



NYC Digital Tax Map

Effective Date : 12-23-2021 16:01:40
End Date : Current
Brooklyn Block: 6731



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon





1593 Coney Island Avenue, Brooklyn

View 1

Urban Cartographics
Photographed by: Patrick O'Shea on May 9, 2024



Coney Island Avenue

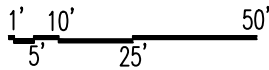
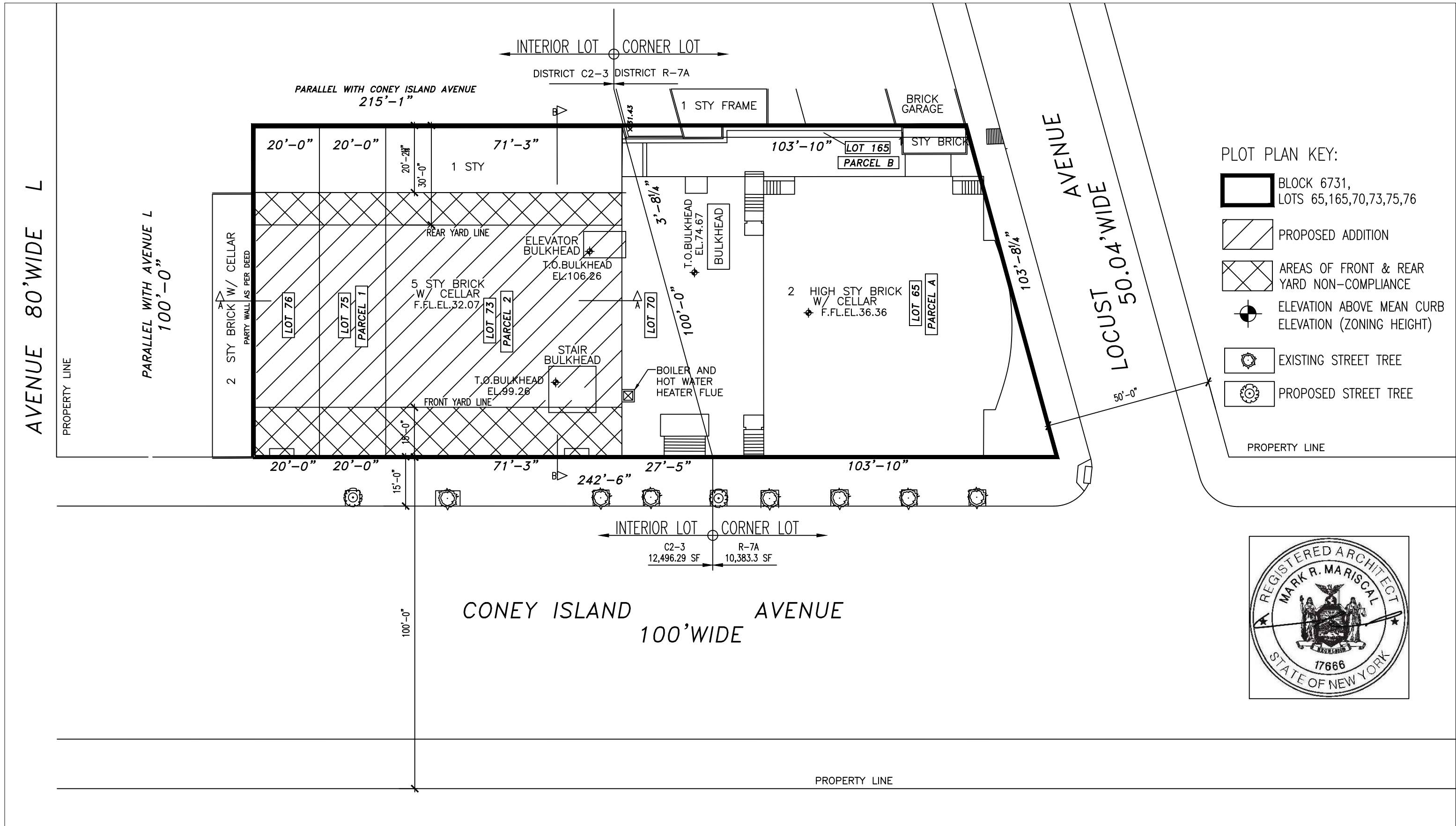


