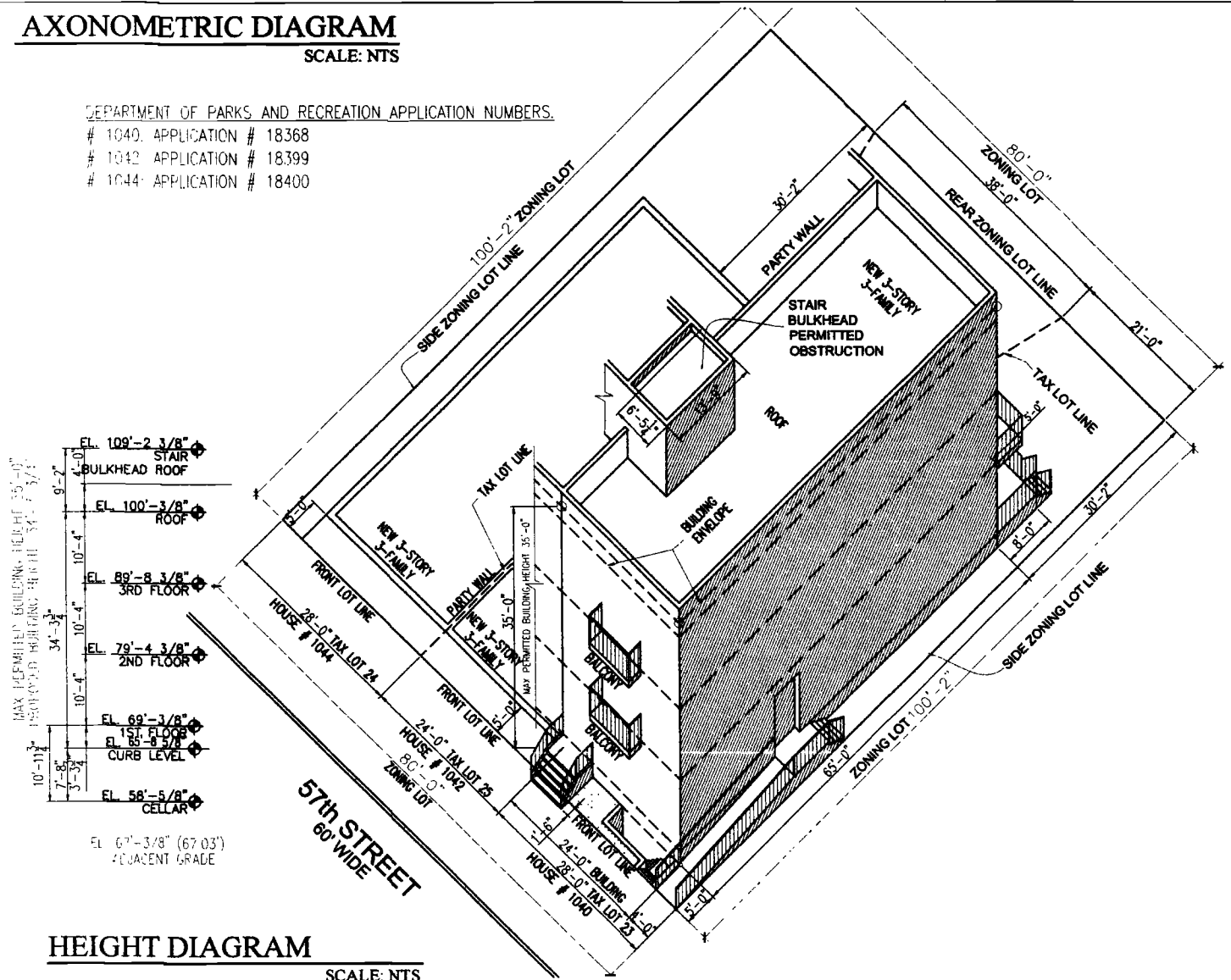


AXONOMETRIC DIAGRAM

SCALE: NTS

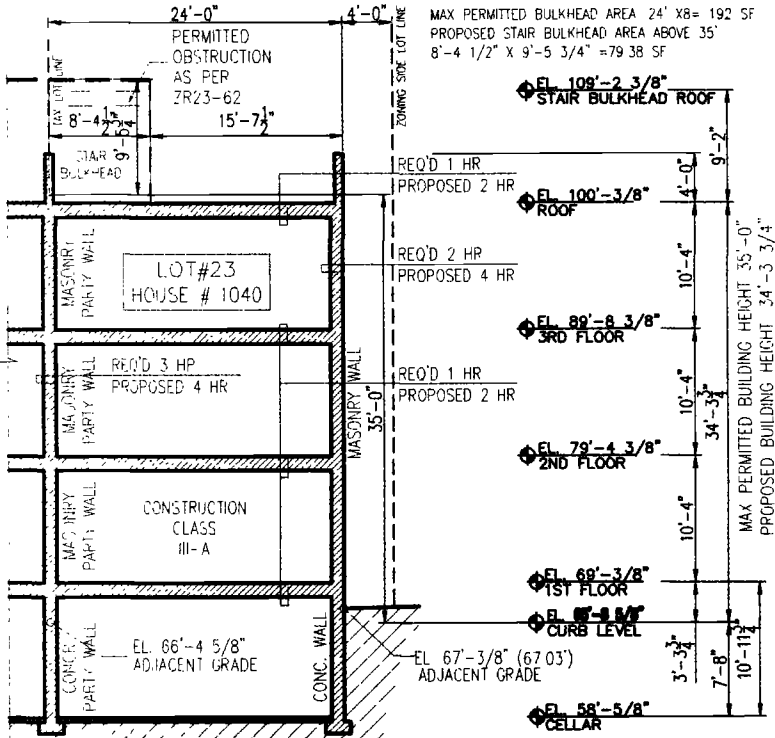
DEPARTMENT OF PARKS AND RECREATION APPLICATION NUMBERS.

- # 1040. APPLICATION # 18368
- # 1042. APPLICATION # 18399
- # 1044. APPLICATION # 18400



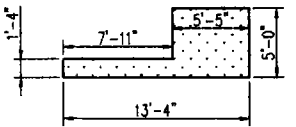
HEIGHT DIAGRAM

SCALE: NTS

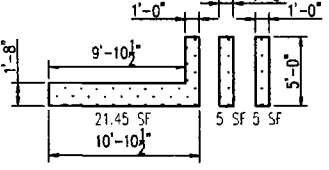


CURB LEVEL CALCULATIONS:
 $((65'-11\frac{1}{8}')+(65'-6\frac{1}{8}'))/2=65'-8\frac{5}{8}"$

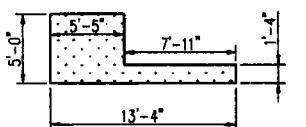
ZR 23-451 PLANTING REQUIREMENT PER BUILDING
#1044 FRONT YARD AREA: 28'X5'=140
MIN PLANTED AREA REQUIRED: 140 X 25%=35 SF
PROPOSED: 37.6 SF (SEE DIAGRAM BELOW)



PLANTING REQUIREMENT PER BUILDING
#1042 FRONT YARD AREA: 24'X5'=120
MIN PLANTED AREA REQUIRED: 120 X 25%=30 SF
PROPOSED: 31.45 SF



PLANTING REQUIREMENT PER BUILDING
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PROPOSED: 37.6 SF (SEE DIAGRAM BELOW)



ZONING ANALYSIS

1040 57TH STREET, BROOKLYN, NY 11219
APPLICATION # 321102711
NEW 3-STORY & CELLAR 3-FAMILY BUILDING.
ONE ZONING LOT, 3 TAX LOTS (#23, 24, 25)
DEVELOPED AS PER ZR 23-146 OPTIONAL PROVISIONS FOR CERTAIN R5 AND R6 DISTRICTS IN BROOKLYN
#ZONING LOTS# CONTAINING #BUILDINGS# USED EXCLUSIVELY AS ONE-, #TWO-# OR THREE-#FAMILY RESIDENCES#, PROVIDED SUCH #ZONING LOT# COMPLIES WITH ALL OF THE PROVISIONS OF THIS SECTION.
EXCEPT AS MODIFIED BY THE EXPRESS PROVISIONS OF SECTION 23-146, THE REGULATIONS OF R5 AND R6 DISTRICTS REMAIN IN EFFECT.
PROPOSED THREE 3-FAMILY BUILDINGS, COMPLIES

