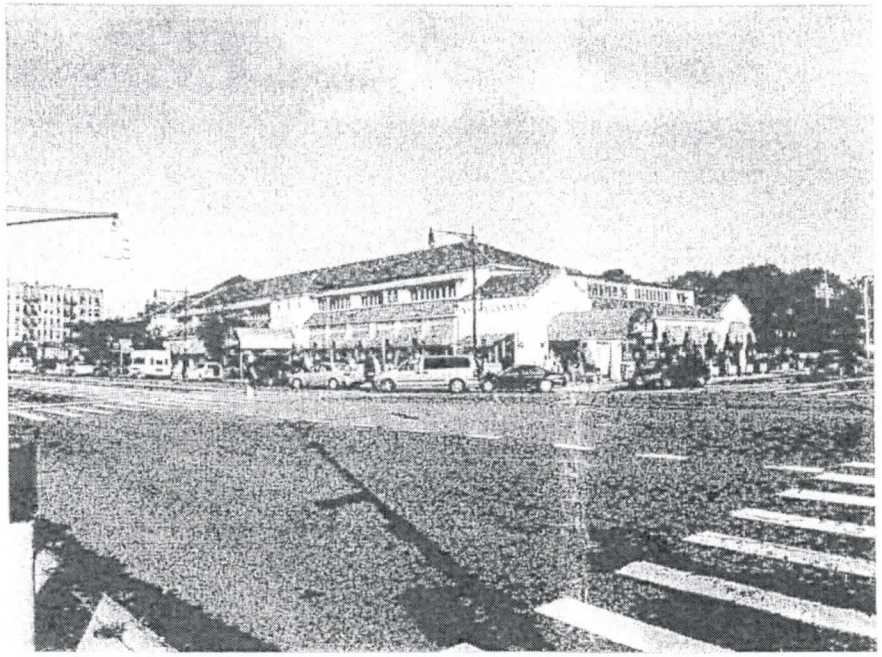

1901 EMMONS AVE
BROOKLYN, NEW YORK

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1901 EMMONS AVE
BROOKLYN, NY

SHEET TITLE:

COVER SHEET

SEAL & SIGNATURE

Date: 02.20.2011
Project No. 1459.00
Drawn by: AR
Checked by: GHS
DWG No.
C-001.00
DWG: 1 OF 1

ZONING ANALYSIS
1901 EMMONS AVE, BROOKLYN, NY
BLOCK: 8775
LOT: 41
LOT SIZE: 181'-3" X 251'-7" = 43,450 SF IRREGULAR
MAP NO: 29d
ZONING DISTRICT: R5, C2-2 (SPECIAL SHEEPSHEAD BAY DISTRICT)
AREA B

USE GROUP
[ZR 52-11]
NON CONFORMING USE
EXISTING SUPERMARKET ON 1ST FLOOR (UG 6A)

USE GROUP SHEEPSHEAD BAY DISTRICT (SB)
[ZR 94-051] USE PERMITTED AS OF RIGHT

(B) COMMERCIAL USES
IN AREAS A, B, C, D AND E, AS INDICATED IN APPENDIX A (DISTRICT MAP), COMMERCIAL USES SHALL BE LIMITED TO THOSE LISTED IN USE GROUP SB AND THOSE LISTED IN SECTION 62-211 (WATER-DEPENDENT (WD) USES) FROM USE GROUPS 6, 7, 9 AND 14, EXCEPT FOR USES PERMITTED UNDER SECTION 94-053 (USES PERMITTED BY SPECIAL PERMIT).

[ZR 94-052]
USE GROUP (SB) (AREA B) ALLOWABLE USE :
RESIDENTIAL, COMMUNITY FACILITY AND COMMERCIAL

IN AREAS A, B, C, D AND E, EXCEPT AS STATED IN THIS SECTION, ALL COMMERCIAL USES PERMITTED BY USE GROUP SB SHALL BE LIMITED TO A MAXIMUM FLOOR AREA OF 2,500 SQUARE FEET PER ESTABLISHMENT AND TO A MAXIMUM FRONTAGE PER ESTABLISHMENT AT GROUND FLOOR LEVEL OF 35 FEET WHEN FACING ANY PLAZA, EMMONS AVENUE, SHEEPSHEAD BAY ROAD, OCEAN AVENUE AND BEDFORD AVENUE. ANY USE MARKED WITH A SINGLE ASTERISK (*) SHALL NOT BE LOCATED ON THE GROUND FLOOR OF A BUILDING.

