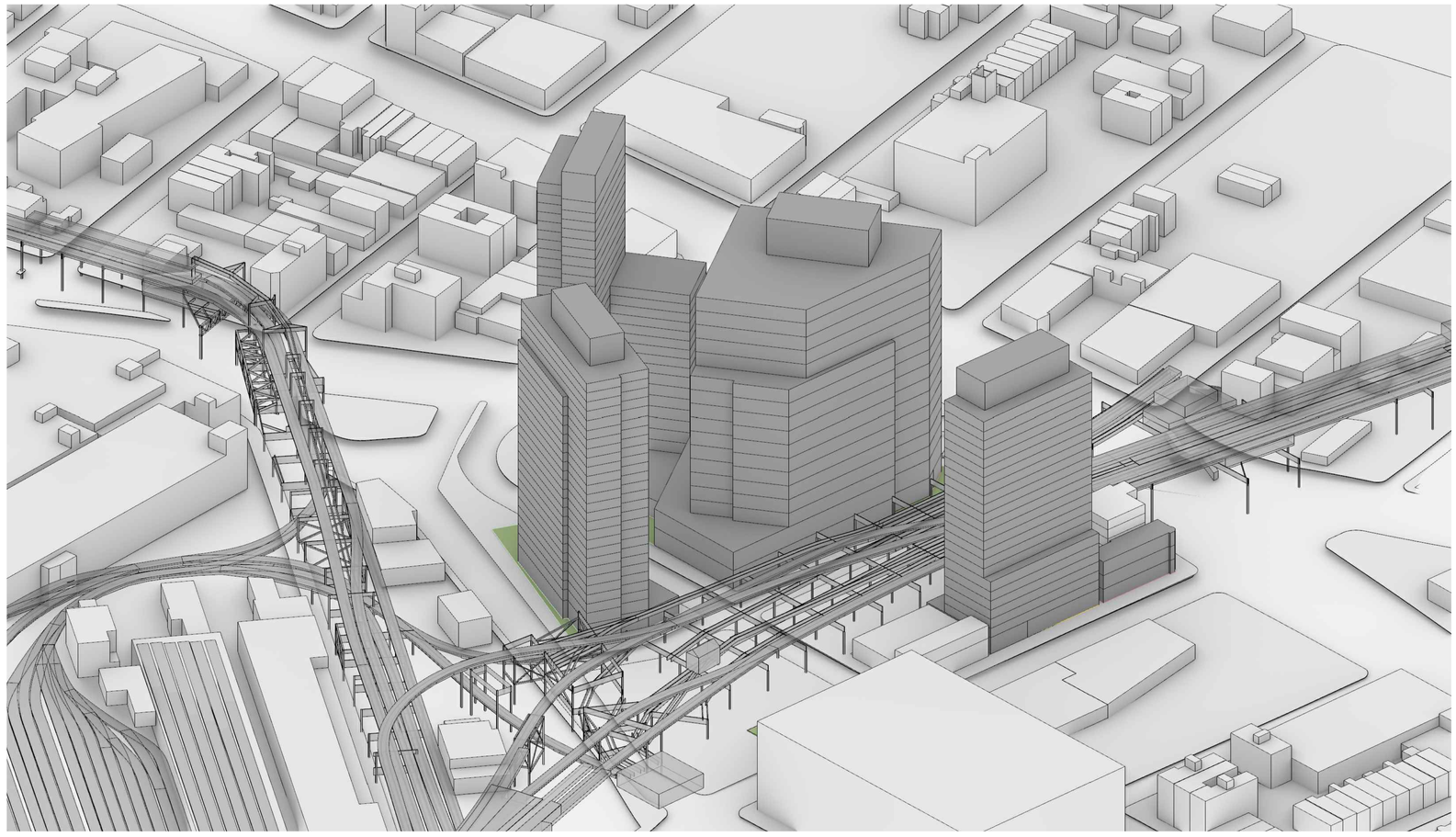


Herkimer Williams

Brooklyn, New York

ULURP Set - Z Series
August 21, 2025

INDEX OF DRAWINGS

Z-000	Cover Page
Z-001	Survey
Z-002	Survey
Z-003	Survey
Z-004	Survey
Z-005	Survey
Z-006	Survey
Z-007	Survey
Z-011	LSGD Zoning Calculation
Z-012	LSGD Site Plan
Z-013	Illustrative LSGD Ground Floor Plan
Z-014	LSGD Urban Design Controls Axonometric
Z-020	Parcel 1 Zoning Lot Site Plan
Z-021	Parcel 1 Illustrative Ground Floor Plan
Z-030	Parcel 2 Zoning Lot Site Plan
Z-031	Parcel 2 Illustrative Ground Floor Plan
Z-032	Parcel 2 Waiver Plan
Z-033	Parcel 2 Waiver Sections
Z-040	Parcel 3 Zoning Lot Site Plan
Z-041	Parcel 3 Illustrative Ground Floor Plan
Z-042	Parcel 3 Waiver Plan
Z-043	Parcel 3 Waiver Sections
Z-050	Parcel 4/5 Zoning Lot Site Plan
Z-051	Parcel 4/5 Illustrative Ground Floor Plan
Z-052	Parcel 4/5 Waiver Plan
Z-053	Parcel 4/5 Waiver Sections
Z-054	Parcel 5 Use Waiver Plan
Z-060	Neighborhood Character Drawings
Z-061	Neighborhood Character Drawings
Z-062	Neighborhood Character Drawings
Z-063	Neighborhood Character Drawings

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS
7	08/21/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

