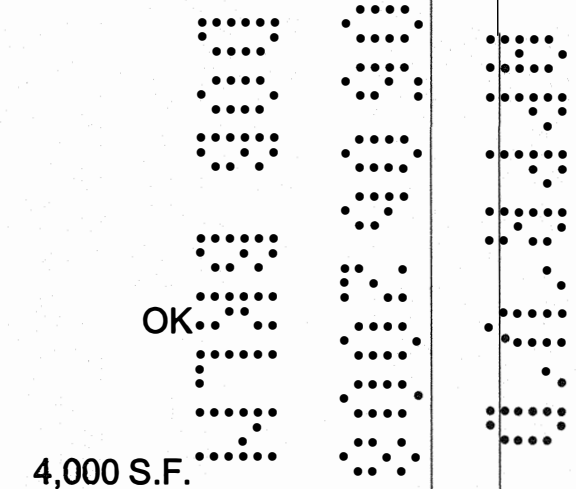


# ZONING CALCULATIONS

1575 EAST 19TH ST, BROOKLYN, N.Y.  
 BLOCK: 6766 LOT: 73.  
 ZONING MAP: 23B ZONE: R7A

EXISTING USE= C.O. #321425820  
 CELLAR AND FIRST FLOORS = COMMUNITY FACILITY, USE GROUP 4,  
 AMBULATORY DIAGNOSTIC OR  
 TREATMENT CARE FACILITY  
 2ND, 3RD, 4TH & PENT. = RESIDENTIAL

PROPOSED USE=  
 ALL FLOORS= COMMUNITY FACILITY, USE GROUP 4,  
 (ZR-22-14A) AMBULATORY DIAGNOSTIC OR  
 TREATMENT CARE FACILITY



LOT= 100' X 40' = ..... 4,000 S.F.  
 MAX F.A.R. - COMMUNITY FACILITY (ZR 24-11) = 4.0 X 4,000 = ..... 16,000 S.F.

**PROPOSED FLOOR AREA COMMUNITY FACILITY:**

FIRST FLOOR = 3,409 S.F.  
 SECOND FLOOR = 2,170 S.F.  
 THIRD FLOOR = 2,170 S.F.  
 FOURTH FLOOR = 2,170 S.F.  
 PENTHOUSE = 1,241 S.F.

TOTAL = 11,160 S.F.

PROPOSED F.A.R. - COMMUNITY FACILITY = 11,160 / 4,000 = 2.79 < 4.0 **OK**

PROPOSED F.A.R. - RESIDENTIAL = 0 **OK**

**BULK:**

NO CHANGE PROPOSED TO EXISTING YARDS,  
 HEIGHT: AS PER 24-522(B) USE SECTION 23-60  
 MIN BASE HEIGHT= 40', MAX BASE HEIGHT=65', MAX BUILDING= 80'  
 EXISTING BUILDING TO TOP OF PENTHOUSE = 56'-1 < 65'-0 **OK**  
 THEREFORE NO SETBACK REQUIRED  
 EXISTING CO# 301425820

**PARKING:**

COMMUNITY FACILITY= 11,160 S.F. + 3,483 (CELLAR) = 14,643 S.F.  
 NO PARKING REQUIRED IN R7A PER ZR 25-31 FOR USE GROUP 4  
 TOTAL OCCUPANCY FOR BUILDING (OCCUPANCY GROUP E)

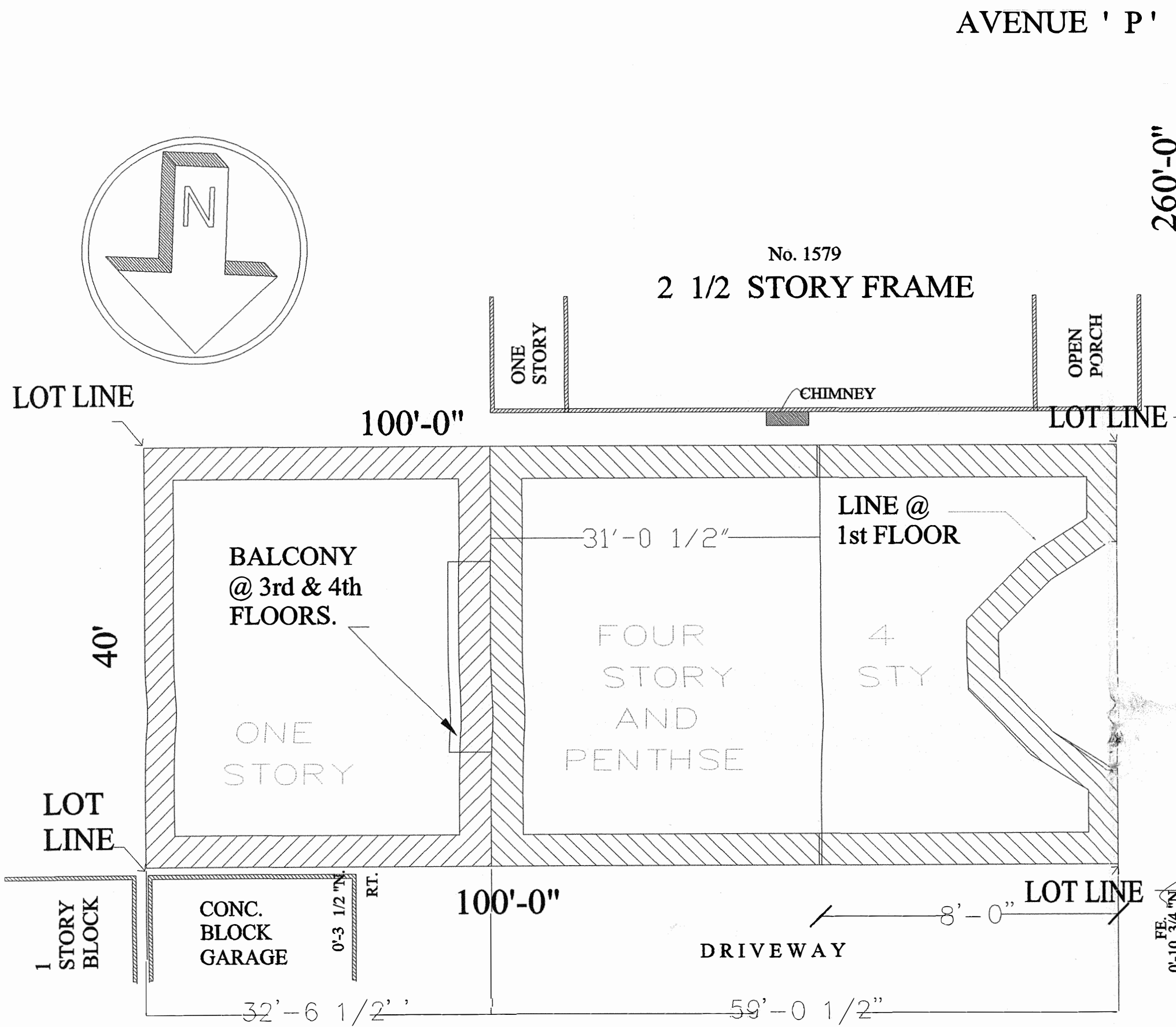
FIRST FLOOR = 21  
 SECOND = 10 (@ 1 PER 100 S.F.) (EXCLUDING STAIR AND ELEVATOR)= 1824 SF.  
 THIRD = 20 (@ 1 PER 100 S.F.) (EXCLUDING STAIR AND ELEVATOR)  
 FOURTH = 20 (@ 1 PER 100 S.F.) (EXCLUDING STAIR AND ELEVATOR)  
 PENT = 9 (@ 1 PER 100 S.F.) (EXCLUDING ELEVATOR)

