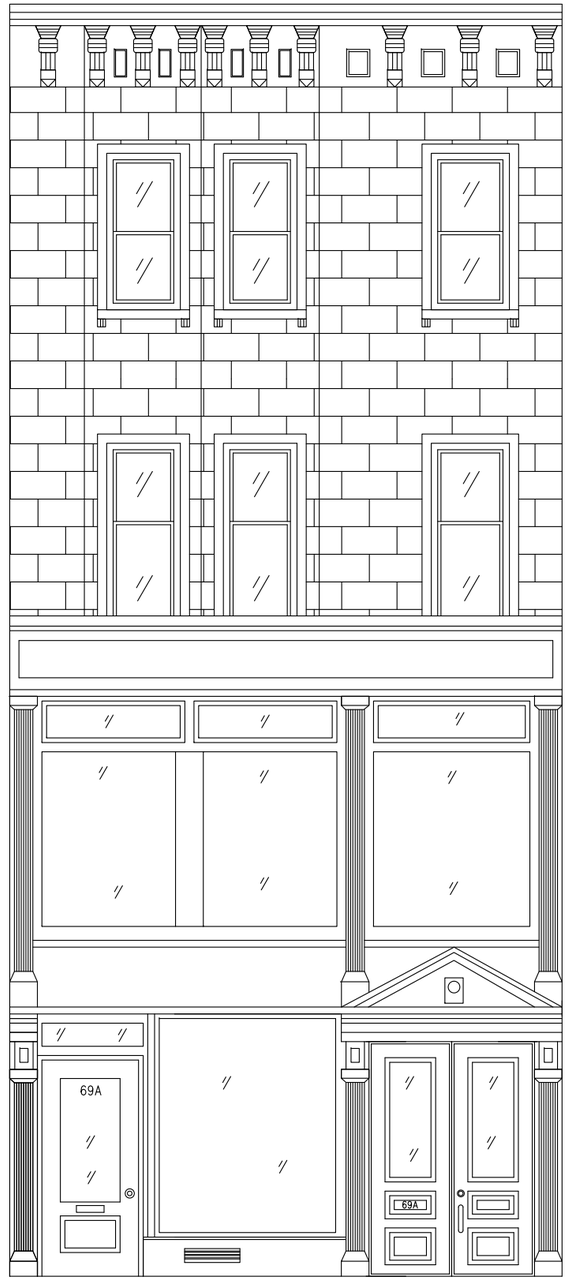
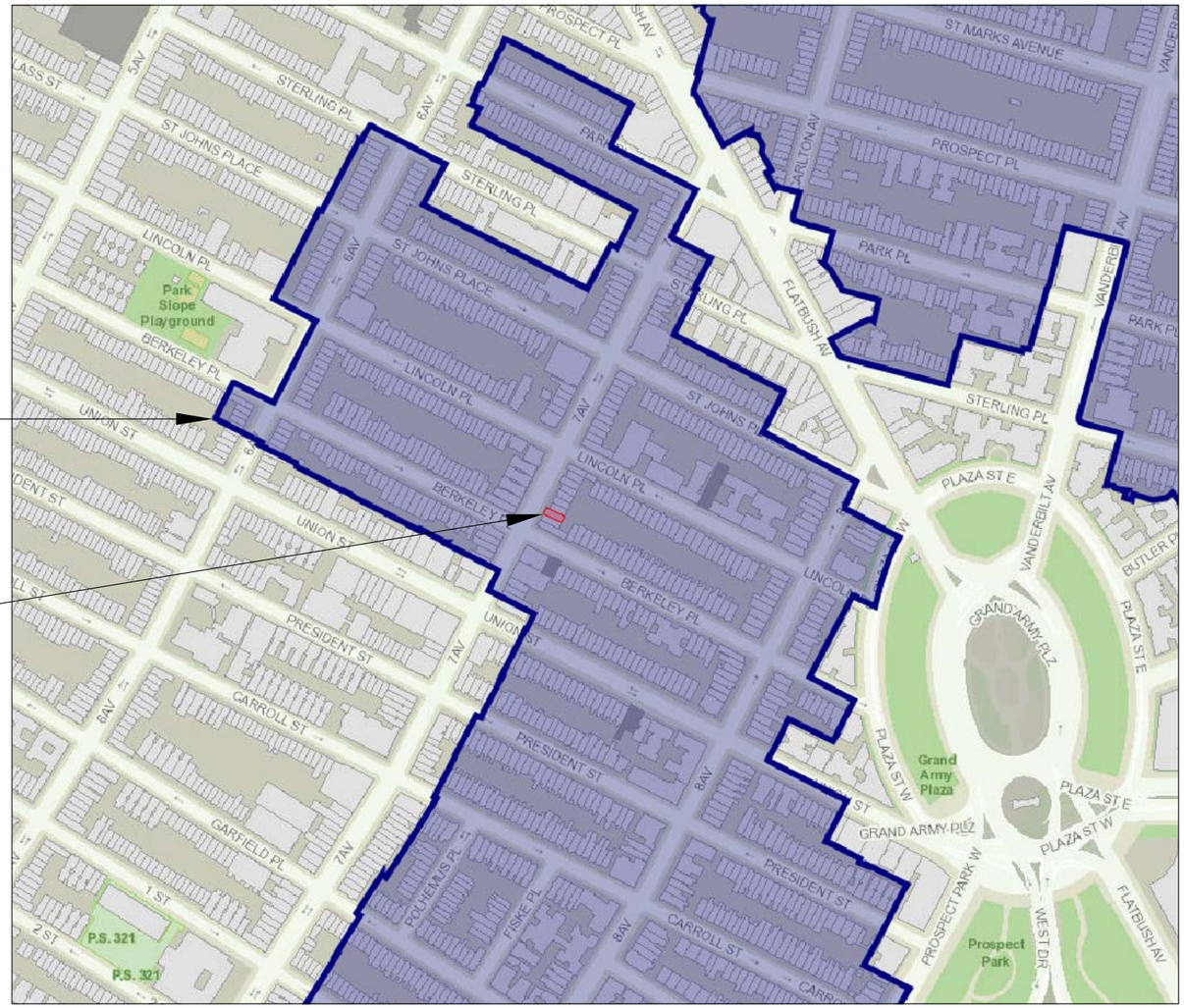


69A 7TH AVENUE, BROOKLYN, NY: PARK SLOPE HISTORIC DISTRICT
03/16/2016 – LANDMARKS FILING SET (LPC17–3830)

PARK SLOPE HISTORIC DISTRICT
(LP-00709)

SITE LOCATION
69A 7 AVENUE,
BROOKLYN, NY 11217



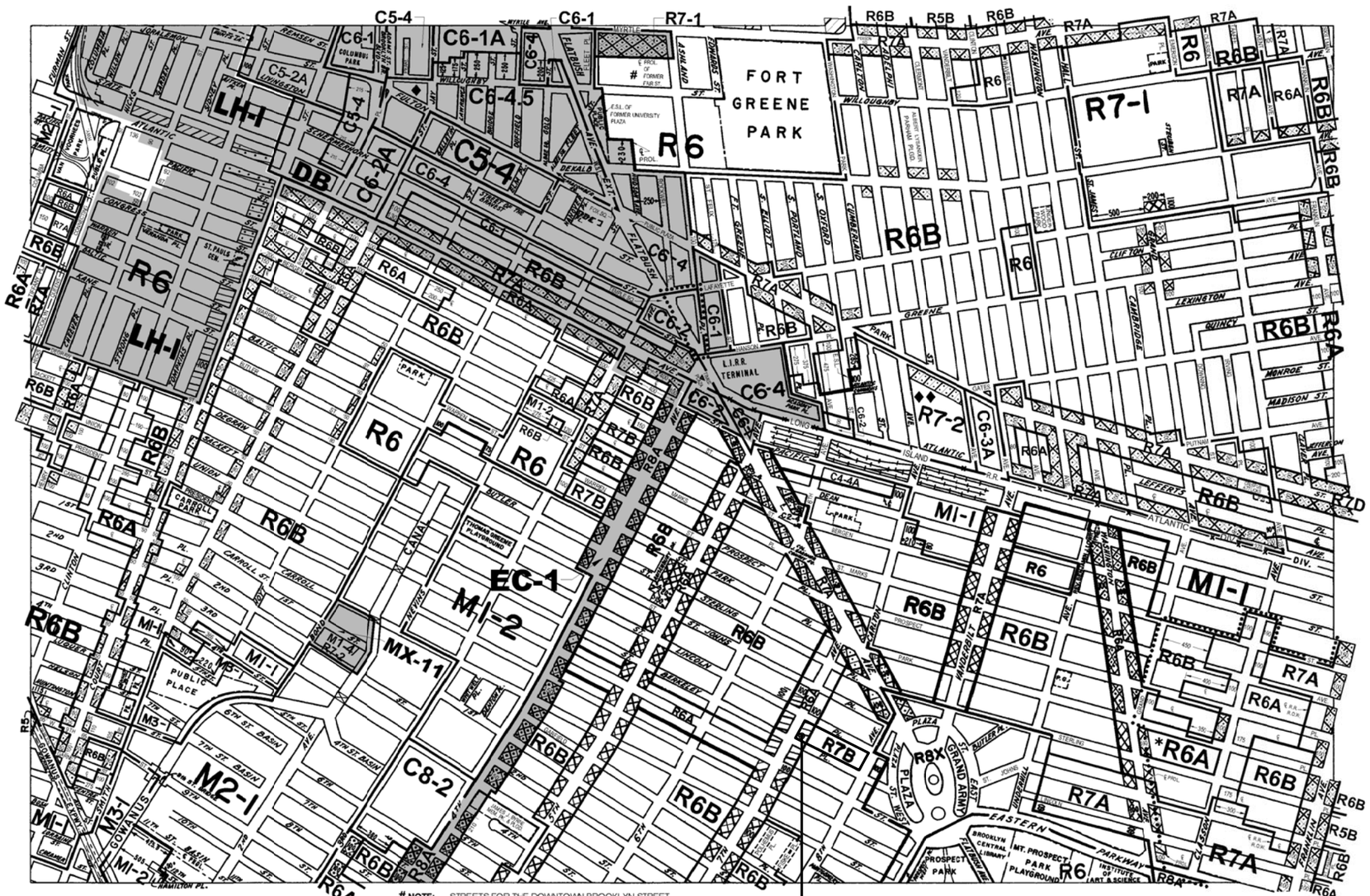
DISTRICT MAP / AREA PLAN
SCALE: 1/4"=1'-0"

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

03/16/2016

DISTRICT MAP/AREA PLAN



 # NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP CHANGES (C 030514MMK - 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:

* 09-24-2013 C 130213 ZMK
06-17-2013 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

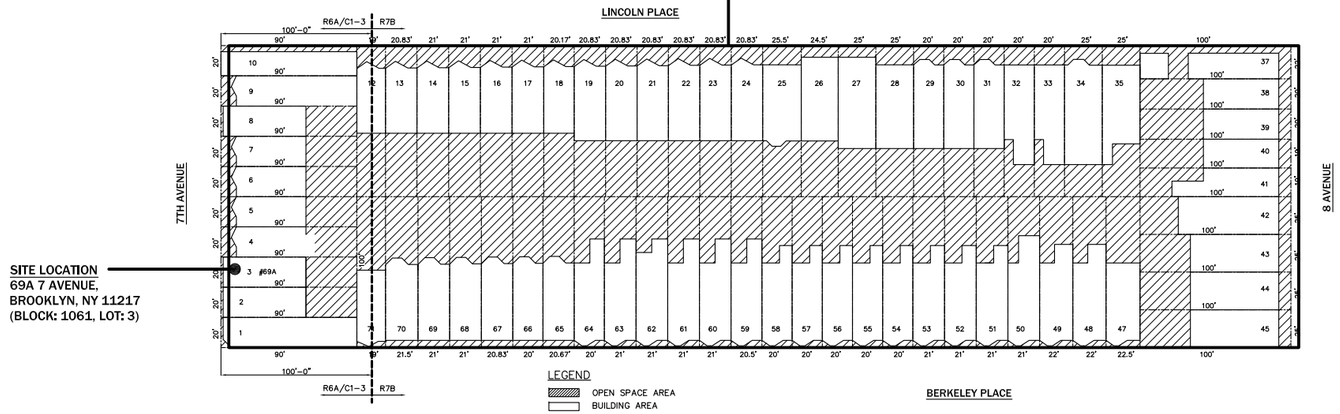
MAP KEY

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.



