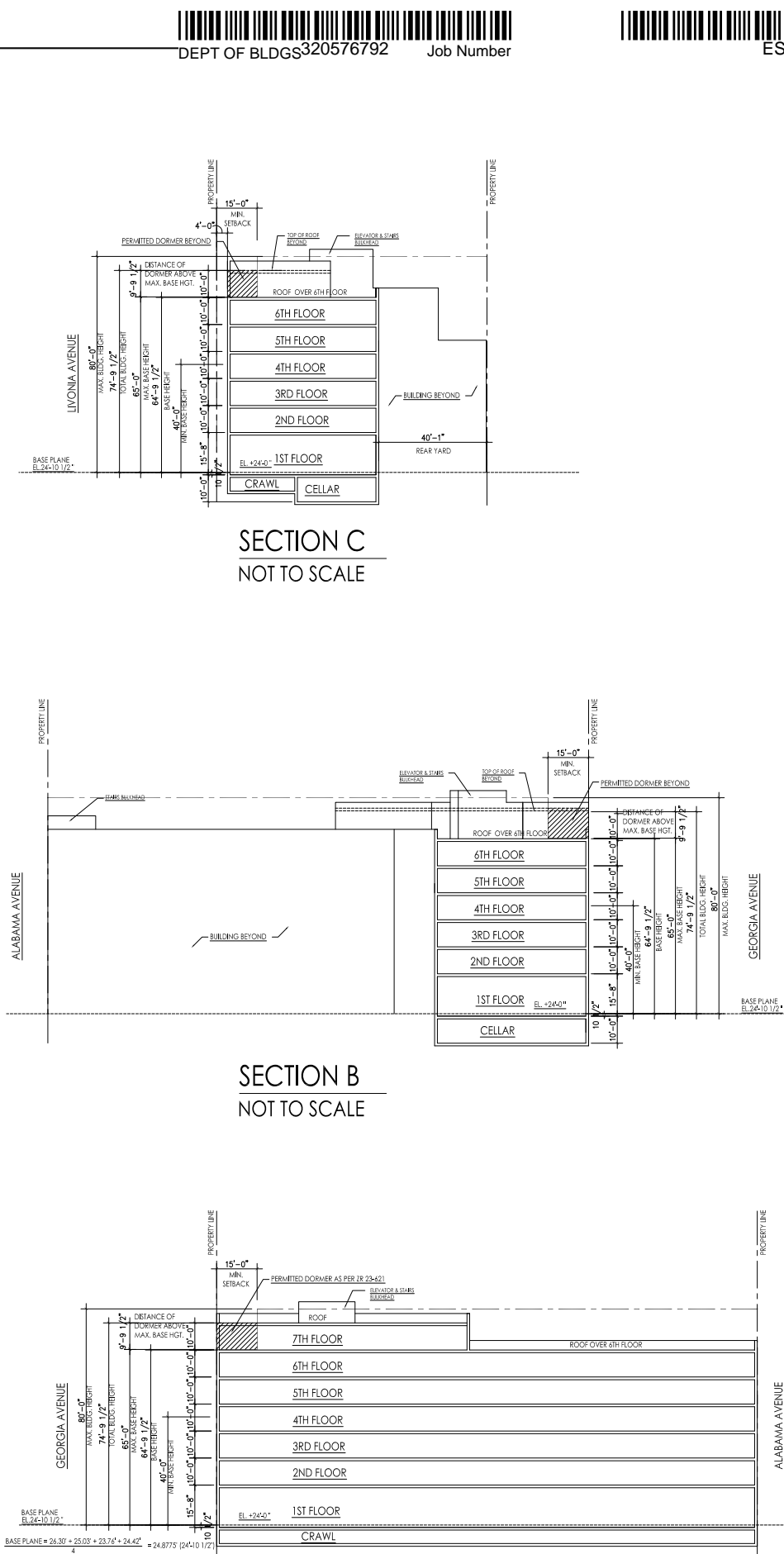
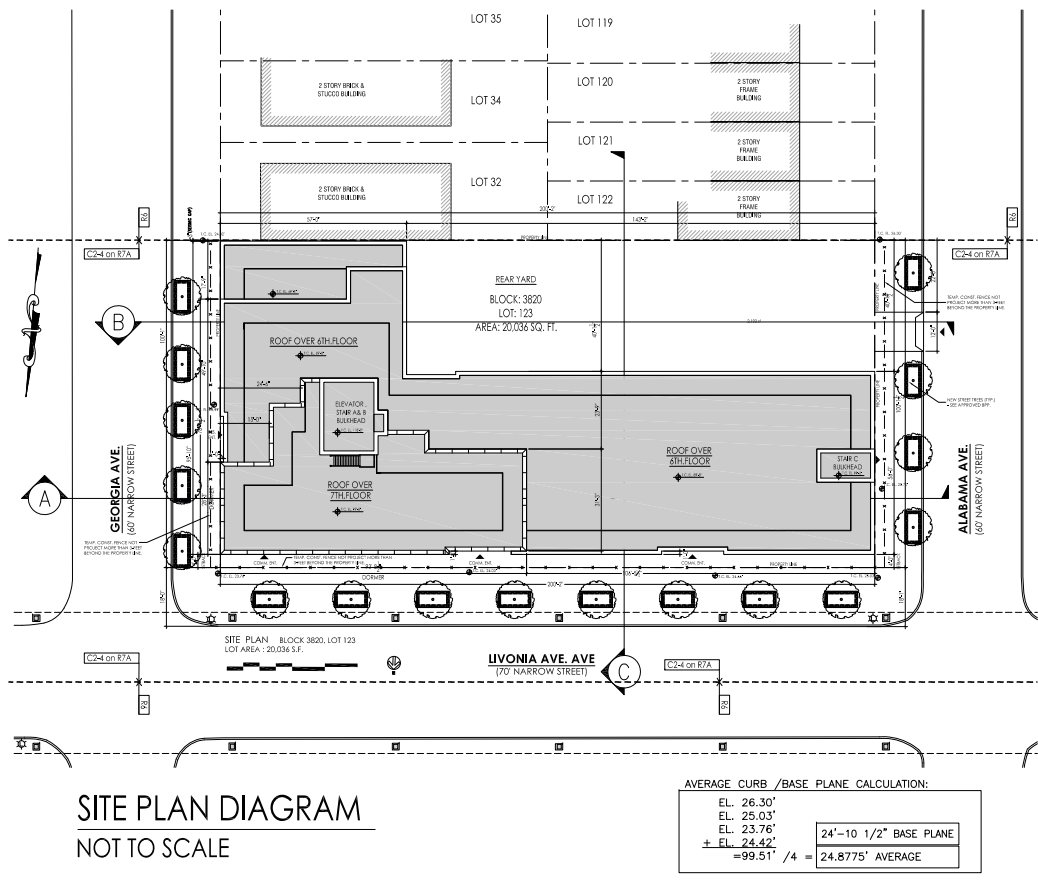