TOTAL 100 FOR BUILDING ABOVE GRADE

NOTE: NO FIRE ALARM REQUIRED IF NOT MORE THAN 100 OCCUPANTS  
 EITHER ABOVE OR BELOW GRADE OR NOT MORE THAN 500  
 OCCUPANTS FOR THE ENTIRE BUILDING (PER SEC. 27-968.A.9)

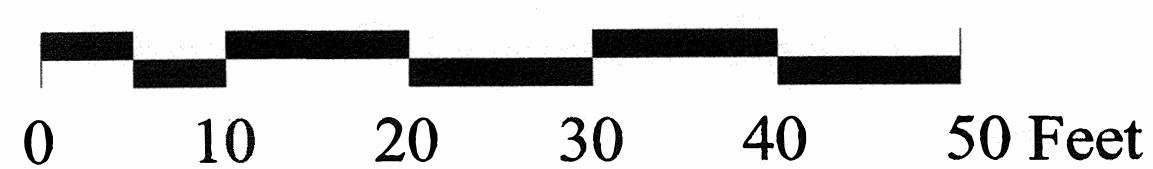
EXAMINER FOR ZONING EGRESS AND FIRE  
 PREVENTION ONLY AS PER DIR. NO. 275  
**OK**  
 JUN-04 2008

YOHAY ALBO



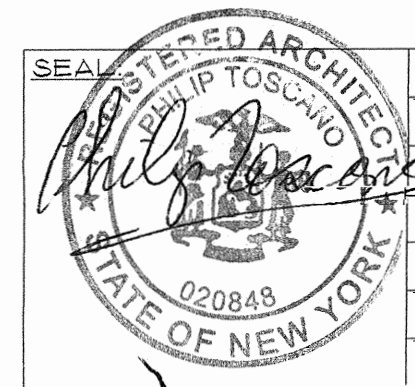
EAST 19TH STREET

Plot Plan 1" = 10'-0"



**CONTROLLED INSPECTIONS**

FIRESTOPS 27-345  
 MECH VENTS 27-136,779



1	NR	COMMENTS

CLIENT: MEDICAL OFFICE  
 1575 EAST 19TH STREET  
 BROOKLYN NY

PROJECT BUILDING RENOVATION  
 1575 EAST 19TH STREET  
 BROOKLYN NY

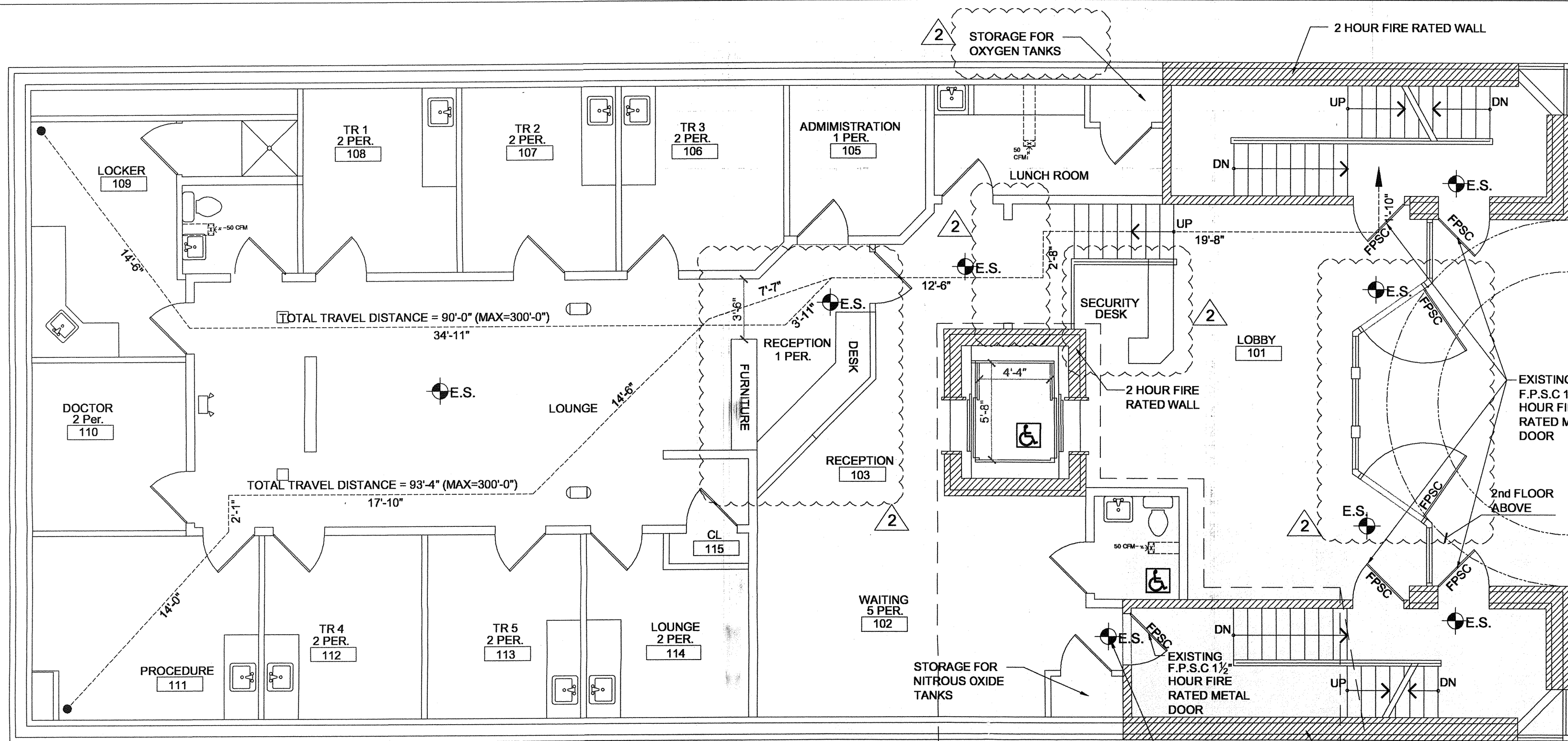
SHEET TITLE:  
 SITE PLAN & ZONING



**PHILIP TOSNO**  
 ARCHITECTURE PLANNING  
 415 GRAHAM AVENUE  
 BROOKLYN, N.Y. 11211  
 TEL.(718)349-3350 FAX(718)349-3479

DATE:	6/10/07
SCALE:	AS SHOWN
DRAWN BY:	E.M.
CHECK BY:	P.T.A.
SHEET:	A-0 1 OF 11





**LEGEND**

- sd (existing) EXISTING SMOKE DETECTOR
- cm (existing) EXISTING CARBON MONOXIDE DETECTOR
- ▭ (thin line) EXISTING INTERIOR PARTITION WALLS
- ▭ (thick line) PROPOSED INTERIOR PARTITION WALLS
- ▭ (hatched) EXISTING TWO HOUR FIRE RATED WALL
- ▭ (dashed) EXISTING PARTITION WALL TO BE DEMOLISHED
- ⊕ E.S. NEW EXIT SIGN WITH EMERGENCY LIGHT
- ⊙ E.S. EXISTING EXIT SIGN
- ⊕ NEW EMERGENCY LIGHT

