002 TEL: 212-226-7261 FAX: 212-431-0074	ZONING: R7A OVERLAY C2-4 BLOCK: 5583 LOT: 6 ZONING MAP: 22C LOT SIZE: 100.0' X 95.25' = 9,525 SQ. FT.	ISSUED FOR:	DATE:	DRAWN BY:	PROJECT LOCATION: 3901 9TH AVENUE BROOKLYN, NY 11232	DWG NO.:
				R		
				CHECK BY:		Z105.00
				SW		
				DATE:		
				10/15/18		