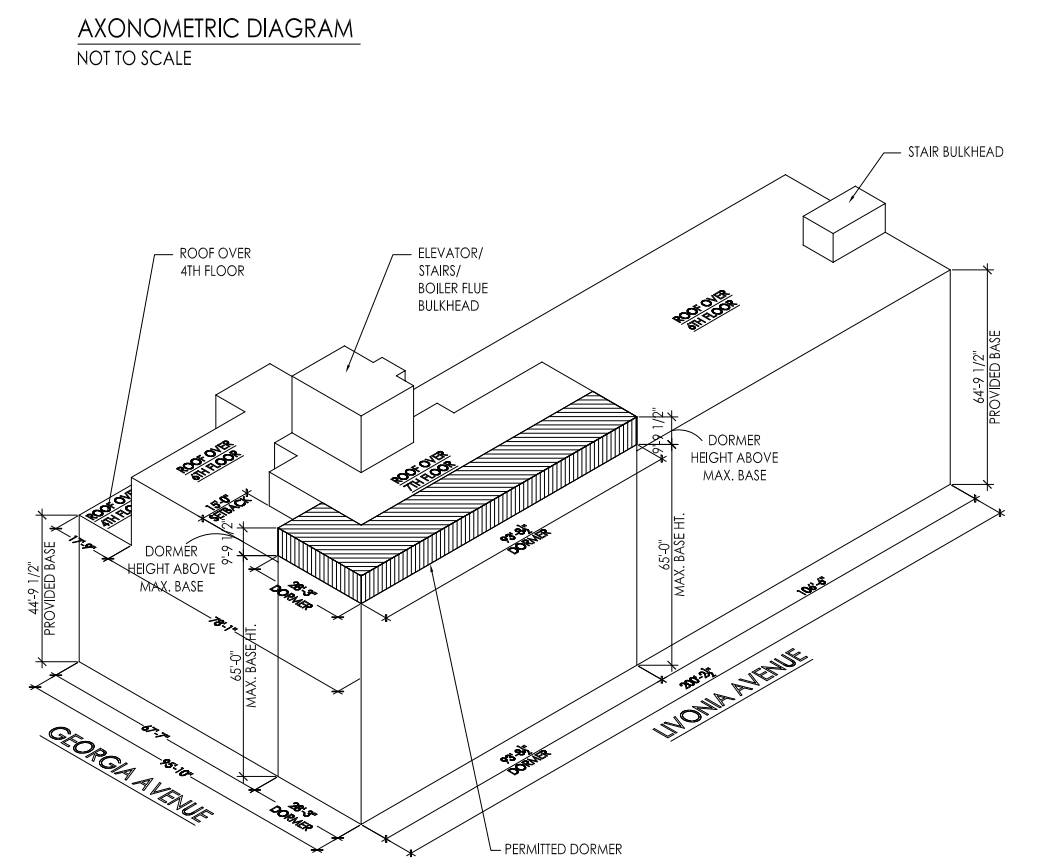


