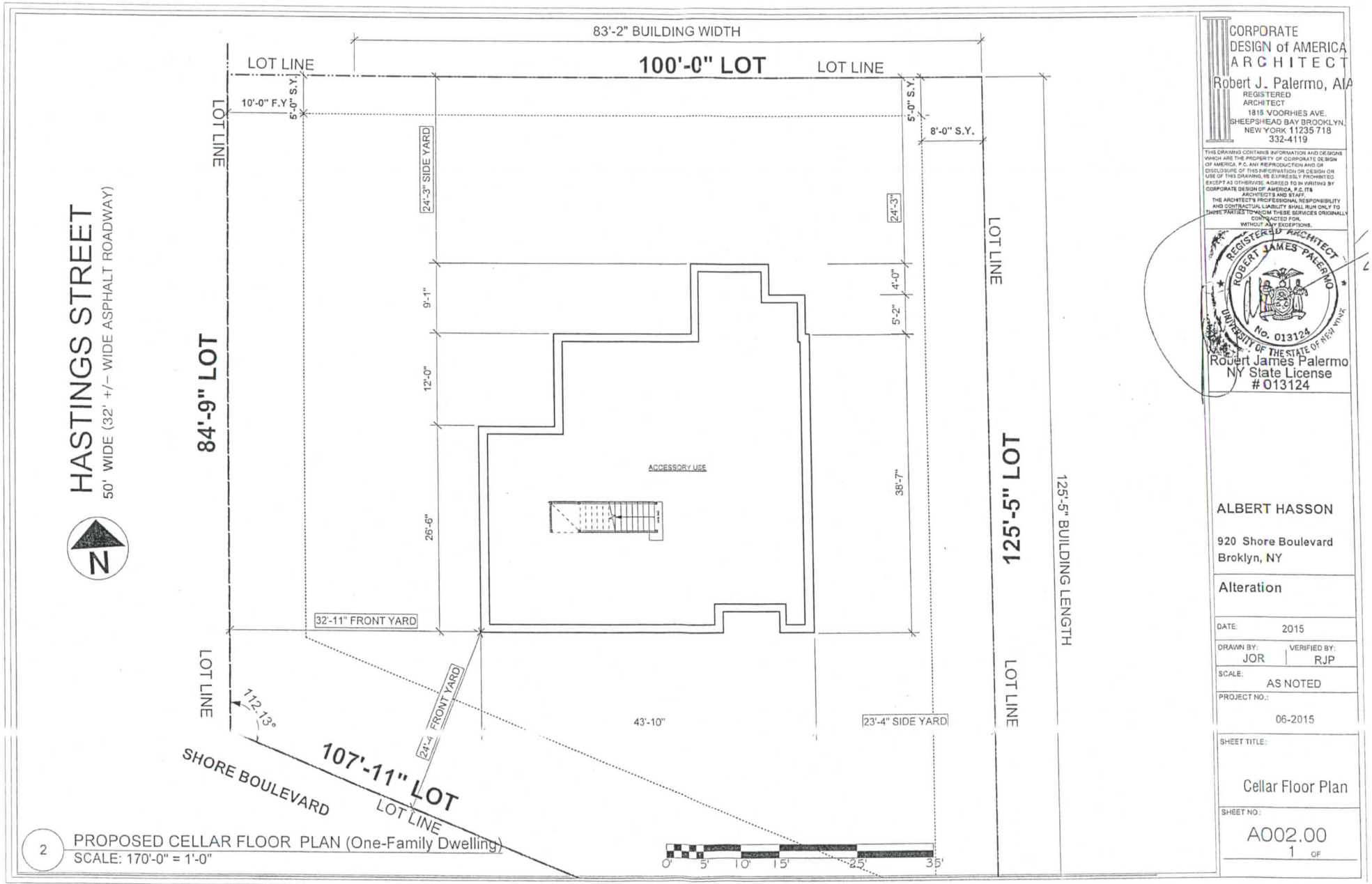

2 PROPOSED CELLAR FLOOR PLAN (One-Family Dwelling)
SCALE: 170'-0" = 1'-0"

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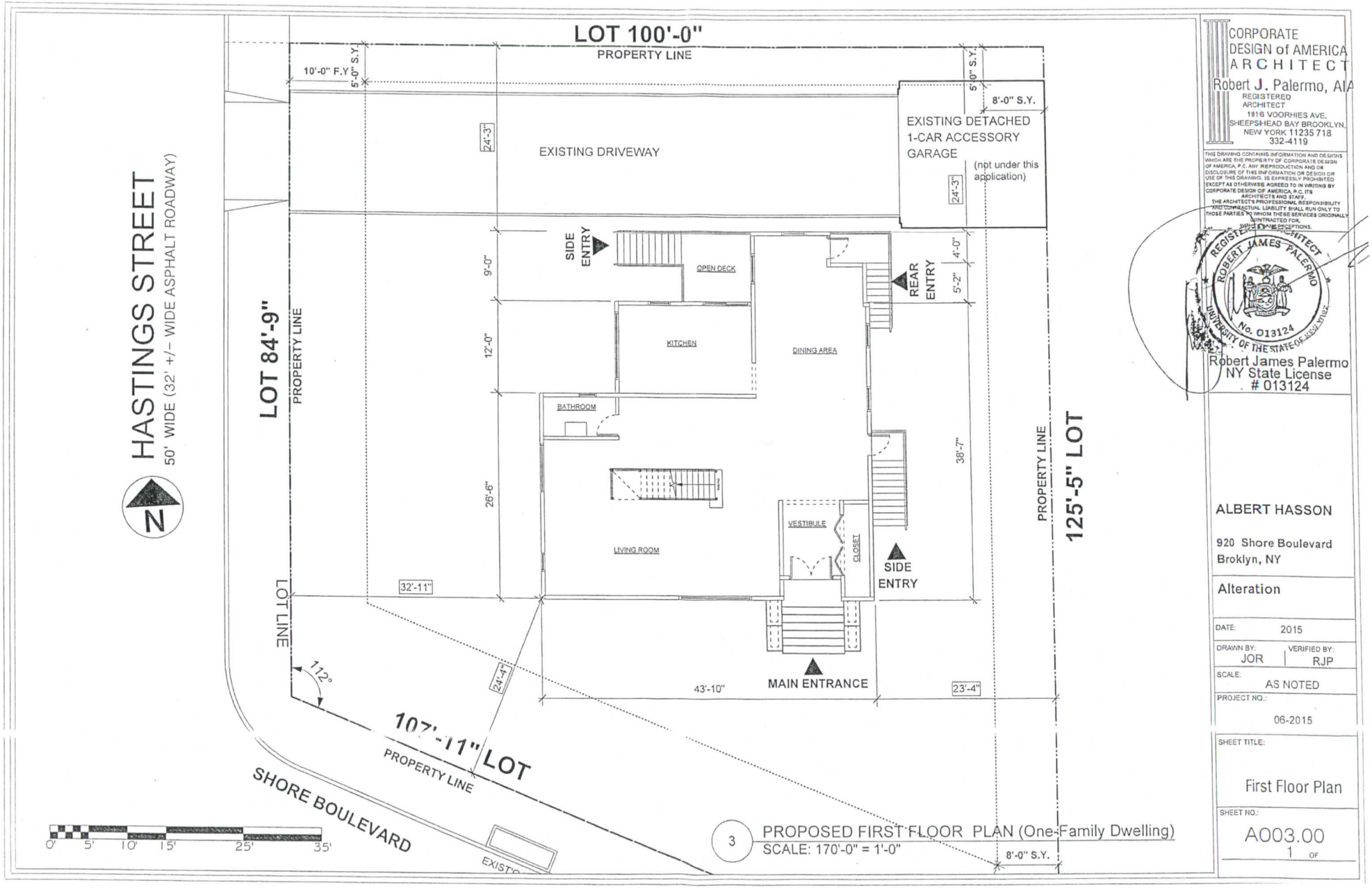
ALBERT HASSON

920 Shore Boulevard
Broklyn, NY

Alteration

DATE:	2015
DRAWN BY:	JOR
VERIFIED BY:	RJP
SCALE:	AS NOTED
PROJECT NO.:	06-2015
SHEET TITLE:	Cellar Floor Plan
SHEET NO.:	A002.00
	1 OF



3 PROPOSED FIRST FLOOR PLAN (One-Family Dwelling)
SCALE: 170'-0" = 1'-0"

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WITH THE FOLLOWING EXCEPTIONS.