COMMERCIAL USE ALLOWABLE
A) EATING AND DRINKING (UG SB)
B) OFFICES (UG SB)
EXISTING/PROPOSED USE : SUPERMARKET (NOT ALLOWABLE AS OF RIGHT) WITH ACCESSORY RESTAURANT/CAFE

EXISTING/PROPOSED
1ST FLOOR: UG 6 (SUPERMARKET)
MEZZANINE: UG SB (RESTAURANT/ACCESORY CAFE)
2ND FLOOR: UG SB (OFFICES)
3RD FLOOR: UG SB (OFFICES)

FLOOR AREA
[ZR 94-062]
MAX ALLOWABLE FAR 1.25 FOR RESIDENTIAL/COMMUNITY FACILITY
1.00 FOR COMMERCIAL
TOTAL ALLOWABLE FA=1.00 X 43,450 SF = 43,450 SF

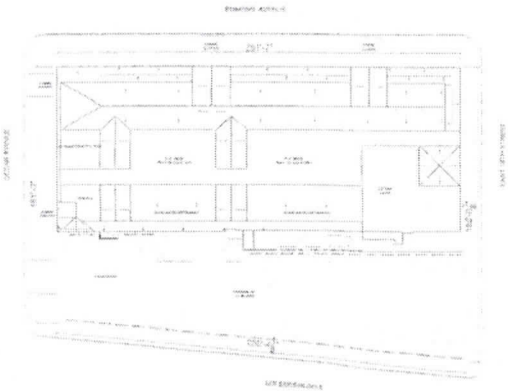
TOTAL BUILDING GROSS SF EXISTING/ PROPOSED		TOTAL BUILDING ZONING SF EXISTING/PROPOSED	
CELLAR:	1,288 SF	CELLAR:	0 SF
1ST FLOOR:	25,821 SF	1ST FLOOR:	25,821 SF
2ND FLOOR:	22,009 SF	2ND FLOOR:	22,009 SF
3RD FLOOR:	2,808 SF	3RD FLOOR	2,808 SF
TOTAL =	51,924 SF > 43,450 SF;		50,638 SF

EXISTING NON/CONFORMING /EXISTING FA TO REMAIN

CHERRY HILL

EXISTING GROSS SF		PROPOSED SF ZONING	
CELLAR	1,288 SF	CELLAR	0 SF
1ST FLOOR:	14,239 SF	1ST FLOOR:	14,239 SF
2ND FLOOR	6,416 SF	2ND FLOOR:	6,416 SF
TOTAL =	21,934 SF	TOTAL =	20,646 SF

PLOT PLAN (NTS)



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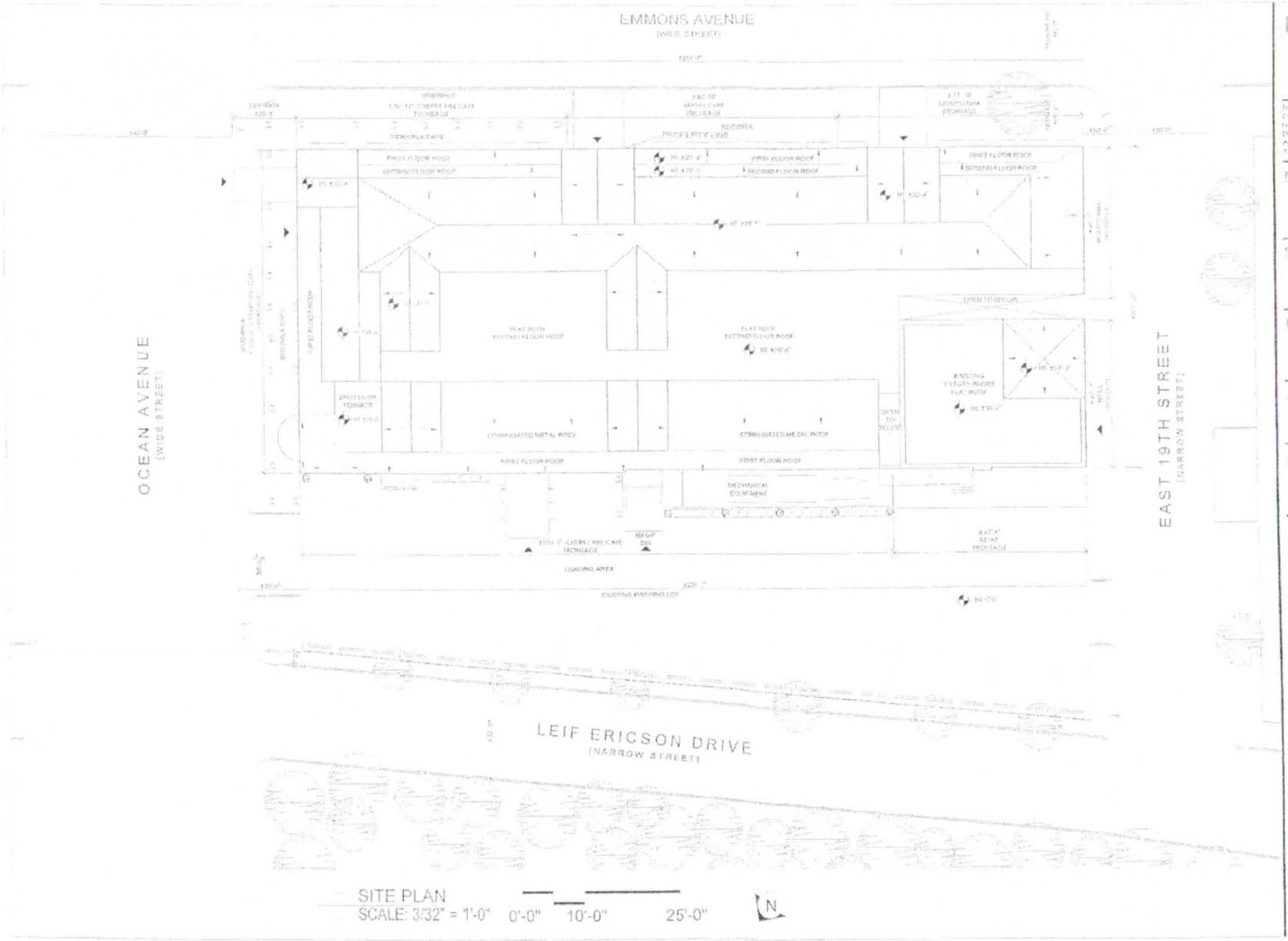
BROOKLYN, NY