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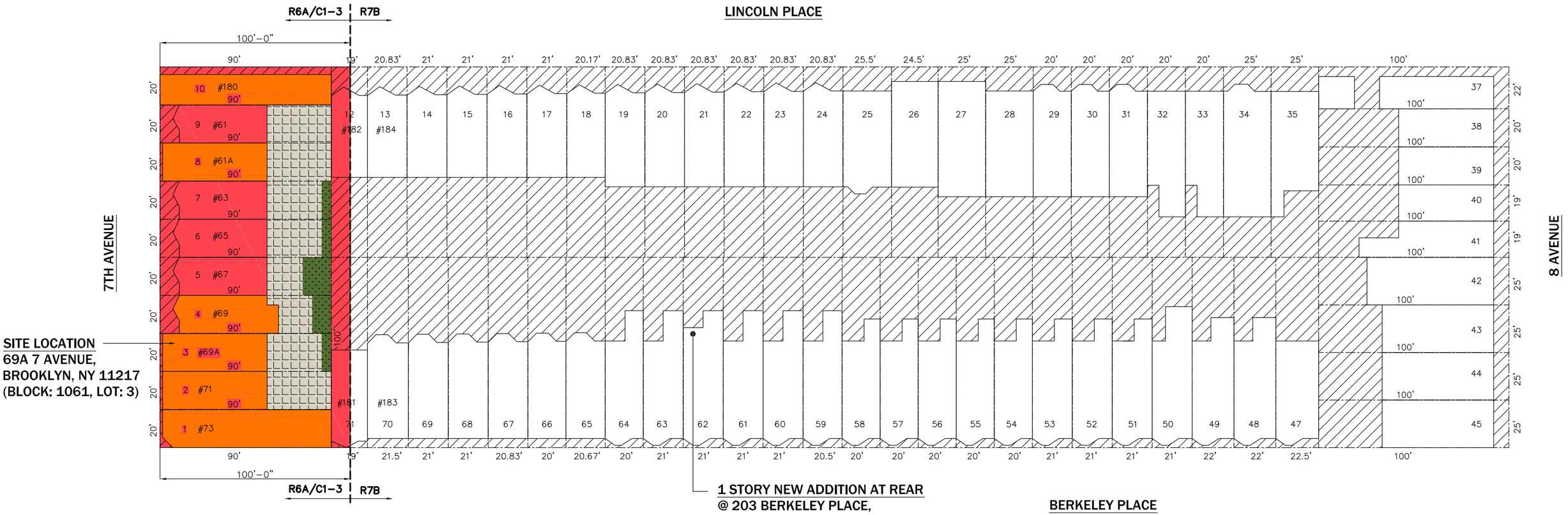
ZONING MAP



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

1 STORY NEW ADDITION AT REAR
@ 203 BERKELEY PLACE,
BROOKLYN, NY 11217
(BLOCK: 1061, LOT: 62)
(ALT2 #300997982, SIGN OFF ON 10/06/2004)

LEGEND

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

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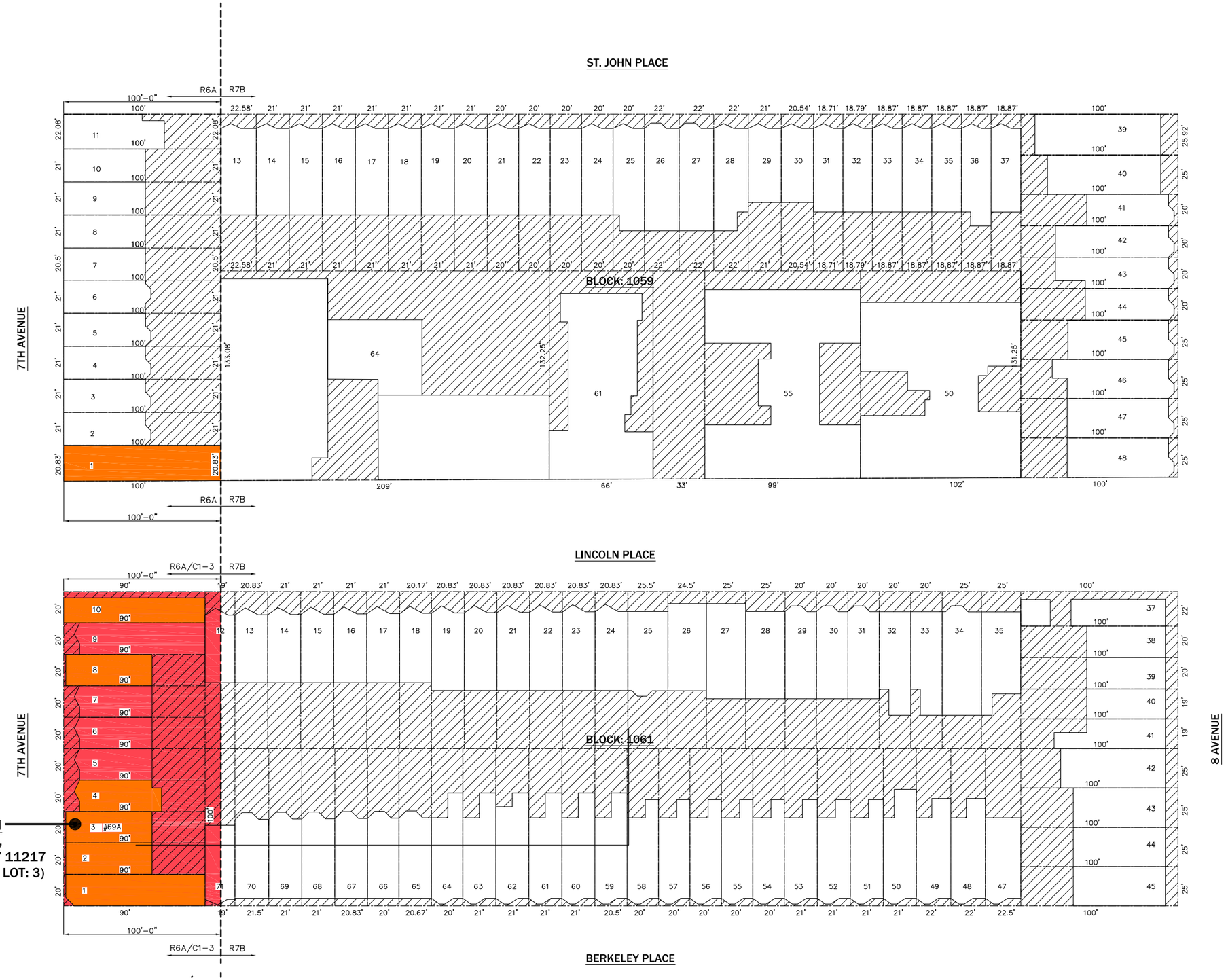
REAR ADDITION-
NEIGHBORHOOD PRECEDENT
@ BLOCK #1061



LEGEND

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

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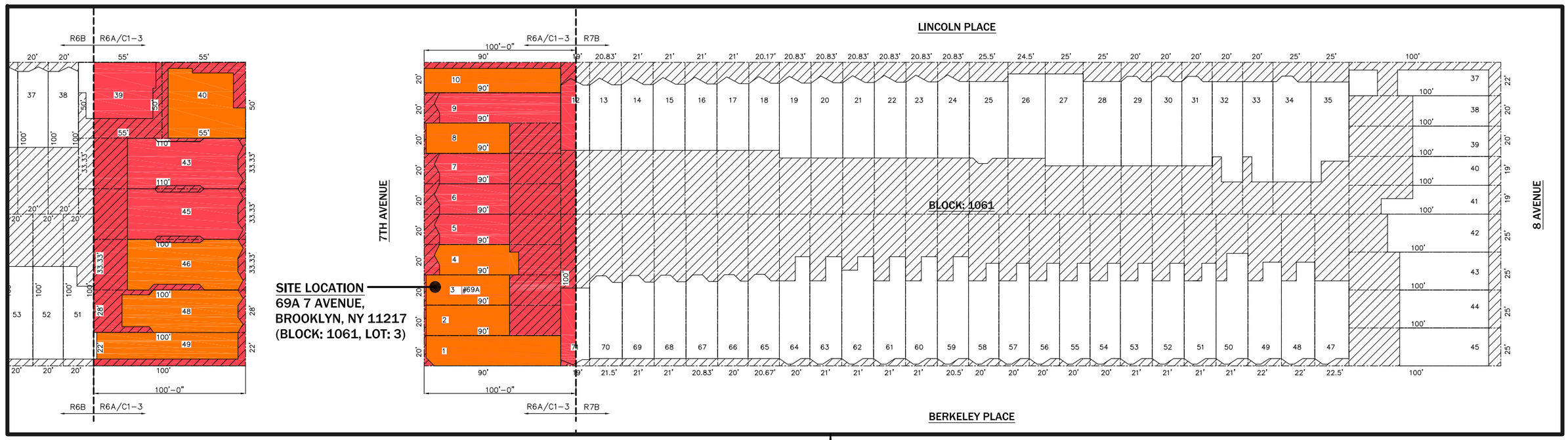
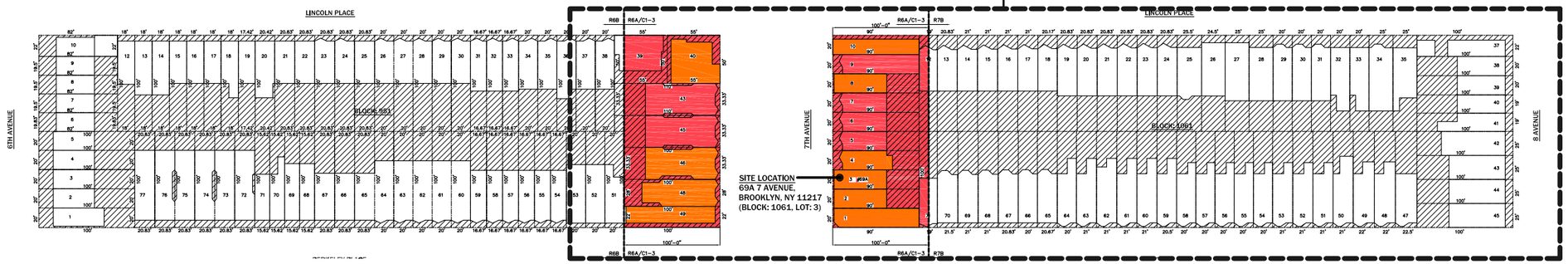
ADJACENT BLOCK ANALYSIS
BLOCK #1059





LEGEND

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

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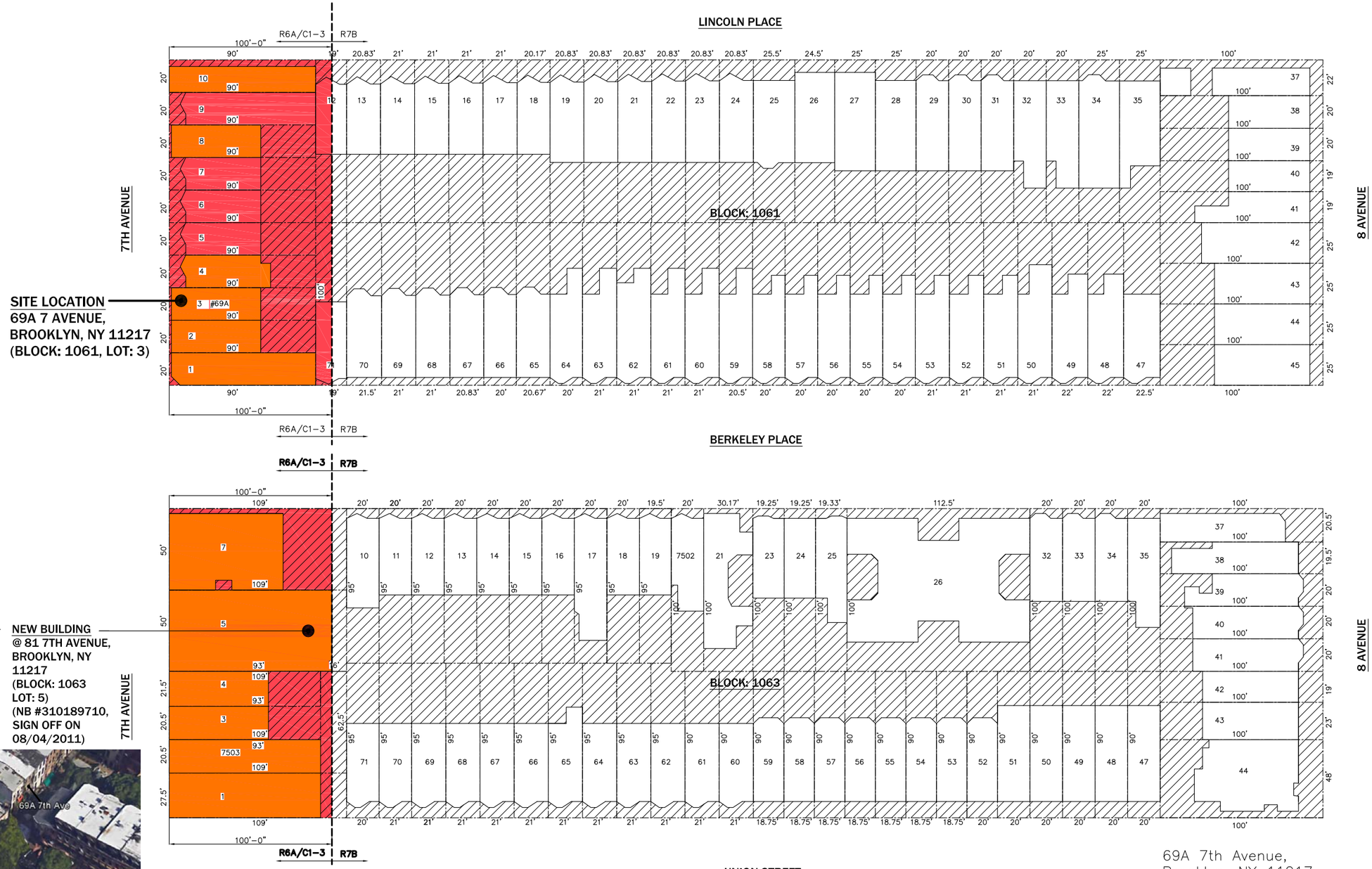
ADJACENT BLOCK ANALYSIS
BLOCK #951



LEGEND

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

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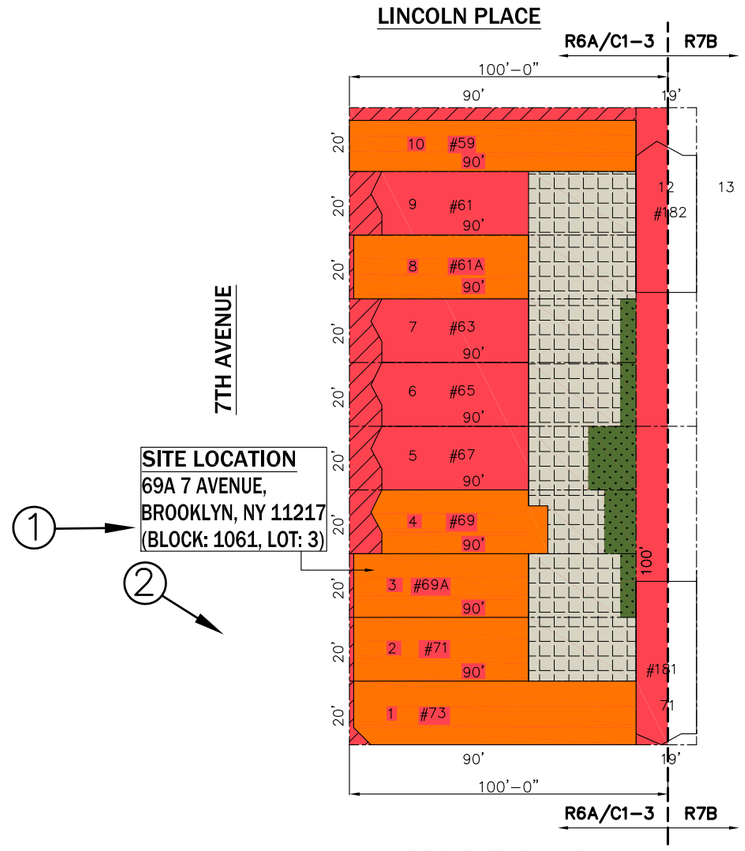
ADJACENT BLOCK ANALYSIS
BLOCK #1063

PICTURE @ 7 AVENUE (POINT–1, #69)

SCALE: N.T.S.

PICTURE @ 7 AVENUE (POINT–2, #71 & #73)

SCALE: N.T.S.



