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LEGEND:

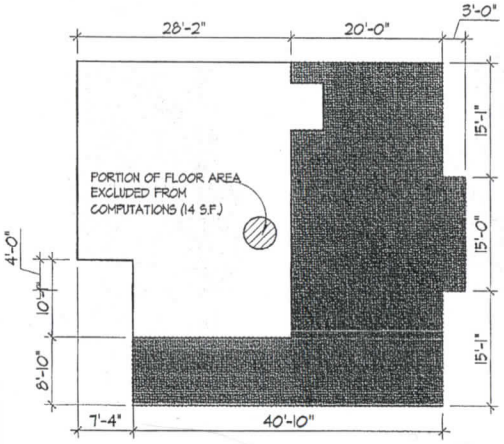
- DENOTES EXISTING CONDITIONS
- SHADED AREA DENOTES PROPOSED CONDITIONS
- DENOTES NOT FLOOR AREA AS PER Z.R. 12-10

SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY

BUILDING AREA COMPUTATIONS:

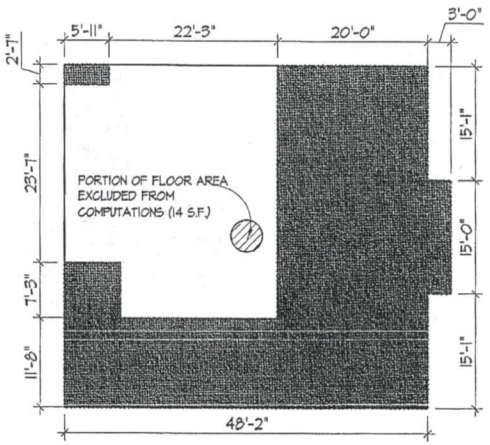
NET FIRST FLOOR AREA=	2,067 S.F.
NET SECOND FLOOR AREA=	2,205 S.F.
NET ATTIC FLOOR AREA=	1,673 S.F.
TOTAL FLOOR AREA=	5,945 S.F.



FIRST FLOOR AREA

NET FLOOR AREA= (975 + 1,106) - 14 = 2,067 S.F.

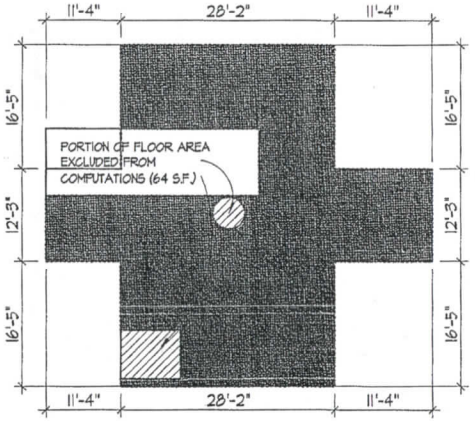
EXIST'G FLOOR AREA = 975 S.F.
NEW FLOOR AREA = 1,106 S.F.
F.A. TO BE DEDUCTED = 14 S.F.



SECOND FLOOR AREA

NET FLOOR AREA= (665+ 1,554) - 14 = 2,205 S.F.

EXIST'G FLOOR AREA = 665 S.F.
NEW FLOOR AREA = 1,554 S.F.
F.A. TO BE DEDUCTED = 14 S.F.



ATTIC FLOOR AREA

NET FLOOR AREA= (200 + 1,352) - 64 = 1,488 S.F.

EXIST'G FLOOR AREA = 254 S.F.
NEW FLOOR AREA = 1,352 S.F.
F.A. TO BE DEDUCTED = 14 S.F. + 50 S.F. = 64 S.F.

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STATE OF NEW YORK
JOEL A. MIELE, JR.
No. 065492
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE: FLOOR AREA DIAGRAM

PROJECT: PROPOSED EXTENSION & RENOVATION
82 COLERIDGE STREET, MANHATTAN BEACH, NY 11235

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DRAWING: A-103

SHEET 3 OF 52

PROJECT NO: 7972

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ZONING DISTRICT: R3-1 MAP: 29B

USE REGULATIONS:
THE EXISTING AND PROPOSED USE, SINGLE-FAMILY DETACHED RESIDENCE AND ACCESSORY USES, U.G. 1, IS PERMITTED AS PER SEC. 22-11 Z.R.

BULK REGULATIONS:
LOT AREA = 60' x 100' = 6,000 S.F.

LOT COVERAGE, OPEN SPACE AND FLOOR AREA
PROPOSED LOT COVERAGE = 2,225 (SEE BUILDING AREA DIAGRAMS)
LOT COVERAGE (%) = 2,225/6,000 = 37% > 35% THEREFORE N.G. PER SEC. 23-141(b) Z.R.

OPEN SPACE (%) = (6,000 - 2,225)/6,000 = 37% < 65% THEREFORE N.G. AS PER SEC. 23-141(b) Z.R.

NOTE: THE PROPOSED OPEN PORCH ARE PERMITTED OBSTRUCTION IN OPEN SPACE AS PER SEC. 64-322 Z.R.