SHEET TITLE:
ZONING ANALYSIS

Date: 11.8.2021
Project No. 1459.00
Drawn by: AR
Check by: GIS
DWG No:
Z-001.00
Sheet 1 of 1



SITE PLAN
SCALE: 3/32" = 1'-0" 0'-0" 10'-0" 25'-0"

N

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PROJECT:

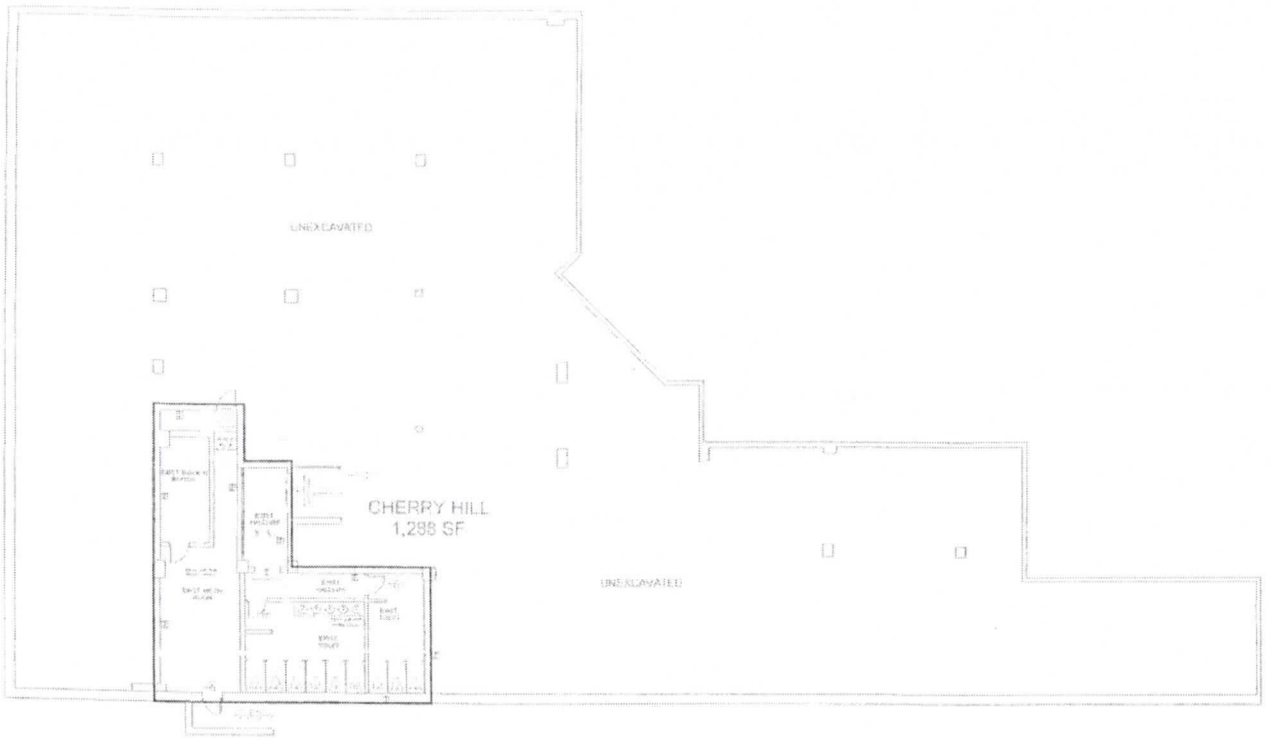
1901 EMMONS AVE
BROOKLYN, NY

SHEET TITLE:

SITE PLAN

SEAL & SIGNATURE

Date: 12 Jul 2011
Project No. 1439.00
Drawn by: SR
Check by: GHS
DWG No.
A-100.00
DWG. X OF X



LEGEND
(USES PERMITTED AS OF RIGHT PER 24-612 USE GROUP 6B)

- USE GROUP 6B (4) CHERRY HILL - EXISTING OCCUPIED SPACE (29 846 SF)
- USE GROUP 6B (6) OFFICE - EXISTING OCCUPIED SPACE (15 484 SF)
- USE GROUP 6B (4) CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS - EXISTING OCCUPIED SPACE (8 856 SF)
- USE GROUP 6B (4) CHERRY HILL - EXISTING ACCESSORY USE (BASEMENT CAFE) (1 559 SF)
- EXISTING COMMON AREAS - LOBBY STAIRS BATHS MECH SPACE (2 305 SF)

TOTAL LOT AREA	49 476 SF
TOTAL BLDG GROSS	51 804 SF
TOTAL BLDG ZONING	50 516 SF
EXISTING NONCONFORMING	
• FIRST FLOOR	25 857 SF
• MEZZANIS FLOOR	22 009 SF
• THIRD FLOOR	2 606 SF

24-392 USE GROUP 6B

IN AREAS A, B, C, AND E, EXCEPT AS STATED IN THIS SECTION, ALL NONCOMMERCIAL USES PERMITTED BY USE GROUP 6B SHALL BE LIMITED TO A MAXIMUM BULK OF 10,000 SQUARE FEET PER ESTABLISHMENT AND TO A MAXIMUM FRONTAGE PER ESTABLISHMENT AT GROUND FLOOR LEVEL OF 25 FEET WHEN FACING ANY PLAZA, EMMONS AVENUE, SHEEPSHEAD BAY ROAD, OCEAN AVENUE AND BEDFORD AVENUE. ANY USES MARKED WITH A SINGLE ASTERISK (*) SHALL NOT BE LOCATED ON THE GROUND FLOOR OF A BUILDING.

A. CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS,
EATING OR DRINKING PLACES, WITH NO RESTRICTION ON FLOOR AREA OR FRONTAGE PER ESTABLISHMENT, INCLUDING THOSE WHICH PROVIDE OUTDOOR TABLE SERVICE OR INCIDENTAL MUSICAL ENTERTAINMENT

B. OFFICES
* OFFICES, BUSINESS, PROFESSIONAL OR GOVERNMENTAL

C. RETAIL OR SERVICE ESTABLISHMENTS

D. CLUBS

E. ACCESSORY USES#

CELLAR PLAN
SCALE: 1/8" = 1'-0"

0'-0" 10'-0" 25'-0"