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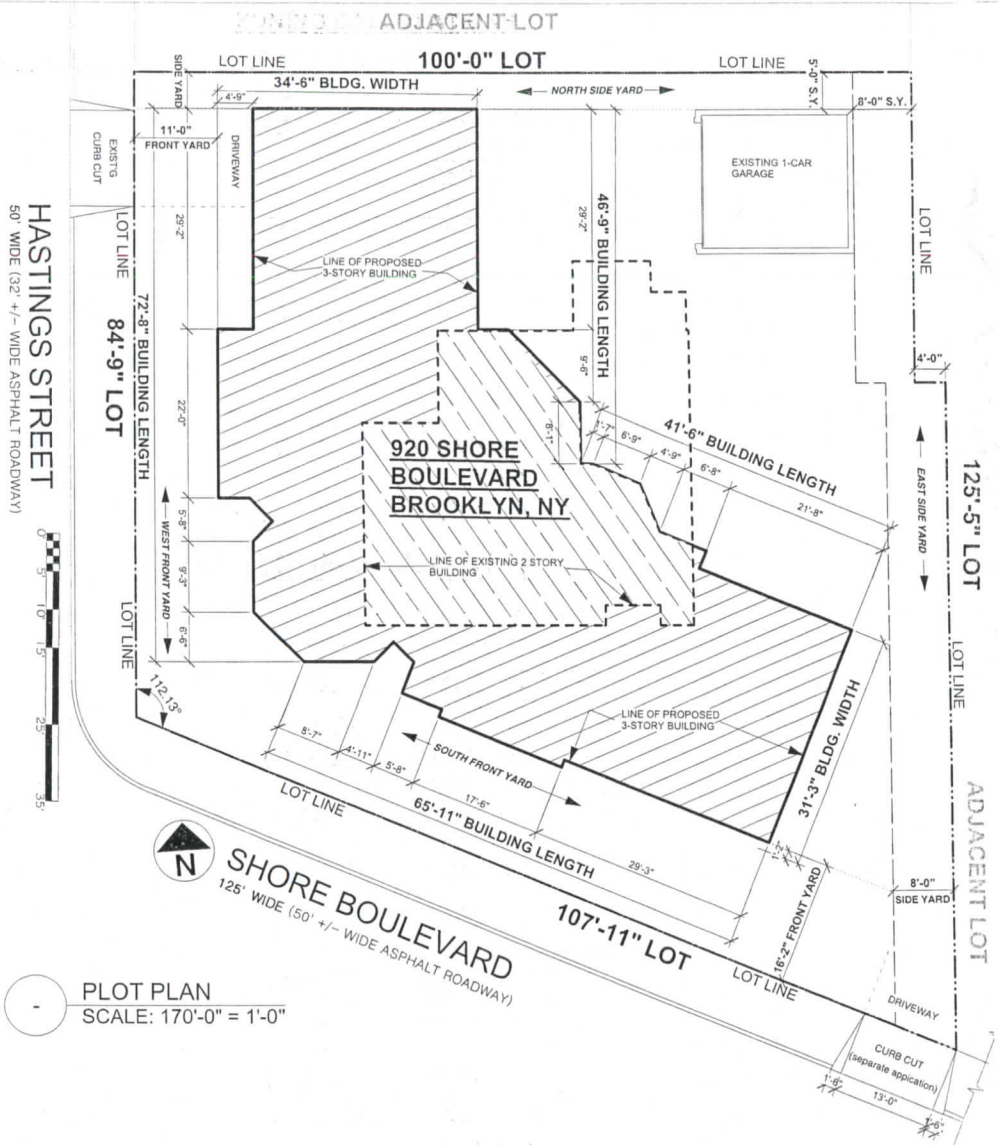
Alteration

DATE:	2015
DRAWN BY: JOR	VERIFIED BY: RJP
SCALE:	AS NOTED
PROJECT NO.:	06-2015
SHEET TITLE:	First Floor Plan
SHEET NO.:	A003.00
	1 OF



PLOT PLAN
SCALE: 170'-0" = 1'-0"