FLOOR AREA WITH MIN. 8'-0" CEILING HEIGHT (SEE BUILDING AREA DIAGRAMS):

	PROPOSED		EXISTING
FIRST FLOOR	= 2,067 S.F.		975 S.F.
SECOND FLOOR	= 2,205 S.F.		665 S.F.
ATTIC FLOOR	= 1488 S.F.	254 S.F.	
TOTAL	= 5,760 S.F.		1,894 S.F.

FLOOR AREA RATIO = 5,760/6,000 = 0.96 > 0.50 THEREFORE N.G. AS PER SEC. 23-141(b) Z.R.

NOTE: THE LOWEST FLOOR IS WET FLOOD-PROOFED AND EXEMPT FROM THE DEFINITION OF FLOOR AREA AS PER SEC. 64-411(b).

DENSITY
SIZE OF DWELLING UNIT = 5,760 > 625 THEREFORE O.K. AS PER SEC. 23-23 Z.R.

PROPOSED DENSITY = 1 DWELLING UNIT < (0.6 x 6,000)/625 = 5.7 = 5 DWELLING UNITS ON SITE (LIMITED TO 2 PER BUILDING IN R3-1) THEREFORE O.K. AS PER SEC. 23-22 Z.R. AND 22-11 Z.R.

LOT AREA & LOT WIDTH
LOT AREA = 6,000 S.F. > 3,800 S.F. THEREFORE O.K. AS PER SEC. 23-32 Z.R.
LOT WIDTH = 60' > 40.0' THEREFORE O.K. AS PER SEC. 23-32 Z.R.

YARDS	PROPOSED		REQUIRED	COMMENT
FRONT	15'-0"		15'	O.K. AS PER SEC. 23-45(a) Z.R.
SIDE 1	10'-0"	5'		O.K. AS PER SEC. 23-461(a) Z.R.
SIDE 2	5'-0"		5'	O.K. AS PER SEC. 23-461(a) Z.R. < SIDE TOTAL 15'-0"
REAR	33'-10"		30'-0"	O.K. AS PER SEC. 23-47 Z.R.

PROJECTION OF EAVES, GUTTERS & DOWNSPOUTS = 12" < 0.20 x 5'-0" (S.Y. IA) = 12" THEREFORE O.K. AS PER SEC. 23-461(a) Z.R.

SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY

PLANTING AREA
STREET FRONTAGE = 60'-0" THEREFORE 50% OF THE ACTUAL FRONT YARD MUST BE PLANTED AS PER SEC. 23-451 Z.R.

ACTUAL AREA OF FRONT YARD = (15'-0" x 15'-0")+(20'-0" x 18'-0")+(18'-0" x 25'-0")= =225'+360'+450'=1035' S.F.
REQUIRED AREA TO BE PLANTED = 0.5 x 1035 = 621 S.F.

ACTUAL AREA TO BE PLANTED = (18'-0" x 24'-6")+(28'-0" x 4'-2")+(18'-0" x 7'-0")= =441'+117'+126'=644' S.F.
644 S.F. ≥ 621 S.F. THEREFORE OK

HEIGHT AND SETBACK
PERIMETER WALL HEIGHT = 21' = 21' THEREFORE O.K. AS PER SEC. 23-631(b) AND 64-131 Z.R.
ROOF HEIGHT = 35 = 35' THEREFORE OK. AS PER SEC. 23-631(b) AND 64-131 Z.R.

NOTE: BASE PLANE (EL. 15'-2") IS NINE FEET ABOVE CURB LEVEL AS PER SEC. 64-334 Z.R.

FLOOD RESILIENT DESIGN REQUIREMENTS
F.R.C.E. IS 6'-10" ABOVE CURB LEVEL
ALTERNATIVE HEIGHT PROVIDED OF SEC 64-334 Z.R.
THEREFORE PROVIDE TWO VISUAL MITIGATION ELEMENTS (PORCH) AS PER SEC. 64-61(a) Z.R.

PARKING REGULATIONS:
THERE IS NO INCREASE IN THE NUMBER OF DWELLING UNITS ASSOCIATED WITH THIS ENLARGEMENT THEREFORE NO ACCESSORY OFF-STREET PARKING REQ'D. AS THERE ARE NO EXISTING REQUIRED ACCESSORY OFF-STREET PARKING SPACES, THE PROPOSED ACCESSORY OFF-STREET PARKING SPACE BEING PROVIDED (BELOW THE LOWEST OCCUPIABLE FLOOR) IS PERMITTED AS PER SEC. 25-15 Z.R.

CURB CUT LENGTH = 9' < 10' THEREFORE O.K. AS PER SEC. 25-631(b)(1)(i) Z.R.

UNINTERRUPTED CURB SPACE IN FRONT OF THE ZONING LOT = 16' ≥ 16' THEREFORE O.K. AS PER SEC. 25-631(b)(1)(iv) Z.R.

DRIVEWAY GRADE = (6'-8" - 6'-4")/18'-0" = 2% < 11% THEREFORE O.K. AS PER SEC. 25-635 Z.R.

