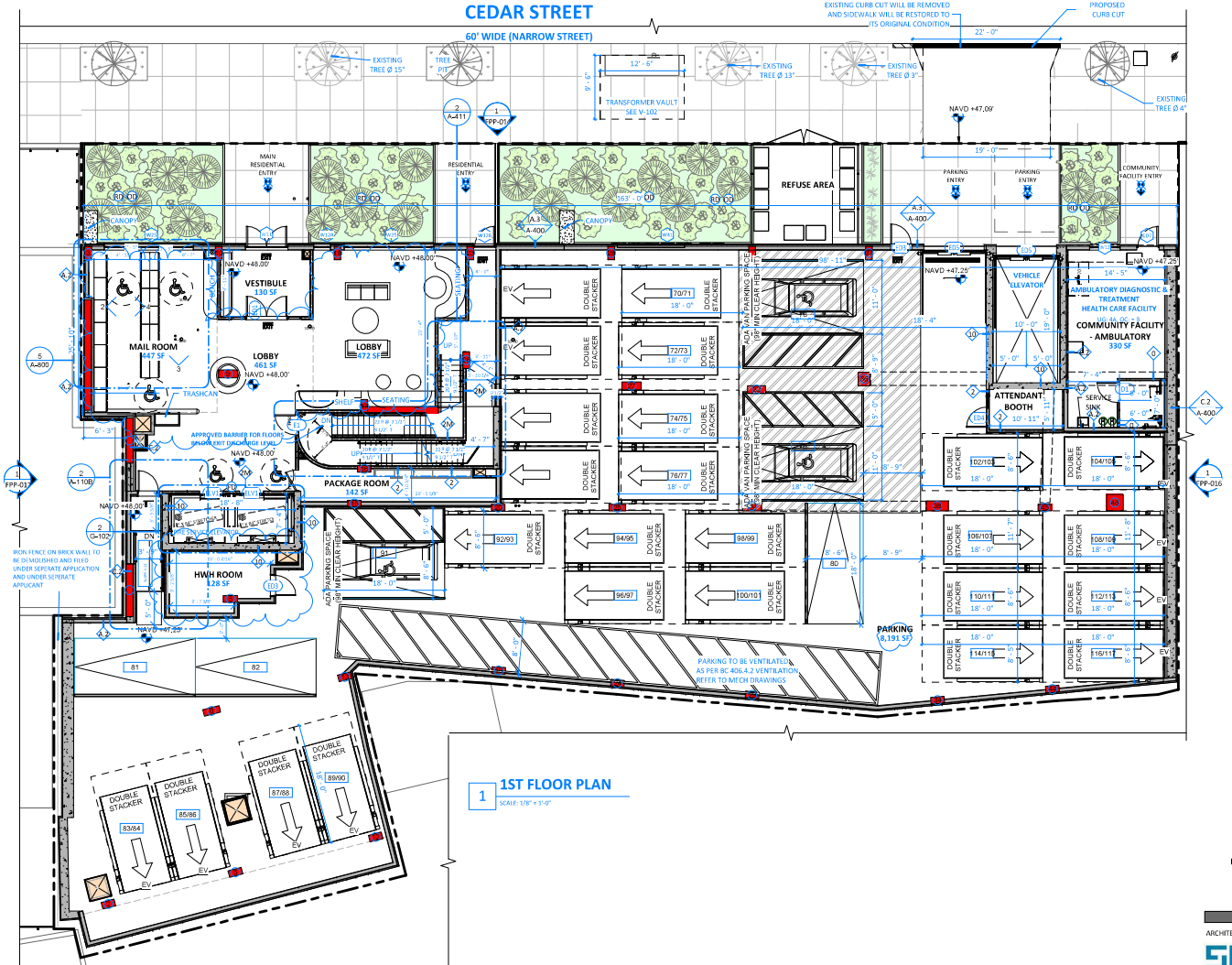
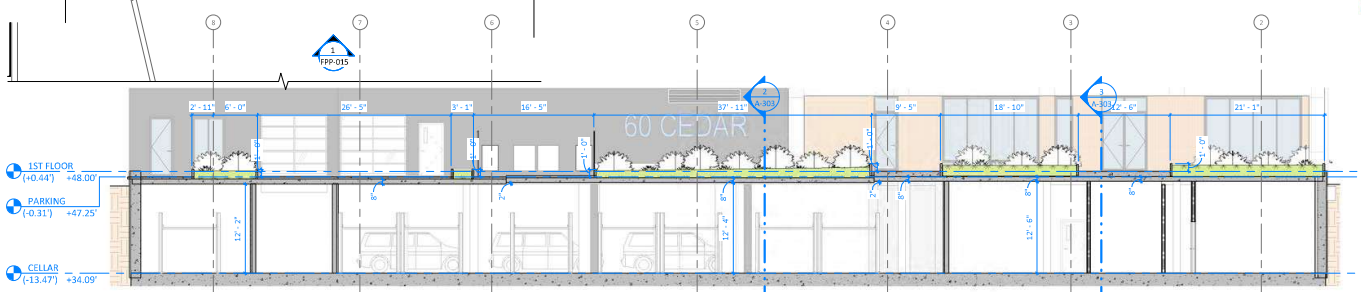


