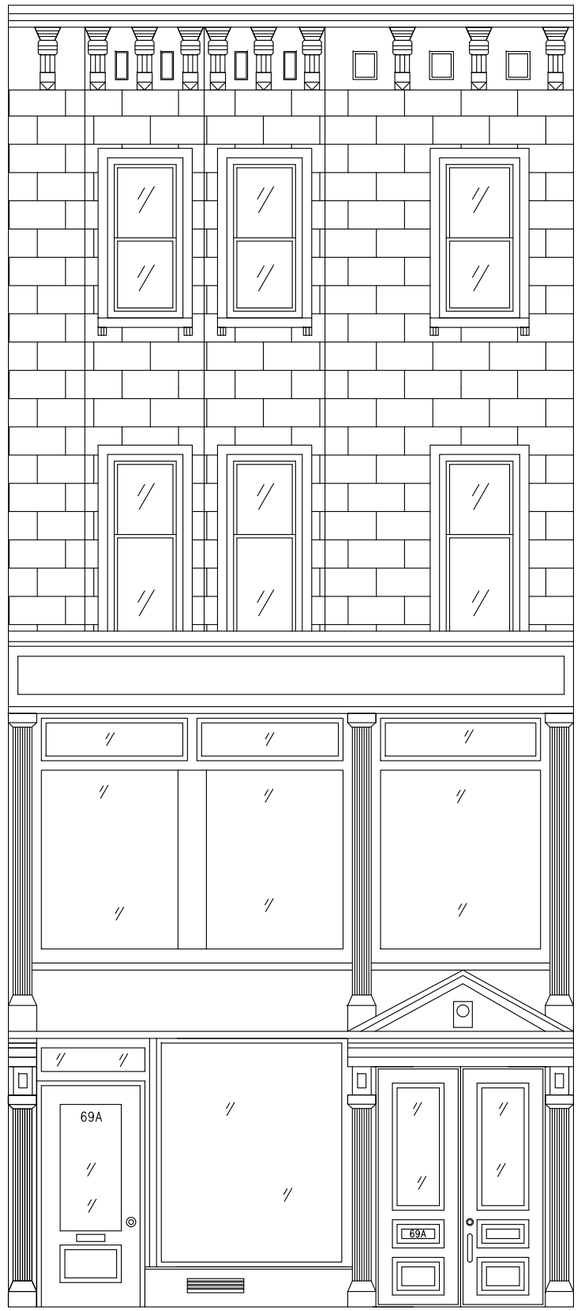
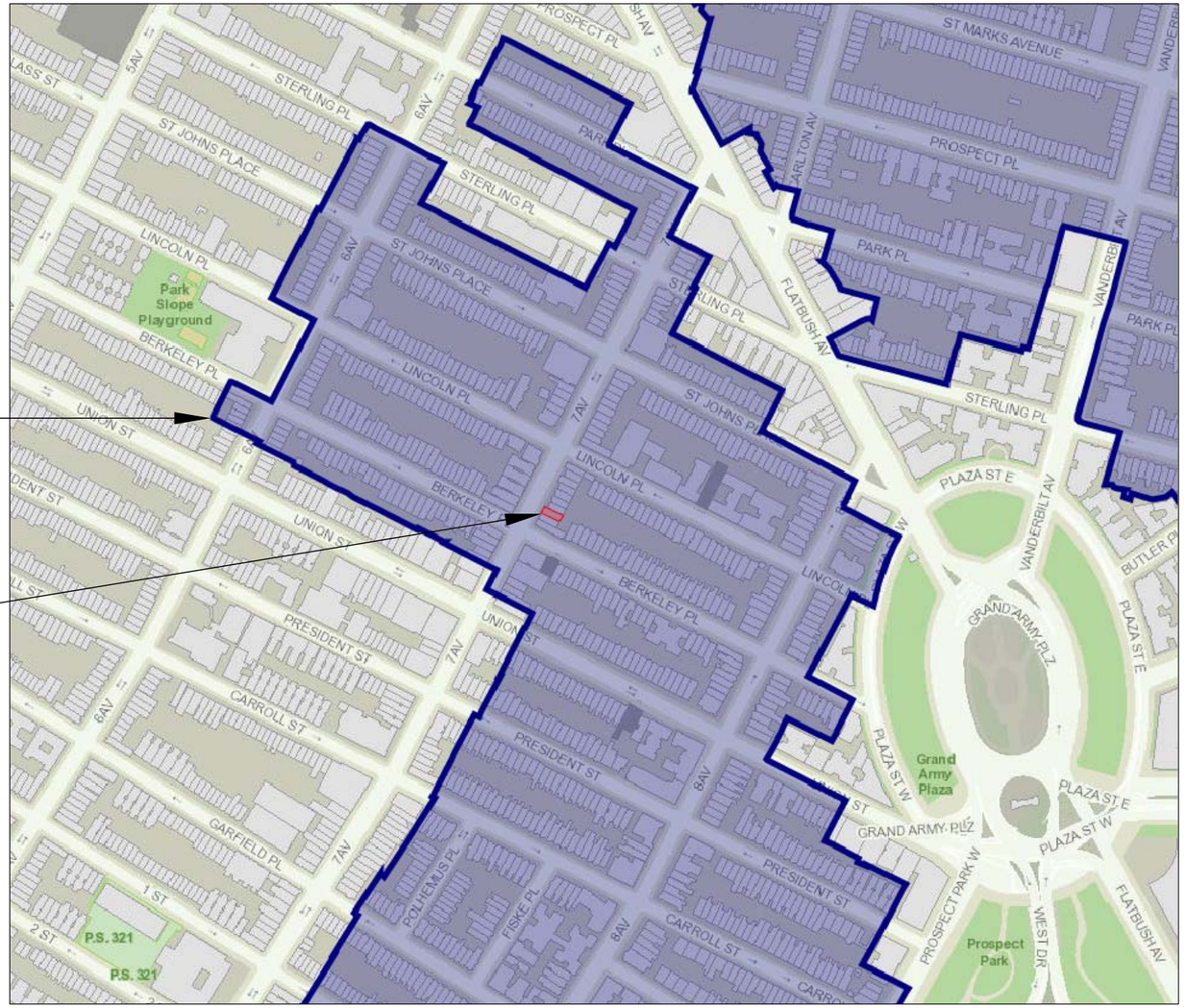


69A 7TH AVENUE, BROOKLYN, NY: PARK SLOPE HISTORIC DISTRICT

02/10/2016 – LANDMARKS FILING SET (LPC17–3830)

PARK SLOPE HISTORIC DISTRICT
(LP–00709)

SITE LOCATION
69A 7 AVENUE,
BROOKLYN, NY 11217



DISTRICT MAP / AREA PLAN
SCALE: 1/4"=1'–0"

69A 7th Avenue,
Brooklyn, NY 11217
(LPC 17–3830)

Basic Groups Corp
7622 17th Avenue, 1st FL,
Brooklyn, NY, 11214
Tel: 718–384–0999
Fax: 888–552–7611

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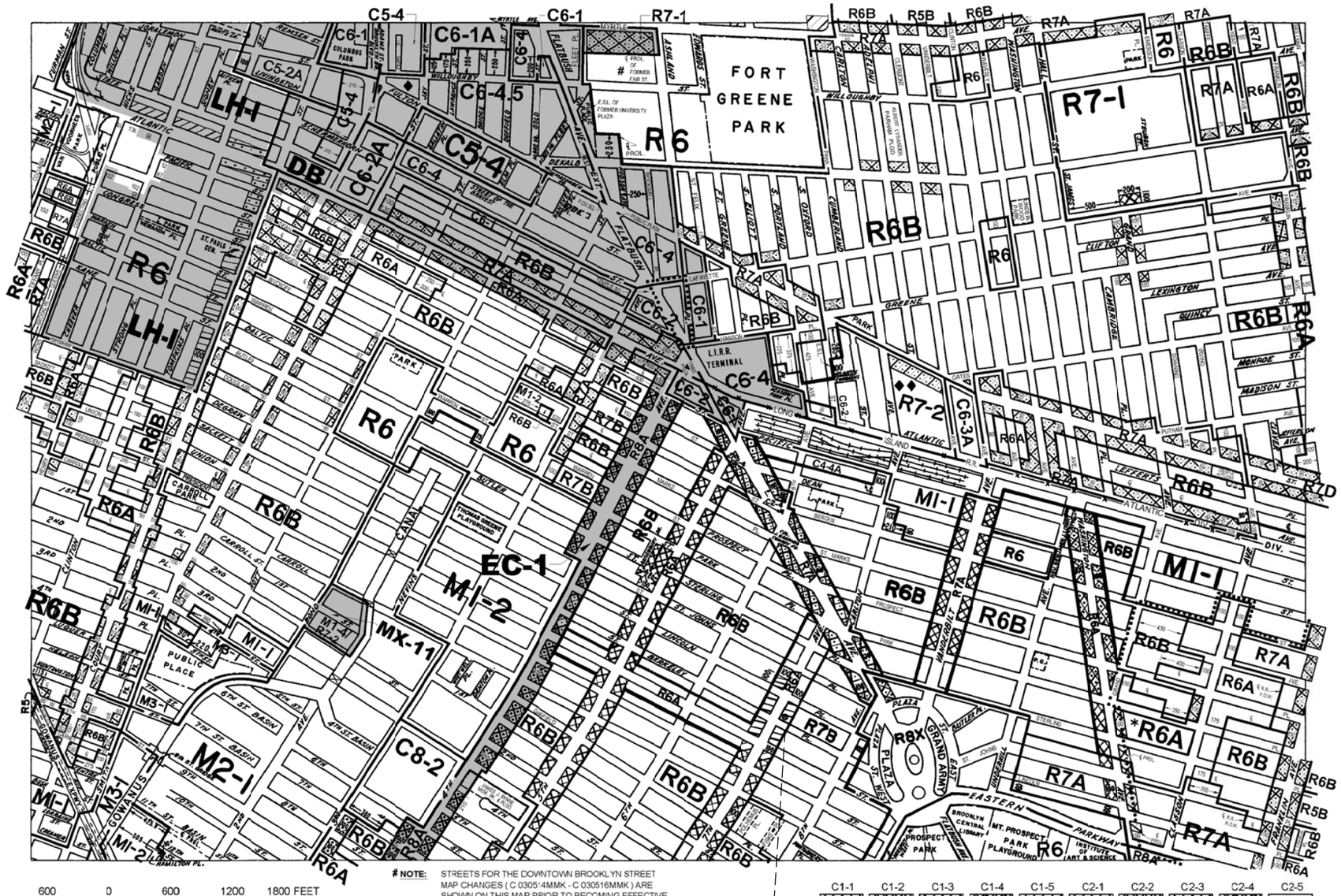
DISTRICT MAP/AREA PLAN



 # NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP CHANGES (C 0305'4MMK - C 030516MMK) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

*C 9–24–2013 C 130213 ZMK
C 6–17–2013 C 130116 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):

◆◆ AS CORRECTED 04–10–2015
◆ AS CORRECTED 10–30–2014

N

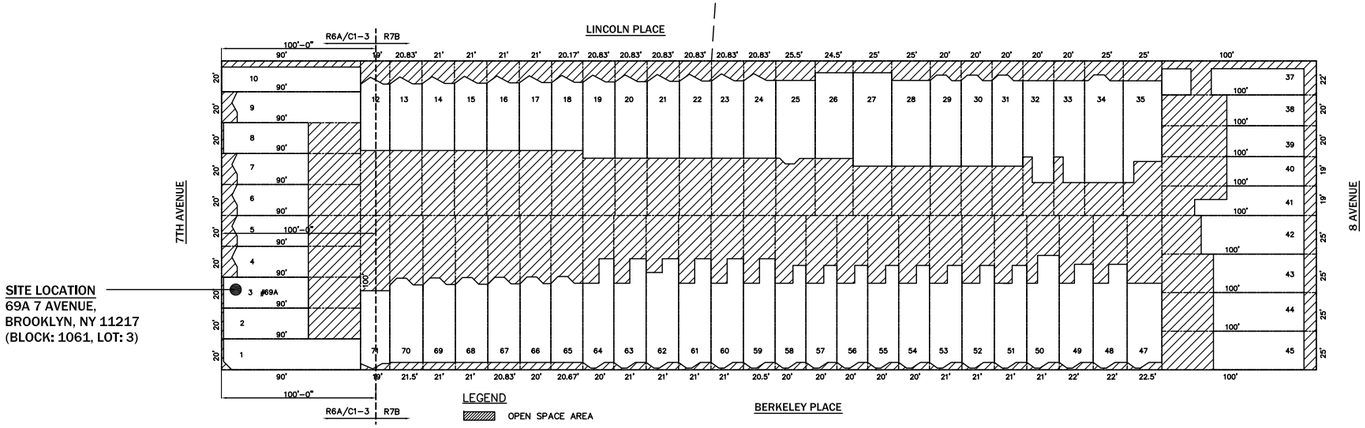
MAP KEY

12b	12d	13b
16a	**16c**	17a
16b	16d	17b

ZONING MAP **16c**

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.



