



**Board of Standards
and Appeals**

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

ZONING (BZ) CALENDAR

Application Form

BSA APPLICATION NO. _____
CEQR NO. _____

Section A

Applicant/
Owner

Eric Palatnik, P.C.			Joseph Goldzal		
NAME OF APPLICANT			OWNER OF RECORD		
32 Broadway, Suite 114			1814 East 28th Street		
ADDRESS			ADDRESS		
New York	NY	10004	Brooklyn	NY	11229
CITY	STATE	ZIP	CITY	STATE	ZIP
212	425-4343				
AREA CODE	TELEPHONE		LESSEE / CONTRACT VENDEE		
212	968-7129		ADDRESS		
AREA CODE	FAX		CITY		
eric@ericpalatnikpc.com			STATE		
EMAIL			ZIP		

Section B

Site
Data

1814 East 28th Street 11229
STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

East 28th Street between Avenue R and Avenue S
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

6833	11	Brooklyn	15	N/A
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Hon. Alan Maisel	R3-2		23b	
CITY COUNCIL MEMBER	ZONING DISTRICT (include special district, if any)		ZONING MAP NUMBER	

Section C

Dept of Building
Decision

BSA AUTHORIZING SECTION(S) 73-622 for VARIANCE SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 23-141(b)

DOB Decision (Objection/ Denial) date: 03/15/2016 Acting on Application No: 321197940

Section D

Description

(LEGALIZATION YES NO IN PART)

This application is filed pursuant to § 73-622 of the Zoning Resolution of the City of New York, as amended (hereinafter "ZR"). It requests a Special Permit to enlarge an existing two story dwelling in a residential zoning district (R3-2). The application seeks to vary the floor area, open space, and lot coverage requirements of the Zoning Resolution.

Section E

BSA History
and
Related Actions

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

	YES	NO
1. Has the premises been the subject of any previous BSA application(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR BSA APPLICATION NO(S): _____		
2. Are there any applications concerning the premises pending before any other government agency?....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the property the subject of any court action?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Signature of Applicant, Corporate Officer or Other Authorized Representative: Eric Palatnik

Eric Palatnik Attorney NOTARY PUBLIC

Print Name Title

SWORN TO ME THIS 15th DAY OF March 2016
ROBIN GONZALEZ
Notary Public, State of New York
No. 01GO6097433
Qualified in Kings County
My Commission Expires 08/18/2019

BSA CALENDAR NO. _____

BLOCK 6833

LOT 11

SUBJECT SITE ADDRESS

1814 EAST 28 STREET

APPLICANT _____

ZONING DISTRICT R3-2

PRIOR BSA # _____

COMPLIANT: "Y"

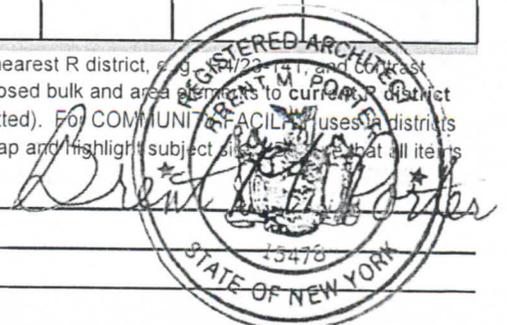
SPECIAL/HISTORIC DISTRICT _____

IF NOT: "N" and
INDICATE AMT

COMMUNITY BOARD 315

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	OVER/UNDER
LOT AREA	23-32		3,800		4,000	4,000	Y
LOT WIDTH	23-32		40		40	40	Y
USE GROUP (S)	22-00	1,2			1	1	Y
FA RESIDENTIAL	23-141	2,000			2,625.21	3,913.33	N - 1,913.33
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.							
FLOOR AREA TOTAL	23-141	2,000			2,625.21	3,913.33	N - 1,913.33
FAR RESIDENTIAL	23-141	.5			.66	.98	N - .48 FAR
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.							
FAR TOTAL	23-141	.5			.66	.98	N - .48 FAR
OPEN SPACE	23-141		2600		2,760	2,320	N - 280
OPEN SPACE RATIO	23-141		65		69	58	N - 7
LOT COVERAGE (%)	23-141	35			31	42	7
NO. DWELLING UNITS	23-22	2			1	1	Y
WALL HEIGHT	23-631	21			21	21	Y
TOTAL HEIGHT	23-631	32			32	32	Y
NUMBER OF STORIES					2+ ATT	2+ ATT	Y
FRONT YARD	23-45		15		6.75	6.75	Y (EX)
SIDE YARD	23-461		8		4	4	Y (EX)
SIDE YARD	23-461		8		14	8	Y
REAR YARD	23-47		30		42	30	Y
SETBACK (S)							
SKY EXP. PLANE (SLOPE)							
NO. PARKING SPACES	25-22	2	1		1	1	Y
LOADING BERTH (S)	25-00	0	0		0	0	Y
OTHER:							

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g. R3-2, R3-1, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area requirements to current ZR district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITIES in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Ensure that all items noted in the DOB Denial/Objection are included. NOTES: _____



ERIC PALATNIK, P.C.

