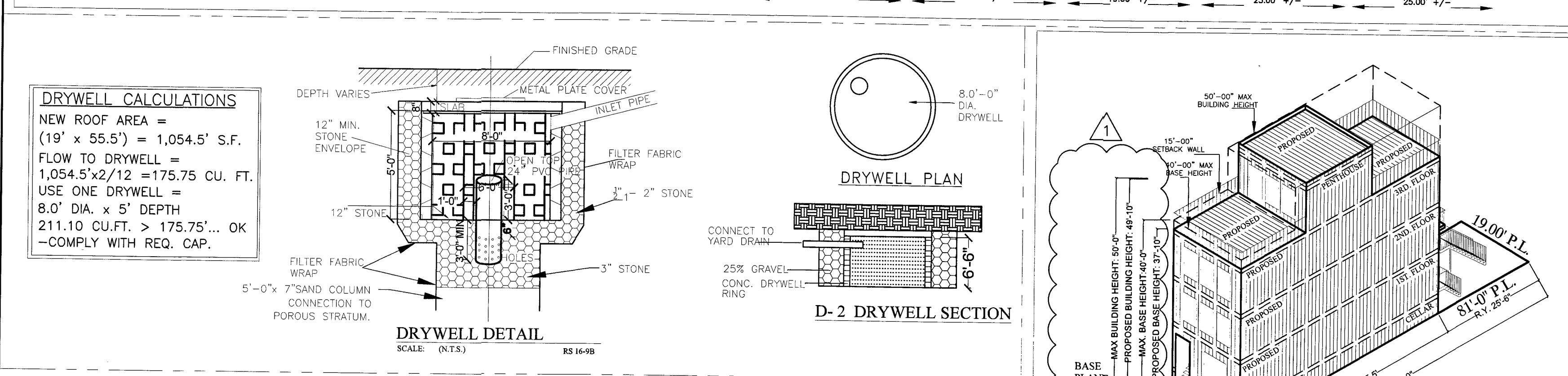
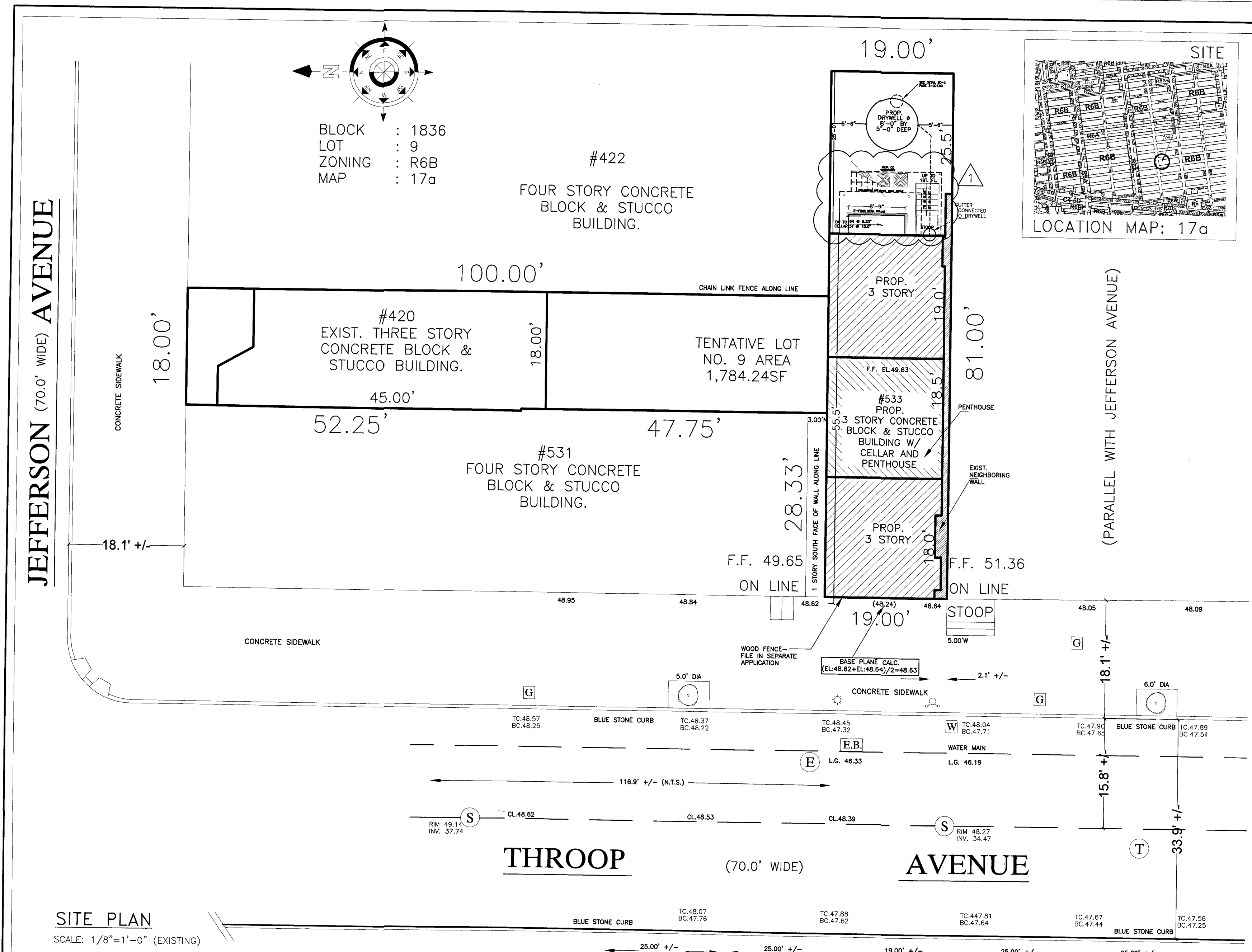