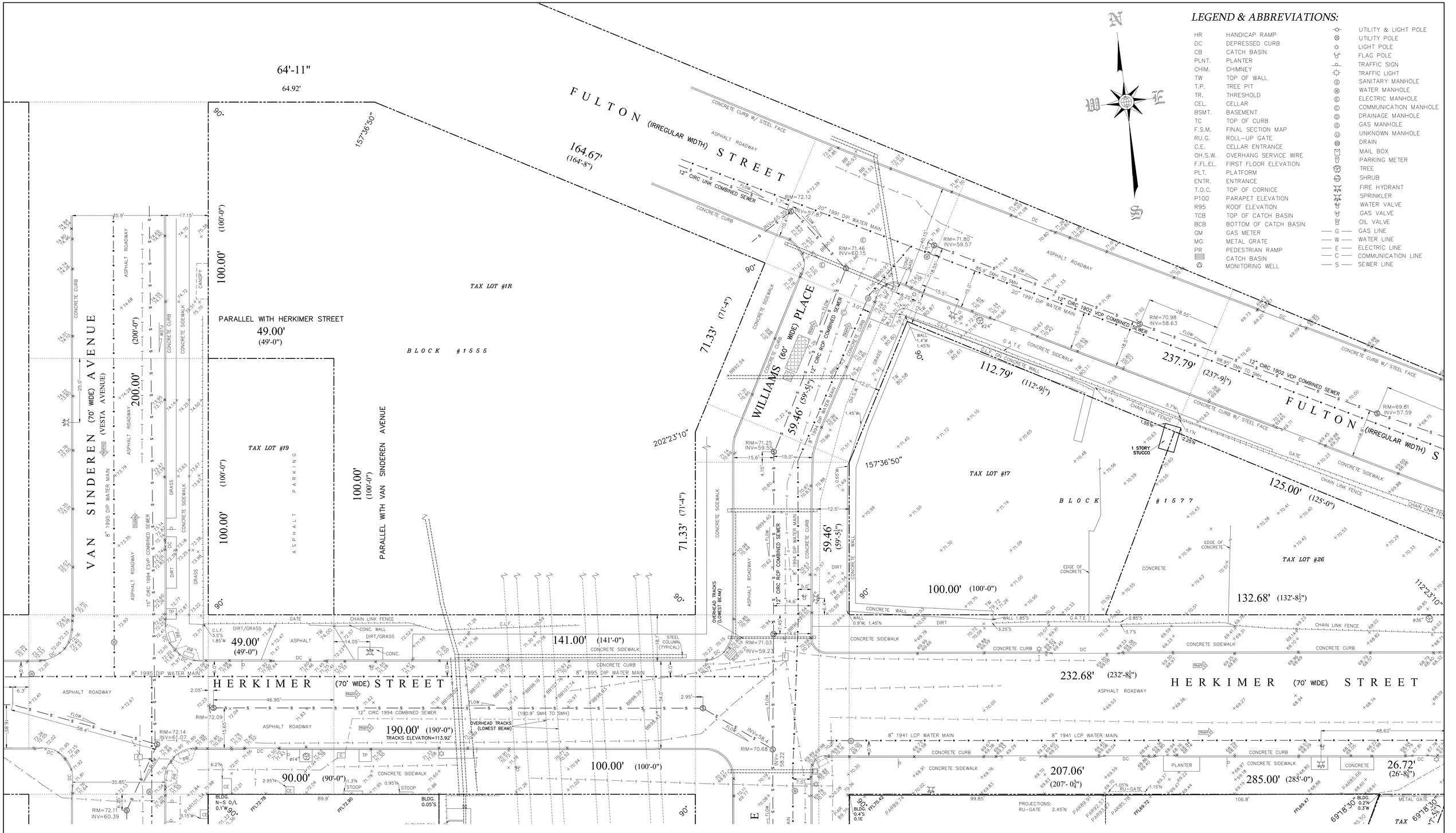
Seal



Drawing Title

Cover Page

Drawn by	
Checked by	
Date	August 21, 2025
Scale	NTS
Drawing Number	Z-000.00
Sheet Number	1 OF 32
Sheet Size	ARCH E1



Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

SURVEY OF PROPERTY LOCATED AT:

#1519 HERKIMER STREET, #45, #25 VAN SINDEREN AVENUE, BROOKLYN
#2465 ATLANTIC AVENUE, #27 WILLIAMS PLACE, BROOKLYN
#2488 & #2514 FULTON STREET,
#1785, #1809, #1811, #1821, #1829 & #1833 EAST NEW YORK AVENUE, BROOKLYN
COUNTY OF KINGS
CITY & STATE OF NEW YORK
BLOCK ..... 1555, LOT(S) 19
BLOCK ..... 1576, LOT(S) ..... 1, 9 & 34
BLOCK ..... 1577, LOT(S) 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. TOPOGRAPHICAL & UTILITY SURVEY	K.S./K.Z.	05-27-22	ASC22195

CERTIFY TO:

SURVEYED BY
ARKADIUSZ JUSIEGA, P.L.S.
N.Y.S. LIC. NO. 050569

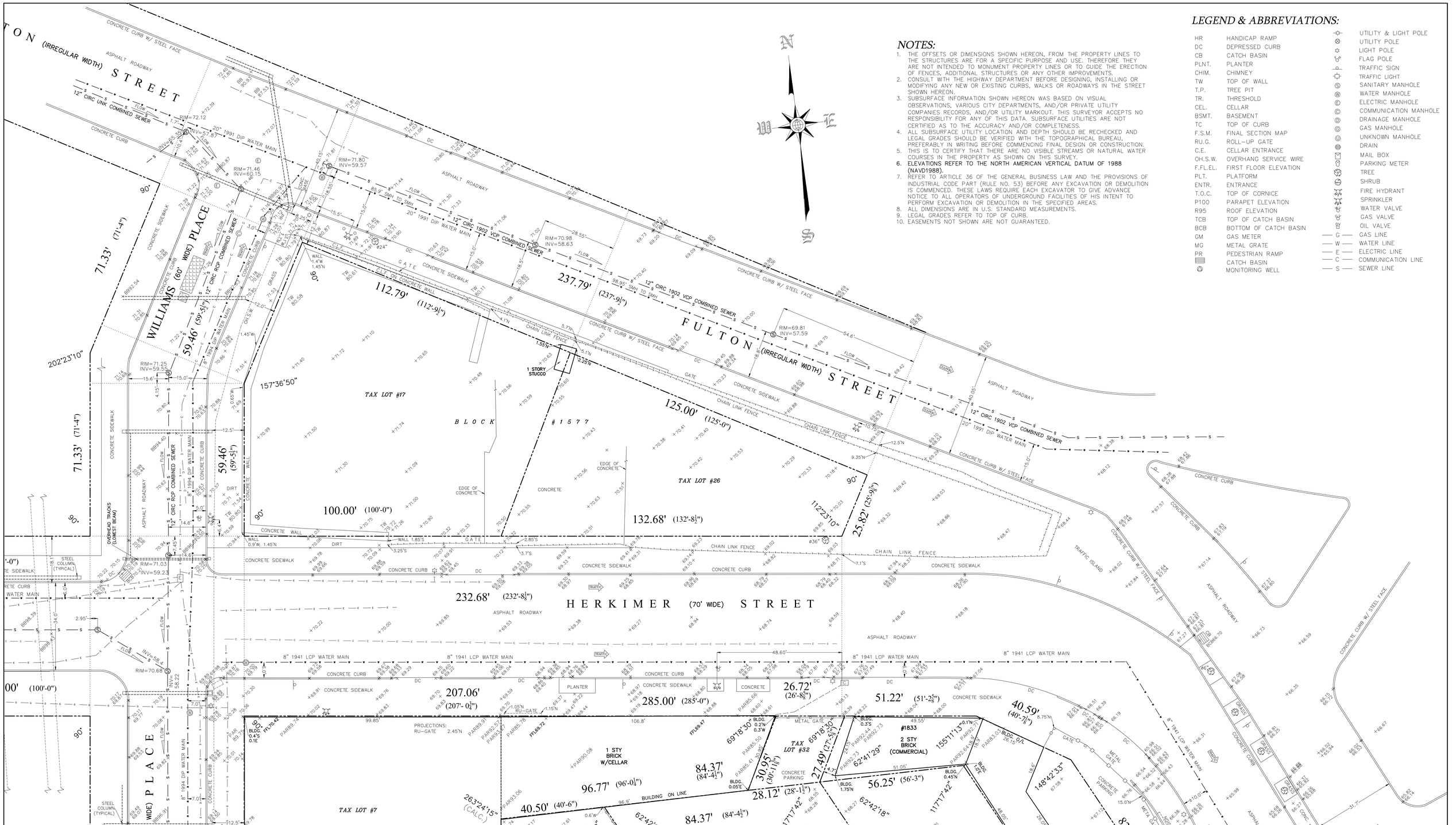
LICENSED IN N.Y. & N.J.

AREK SURVEYING P.C.
10 TAFT PLACE
ALBERTSON, NY 11507
WWW.ASCNY.NET
TEL: (516) 792-6676

SCALE: 1" = 16'
JOB NO: ASC-22195

ORDERED BY: BEB Capital

SHEET 1 OF 7



NOTES:

1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREET SHOWN HEREON.
3. SUBSURFACE INFORMATION SHOWN HEREON WAS BASED ON VISUAL OBSERVATIONS, VARIOUS CITY DEPARTMENTS, AND/OR PRIVATE UTILITY COMPANIES RECORDS, AND/OR UTILITY MARKOUT. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. SUBSURFACE UTILITIES ARE NOT CERTIFIED AS TO THE ACCURACY AND/OR COMPLETENESS.
4. ALL SUBSURFACE UTILITY LOCATION AND DEPTH SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING FINAL DESIGN OR CONSTRUCTION.
5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
6. **ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988).**
7. REFER TO ARTICLE 36 OF THE GENERAL BUSINESS LAW AND THE PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 53) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. THESE LAWS REQUIRE EACH EXCAVATOR TO GIVE ADVANCE NOTICE TO ALL OPERATORS OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION IN THE SPECIFIED AREAS.
8. ALL DIMENSIONS ARE IN U.S. STANDARD MEASUREMENTS.
9. LEGAL GRADES REFER TO TOP OF CURB.
10. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

LEGEND & ABBREVIATIONS:

HR	HANDICAP RAMP
DC	DEPRESSED CURB
CB	CATCH BASIN
PLNT.	PLANTER
CHIM.	CHIMNEY
TW	TOP OF WALL
T.P.	TREE PIT
TR.	THRESHOLD
CEL.	CELLAR
BSMT.	BASEMENT
TC	TOP OF CURB
F.S.M.	FINAL SECTION MAP
RU.G.	ROLL-UP GATE
C.E.	CELLAR ENTRANCE
OH.S.W.	OVERHANG SERVICE WIRE
F.FL.EL.	FIRST FLOOR ELEVATION
PLT.	PLATFORM
ENTR.	ENTRANCE
T.O.C.	TOP OF CORNICE
P100	PARAPET ELEVATION
R95	ROOF ELEVATION
TCB	TOP OF CATCH BASIN
BCB	BOTTOM OF CATCH BASIN
GM	GAS METER
MG	METAL GRATE
PR	PEDESTRIAN RAMP
	CATCH BASIN
	MONITORING WELL

	UTILITY & LIGHT POLE
	UTILITY POLE
	LIGHT POLE
	FLAG POLE
	TRAFFIC SIGN
	TRAFFIC LIGHT
S	SANITARY MANHOLE
W	WATER MANHOLE
E	ELECTRIC MANHOLE
C	COMMUNICATION MANHOLE
D	DRAINAGE MANHOLE
G	GAS MANHOLE
U	UNKNOWN MANHOLE
	DRAIN
	MAIL BOX
	PARKING METER
	TREE
	SHRUB
	FIRE HYDRANT
	SPRINKLER
	WATER VALVE
	GAS VALVE
	OIL VALVE
— G —	GAS LINE
— W —	WATER LINE
— E —	ELECTRIC LINE
— C —	COMMUNICATION LINE
— S —	SEWER LINE

Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

SURVEY OF PROPERTY LOCATED AT:

#1519 HERKIMER STREET, #45, #25 VAN SINDEREN AVENUE, BROOKLYN
#2465 ATLANTIC AVENUE, #27 WILLIAMS PLACE, BROOKLYN
#2488 & #2514 FULTON STREET,
#1785, #1809, #1811, #1821, #1829 & #1833 EAST NEW YORK AVENUE, BROOKLYN
COUNTY OF KINGS
CITY & STATE OF NEW YORK
BLOCK ..... 1555, LOT(S) 19
BLOCK ..... 1576, LOT(S) ..... 1, 9 & 34
BLOCK ..... 1577, LOT(S) 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. TOPOGRAPHICAL & UTILITY SURVEY	K.S./K.Z.	05-27-22	ASC22195

SURVEYED BY
ARKADIUSZ JUSIEGA, P.L.S.
N.Y.S. LIC. NO. 050569

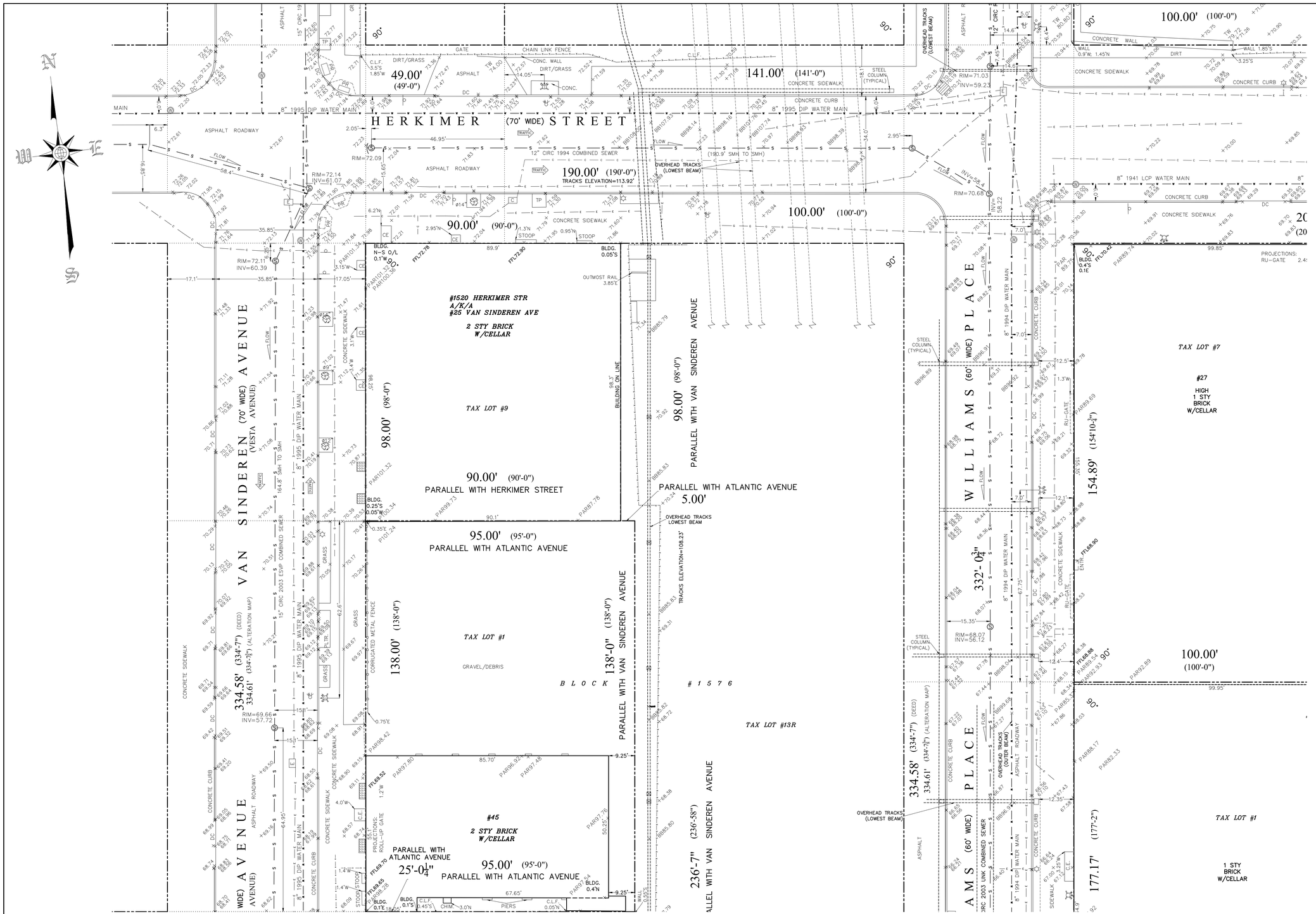
LICENSED IN N.Y. & N.J.

AREK SURVEYING P.C.
10 TAFT PLACE
ALBERTSON, NY 11507
WWW.ASCNY.NET
TEL: (516) 792-6676

SCALE: 1" = 16'
JOB NO: ASC-22195

CERTIFY TO:

ORDERED BY: BEB Capital



LEGEND & ABBREVIATIONS:

HR	HANDICAP RAMP	☼	UTILITY & LIGHT POLE
DC	DEPRESSED CURB	⊗	UTILITY POLE
CB	CATCH BASIN	☼	LIGHT POLE
PLNT.	PLANTER		FLAG POLE
CHIM.	CHIMNEY		TRAFFIC SIGN
TW	TOP OF WALL		TRAFFIC LIGHT
T.P.	TREE PIT	Ⓢ	SANITARY MANHOLE
TR.	THRESHOLD	Ⓦ	WATER MANHOLE
CEL.	CELLAR	Ⓔ	ELECTRIC MANHOLE
BSMT.	BASEMENT	Ⓒ	COMMUNICATION MANHOLE
TC	TOP OF CURB	Ⓓ	DRAINAGE MANHOLE
F.S.M.	FINAL SECTION MAP	Ⓖ	GAS MANHOLE
RU.G.	ROLL-UP GATE	Ⓤ	UNKNOWN MANHOLE
C.E.	CELLAR ENTRANCE		DRAIN
OH.S.W.	OVERHANG SERVICE WIRE		MAIL BOX
F.FL.EL.	FIRST FLOOR ELEVATION		PARKING METER
PLT.	PLATFORM		TREE
ENTR.	ENTRANCE		SHRUB
T.O.C.	TOP OF CORNICE		FIRE HYDRANT
P100	PARAPET ELEVATION		SPRINKLER
R95	ROOF ELEVATION		WATER VALVE
TCB	TOP OF CATCH BASIN		GAS VALVE
BCB	BOTTOM OF CATCH BASIN		OIL VALVE
GM	GAS METER	— G —	GAS LINE
MG	METAL GRATE	— W —	WATER LINE
PR	PEDESTRIAN RAMP	— E —	ELECTRIC LINE
	CATCH BASIN	— C —	COMMUNICATION LINE
	MONITORING WELL	— S —	SEWER LINE