ATTORNEY AT LAW
32 BROADWAY, SUITE 114
NEW YORK, NEW YORK 10004

(212) 425-4343
FAX (212) 968-7129
E-MAIL ERIC@ERICPALATNIKPC.COM

March 25, 2016

STATEMENT OF FACTS AND FINDINGS

**Premises: 1814 East 28th Street
Brooklyn, New York
Block 6833, Lot 11**

This application is filed pursuant to § 73-622 of the Zoning Resolution of the City of New York, as amended (hereinafter "ZR"). It requests a Special Permit to enlarge an existing two story dwelling in a residential zoning district (R3-2). The application seeks to vary the floor area, open space, and lot coverage requirements of the Zoning Resolution.

Located within Community Board 15, the Premises is situated on a four thousand (4,000) square foot lot, further identified on the New York City Tax Map as Block 6833, Lot 11. It is located on Eat 28th Street, between Avenue R and Avenue S in the Borough of Brooklyn.

The Premises is improved upon with an existing two story and attic, single family residential dwelling with a cellar. It has a total floor area of 2,625.21 square feet (1,225 sq. ft. first floor, 700 sq. ft. second floor and 700 sq. ft. attic); a floor area ratio of 0.66; lot coverage of 31%; and an open space ratio of 69%.

The enlargement will occur by expanding the south (side) and west (rear) walls of the property. The front yard will remain at 6'9", the rear yard will decrease from 42' to a compliant 30'. The north side yard will remain at 4'. The south side yard will decrease from 14' to a compliant 8'. The total height will remain at 32'. The enlarged two story and attic single family home would be 3,913.33 sq. ft. (1,705 sq. ft. first floor; 1,540 sq. ft. second floor; 668.33 sq. ft. attic) for a floor area ratio of 0.98.

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Accordingly, plans were filed with the Department of Buildings (“DOB”) in order to permit the enlargement. Under Job # 321197940, the following objections were issued:

No.	Section of ZR and/or MDL	Comments	Date Resolved
1.	ZR 23-141.	The proposal will increase the floor area ratio from 0.81 (3,256.67) to 0.98 (3,913.33 square feet). This will increase the degree of non-compliance. Under Zoning Resolution § 23-141(b), the Maximum permitted floor area ratio is 0.50. FLOOR AREA RATIO IS NOT COMPLYING	
2.	ZR 23-141	The proposal will create a non-compliance with respect to lot coverage. Under Zoning Resolution § 23-141(b), the maximum permitted lot coverage is 35%. The proposed lot coverage is 42%. LOT COVERAGE IS NOT COMPLYING.	
3.	ZR 23-141	The proposal will create a non-compliance with respect to open space. Under Zoning Resolution § 23-141(b), the minimum required open space is 65%. The proposed open space is 58%. OPEN SPACE IS NOT COMPLYING.	

Authority of Section 73-622

Zoning Resolution § 73-622(a) lists “Community Districts 10, 11 and 15, in the Borough of Brooklyn” as a designated Special Permit area. As evidenced by the enclosed application materials, the Premises, which is located in Community District 15, qualifies as the subject of a Special Permit application.

Description of Objections

1. Proposed floor area ratio is contrary to ZR 23-141(b).

The proposal will increase the floor area ratio from 0.66 (2,625.21 square feet) to 0.98 (3,913.33 square feet). This will increase the degree of non-compliance. Under Zoning Resolution § 23-141(b), the maximum permitted floor area ratio is 0.50.

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Zoning Resolution § 73-622 allows the creation of such non-compliances, provided that the enlargement does not alter the existing character of the neighborhood or impair the future use or development of the surrounding area.

2. Proposed lot coverage is contrary to ZR 23-141(b).

The proposal will increase the lot coverage from 31% to 42%. This will create a non-compliance with respect to lot coverage. Under Zoning Resolution § 23-141(b), the maximum permitted lot coverage is 35%.

Zoning Resolution § 73-622 allows the creation of such non-compliances, provided that the enlargement does not alter the existing character of the neighborhood or impair the future use or development of the surrounding area.

3. Proposed open space ratio is contrary to ZR 23-141(b).

The proposal will decrease the open space from 69% to 58%. This will create a non-compliance with respect to open space. Under Zoning Resolution § 23-141(b), the minimum required open space is 65%.

Zoning Resolution § 73-622 allows the creation of such non-compliances, provided that the enlargement does not alter the existing character of the neighborhood or impair the future use or development of the surrounding area.

Satisfaction of Findings

The proposed development will not alter the character of the neighborhood nor impair the future use or development of the surrounding area. The home has been specifically designed to fit into neighborhood in terms of architectural design and bulk dimensions. It is proposed to provide a complying rear yard at the home and the proposed FAR is less than what has been approved by your Board on the social block.

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As shown on the Radius Diagram by Urban Cartographics, the property is surrounded by one hundred and fifty two (152) buildings within four hundred (400) feet of the site. Out of these, one hundred and forty seven (147) are improved upon with one or two family homes.

The proposed FAR of 0.98 will not alter the character of the neighborhood nor impair the use and development of adjoining properties. As shown on the Floor Area Ratio Survey by Urban Cartographics, of the one hundred and forty seven (147) one and two family homes surrounding the Premises, eleven (11) have FAR's that are greater than 1.0 and twenty three (23) have an FAR between 0.9 and 0.99 which are comparable to that proposed.