REQUIRED OPEN SPACE = 0.65 x 6,000 = 3,900 S.F.
PERMITTED AREA OF DRIVEWAYS/OPEN OFF-STREET ACC. PARKING SPACES AS PER SEC. 23-12 Z.R. = 0.50 x 3,900 = 1950 S.F.
ACTUAL OPEN SPACE = 6,000 - 2,225 = 3,775
PERMITTED AREA OF DRIVEWAYS/OPEN OFF-STREET ACC. PARKING SPACES AS PER SEC. 25-64 Z.R. = 0.50 x 2,189 = 3,775 S.F
1,007 < 1950 THEREFORE USE 1,007 S.F.

ACTUAL AREA OF DRIVEWAY/OPEN ACC. OFF-STREET PARKING SPACE = 8' x 10' = 120 S.F. < 1,094.5 S.F. THEREFORE O.K.

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STATE OF NEW YORK
JOEL A. MIELE, JR.
NO. 054932
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE: ZONING ANALYSIS
PROJECT: PROPOSED EXTENSION & RENOVATION
82 COLERIDGE STREET, MANHATTAN BEACH, NY 11235

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DRAWING: A-104
SHEET 4 OF 32
PROJECT NO: 7972
DRAWN BY: CJ
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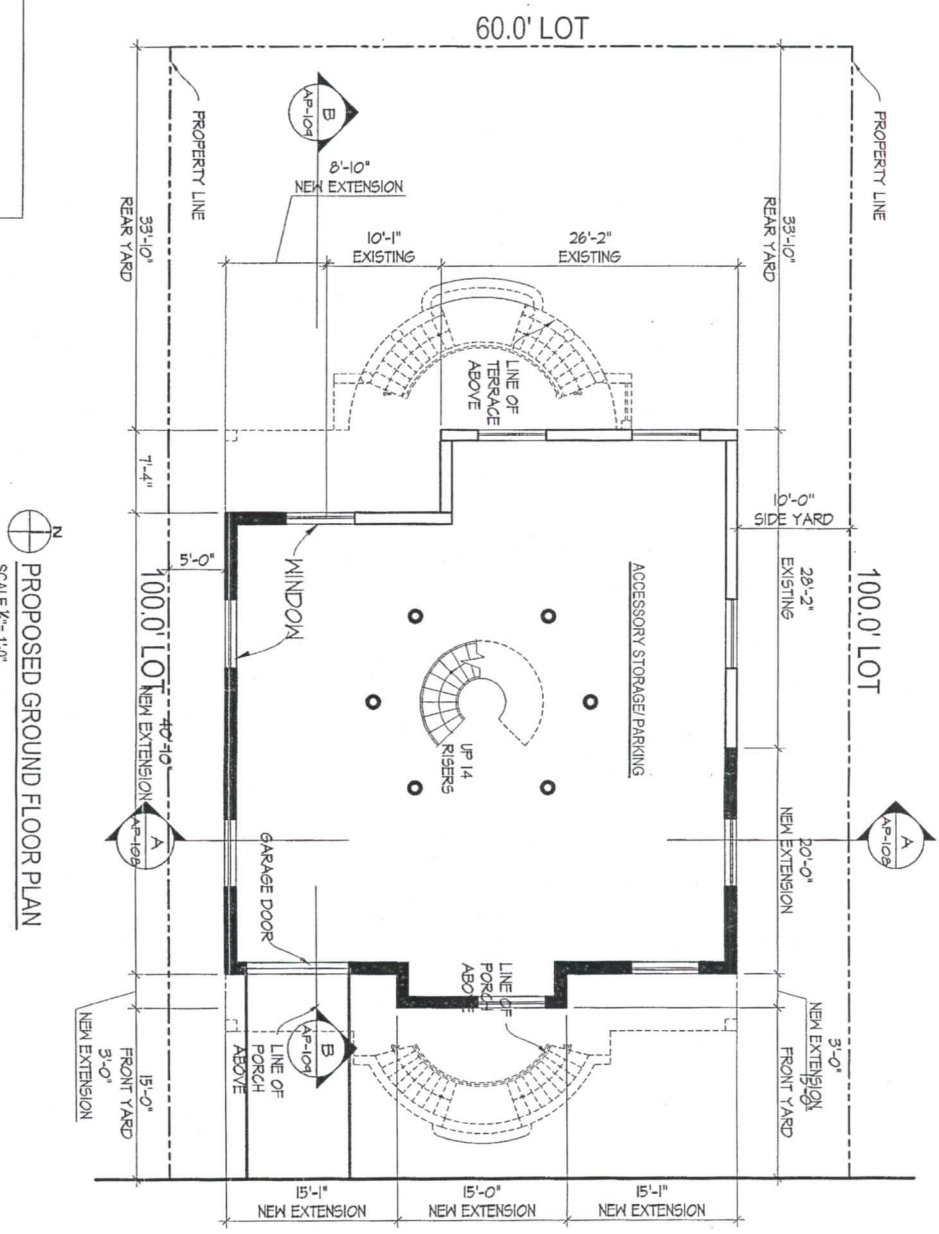
WALL LEGEND

DENOTES NEW CONSTRUCTION

DENOTES EXISTING CONSTRUCTION TO REMAIN



N

PROPOSED GROUND FLOOR PLAN

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

COLERIDGE 60' WIDE STREET

SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	28b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY

DRAWING	A-105
SHEET	5 OF 32
PROJECT NO:	7972
DRAWN BY:	CJ
CHK'D BY:	B.A.L.

