

1 SITE PLAN

1/16"=1'-0"

SITE DATA
 ADDRESS: 3510 GLENWOOD ROAD,
 BROOKLYN 11210
 BLOCK: 7563
 LOT: 42
 ZONE: R6
 MAP: 23A
 AREA: 7,525.00 sf

ALL INFORMATION OBTAINED BY SURVEY
 PROVIDED BY AAA GROUP P.E. SERVICING CORP.

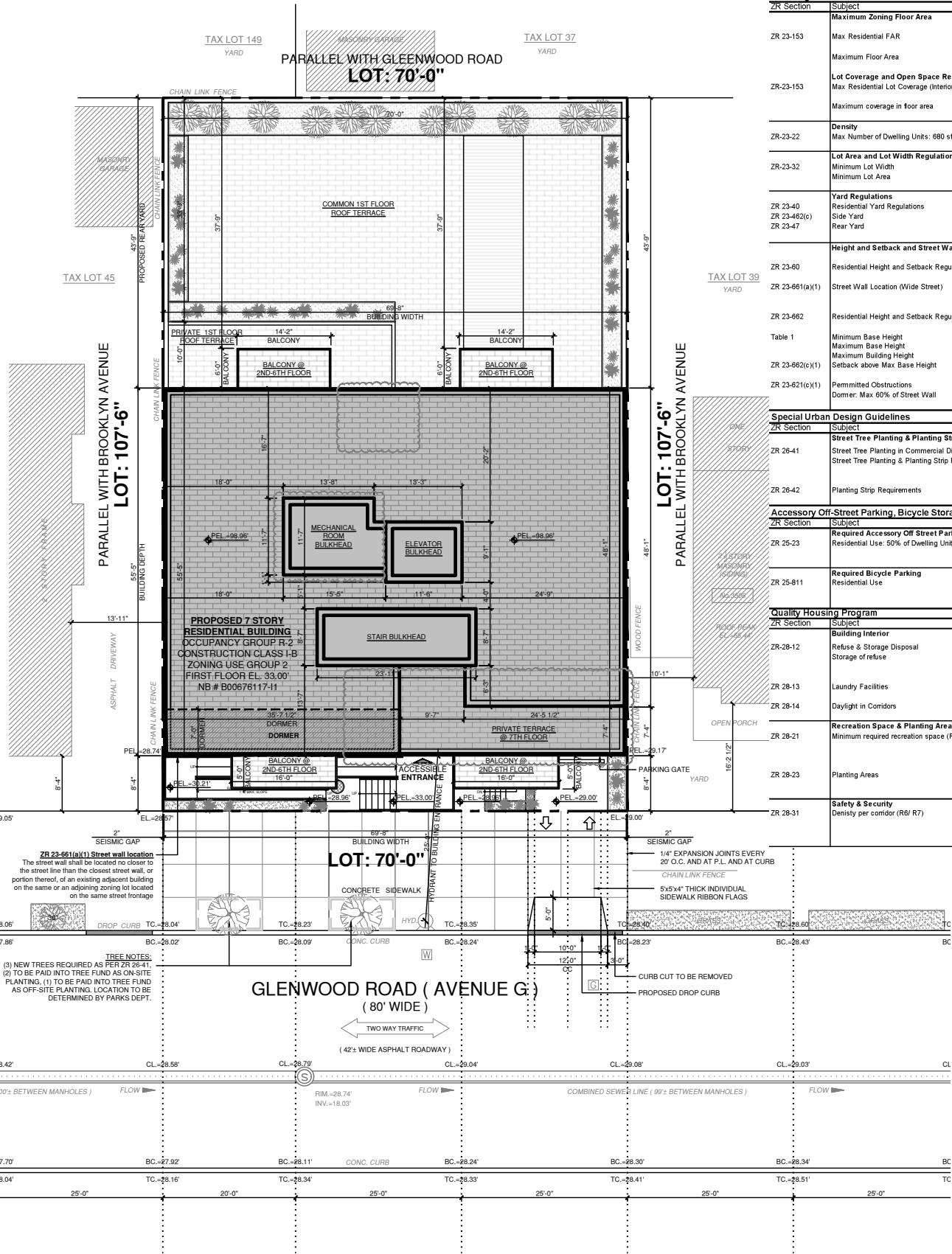
ABBREVIATIONS

BC/TC BOTTOM/TOP OF CURB
 PPL PROPOSED PROPERTY LINE ELEVATION
 PL EXISTING PROPERTY LINE
 PTC PROPOSED TOP CURB
 TC EXISTING TOP CURB
 PBC PROPOSED BOTTOM CURB
 BC EXISTING BOTTOM CURB
 CL CENTER LINE
 LG LEGAL GRADE