1 1ST FLOOR PLAN

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



2 FRONT SECTION AT SIDEWALK

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

ZR 25-62
SIZE AND LOCATION OF SPACES
ALL ACCESSORY OFF-STREET PARKING SPACES, OPEN OR ENCLOSED, EACH 300 SQUARE FEET OF UNOBSTRUCTED STANDING OR MANEUVERING AREA SHALL BE CONSIDERED ONE PARKING SPACE.

RESIDENTIAL: R6 70 % OF DWELLING UNITS
139 X 0.7 = 97 [RESIDENTIAL] SPACES REQUIRED
EXISTING NURSING HOME 20 SPACES
TOTAL REQUIRED: **117 SPACES**

PARKING AREA AT CELLAR 7,924 SF
PARKING AREA AT 1ST FLOOR 8,193 SF
TOTAL PARKING AREA: 16,117 SF

59 SPACES PROPOSED AT CELLAR
56 SPACES PROPOSED AT 1ST FLOOR
TOTAL: **117 SPACES PROPOSED**

CELLAR:
33 @200 SF PER GROUND LEVEL SPACES = 6,600 SF
28 @ 47 SF PER UPPER STACKER = 1,316 SF
TOTAL REQUIRED AREA = 7,916 SF
PROPOSED AT CELLAR = 7,924 SF

1ST FLOOR:
31 @200 SF PER GROUND LEVEL SPACES = 6,200 SF
25 @ 47 SF PER UPPER STACKER = 1,175 SF
TOTAL REQUIRED AREA = 7,375 SF
PROPOSED AT 1ST FLOOR = 8,193 SF

BC 1106
PARKING AND PASSENGER LOADING FACILITIES
BC 1106.1
WHERE PARKING IS PROVIDED, 5 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR A FACILITY, BUT NOT LESS THAN ONE PARKING SPACE, SHALL BE ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1106.

TOTAL NUMBER OF PARKING SPACES = 117

117 X 5 % =5.9 ACCESSIBLE PARKING SPACES REQUIRED, 6 PROVIDED
*NOTE: ALL PARKING TO BE FULLY ATTENDED BY 24 HR PARKING ATTENDANT

1106.5 VAN SPACES.
FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SPACE SHALL BE A VAN ACCESSIBLE PARKING SPACE. VAN ACCESSIBLE PARKING SPACES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ICC A117.1, INCLUDING SECTION 502 (PARKING SPACES).

TOTAL NUMBER OF ACCESSIBLE PARKING SPACES = 6
6 / 6 = 1 VAN ACCESSIBLE PARKING SPACE REQUIRED
2 PROVIDED ON 1ST FLOOR

*NOTE: ALL PARKING TO BE FULLY ATTENDED BY 24 HR PARKING ATTENDANT

406.7.11 ELECTRIC VEHICLE CHARGING STATIONS.
A MINIMUM OF 20 PERCENT OF THE PARKING SPACES IN AN OPEN PARKING LOT SHALL BE EQUIPPED WITH ELECTRICAL RACEWAY CAPABLE OF PROVIDING A MINIMUM SUPPLY OF 11.5 KVATO ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE)FROM AN ELECTRICAL SUPPLY PANEL.
117 SPACES X 20 % = 23 SPACES
23 SPACES TO BE PROVIDED WITH CHARGING STATIONS (SPACES SHOWN WITH "EV" ON PLAN)

NOTES
1. **BC 1008.4.4 INTERCOMMUNICATION SYSTEM.** INTERCOMMUNICATION SYSTEM LOCATED AT THE DOOR GIVING ACCESS TO THE MAIN ENTRANCE LOBBY, CONSISTING OF A DEVICE OR DEVICES FOR VOICE COMMUNICATION BETWEEN THE OCCUPANT OF EACH DWELLING UNIT AND A PERSON OUTSIDE THE DOOR TO THE MAIN ENTRANCE LOBBY, AND PERMITTING SUCH DWELLING UNIT OCCUPANT TO RELEASE THE LOCKING MECHANISM OF SAID DOOR FROM THE DWELLING UNIT.