SHEET TITLE: PROP. CELLAR FLOR PLAN

PROJECT: PROPOSED EXTENSION & RENOVATION

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ZONING DISTRICT: R3-1 MAP: 29B

USE REGULATIONS:
THE EXISTING AND PROPOSED USE, SINGLE-FAMILY DETACHED RESIDENCE AND ACCESSORY USES, U.G. 1, IS PERMITTED AS PER SEC. 22-11 Z.R.

LOT AREA = 60.0x100= 6,000.0 S.F.

EXISTING FLOOR AREA:

FIRST FLOOR =	976 S.F.
SECOND FLOOR =	665 S.F.
ATTIC FLOOR =	254 S.F.
TOTAL EXIST'G F.A .=	1,895 S.F.

USE REQUIREMENTS AS PER Z.R. 22-00
USES PERMITTED AS OF RIGHT..... USE GROUP 1 - 4
PROPOSED 1 FAMILY USE GROUP 1 THEREFORE O.K.

FLOOR AREA REQUIREMENTS AS PER Z.R. 23-141 (b)
MAX PERMITTED FLOOR AREA= 0.50 + 20% UNDER SLOPING ROOFS = 0.60 THEREFORE 0.60 x 6,000= 3,600.0 S.F.
ACTUAL FLOOR AREA RATIO= 1,895 / 3,600 = 0.52 < 0.60 THEREFORE OK

LOT COVERAGE, REQUIREMENTS AS PER 23-141 (b)
MAX PERMITTED LOT COVERAGE = 0.35 x 6,000 = 2,100 S.F.
ACTUAL LOT COVERAGE= 976 > 2,100 THEREFORE OK
% = (976 / 6,000)x100= 16.2% < 35% THEREFORE OK

DENSITY ANALYSIS AS PER Z.R. 23-22
MAX F.A. / 625 = D.U's= 3,600 / 625 = 5.8 D.U.
5 DWELLING UNITS > 1 THEREFORE O.K.

LOT AREA & LOT WIDTH REQUIREMENTS AS PER Z.R.23-32
MIN. REQUIRED LOT AREA= 3,800 S.F. < 6,000 THEREFORE O.K.
MIN. LOT WIDTH = 40' < 60' THEREFORE O.K.

YARD REQUIREMENTS AS PER Z.R. 23-40

YARD	REQUIRED	PROVIDED	REMARKS
FRONT	15'-0"	33'-8"	OK AS PER Z.R. 23-45
SIDE 1	5'-0"	10'-0"	OK AS PER Z.R. 23-48
SIDE 2	5'-0"	13'-8"	OK AS PER Z.R. 23-48
TOTAL SIDE	13'-0"	23'-8"	OK AS PER Z.R. 23-48
REAR	30'-0"	33'-10"	OK AS PER Z.R. 23-47

HEIGHT AND SETBACK AS PER Z.R. 23-60
PERIMETER WALL HEIGHT = 12'-6" < 21' THEREFORE O.K. AS PER Z.R. 23-631(b)
MAX. HEIGHT = 33'-3" < 35' THEREFORE OK. AS PER SEC. 23-631(b) Z.R.

PARKING REGULATIONS:
ONE (1) EXISTING LEGAL NON-COMPLYING OPEN PERMITTED ACCESSORY OFF-STREET PARKING SPACE PROVIDED AS PER SEC. 25-22 Z.R.

REQUIRED OPEN SPACE = 0.65 x 6,000 = 3,900 S.F.
PERMITTED AREA OF DRIVEWAYS/OPEN OFF-STREET ACCESSORY PARKING SPACES AS PER SEC. 23-12 Z.R.
0.50 x 3,900 = 1,950 S.F.
ACTUAL OPEN = 6,000 - 976= 5,024 S.F. > 3,900 THEREFORE OK

SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY

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SHEET TITLE
ZONING ANALYSIS

PROJECT PROPOSED EXTENSION & RENOVATION
82 COLERIDGE STREET, MANHATTAN BEACH, NY 11235

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DRAWING AE-102

SHEET 14 OF 32

PROJECT NO: 7972
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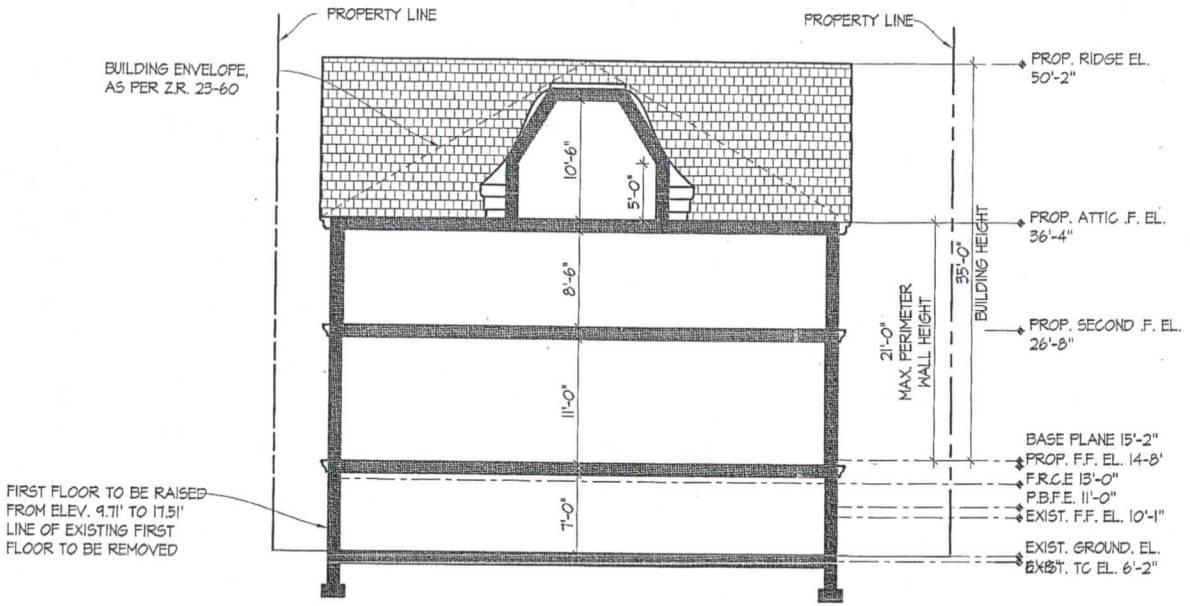
SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY



PROPOSED BUILDING SECTION - A

SCALE 1/8"= 1'-0"

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SHEET TITLE: PROP. SECTION - A

PROJECT: PROPOSED EXTENSION & RENOVATION
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DRAWING: A-110

SHEET 10 OF 52

PROJECT NO: 7972

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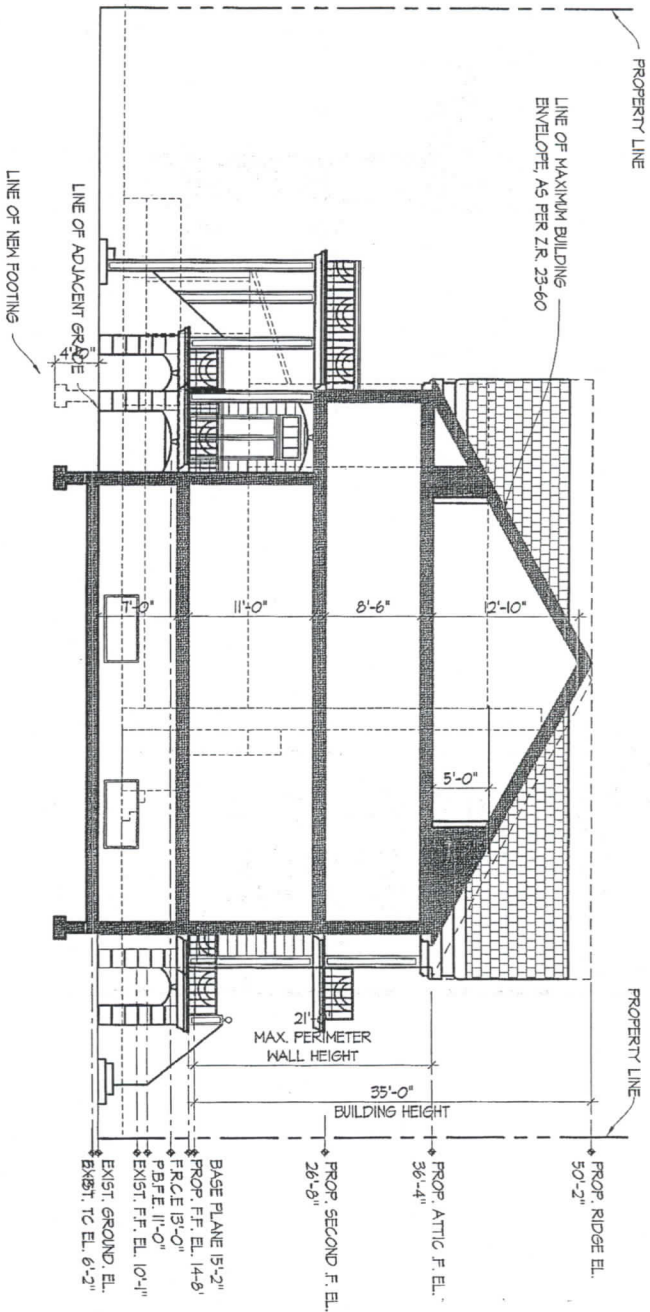

PROPOSED BUILDING SECTION - B

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

SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY

DRAWING	A-111
SHEET	11 OF 52
PROJECT NO:	7972
DRAWN BY:	CJ
CHK'D BY:	B.A.L.