ZONING CALCULATIONS

ADDRESS:..... ..920 SHORE BOULEVARD, BROOKLYN, NY
BLOCK:.....8746
LOT:.....107
ZONING DISTRICT: R3-1

LOT AREA:.....10,510 SF + (easement 854 sf)= **11,364 SF**
MAX FAR:.....0.5 + 20% ATTIC RULE +
+300 SF GARAGE RULE

TOTAL FAR: ((11,364 X 0.5) +300) = **5,982 SF**
5,982 SF x 0.2 = 1,196.4 SF
5,982 SF + 1,196.4 SF = **7,178.4 SF Total (As of Right)**

Manhattan Beach Special Special Permit:
FLOOR AREA (as of right):
Lot Area = 11,364 SF x 0.5 (50% FAR) = 5,682 SF

(Special Permit) 5,682 SF x 0.5 (50% FAR additional) = 2,841 SF (25% Lot Area)
Total **ALLOWABLE** Floor Area: 0.5 FAR + 0.25 FAR = 0.75 FAR
5,682 SF + 2,841 SF = 8,523 SF
Total **PROPOSED** (8'-0" Headroom):
4,062 SF (1st Fl.) + 3,670SF (2nd Fl.) + 2,549 SF (3rd Fl) = **10,281 SF > 8,523 SF (Allowable)**

Attic (3rd Fl.) Area (5'-0" - 8'-0" Headroom):
(Special Permit)= 0.2 (As-of-right) x 0.5 (50% FAR additional) = 0.1 FAR Lot Area)
11,364 SF (Lot Area) x 0.1 = **1,136.4 SF**

TOTAL AREA ALLOWABLE (Including Attic):
8,523 SF + 1,136.4 SF = **9659.4 SF < 10,281 SF (Proposed)**

MAX LOT COVERAGE: 35% -> 11,364 X 0.35 = **3,977.4 SF < 4,079.7 SF (Proposed)**
MIN. Open Space.: 65%: 11,364 - 3977.4 = **7,386.6 SF < 7,284.3 sf (Proposed)**
MIN. FRONT YARD: 15'-0" (CORNER LOT CAN HAVE ONE 10'-0" YARD)
MIN. SIDE YARD: 2 S.Y. TOTAL **13'-0"**, WHERE ONE = 5'-0", THE OTHER = 8'-0"
MIN. REAR YARD: **NO REAR YARD REQUIRED**
MAX. RIDGE HT: 35'-0"
MAX. PERIMETER WALL HT: 21'-0"

ZONING ANALYSIS

SPECIAL PERMIT (under BSA - see area calcs. A006.00)
ZR 23-141b MAXIMUM LOT COVERAGE AND MAXIMUM F.A.R.:
MAX F.A.R. (permitted): 0.5
MAX FLOOR AREA (permitted): F.A.R. X LOT AREA = 0.5 X 10,510 sf = 5255 sf
FLOOR AREA (proposed): 10,281 sf
MAXIMUM LOT COVERAGE (allowable): 35% = 3977.4 sf
LOT COVERAGE (proposed): 35.9% = 4079.7 sf (to be approved by BSA)

OPEN SPACE (required): 65% = 7386.6 sf
OPEN SPACE (proposed): 11,364 sf - 4079.7 sf = 7284.3 sf = 64.1% (to be approved by BSA)
ZR 23-45,a. FRONT YARD REQUIREMENTS:
MIN. FRONT YARD REQUIRED: 15'-0" and 10'-0" (corner lot)
South FRONT YARD PROPOSED: 16'-2" > 15'-0" (OK!); West FRONT YARD PROPOSED: 11'-0" > 10'-0" (OK!)

ZR 23-462a SIDE YARD REQUIREMENTS:
NUMBER OF SIDE YARDS (required): 2
SIDE YARDS (proposed): 2, THEREFORE: O.K.
MIN. SIDE YARD (required): 13'-0" combined, where one equals no less than 5'-0"
PROPOSED SIDE YARDS: North S.Y. =5'-0" & East S.Y. =8'-0"; Total = 13'-0", THEREFORE: O.K.