SITE LOCATION
69A 7 AVENUE,
BROOKLYN, NY 11217
(BLOCK: 1061, LOT: 3)

69A 7th Avenue,
Brooklyn, NY 11217
(LPC 17–3830)

Basic Groups Corp
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Brooklyn, NY, 11214
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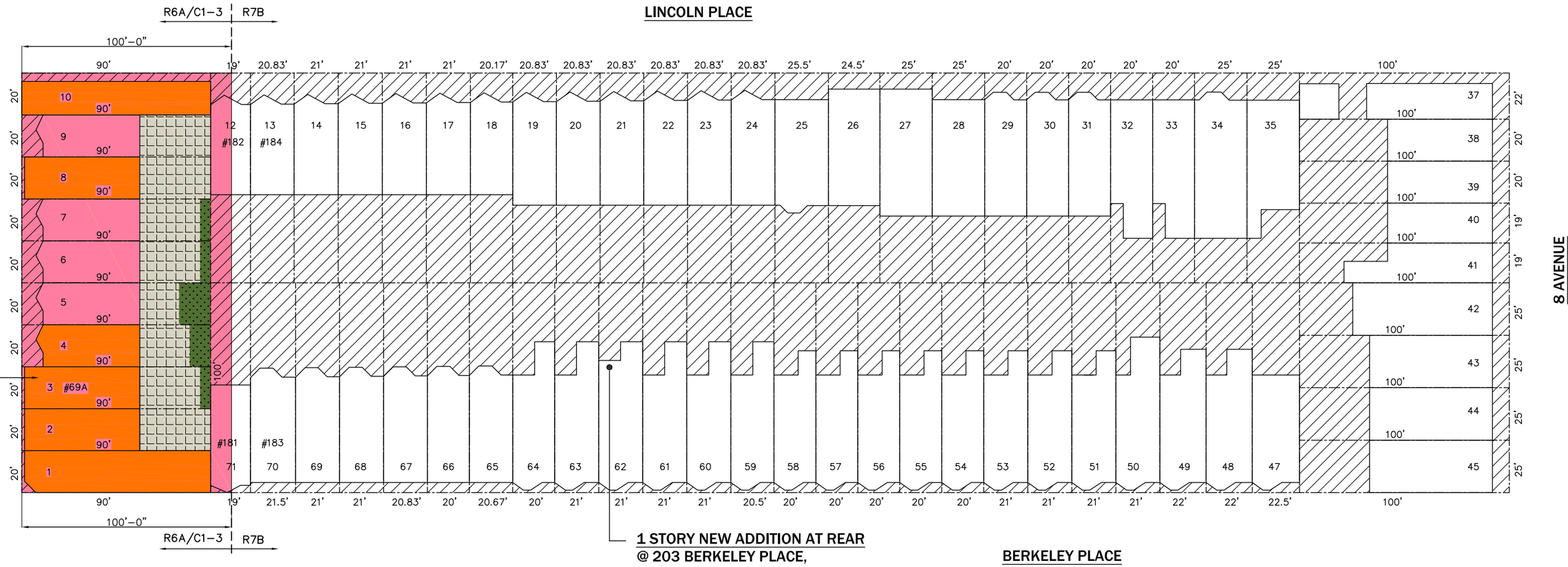
ZONING MAP



LEGEND

- OPEN SPACE AREA
- BUILDING AREA
- COMMERCIAL OVERLAY AREA
- EXIST. COMMERCIAL AREA
- PAVEMENT AREA
- PLANTING AREA

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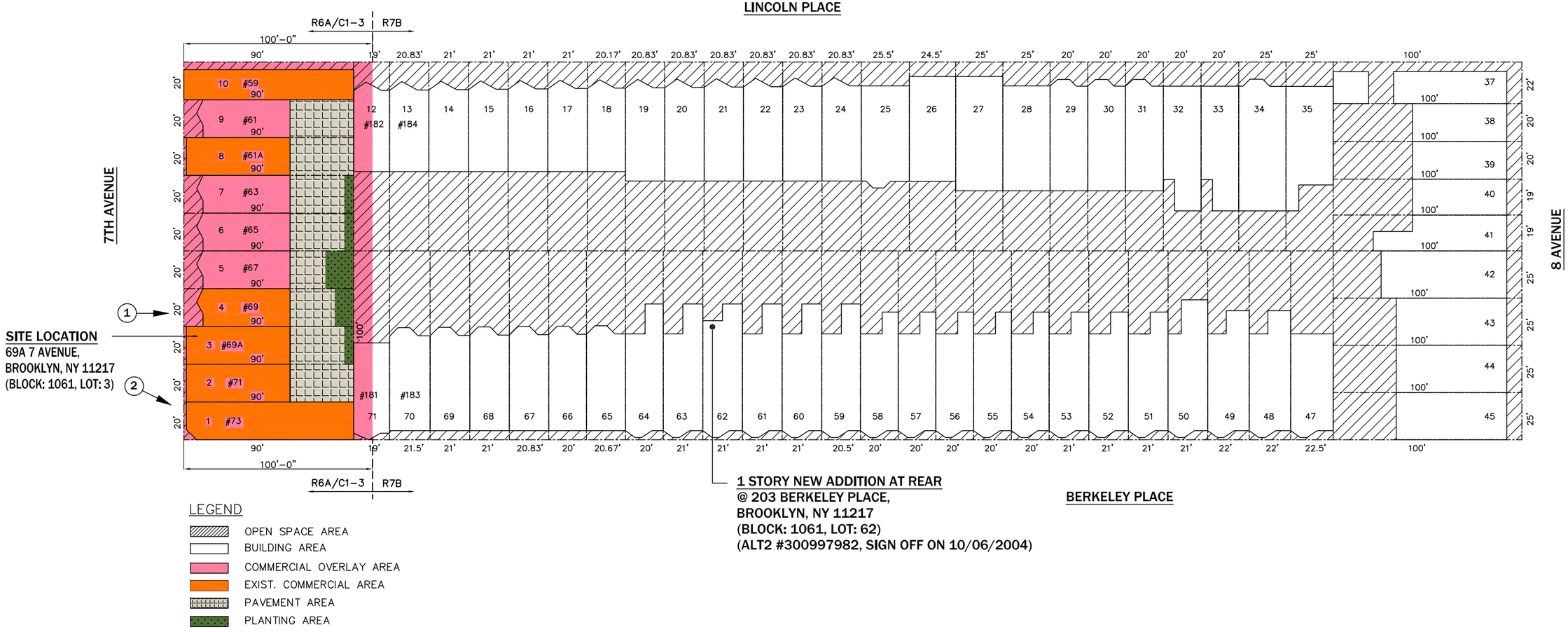
REAR ADDITION–
NEIGHBORHOOD PRECEDENT



PICTURE @ 7 AVENUE (POINT-1, #69)
SCALE: N.T.S.

PICTURE @ 7 AVENUE (POINT-2, #71 & #73)
SCALE: N.T.S.

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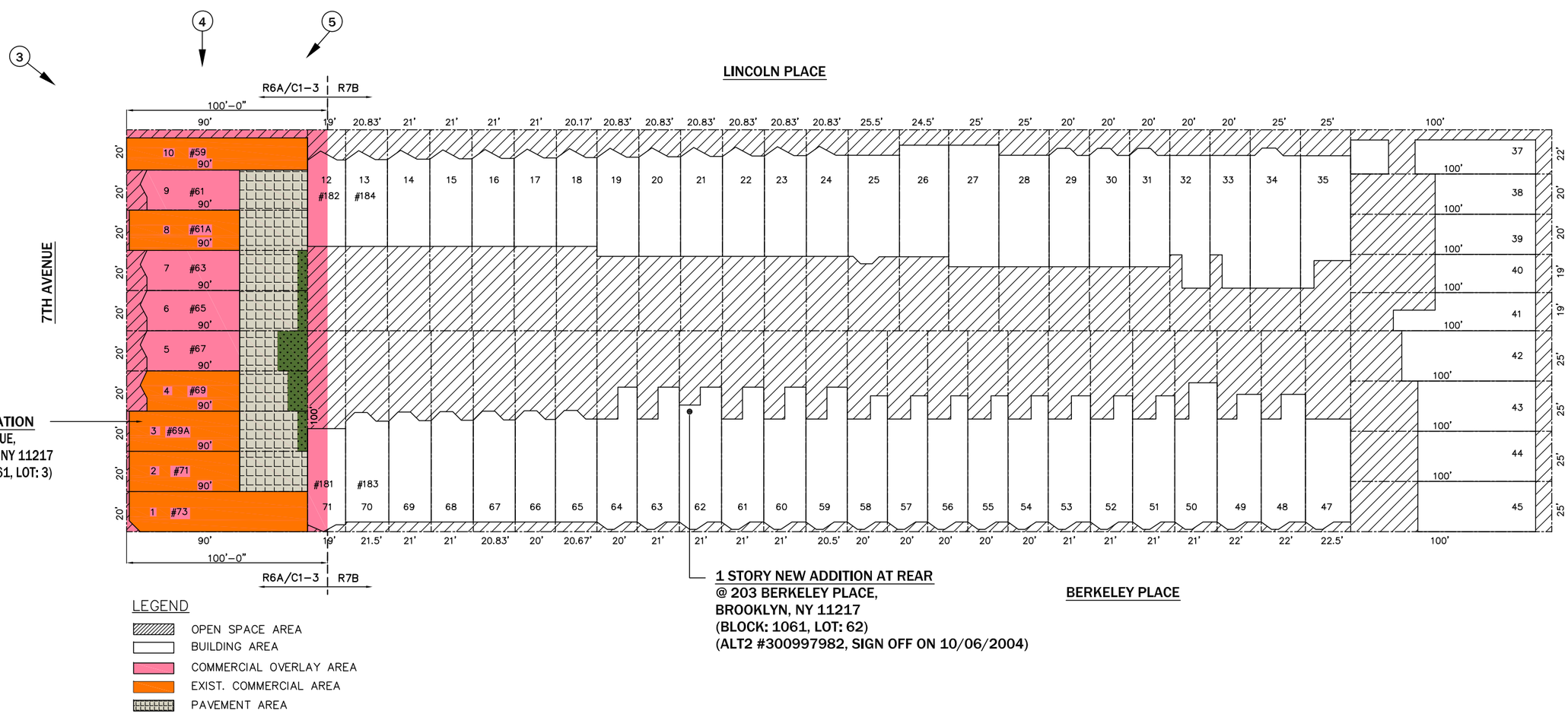
SITE NEIGHBORHOOD

PICTURE @ CORNER AT 7TH AVENUE CROSS LINCOLN PL.
(POINT–3, #59 7TH AVENUE)
SCALE: N.T.S.

PICTURE @ LINCOLN PL. (POINT–4, #59 7TH AVENUE)
SCALE: N.T.S.

PICTURE @ LINCOLN PL. (POINT–5)
SCALE: N.T.S.



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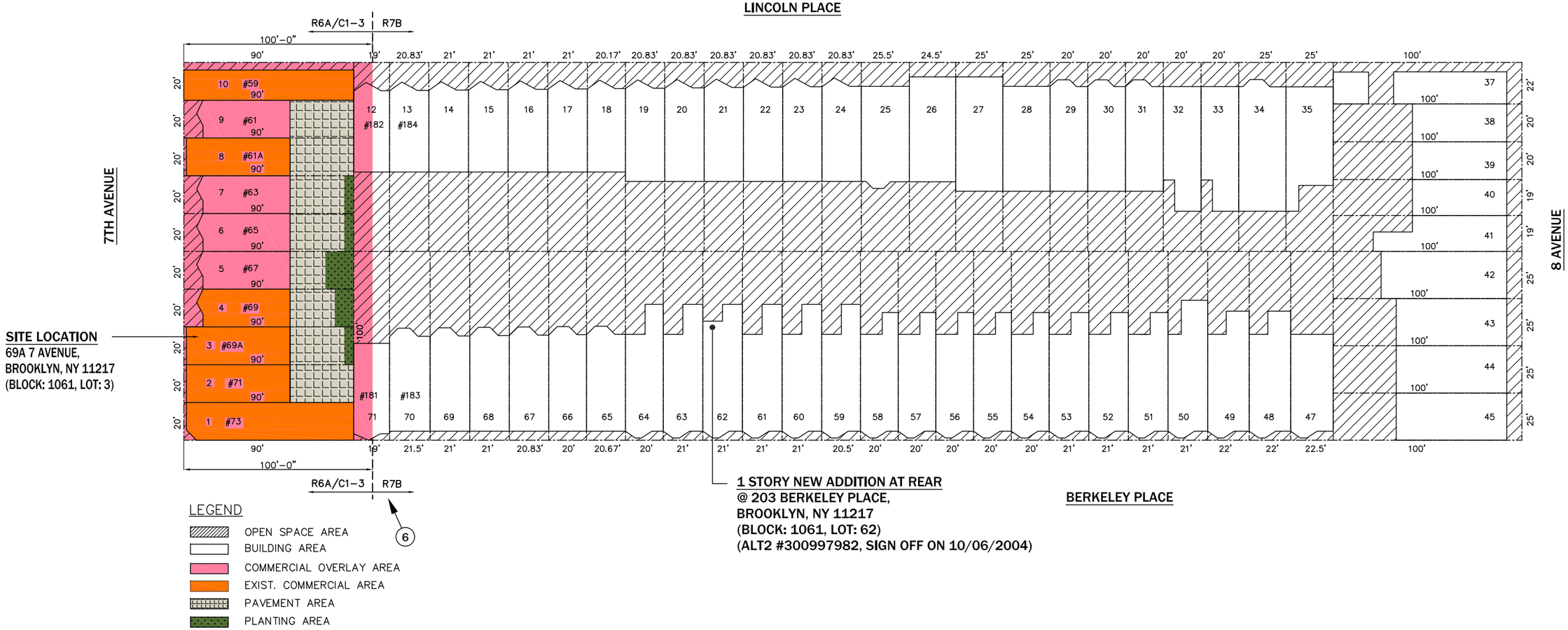
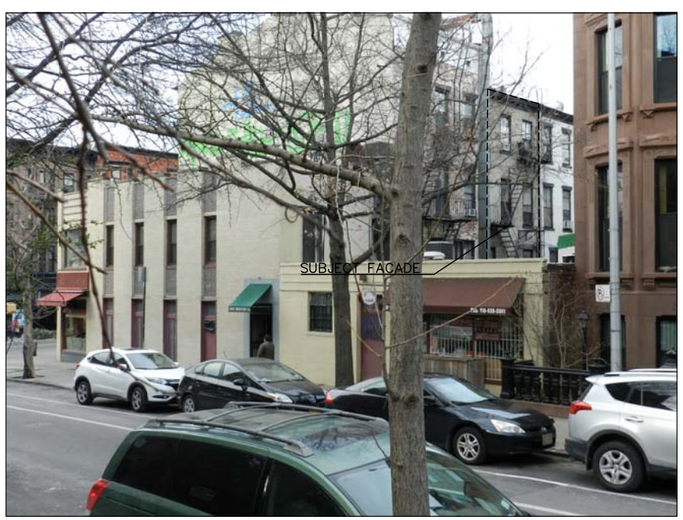
SITE NEIGHBORHOOD





PICTURE @ LINCOLN PL. (POINT–6, #73 7TH AVENUE)
SCALE: N.T.S.

PICTURE @ LINCOLN PL. (POINT–6, #73 7TH AVENUE)
SCALE: N.T.S.