N

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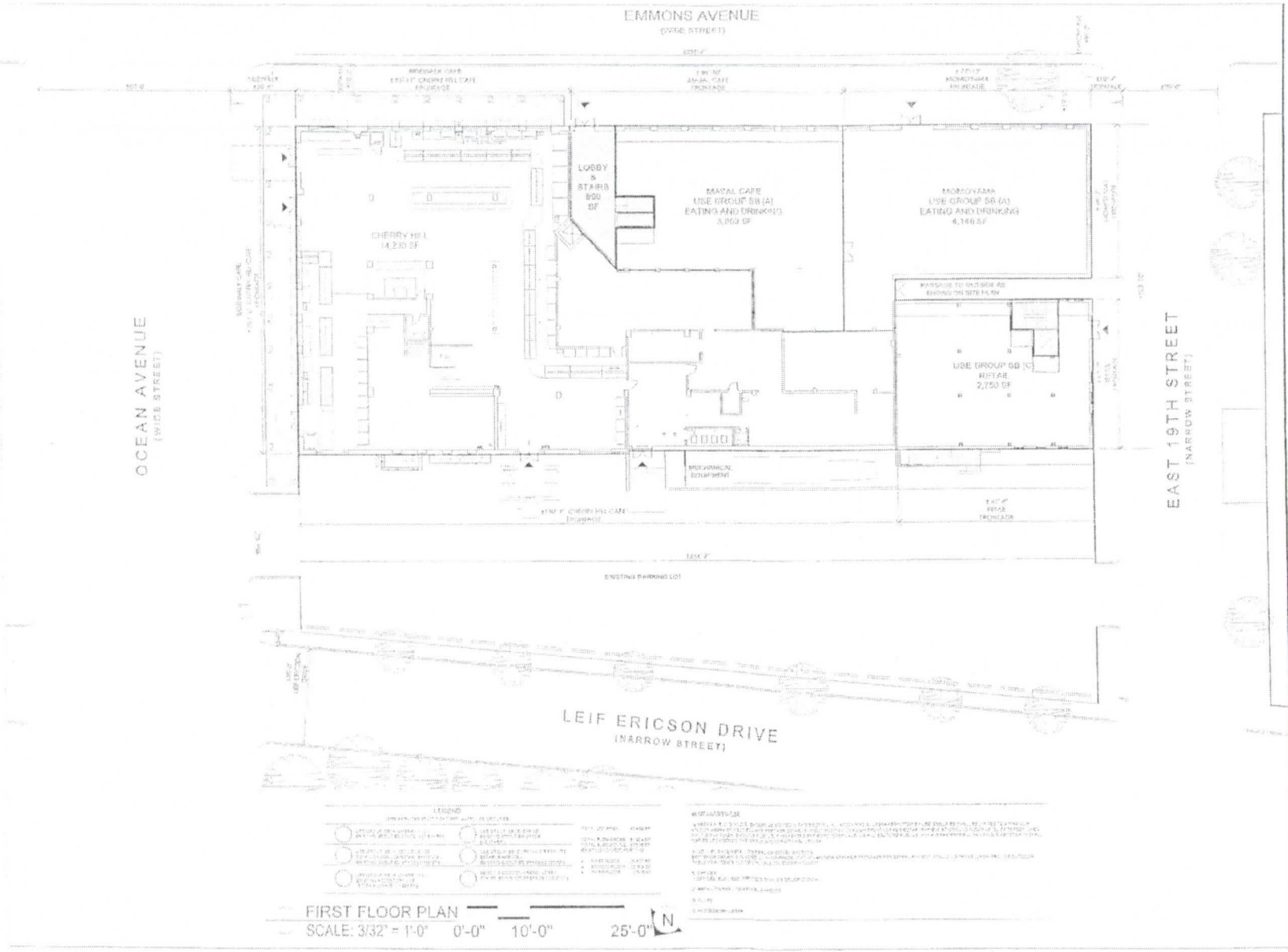
SHEET TITLE:
CELLAR PLAN

DRAWING NUMBER
Date: 01.30.2013
Project No: 1154.08
Drawn by: AR
Checked by: GHS
DWG No.
A-101.00
DWG X OF X



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SHEET TITLE:

FIRST FLOOR PLAN

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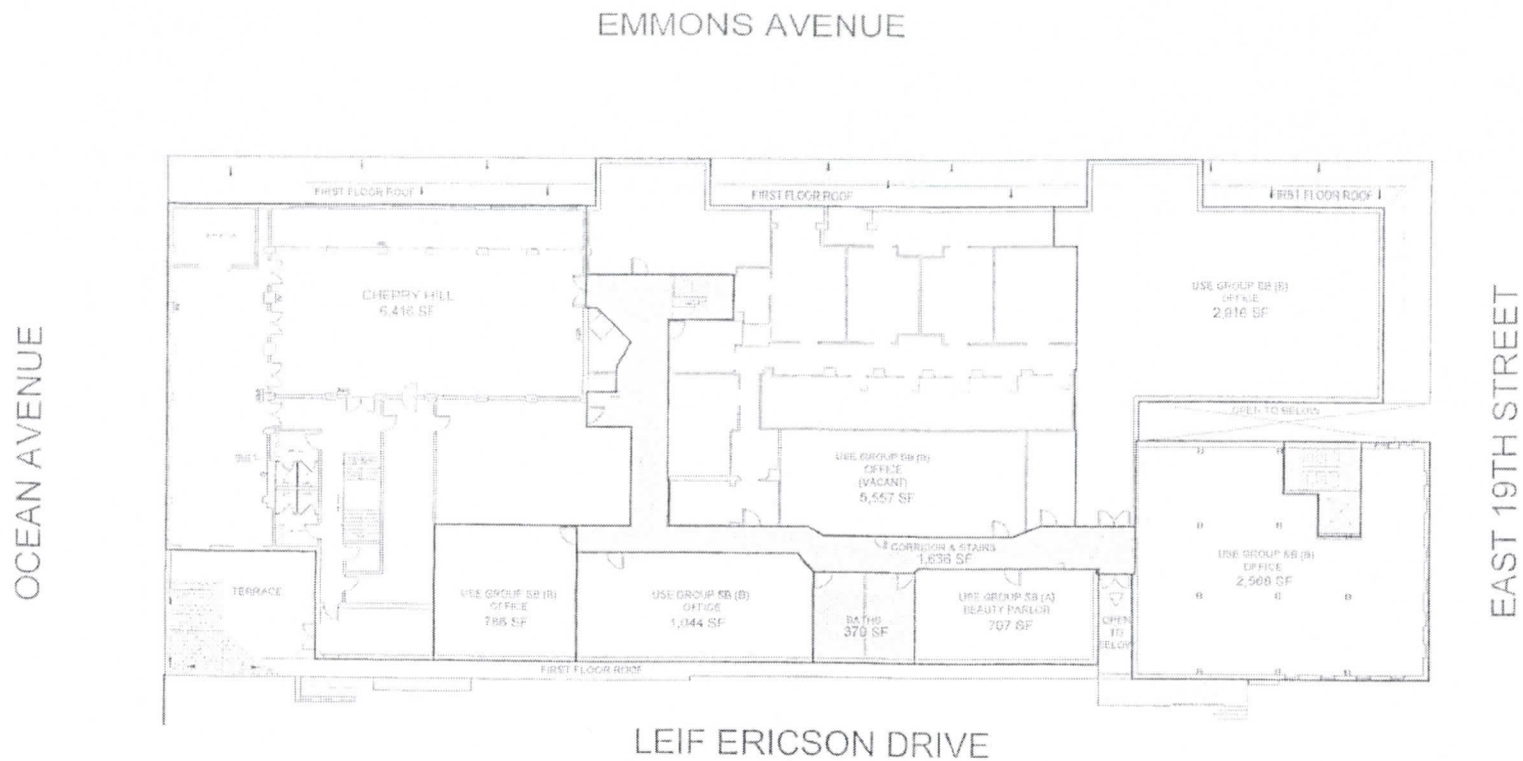
Date: 07.31.2014
Project No. 1479.01
Drawn by: AR
Check by: GHS
DWG No.
A-102.00
DWG. 3 OF 4