ZR 23-47 MINIMUM REQUIRED REAR YARD:
REAR YARD REQUIRED: None
REAR YARD PROPOSED: None

ZR 23-631a HEIGHT AND SETBACK REGULATIONS:
MAXIMUM WALL HEIGHT PERMITTED: 21'-0"
WALLS HEIGHT PROPOSED: 21'-0", THEREFORE: O.K.
MAXIMUM BUILDING HEIGHT PERMITTED: 35'-0";

BUILDING HEIGHT PROPOSED: 35'-0", THEREFORE: O.K.
(ZR 23-451) Planting Requirements
If street frontage is 60' and above, 50% of front yard shall be planted - existing plantings to remain.
FRONT YARD = 107.95' X 15' FY = 1619.25SF/2 = 809.6 SF and 84.76' x 10' FY = 847.6 SF/2 = 423.8 SF
1233.4 SF < 3256.8 SF PROVIDED (OK!)

(ZR 64-131) All Measurements of Heigh above #curb level#, #base plane#, #base flood elevation#, grade, or other similar ground related datum, shall be from the #flood-resistant construction elevation#. This provision shall not apply to #buildings# that are #accessory# to #single-# or #two-family residences#, or to fences, #signs# not affixed to #buildings#, or other structures that are not #buildings#.
ST-1: Exempt from all street tree requirements
1) This is not a change of use exceeding 20% of floor area
2) This is not a detached garage that is 400 sf or greater
NOTE: Two existing trees are to remain

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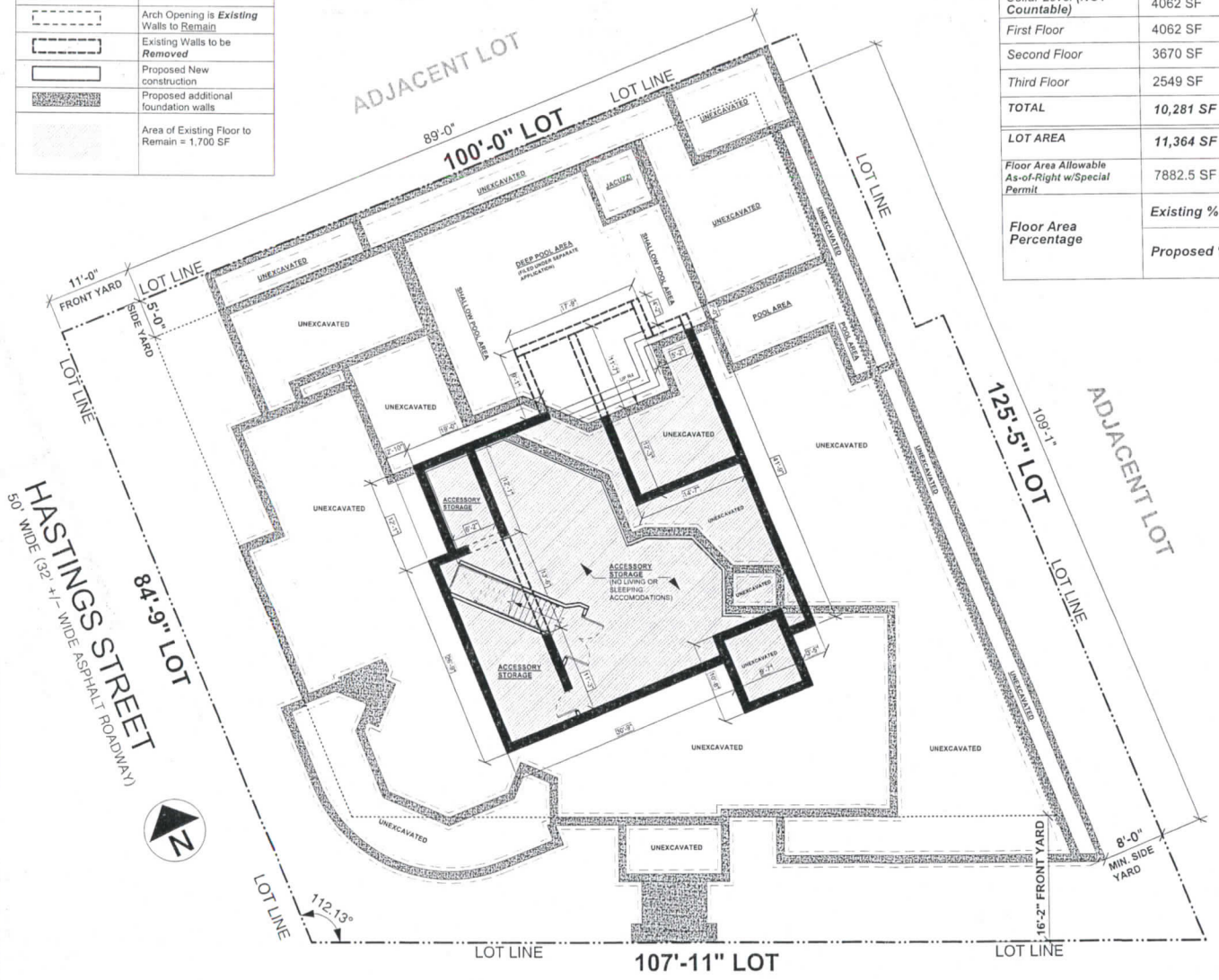
Alteration