1593 Coney Island Avenue, Brooklyn

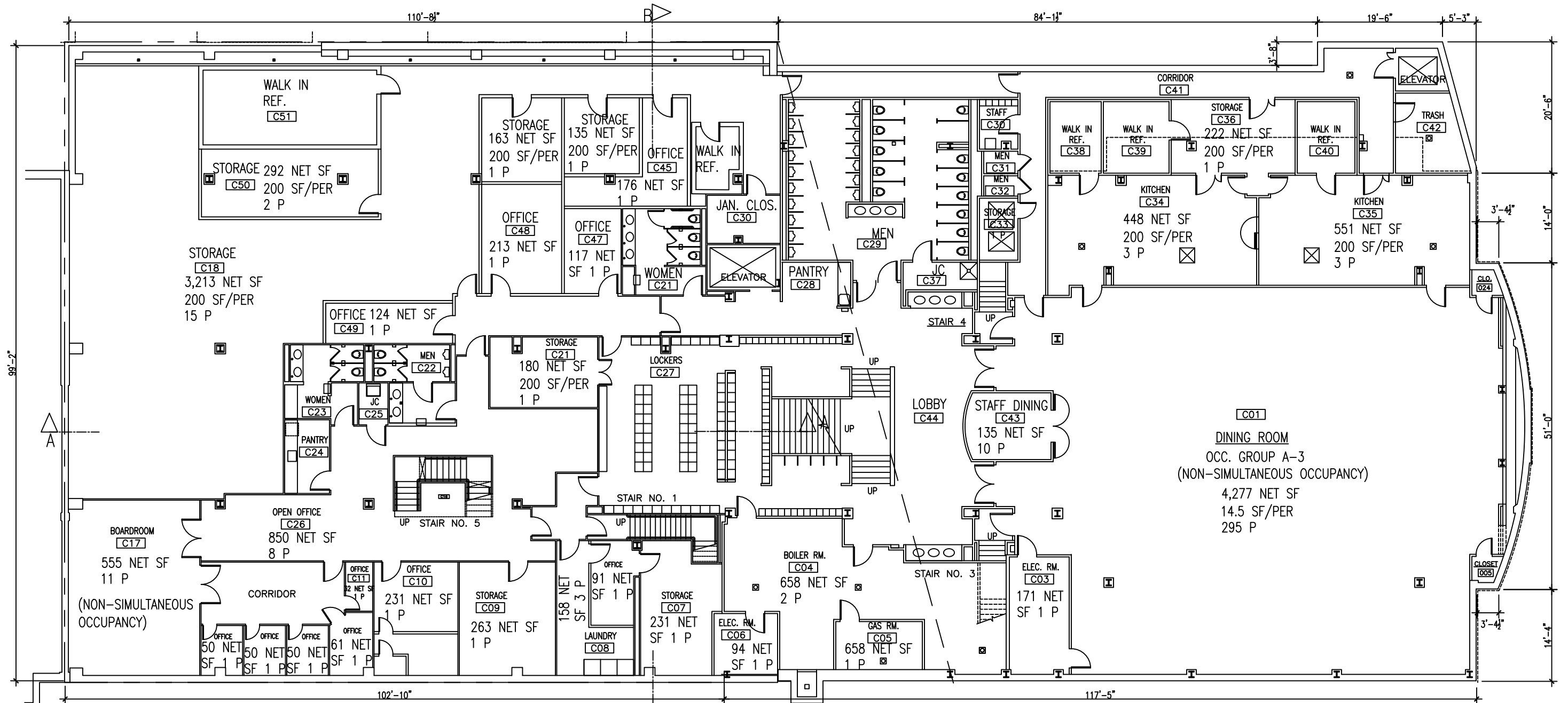
View 3

Urban Cartographics

Photographed by: Patrick O'Shea on May 9, 2024



Mark Mariscal, Architect 2270 Broadway - New York, NY 10024 tel. 212.875.0166 fax. 212.787.7266	PROPOSED PLOT PLAN		08/21/25	P-03
	◇ MESIVTA YESHIVA RABBI CHAIM BERLIN ◇			



- AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE COMMUNITY FACILITY; THE SYSTEM SHALL COMPLY WITH CHAPTER 9 OF THE 2022 NEW YORK CITY BUILDING CODE AND NEW YORK CITY FIRE CODE AND SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.
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- MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.

TABLE 6-2 (1968 BC) OCCUPANT LOAD REQUIREMENTS

FUNCTION OR SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	TOTAL PERSONS
STORAGE ROOMS	7 STORAGE ROOMS = 4,835 NET SF 4,835 SF / 200 SF/OCC. = 22 OCCUPANTS	24 OCCUPANTS
OFFICE ROOMS	12 OFFICE ROOMS = 2,045 NET SF 2,045 SF / 100 SF/OCC. = 20 OCCUPANTS	18 OCCUPANTS
DINING ROOM	DINING ROOM = 4,277 NET SF 4,277 SF / 14.5 SF/OCC. = 295 OCCUPANTS	295 OCCUPANTS
KITCHEN	KITCHEN = 999 NET SF 999 SF / 200 SF/OCC. = 6 OCCUPANTS	6 OCCUPANTS
STAFF DINING	STAFF DINING = 135 NET SF 135 SF / 13 SF/OCC. = 10 OCCUPANTS	10 OCCUPANTS
BOARD ROOM	BOARD ROOM = 555 NET SF 555 SF / 50 SF/OCC. = 11 OCCUPANTS	11 OCCUPANTS
LAUNDRY	LAUNDRY = 251 NET SF 251 SF / 100 SF/OCC. = 3 OCCUPANTS	3 OCCUPANTS