NOTES:

1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREET SHOWN HEREON.
3. SUBSURFACE INFORMATION SHOWN HEREON WAS BASED ON VISUAL OBSERVATIONS, VARIOUS CITY DEPARTMENTS, AND/OR PRIVATE UTILITY COMPANIES RECORDS, AND/OR UTILITY MARKOUT. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. SUBSURFACE UTILITIES ARE NOT CERTIFIED AS TO THE ACCURACY AND/OR COMPLETENESS.
4. ALL SUBSURFACE UTILITY LOCATION AND DEPTH SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING FINAL DESIGN OR CONSTRUCTION.
5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988).
7. REFER TO ARTICLE 36 OF THE GENERAL BUSINESS LAW AND THE PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 53) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. THESE LAWS REQUIRE EACH EXCAVATOR TO GIVE ADVANCE NOTICE TO ALL OPERATORS OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION IN THE SPECIFIED AREAS.
8. ALL DIMENSIONS ARE IN U.S. STANDARD MEASUREMENTS.
9. LEGAL GRADES REFER TO TOP OF CURB.
10. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

SURVEY OF PROPERTY LOCATED AT:

#1519 HERKIMER STREET, #45, #25 VAN SINDEREN AVENUE, BROOKLYN
#2465 ATLANTIC AVENUE, #27 WILLIAMS PLACE, BROOKLYN
#2488 & #2514 FULTON STREET,
#1785, #1809, #1811, #1821, #1829 & #1833 EAST NEW YORK AVENUE, BROOKLYN
COUNTY OF KINGS
CITY & STATE OF NEW YORK
BLOCK ..... 1555, LOT(S) 19
BLOCK ..... 1576, LOT(S) ..... 1, 9 & 34
BLOCK ..... 1577, LOT(S) 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. TOPOGRAPHICAL & UTILITY SURVEY	K.S./K.Z.	05-27-22	ASC22195

SURVEYED BY
ARKADIUSZ JUSIEGA, P.L.S.
N.Y.S. LIC. NO. 050569

AREK SURVEYING P.C.
10 TAFT PLACE
ALBERTSON, NY 11507
WWW.ASCNY.NET
TEL: (516) 792-6676

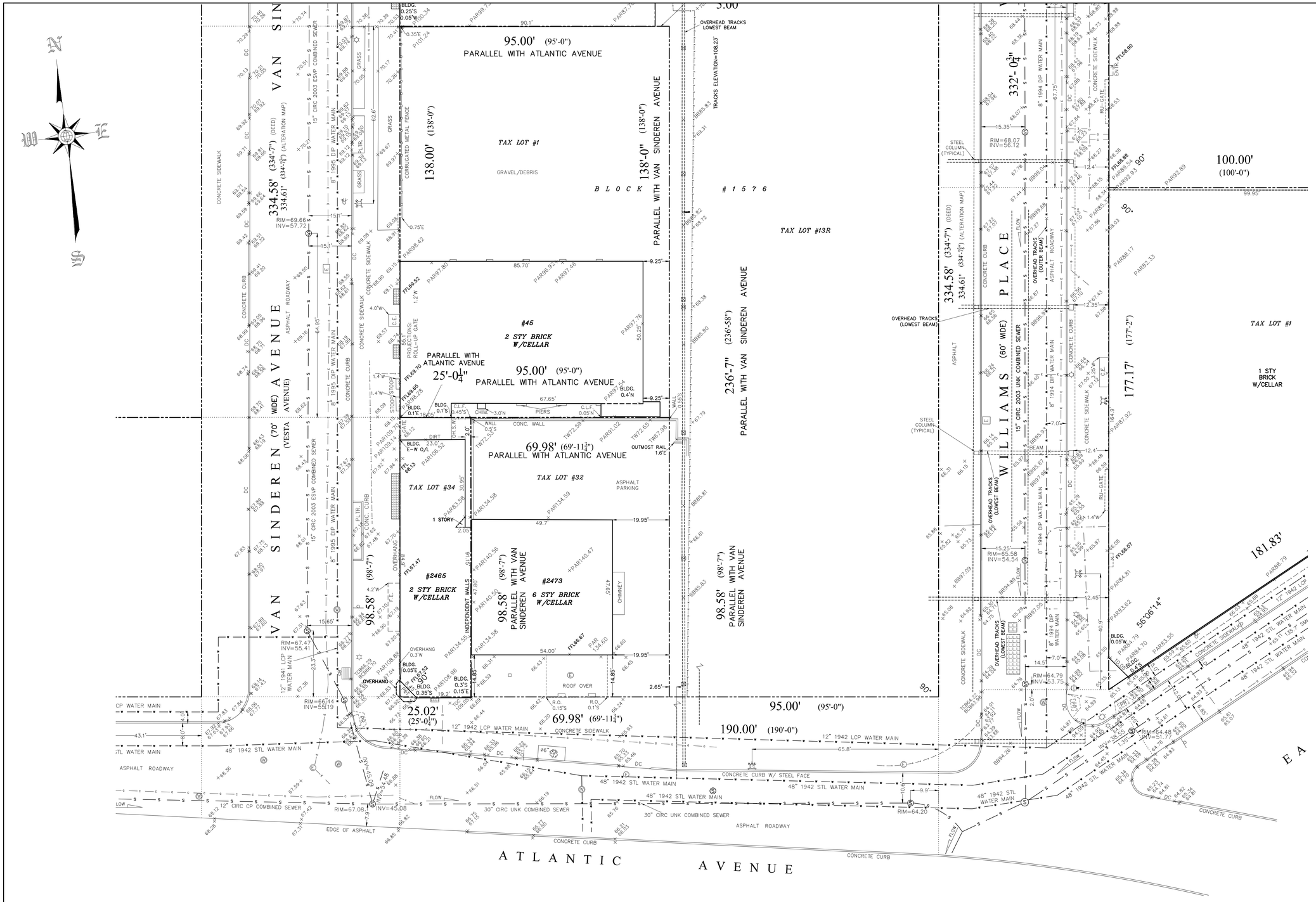
LICENSED IN N.Y. & N.J.

SCALE: 1" = 16'
JOB NO: ASC-22195

CERTIFY TO:

ORDERED BY: BEB Capital

SHEET 3 OF 7



LEGEND & ABBREVIATIONS:

HR	HANDICAP RAMP
DC	DEPRESSED CURB
CB	CATCH BASIN
PLNT.	PLANTER
CHIM.	CHIMNEY
TW.	TOP OF WALL
T.P.	TREE PIT
TR.	THRESHOLD
CEL.	CELLAR
BSMT.	BASEMENT
TC	TOP OF CURB
F.S.M.	FINAL SECTION MAP
RU.G.	ROLL-UP GATE
C.E.	CELLAR ENTRANCE
OH.S.W.	OVERHANG SERVICE WIRE
F.FL.EL.	FIRST FLOOR ELEVATION
PLT.	PLATFORM
ENTR.	ENTRANCE
T.O.C.	TOP OF CORNICE
P100	PARAPET ELEVATION
R95	ROOF ELEVATION
TCB	TOP OF CATCH BASIN
BCB	BOTTOM OF CATCH BASIN
GM	GAS METER
MG	METAL GRATE
PR	PEDESTRIAN RAMP
	CATCH BASIN
	MONITORING WELL