KEY PLAN @ 7TH AVENUE

SCALE: N.T.S.

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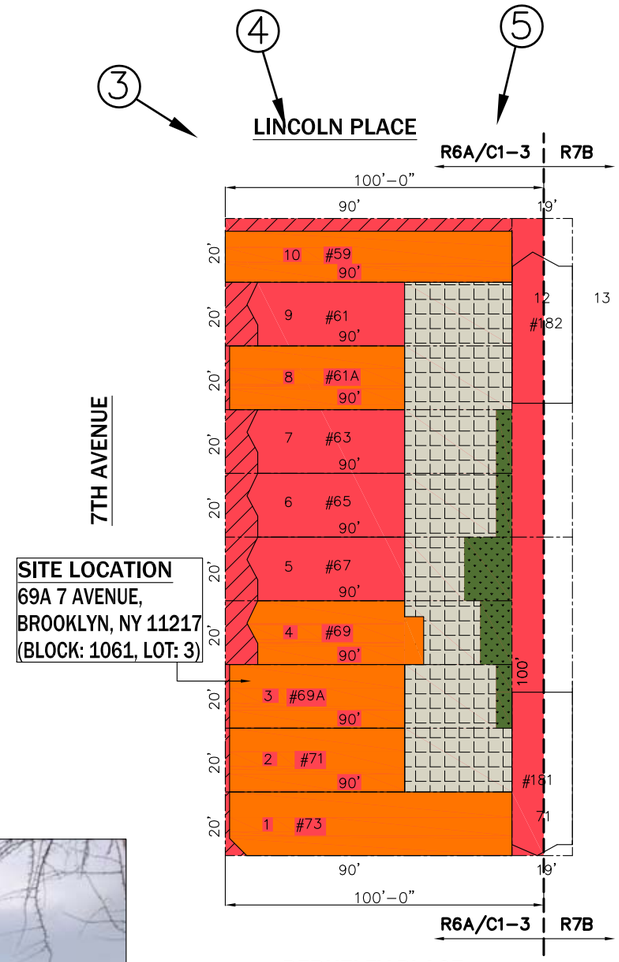
SITE NEIGHBORHOOD

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.



KEY PLAN @ LINCOLN PLACE
SCALE: N.T.S.

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SITE NEIGHBORHOOD

PICTURE @ 7 AVENUE (POINT–6)

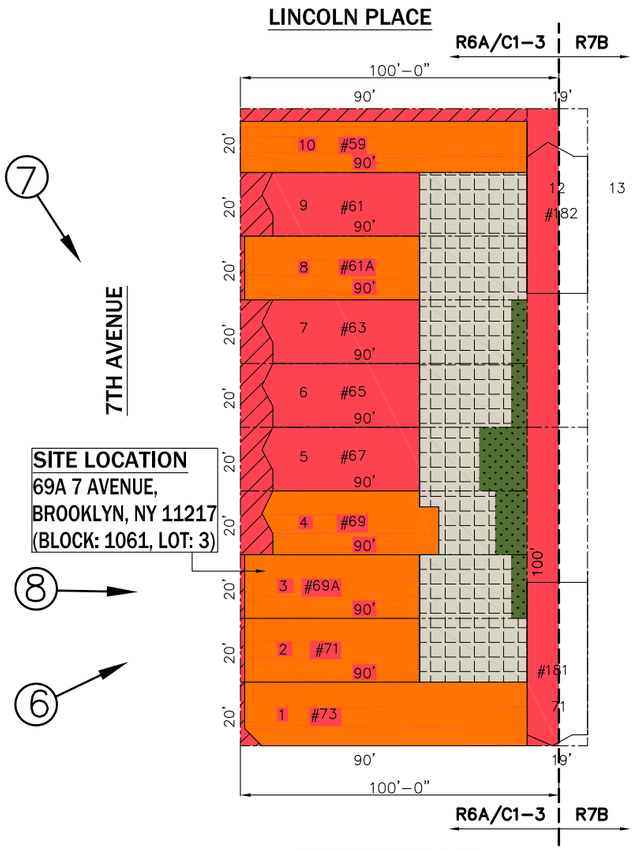
SCALE: N.T.S.

PICTURE @ 7 AVENUE (POINT–7)

SCALE: N.T.S.

PICTURE @ 7 AVENUE (POINT–8)

SCALE: N.T.S.



KEY PLAN @ 7TH AVENUE

SCALE: N.T.S.

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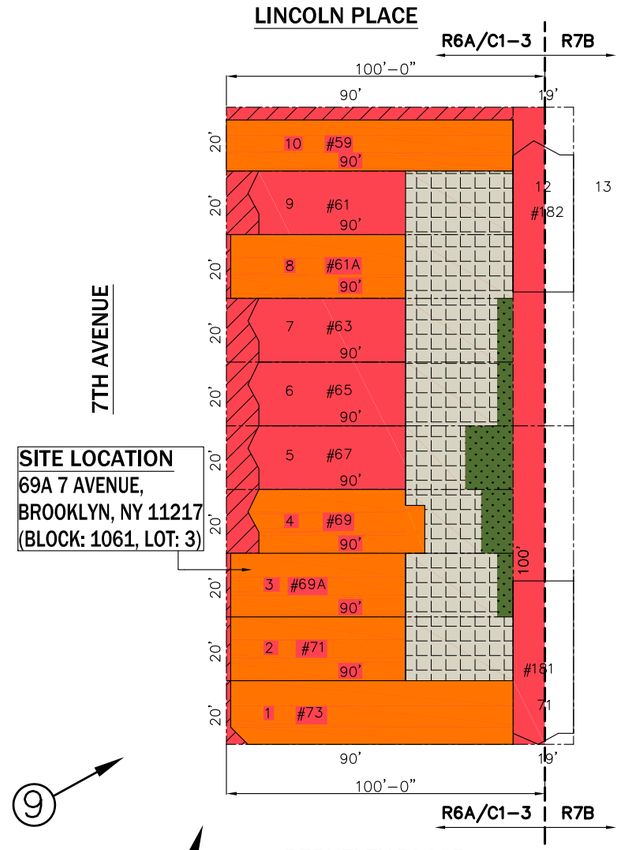
PICTURES @ FRONT & SIDE

PICTURE @ LEFT SIDE BUILDING (POINT–9)
SCALE: N.T.S.

PICTURE @ LEFT SIDE BUILDING (POINT–10)
SCALE: N.T.S.



KEY PLAN @ 7TH AVENUE
SCALE: N.T.S.

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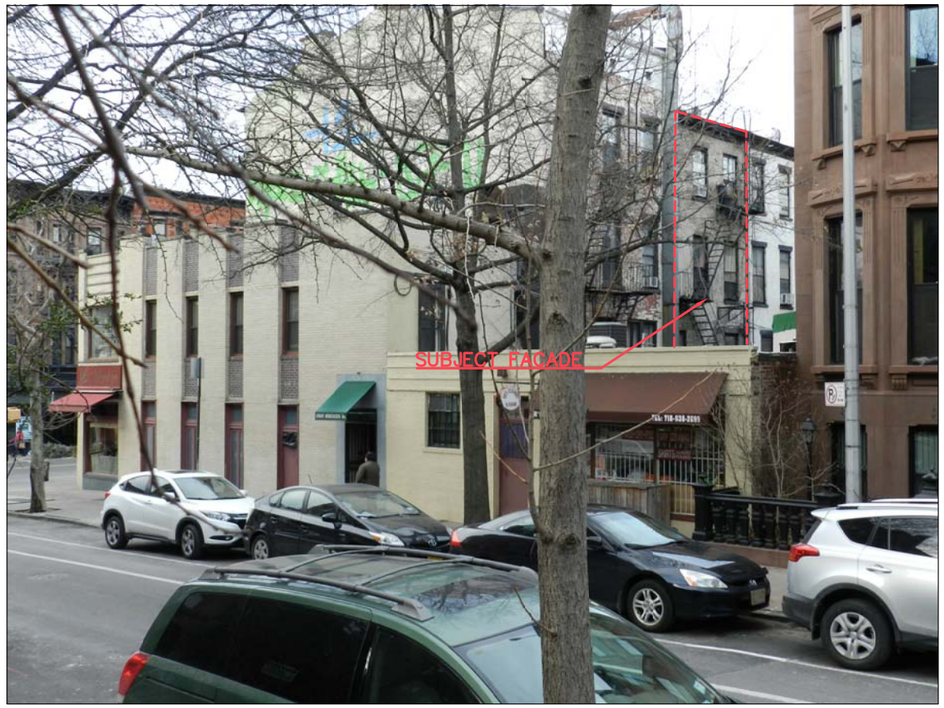
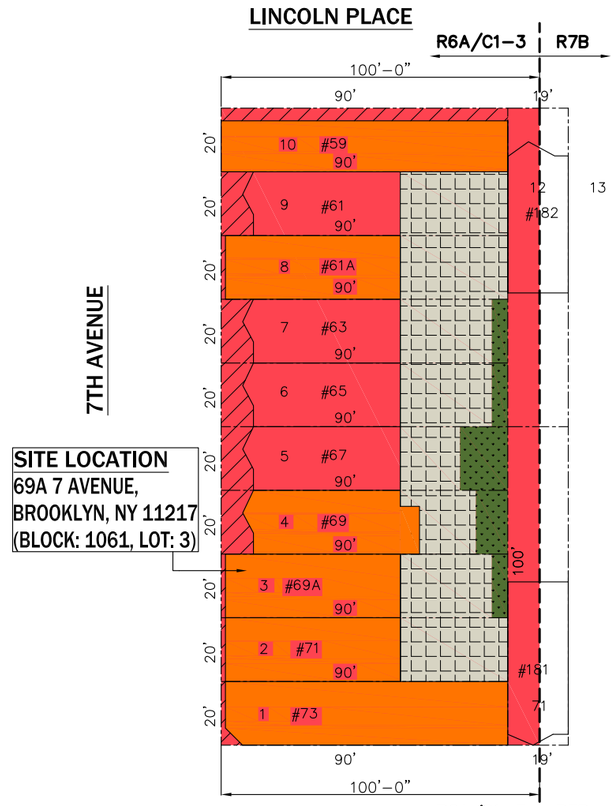
PICTURES @ FRONT
& SIDE



PICTURE @ LINCOLN PL. (POINT–11, #73 7TH AVENUE)

SCALE: N.T.S.

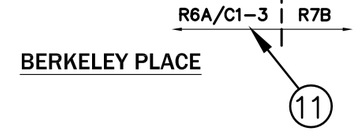


PICTURE @ LINCOLN PL. (POINT–11, #73 7TH AVENUE)

SCALE: N.T.S.

PICTURE @ LINCOLN PL. (POINT–11)

SCALE: N.T.S.



KEY PLAN @ BERKELEY PLACE

SCALE: N.T.S.

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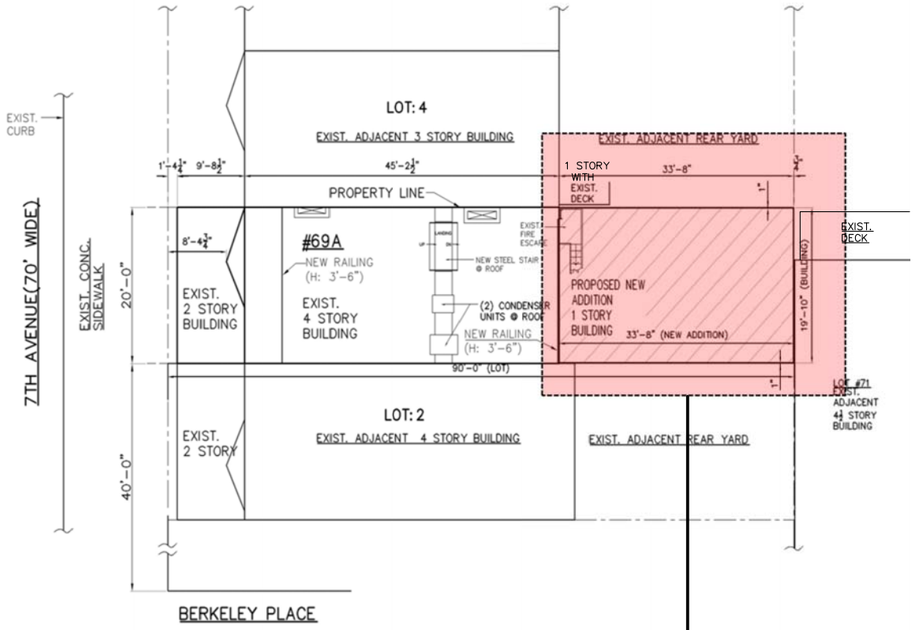
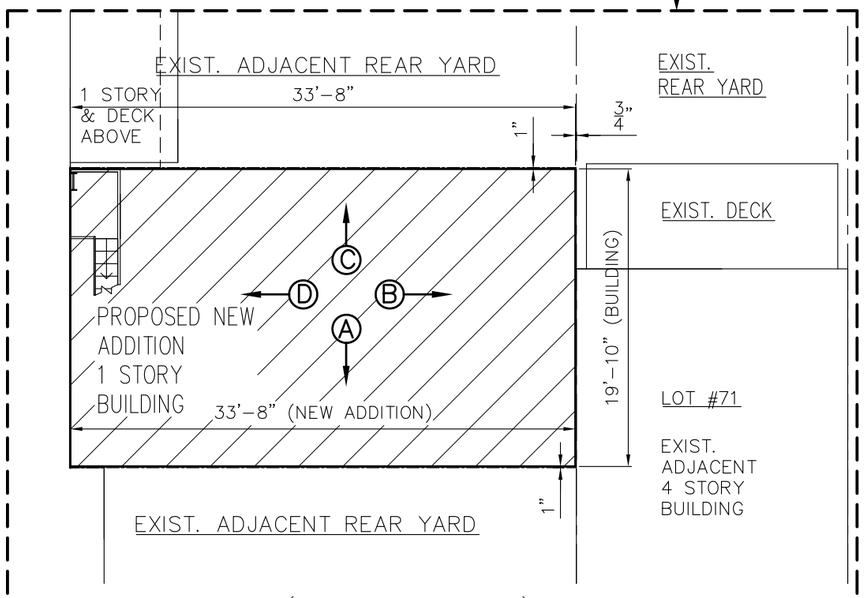
PICTURES @ REAR





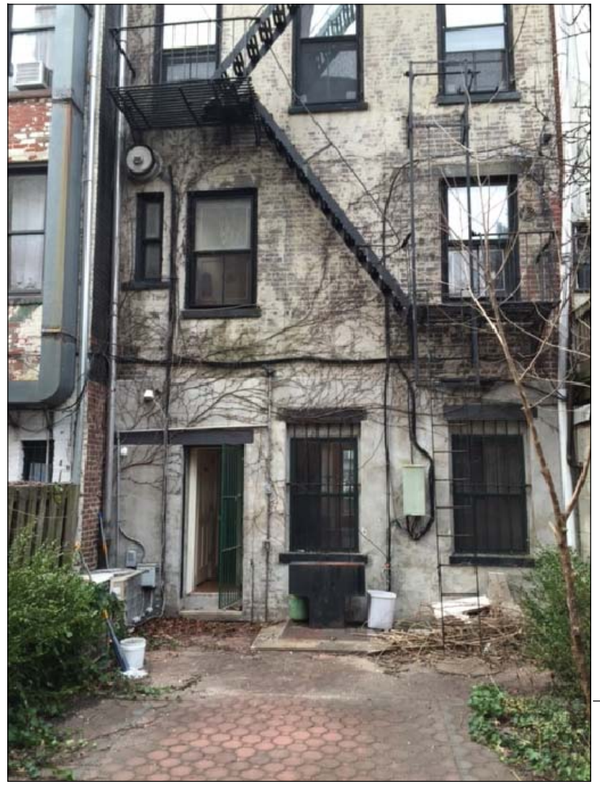
KEY PLAN (REAR YARD)

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

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

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

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



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

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PICTURES @ REAR YARD

RENDER PICTURE @ REAR YARD
SCALE: N.T.S.