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EXISTING CELLAR PLAN

1/16" = 1'-0"

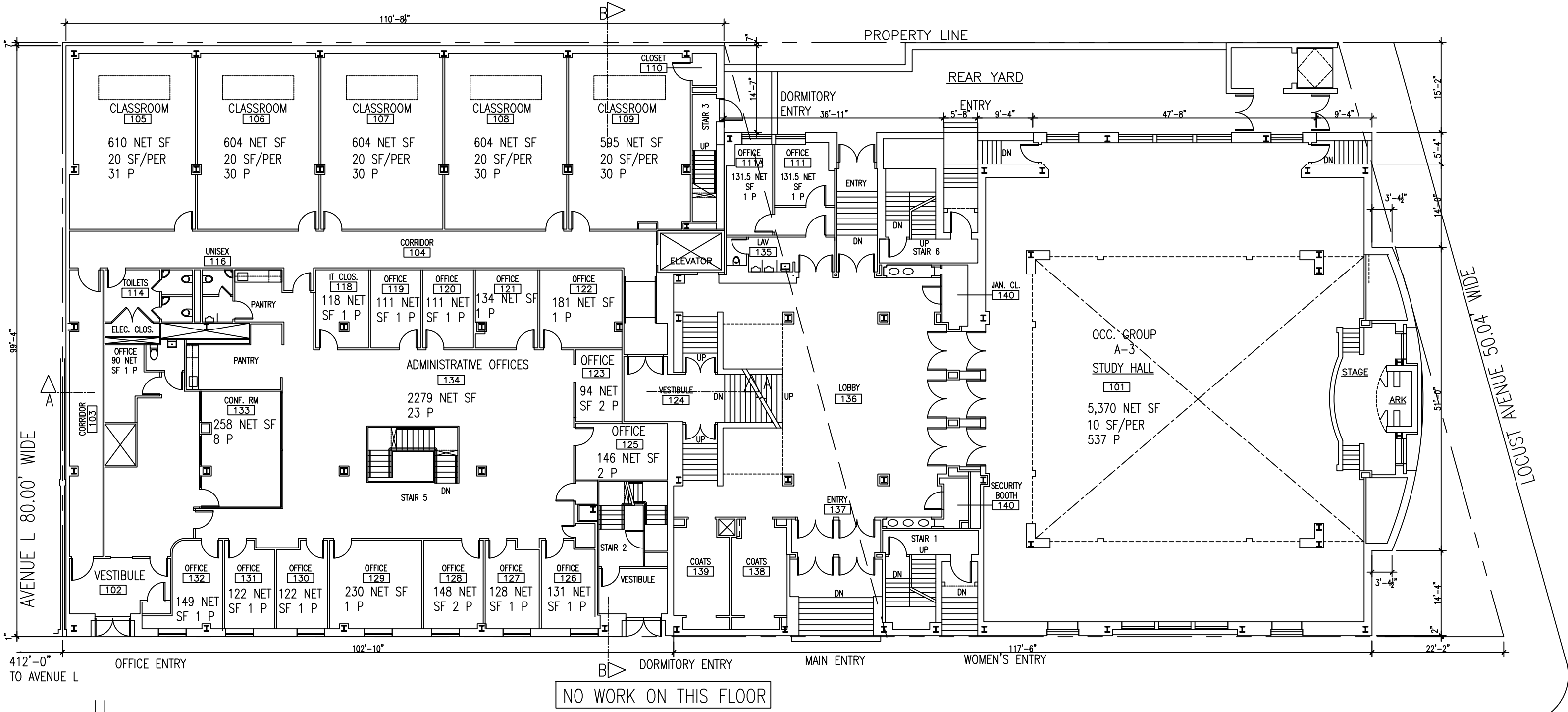
◇ MESIVTA YESHIVA RABBI CHAIM BERLIN ◇



08/21/25

◇ 1593 CONEY ISLAND AVENUE
BROOKLYN, N.Y.

P-04



- AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE COMMUNITY FACILITY; THE SYSTEM SHALL COMPLY WITH CHAPTER 9 OF THE 2022 NEW YORK CITY BUILDING CODE AND NEW YORK CITY FIRE CODE AND SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.
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CONEY ISLAND AVENUE 100' WIDE

TABLE 6-2 (1968 BC) OCCUPANT LOAD REQUIREMENTS		
FUNCTION OR SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	TOTAL PERSONS
OFFICE ROOMS	18 OFFICE ROOMS = 4,467 NET SF 4,467 SF / 100 SF/OCC. = 43 OCCUPANTS	43 OCCUPANTS
CLASSROOMS	5 CLASSROOMS = 3,017 NET SF 3,017 SF / 20 SF/OCC. = 151 OCCUPANTS	151 OCCUPANTS
STUDY HALL	STUDY HALL = 5,370 NET SF 5,370 SF / 10 SF/OCC. = 537 OCCUPANTS	537 OCCUPANTS
CONF. ROOM.	CONF. ROOM = 258 NET SF 258 SF / 30 SF/OCC. = 8 OCCUPANTS	8 OCCUPANTS