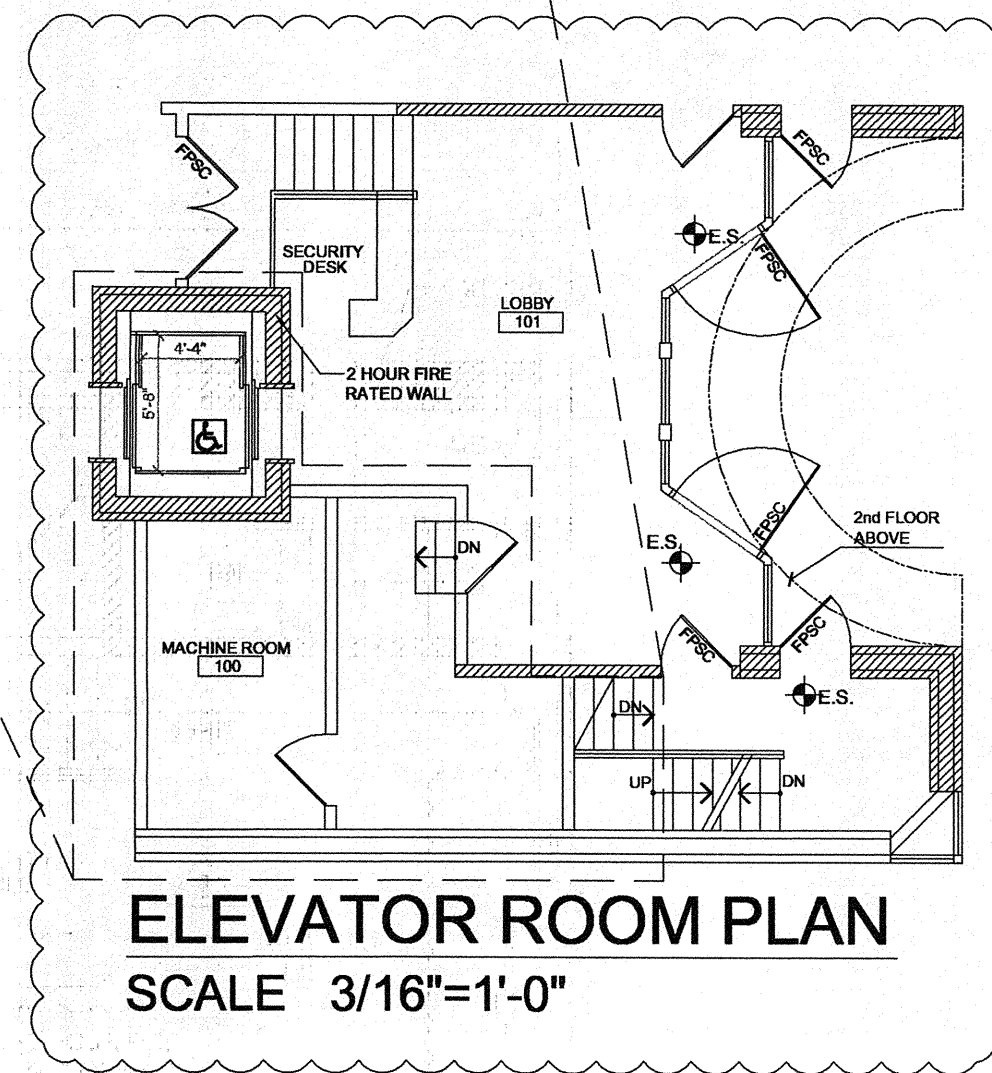
EXISTING FIRST FLOOR  
NO CHANGE PROPOSED TO EXISTING FLOOR LAYOUT, EGRESS, LIGHTING OR USE OF FLOOR.

OCCUPANCY 21 OCCUPANTS  
OCCUPANCY GROUP E  
USE GROUP 4 COMMUNITY FACILITY, MEDICAL OFFICES  
EXISTING USE OF FLOOR AS PER CERTIFICATE OF OCCUPANCY # 301425820

NOTE:  
MINIMUM WIDTH OF UNOBSTRUCTED AISLE OF 3 FEET LEADING TO EXITS SHALL BE MAINTAINED (FOR NON-RESIDENTIAL BUILDINGS WHEN LAYOUTS ARE NOT SHOWN).

# 1st FLOOR PLAN

SCALE 3/16"=1'-0"  
(21 PERSONS)



**ELEVATOR ROOM PLAN**  
SCALE 3/16"=1'-0"



**AMENDED**

EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY AS PER DIR. NO. 2775

JAN 08 2010

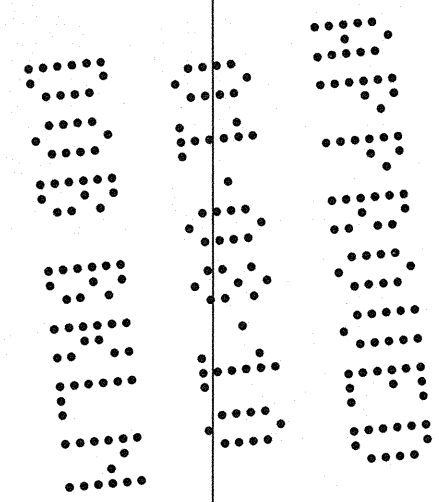
YOHAYALBO

SEAL:	
▲ REVISED FOR AS BUILT CHANGES ▲ DOB OBJECTION COMPLIANCE COMMENTS	

CLIENT:	MEDICAL OFFICE 1575 EAST 19TH STREET BROOKLYN NY
PROJECT:	BUILDING RENOVATION 1575 EAST 19TH STREET BROOKLYN NY
SHEET TITLE:	FIRST FLOOR PLAN

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BROOKLYN, N.Y. 11211  
TEL (718) 349-3350 FAX (718) 349-3479