LEGEND

UTILITY POLE
 WATER VALVE
 GAS VALVE
 FIRE HYDRANT
 SEWER MANHOLE
 TRAFFIC FLOW AND DIRECTION
 COMBINED SEWER
 WATER MAIN
 TREE & TREE PIT

BROOKLYN AVENUE
 (80' WIDE)



3510 Glenwood Road, Brooklyn, NY

Block: 7563
 Lots: 42
 Lot Area: 7,525.00 sf

Zoning Information

Zoning Map: 23a
 Districts: R6
 Lot type: Interior Lot
 Street Type: Wide Street

Use Regulations

| ZR Section | Subject | Permitted/ Required | Proposed/ Provided | Notes/ Reference |
|------------|---|---------------------|--------------------|------------------|
| ZR 22-10 | Permitted Residential Use Groups: | 1,2 | 2 | See Schedule A |
| ZR 22-10 | Permitted Community Facility Use Groups: | 3,4 | | |
| ZR 32-10 | Permitted Commercial and Community Facility UG's: | 3,4,5,6,8,9,10 | | |

Bulk Regulations

| ZR Section | Subject | Permitted/ Required | Proposed | Notes/ Reference |
|-----------------|---|-----------------------------|---------------|--|
| ZR 23-153 | Maximum Zoning Floor Area | 3.0 | 2.98 | Complies |
| ZR 23-153 | Max Residential FAR | 7525 sf / 3 FAR = 22575 sf | 22,459.57 sf | See Zoning Area Diagrams Z-003-Z-006 |
| ZR 23-153 | Maximum Floor Area | 22,575.00 sf | | |
| ZR 23-153 | Lot Coverage and Open Space Requirements | | | Complies |
| ZR 23-153 | Max Residential Lot Coverage (Interior Lot) | 100% | 56% | See Lot Coverage Diagram Z-006 |
| ZR 23-153 | Maximum coverage in floor area | 7525 * 1 = 7525 sf | 4,190.66 sf | |
| ZR 23-22 | Density | 33 DU's | 26 DU's | Complies |
| ZR 23-22 | Max Number of Dwelling Units: 680 sf DU | 22575 sf / 680 sf = 33 DU's | | See Schedule A & Floor Plans A-100 thru A-120 |
| ZR 23-32 | Lot Area and Lot Width Regulations | | | Complies |
| ZR 23-32 | Minimum Lot Width | 18 ft | 70.00 ft | See Survey |
| ZR 23-32 | Minimum Lot Area | 1,700 sf | 7,525.00 sf | |
| ZR 23-40 | Yard Regulations | | | Complies |
| ZR 23-462(c) | Residential Yard Regulations | | | See Site Plan Z-001 |
| ZR 23-47 | Side Yard | None Required | None Provided | 8'-0" minimum if provided |
| ZR 23-47 | Rear Yard | 30 ft | 43'-9" | |
| ZR 23-60 | Height and Setback and Street Wall Location Regulations | | | Complies |
| ZR 23-60 | Residential Height and Setback Regulations | | | See Notes |
| ZR 23-61(a)(1) | Street Wall Location (Wide Street) | See Notes | See notes | The street wall shall be located no closer to the street line than the closest street wall, or portion thereof, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage. |
| ZR 23-662 | Residential Height and Setback Regulations | | | |
| Table 1 | Minimum Base Height | 40 ft | 60.54 ft | See Building Height Diagram Z-002 |
| | Maximum Base Height | 65 ft | 60.54 ft | See Building Height Diagram Z-002 |
| ZR 23-662(c)(1) | Maximum Building Height | 70 ft | 69.96 ft | See Building Height Diagram Z-002 |
| ZR 23-662(c)(1) | Setback above Max Base Height | 10 ft | 10.00 ft | See Building Height Diagram Z-002 |
| ZR 23-621(c)(1) | Permitted Obstructions | | | |
| ZR 23-621(c)(1) | Dormer: Max 60% of Street Wall | 38.35 ft | 35.63 ft | Dormers shall be allowed as a permitted obstruction. See dormer calculation Z-002 |