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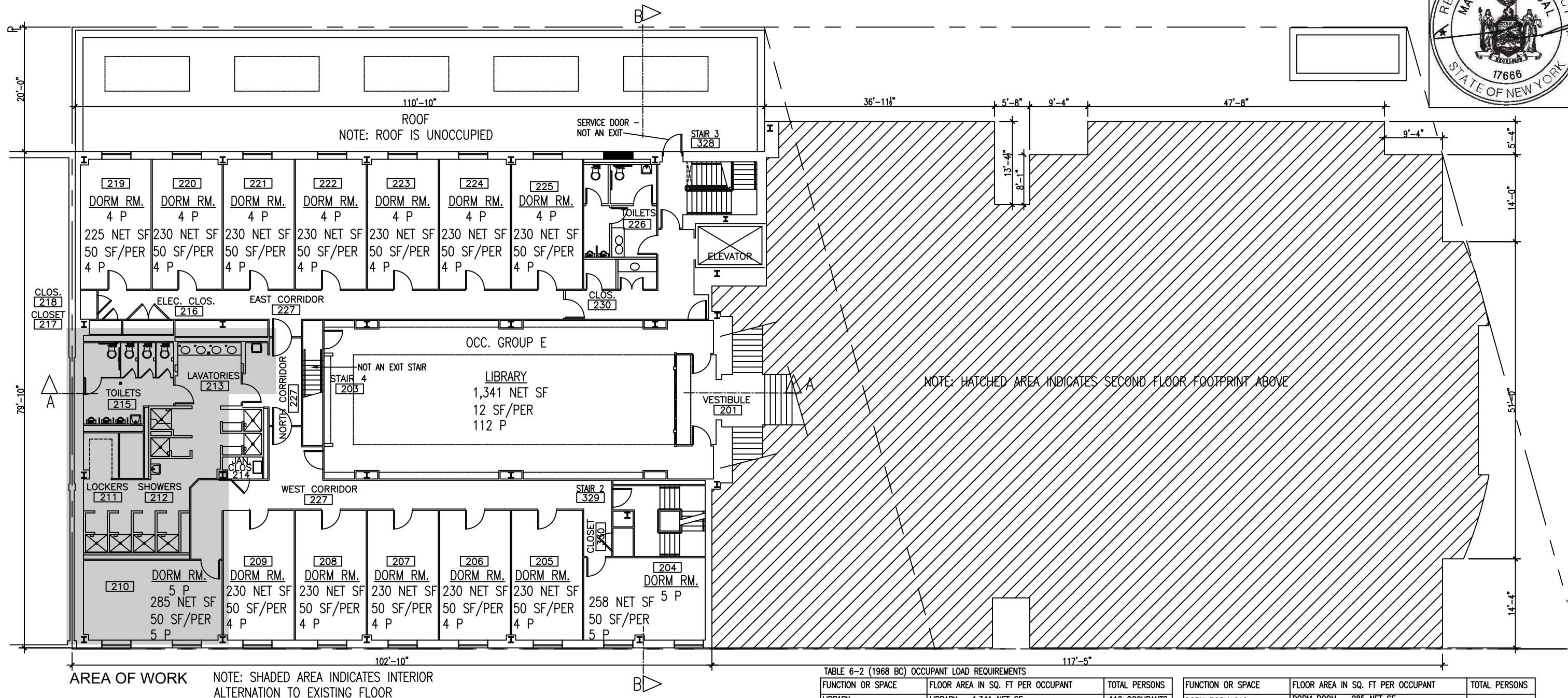
EXISTING FIRST FLOOR PLAN
1/16" = 1'-0"