	UTILITY & LIGHT POLE
	UTILITY POLE
	LIGHT POLE
	FLAG POLE
P	TRAFFIC SIGN
	TRAFFIC LIGHT
S	SANITARY MANHOLE
W	WATER MANHOLE
E	ELECTRIC MANHOLE
C	COMMUNICATION MANHOLE
D	DRAINAGE MANHOLE
G	GAS MANHOLE
U	UNKNOWN MANHOLE
	DRAIN
	MAIL BOX
	PARKING METER
	TREE
	SHRUB
	FIRE HYDRANT
	SPRINKLER
	WATER VALVE
	GAS VALVE
	OIL VALVE
G	GAS LINE
W	WATER LINE
E	ELECTRIC LINE
C	COMMUNICATION LINE
S	SEWER LINE

NOTES:

1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREET SHOWN HEREON.
3. SUBSURFACE INFORMATION SHOWN HEREON WAS BASED ON VISUAL OBSERVATIONS, VARIOUS CITY DEPARTMENTS, AND/OR PRIVATE UTILITY COMPANIES RECORDS, AND/OR UTILITY MARKOUT. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. SUBSURFACE UTILITIES ARE NOT CERTIFIED AS TO THE ACCURACY AND/OR COMPLETENESS.
4. ALL SUBSURFACE UTILITY LOCATION AND DEPTH SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING FINAL DESIGN OR CONSTRUCTION.
5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988).
7. REFER TO ARTICLE 36 OF THE GENERAL BUSINESS LAW AND THE PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 53) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. THESE LAWS REQUIRE EACH EXCAVATOR TO GIVE ADVANCE NOTICE TO ALL OPERATORS OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION IN THE SPECIFIED AREAS.
8. ALL DIMENSIONS ARE IN U.S. STANDARD MEASUREMENTS.
9. LEGAL GRADES REFER TO TOP OF CURB.
10. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

SURVEY OF PROPERTY LOCATED AT:

#1519 HERKIMER STREET, #45, #25 VAN SINDEREN AVENUE, BROOKLYN
#2465 ATLANTIC AVENUE, #27 WILLIAMS PLACE, BROOKLYN
#2488 & #2514 FULTON STREET,
#1785, #1809, #1811, #1821, #1829 & #1833 EAST NEW YORK AVENUE, BROOKLYN
COUNTY OF KINGS
CITY & STATE OF NEW YORK
BLOCK ..... 1555, LOT(S) 19
BLOCK ..... 1576, LOT(S) ..... 1, 9 & 34
BLOCK ..... 1577, LOT(S) 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. TOPOGRAPHICAL & UTILITY SURVEY	K.S./K.Z.	05-27-22	ASC22195

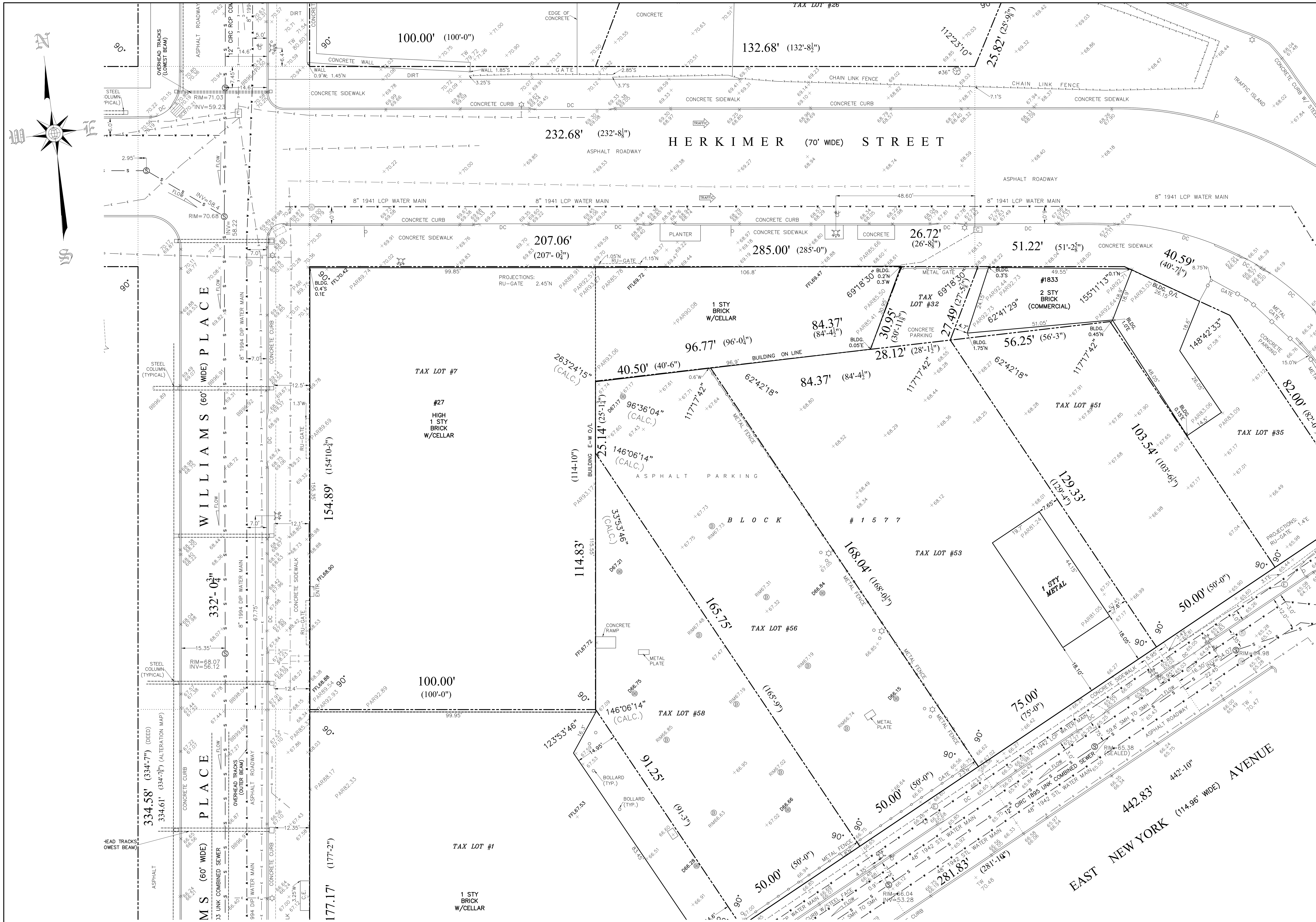
SURVEYED BY
ARKADIUSZ JUSIEGA, P.L.S.
N.Y.S. LIC. NO. 050569

AREK SURVEYING P.C.
10 TAFT PLACE
ALBERTSON, NY 11507
WWW.ASCNY.NET
TEL: (516) 792-6676
LICENSED IN N.Y. & N.J.

SCALE: 1" = 16'
JOB NO: ASC-22195

CERTIFY TO:

ORDERED BY: BEB Capital



LEGEND & ABBREVIATIONS:

HR	HANDICAP RAMP
DC	DEPRESSED CURB
CB	CATCH BASIN
PLNT.	PLANTER
CHIM.	CHIMNEY
TW	TOP OF WALL
T.P.	TREE PIT
TR.	THRESHOLD
CEL.	CELLAR
BSMT.	BASEMENT
TC	TOP OF CURB
F.S.M.	FINAL SECTION MAP
RU.G.	ROLL-UP GATE
C.E.	CELLAR ENTRANCE
OH.S.W.	OVERHANG SERVICE WIRE
F.FL.EL.	FIRST FLOOR ELEVATION
PLT.	PLATFORM
ENTR.	ENTRANCE
T.O.C.	TOP OF CORNICE
P100	PARAPET ELEVATION
R95	ROOF ELEVATION
TCB	TOP OF CATCH BASIN
BCB	BOTTOM OF CATCH BASIN
GM	GAS METER
MG	METAL GRATE
PR	PEDESTRIAN RAMP
	CATCH BASIN
	MONITORING WELL