Special Urban Design Guidelines

| ZR Section | Subject | Permitted/ Required | Proposed / Provided | Notes/ Reference |
|------------|--|-----------------------|---------------------|--|
| ZR 26-41 | Street Tree Planting & Planting Strip Requirements | See Notes | See notes | Complies |
| ZR 26-41 | Street Tree Planting in Commercial Districts | 1 tree per 25 ft | 3 trees | Street Trees as per ZR 26-41 shall be required. See below |
| ZR 26-41 | Street Tree Planting & Planting Strip Requirements | 70% / 25 ft = 3 trees | | (2) trees to be paid into tree fund as on-site planting, (1) tree to be paid into tree fund as off-site planting |
| ZR 26-42 | Planting Strip Requirements | Required | Provided | See Site Plan Drawing Z-001 |

Accessory Off-Street Parking, Bicycle Storage and Loading Regulations

| ZR Section | Subject | Required | Provided | Notes/ Reference |
|------------|--|--|------------------------|--------------------|
| ZR 25-23 | Required Accessory Off Street Parking | Residential Use: 50% of Dwelling Units | 13 cars | Complies |
| ZR 25-23 | Residential Use: 50% of Dwelling Units | | 13 cars | Provided See A-100 |
| ZR 25-811 | Required Bicycle Parking | Residential Use | 1 per 2 Dwelling Units | Complies |
| ZR 25-811 | Residential Use | | 13 bikes | 14 bikes |

Quality Housing Program

| ZR Section | Subject | Permitted/ Required | Proposed / Provided | Notes/ Reference |
|------------|--|---------------------|---------------------|--|
| ZR 28-12 | Building Interior | | | Complies |
| ZR 28-12 | Refuse & Storage Disposal | 2.9 of per D.U. | Complies as Noted | Storage provided at Cellar. See drawing A-100 |
| ZR 28-12 | Storage of refuse | 75.40 cf | 125.00 cf | |
| ZR 28-13 | Laundry Facilities | See notes | See notes | Washer and Dryer provided within Dwelling Units/ Floor area deductions not taken |
| ZR 28-14 | Daylight in Corridors | See notes | See notes | 50% of the corridor may be excluded from the definition of floor area. |
| ZR 28-21 | Recreation Space & Planting Areas | | | Complies |
| ZR 28-21 | Minimum required recreation space (R6) | 3.3% | 10.4% | Indoor and outdoor recreation space provided on the 1st floor. See A-100.00 and Z-006 |
| ZR 28-21 | Indoor space + outdoor space = 372.15sf + 1,968.69sf = 2340.84sf | 741.47 sf | 2,340.84 sf | |
| ZR 28-23 | Planting Areas | Required | Provided | The area of the zoning lot between the street line and the street wall of the building shall be planted at ground level. Provided. See Site Plan Z-001 |
| ZR 28-31 | Safety & Security | | | Complies |
| ZR 28-31 | Density per condor (R6/ R7) | 11 Dwelling Units | 4 Dwelling Units | 50% of the condor may be excluded from the definition of floor area. If the # of D.U.'s is equal to or less than the given density, 50% of the condor is deducted. See Drawings A-100 thru A-120 & Z-003 thru Z-004. Provided. See Site Plan Z-001 |

Base Plane Calculation ZR 12-10

| | |
|--------------------|-----------------|
| Glenwood Road | |
| East Elevation | 28.74 ft |
| West Elevation | 29.17 ft |
| Total | 57.91 ft / 2 |
| Base Plane: | 28.96 ft |



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) | 3510 |
| Street Name | GLENWOOD ROAD |
| Borough | BROOKLYN |
| Block | 7563 |
| Lot | 42 |
| BIN | 3206086 |

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)
 ROBERT BIANCHINI
 Signature
 Date: 11/26/2024