◊ MESIVTA YESHIVA RABBI CHAIM BERLIN ◊

08/21/25

P-05

1593 CONEY ISLAND AVENUE
BROOKLYN, N.Y.



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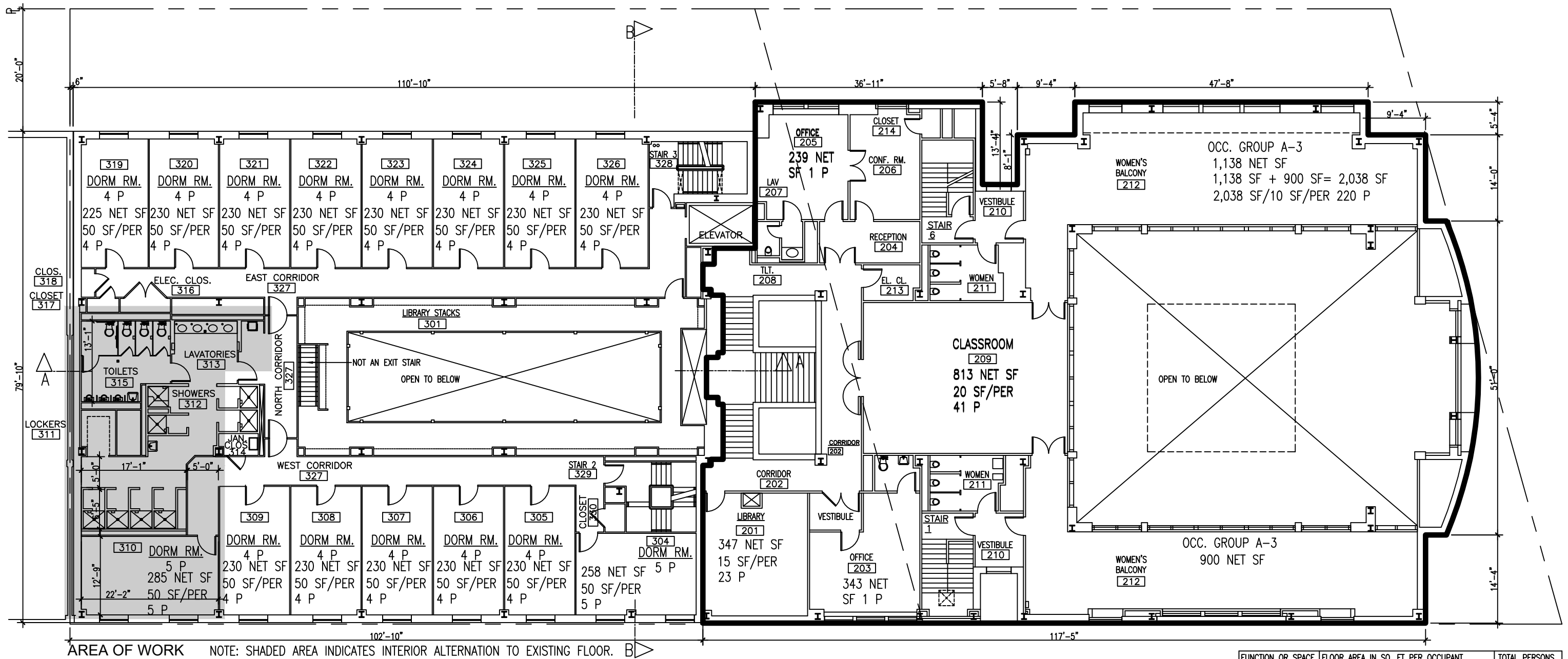
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EXISTING AND PROPOSED SECOND FLOOR PLAN
1/16" = 1'-0"

◇ MESIVTA YESHIVA RABBI CHAIM BERLIN ◇ 1593 CONEY ISLAND AVENUE
BROOKLYN, N.Y.

08/21/25

P-06



LEGEND

UNSHADED AREA INDICATES EXISTING, NO WORK

SHADED AREA INDICATES INTERIOR ALTERATION TO EXISTING FLOOR

INDICATES EXISTING SECOND FLOOR, NO WORK

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TABLE 6-2 (1968 BC) OCCUPANT LOAD REQUIREMENTS

FUNCTION OR SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	TOTAL PERSONS
LIBRARY	LIBRARY = 347 NET SF 347 SF / 15 SF/OCC. = 23 OCCUPANTS	23 OCCUPANTS
OFFICE	OFFICE = 582 NET SF 582 SF / 100 SF/OCC. = 2 OCCUPANTS	2 OCCUPANTS
WOMEN BALCONY	WOMEN'S BALCONY = 2,038 NET SF 2,038 SF / 10 SF/OCC. = 203 OCCUPANTS	220 OCCUPANTS
CLASSROOM	CLASSROOM = 813 NET SF 813 SF / 20 SF/OCC. = 41 OCCUPANTS	41 OCCUPANTS
DORM ROOM 304	DORM ROOM = 258 NET SF 258 SF / 50 SF/OCC. = 5 OCCUPANTS	5 OCCUPANTS
DORM ROOM 305	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 306	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS

FUNCTION OR SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	TOTAL PERSONS
DORM ROOM 307	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 308	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 309	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 310	DORM ROOM = 285 NET SF 285 SF / 50 SF/OCC. = 5 OCCUPANTS	5 OCCUPANTS
DORM ROOM 319	DORM ROOM = 225 NET SF 225 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 320	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 321	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS

FUNCTION OR SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	TOTAL PERSONS
DORM ROOM 322	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 323	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 324	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 325	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 326	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS



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EXISTING AND PROPOSED THIRD FLOOR PLAN