DATE:	2015
DRAWN BY:	JOR
VERIFIED BY:	RJP
SCALE:	AS NOTED
PROJECT NO.:	27-2013
SHEET TITLE:	Plot Plan
SHEET NO.:	A001.00
	1 OF 13

LEGEND	
	Existing Walls to Remain
	Arch Opening is ***Existing*** Walls to Remain
	Existing Walls to be ***Removed***
	Proposed New construction
	Proposed additional foundation walls
	Area of Existing Floor to Remain = 1,700 SF



1 PROPOSED CELLAR FLOOR PLAN (One-Family Dwelling)
SCALE: 170'-0" = 1'-0"

SHORE BOULEVARD
125' WIDE (50' +/- WIDE ASPHALT ROADWAY)

0' 5' 10' 15' 25' 35'

LEVEL	POPOSED TOTAL SQ.FT.	EXISTING TOTAL SQ.FT. TO *REMAIN*	*Percent Increase in F.A.*
Cellar Level (NOT Countable)	4062 SF	1700 SF	N/A
First Floor	4062 SF	1300 SF	68%
Second Floor	3670 SF	1332 SF	63.7%
Third Floor	2549 SF	211 SF	91.7%
TOTAL	***10,281 SF***	***4543 SF***	56%
LOT AREA	***11,364 SF***	***11,364 SF***	N/A
Floor Area Allowable As-of-Right w/Special Permit	7882.5 SF (see Zoning Calcs.)		
Floor Area Percentage	*Existing %*	(4543/ 7882.5) x 100 = **43% LESS** than Allowable F.A.	
	Proposed %	(10,281/ 7882.5) x 100 = 130% > 110% Allowable MAX. F.A. increase OR **20% Over**	

EXTERIOR WALL CALCULATIONS AT CELLAR:

EXISTING FOUNDATION WALLS TO *REMAIN:*
[26'-9" + 12'-1" + 2'-10" + 19'-0" + 41'-9" + **3'-5"**] + [(9'-7" X 2) + (10'-8" X 2)] + 30'-9" + [11'-3" + 12'-1" + 6'-2" + 12'-3" + 14'-7"] = **233.4 LF**

EXISTING FOUNDATION WALLS TO BE *REMOVED:*
13'-6" + 9'-1" + 17'-9" + 4'-2" + 5'-2" + 2'-0" = **51.5LF OR 18.1% < 50% MAX. (ok!)**

TOTAL EXISTING FOUNDATION WALL LENGTH:
233.4 + 51.5 = **284.9 LF OR 100% WALLS**

(233.4 LF / 284.9 LF) X 100 = *81.9% (EXISTING TO REMAIN) > 50% MINIMUM REQUIRED* (ok!)