LIVONIA COMMONS SITE-3

LOCATION: Livonia Ave. between Georgia Ave. & Alabama Ave., Brooklyn, NY
BLOCK: 3820
LOTS: 123
LOT AREA: 20,036 Sq.Ft.
ZONING MAP: 17d
ZONING AREA: Re-zoned to R7A / C2-4 Overlay
USE GROUPS: 2 - RESIDENTIAL, 4 - COMMUNITY FACILITY
OCCUPANCY CLASS: R2, B
CONSTRUCTION TYPE: 1B, FULLY SPRINKLERED & FIRE PROOF
STREET WIDTH: Livonia Avenue 70 Ft., Georgia Avenue & Alabama Ave, 60 Ft.

ZONING RESOLUTION	ITEM	PERMITTED/REQUIRED	PROPOSED
23-145	MAXIMUM FLOOR AREA RATIO (Residential - Community Facility)	MXED=4.00 20.036 X 4.00 = 80,144 SQ. FT. R=4.00 20.036 X 4.00 = 80,144 SQ. FT. C.F.=2.00 20.036 X 2.00 = 40,072 SQ. FT.	RES. = 70,660 Sq.Ft. (3,527 FAR) C.F. = 9,481 Sq.Ft. (0,473 FAR)
24-11	QUALITY HOUSING DEDUCTS	1,223 SQ. FT. (SEE TABLES ON Z-001)	TOTAL ZONING AREA AFTER DEDUCTS: 80,141 SQ. FT. (FAR: 4.00)
33-121	MECHANICAL DEDUCTS	1,175 SQ. FT. (SEE TABLES ON Z-003)	
23-145	MAX LOT COVERAGE	Corner Lot: 80% Interior Lot: 65% 20,036 x 80% = 16,028.8 Sq.Ft. 0 x 65% = 0.0 Sq.Ft. 16,028.8 Sq.Ft.	13,415 Sq.Ft.
35-40	MAX NUMBER OF DWELLING UNITS	4.00 - 0.47 FAR Com. Facility = 3.53 FAR Residential 20,036 x 3.53 = 70,727 FACTOR 680 70,727 / 680 = 104 D.U.'s	90 Dwelling Units
35-24	BULK REGULATIONS	MIN. BASE HEIGHT 40 FT. MAX. BASE HEIGHT 65 FT. MAX. BUILDING HEIGHT 80 FT. SETBACK ABOVE MAXIMUM BASE HEIGHT ON NARROW STREET 15 FT.	Base 4 Floors 44'-9 1/2" and 6 Floors 64'-9 1/2" Bldg. Height 7 Floors 74'-9 1/2" SETBACK 15'-0"
23-421(c)	PARKING Low Income Tenants	15% OF D.U.'s	90 x 15% = 14
36-21	Parking for Com. Facility Uses	In C24 for community centers, rec. centers, or welfare centers: - None Required -	3 spaces provided
25-261	Maximum Number of spaces waived	In R7A 15 Spaces Waived	14 Spaces Waived 3 Spaces Provided for Com. Facility
25-33	WAIVER OF REQUIREMENTS FOR SPACES BELOW MINIMUM NUMBER	FOR NON-RESIDENTIAL USES IN R7A/C2-4 UP TO 40 SPACES WAIVED	VOLUNTARY NON-REQUIRED PARKING PROVIDED
25-811	ENCLOSED BICYCLE PARKING	1 PER 2 DWELLING UNITS	90/2 = 45 REQ'D: 45 SPACES PROD: 52 SPACES @ REDUCED FLOOR AREA PER BICYCLE (65.F.) PER (28'25-83) REQ'D AREA: 52 X 6.5 F. = 312 S.F. PROVIDED AREA: 558 S.F.
24-40	STREET TREE PLANTING	1 STREET TREE FOR EVERY 25ft. OF STREET FRONTAGE LIVONIA AVE. 200'-2" / 25 = 8 ALABAMA AVE. 100'-1" / 25 = 4 GEORGIA AVE. 100'-1" / 25 = 4 TOTAL: 16 TREES	17 TREES TO BE PROVIDED: 8 TREES ON LIVONIA AVE. 5 TREES ON GEORGIA AVE. 4 TREES ON ALABAMA AVE.