SHEET TITLE: PROP. SECTION - B

PROJECT: PROPOSED EXTENSION & RENOVATION
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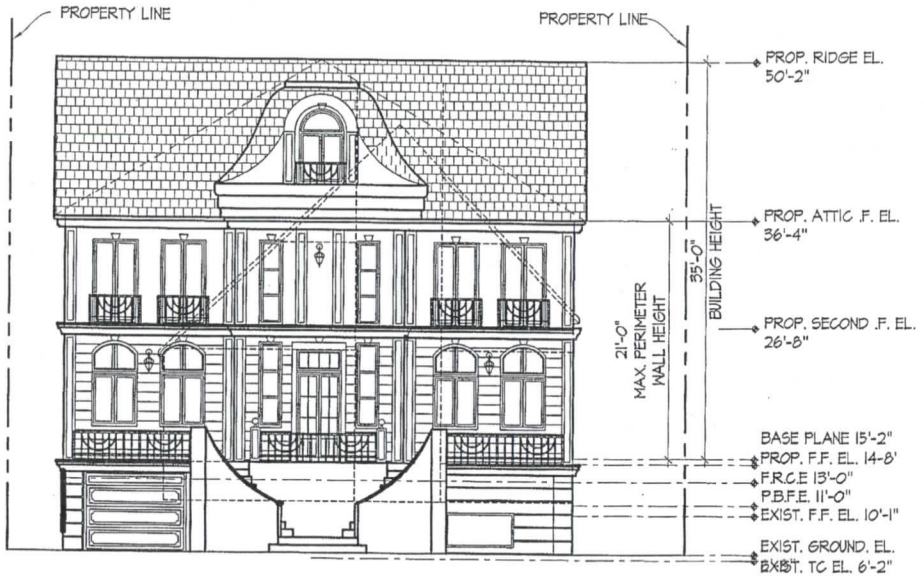
SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY



PROPOSED FRONT (EAST) ELEVATION SCALE 1/8"= 1'-0"

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SHEET TITLE: PROP. FRONT ELEVATION

PROJECT: PROPOSED EXTENSION & RENOVATION
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DRAWING: A-112

SHEET 12 OF 32

PROJECT NO: 7972

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SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY

PROPOSED SOUTH ELEVATION SCALE
1/8"= 1'-0"

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SHEET TITLE
PROP. SOUTH ELEVATION

PROJECT
PROPOSED EXTENSION & RENOVATION
82 COLERIDGE STREET, MANHATTAN BEACH, NY 11235

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DRAWING A-113

SHEET 15 OF 32

PROJECT NO: 7972

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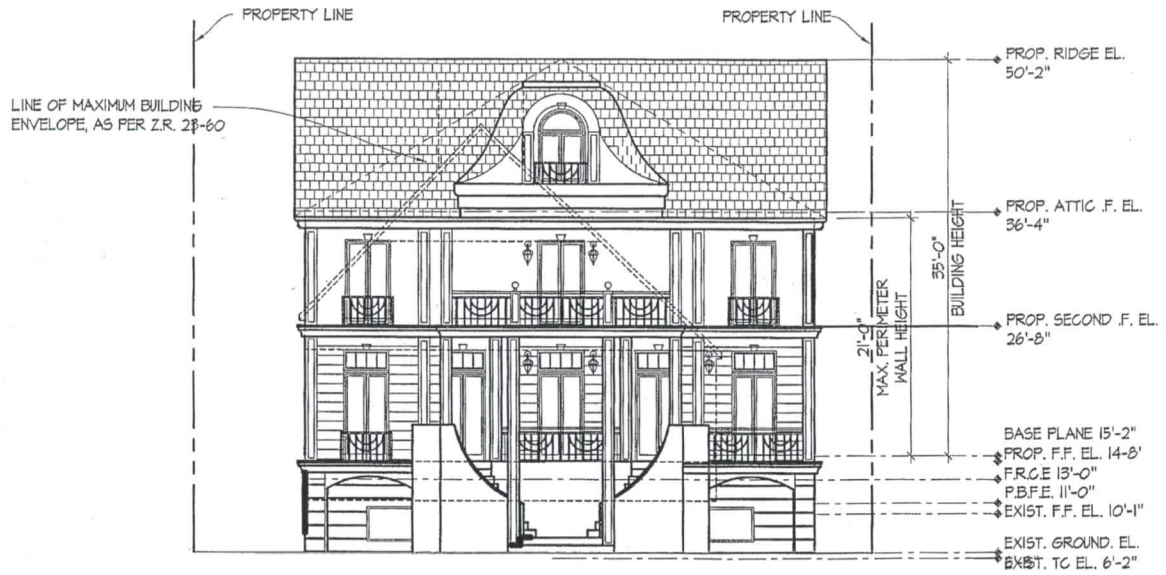
SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY



PROPOSED REAR (WEST) ELEVATION SCALE 1/8"= 1'-0"

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SHEET TITLE: PROP. REAR ELEVATION