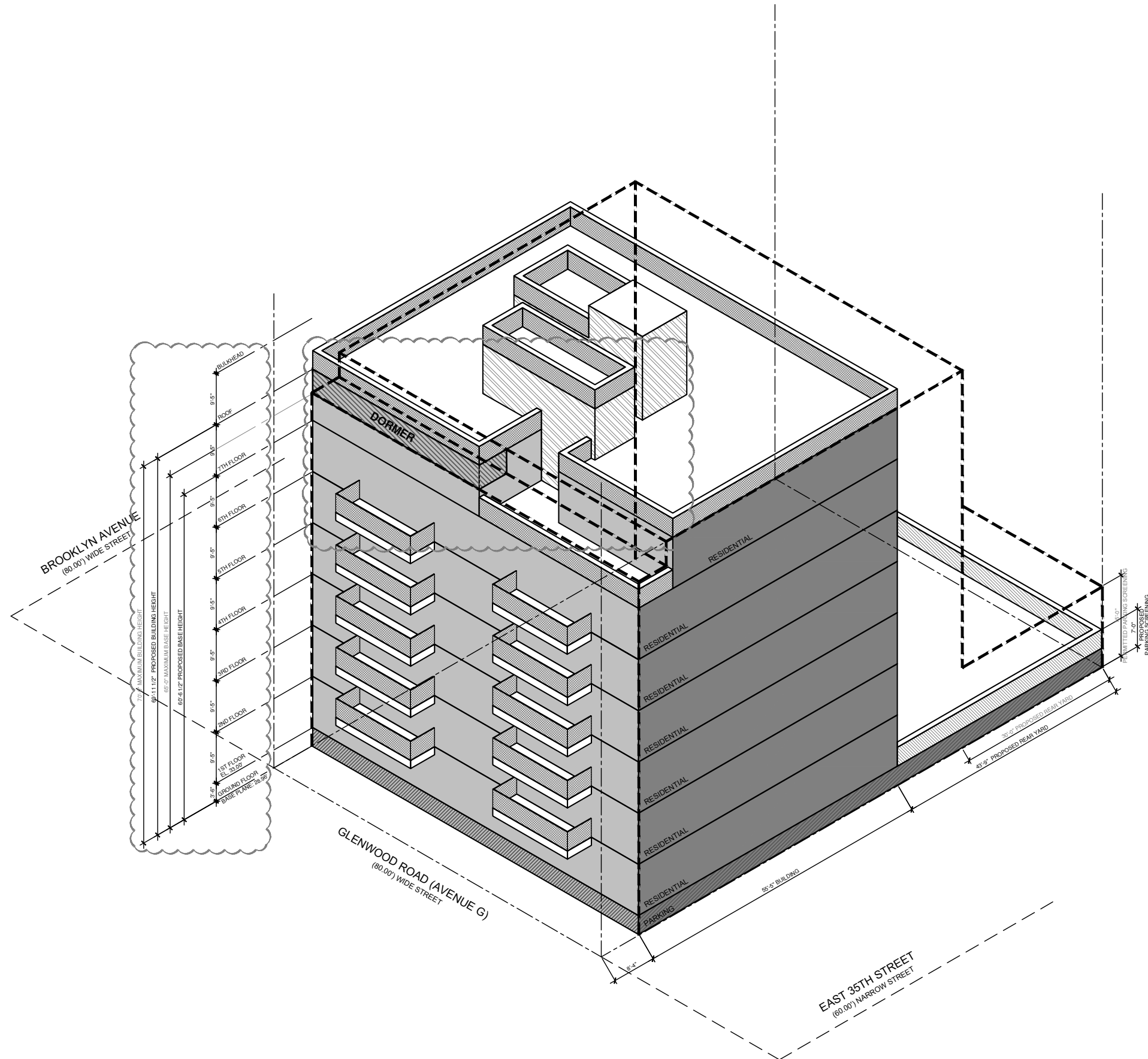


P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # B00676117-11

PLAN EXAMINER SIGN AND DATE



1 AXONOMETRIC DIAGRAM
1/16"=1'-0"



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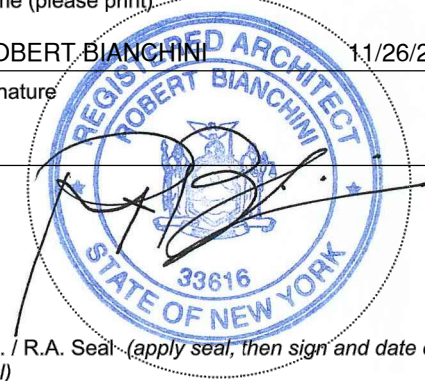