DATE:	6/10/07
SCALE:	AS SHOWN
DRAWN BY:	E.M.
CHECK BY:	P.T.A.
SHEET:	A-2 3 of 11



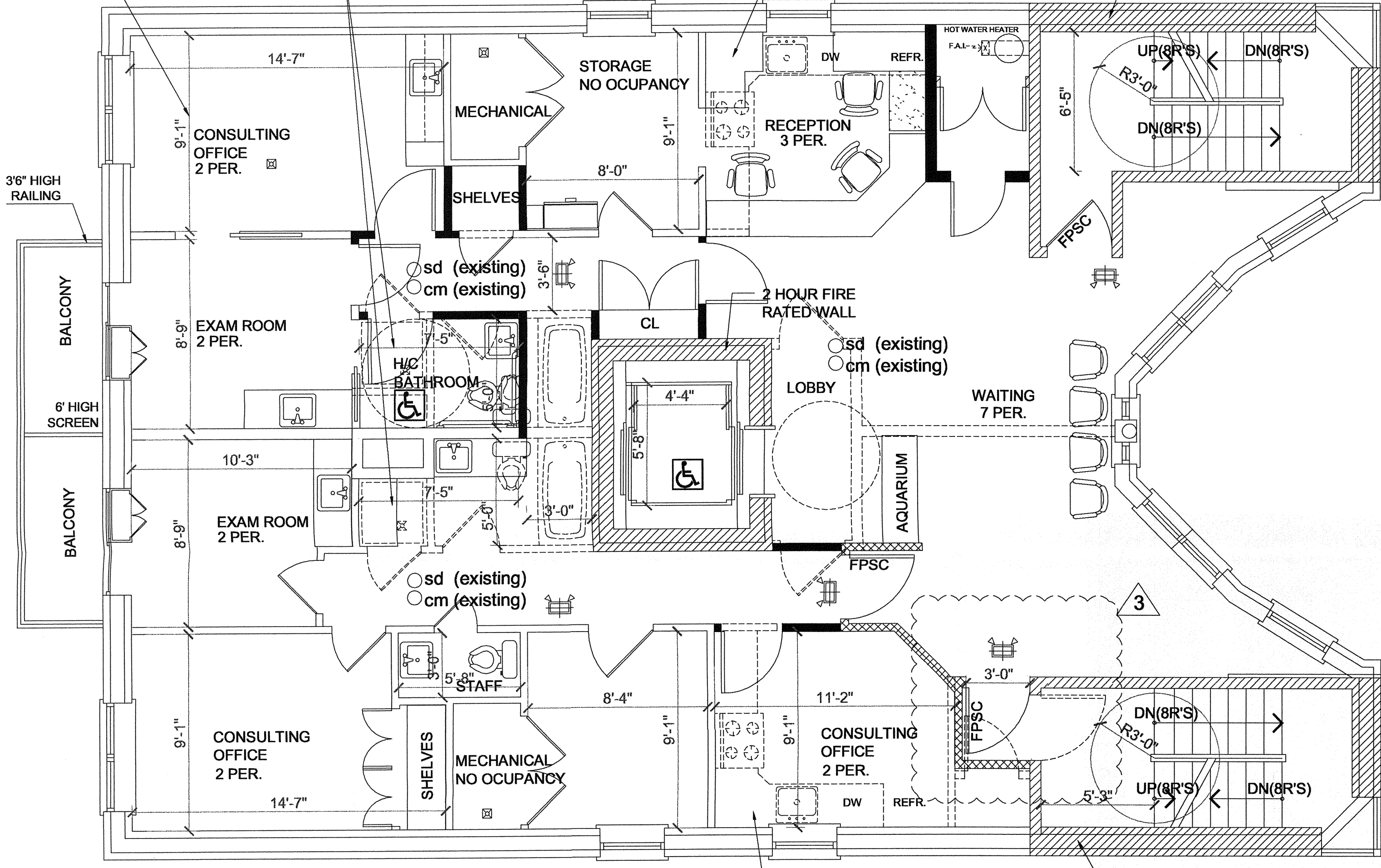


NOTE:  
EVERY EXISTING DIMENSION  
FOR REFERENCE ONLY, V.I.F.  
(TYPICAL)

SEE WASHER  
DRYER NOTE

SEE KITCHEN  
DEMO NOTE

2 HOUR FIRE RATED WALL



**LEGEND**

- sd (existing)      EXISTING SMOKE DETECTOR
- cm (existing)      EXISTING CARBON MONOXIDE DETECTOR
- ▭ (white)            EXISTING INTERIOR PARTITION WALLS
- ▭ (black)            PROPOSED INTERIOR PARTITION WALLS
- ▭ (diagonal lines)   EXISTING TWO HOUR FIRE RATED WALL
- ▭ (cross-hatch)     NEW TWO HOUR FIRE RATED WALL
- ▭ (dashed)          EXISTING PARTITION WALL TO BE DEMOLISHED
- ⊙ (with sign)        NEW EXIT SIGN WITH EMERGENCY LIGHT
- ⊙ (empty)            EXISTING EXIT SIGN
- ⊙ (with arrow)      E.S.

**HANDICAP BATHROOM NOTE:**

• RELOCATED TOILET AS INDICATED, REPLACE WITH HANDICAP APPROVED TOILET. SEE DETAIL 1, 2, 3 ON A-7

**WASHER DRYER NOTE:**

REMOVE EXISTING WASHER AND DRYER. CAP HOT AND COLD WATER SUPPLY, GAS PIPING, WASTE LINE AND DRYER VENT BEHIND WALL. TYPICAL.

**KITCHEN DEMO NOTE:**

REMOVE EXISTING KITCHEN CABINETS, FIXTURES AND APPLIANCES. CAP HOT AND COLD WATER SUPPLY, GAS PIPING, WASTE LINE IN WALL. TYPICAL.

**DOOR NOTE:**

ALL EXISTING DOORS TO EXAM ROOMS AND HALLS SHALL BE CONVERTED FROM HANDICAPPED ADAPTABLE DOORS TO HANDICAP USABLE DOORS BY CHANGING DOOR KNOBS TO HANDICAP COMPLIANT LEVERS. TYPICAL

**NOTE:**

MINIMUM WIDTH OF UNOBSTRUCTED AISLE OF 3 FEET LEADING TO EXITS SHALL BE MAINTAINED ( FOR NON-RESIDENTIAL BUILDINGS WHEN LAYOUTS ARE NOT SHOWN).

**3rd FLOOR PLAN**

SCALE 1/4"=1'-0"  
(20 PERSONS)

SEE KITCHEN  
DEMO NOTE

2 HOUR FIRE RATED WALL

**AMENDED**

EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY, AS PER DIR. NO. 2 OF 1975

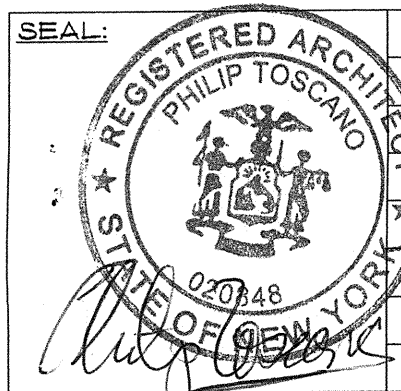
APR 07 2010

JINSEOK CHOI



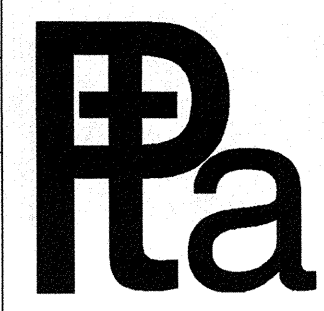
**SCOPE OF WORK NOTE:**

CONVERT USE OF THIRD FLOOR FROM RESIDENTIAL TO MEDICAL OFFICES FACILITY USE GROUP 4, OCCUPANCY GROUP E



REVISOR	REVISION
TR	REVISED PER INSPECTOR'S OBJS.
	REVISED FOR AS BUILT CHANGES
	DOB OBJECTION COMPLIANCE
	COMMENTS

CLIENT:	MEDICAL OFFICE 1575 EAST 19TH STREET BROOKLYN NY
PROJECT:	BUILDING RENOVATION 1575 EAST 19TH STREET BROOKLYN NY
SHEET TITLE:	THIRD FLOOR PLAN