BLOCK: 5695, TAX LOT: 23
BIN: 3140291
OCCUPANCY: R-2 (3-FAMILY BUILDING)
CONSTRUCTION CLASS III-A
STRUCTURAL OCCUPANCY CATEGORY: II

LOT AREA: 80' X 100'-2" = 8,013.33 SF
BLOCK: R-5 BOROUGH PARK, MAP: 22-A

ZR 23-146 A) MAX FAR: 1.8
MAX "FLOOR AREA" 8,013.33 X 1.8 = 14,423.99 SF
PROPOSED "FLOOR AREA"
1ST FLOOR: 72'X65'=4,680 SF
2ND FLOOR: 72'X65'=4,680 SF
3RD FLOOR: 72'X65'=4,680 SF
NO DEDUCTIONS UTILIZED
TOTAL "FA" 14,040 SF, LESS THAN 14,423.99 SF
PROPOSED FAR: 1.75
ZR 23-146 A) MAX LOT COVERAGE: 8,013.33 X 60% = 4,807.99 SF
PROPOSED LOT COVERAGE: 4,680 SF = 58.40%

ZR 23-146 C) FRONT YARD REQUIRED: 5'-0" PROPOSED: 5'-0"

ZR 23-146 D)2) SIDE YARD
REQUIRED: 4' MIN, 8' BETWEEN BUILDINGS
PROPOSED: TWO 4'-0" WIDE SIDE YARDS

ZR 23-47 REAR YARD REQUIRED: 30'-0". PROPOSED REAR YARD: 30'-2"

ZR 23-146 B) HEIGHT
MAX PERMITTED: 35' OR 3 STORIES, WHICHEVER IS LESS
PROPOSED: 34'-3 3/4"
PARAPET WALL AND STAIR BULKHEAD ARE PERMITTED OBSTRUCTION AS PER ZR23-62

ZR 23-146 G) PARKING REQUIRED: 0. PROPOSED: 0

ZR 23-03, 26-41 STREET TREE PLANTING IN RESIDENCE DISTRICTS
REQUIRED PER FRONTAGE OF ZONING LOT: 80' / 25' = 3 TREES. EXISTING TREES: 2
PROPOSED: 1

ZR 23-04 / ZR 26-41 PLANTING STRIPS IN RESIDENCE DISTRICTS
PROPOSED COMPLIES. SEE PLOT PLAN

ZR 23-451 PLANTING REQUIREMENT PER BUILDING
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PROPOSED: 31.45 SF
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MIN PLANTED AREA REQUIRED: 140 X 25%=35 SF
PROPOSED: 37.6 SF (SEE DIAGRAM)

ZR 25-811 BICYCLE PARKING
REQUIRED PER BUILDING OR BUILDING SEGMENT: 1 SPACE PER 2 D.U.
3/2=1.5=2 SPACES REQUIRED FOR EACH BUILDING
WAIVED (NOT MORE THAN 10 DWELLING UNITS PROPOSED)



ZD1 Zoning Diagram
Must be typewritten.

DEPT BLDGS Job No. 321102711
Scan Code ESHS4160827

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

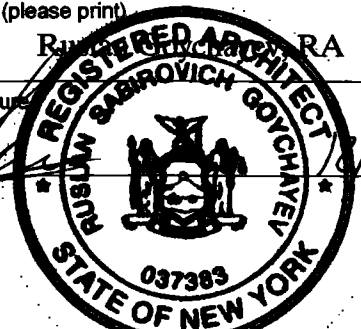
Location Information

House No(s) 1040
Street Name 57th Street
Borough BROOKLYN
Block 5695
Lot 23
BIN 3140291

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 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) RUSLAN SABROVICH, R.A.