The proposed lot coverage of 42% will not alter the character of the neighborhood nor impair the use and development of adjoining properties. As shown on the Lot Coverage Diagram by Urban Cartographics, of the of the one hundred and forty seven (147) one and two family homes surrounding the Premises, twenty four (24) have a lot coverage that is 45% or greater and are comparable to that proposed.

The home will provide a compliant thirty (30) foot rear yard and the home's architectural design has been created in order to not alter the character of the neighborhood.

Additionally, your Board has granted cases on the social block that are comparable to the proposal. These cases support the finding that granting the instant application will not alter the character of the neighborhood nor impair the use and development of adjoining properties.

BSA Calendar Number 43-05-BZ¹ (1826 East 28th Street, Block 6833, Lot 17)

- Floor area of 3,000 square feet (1.00 FAR);
- Lot coverage of 48.4 percent;
- A 21' rear yard.

¹ All cited BSA Resolutions are included as exhibits.

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BSA Calendar Number 115-06-BZ (1820 East 28th Street, Block 6833, Lot 13)

- Floor area of 2,976.8 square feet (0.99 FAR);
- Lot coverage of 49.9 percent.
- A rear yard of 20'0"

As shown by the resolutions, your Board has granted similar enlargements in the surrounding area. As such, the instant application will not alter the character of the neighborhood nor impair the development of surrounding homes.

Conclusion

The enlargement is located within a designated area and meets the requirements of ZR §73-622. It conforms to the character of the neighborhood and will not impair the use or development of the area.

We are confident that the conditions and findings of ZR § 73-622 are satisfied in the instant matter and, therefore, respectfully submit that the granting of the Special Permit in this matter is both appropriate and fully supported by the facts.

Respectfully Submitted,

Eric Palatnik, Esq.

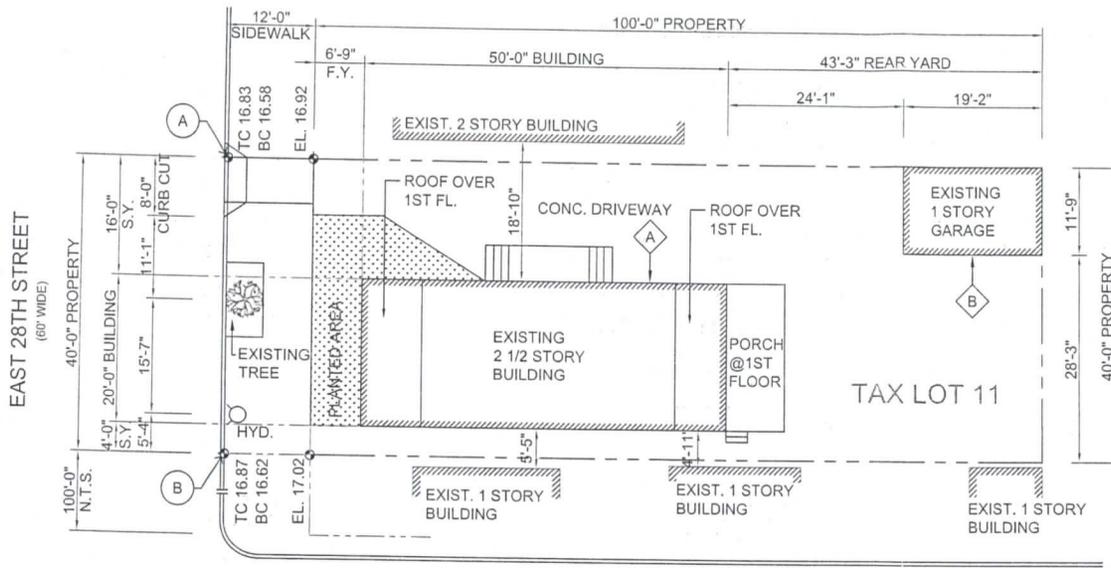


Site

East 28th. St.



View # 1
3/7/16
1814 East 28th. St.
Block: 6833
Lot; 11
Brooklyn, NY



EXISTING SITE PLAN
SCALE 1/16"=1'-0"

AVENUE R
(80' WIDE)

SUMMARY OF FLOOR AREAS		
FLR.	ZONING AREA	
	EXISTING	PROPOSED
CELLAR	856.67	N/A
1ST	1,225.21	1,705.00
2ND	700.00	1,540.00
ATTIC	700.00	668.33
TOTAL	2,625.21	3,913.33