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TEL(718)349-3350 FAX(718)349-3479

DATE:	6/10/07
SCALE:	AS SHOWN
DRAWN BY:	E.M.
CHECK BY:	P.T.A.
SHEET:	A-4 5 of 11

NOTE:  
EVERY EXISTING DIMENSION  
FOR REFERENCE ONLY, V.I.F.  
(TYPICAL)

SEE WASHER  
DRYER  
NOTE

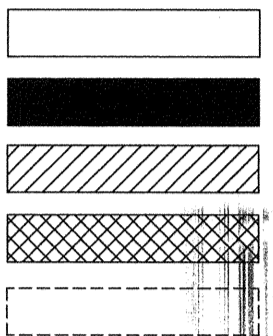
SEE KITCHEN  
DEMO NOTE

SEE KITCHEN  
DEMO NOTE

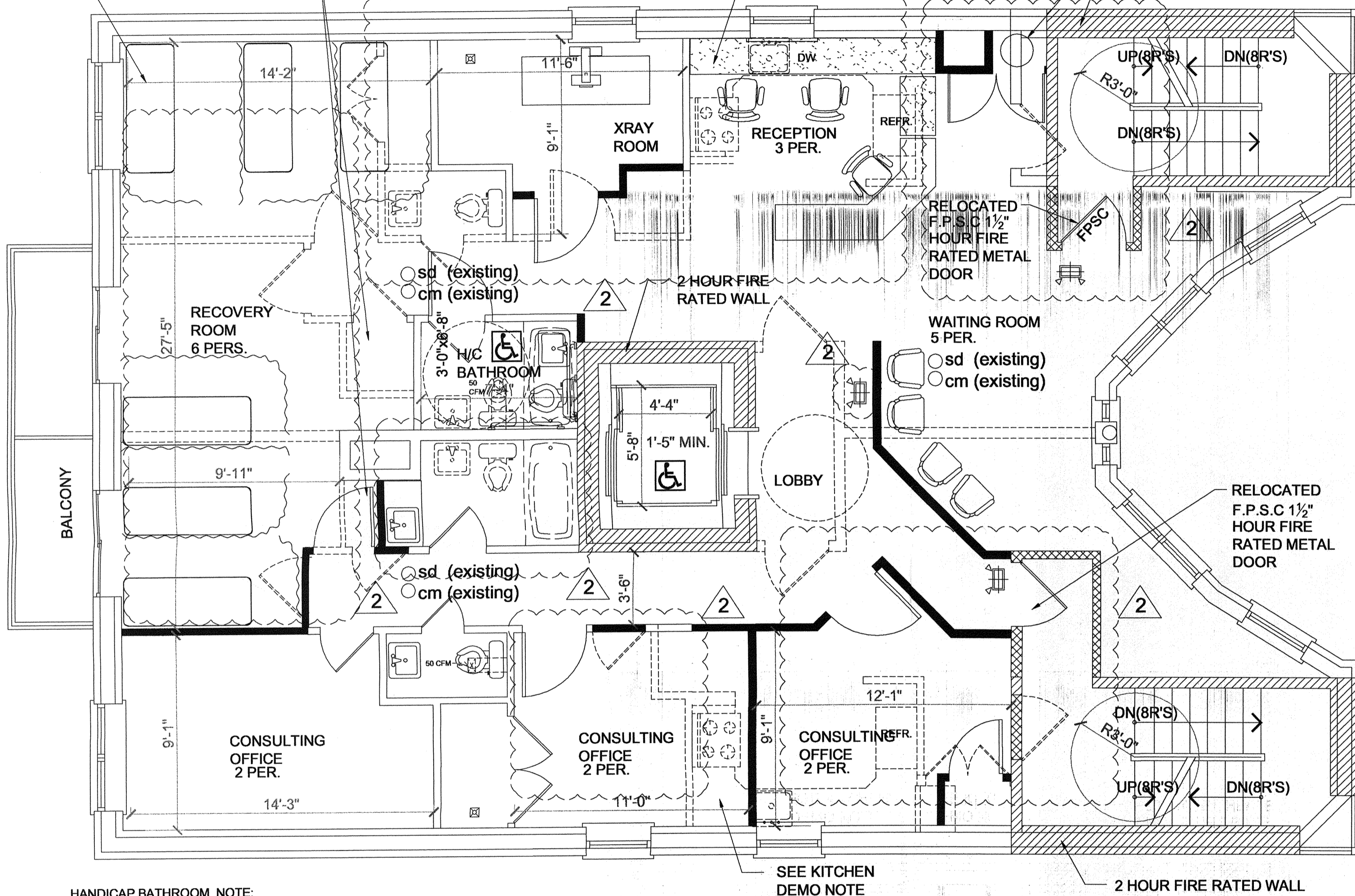
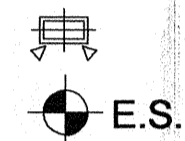
HOT WATER HEATER  
2 HOUR FIRE RATED WALL

**LEGEND**

sd (existing)  
cm (existing)



EXISTING SMOKE DETECTOR  
EXISTING CARBON MONOXIDE DETECTOR  
EXISTING INTERIOR PARTITION WALLS  
PROPOSED INTERIOR PARTITION WALLS  
EXISTING TWO HOUR FIRE RATED WALL  
EXISTING TWO HOUR FIRE RATED WALL  
EXISTING PARTITION WALL TO BE DEMOLISHED  
NEW EXIT SIGN WITH EMERGENCY LIGHT  
EXISTING EXIT SIGN



**HANDICAP BATHROOM NOTE:**

- RELOCATED TOILET AS INDICATED, REPLACE WITH HANDICAP APPROVED TOILET. SEE DETAIL 1, 2, 3 ON A-7

**WASHER DRYER NOTE:**

REMOVE EXISTING WASHER AND DRYER. CAP HOT AND COLD WATER SUPPLY, GAS PIPING, WASTE LINE AND DRYER VENT BEHIND WALL. TYPICAL.

**KITCHEN DEMO NOTE:**

REMOVE EXISTING KITCHEN CABINETS, FIXTURES AND APPLIANCES. CAP HOT AND COLD WATER SUPPLY, GAS PIPING, WASTE LINE IN WALL. TYPICAL.

**DOOR NOTE:**

ALL EXISTING DOORS TO EXAM ROOMS AND HALLS SHALL BE CONVERTED FROM HANDICAPPED ADAPTABLE DOORS TO HANDICAP USABLE DOORS BY CHANGING DOOR KNOBS TO HANDICAP COMPLIANT LEVERS. TYPICAL

**NOTE:**

MINIMUM WIDTH OF UNOBSTRUCTED AISLE OF 3 FEET LEADING TO EXITS SHALL BE MAINTAINED (FOR NON-RESIDENTIAL BUILDINGS WHEN LAYOUTS ARE NOT SHOWN).