Signature Date 12/2/15



P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # GANYU ABUL R.A.

PLAN EXAMINER SIGN AND DATE 12/03/15

PLOT PLAN
SCALE: 1/16"=1'-0"

NYC
Buildings

ZD1 Zoning Diagram
Must be typewritten.

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) 1040
Street Name 57th Street

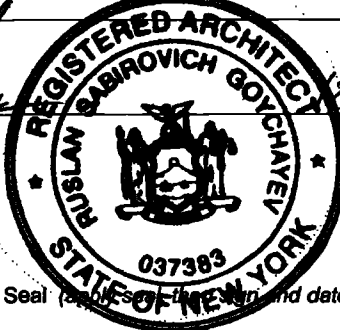
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Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly 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)

Ruslan Govchayev, RA

Signature



Date

P.E. / R.A. Seal (must be signed and dated over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

11th AVENUE (80' WIDE)

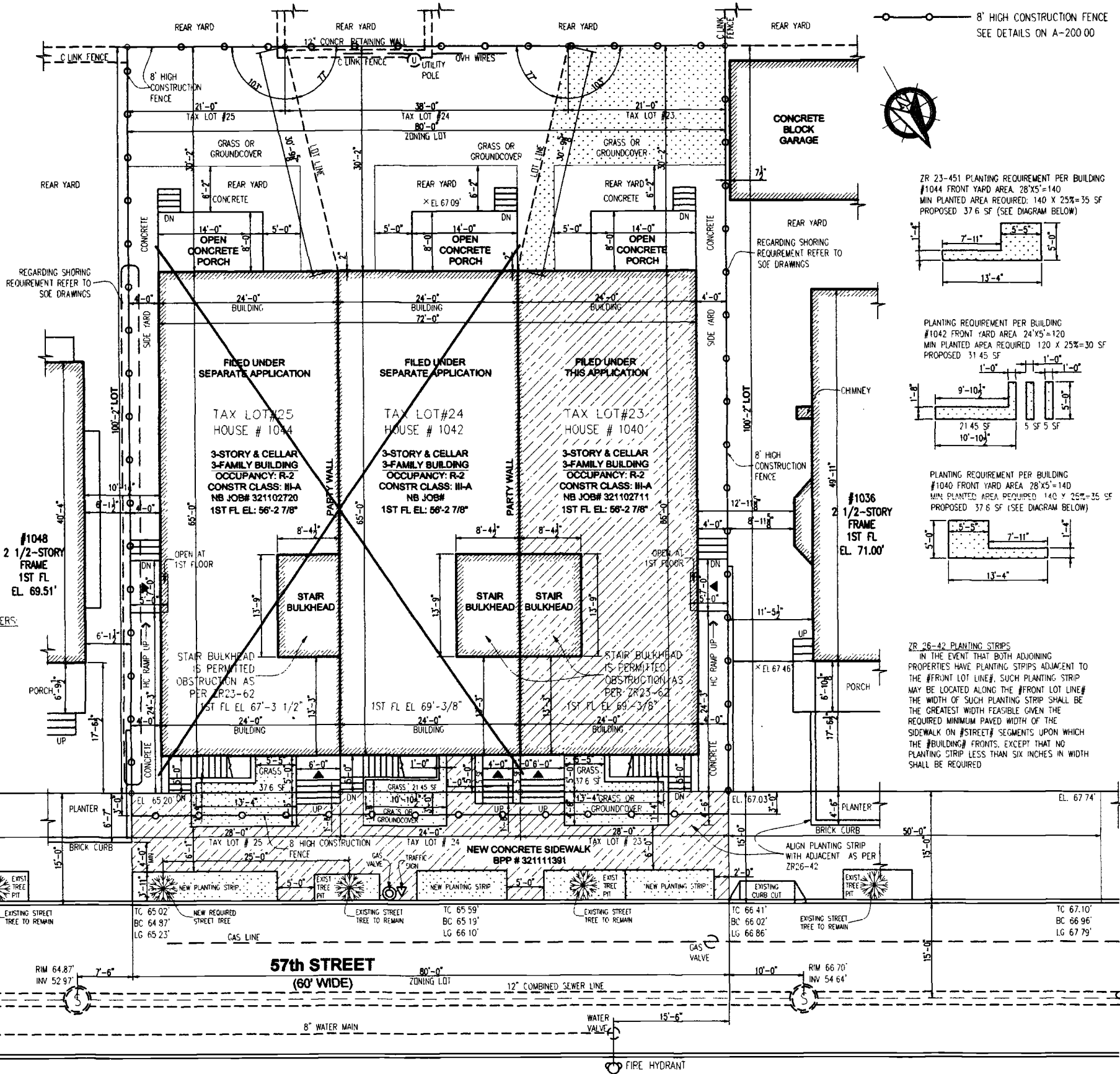
D.P. HOUSE CONNECTION APPROVALS:
1040 HCK 171/155
1042 HCK 172/155
1044 HCK 173/155