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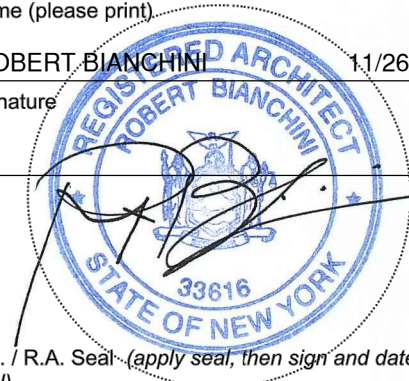
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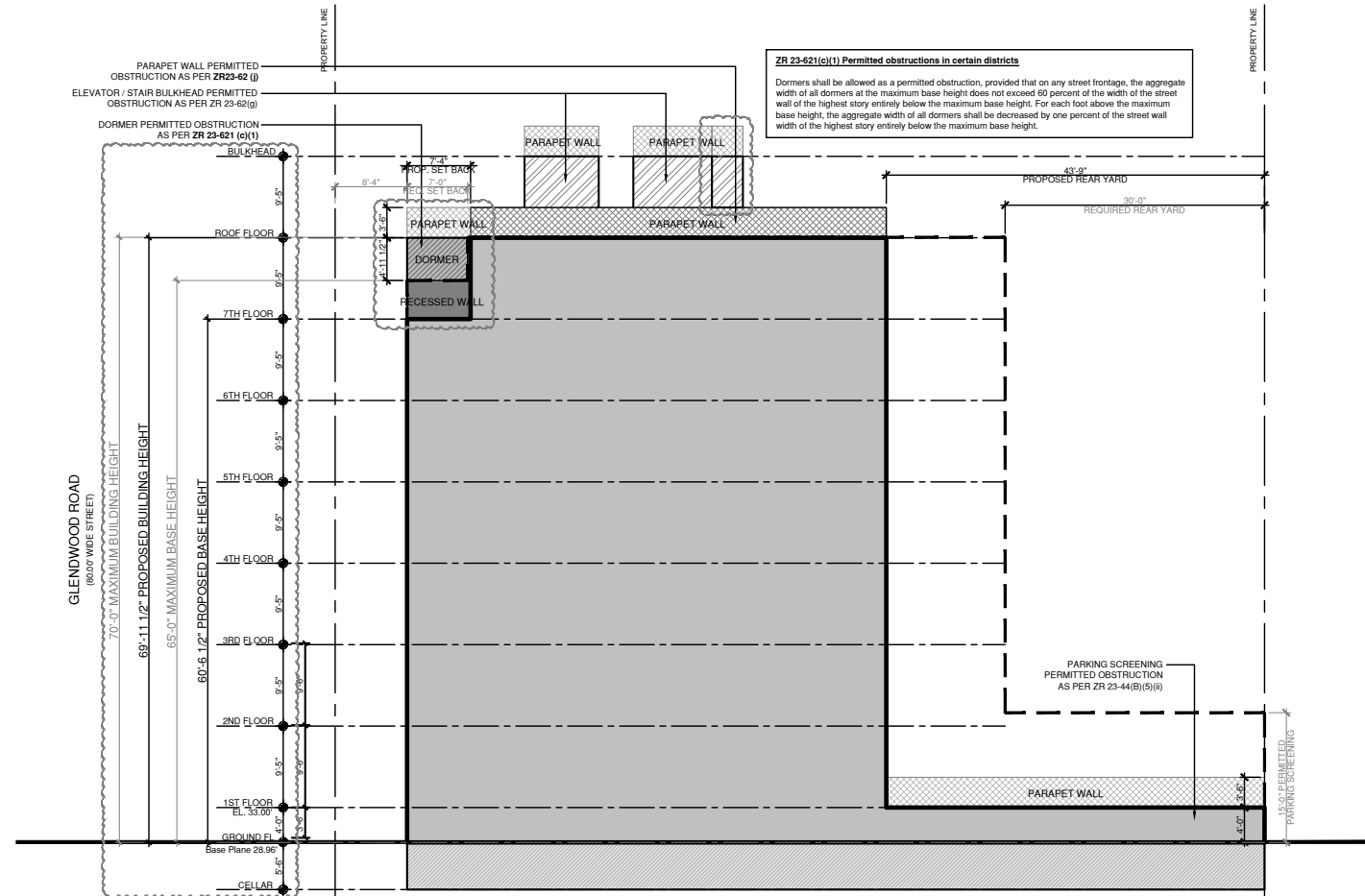
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1 SIDE BUILDING HEIGHT DIAGRAM
NTS



2 FRONT BUILDING HEIGHT DIAGRAM
NTS