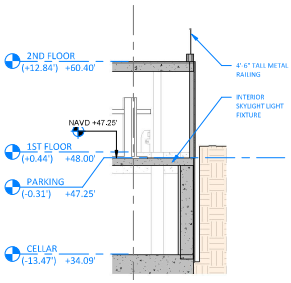
TWO WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1007.8.1 AND 1007.8.2

PC 403.1
USE GROUP: 4A
OCCUPANCY: B
1ST FLOOR COMMUNITY FACILITY
TOTAL SF: 331 SF

331 SF / 100 SF PER OCC = 4 POTENTIAL OCC
4 TOTAL OCC: 2 WOMEN AND 2 MEN
M & F: 1 - 20
(1) REQUIRED WATER CLOSET

DRINKING FOUNTAIN: 1 PER 100 OCCUPANTS
4 OCC / 100 = (1) REQUIRED DRINKING FOUNTAIN

SERVICE SINK: (1) REQUIRED SERVICE SINK



3 SKYLIGHT SECTION 1

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

FLOOR LEGEND

MATERIAL + SYMBOLS

STEEL / METAL
GYPSUM BOARD
NON-FIRE RATED PARTITION
CMU
RIGID INSULATION
CONCRETE
FIRE RATED PARTITION
BRICK
DOOR TYPE, SEE DOOR SCHEDULE SHEET
STOREFRONT TYPE TAG
SMOKE AND CARBON MONOXIDE DETECTOR
PARTITION TYPE TAG
COLUMN LINE / GRID INDICATOR
ELECTRIC VEHICLE CHARGING STATION
EXISTING BUILDING
SPRINKLER HEAD
HANDICAPPED SYMBOL
MECH. VENT
EXIT SIGN SYMBOL
FLOOR DRAIN
FLOOR ELEVATION SYMBOL
EMERGENCY WALL LIGHT
SPOT ELEVATION SYMBOL
BICYCLE STORAGE 150 SF
ROOM TAG
UNIT TAG
WINDOW SCHEDULE TAG SEE WINDOW SCHEDULE FOR DETAILED INFORMATION

ARCHITECT:
S. WIEDER ARCHITECT P.C.
203 CLIFTON PLACE, SUITE #20
BROOKLYN NY, 11216
T: (718) 484-3201
LIC# 040451

STRUCTURAL ENGINEER:
HADI DICHAN, PE
CITYSCAPE ENGINEERING
8 HAVEN AVENUE
PORT WASHINGTON, NY 11050
631.978.5000 X221

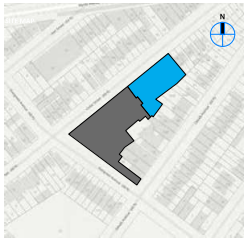
MEP ENGINEER:
RYUSEI MATSUMOTO, PE
HIDAMARI ENGINEERING, PC
33-70 PRINCE STREET, SUITE #702
FLUSHING, NY 11365
(718) 475-2674

MUNICIPAL CONSULTANT:
SPEEDY EXPEDITING INC.
65 SOUTH 11TH ST SUITE 816
BROOKLYN NY 11249
P. 718-919-2500

OWNER:
LOUIS HANDLER
329 HEWES STREET BROOKLYN NY
718-802-7005

60 CEDAR STREET
BROOKLYN, NY 11221

PROPOSED 19 STORY + CELLAR NEW BUILDING



1ST FLOOR PLAN

Monica Fahmy
APPROVED
Date: 05/31/2024

B00653212-A6

NO.	DESCRIPTION	DATE
0	DOB FILING	12/22/2021
1	PAA #1	12/01/2022
2	PAA #2	XX/XX/202X
3	AS Built PAA	04/01/2024

75% CONSTRUCTION DRAWINGS

DATE: 5/19/2024 2:23:01 PM
SCALE: As indicated
DRAWN BY: SS

A-101.03

SHEET 33 OF 113

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5/19/2024 2:19:01 PM