BUILDING IS NOT SUBSTANTIALLY DAMAGED AND NOT SUBSTANTIALLY IMPROVED

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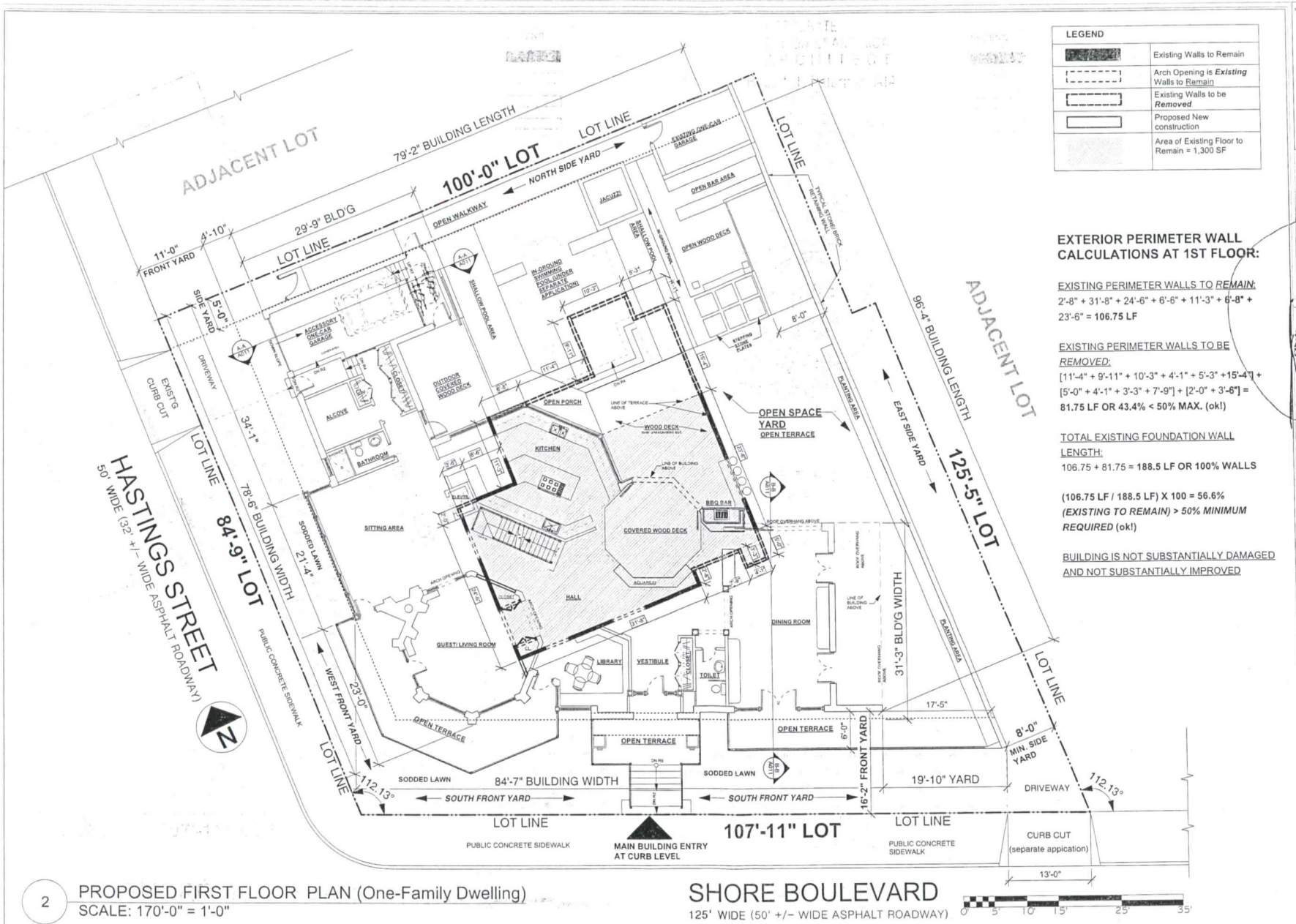
Alteration

DATE:	2015
DRAWN BY:	JOR
VERIFIED BY:	RJP
SCALE:	AS NOTED
PROJECT NO.:	06-2015
SHEET TITLE:	Cellar Floor Plan Wall Calculations
SHEET NO.:	A002.00



2 PROPOSED FIRST FLOOR PLAN (One-Family Dwelling)
SCALE: 170'-0" = 1'-0"

LEGEND	
	Existing Walls to Remain
	Arch Opening is ***Existing*** Walls to Remain
	Existing Walls to be ***Removed***
	Proposed New construction
	Area of Existing Floor to Remain = 1,300 SF

EXTERIOR PERIMETER WALL CALCULATIONS AT 1ST FLOOR:

EXISTING PERIMETER WALLS TO *REMAIN:*
2'-8" + 31'-8" + 24'-6" + 6'-6" + 11'-3" + 6'-8" + 23'-6" = **106.75 LF**

EXISTING PERIMETER WALLS TO BE *REMOVED:*
[11'-4" + 9'-11" + 10'-3" + 4'-1" + 5'-3" +15'-4"] + [5'-0" + 4'-1" + 3'-3" + 7'-9"] + [2'-0" + 3'-6"] = **81.75 LF OR 43.4% < 50% MAX. (ok!)**