UTILITY & LIGHT POLE
UTILITY POLE
LIGHT POLE
FLAG POLE
TRAFFIC SIGN
TRAFFIC LIGHT
SANITARY MANHOLE
WATER MANHOLE
ELECTRIC MANHOLE
COMMUNICATION MANHOLE
DRAINAGE MANHOLE
GAS MANHOLE
UNKNOWN MANHOLE
DRAIN
MAIL BOX
PARKING METER
TREE
SHRUB
FIRE HYDRANT
SPRINKLER
WATER VALVE
GAS VALVE
OIL VALVE
— G — GAS LINE
— W — WATER LINE
— E — ELECTRIC LINE
— C — COMMUNICATION LINE
— S — SEWER LINE

NOTES:

1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREET SHOWN HEREON.
3. SUBSURFACE INFORMATION SHOWN HEREON WAS BASED ON VISUAL OBSERVATIONS, VARIOUS CITY DEPARTMENTS, AND/OR PRIVATE UTILITY COMPANIES RECORDS, AND/OR UTILITY MARKOUT. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. SUBSURFACE UTILITIES ARE NOT CERTIFIED AS TO THE ACCURACY AND/OR COMPLETENESS.
4. ALL SUBSURFACE UTILITY LOCATION AND DEPTH SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING FINAL DESIGN OR CONSTRUCTION.
5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988).
7. REFER TO ARTICLE 36 OF THE GENERAL BUSINESS LAW AND THE PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 53) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. THESE LAWS REQUIRE EACH EXCAVATOR TO GIVE ADVANCE NOTICE TO ALL OPERATORS OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION IN THE SPECIFIED AREAS.
8. ALL DIMENSIONS ARE IN U.S. STANDARD MEASUREMENTS.
9. LEGAL GRADES REFER TO TOP OF CURB.
10. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

SURVEY OF PROPERTY LOCATED AT:

#1519 HERKIMER STREET, #45, #25 VAN SINDEREN AVENUE, BROOKLYN
#2465 ATLANTIC AVENUE, #27 WILLIAMS PLACE, BROOKLYN
#2488 & #2514 FULTON STREET,
#1785, #1809, #1811, #1821, #1829 & #1833 EAST NEW YORK AVENUE, BROOKLYN
COUNTY OF KINGS
CITY & STATE OF NEW YORK
BLOCK .... 1555, LOT(S) 19
BLOCK .... 1576, LOT(S) .... 1, 9 & 34
BLOCK .... 1577, LOT(S) 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. TOPOGRAPHICAL & UTILITY SURVEY	K.S./K.Z.	05-27-22	ASC22195

SURVEYED BY
ARKADIUSZ JUSIEGA, P.L.S.
N.Y.S. LIC. NO. 050569

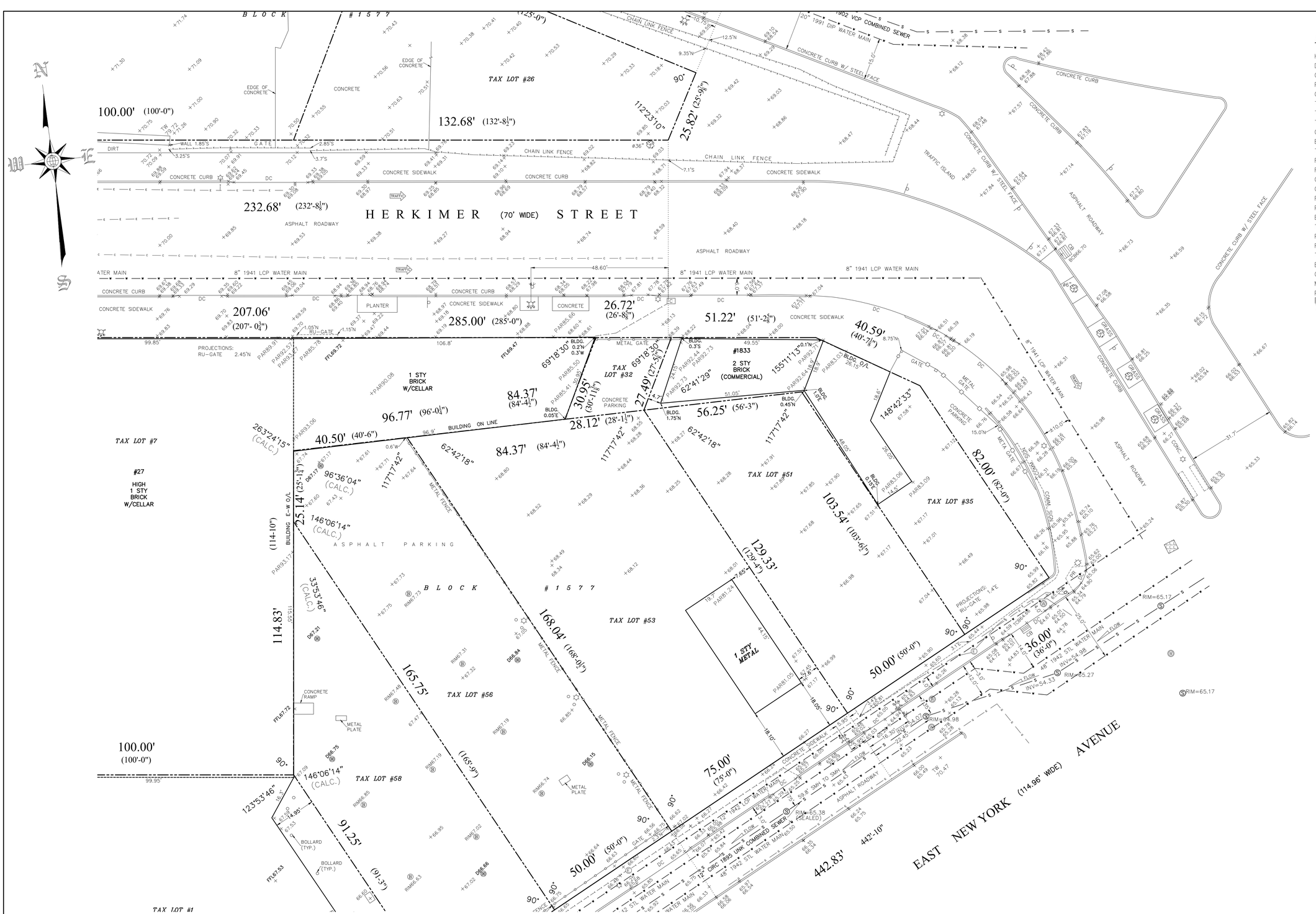
STATE OF NEW YORK · ARKADIUSZ JUSIEGA · 050569 · LICENSED LAND SURVEYOR
LICENSED IN N.Y. & N.J.

AREK SURVEYING P.C.
10 TAFT PLACE
ALBERTSON, NY 11507
WWW.ASCNY.NET
TEL: (516) 792-6676

SCALE: 1" = 16'
JOB NO: ASC-22195

CERTIFY TO:

ORDERED BY: BEB Capital



LEGEND & ABBREVIATIONS:

HR	HANDICAP RAMP		UTILITY & LIGHT POLE
DC	DEPRESSED CURB		UTILITY POLE
CB	CATCH BASIN		LIGHT POLE
PLNT.	PLANTER		FLAG POLE
CHIM.	CHIMNEY		TRAFFIC SIGN
TW	TOP OF WALL		TRAFFIC LIGHT
T.P.	TREE PIT	S	SANITARY MANHOLE
TR.	THRESHOLD	W	WATER MANHOLE
CEL.	CELLAR	E	ELECTRIC MANHOLE
BSMT.	BASEMENT	C	COMMUNICATION MANHOLE
TC	TOP OF CURB	D	DRAINAGE MANHOLE
F.S.M.	FINAL SECTION MAP	G	GAS MANHOLE
RU.G.	ROLL-UP GATE	U	UNKNOWN MANHOLE
C.E.	CELLAR ENTRANCE		DRAIN
OH.S.W.	OVERHANG SERVICE WIRE		MAIL BOX
F.FL.EL.	FIRST FLOOR ELEVATION		PARKING METER
PLT.	PLATFORM		TREE
ENTR.	ENTRANCE		SHRUB
T.O.C.	TOP OF CORNICE		FIRE HYDRANT
P100	PARAPET ELEVATION		SPRINKLER
R95	ROOF ELEVATION		WATER VALVE
TCB	TOP OF CATCH BASIN		GAS VALVE
BCB	BOTTOM OF CATCH BASIN		OIL VALVE
GM	GAS METER	— G —	GAS LINE
MG	METAL GRATE	— W —	WATER LINE
PR	PEDESTRIAN RAMP	— E —	ELECTRIC LINE
	CATCH BASIN	— C —	COMMUNICATION LINE
	MONITORING WELL	— S —	SEWER LINE