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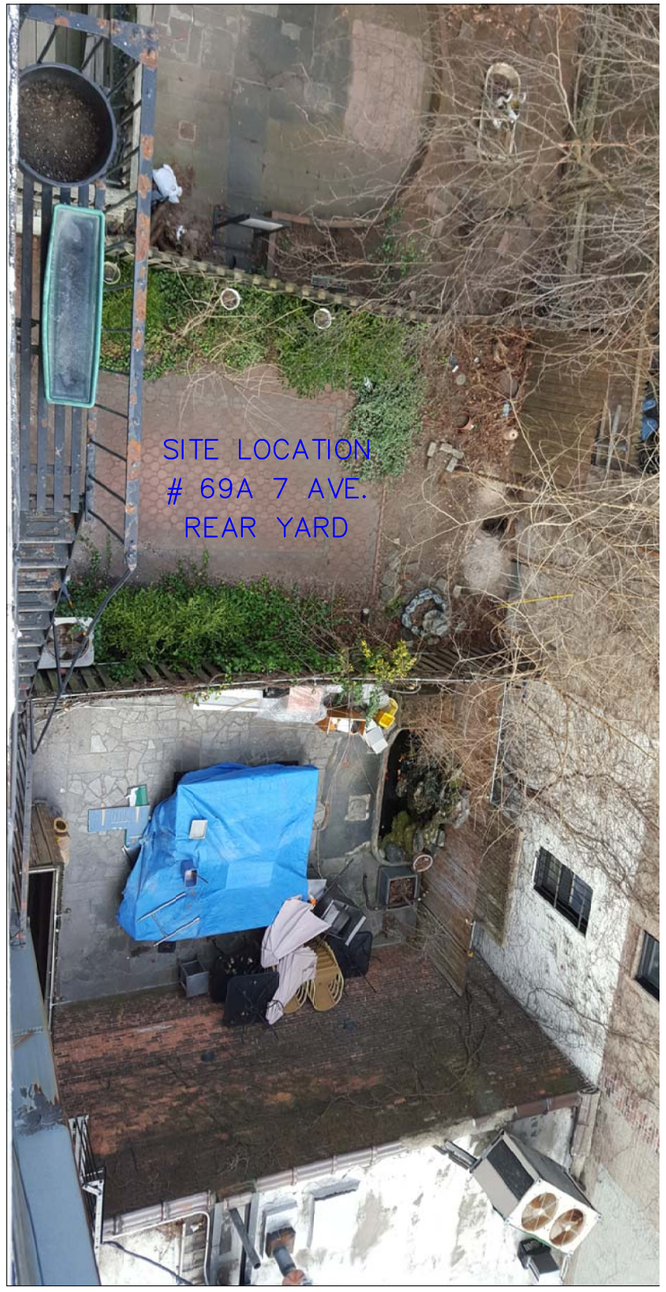
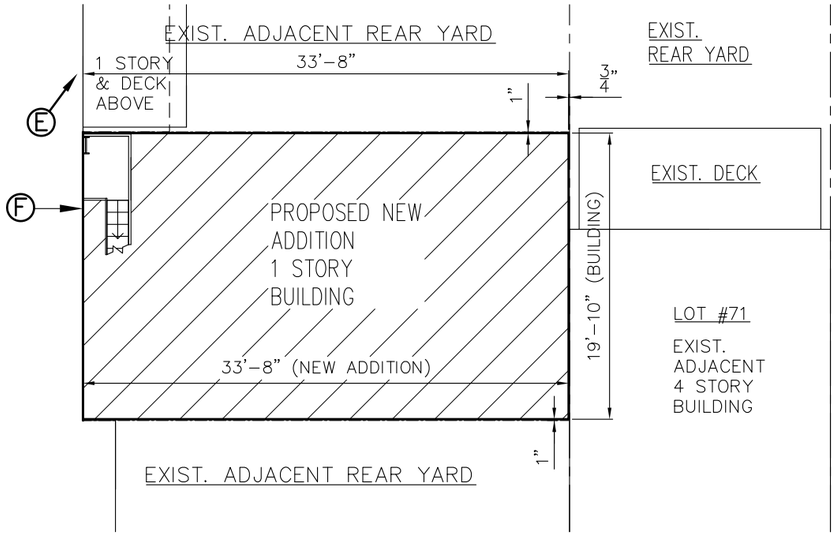
PANORAMIC VIEW @
REAR YARD

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



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



KEY PLAN (REAR YARD)

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

69A 7th Avenue,
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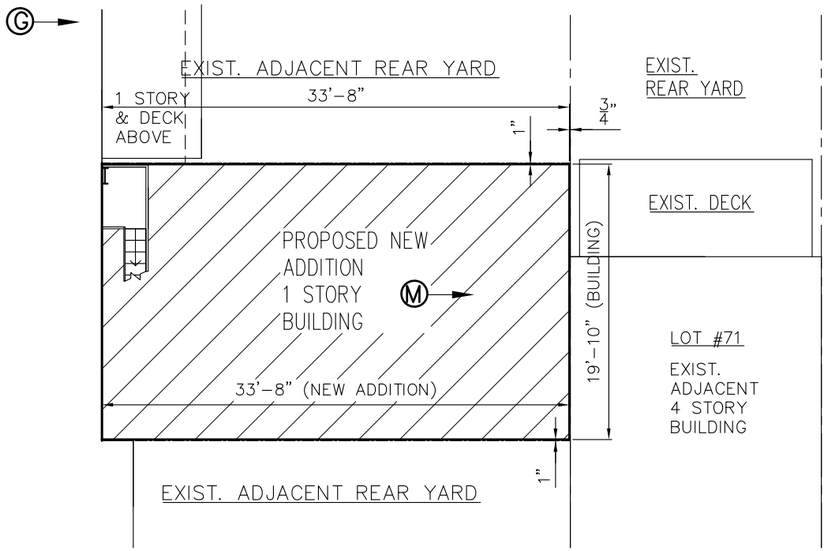
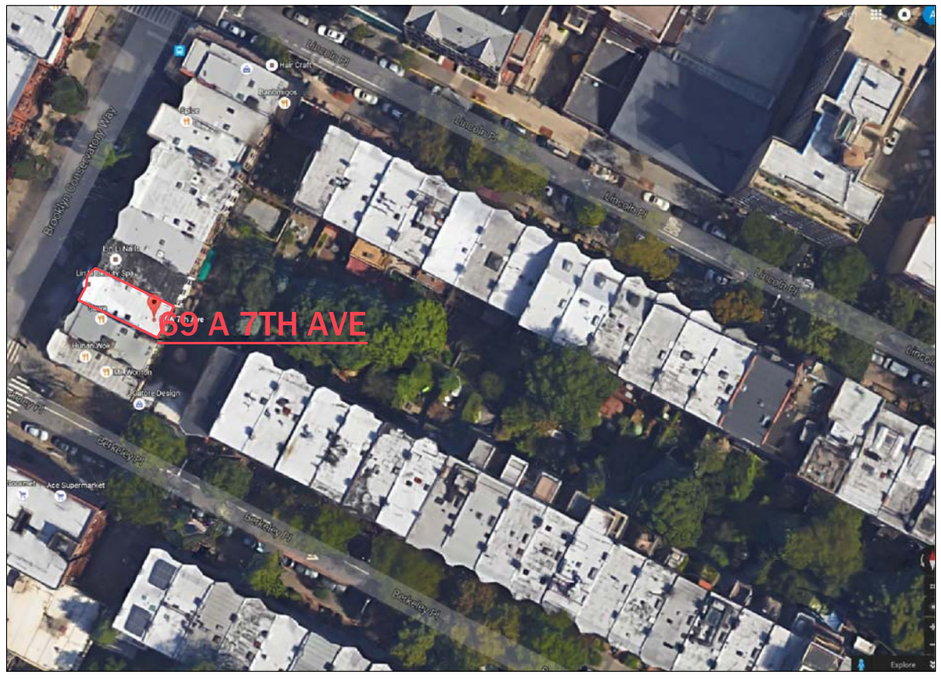
PICTURES @ REAR YARD



KEY PLAN (REAR YARD)

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



GOOGLE MAP
SCALE: N.T.S.

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PICTURES @ REAR,
GOOGLE MAP.

PICTURE @ REAR YARD OF 181 BERKELEY PL. (POINT–a)

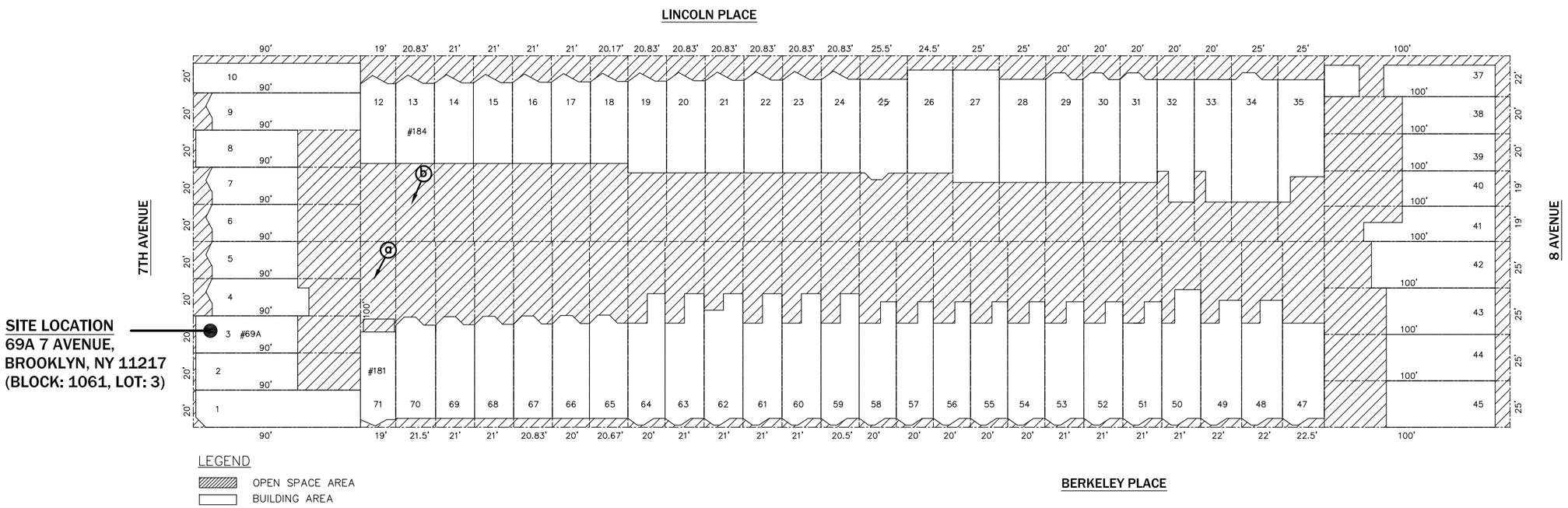
SCALE: N.T.S.

PICTURE @ REAR YARD OF 184 LINCOLN PL. (POINT–b)

SCALE: N.T.S.

AERIAL VIEW

SCALE: N.T.S.



KEY PLAN

69A 7th Avenue,
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RENDER PICTURES
@ NEIGHBORHOOD

PICTURE @ REAR YARD OF 181 BERKELEY PL. (POINT-a)

SCALE: N.T.S.