PICTURE @ LINCOLN PL. (POINT–6)
SCALE: N.T.S.

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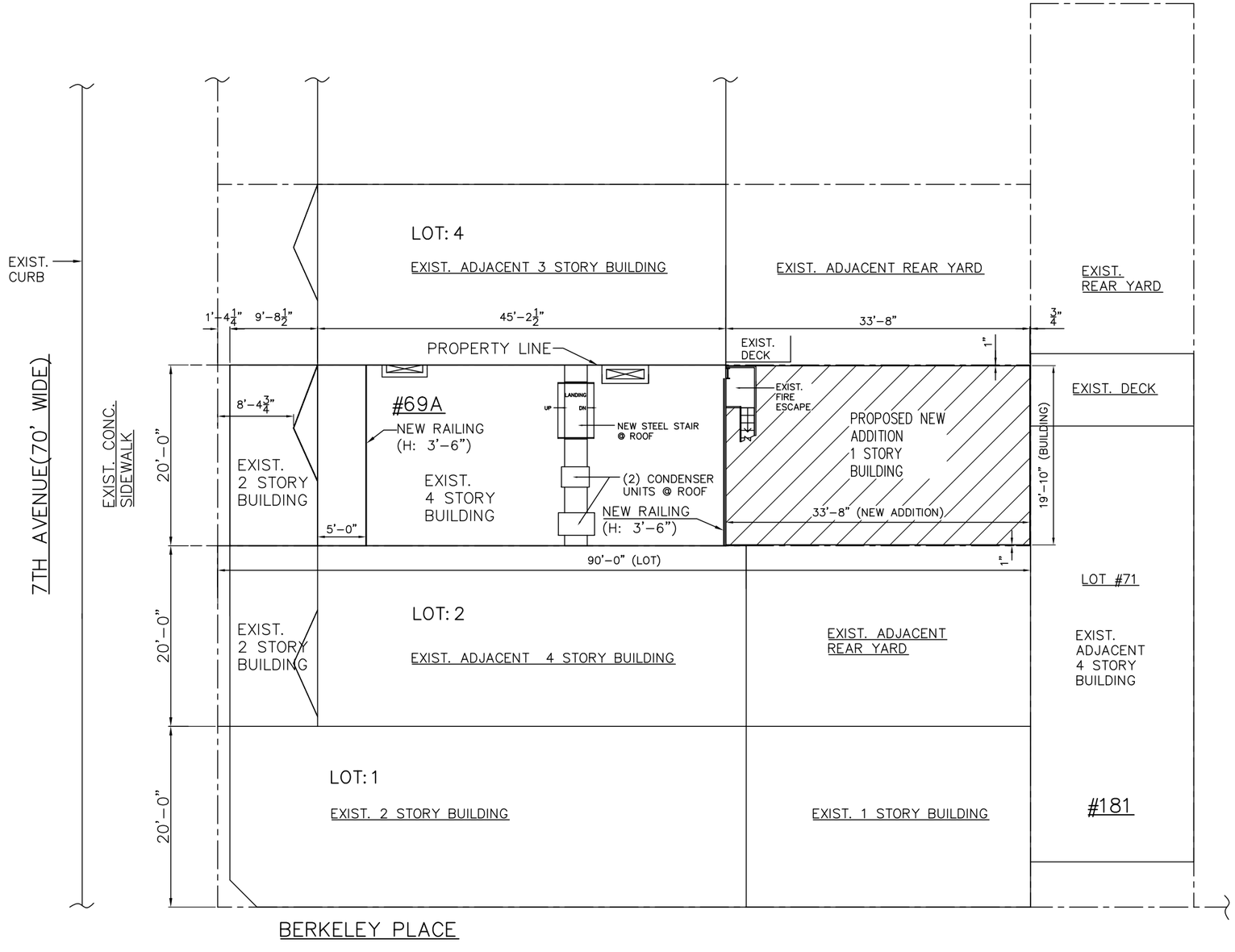
SITE NEIGHBORHOOD



PLOT PLAN

SCALE: N.T.S.

BLOCK: 1061
LOT: 3
ZONE: R6A/C1-3
MAP: 16C
LANDMARK: YES

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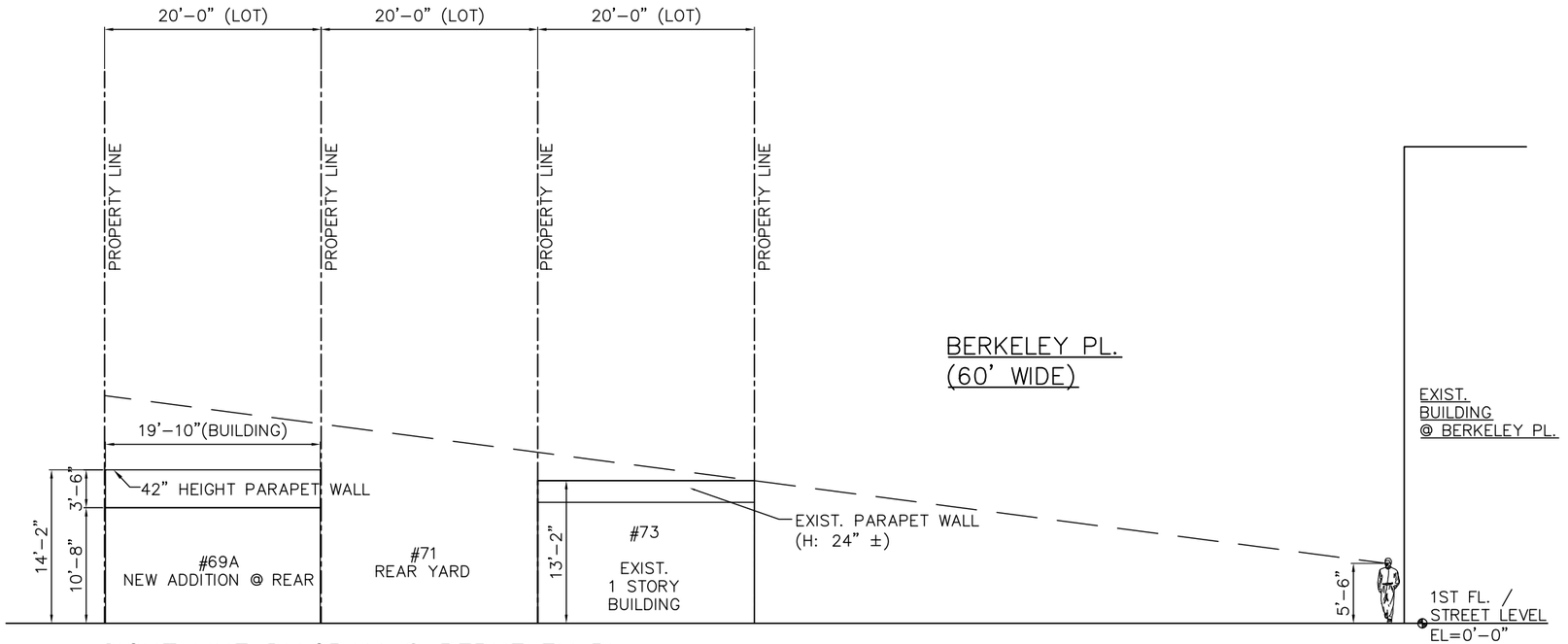
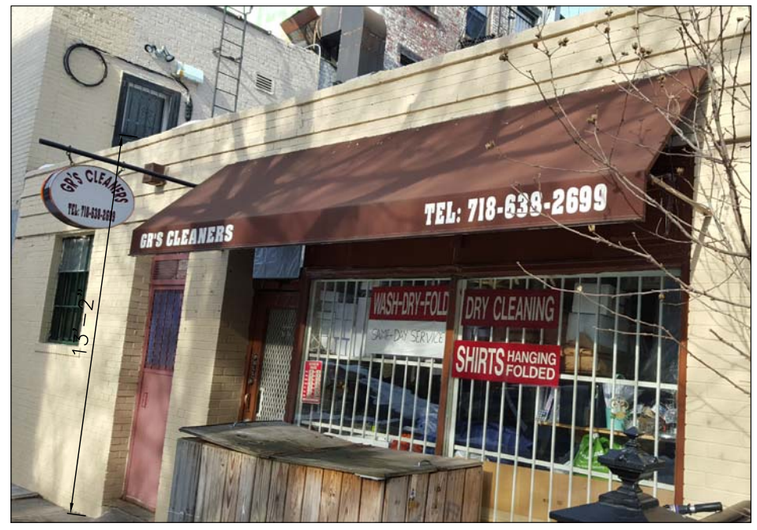
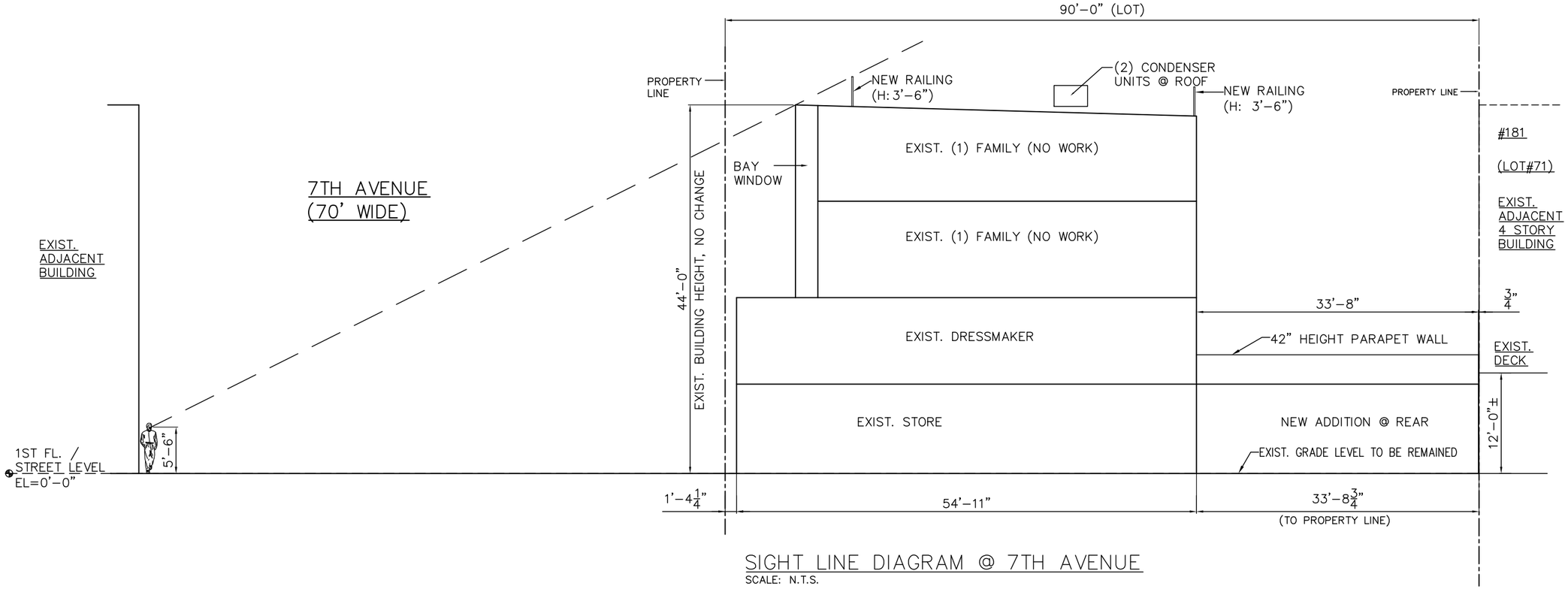
PLOT PLAN



SIGHT LINE DIAGRAM @ BERKELEY PL.
SCALE: N.T.S.



PICTURE @ BERKELEY PL. (REAR PART OF #73)
SCALE: N.T.S.



SIGHT LINE DIAGRAM @ 7TH AVENUE
SCALE: N.T.S.

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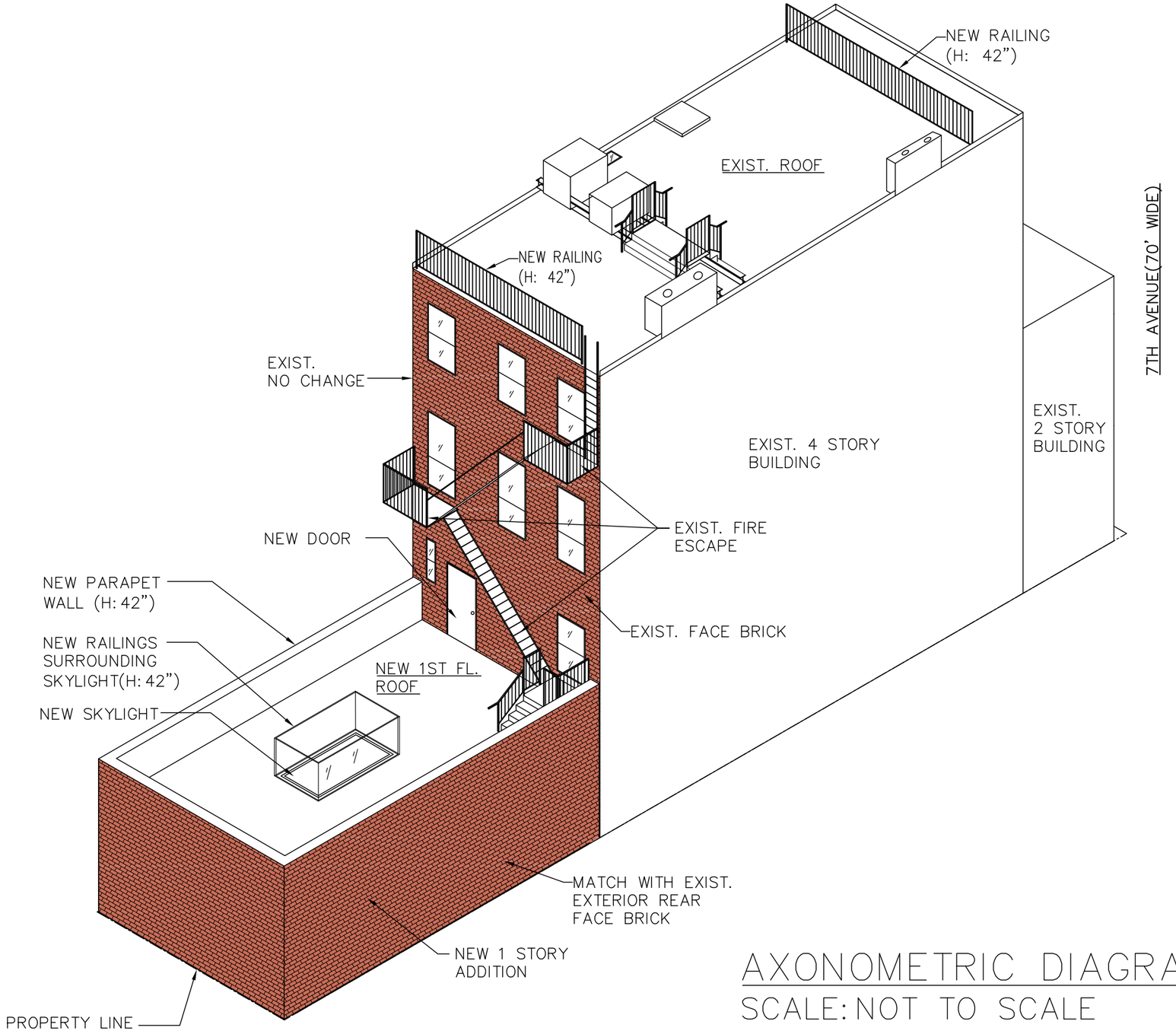
SIGHT LINE DIAGRAM
@ 7 AVENUE