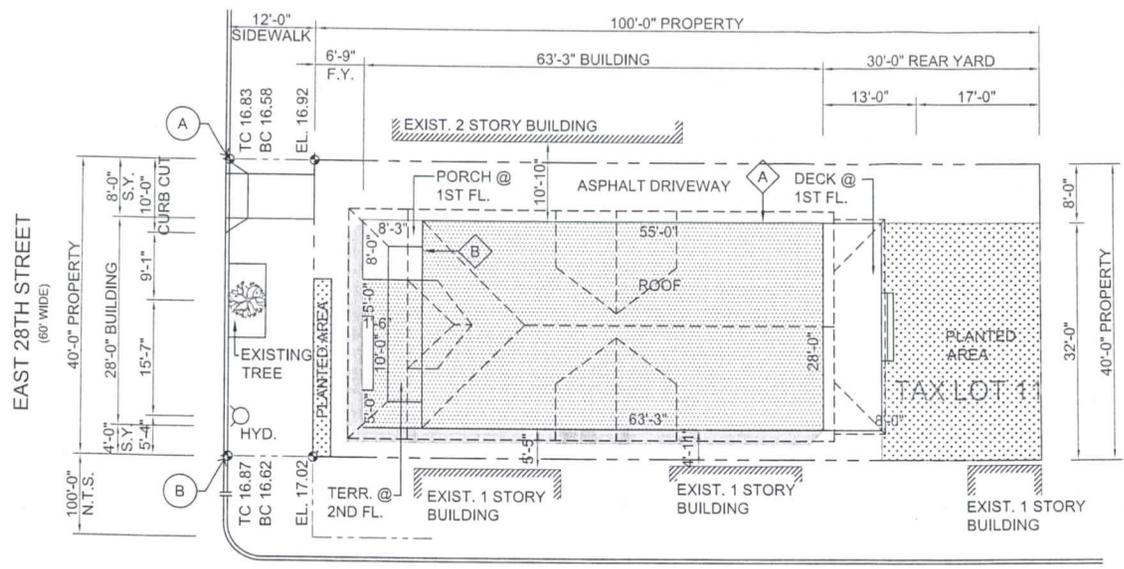
F.A.R.	
EXISTING	PROPOSED
0.66	0.98
LOT COVERAGE	
EXISTING	PROPOSED
31%	42%

EXISTING LOT COVERAGE CALCULATIONS

	20' - 0" x 50' - 0"	= 1,000.00 SQ.FT.
	19' - 2" x 11' - 9"	= 225.21 SQ.FT.
LOT COVERAGE = A + B		= 1,225.21 SQ.FT.
LOT COVERAGE %		= 30.63%

E1





SITE PLAN
SCALE 1/16=1'-0"

AVENUE R
(80' WIDE)

PROPOSED LOT COVERAGE

SITE AREA CALCULATIONS	
ZL ZONING DISTRICT R3-2 WITHIN 100' OF EAST 28TH ST.	
100' - 0" x 40' - 0" =	4,000.00 SQ.FT.
TOTAL SITE AREA =	= 4,000.00 SQ.FT.
NOTE: SITE INFORMATION TAKEN FROM A SURVEY DATED 09/12/2013, BY NY LAND SURVEYOR, PLLC, 77-15 184TH STREET FRESH MEADOWS, NY 11366. T: 718-591-6600 F: 718-591-7954 NYLANDSURVEYOR@GMAIL.COM FOR BALANCE OF INFORMATION SEE THE ABOVE MENTIONED SURVEY	

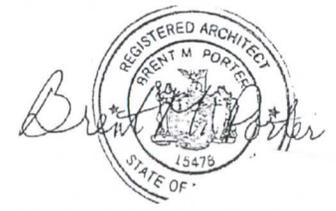
PROPOSED LOT COVERAGE CALCULATIONS	
63' - 3" x 28' - 0" =	1,771.00 SQ.FT.
8' - 0" x 8' - 3" =	66.00 SQ.FT.
1' - 6" x 10' - 0" =	15.00 SQ.FT.
LOT COVERAGE = A - B - C	= 1,690.00 SQ.FT.
LOT COVERAGE %	= 42.25%

1814 EAST 28TH STREET	
TAX BLOCK:	6833
TAX LOTS:	11
ZONING MAP:	23b
COMMUNITY DISTRICT	BROOKLYN 15
ZONING DISTRICT:	R3-2
LOT AREA	4,000.00
PROPOSED BUILDING HEIGHT	34'-6"
CONSTRUCTION CLASSIFICATION	III-A
ALLOWED LOT COVERAGE	35.00%