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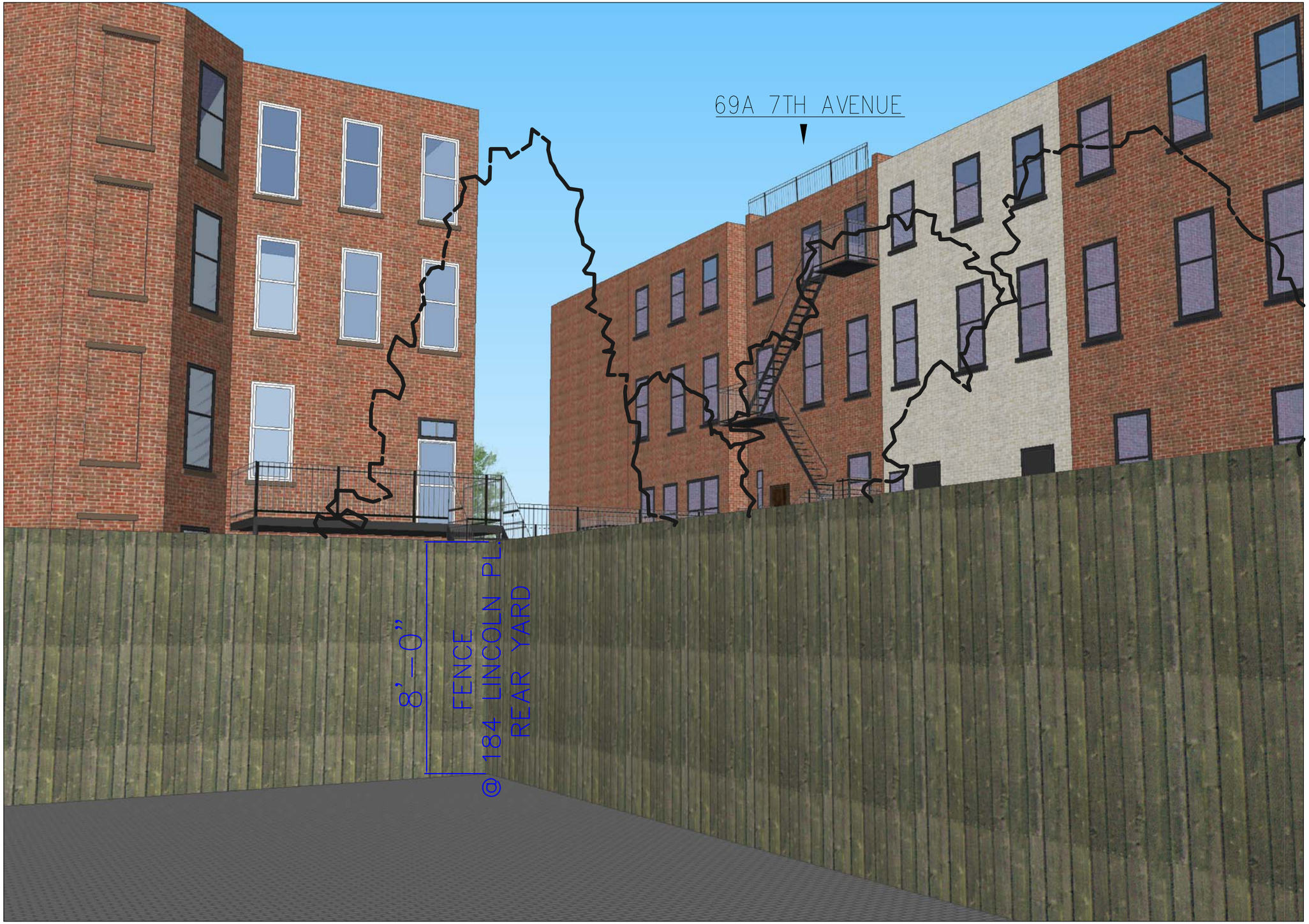
RENDER PICTURE @ NEIGHBORHOOD



PICTURE @ REAR YARD OF 184 LINCOLN PL. (POINT-b)

SCALE: N.T.S.

69A 7th Avenue,
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03/16/2016

RENDER PICTURE @ NEIGHBORHOOD

AXONOMETRIC DIAGRAM
SCALE: NOT TO SCALE

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(LPC 17-3830)

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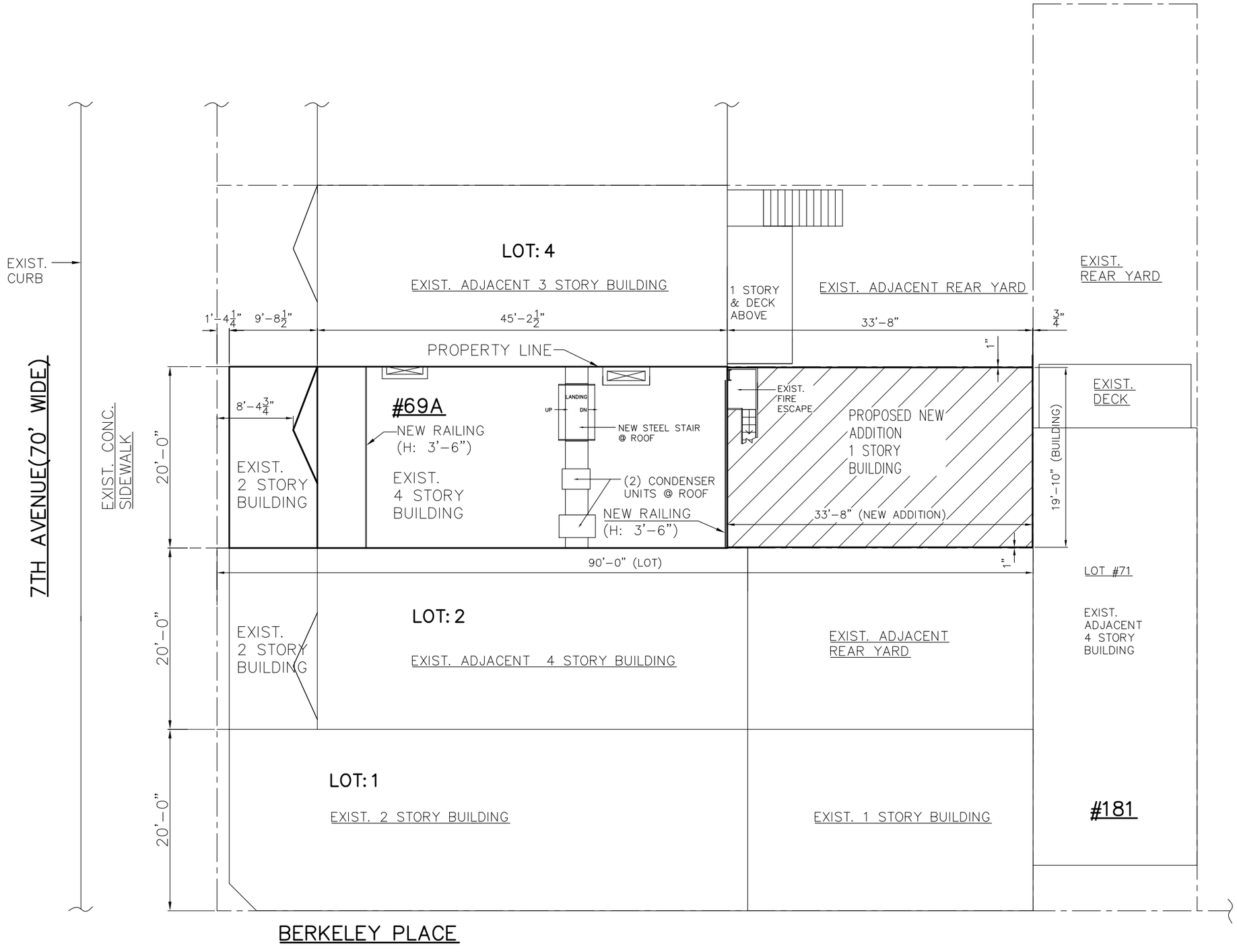
03/16/2016

AXONOMETRIC DIAGRAM



PLOT PLAN

SCALE: N.T.S.

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

69A 7th Avenue,
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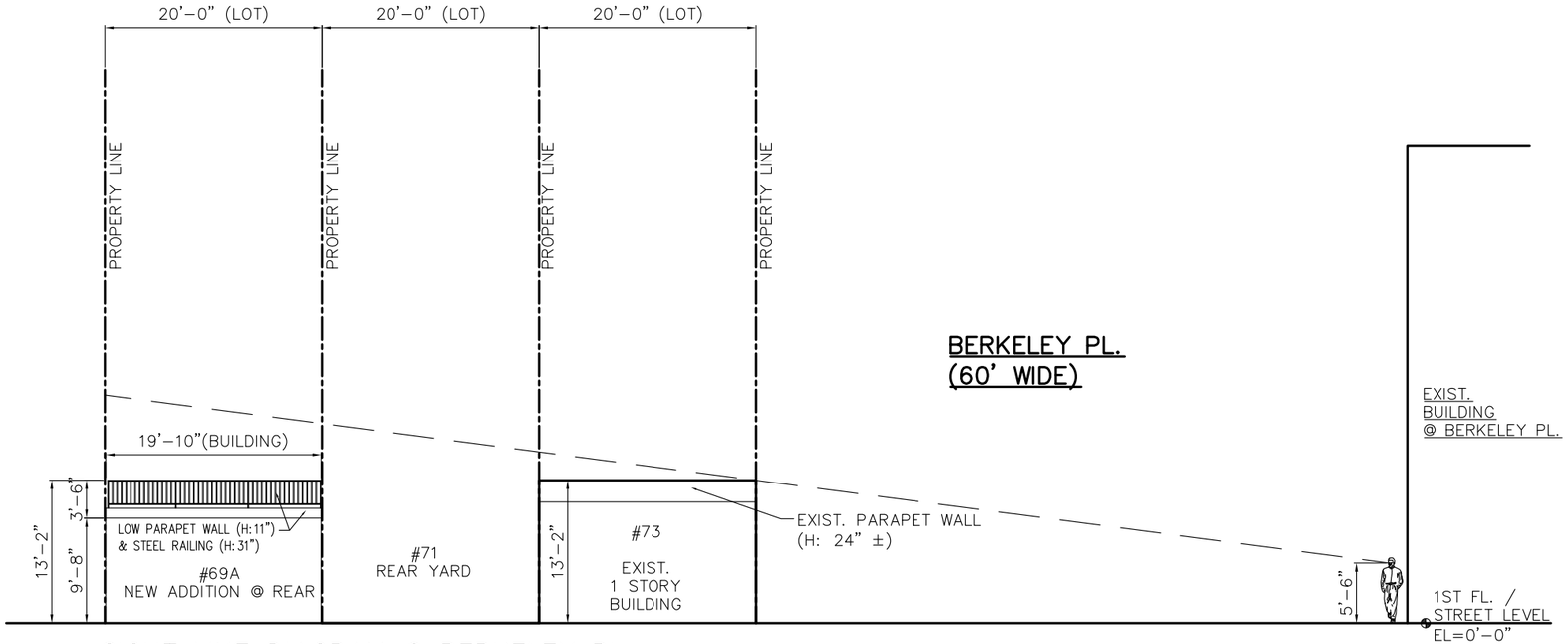
Fax: 888-552-7611