**4th FLOOR PLAN**

SCALE 1/4"=1'-0"  
(20 PERSONS)

SEE KITCHEN  
DEMO NOTE

2 HOUR FIRE RATED WALL



**AMENDED**

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY AS PER DIR NO 2775

JAN 08 2010

YOHAYALBO

SCOPE OF WORK NOTE:  
CONVERT USE OF FOURTH FLOOR FROM RESIDENTIAL TO MEDICAL OFFICES FACILITY USE GROUP 4, OCCUPANCY GROUP E

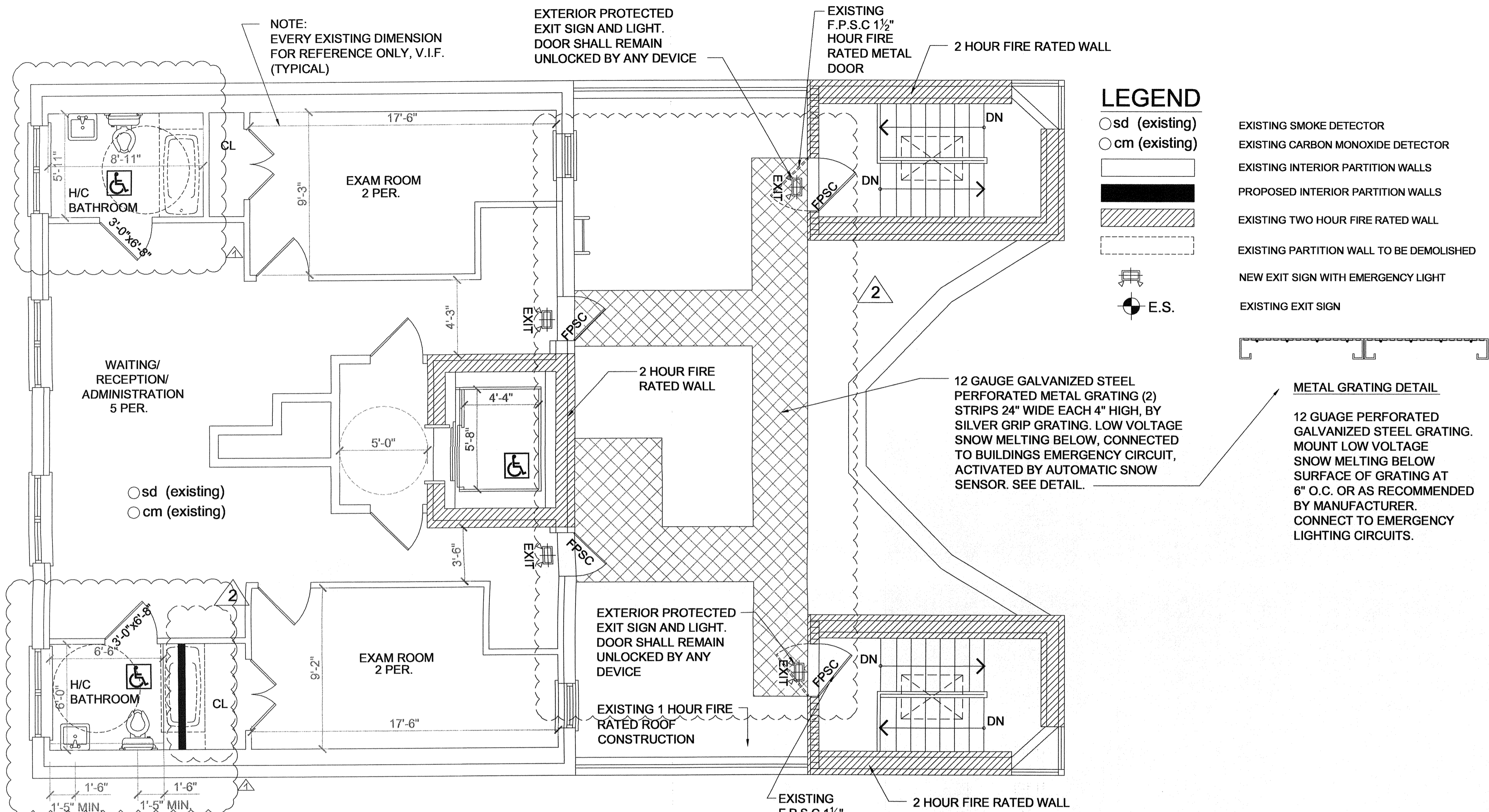


CLIENT:	MEDICAL OFFICE 1575 EAST 19TH STREET BROOKLYN NY									
PROJECT:	BUILDING RENOVATION 1575 EAST 19TH STREET BROOKLYN NY									
SHEET TITLE:	FOURTH FLOOR PLAN									
REVISIONS:	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>2</td> <td>REVISED FOR AS BUILT CHANGES</td> <td></td> </tr> <tr> <td>1</td> <td>DOCS CORRECTION COMPLIANCE</td> <td></td> </tr> </table>	NO.	DESCRIPTION	DATE	2	REVISED FOR AS BUILT CHANGES		1	DOCS CORRECTION COMPLIANCE	
NO.	DESCRIPTION	DATE								
2	REVISED FOR AS BUILT CHANGES									
1	DOCS CORRECTION COMPLIANCE									
COMMENTS:										



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BROOKLYN, N.Y. 11211  
TEL(718)349-3350 FAX(718)349-3479

DATE:	6/10/07
SCALE:	AS SHOWN
DRAWN BY:	E.M.
CHECK BY:	P.T.A.
SHEET:	<b>A-5</b> 6 of 11



**PENTHOUSE FLOOR PLAN**  
SCALE 1/4"=1'-0"  
(9 PERSONS)

**HANDICAP BATHROOM NOTE:**  
AT TWO HANDICAP BATHROOMS

- RELOCATED TOILET AS INDICATED, REPLACE WITH HANDICAP APPROVED TOILET. SEE DETAIL 1, 2, 3 ON A-7
- REPLACE EXISTING LAVATORY AND FAUCET. INSTALL PER DETAIL 4, 5, 6 ON SHEET A-7

**WASHER DRYER NOTE:**  
REMOVE EXISTING WASHER AND DRYER. CAP HOT AND COLD WATER SUPPLY, GAS PIPING, WASTE LINE AND DRYER VENT BEHIND WALL. TYPICAL.

**KITCHEN DEMO NOTE:**  
REMOVE EXISTING KITCHEN CABINETS, FIXTURES AND APPLIANCES. CAP HOT AND COLD WATER SUPPLY, GAS PIPING, WASTE LINE IN WALL. TYPICAL.

**DOOR NOTE:**  
ALL EXISTING DOORS TO EXAM ROOMS AND HALLS SHALL BE CONVERTED FROM HANDICAPPED ADAPTABLE DOORS TO HANDICAPP USABLE DOORS BY CHANGING DOOR KNOBS TO HANDICAP COMPLIANT LEVERS. TYPICAL.

**NOTE:**  
MINIMUM WIDTH OF UNOBSTRUCTED AISLE OF 3 FEET LEADING TO EXITS SHALL BE MAINTAINED ( FOR NON-RESIDENTIAL BUILDINGS WHEN LAYOUTS ARE NOT SHOWN).