DATUM EL. / BASE PLANE EL. CALCULATION

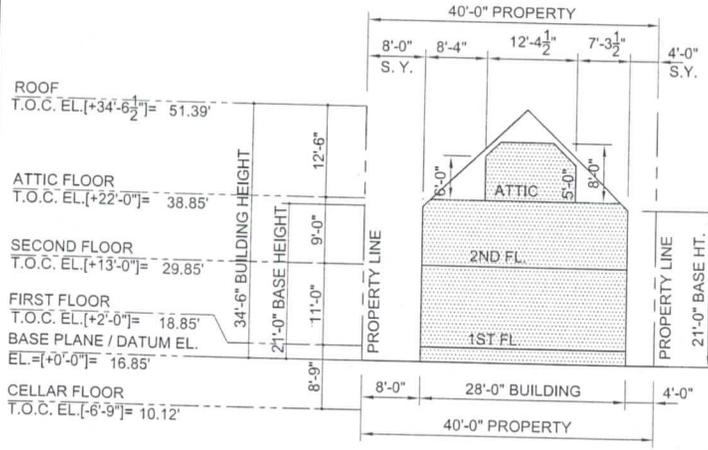
AS PER SURVEY DATED DATED

EAST 28TH ST. LENGTH	
40' - 0"	
MARK	EL.
	16.83
	16.87
AVERAGE EL.	16.85

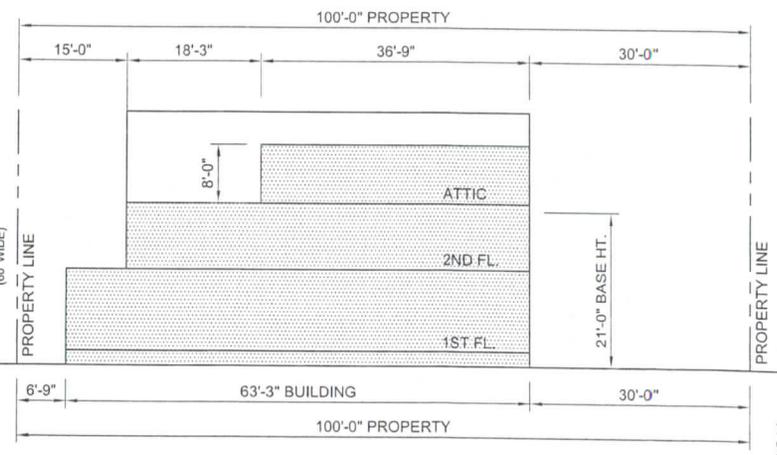
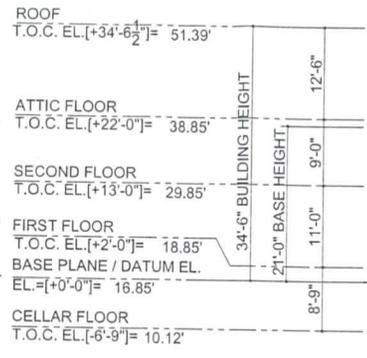


P1

ISSUED FOR REVIEW IN PROCESS OF BSA APPLICATION.



ZONING SECTION DIAGRAM
SCALE 1/16"=1'-0"



ZONING SECTION DIAGRAM
SCALE 1/16"=1'-0"

SUMMARY OF FLOOR AREAS		
FLR.	ZONING AREA	
	EXISTING	PROPOSED
CELLAR	856.67	N/A
1ST	1,225.21	1,705.00
2ND	700.00	1,540.00
ATTIC	700.00	668.33
TOTAL	2,625.21	3,913.33

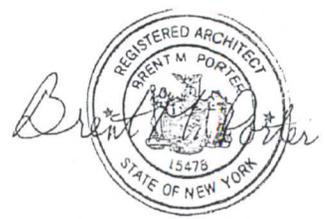
F.A.R.	
EXISTING	PROPOSED
0.66	0.98
LOT COVERAGE	
EXISTING	PROPOSED
31%	42%

P2

BRENT M. PORTER ARCH. & ASSOC.

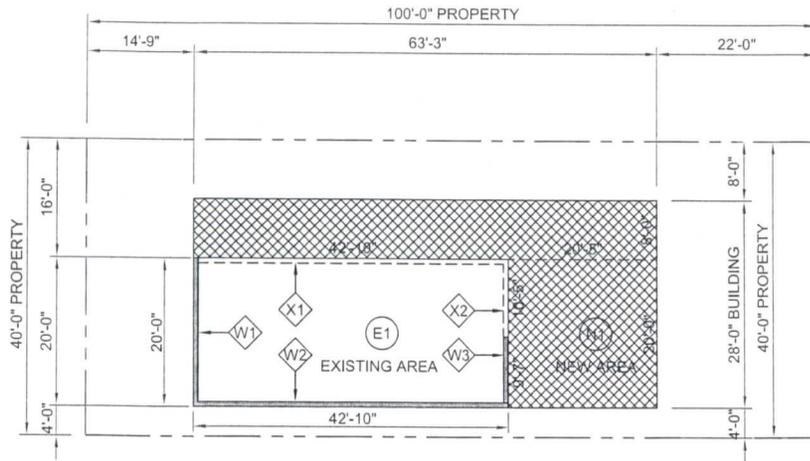
DRAWING TITLE: ZONING SECTIONS

1814 EAST 28 STREET, BROOKLYN, NEW YORK



ISSUED FOR REVIEW IN PROCESS OF BSA APPLICATION.

EAST 28TH STREET
(60' WIDE)

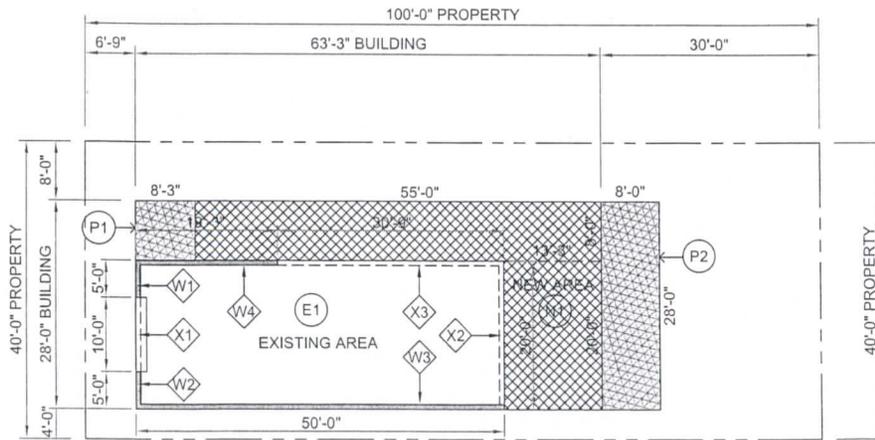


CELLAR EXISTING AREA DIAGRAM

SCALE 1/16"=1'-0"