AXONOMETRIC DIAGRAM

SCALE: NOT TO SCALE

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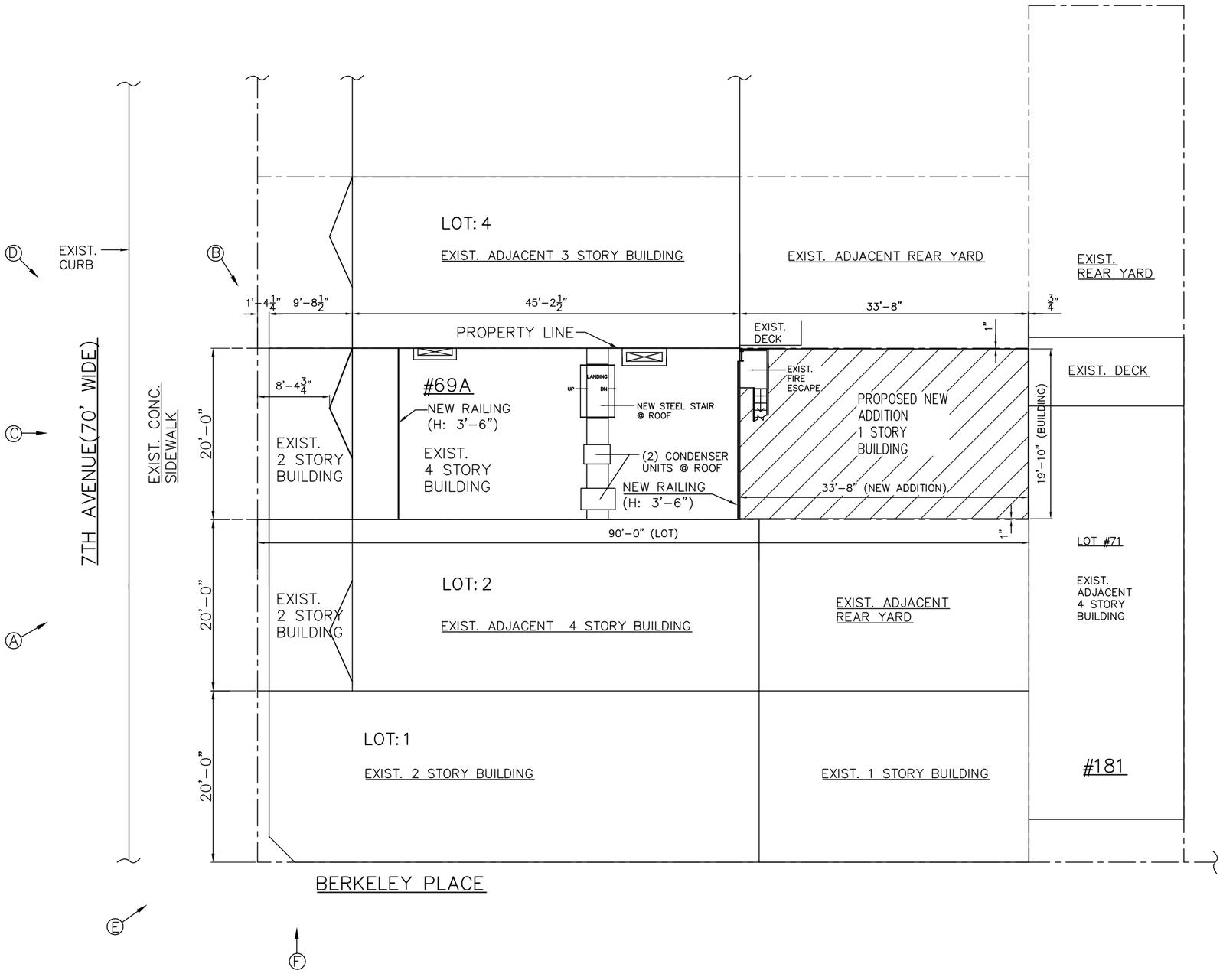
AXONOMETRIC DIAGRAM



KEY PLAN @ FACADE

SCALE: N.T.S.

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KEY PLAN @ FACADE

PICTURE @ 7 AVENUE (POINT–A)

SCALE: N.T.S.

PICTURE @ 7 AVENUE (POINT–C)

SCALE: N.T.S.

PICTURE @ LEFT SIDE (POINT–B)

PICTURE @ 7 AVENUE (POINT–D)

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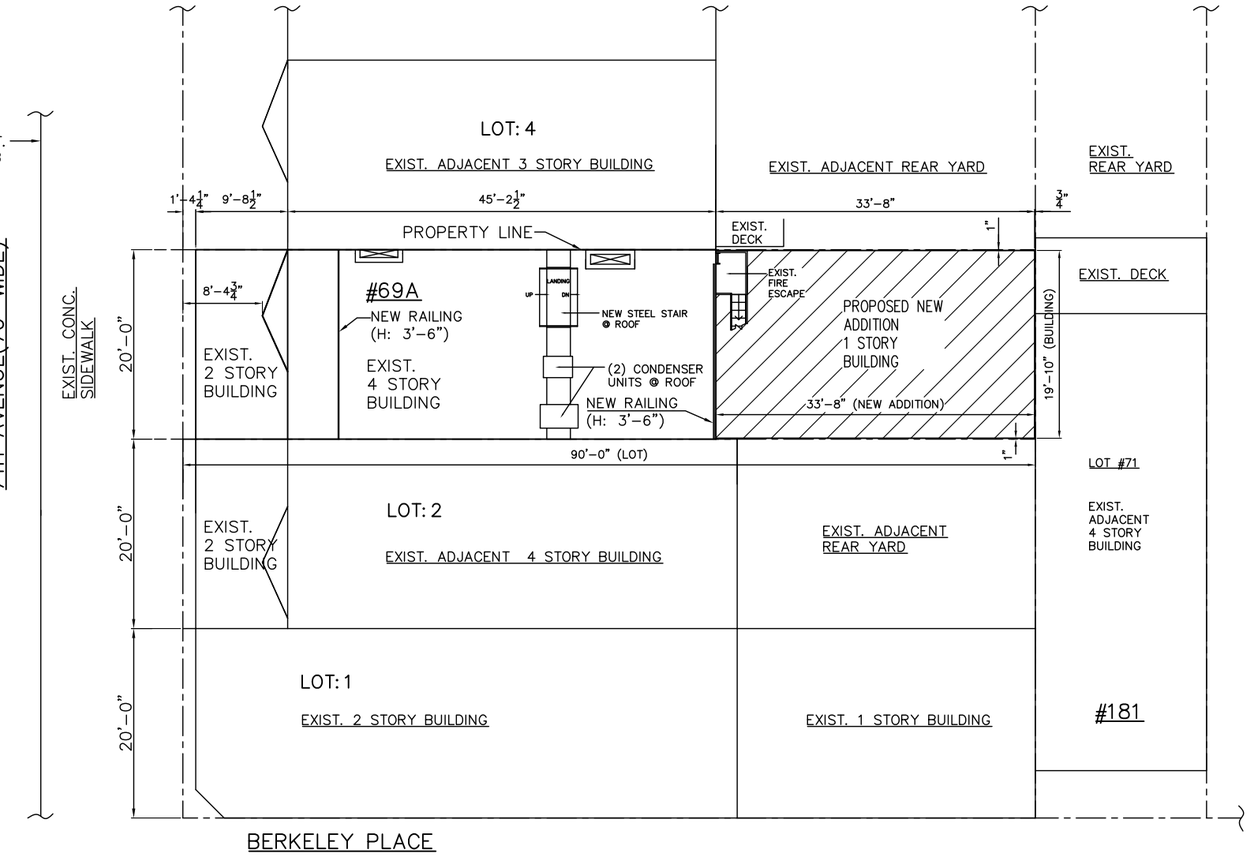
PICTURES @ FRONT
& SIDE

PICTURE @ LEFT SIDE BUILDING (POINT–E)
SCALE: N.T.S.

PICTURE @ LEFT SIDE BUILDING (POINT–F)
SCALE: N.T.S.



KEY PLAN (CORNER OF 7TH AVENUE & BERKELEY PLACE)
NOTE: RAILING MARKED UP IN PLACE

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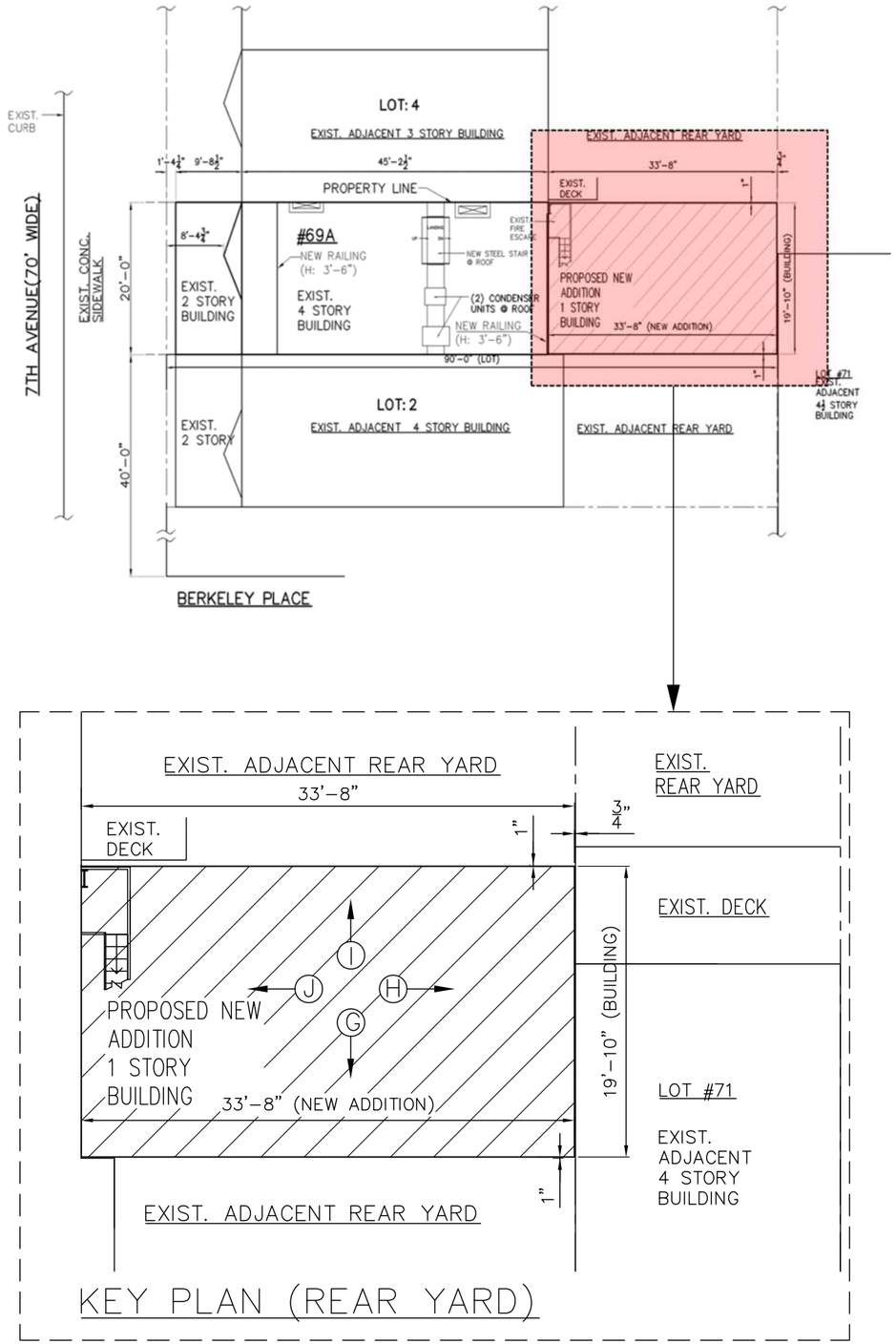
PICTURES @ FRONT & SIDE



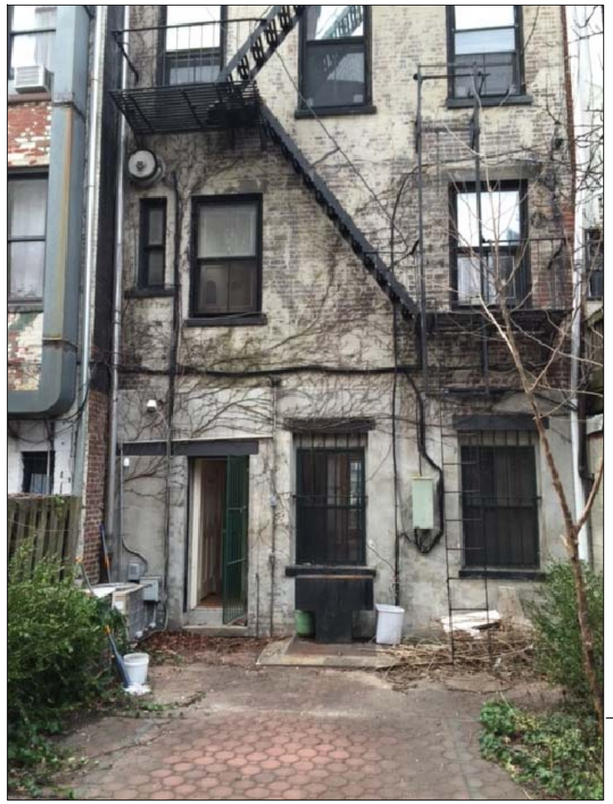
KEY PLAN (REAR YARD)

PICTURE @ REAR YARD (POINT–G)
SCALE: N.T.S.