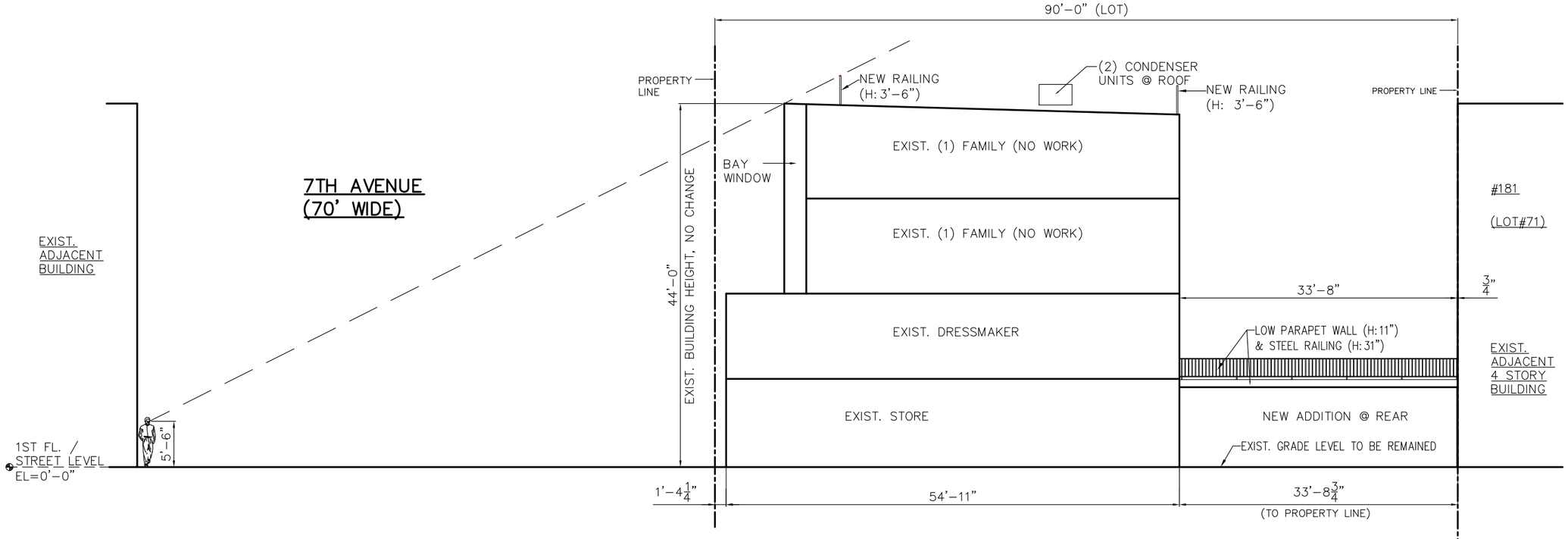
03/16/2016

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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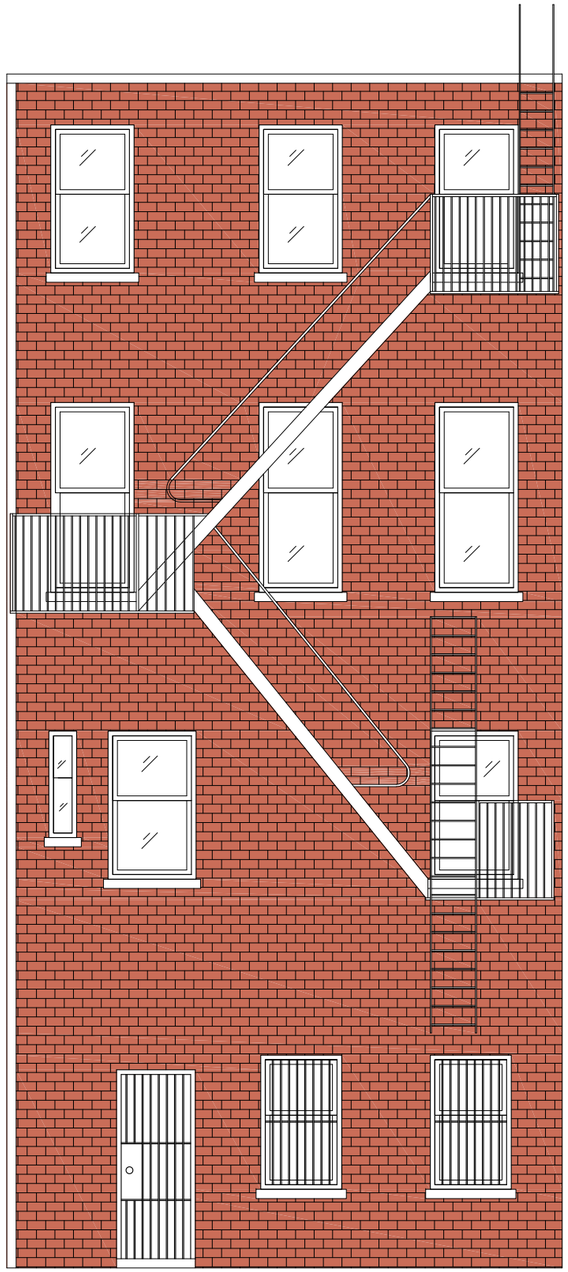
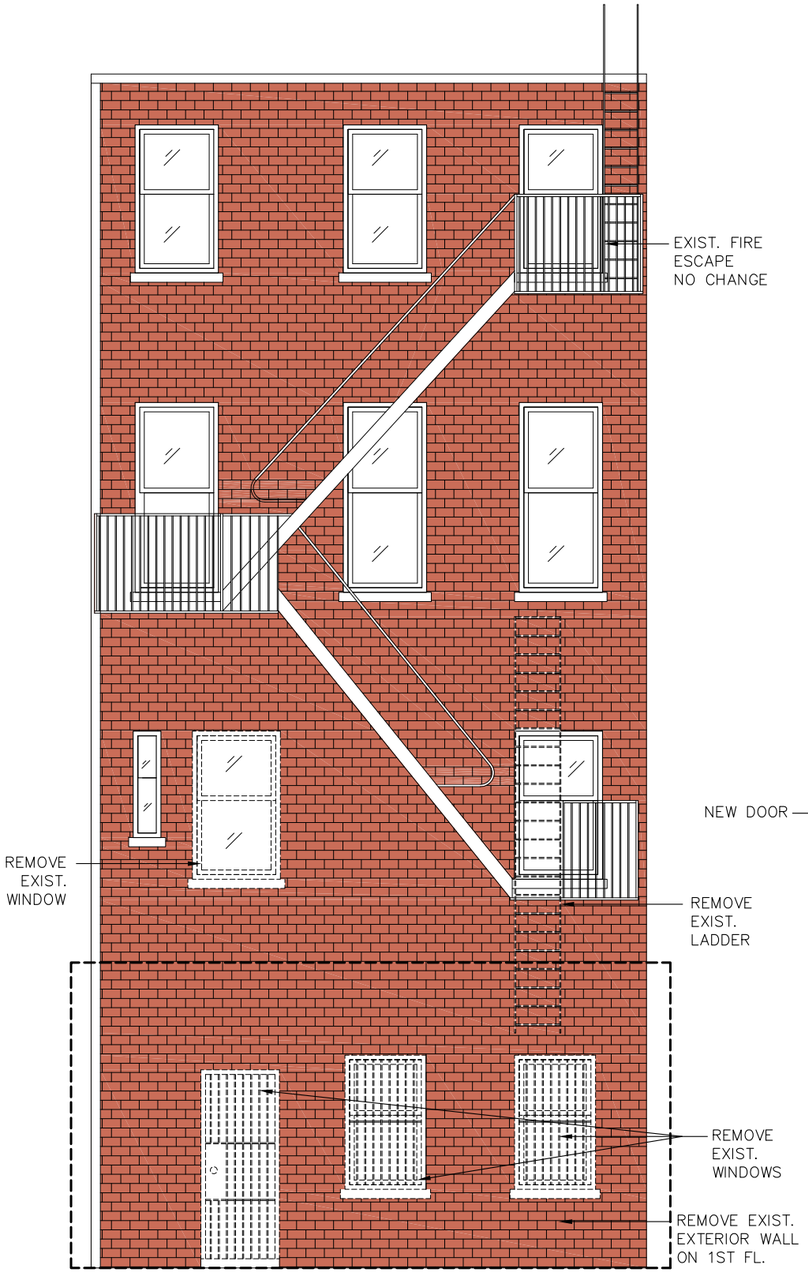
SIGHT LINE DIAGRAM
@ 7 AVENUE



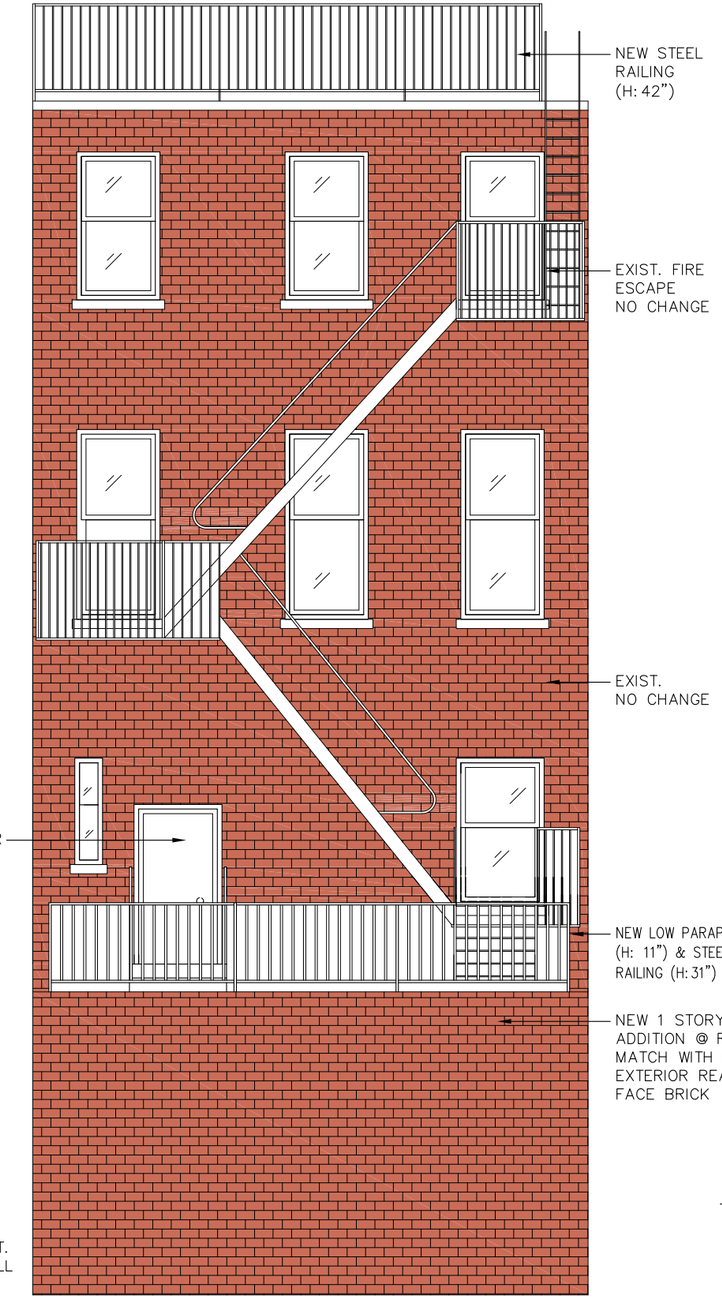
EXIST. REAR ELEVATION

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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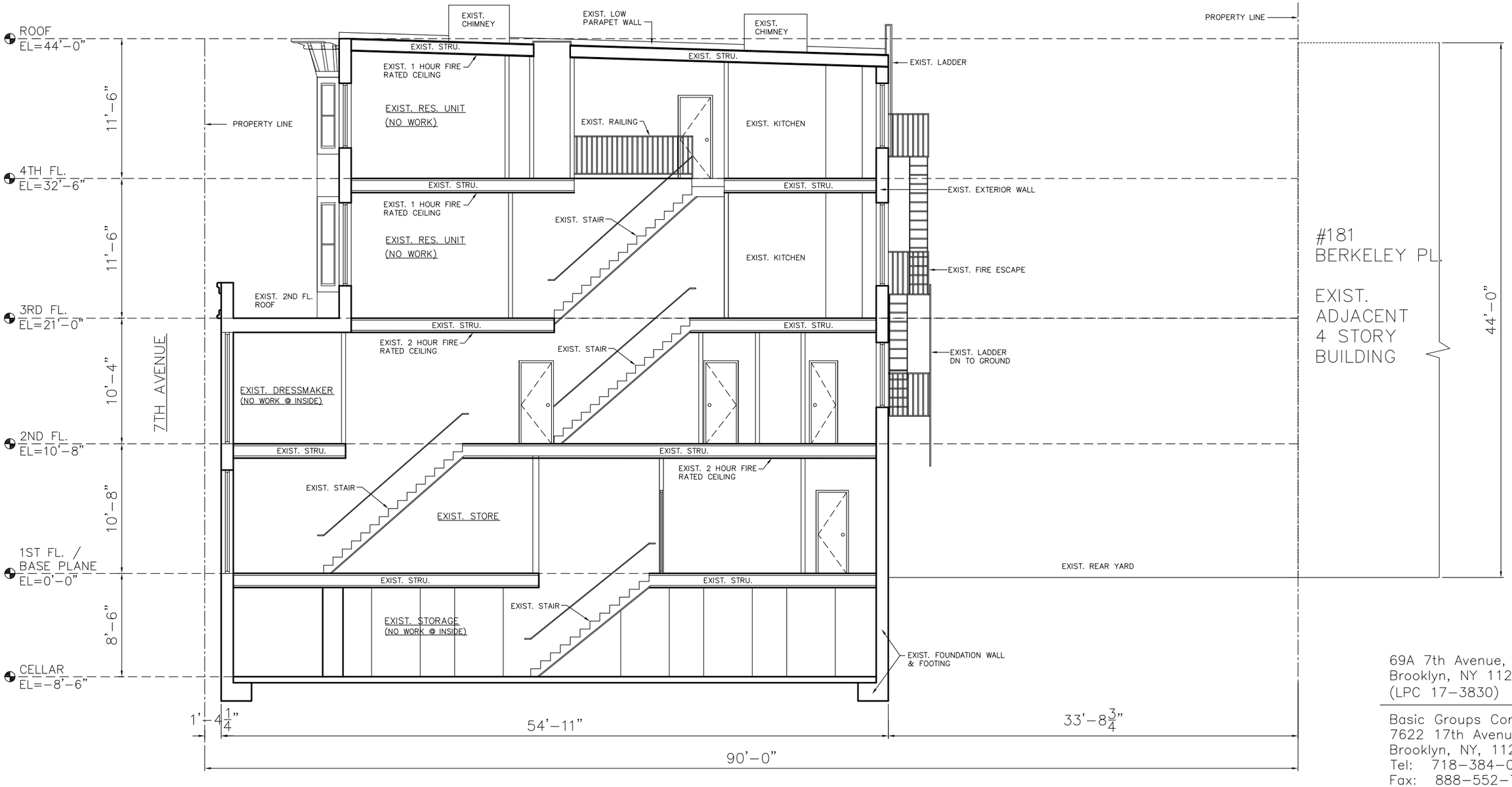
EXIST. & PROPOSED
REAR ELEVATIONS



EXIST. SECTION-A

SCALE: N.T.S.

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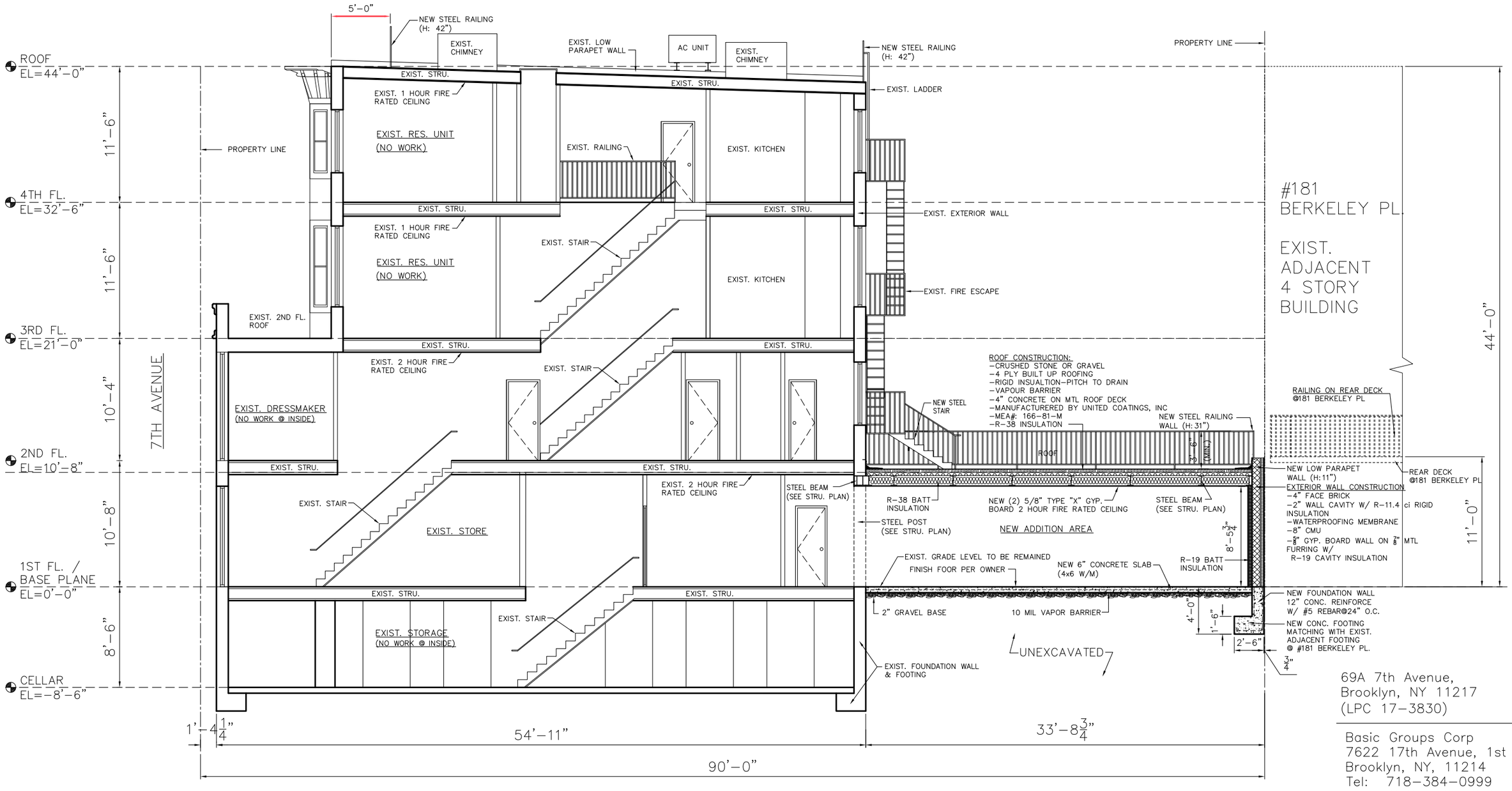
EXIST. SECTION-A



PROPOSED SECTION-B

SCALE: N.T.S.