EXISTING AREA
PROPOSED NEW AREA

EAST 28TH STREET
(60' WIDE)



1ST EXISTING FLOOR AREA DIAGRAM

SCALE 1/16"=1'-0"

EXISTING AREA
PROPOSED NEW AREA
PORCH AREA

CELLAR EXTERIOR WALL CALCULATIONS

EXISTING WALL TO REMAIN

W1	20' - 0"	=	20.00 FT.
W2	42' - 10"	=	42.83 FT.
W3	9' - 7"	=	9.58 FT.

EXISTING WALL TO REMAIN (W1+W2) = 72.4 FT.

EXISTING WALL TO BE REMOVED

X1	42' - 10"	=	42.83 FT.
X2	10' - 5"	=	10.42 FT.

EXIST. WALL TO BE REMOVED (X1+X2) = 53.3 FT.

PERIMETER OF EXISTING WALLS = 125.67 FT.

EXISTING WALL TO REMAIN = 72.42 / 125.67 = 57.63% > 50.00%

1ST EXTERIOR WALL CALCULATIONS

EXISTING WALL TO REMAIN

W4	5' - 0"	=	5.00 FT.
W5	5' - 0"	=	5.00 FT.
W6	50' - 0"	=	50.00 FT.
W7	19' - 3"	=	19.25 FT.

EXIST. WALL TO REMAIN (W1+W2+W3+W4) = 79.3 FT.

EXISTING WALL TO BE REMOVED

X1	10' - 0"	=	10.00 FT.
X2	20' - 0"	=	20.00 FT.
X3	30' - 9"	=	30.75 FT.

EXIST. WALL TO BE REMOVED (X1+X2) = 60.8 FT.

PERIMETER OF EXISTING WALLS = 140.00 FT.

EXISTING WALL TO REMAIN = 79.25 / 140.00 = 56.61% > 50.00%

CELLAR AREA CALCULATIONS

EXISTING AREA

E1 42' - 10" x 20' - 0" = 856.67 SQ.FT.

PROPOSED NEW AREA

N1 20' - 5" x 20' - 0" = 408.33 SQ.FT.

68' - 3" x 8' - 0" = 546.00 SQ.FT.

954.33 SQ.FT.

TOTAL AREA = (E1+N1) = 1,811.00 SQ.FT.

1ST FLOOR AREA CALCULATIONS

EXISTING AREA

E1 50' - 0" x 20' - 0" = 1,000.00 SQ.FT.

PROPOSED NEW AREA

N1 55' - 0" x 8' - 0" = 440.00 SQ.FT.

13' - 3" x 20' - 0" = 265.00 SQ.FT.

705.00 SQ.FT.

PORCH AREA

P1 8' - 3" x 8' - 0" = 66.00 SQ.FT.

P2 8' - 0" x 28' - 0" = 224.00 SQ.FT.

290.00 SQ.FT.

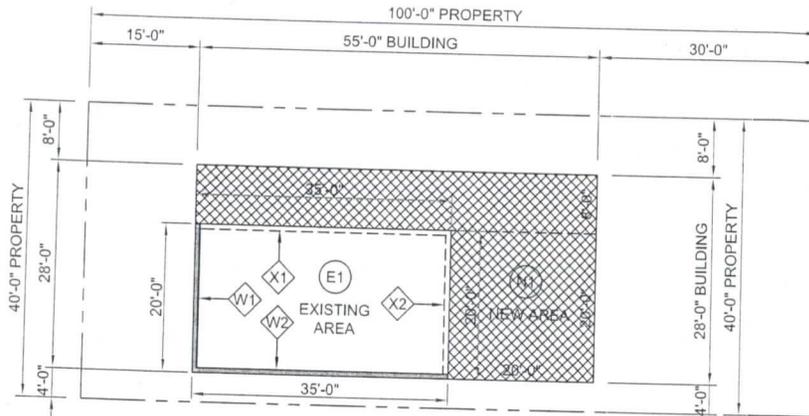
TOTAL AREA = (E1+N1) = 1,705.00 SQ.FT.

P3



ISSUED FOR REVIEW IN PROCESS OF BSA APPLICATION.

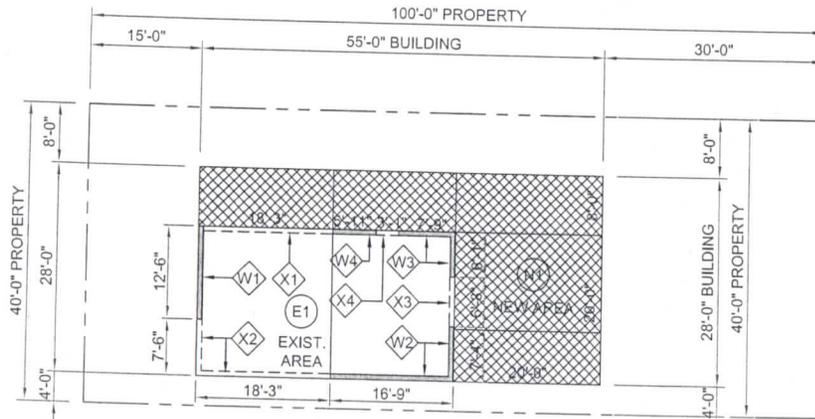
EAST 28TH STREET
(60' WIDE)