SPECIAL INSPECTIONS (TR-1)	NYC BLDG CODE SECTION	TR8 PROGRESS INSPECTIONS	NYC BLDG CODE SECTION
CONCRETE – CAST-IN-PLACE	BC 1704.4	PROTECTION OF EXPOSED FOUNDATION INSULATION	(I01),(I01)
MASONRY	BC 1704.5	INSULATION PLACEMENT AND R VALUES	(A02),(I02)
SUBGRADE INSPECTION	BC 1704.7.1	FENESTRATION U-FACTOR AND PRODUCT RATING	(A03),(I03)
SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS) TR4	BC 1704.7.4	FENESTRATION AIR LEAKAGE	(A04),(I04)
MECHANICAL SYSTEMS	BC 1704.16	FENESTRATION AREAS	(A05),(I05)
EXCAVATIONS – SHEETING, SHORING AND BRACING	BC 1704.20.2	AIR SEALING AND INSULATION – VISUAL	(A06),(I06)
SOIL PERCOLATION TEST-PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES	BC 1704.21.1.2	SHUTOFF DAMPERS	(I02),(I02)
PRIVATE ON SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES INSTALLATION	BC 1704.21.2	HVAC AND SERVICE WATER HEATING EQUIPMENT	(I03),(I03)
SPRINKLER SYSTEMS	BC 1704.23	HVAC INSULATION AND SEALING	(I04),(I04)
HEATING SYSTEMS	BC 1704.25	ELECTRICAL ENERGY CONSUMPTION	(I05),(I05)
CHIMNEYS	BC 1704.26	LIGHTING IN DWELLING UNITS	(I01),(I01)
FIRE RESISTANT PENETRATION AND JOINTS	BC 1704.27	INTERIOR LIGHTING POWER	(I02),(I03)
CONCRETE DESIGN MIX TR3	BC 1905.3, BC 1913.5	EXTERIOR LIGHTING POWER	(I04)
		LIGHTING CONTROLS	(I05)
		MAINTENANCE INFORMATION	(I01),(I01)
		PERMANENT CERTIFICATE	(I02)

AXONOMETRIC DIAGRAM, N.T.S.

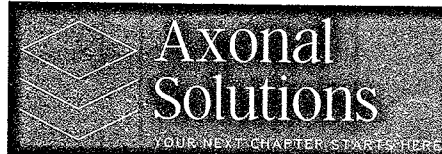
2 HR RATED NON - COMBUSTIBLE CONSTRUCTION.	NO WITHIN FLOOD HAZARD ZONE, TIDAL WETLANDS, FRESHWATER WETLANDS OR COASTAL EROSION HAZARD AREA.	TO BE FULFILLED BY APPLICANT
QUALITY HOUSING REGULATIONS:		CONFORMING CONDITIONS:
ZR 28-32 RECREATIONAL SPACE STANDARDS - ACCESSIBLE - MIN. 15' WIDE - MIN. 225 SF IF OUTDOORS - MIN. 300 SF IF INDOORS - MIN. 0.5% WINDOW IF INDOORS		755.26 SF OUTDOOR ON REAR
ZR 28-33 PLANTING AREAS SPACE BETWEEN BUILDING WALL & STREET LINE SHALL BE PLANTED		EXISTING 12" TREE AND PROP. 36.8 SF GRASS AREA
ZR 28-41 DENSITY PER CORRIDOR - 50% CORRIDOR AREA CAN BE EXCLUDED - DUPLEX DOORS MAY BE INCLUDED SEPARATELY		AS PER 28-25 Z.R. CALCULATION
ZR 28-50 PARKING FOR QUALITY HOUSING		WAIVED
ZR 28-51 SCREENING		NOT APPLICABLE
ZR 28-52 SPECIAL REGULATIONS FOR OFF-SITE ACCESSORY PARKING		NOT APPLICABLE

DEPT. OF BUILDING:

	
Block: 1836	Lot: 9
Zoning: R6B	Map: 17a
Occupancy: R2	Use Group: 2A
Const. Class: 3	CB #: 303
DRN. BY: L.P. / D.O.	Date: June 13 2018
Drawing: Z-001.01	
01 OF 01	02 OF 23
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LOCATION: 533 Throop Avenue		ZONING CALCULATION:		Borough: BROOKLYN		
ZONING DISTRICT: R6B		MAP No.: 17A		Block: 1836		
SCOPE OF WORKS: propose new building - 2 family dwelling				LOT: 9		
ZONING SECTION #	DESCRIPTION			CALCULATION		
ZR-23-145 One zoning 2 Tax Lots ZR-23-145	LOT AREA: 1	18	100	18	X	100
	LOT AREA: 2	19	81	19	X	81
	MAX.F.A.= 2 x LOT AREA			2.00	X	3,339.00
	EXISTING FLOOR AREA			TOTAL		
	CELLAR FL AREA:	45	18	45	X	18
	1ST. FL. AREA:	45	18	45	X	18
	2ND FL AREA	45	18	45	X	18
	3TH FLOOR	45	18	45	X	18
	TOTAL EXISTING FLOOR AREA:			2,430.00 S.F.		
	PROPOSED FLOOR AREA			TOTAL EXISTING FLOOR AREA:		
CELLAR FL. AREA:	55.5	19	55.5	X	19	
1ST. FL. AREA:	55.5	19	55.5	X	19	
2ND FL AREA	55.5	19	55.5	X	19	
3TH FLOOR	55.5	19	55.5	X	19	
PENTHOUSE	18.5	19	18.5	X	19	
TOTAL EXISTING FLOOR AREA:			3,515.00 S.F.			
TOTAL NET FL. AREA:			EXIST.:	2,430.00	SF. + PROP.:	3,515.00
				5,945.00	<	5,945.00
						... ok
ZR-23-145	Max Lot Coverage	100	18	1,800.00	Propose Lot Coverage	55.5
	3,339.00	0.6	2,003.40	Existing Lot Coverage	45	18
ZR-23-22	Propose Lot Coverage			1,054.50	810.00	1,864.50
			TOTAL PROPOSE L.C.	1,864.50	MAX. ALLOW	2,003.40
				1,864.50/ 3,339 = 0.55	55% < 60%... OK	
22-32 Z.R.	Max Density Factor	6,678.00	680.00	9.82	Propose Dwellings	2 No change
22-32 Z.R.	MIN. LOT AREA	1700		ACTUAL LOT AREA		1800
	MIN. LOT WIDTH	18'		ACTUAL LOT WIDTH		18'
ZR-23-45	MIN FRONT YARD	NOT REQUIRED		PROVIDED NONE		
ZR-23-462 ©	MIN SIDE YARD	NOT REQUIRED		PROVIDED NONE		
ZR-23-52(B) (2)	MIN REAR YARD	30'		90'-81'= 9' Minus 6" per foot. Total of 4.5' less than 30'		
		six inches for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 90 feet.		PROVIDE 25.5' comply as per ZR-23-52(B) (2)		
ZR-23-632	HEIGHT AND SETBACK REGULATIONS			EXIST NO CHANCE		
ZR-23-633	STREET WALL LOCATION AND HEIGHT & SEATBACKS IN CERTAIN DISTRICTS					
	(a) STREET WALL LOCATION					
	(2) Zoning Lots with Less than 50.0' Frontage					
	Align with adjacent building					
ZR-23-693	Not further than 15.0 from street line					
	(b) SEATBACK REGULATION					
		(1) ON NARROW STREET: At least 15.0'				
ZR-23-693	(d) ADDITIONAL REGULATION					
	Min.Base. Ht.	Max. Base Height	Max. building Height			
		30'	40'	0	50'	
ZR-25-261	PARKING (PERMITTED) IN R6 AND R7 DISTRICTS			WAVED UP TO 5 PARKING SPACES		
ZR-23-132	BALCONY SHALL NOT BE PERMITTED ON THE SECOND FLOOR					
PROPOSE METAL DECK AT SECOND FLOOR AND BALCONY AT 3RD FLOOR LEVEL ONLY 50% OF WIDTH OF BUILDING						

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REVISIONS:	
NO.:	DATE:
	JUNE 26 2019
	
	

DRAWING TITLE:

SITE PLAN, ZONING
AND DRYWELL
CALCULATION,
DETAIL,
AXONOMETRIC
DIAGRAM AND NOTES.

OWNER:
**CHARLES
MALUL**

PROJECT ADDRESS:

533-THROOP AV.
BROOKLYN, NEW
YORK 11221

SCOPE OF WORK:

NEW BUILDING
(TWO FAMILY DWELLING)

Af	
DEPT BLDGS Job No. 321614945	
	
Scan Code	ESHS1503212
BLOCK: 1836	LOT: 9
ZONING: R6B	MAP: 17a
OCCUPANCY: R2	USE GROUP: 2A
CONST. CLASS: 3	CB #: 303
DRN. BY: L.P. / D.O. DATE: MAY 13 2018	
DRAWING: Z-001.01	
01 OF 01	02 OF 23
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