NOTES:

1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREET SHOWN HEREON.
3. SUBSURFACE INFORMATION SHOWN HEREON WAS BASED ON VISUAL OBSERVATIONS, VARIOUS CITY DEPARTMENTS, AND/OR PRIVATE UTILITY COMPANIES RECORDS, AND/OR UTILITY MARKOUT. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. SUBSURFACE UTILITIES ARE NOT CERTIFIED AS TO THE ACCURACY AND/OR COMPLETENESS.
4. ALL SUBSURFACE UTILITY LOCATION AND DEPTH SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING FINAL DESIGN OR CONSTRUCTION.
5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
6. **ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988).**
7. REFER TO ARTICLE 36 OF THE GENERAL BUSINESS LAW AND THE PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 53) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. THESE LAWS REQUIRE EACH EXCAVATOR TO GIVE ADVANCE NOTICE TO ALL OPERATORS OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION IN THE SPECIFIED AREAS.
8. ALL DIMENSIONS ARE IN U.S. STANDARD MEASUREMENTS.
9. LEGAL GRADES REFER TO TOP OF CURB.
10. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

SURVEY OF PROPERTY LOCATED AT:

#1519 HERKIMER STREET, #45, #25 VAN SINDEREN AVENUE, BROOKLYN
#2465 ATLANTIC AVENUE, #27 WILLIAMS PLACE, BROOKLYN
#2488 & #2514 FULTON STREET,
#1785, #1809, #1811, #1821, #1829 & #1833 EAST NEW YORK AVENUE, BROOKLYN
COUNTY OF KINGS
CITY & STATE OF NEW YORK
BLOCK ..... 1555, LOT(S) 19
BLOCK ..... 1576, LOT(S) ..... 1, 9 & 34
BLOCK ..... 1577, LOT(S) 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. TOPOGRAPHICAL & UTILITY SURVEY	K.S./K.Z.	05-27-22	ASC22195

SURVEYED BY
ARKADIUSZ JUSIEGA, P.L.S.
N.Y.S. LIC. NO. 050569

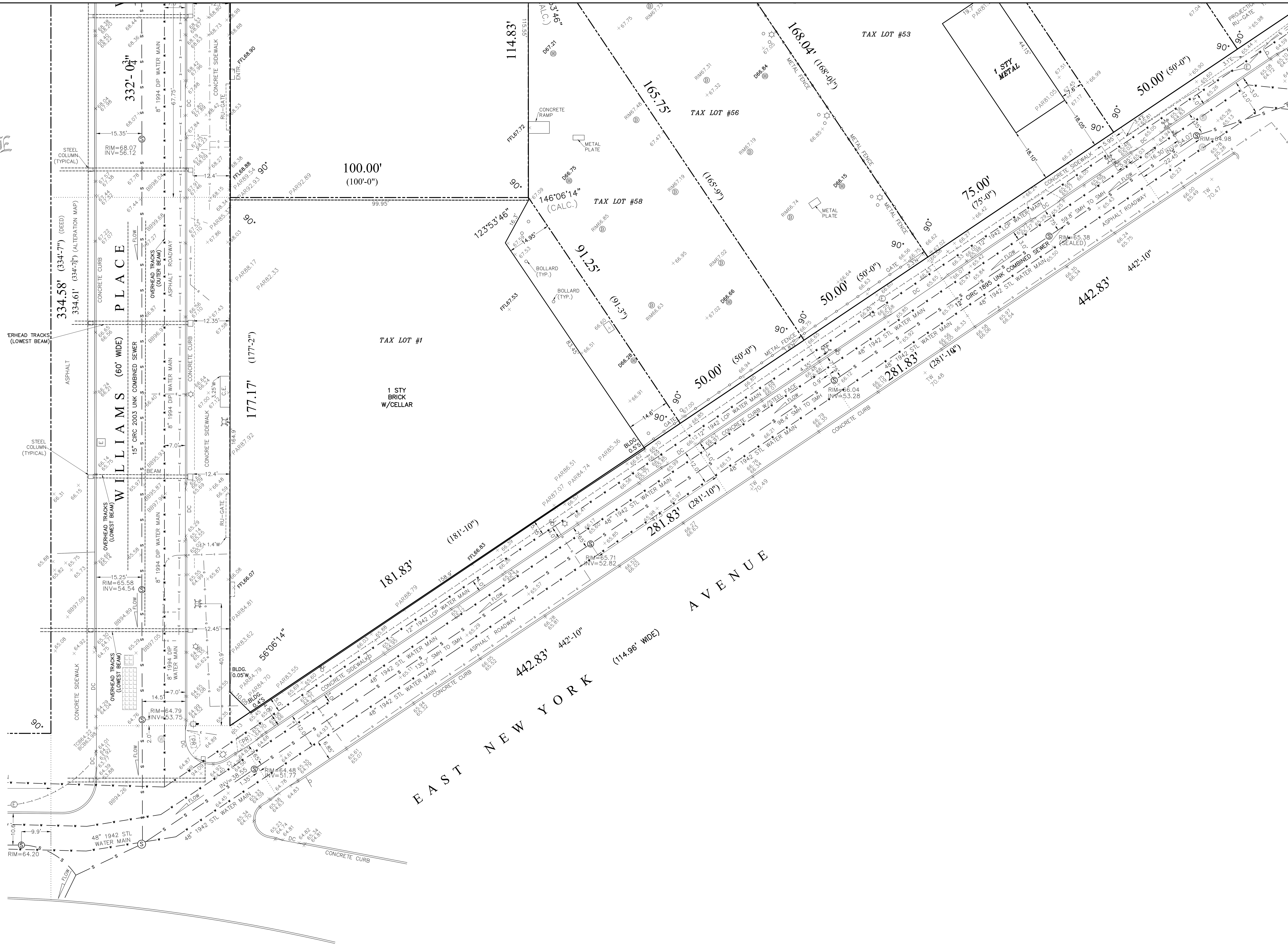
AREK SURVEYING P.C.
10 TAFT PLACE
ALBERTSON, NY 11507
WWW.ASCNY.NET
TEL: (516) 792-6676

LICENSED IN N.Y. & N.J.

SCALE: 1" = 16'
JOB NO: ASC-22195

CERTIFY TO:

ORDERED BY: BEB Capital



LEGEND & ABBREVIATIONS:

HR	HANDICAP RAMP
DC	DEPRESSED CURB
CB	CATCH BASIN
PLNT.	PLANTER
CHIM.	CHIMNEY
TW	TOP OF WALL
T.P.	TREE PIT
TR.	THRESHOLD
CEL.	CELLAR
BSMT.	BASEMENT
TC	TOP OF CURB
F.S.M.	FINAL SECTION MAP
RU.G.	ROLL-UP GATE
C.E.	CELLAR ENTRANCE
OH.S.W.	OVERHANG SERVICE WIRE
F.FL.EL.	FIRST FLOOR ELEVATION
PLT.	PLATFORM
ENTR.	ENTRANCE
T.O.C.	TOP OF CORNICE
P100	PARAPET ELEVATION
R95	ROOF ELEVATION
TCB	TOP OF CATCH BASIN
BCB	BOTTOM OF CATCH BASIN
GM	GAS METER
MG	METAL GRATE
PR	PEDESTRIAN RAMP
	CATCH BASIN
	MONITORING WELL