2ND FLOOR EXISTING AREA DIAGRAM
SCALE 1/16"=1'-0"

EXISTING AREA
PROPOSED NEW AREA

EAST 28TH STREET
(60' WIDE)



ATTIC EXISTING AREA DIAGRAM
SCALE 1/16"=1'-0"

EXISTING AREA
PROPOSED NEW AREA

2ND FLOOR EXTERIOR WALL CALCULATIONS

EXISTING WALL TO REMAIN		
W1	20' - 0"	= 20.00 FT.
W2	35' - 0"	= 35.00 FT.

EXISTING WALL TO REMAIN (W1+W2) = 55.0 FT.		
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EXISTING WALL TO BE REMOVED		
X1	35' - 0"	= 35.00 FT.
X2	20' - 0"	= 20.00 FT.

EXIST. WALL TO BE REMOVED (X1+X2) = 55.0 FT.		
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PERIMETER OF EXISTING WALLS	=	110.00 FT.
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EXISTING WALL TO REMAIN = 55.00 / 110.00 = 50.00% ≥ 50.00%

ATTIC EXTERIOR WALL CALCULATIONS

EXISTING WALL TO REMAIN		
W1	12' - 6"	= 12.50 FT.
W2	16' - 9"	= 16.75 FT.
	7' - 4"	= 7.33 FT.
W3	7' - 9"	= 7.75 FT.
	6' - 1"	= 6.08 FT.
W4	5' - 11"	= 5.92 FT.

EXIST. WALL TO REMAIN (W1+W2+W3+W4) = 56.3 FT.		
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EXISTING WALL TO BE REMOVED		
X1	18' - 3"	= 18.25 FT.
X2	7' - 6"	= 7.50 FT.
	18' - 3"	= 18.25 FT.
X3	6' - 8"	= 6.67 FT.
X4	3' - 1"	= 3.08 FT.

EXIST. WALL TO BE REMOVED (X1+X2+X3+X4) = 53.8 FT.		
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PERIMETER OF EXISTING WALLS	=	110.08 FT.
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EXISTING WALL TO REMAIN = 56.33 / 110.08 = 51.17% > 50.00%

2ND FLOOR AREA CALCULATIONS

EXISTING AREA		
E1	35' - 0" x 20' - 0"	= 700.00 SQ.FT.

PROPOSED NEW AREA		
N1	55' - 0" x 8' - 0"	= 440.00 SQ.FT.
	20' - 0" x 20' - 0"	= 400.00 SQ.FT.
		840.00 SQ.FT.

TOTAL AREA = (E1+N1) = 1,540.00 SQ.FT.		
--	--	--

ATTIC AREA CALCULATIONS

EXISTING AREA		
E1	35' - 0" x 20' - 0"	= 700.00 SQ.FT.

PROPOSED NEW AREA		
N1	8' - 0" x 55' - 0"	= 440.00 SQ.FT.
	20' - 0" x 20' - 0"	= 400.00 SQ.FT.
		840.00 SQ.FT.

EXCLUDED AREA		
	20' - 0" x 7' - 0"	= 140.00 SQ.FT.
	18' - 3" x 28' - 0"	= 511.00 SQ.FT.
	27' - 7" x 8' - 0"	= 220.67 SQ.FT.
		871.67 SQ.FT.

TOTAL AREA = (E1+N1-EXCLUDED AREA) = 668.33 SQ.FT.		
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P4