PICTURE @ REAR YARD (POINT–H)
SCALE: N.T.S.

PICTURE @ REAR YARD (POINT–I)
SCALE: N.T.S.

PICTURE @ REAR YARD (POINT–J)
SCALE: N.T.S.



PICTURE @ REAR YARD (POINT–J)
SCALE: N.T.S.

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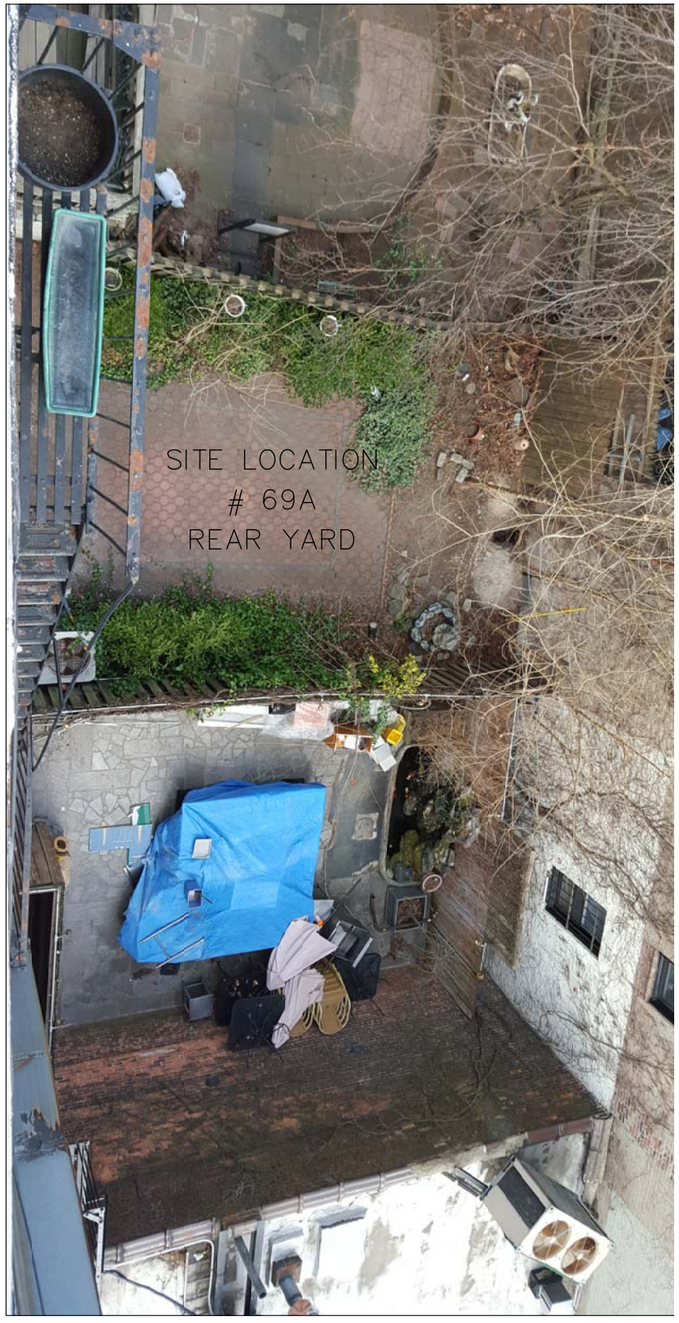
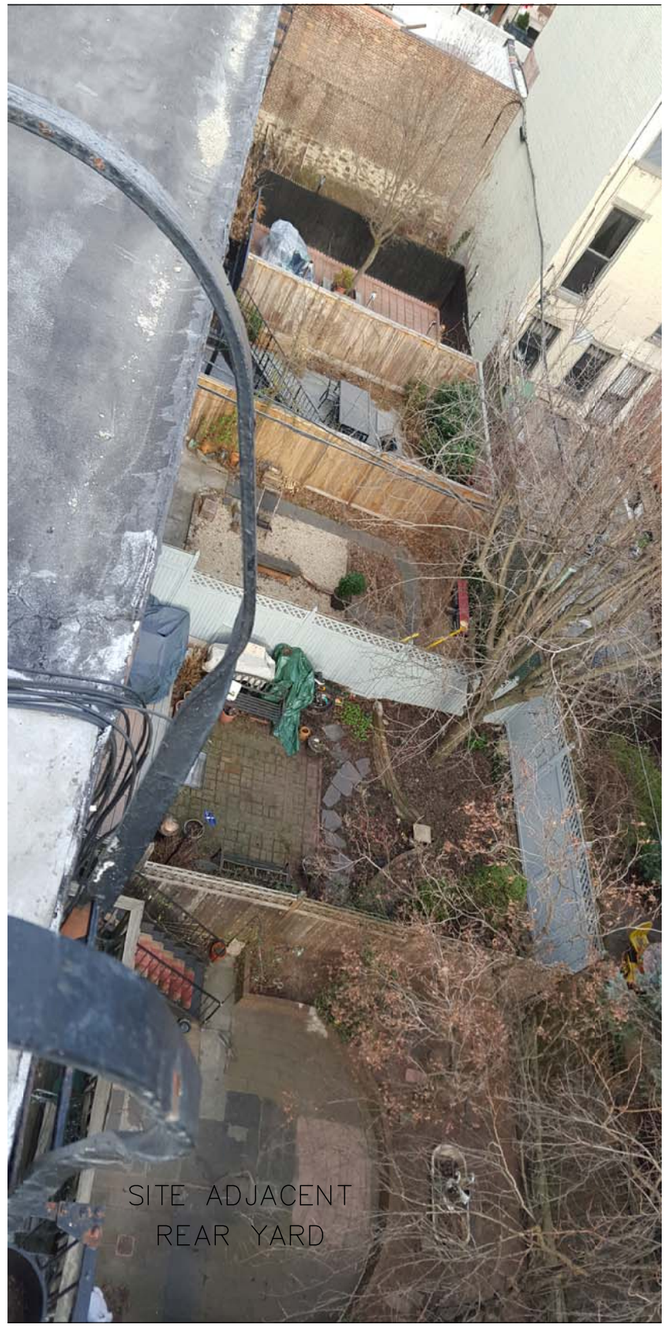
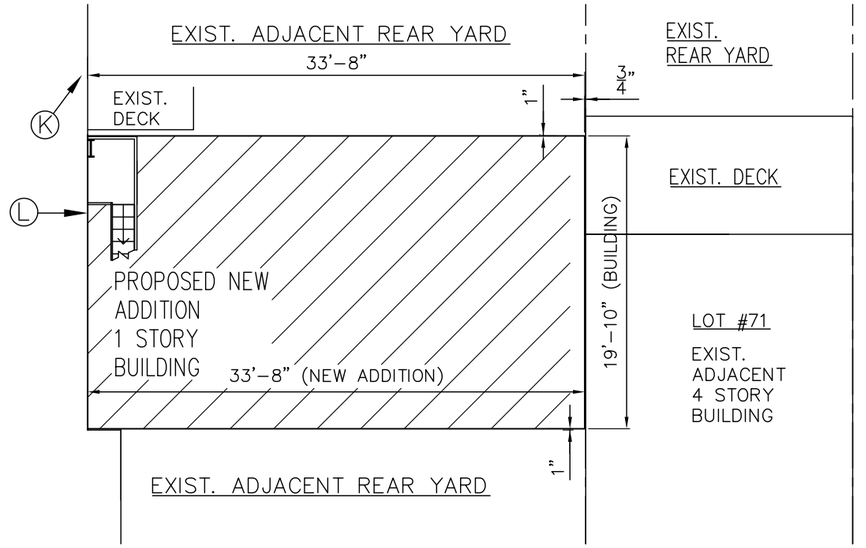
PICTURES @ REAR YARD



PICTURE @ AERIAL VIEW (POINT–L)
SCALE: N.T.S.



PICTURE @ AERIAL VIEW (POINT–K)
SCALE: N.T.S.



KEY PLAN (REAR YARD)

PICTURE @ ADJACENT BUILDING (#181 BERKELEY PL.)
SCALE: N.T.S.

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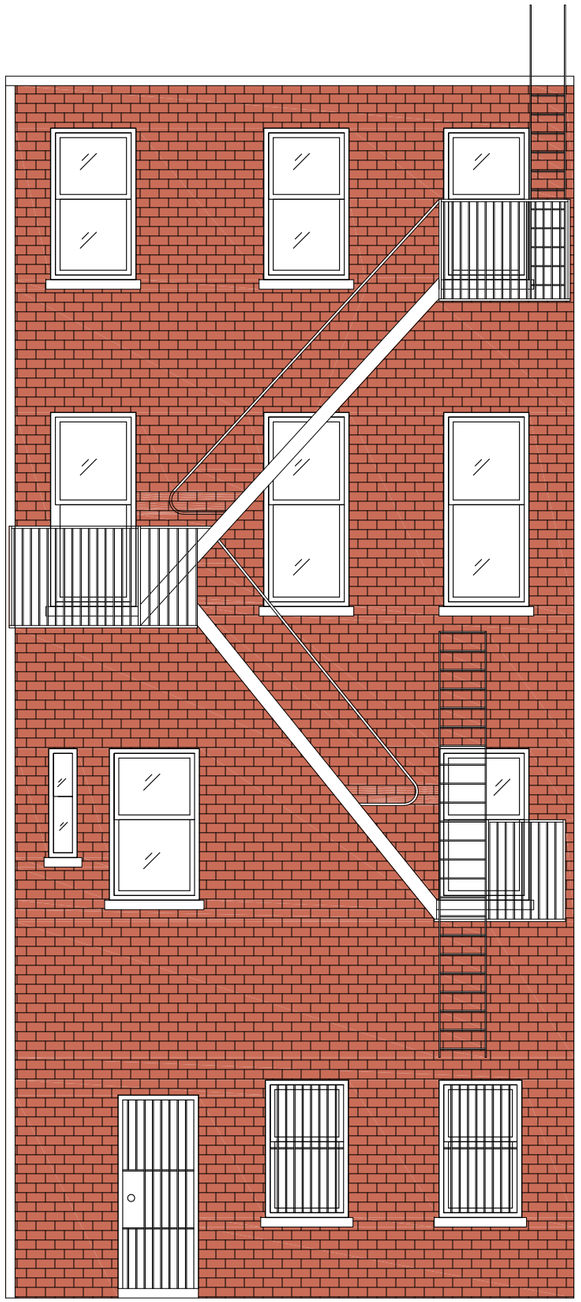
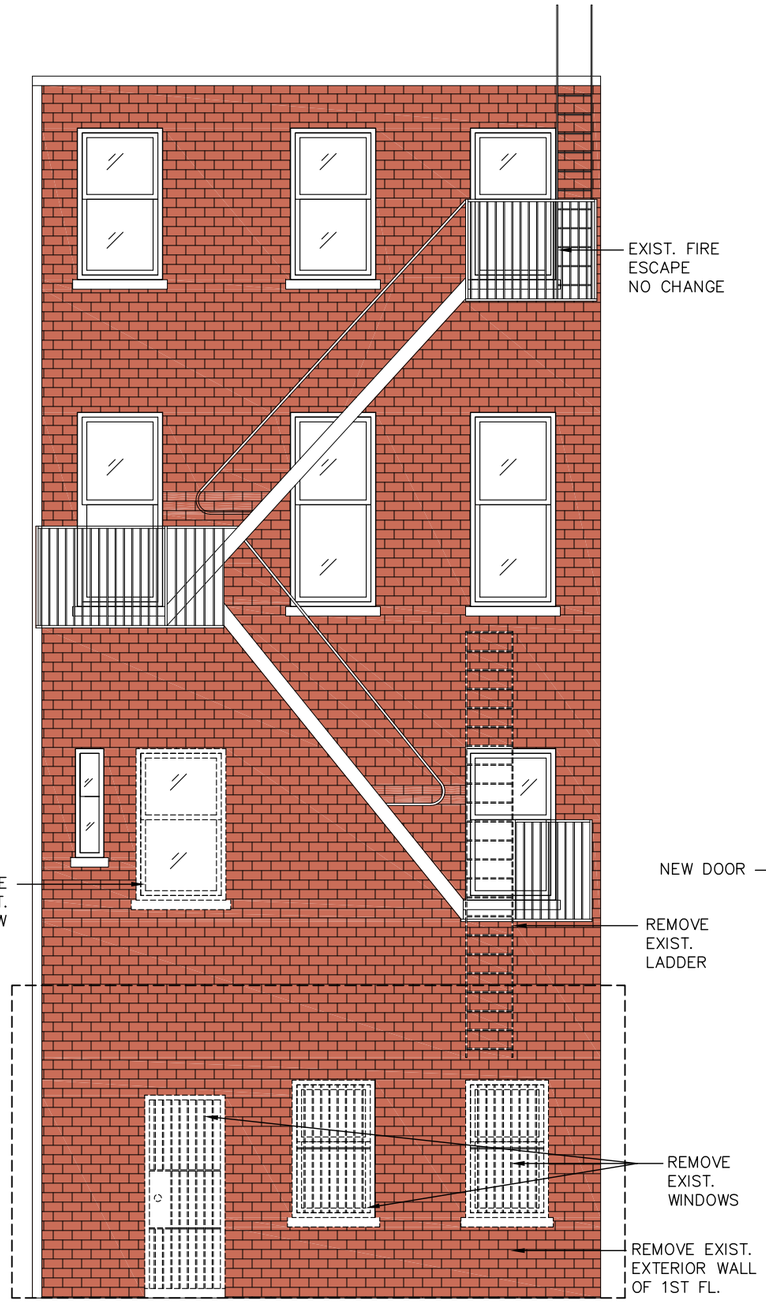
PICTURES @ REAR YARD