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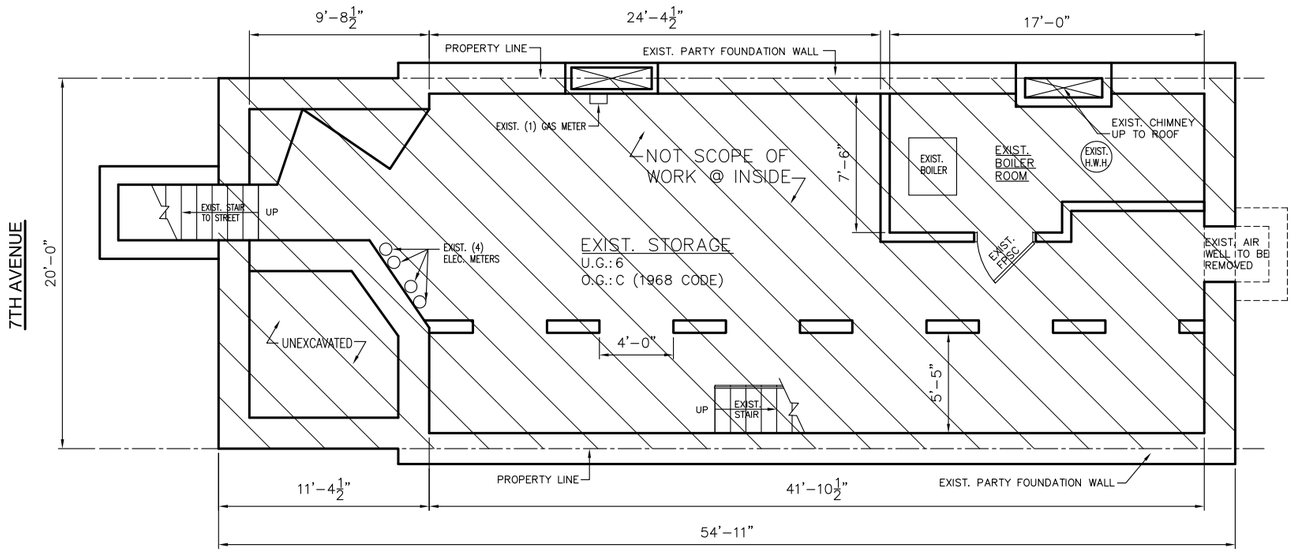
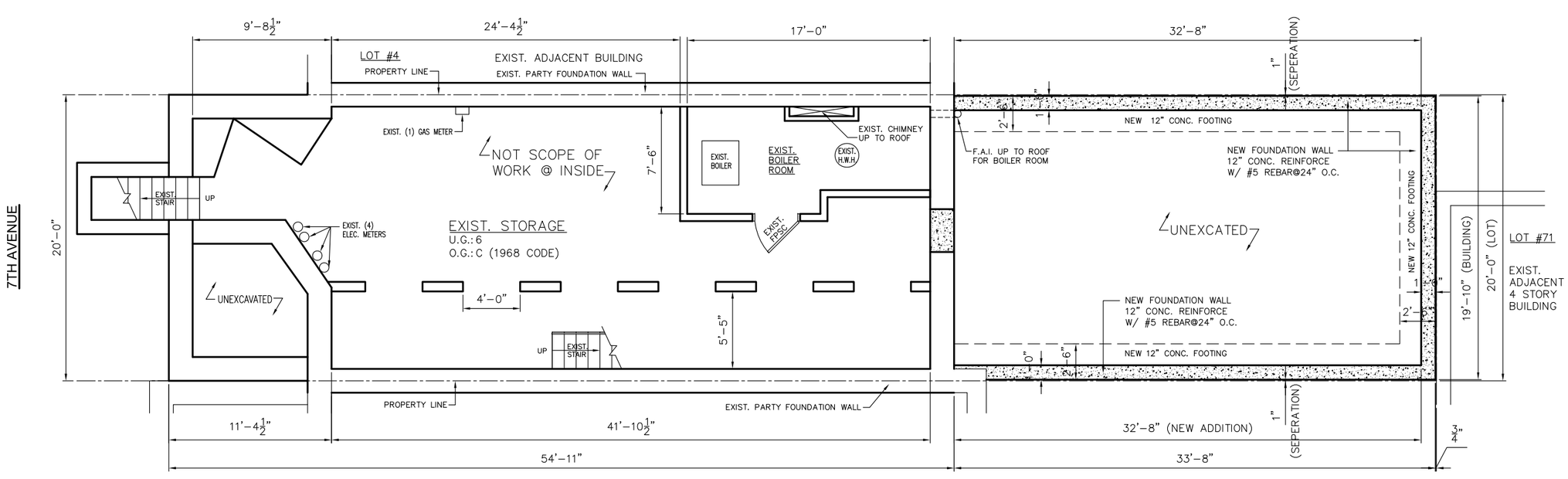
PROPOSED SECTION-B



EXISTING CELLAR DEMOLITION PLAN

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



PROPOSED CELLAR PLAN

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

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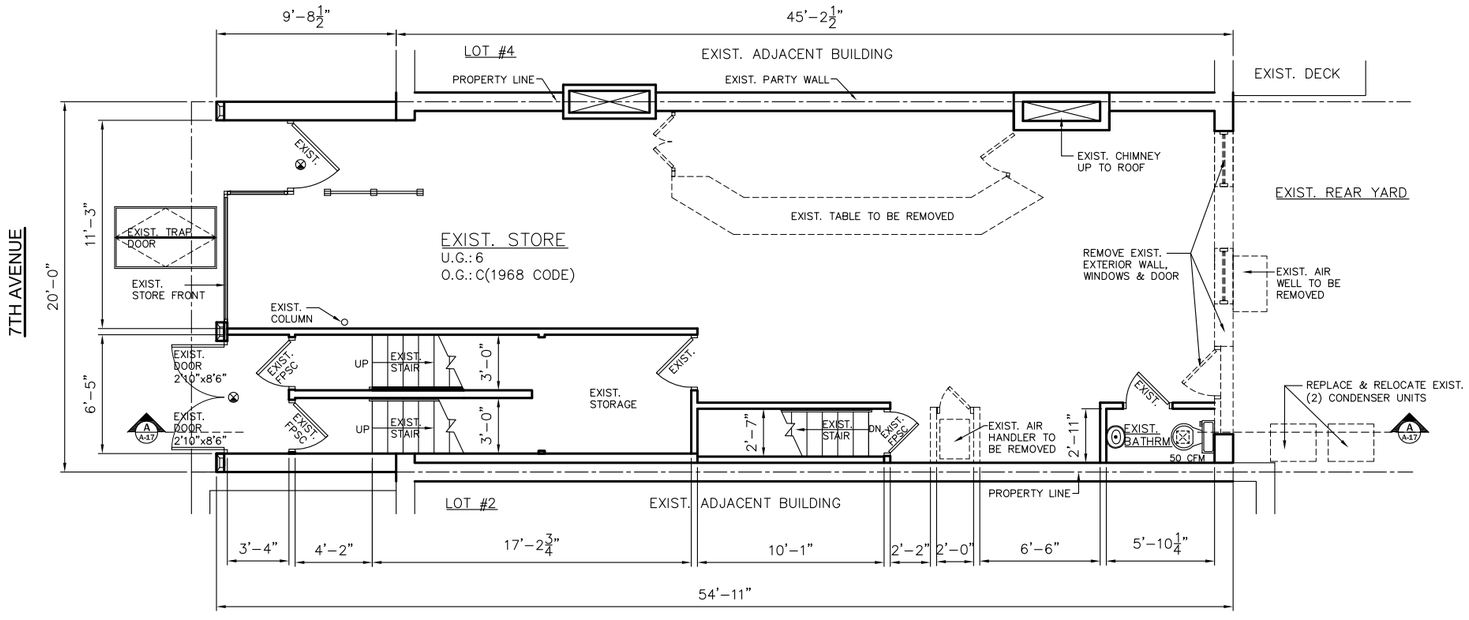
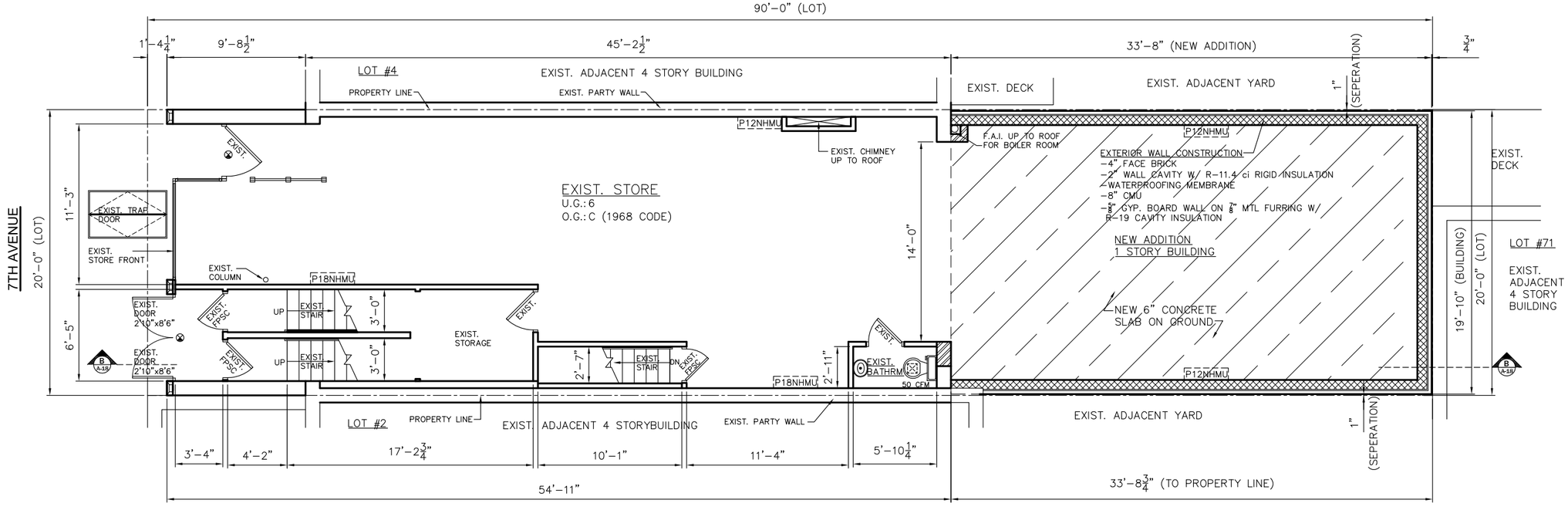
EXIST. & PROPOSED CELLAR PLANS



EXISTING 1ST FLOOR DEMOLITION PLAN
SCALE:1/8"=1'-0"



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

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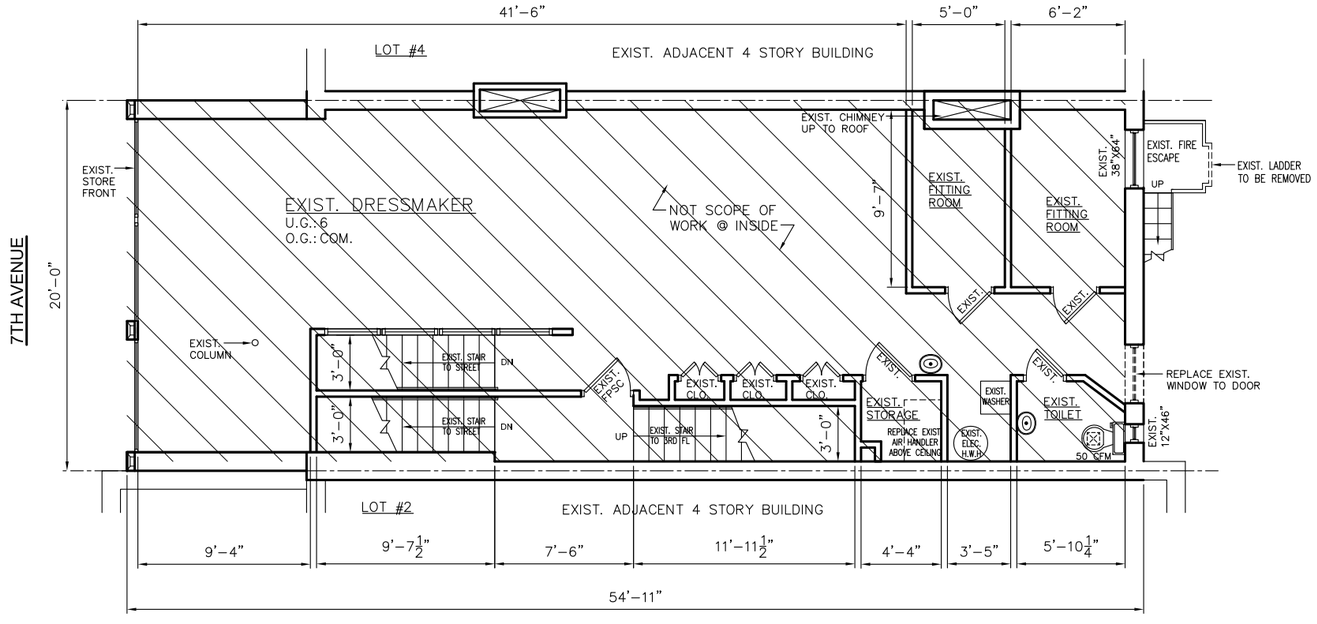
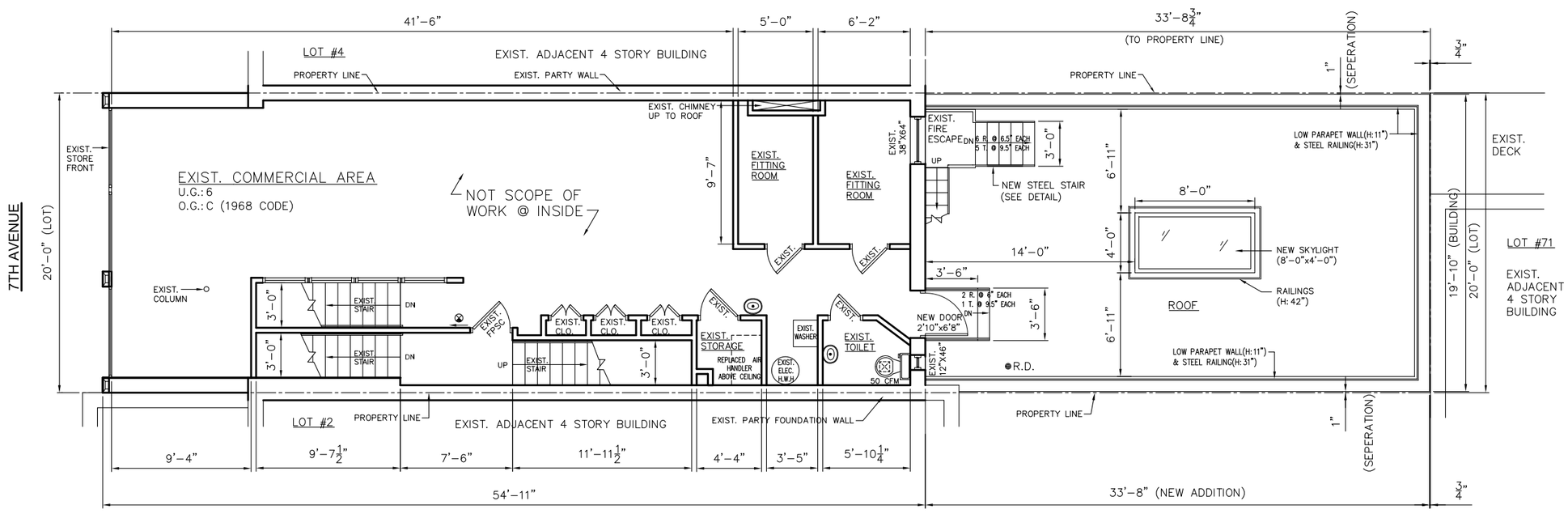
EXIST. & PROPOSED
1ST FLOOR PLANS