23-621(c)	PERMITTED OBSTRUCTIONS QUALITY HOUSING DORMER WITH SETBACK	AGGREGATE WIDTH 60% OF LENGTH OF STREET WALL FOR EACH FOOT OF HEIGHT ABOVE MAX. BASE HEIGHT THE AGGREGATE WIDTH OF ALL DORMERS SHALL BE DECREASED BY 1% OF STREET WALL WIDTH LIVONIA AVE. STREET WALL 200'-2" HEIGHT ABOVE MAX. BASE 9'-9 1/2" (9.792%) 60% - 9.792% = 50.208% GEORGIA AVE. STREET WALL 100'-0" HEIGHT ABOVE MAX. BASE 9'-9 1/2" (9.792%) 60% - 9.792% = 50.208% ALABAMA AVE. STREET WALL 100'-0" HEIGHT ABOVE MAX. BASE 9'-9 1/2" (9.792%) 60% - 9.792% = 50.208%	LIVONIA AVE. STREET WALL 200'-2" HEIGHT ABOVE MAX. BASE 9'-9 1/2" (9.792%) 60% - 9.792% = 50.208% GEORGIA AVE. STREET WALL 100'-0" HEIGHT ABOVE MAX. BASE 9'-9 1/2" (9.792%) 60% - 9.792% = 50.208% ALABAMA AVE. STREET WALL 100'-0" HEIGHT ABOVE MAX. BASE 9'-9 1/2" (9.792%) 60% - 9.792% = 50.208%
28-33	PLANTING IN SETBACK AREAS	THE AREA BETWEEN STREET LINE AND STREET WALL OF BUILDING SHALL BE PLANTED.	NOT PROVIDED. SEE MAYORAL OVERRIDE DATED: DECEMBER 2, 2013
28-00	QUALITY HOUSING		
24-40	SIZE OF DWELLING UNIT	400 SQ.FT. MINIMUM	470 SQ.FT.
28-22	WINDOWS	WINDOWS TO BE DOUBLE GLAZED	ALL WINDOWS WILL BE DOUBLE GLAZED
28-23	REFUSE STORAGE	2.9 CUBIC FT. PER DWELLING UNIT 2.9 x 90 = 261 PROVIDE REFUSE DISPOSAL ROOM OF MIN. 12 SQ.FT. PER FLOOR	219 SQ.FT. COMPACTOR ROOM @ CELLAR REFUSE DISPOSAL ROOM ON EACH FLOOR = 34 SQ.FT.
28-24	LAUNDRY FACILITIES	1 WASHER PER 20 UNITS 1 DRYER PER 40 UNITS 90 / 20 = 5 90 / 40 = 3 MIN. WINDOW AREA TO BE 9.5% OF ROOM 242 x 9.5 = 23 SQ.FT.	6 WASHERS 6 DRYERS WINDOW AREA PROVIDED = 51 SQ.FT (Type W1 window)
28-25	DAYLIGHT IN CORRIDORS	50% OF TOTAL CORRIDOR AREA DEDUCTIBLE	7th FLOOR CORRIDOR PROVIDED WITH WINDOWS
28-31	REQUIRED RECREATION SPACE	3.3% OF RESIDENTIAL FLOOR AREA 70,660 SQ.FT. x 3.3% = 2,332 SQ.FT.	5,887 SQ.FT. INDOORS AND OUTDOORS
28-32	STANDARD FOR RECREATION SPACE	OUTDOOR SPACE MIN. 225 SQ.FT. INDOOR SPACE MIN. 300 SQ.FT. MIN. DIMENSION 15 FT. MIN. WINDOW AREA TO BE 9.5% OF ROOM AREA 632 x 9.5% = 60 SQ.FT.	OUTDOOR SPACE 3,255 SQ.FT. INDOOR SPACE 632 S.F. Window Area provided: 81 S.F.
28-41	DENSITY PER CORRIDOR	11 UNITS PER STORY 50% OF CORRIDOR MAY BE EXCLUDED FROM FLOOR AREA	7th Floor HAS 4 UNITS