PROJECT: PROPOSED EXTENSION & RENOVATION
82 COLERIDGE STREET, MANHATTAN BEACH, NY 11235

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DRAWING: A-114

SHEET 14 OF 32

PROJECT NO: 7972

DRAWN BY: CJ

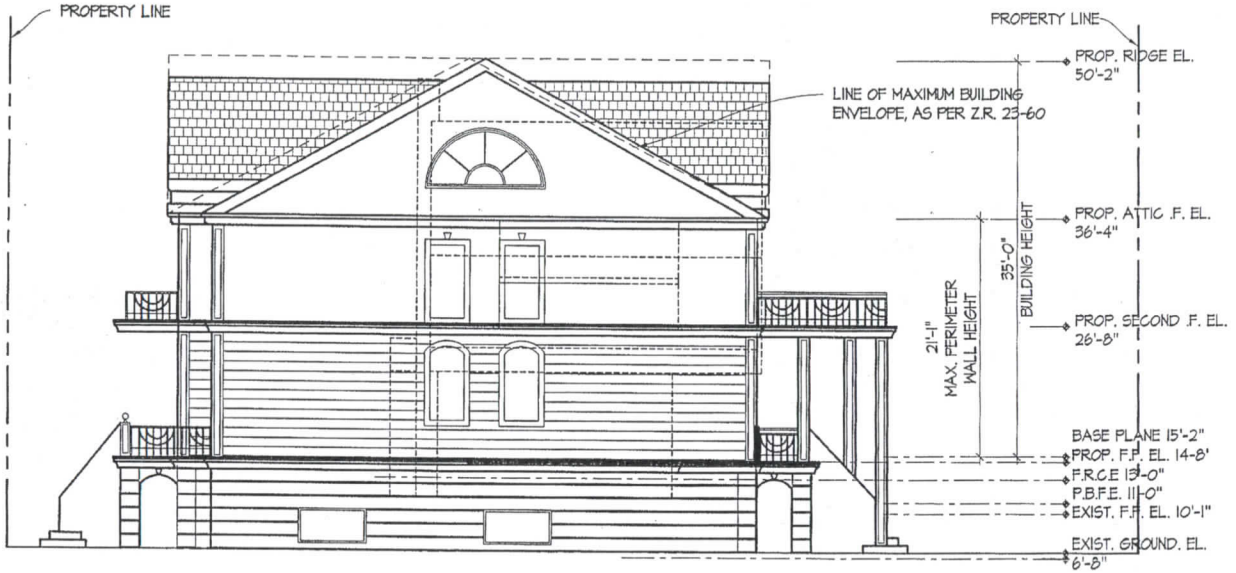
CHK'D BY: B.A.L.

B:\Miele's Projects\8150 Kutsak\BSA Coleridge - 11.25.14.dwg, 12/2/2014 1:21:22 PM, SAVIN 4018d 11x17.pc3

Final Interior Layout Subject to Approval by D.O.B.

SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY



PROPOSED NORTH ELEVATION SCALE
1/8"= 1'-0"

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STATE OF NEW YORK
JOEL A. MIELE, JR.
No. 065432
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE
PROP. NORTH ELEVATION