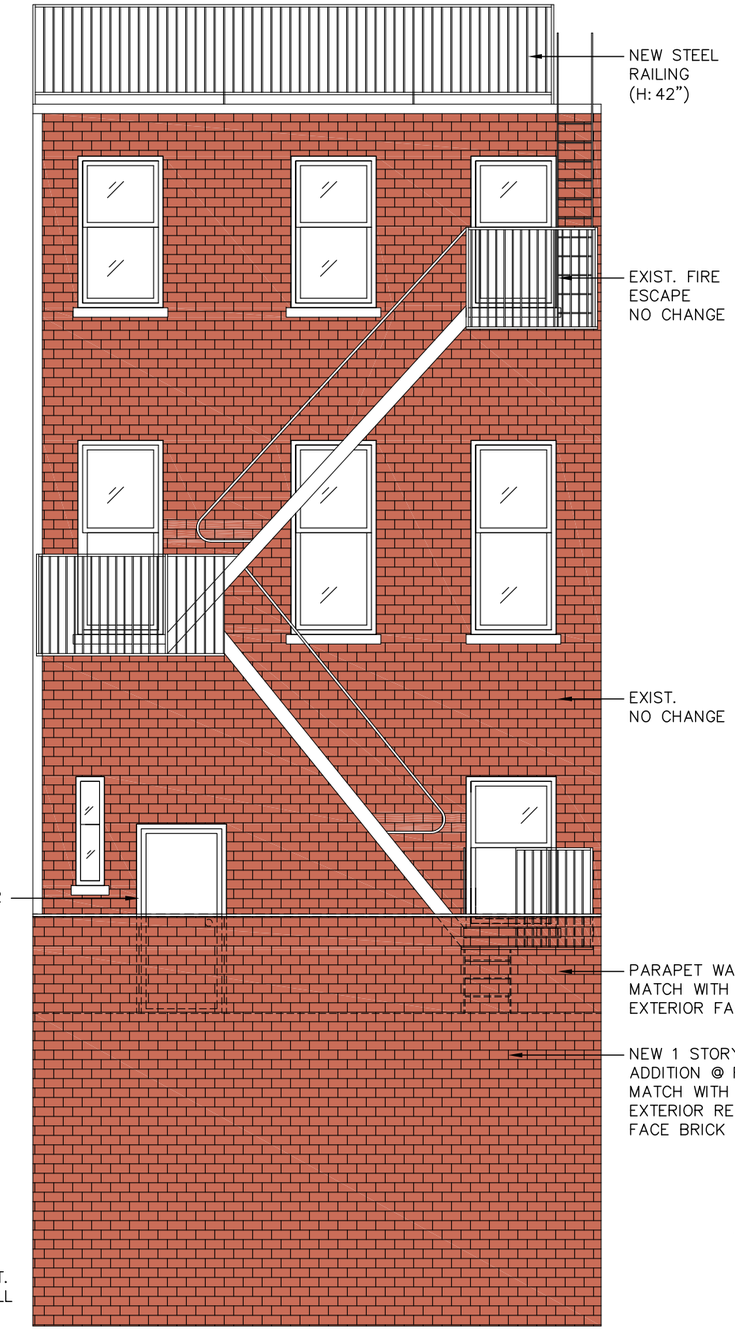
EXIST. REAR ELEVATION

SCALE: 3/16"=1'-0"



DEMO. REAR ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16"=1'-0"

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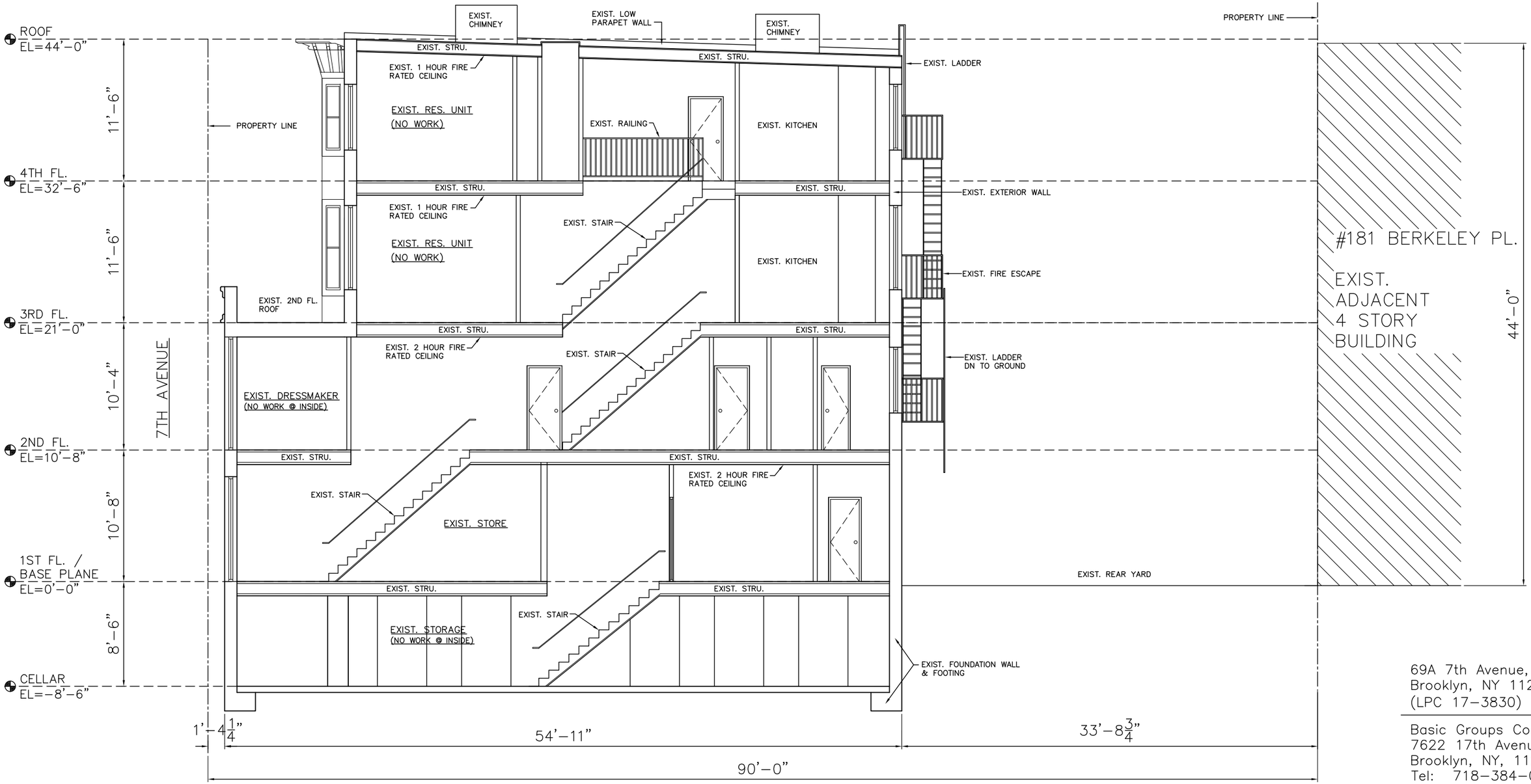
EXIST. & PROPOSED
REAR ELEVATIONS



EXIST. SECTION-A

SCALE: N.T.S.

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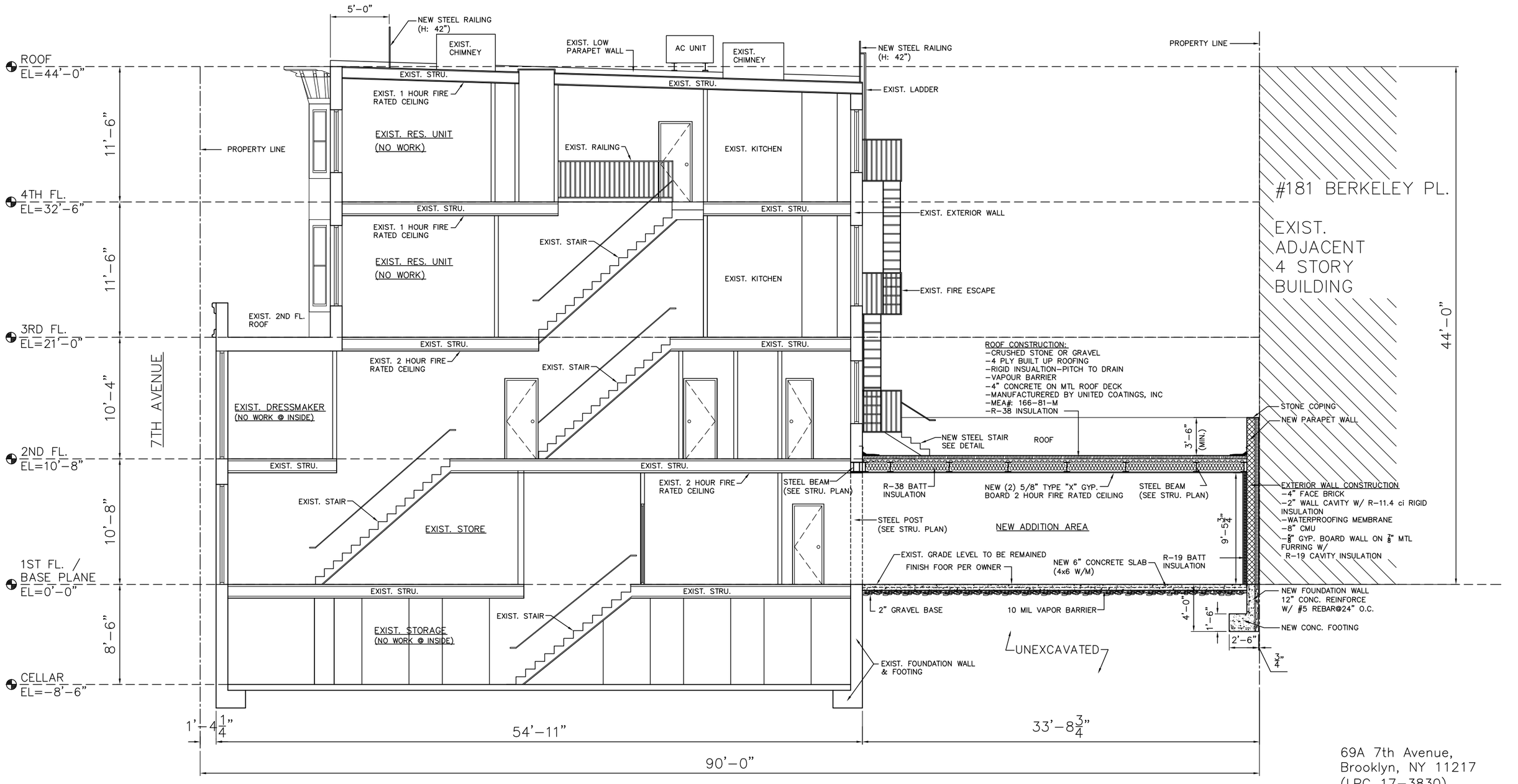
EXIST. SECTION-A



PROPOSED SECTION-B

SCALE: N.T.S.

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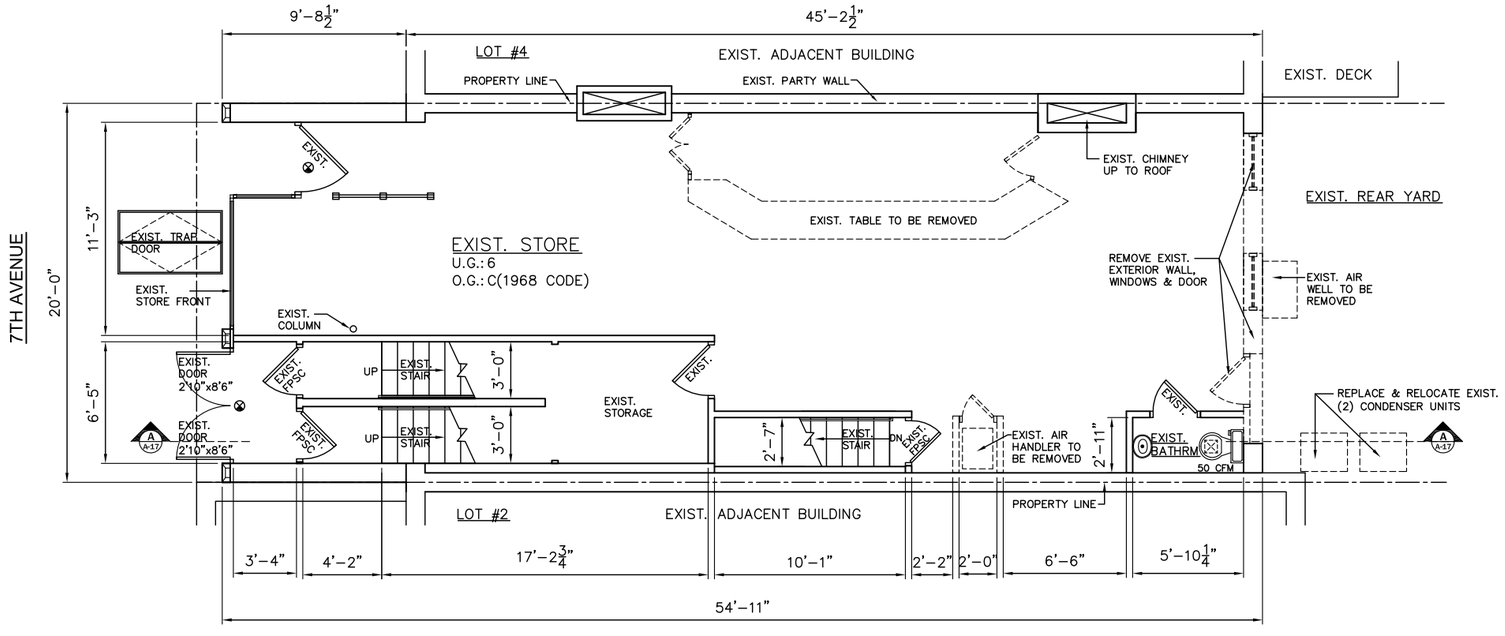
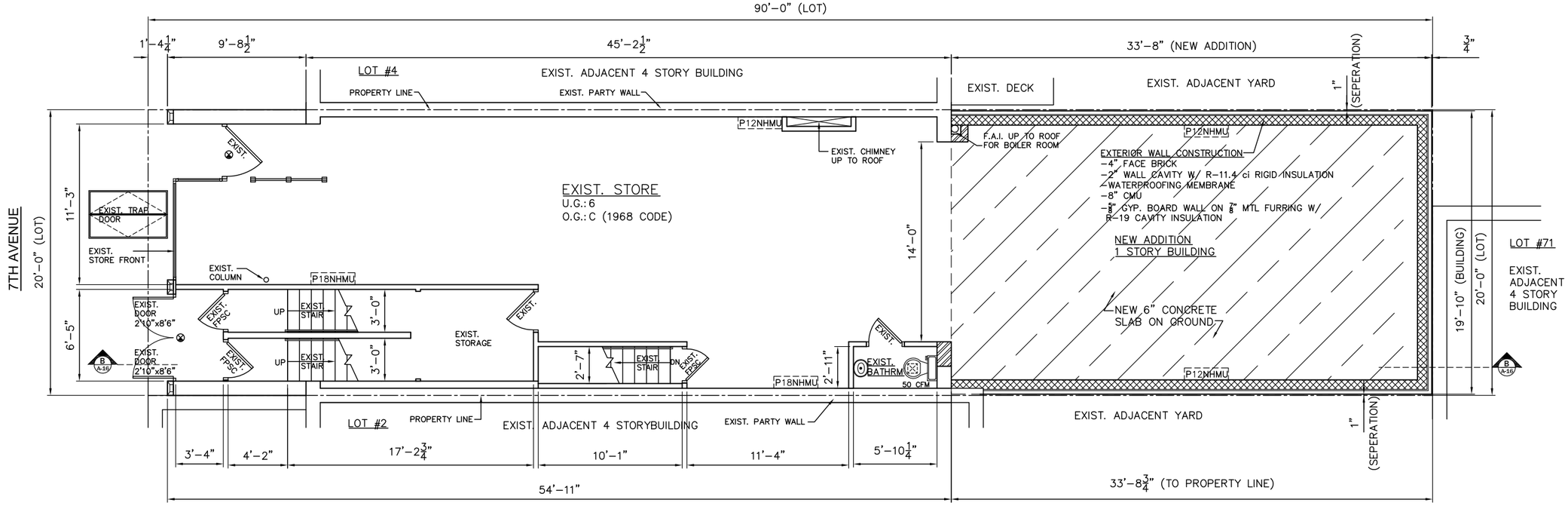
PROPOSED SECTION-B