CLIENT:	MEDICAL OFFICE 1575 EAST 19TH STREET BROOKLYN NY
PROJECT:	BUILDING RENOVATION 1575 EAST 19TH STREET BROOKLYN NY
SHEET TITLE:	PENTHOUSE PLAN
REVISIONS:	<ul style="list-style-type: none"> <li>REVISED FOR AS BUILT CHANGES</li> <li>CONSTRUCTION COMPLIANCE</li> </ul>
COMMENTS:	

**SCOPE OF WORK NOTE:**  
CONVERT USE OF FIFTH FLOOR (PENTHOUSE) FROM RESIDENTIAL TO MEDICAL OFFICES FACILITY USE GROUP 4, OCCUPANCY GROUP E

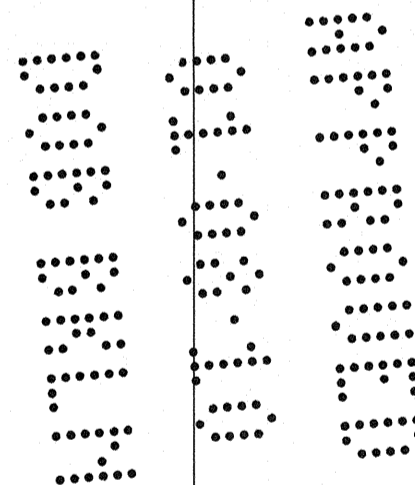


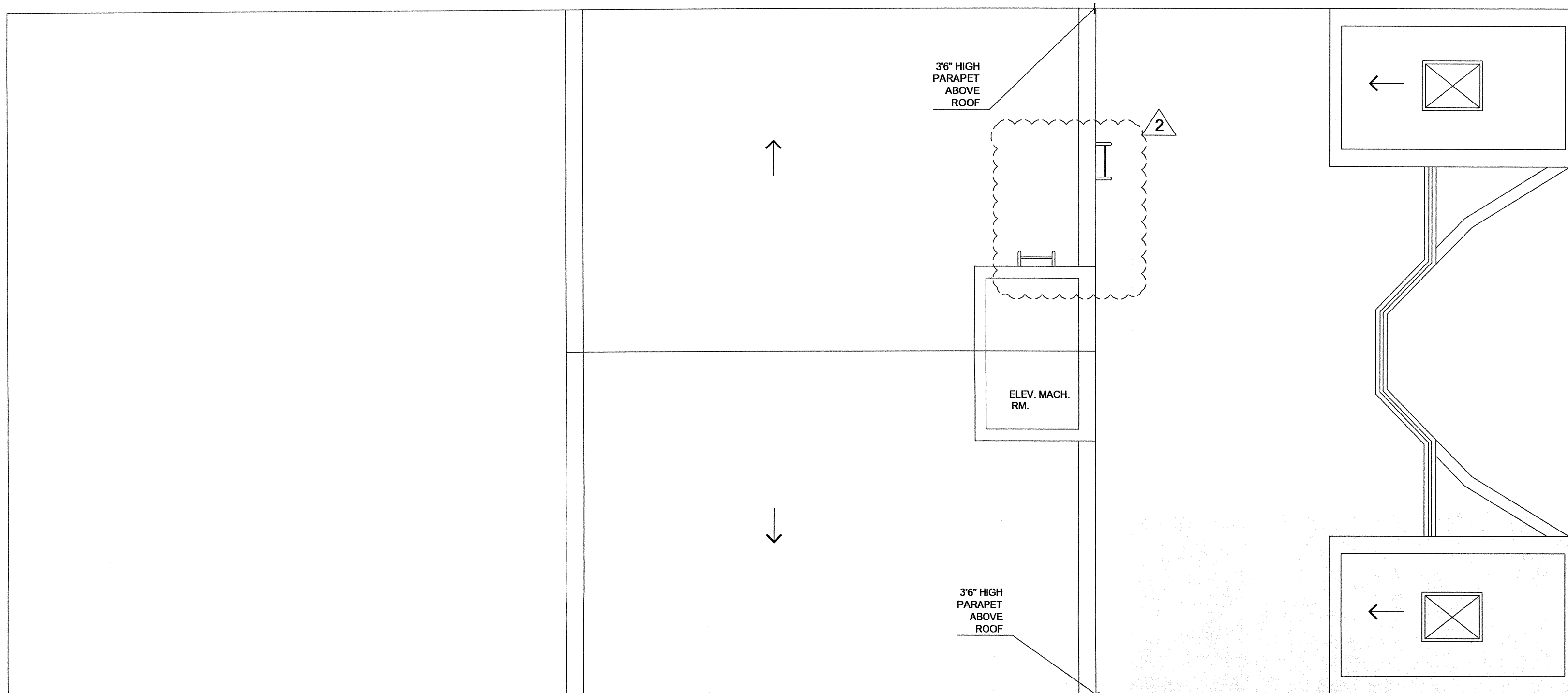
**AMENDED**  
EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY, AS PER DIR. NO. 275  
JAN 08 2010  
YOHAN ALBO



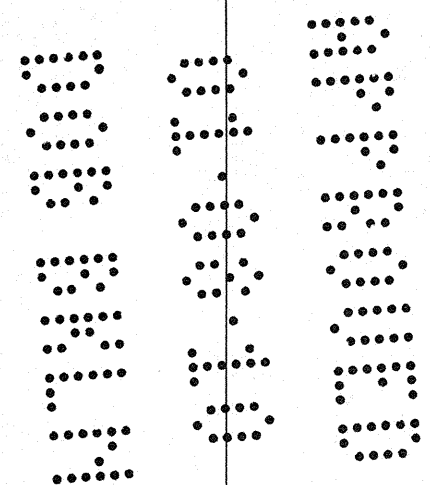
**PHILIP TOSCANO ARCHITECTS**  
ARCHITECTURE PLANNING  
415 GRAHAM AVENUE  
BROOKLYN, N.Y. 11211  
TEL:(718)349-3350 FAX:(718)349-3479

DATE:	6/10/07
SCALE:	AS SHOWN
DRAWN BY:	E.M.
CHECK BY:	P.T.A.
SHEET:	<b>A-6</b>
	<b>7 of 11</b>

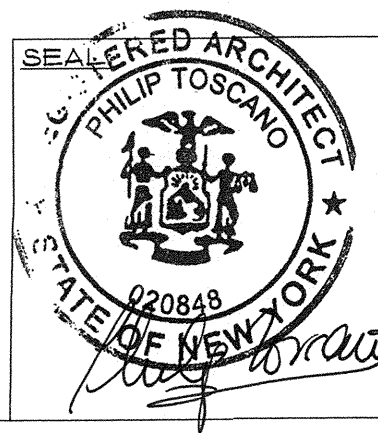




**ROOF PLAN.**  
SCALE 3/16"=1'-0"



**AMENDED**  
EXAMINED FOR ZONING, EGRESS AND FIRE  
PREVENTION ONLY, AS PER DIR. NO. 27F  
JAN 08 2010  
**YONAY ALBO**



△	REVISED FOR AS BUILT CHANGES
△	DOB OBJECTION COMPLIANCE
NR	COMMENTS

CLIENT: MEDICAL OFFICE  
1575 EAST 19TH STREET  
BROOKLYN NY

PROJECT: BUILDING RENOVATION  
1575 EAST 19TH STREET  
BROOKLYN NY

SHEET TITLE:  
ROOF PLAN



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DATE:	6/10/07
SCALE:	AS SHOWN
DRAWN BY:	E.M.
CHECK BY:	P.T.A.
SHEET:	<b>A-7</b> 8 of 11