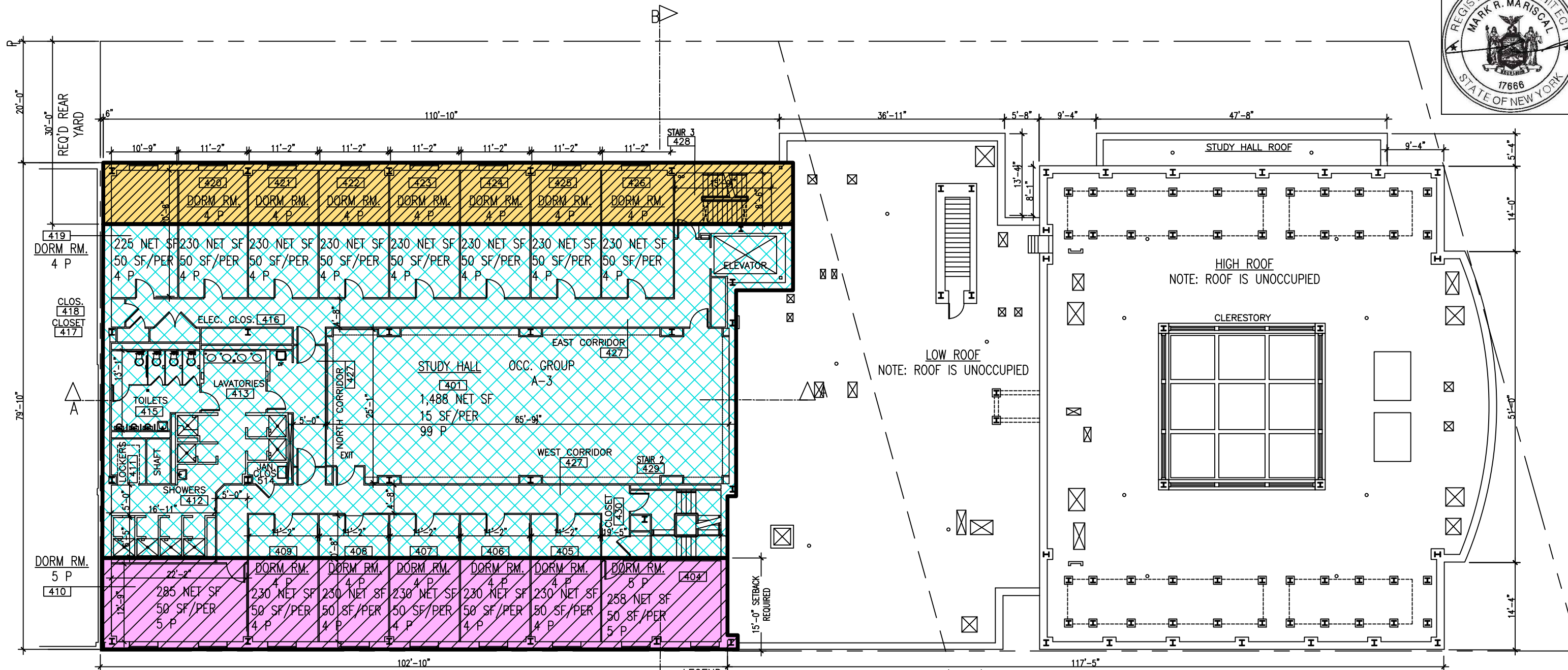
1/16" = 1'-0"

◇ MESIVTA YESHIVA RABBI CHAIM BERLIN ◇

◇ 1593 CONEY ISLAND AVENUE
BROOKLYN, N.Y.

08/21/25

P-07



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- ROOF SHALL HAVE NO SOUND AMPLIFICATION DEVICES. LIGHTING SHALL NOT EXCEED BUILDING CODE MANDATED MINIMUM
- NO OCCUPANCY ON ROOF

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NON-COMPLYING 30 FT REAR YARD EQUIVALENT
- NON-COMPLYING F.A.R.
- NON-COMPLIANCE WITH MAXIMUM FRONT HEIGHT WITHIN SETBACK

TABLE 1004.1.3 (2022 BC) OCCUPANT LOAD REQUIREMENTS

FUNCTION OR SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	TOTAL PERSONS
STUDY HALL	STUDY HALL = 1,488 NET SF 1,488 SF / 15 SF/OCC. = 99 OCCUPANTS	99 OCCUPANTS
DORM ROOM 404	DORM ROOM = 258 NET SF 258 SF / 50 SF/OCC. = 5 OCCUPANTS	5 OCCUPANTS
DORM ROOM 405	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 406	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 407	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 408	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 409	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 410	DORM ROOM = 285 NET SF 285 SF / 50 SF/OCC. = 5 OCCUPANTS	5 OCCUPANTS

FUNCTION OR SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	TOTAL PERSONS
DORM ROOM 419	DORM ROOM = 225 NET SF 225 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 420	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 421	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 422	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 423	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 424	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 425	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 426	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC. = 4 OCCUPANTS	4 OCCUPANTS

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PROPOSED FOURTH FLOOR PLAN

1/16" = 1'-0"