LEGEND

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

0'-0" 10'-0" 25'-0"

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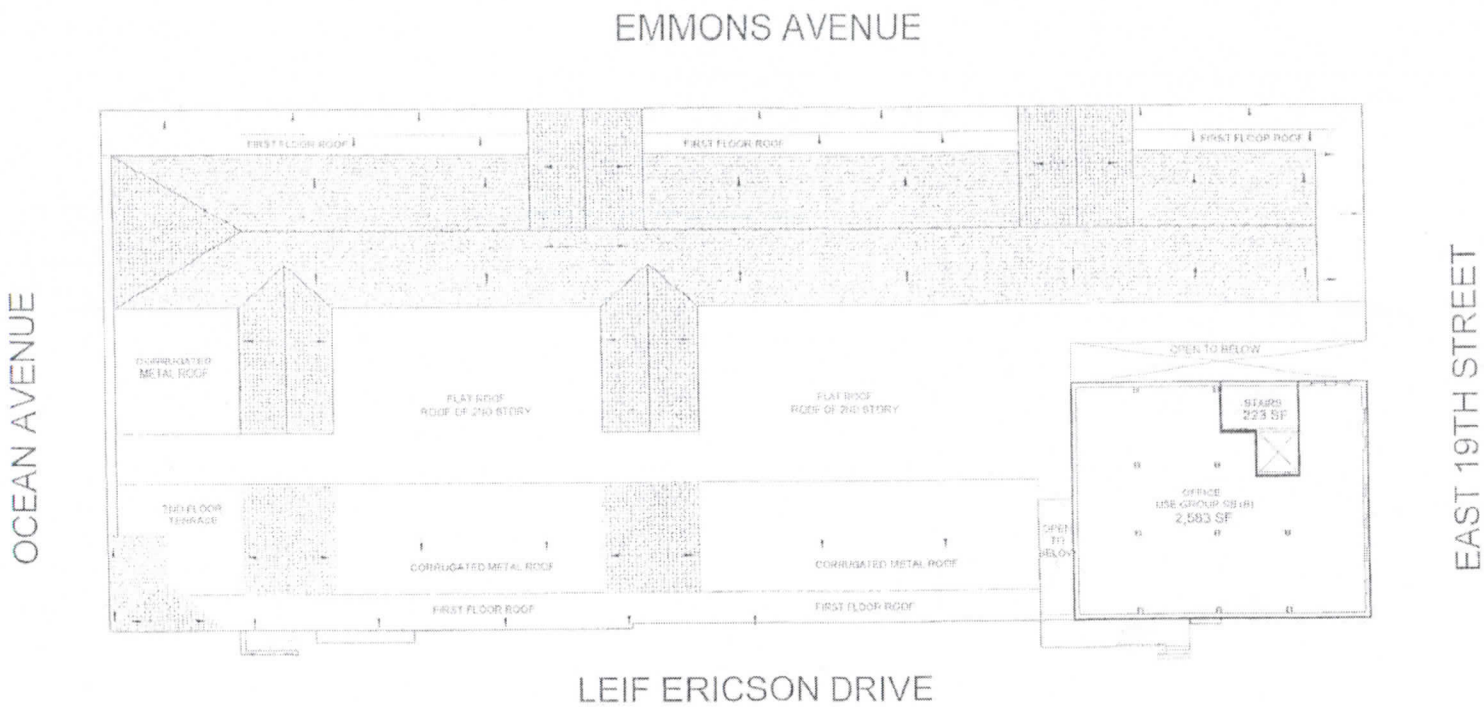
SHEET TITLE:

2ND FLOOR PLAN

SEAL & SIGNATURE

Date: 05.30.2014
Drawing No. 1459.00
Drawn by: AR
Check by: GHS
Dwg No.
A-103.00
Sheet X of X



LEGEND

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

0'-0" 10'-0" 25'-0"

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SHEET TITLE:

3RD FLOOR PLAN

SEAL & SIGNATURE

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Project No. 1459.00
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Dwg No.
A-104.00
DWG X OF X

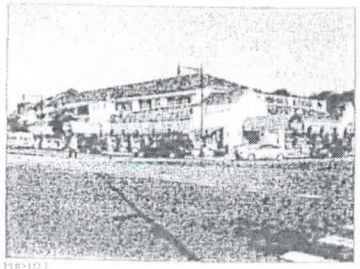


PHOTO 1

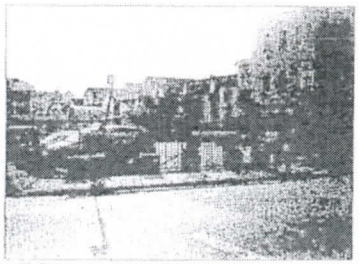


PHOTO 2

PHOTO 3

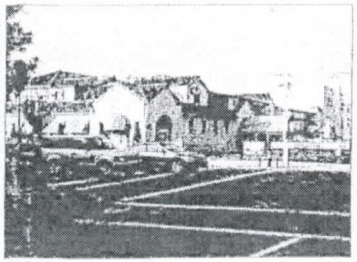
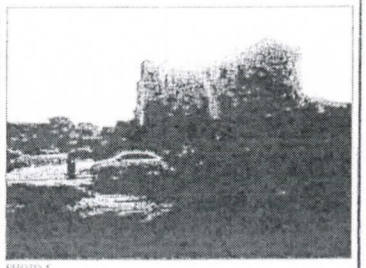


PHOTO 4



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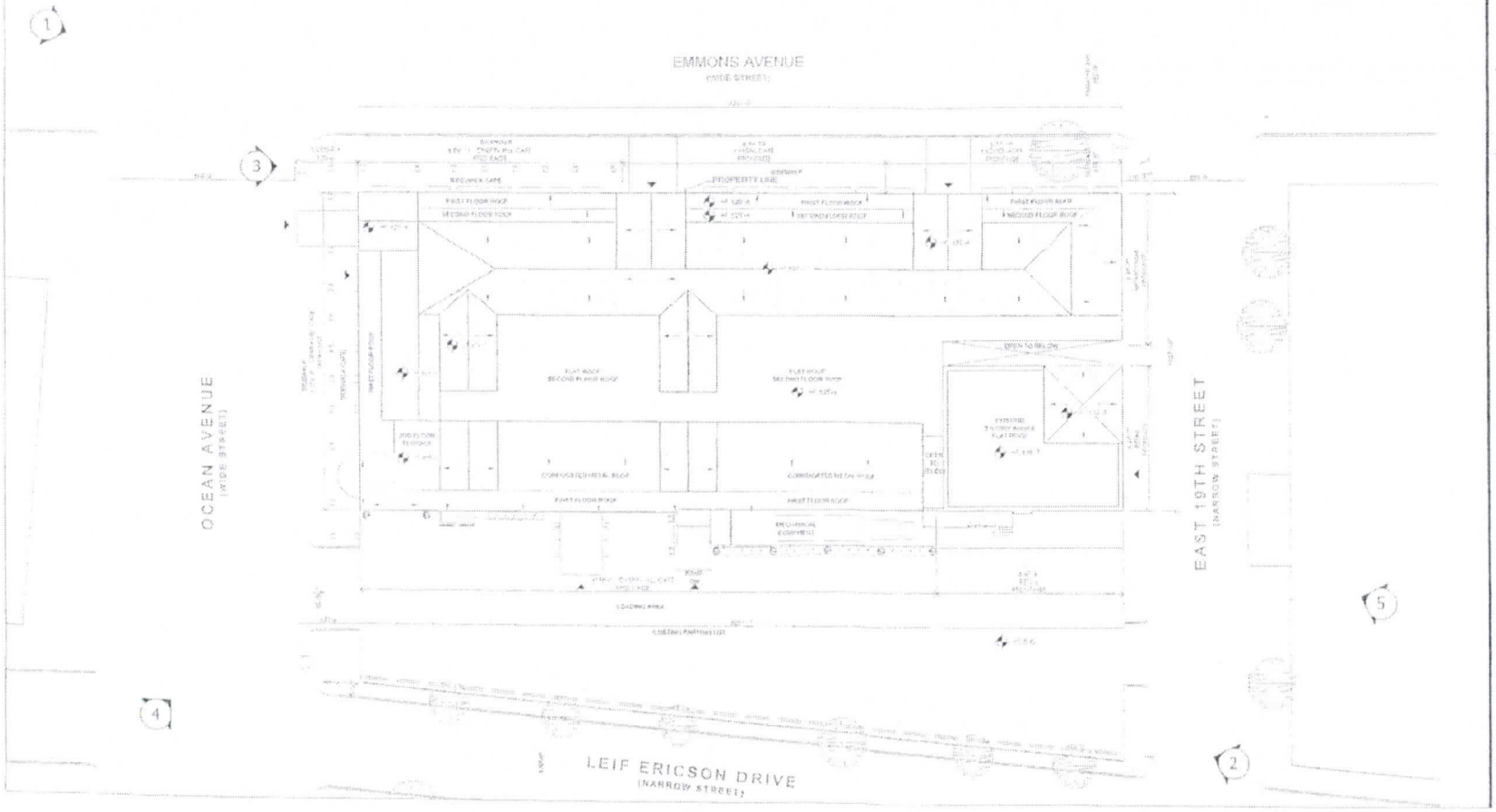