PROJECT
PROPOSED EXTENSION & RENOVATION
82 COLERIDGE STREET, MANHATTAN BEACH, NY 11235

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DRAWING A-115

SHEET 15 OF 52

PROJECT NO: 7972

DRAWN BY: CJ

CHK'D BY: BAL

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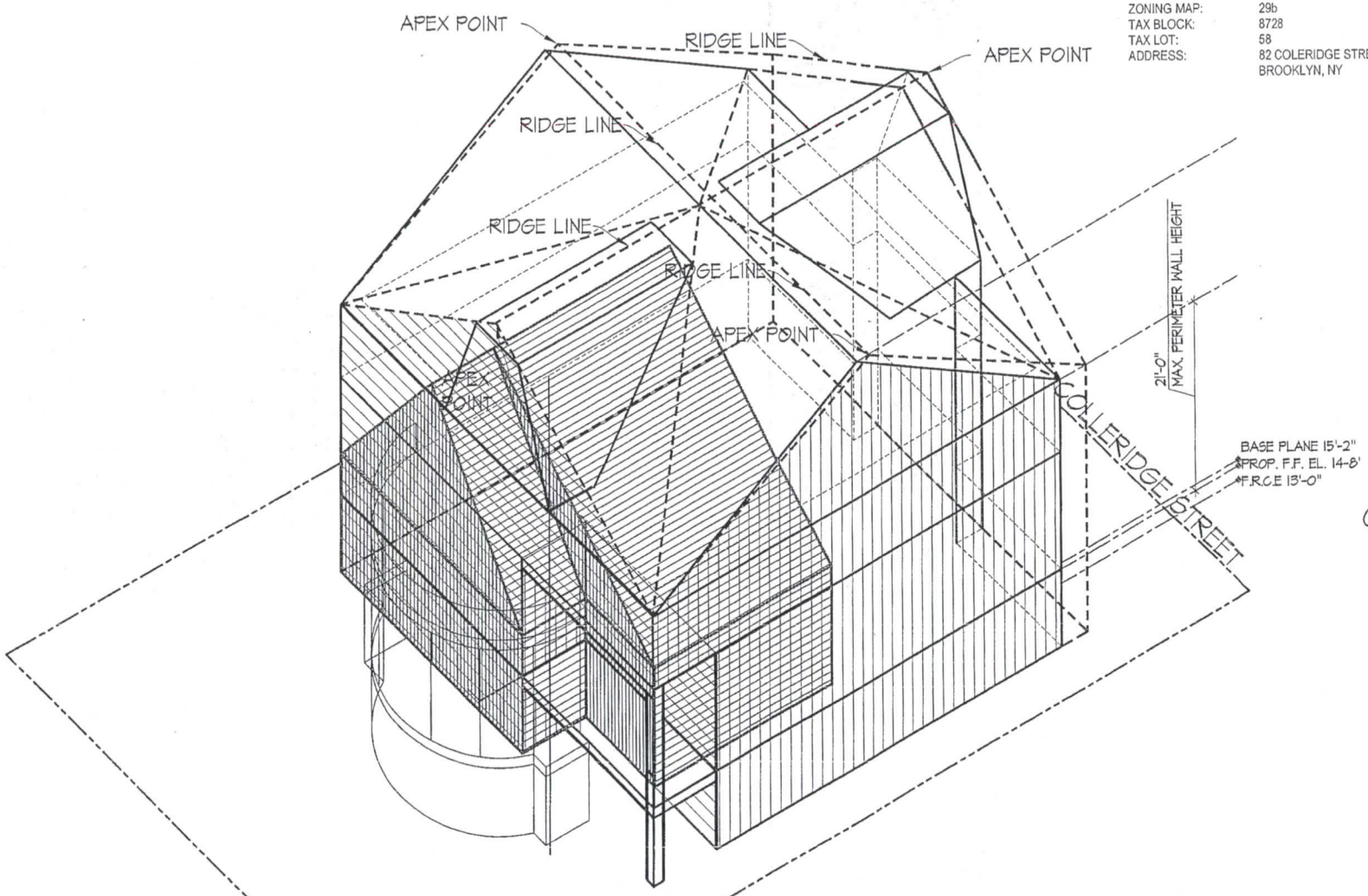
Final Interior Layout Subject to Approval by D.O.B.



SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY

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SHEET TITLE
PROP. AXONOMETRIC VIEW

PROJECT PROPOSED EXTENSION & RENOVATION
82 COLERIDGE STREET, MANHATTAN BEACH, NY 11235

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DRAWING A-116

SHEET 16 OF 32

PROJECT NO: 7972

DRAWN BY: CJ

CHK'D BY: BAL

B:\Miele's Projects\8150 Kutsak\BSA Coleridge - 11.25.14.dwg, 12/2/2014 1:21:31 PM, SAVIN 4018d 11x17.pc3

B:\Miele's Projects\8150 Kutsak\BSA Coleridge - 11.25.14.dwg, 12/2/2014 1:21:35 PM, SAVIN 4018d 11x17.pc3

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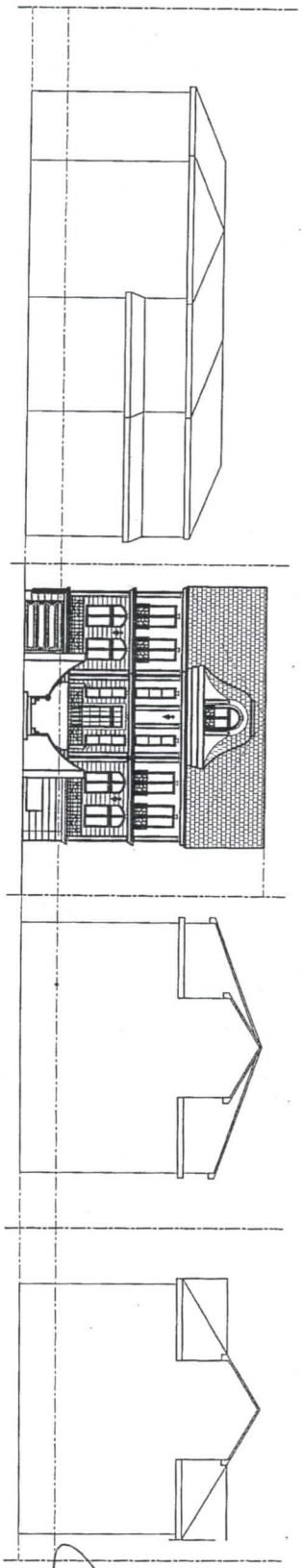

SITE CHARACTERISTICS:

ZONING DISTRICT:	R3-1
ZONING MAP:	29b
TAX BLOCK:	8728
TAX LOT:	58
ADDRESS:	82 COLERIDGE STREET BROOKLYN, NY

DRAWING
A-117

SHEET 11 OF 32

PROJECT NO: 7972

DRAWN BY: CJ

CHK'D BY: B.A.L.

SHEET TITLE
PROPOSED STREETSCAPE

PROJECT PROPOSED EXTENSION & RENOVATION
82 COLERIDGE STREET, MANHATTAN BEACH, NY 11235

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