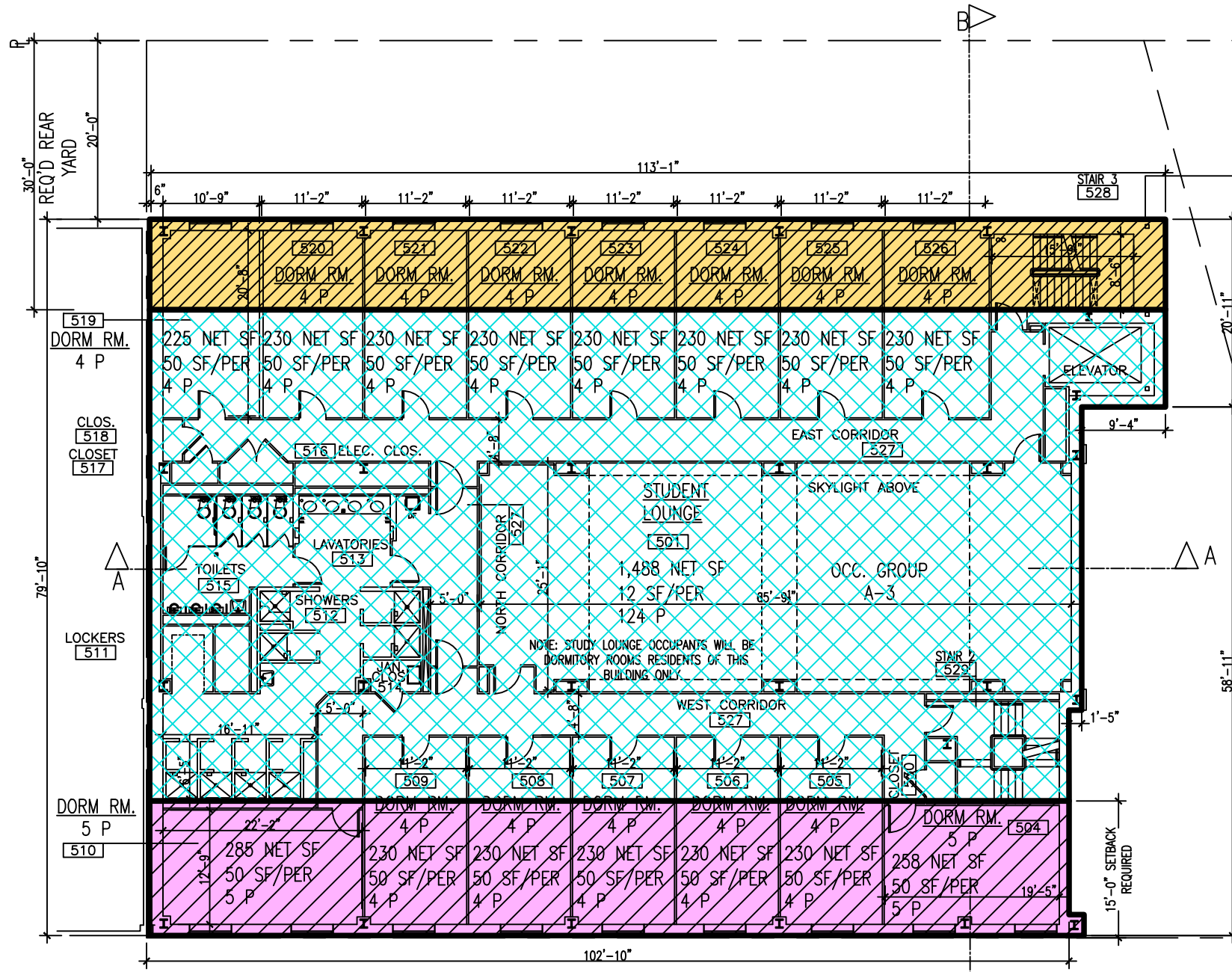
◇ MESIVTA YESHIVA RABBI CHAIM BERLIN ◇



08/21/25

◇ 1593 CONEY ISLAND AVENUE
BROOKLYN, N.Y.