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Project No. 1439.00
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A-105.00

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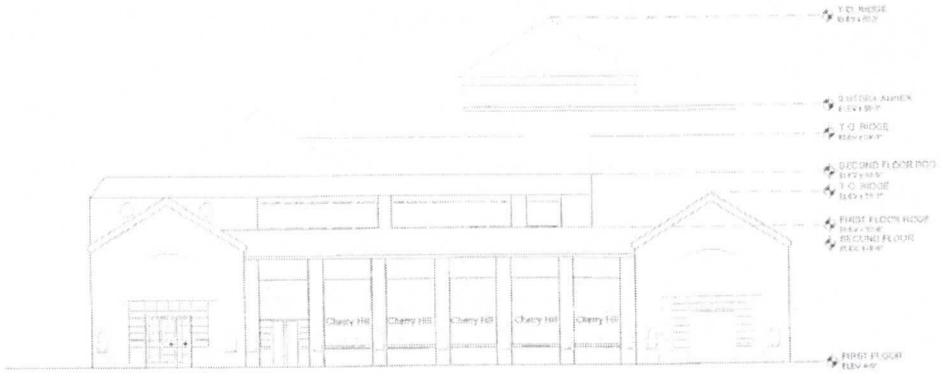
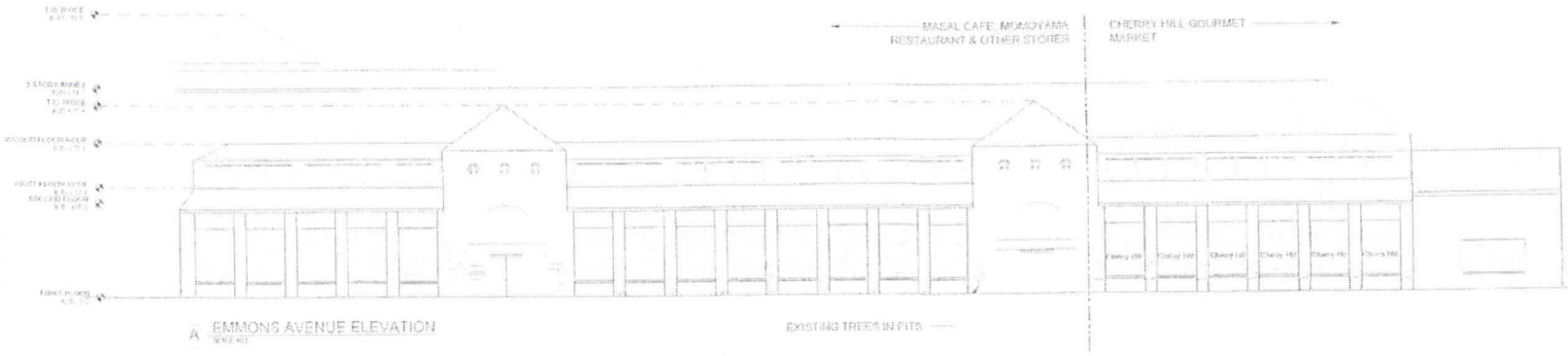


B OCEAN AVENUE ELEVATION
SCALE 1/16



A EMMONS AVENUE ELEVATION
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A-300.00
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