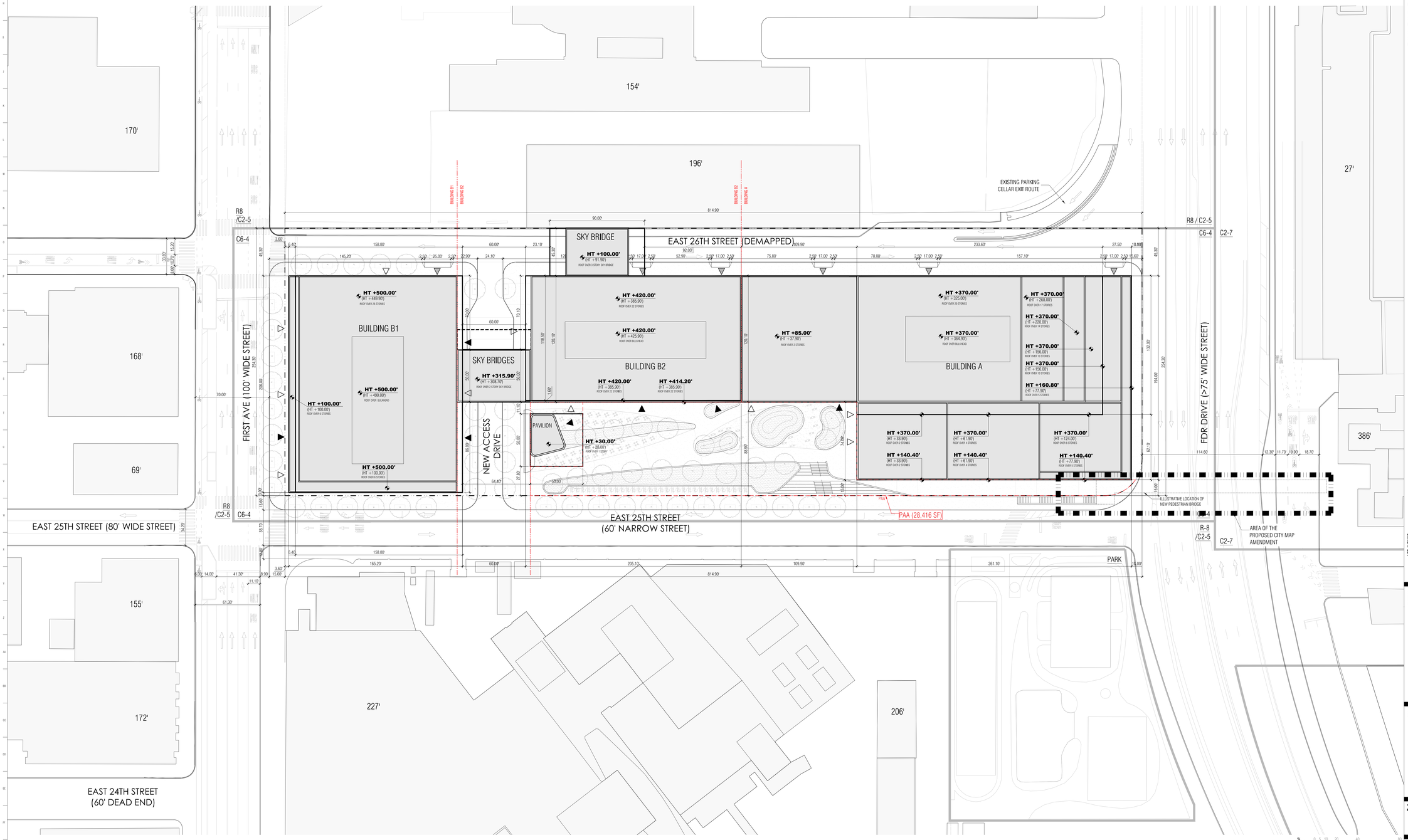
LEGEND

- COMMUNITY FACILITY ACCESS POINT (ILLUSTRATIVE)
- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- C6-4 — ZONING DISTRICT
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- AREA OF THE PROPOSED CITY MAP AMENDMENT
- PAA — PUBLICLY ACCESSIBLE AREA
- BUILDING LINE ABOVE
- DIRECTION OF STREET TRAFFIC
- 100' — BUILDING HEIGHT
- PROPOSED NEW STREET TREE (ILLUSTRATIVE)
- HT+250.00' (HT +240.00') — MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- LANDSCAPE - SOIL
- LANDSCAPE - PAVED SEATING
- LANDSCAPE - PAVED WALKING
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

NOTES

1. All building heights and elevations are measured from the DFE.
2. Building entrances are shown for illustrative purposes only.
3. Rooftop mechanical equipment and bulkhead locations and size are subject to change within area defined by the screenwall.
4. Interior subdivisions and use designations are illustrative only and are subject to change.
5. Street trees adjacent to the project area will be provided in accordance with ZR 26-41(b). The location and number shall be subject to the Department of Parks and Recreation determination of feasibility.
6. Information regarding the surrounding properties is shown for illustrative purposes only.
7. All existing street trees to be removed and replaced with Proposed street trees.



1 ZONING SITE PLAN
1/64" = 1'

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REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION

DATE	DRAWN BY	CHECKED BY
05/24/24	WW	

REGISTERED ARCHITECT DONALD VALORZ 031075 STATE OF NEW YORK

SHEET TITLE
ZONING LOT SITE PLAN

SCALE
AS NOTED

SHEET NO.
Z-110.00
of

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