P-08



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LEGEND

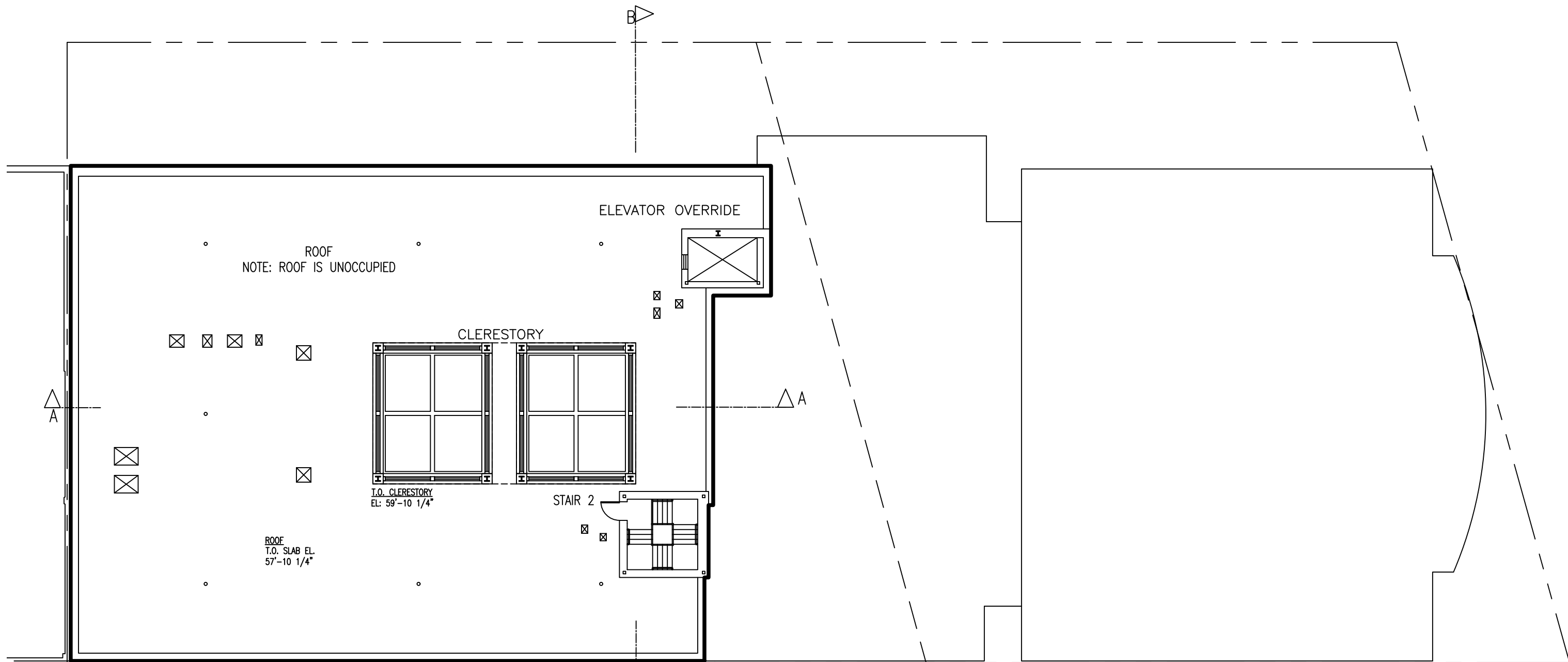
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- NON-COMPLIANCE WITH MAXIMUM FRONT HEIGHT WITHIN SETBACK

TABLE 1004.1.3 (2022 BC) OCCUPANT LOAD REQUIREMENTS		
FUNCTION OR SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	TOTAL PERSONS
STUDENT LOUNGE	STUDENT LOUNGE = 1,488 NET SF 1,488 SF / 12 SF/OCC. = 124 OCCUPANTS	124 OCCUPANTS
DORM ROOM 504	DORM ROOM = 258 NET SF 258 SF / 50 SF/OCC.= 5 OCCUPANTS	5 OCCUPANTS
DORM ROOM 505	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 506	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 507	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 508	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 509	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 510	DORM ROOM = 285 NET SF 285 SF / 50 SF/OCC.= 5 OCCUPANTS	5 OCCUPANTS

FUNCTION OR SPACE	FLOOR AREA IN SQ. FT PER OCCUPANT	TOTAL PERSONS
DORM ROOM 519	DORM ROOM = 225 NET SF 225 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 520	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 521	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 522	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 523	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 524	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 525	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS
DORM ROOM 526	DORM ROOM = 230 NET SF 230 SF / 50 SF/OCC.= 4 OCCUPANTS	4 OCCUPANTS

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Mark Mariscal, Architect 2270 Broadway - New York, NY 10024 tel. 212.875.0166 fax. 212.787.7266	PROPOSED FIFTH FLOOR PLAN 1/16" = 1'-0"		08/21/25	P-09
	◇ MESIVTA YESHIVA RABBI CHAIM BERLIN ◇ 1593 CONEY ISLAND AVENUE BROOKLYN, N.Y.			



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LEGEND
 EXISTING CONSTRUCTION
 NEW CONSTRUCTION



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PROPOSED ROOF PLAN

1/16" = 1'-0"



08/21/25

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◇ 1593 CONEY ISLAND AVENUE
 BROOKLYN, N.Y.

P-10



(EL: 32.07') = NAVD 88 ELEVATION

- ALL WINDOWS FACING CONEY ISLAND AVENUE TO HAVE A MINIMUM SOUND ATTENUATION RATING OF 30 dBA.
- CENTRAL AIR CONDITIONING SHALL BE PROVIDED FOR VENTILATION AND SHALL COMPLY WITH ARTICLE 7 OF SUBCHAPTER 12 OF THE NEW YORK CITY BUILDING CODE (STANDARDS OF MECHANICAL VENTILATION.



ALL ELEVATIONS ARE SHOWN IN NAVD88

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PROPOSED CONEY ISLAND AVENUE (WEST) ELEVATION

08/21/25

1/16" = 1'-0"

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