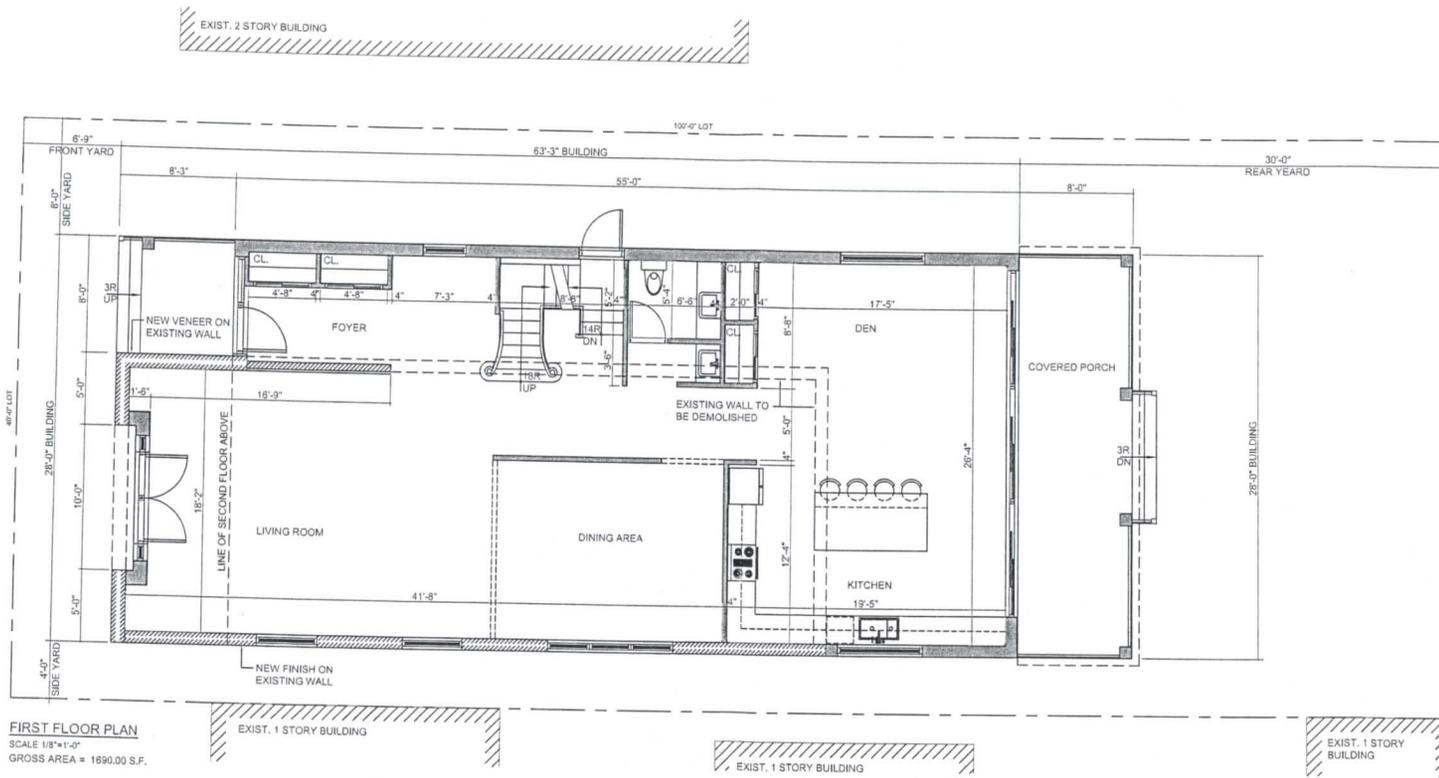
BRENT M. PORTER ARCH. & ASSOC.

DRAWING TITLE: ZONING DIAGRAMS

1814 EAST 28 STREET, BROOKLYN, NEW YORK



ISSUED FOR REVIEW IN PROCESS OF BSA APPLICATION.



FIRST FLOOR PLAN
 SCALE 1/8"=1'-0"
 GROSS AREA = 1690.00 S.F.

NOTE:
 1. ALL INTERIOR PARTITIONS ARE SUBJECT TO DOB APPROVAL.
 2. ALL BALCONIES AND PORCHES ARE SUBJECT TO DOB APPROVAL.

SYMBOLS AND MATERIALS

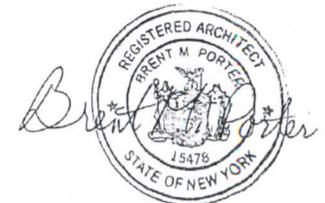
- EXISTING WALL TO REMAIN
- NEW DRYWALL PARTITION
- EXISTING WALL TO BE DEMOLISH

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BRENT M. PORTER ARCH. & ASSOC.

DRAWING TITLE: FIRST FLOOR PLAN

1814 EAST 28 STREET, BROOKLYN, NEW YORK



ISSUED FOR REVIEW IN PROCESS OF BSA APPLICATION.

ROOF
T.O.FL. EL. [+34'-6"] = 51.35'

ATTIC FLOOR
T.O.FL. EL. [+22'-0"] = 38.85'

SECOND FLOOR
T.O.FL. EL. [+13'-0"] = 29.85'

FIRST FLOOR
T.O.FL. EL. [+2'-0"] = 18.85'

BASE PLANE / DATUM EL.
EL. = [+0'-0"] = 16.85'

CELLAR FLOOR
T.O.FL. EL. [-6'-9"] = 10.12'

ASPHALT ROOF SHINGLES
TO MATCH THE STYLE OF
THE EXISTING. (TYP)



FRONT ELEVATION

ROOF
T.O.FL. EL. [+34'-6"] = 51.35'

ATTIC FLOOR
T.O.FL. EL. [+22'-0"] = 38.85'

SECOND FLOOR
T.O.FL. EL. [+13'-0"] = 29.85'

FIRST FLOOR
T.O.FL. EL. [+2'-0"] = 18.85'

BASE PLANE / DATUM EL.
EL. = [+0'-0"] = 16.85'

CELLAR FLOOR
T.O.FL. EL. [-6'-9"] = 10.12'

ASPHALT ROOF SHINGLES
TO MATCH THE STYLE OF
THE EXISTING. (TYP)



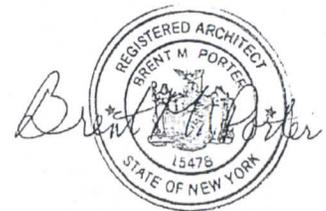
REAR ELEVATION

P9

BRENT M. PORTER ARCH. & ASSOC.

DRAWING TITLE: FRONT & REAR ELEVATION

1814 EAST 28 STREET, BROOKLYN, NEW YORK



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