TOTAL EXISTING FOUNDATION WALL LENGTH:
106.75 + 81.75 = **188.5 LF OR 100% WALLS**

(106.75 LF / 188.5 LF) X 100 = 56.6%
(EXISTING TO REMAIN) > 50% MINIMUM REQUIRED **(ok!)**

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DATE:	2015
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SHEET TITLE:	First Floor Plan Wall Calculations
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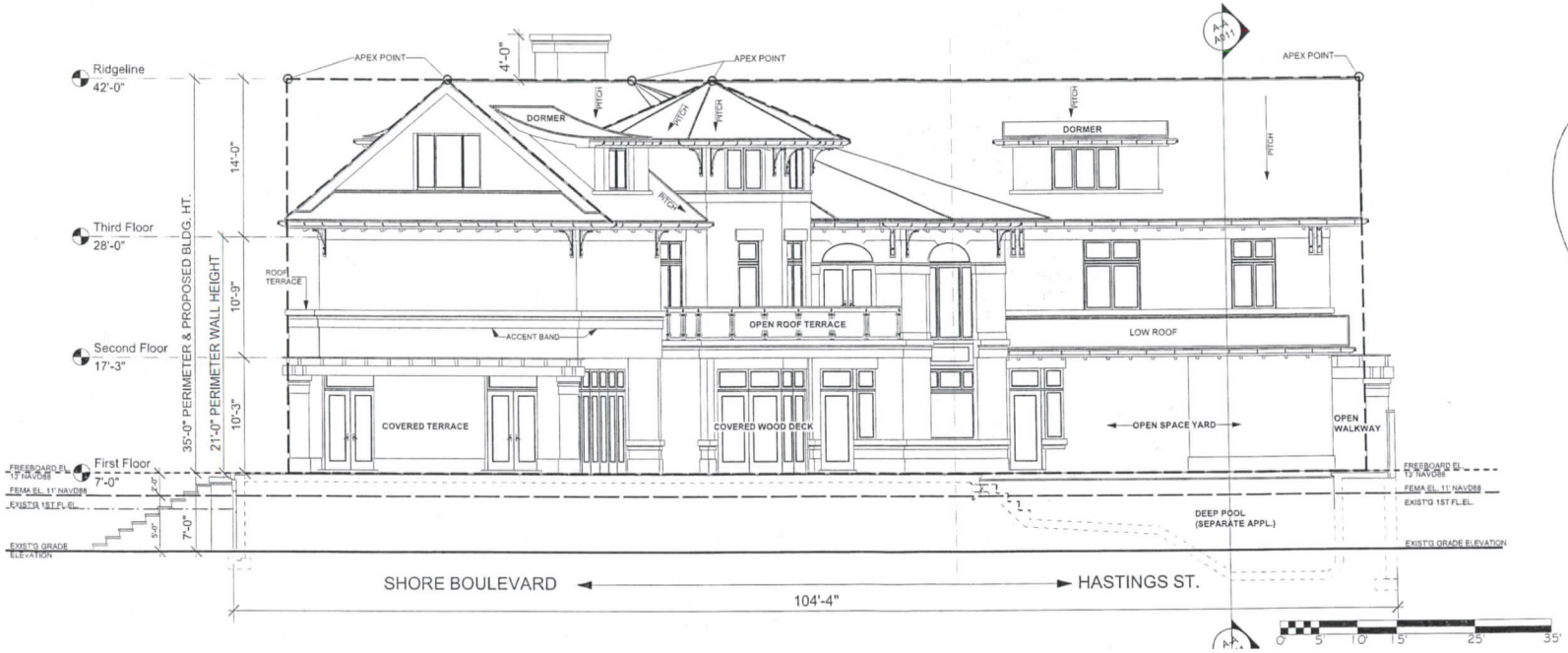
	3 OF 13



6 PROPOSED WEST ELEVATION
SCALE: 170'-0" = 1'-0"

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SHEET TITLE:	WEST ELEVATION
SHEET NO.:	A007.00

7 OF 13