EXISTING 1ST FLOOR DEMOLITION PLAN

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



PROPOSED 1ST FLOOR PLAN

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

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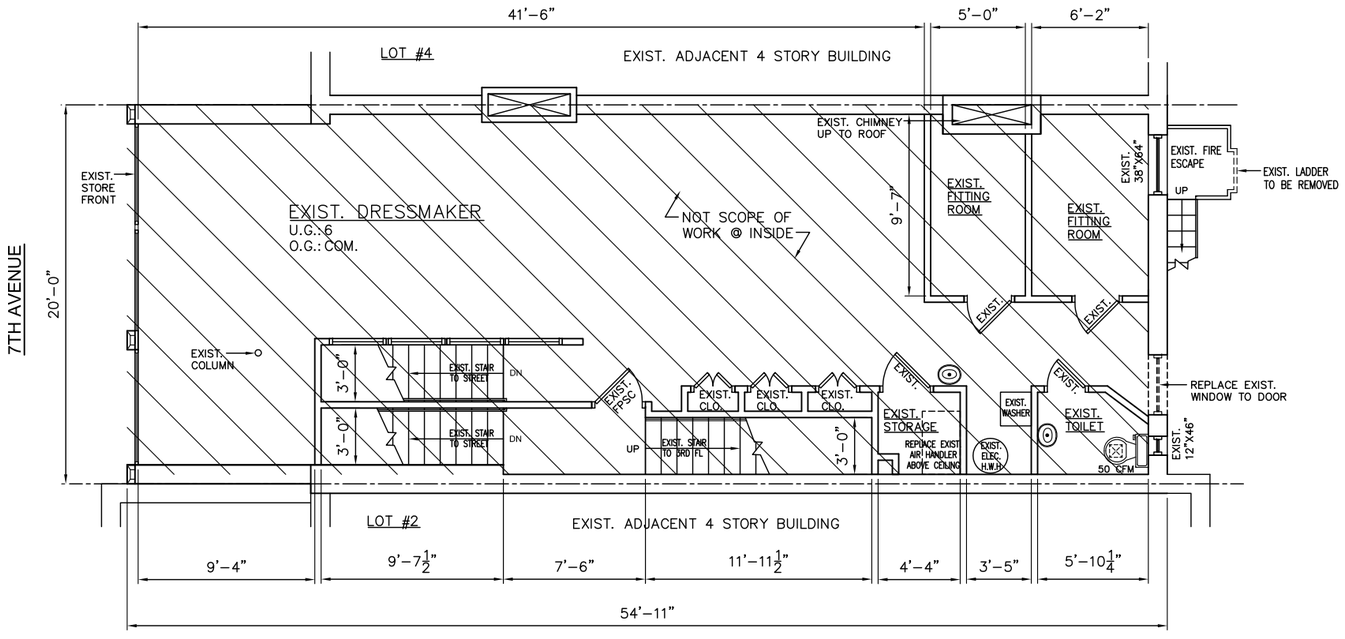
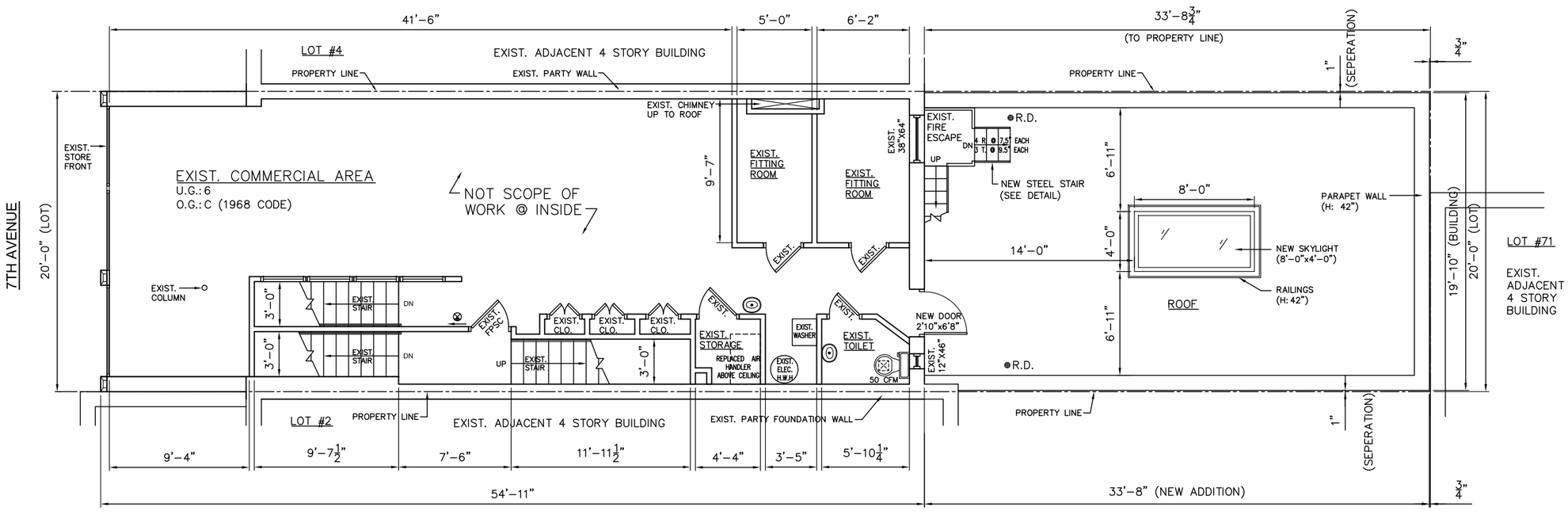
EXIST. & PROPOSED
1ST FLOOR PLANS



EXISTING 2ND FLOOR DEMOLITION PLAN

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



PROPOSED 2ND FLOOR PLAN

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

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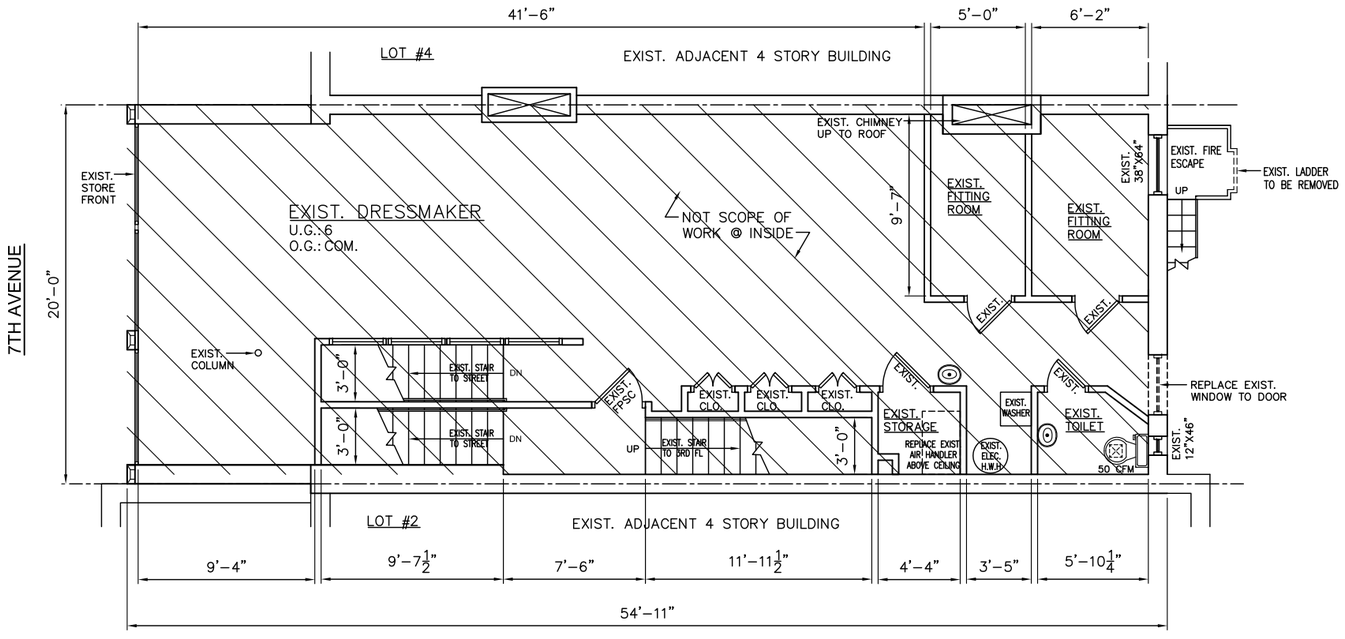
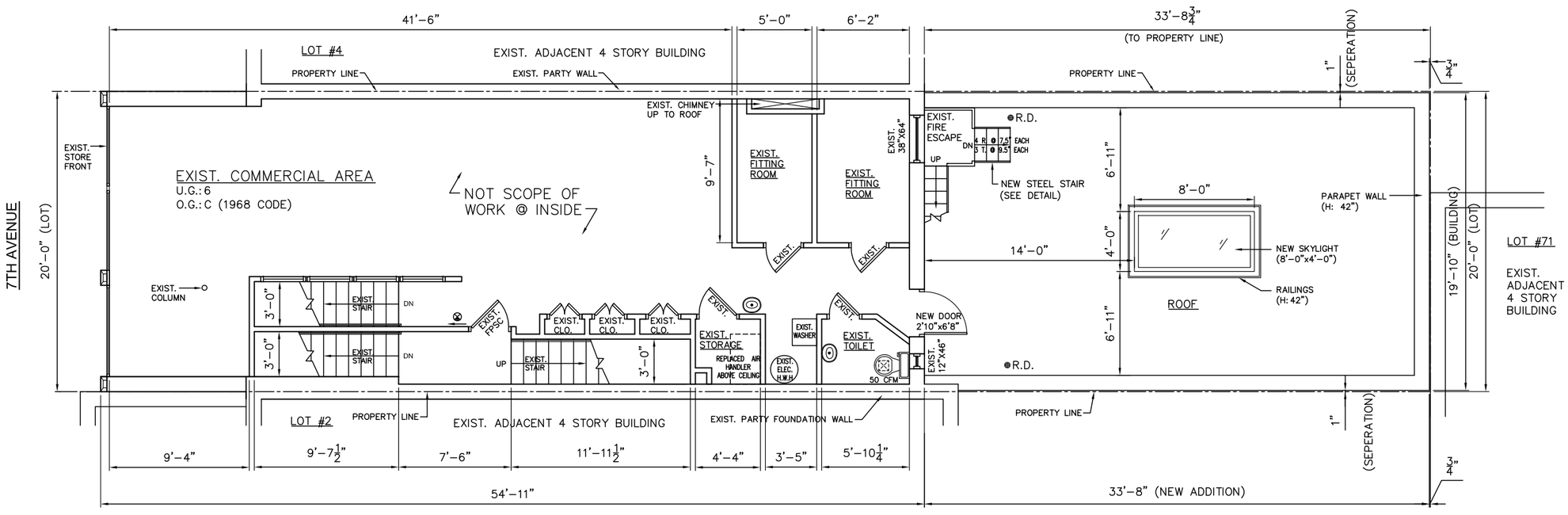
EXIST. & PROPOSED
2ND FLOOR PLANS