NYC Buildings

ZD1 Zoning Diagram
Must be typewritten.

☒ Orient and affix BIS job number label here ☐

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
☐ Yes ☐ No

Location Information

House No(s) 494
Street Name GEORGIA AVENUE

Borough BROOKLYN
Block 3820
Lot 123
BIN

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) Saky Yakas
Signature Date

P.E. / R.A. Seal (affix Seal and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE



Must be typewritten.
Sheet 2 of 2

1	Applicant Information <i>Required for all applications.</i>		
Last Name YAKAS		First Name SAKY	Middle Initial
Business Name SLCE ARCHITECTS		Business Telephone 212-979-8400	
Business Address 1359 BROADWAY		Business Fax	
City NY	State NY	Zip 10018	Mobile Telephone
E-Mail SYAKAS@SLCEARCH.COM		License Number RA 018047	

2 Additional Zoning Characteristics <i>Required as applicable.</i>				
Dwelling Units	90	Parking area	1,476 sq. ft.	Parking Spaces: Total 3 Enclosed 0

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

- | | | |
|--|----------------|----------------------------------|
| <input type="checkbox"/> Variance | Cal. No. _____ | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Special Permit | Cal. No. _____ | Authorizing Zoning Section _____ |
| <input type="checkbox"/> General City Law Waiver | Cal. No. _____ | General City Law Section _____ |
| <input type="checkbox"/> Other | Cal. No. _____ | |

City Planning Commission (CPC)

- | | | |
|---|-----------------|----------------------------------|
| <input type="checkbox"/> Special Permit | ULURP No. _____ | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Authorization | App. No. _____ | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Certification | App. No. _____ | Authorizing Zoning Section _____ |
| <input type="checkbox"/> Other | App. No. _____ | |

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

ZD1

Sheet 2 of 2

4	Proposed Floor Area Required for all applications. One Use Group per line.
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CEL	4,449	2					
1	13,373	2,4	3,126	9,481			0.629
2	13,423	2	13,188				0.658
3	13,423	2	13,188				0.658
4	13,423	2	13,188				0.658
5	12,599	2	12,394				0.619
6	12,599	2	12,394				0.619
7	3,698	2	3,182				0.159
ROF	892	2					
Totals	87,879		70,660	9,481			4.00

Total Zoning Floor Area	80,141
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