EXISTING 2ND FLOOR DEMOLITION PLAN
SCALE:1/8"=1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE:1/8"=1'-0"

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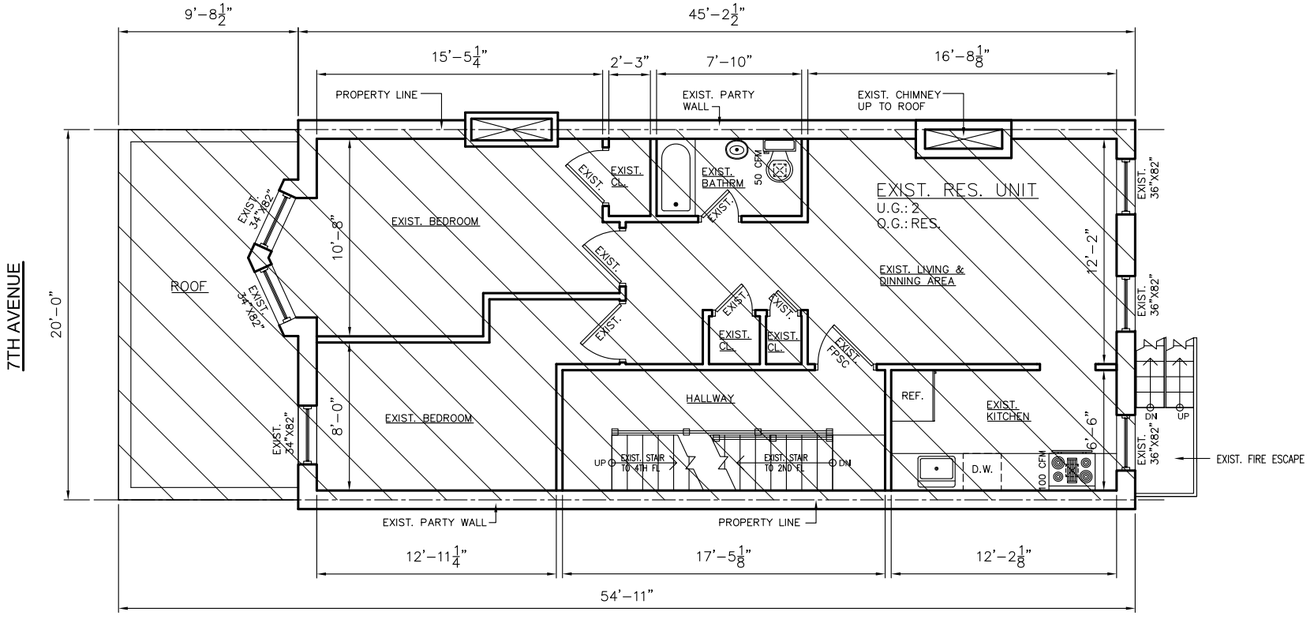
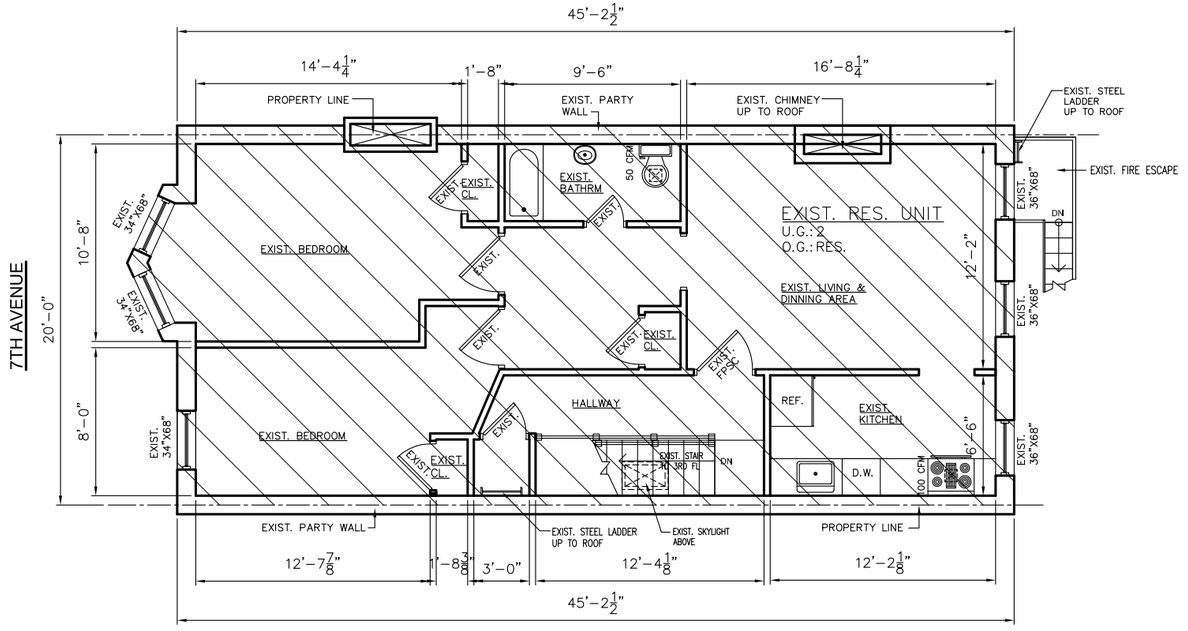
EXIST. & PROPOSED
2ND FLOOR PLANS



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



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

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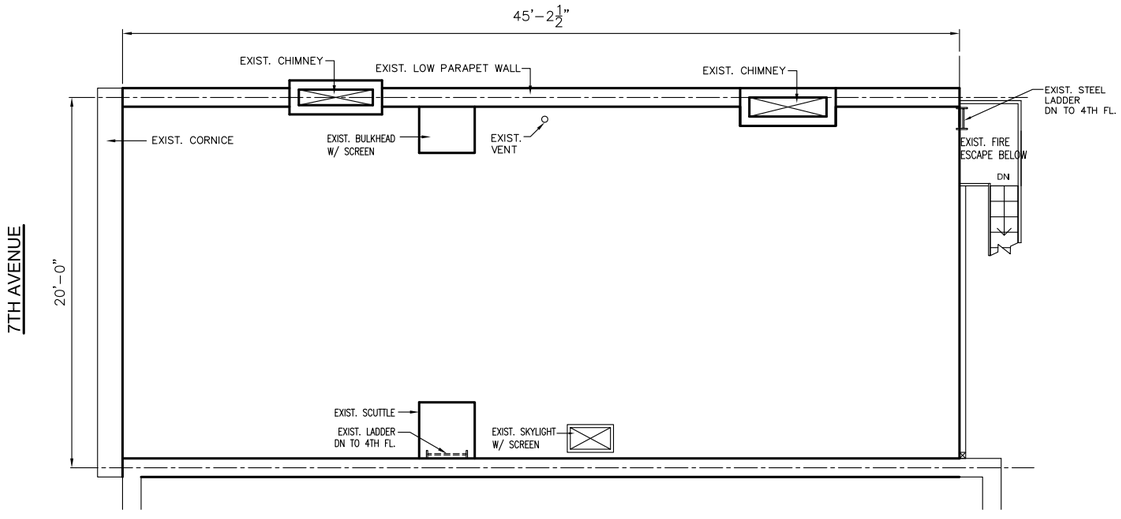
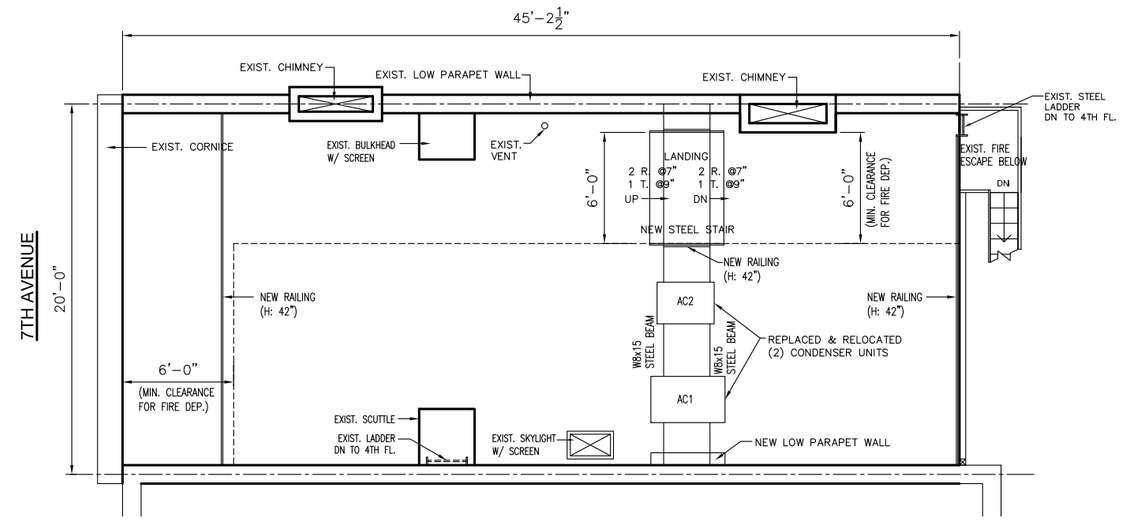
EXIST. 3RD & 4TH FLOOR PLANS



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



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

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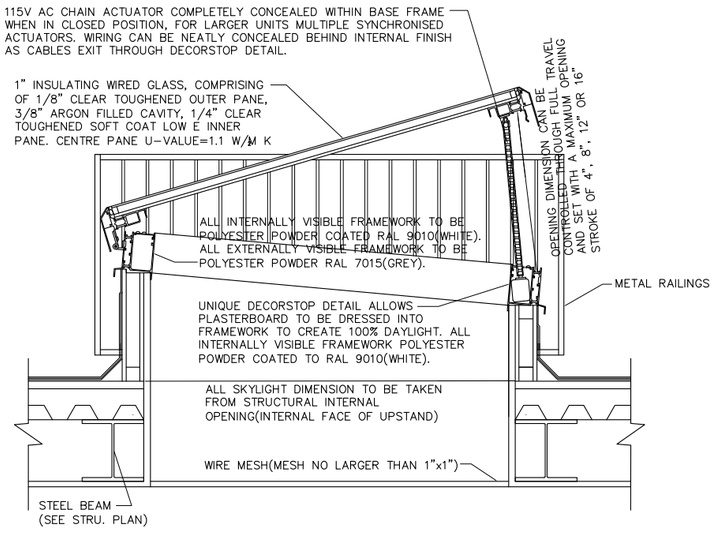
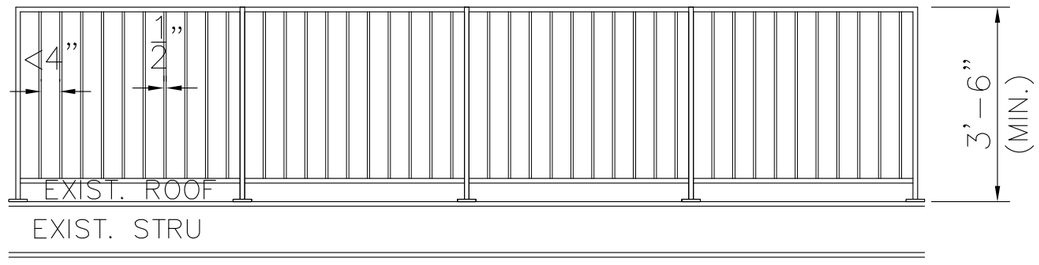
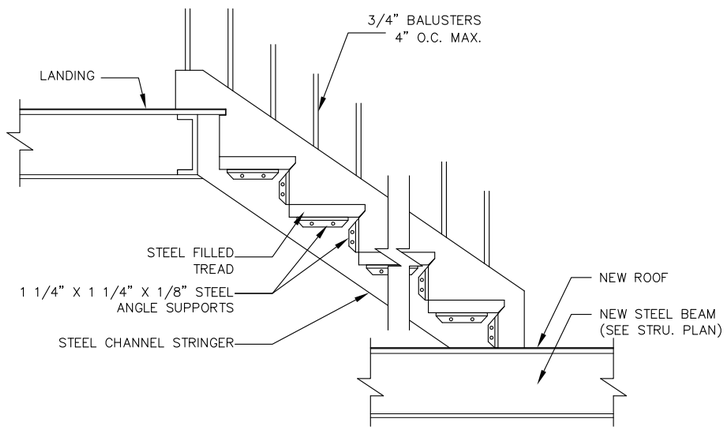
EXIST. & PROPOSED
ROOF PLANS



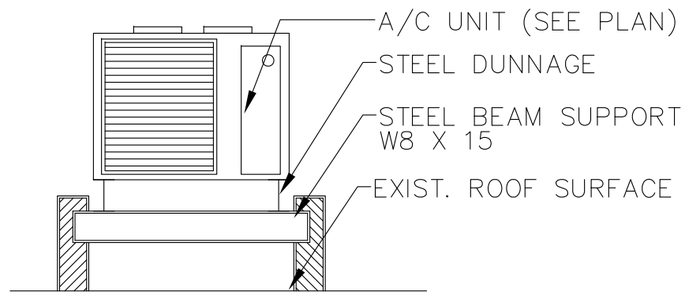
ADDITIONAL-ROOF SKYLIGHT DETIAL
SCALE: N.T.S.



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