EXISTING 2ND FLOOR DEMOLITION PLAN

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



PROPOSED 2ND FLOOR PLAN

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

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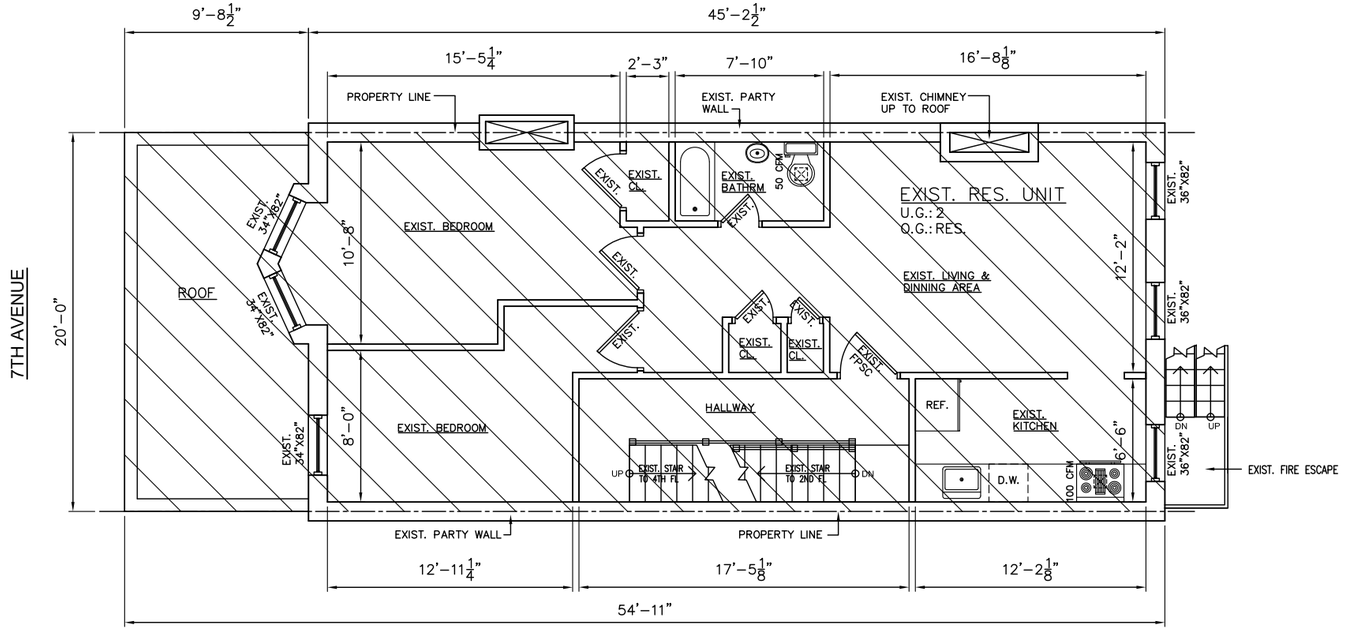
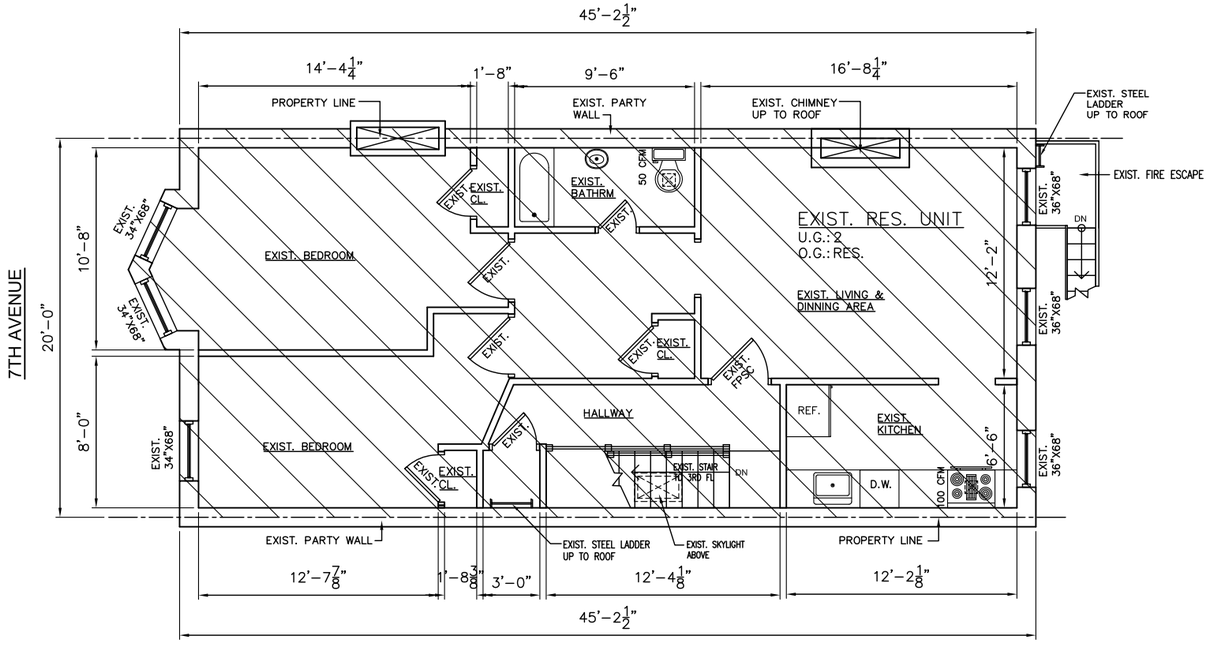
EXIST. & PROPOSED
2ND FLOOR PLANS



EXISTING 3RD FLOOR PLAN (NO WORK)
SCALE:1/8"=1'-0"



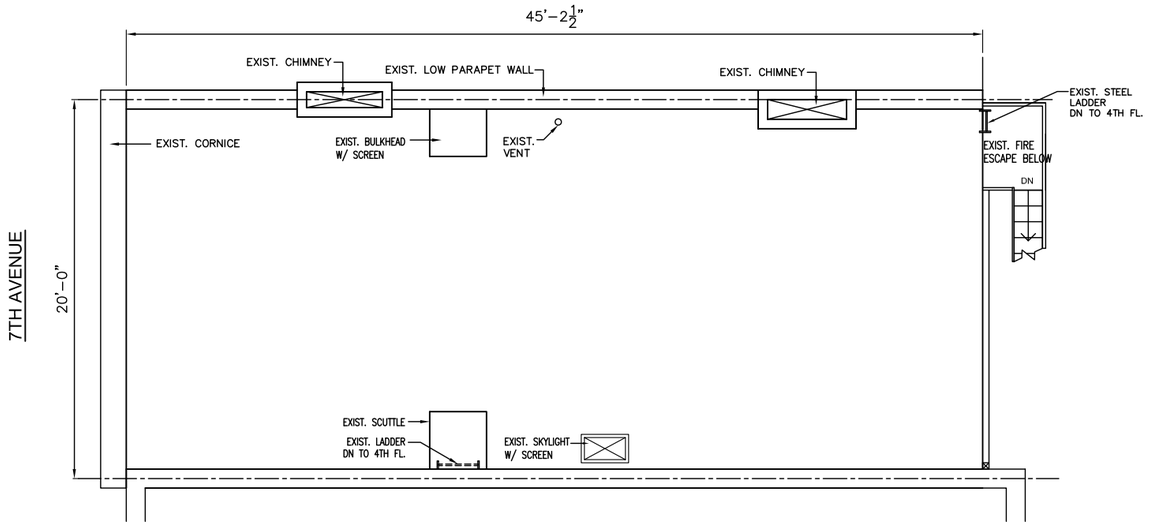
EXISTING 4TH FLOOR PLAN (NO WORK)
SCALE:1/8"=1'-0"

69A 7th Avenue,
Brooklyn, NY 11217
(LPC 17-3830)

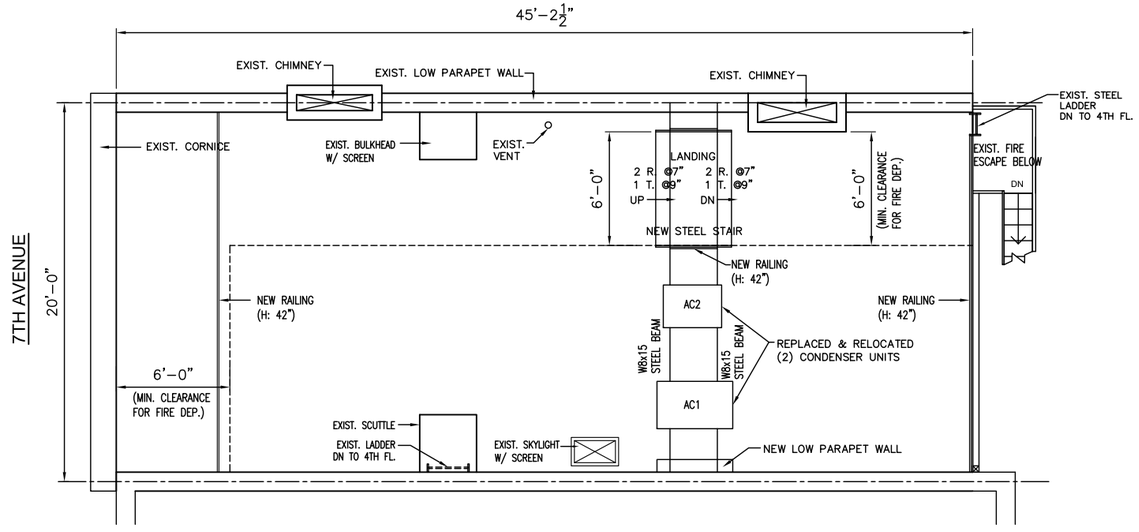
Basic Groups Corp
7622 17th Avenue, 1st FL,
Brooklyn, NY, 11214
Tel: 718-384-0999
Fax: 888-552-7611

02/10/2016

EXIST. 3RD & 4TH
FLOOR PLANS



EXIST. ROOF PLAN
SCALE:1/8"=1'-0"



PROPOSED ROOF PLAN
SCALE:1/8"=1'-0"

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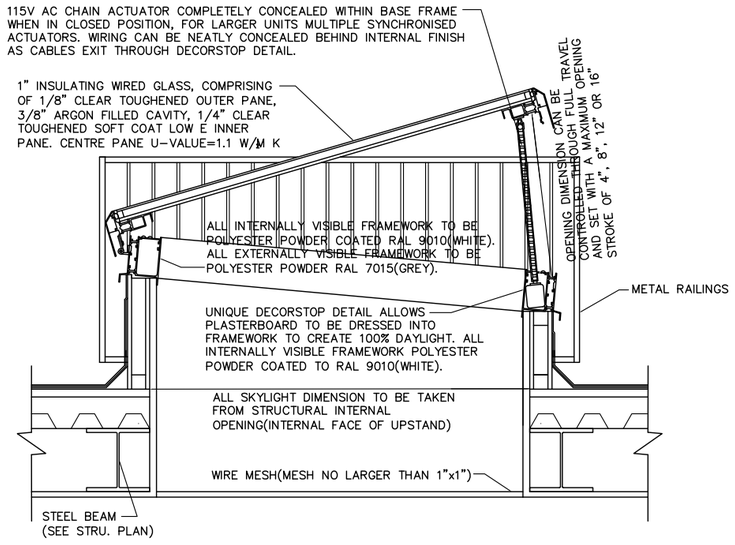
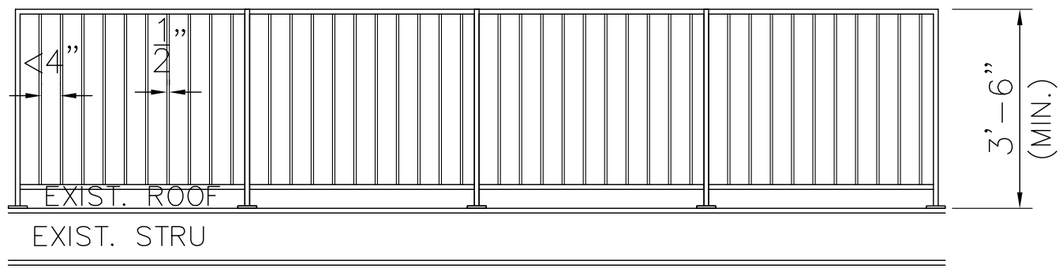
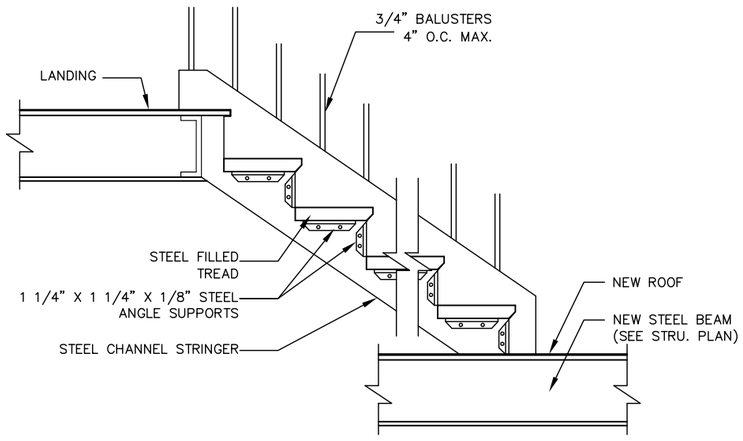
EXIST. & PROPOSED
ROOF PLANS



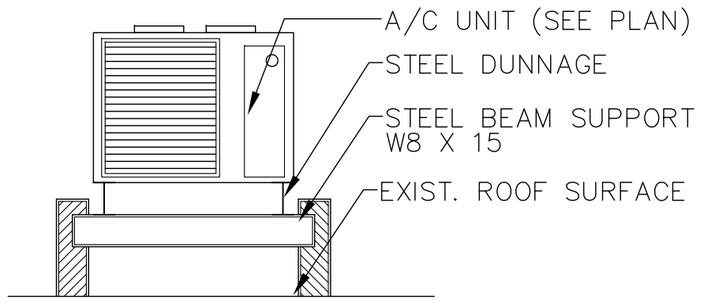
ADDITIONAL-ROOF SKYLIGHT DETIAL
SCALE: N.T.S.



MAIN-ROOF STEEL RAILING DETAIL
SCALE: N.T.S.



ADDITIONAL-ROOF STEEL STAIR DETAIL
SCALE: N.T.S.



MAIN-ROOF DUNNAGE DETAIL
NOT TO SCALE

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DETAILS