DEPARTMENT OF PARKS AND RECREATION APPLICATION NUMBERS:
1040 APPLICATION # 18368
1042 APPLICATION # 18399
1044 APPLICATION # 18400

REQUIRED STREET TREES
ZONING LOT FRONTAGE 80'
80'/25 = 3 EXISTING TREES: 2
PROPOSED 1 STREET TREE TO BE PLANTED ON-SITE AS
DETERMINED BY DEPARTMENT OF PARKS AND RECREATION

BASED ON ARCHITECTURAL SURVEY BY AAA GROUP
100-A BROADWAY BROOKLYN NY 11249
TEL 718 387 9800 FAX 718 384 5050

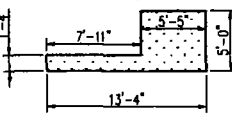
TEMPORARY SOIL, CONSTRUCTION MATERIAL OR EQUIPMENT SHALL NOT BE PLACED
CLOSER TO THE EDGE OF THE EXCAVATION THAN A DISTANCE EQUAL TO 1 1/2
TIMES THE DEPTH OF THE EXCAVATION



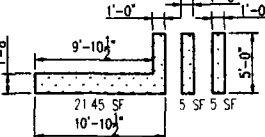
8' HIGH CONSTRUCTION FENCE
SEE DETAILS ON A-200.00



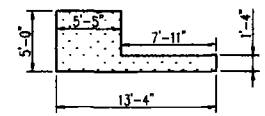
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ZR 26-42 PLANTING STRIPS
IN THE EVENT THAT BOTH ADJOINING
PROPERTIES HAVE PLANTING STRIPS ADJACENT TO
THE #FRONT LOT LINE#, SUCH PLANTING STRIP
MAY BE LOCATED ALONG THE #FRONT LOT LINE#
THE WIDTH OF SUCH PLANTING STRIP SHALL BE
THE GREATEST WIDTH FEASIBLE GIVEN THE
REQUIRED MINIMUM PAVED WIDTH OF THE
SIDEWALK ON #STREET# SEGMENTS UPON WHICH
THE #BUILDING# FRONTS, EXCEPT THAT NO
PLANTING STRIP LESS THAN SIX INCHES IN WIDTH
SHALL BE REQUIRED

CURB LEVEL CALCULATIONS

CURB LEVEL CALCULATIONS
 $((65'-1/4')+(65'-6\ 1/8'))/2=65'-3\ 1/8'$
 $((65'-11\ 1/8')+(65'-6\ 1/8'))/2=65'-8\ 5/8'$
 $((65'-11\ 1/8')+(66'-4\ 7/8'))/2=66'-2'$
 $TC\ 65.02' = 65'-1/4'$
 $TC\ 65.59' = 65'-6\ 1/8'$
 $TC\ 66.41' = 66'-2'$
 $TC\ 66.10' = 66'-4\ 7/8'$