PARAPET  
EL.=58'-10"

APEX  
EL.=56'-1"

PARAPET  
EL.=50'-8"

MEZZANINE  
EL.=47'-2"

4th FLOOR  
EL.=37'-6"

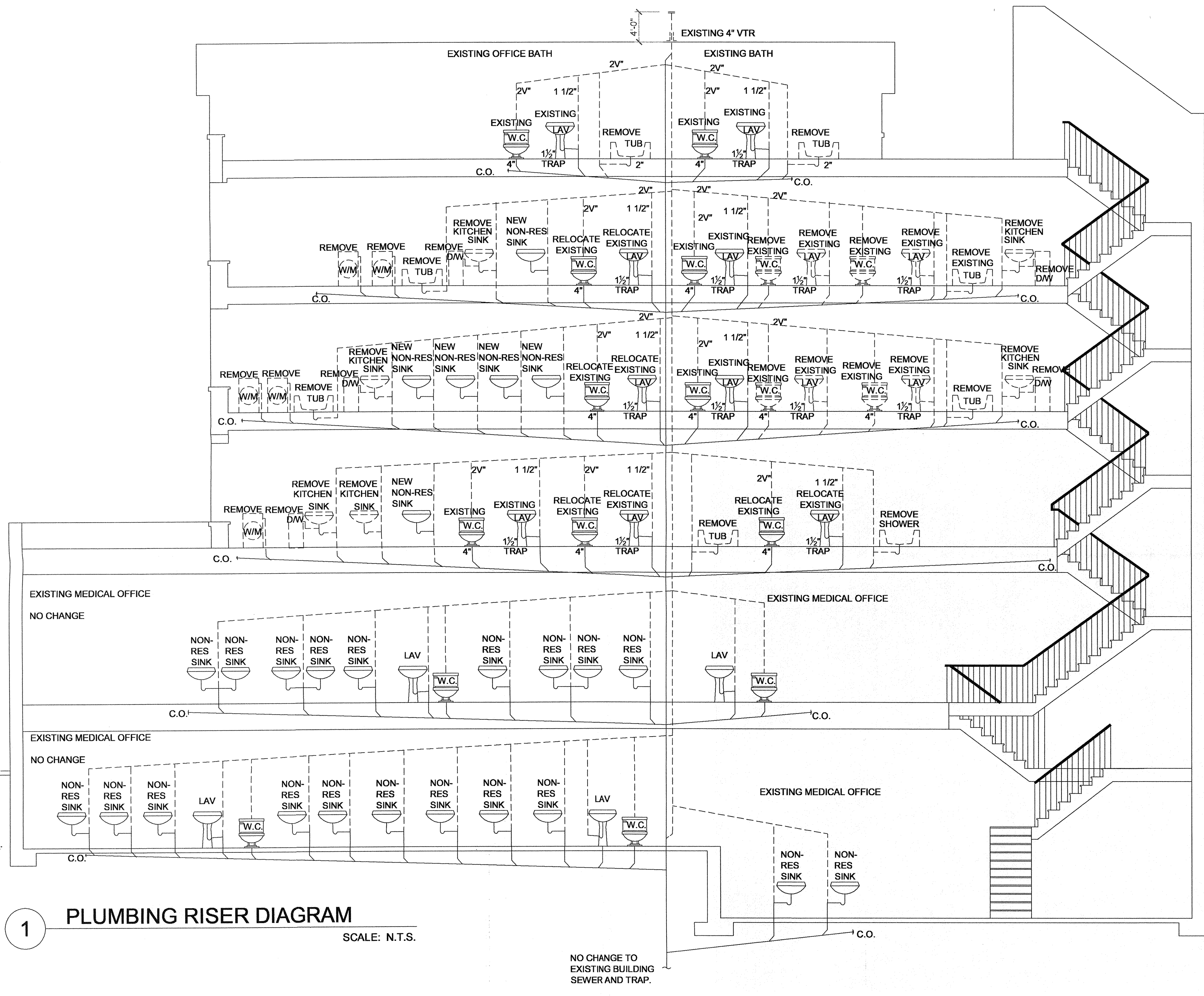
3rd FLOOR  
EL.=27'-10"

2nd FLOOR  
EL.=17'-6"

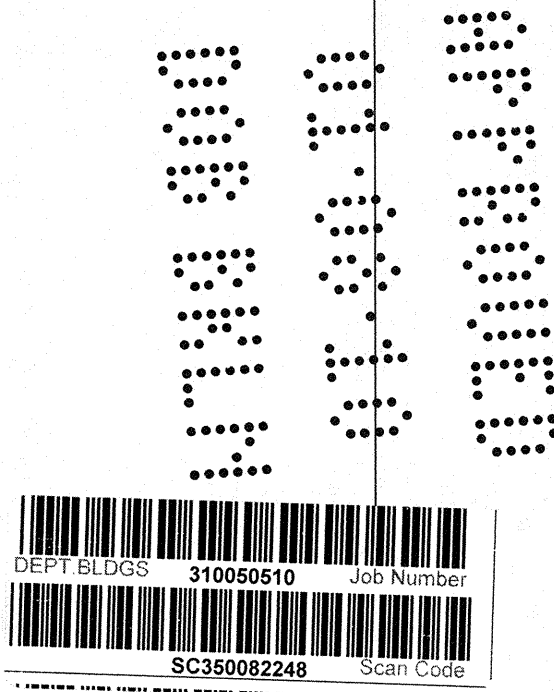
1st FLOOR  
EL.=5'-6"

GRADE  
EL.=0'-6"

CELLAR FL.  
EL.=5'-6"



1 PLUMBING RISER DIAGRAM SCALE: N.T.S.

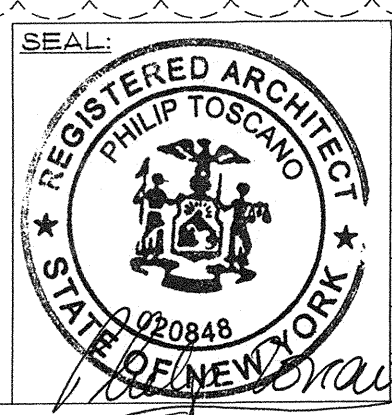


**AMENDED**

EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY AS PER D.P.R. NO. 275

JAN 08 2019

YOHAY ALBO

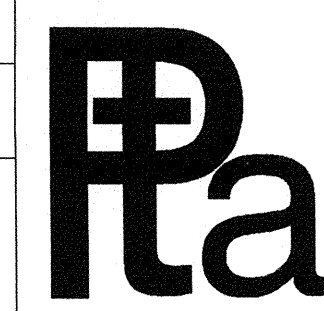


REVISION	COMMENTS
△	REVISED FOR AS BUILT CHANGES
△	DOB OBJECTION COMPLIANCE
NR	

CLIENT: MEDICAL OFFICE  
1575 EAST 19TH STREET  
BROOKLYN NY

PROJECT: BUILDING RENOVATION  
1575 EAST 19TH STREET  
BROOKLYN NY

SHEET TITLE: ROOF PLAN



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DATE:	6/10/07
SCALE:	AS SHOWN
DRAWN BY:	E.M.
CHECK BY:	P.T.A.
SHEET:	M-1 9 OF 11