- UTILITY & LIGHT POLE
- UTILITY POLE
- LIGHT POLE
- FLAG POLE
- TRAFFIC SIGN
- TRAFFIC LIGHT
- SANITARY MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- COMMUNICATION MANHOLE
- DRAINAGE MANHOLE
- GAS MANHOLE
- UNKNOWN MANHOLE
- DRAIN
- MAIL BOX
- PARKING METER
- TREE
- SHRUB
- FIRE HYDRANT
- SPRINKLER
- WATER VALVE
- GAS VALVE
- OIL VALVE
- — G — GAS LINE
- — W — WATER LINE
- — E — ELECTRIC LINE
- — C — COMMUNICATION LINE
- — S — SEWER LINE

NOTES:

1. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREET SHOWN HEREON.
3. SUBSURFACE INFORMATION SHOWN HEREON WAS BASED ON VISUAL OBSERVATIONS, VARIOUS CITY DEPARTMENTS, AND/OR PRIVATE UTILITY COMPANIES RECORDS, AND/OR UTILITY MARKOUT. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. SUBSURFACE UTILITIES ARE NOT CERTIFIED AS TO THE ACCURACY AND/OR COMPLETENESS.
4. ALL SUBSURFACE UTILITY LOCATION AND DEPTH SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING FINAL DESIGN OR CONSTRUCTION.
5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988).
7. REFER TO ARTICLE 36 OF THE GENERAL BUSINESS LAW AND THE PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 53) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. THESE LAWS REQUIRE EACH EXCAVATOR TO GIVE ADVANCE NOTICE TO ALL OPERATORS OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION IN THE SPECIFIED AREAS.
8. ALL DIMENSIONS ARE IN U.S. STANDARD MEASUREMENTS.
9. LEGAL GRADES REFER TO TOP OF CURB.
10. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

SURVEY OF PROPERTY LOCATED AT:

#1519 HERKIMER STREET, #45, #25 VAN SINDEREN AVENUE, BROOKLYN
#2465 ATLANTIC AVENUE, #27 WILLIAMS PLACE, BROOKLYN
#2488 & #2514 FULTON STREET,
#1785, #1809, #1811, #1821, #1829 & #1833 EAST NEW YORK AVENUE, BROOKLYN
COUNTY OF KINGS
CITY & STATE OF NEW YORK
BLOCK .... 1555, LOT(S) 19
BLOCK .... 1576, LOT(S) .... 1, 9 & 34
BLOCK .... 1577, LOT(S) 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

REVISIONS DESCRIPTION	PREPARED BY	DATE	FILE
1. TOPOGRAPHICAL & UTILITY SURVEY	K.S./K.Z.	05-27-22	ASC22195

STATE OF NEW YORK · ARKADIUSZ JUSIEGA · 050569 · LICENSED LAND SURVEYOR

LICENSED IN N.Y. & N.J.

SURVEYED BY
ARKADIUSZ JUSIEGA, P.L.S.
N.Y.S. LIC. NO. 050569

AREK SURVEYING P.C.
10 TAFT PLACE
ALBERTSON, NY 11507
WWW.ASCNY.NET
TEL: (516) 792-6676

SCALE: 1" = 16'
JOB NO: ASC-22195

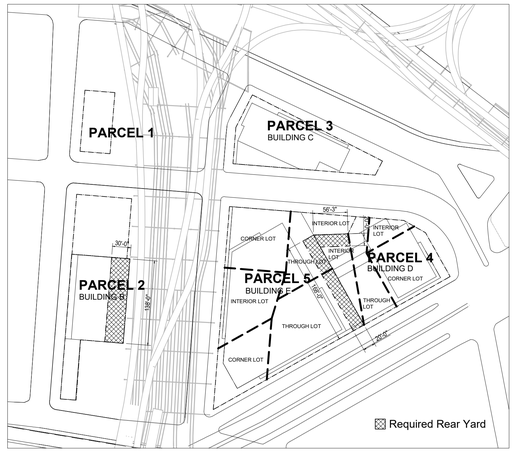
CERTIFY TO:

ORDERED BY: BEB Capital

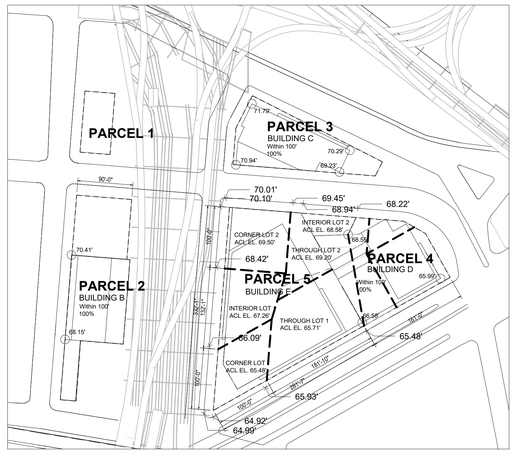
ZONING CHART

Block/Lot(s)	1555 / 19 1576 / 1,34 1577 / 1,7,26,32,35,51,53,56,58
Lot Area	111,551 SF
Zoning Map	17c
Zoning District	C6-4, M1-6
Community District	Brooklyn CD5

	PARCEL / BUILDING	Parcel 1	Parcel 2, Building B	Parcel 3, Building C	Parcel 4, Building D	Parcel 5, Building E		Total	Compliance	Notes
	BLOCK	1555	1576	1577	1577	1577				
	LOT	19	1,34	17,26	32,35,51,53	1,7,56,58				
ZR	ITEM/DESCRIPTION									
	ZONING DISTRICT	**C6-4**	**C6-4**	**C6-4**	**C6-4**	**C6-4**	**M1-6**	**C6-4 / M1-6**		
	LOT AREA	4,900	15,577	17,057	22,620	2,335	49,062	111,551		
	USE									
32-10, 42-10	USES PERMITTED	UG I-X	UG I-X	UG I-X	UG I-X	UG I-X	UG I-X			
	USES PROPOSED									
	Existing Uses	N/A	UG III, VII	UG X	UG X	UG X	UG X			
	New Building Uses	UG II, III, VI, VII (and all permitted uses)	UG II, III, VI, VII (and all permitted uses)	UG II, VI (and all permitted uses)	UG II, III, VI (and all permitted uses)	UG II, III, VI (and all permitted uses)	UG VI, VII, X (and all permitted uses)			
	Uses Total	UG II, III, VI, VII (and all permitted uses)	UG II, III, VI, VII (and all permitted uses)	UG II, VI (and all permitted uses)	UG II, III, VI (and all permitted uses)	UG II, III, VI (and all permitted uses)	UG VI, VII, X (and all permitted uses)		Complies	
	BULK									
	FAR PERMITTED									
23-22,	Residential	12.0	12.0	12.0	12.0	12.0	N/A	12.0		
33-123, 43-122	Community Facility	10.0	10.0	10.0	10.0	10.0	10.0	10.0		
33-122, 43-122	Commercial	10.0	10.0	10.0	10.0	10.0	10.0	10.0		
	Manufacturing	N/A	N/A	N/A	N/A	N/A	10.0	10.00		
	Maximum Total	**12.0**	**12.0**	**12.0**	**12.0**	**12.0**	**10.0**	**11.12**		
	FAR PROPOSED									
	Residential	0.00	11.69	14.19	11.82	0.00		6.20	Does not comply	Refer to explantation of special permit for floor area distribution
	Community Facility	0.00	0.25	0.00	3.69	0.00	0.00	0.75	Complies	
	Commercial	0.00	0.53	1.04	0.92	0.00	9.28	4.86	Complies	
	Manufacturing						1.20	0.53	Complies	
	Maximum Total	**0.00**	**12.46 ***	**14.63 ***	**12.66 ***	**0.00**	**10.48**	**11.08**	**Does not comply**	**Special Permit Requested to transfer floor area from Parcel 1 to Parcels 2, 3, and 4 per 74-743(a)(1)**
	FLOOR AREA PERMITTED									
	Residential	58,800	186,924	204,684	271,434	28,020	N/A	749,862		
	Community Facility	49,000	155,770	170,570	226,195	23,350	490,620	1,115,505		
	Commercial	49,000	155,770	170,570	226,195	23,350	490,620	1,115,505		
	Manufacturing	N/A	N/A	N/A	N/A	N/A	490,620	490,620		
	Maximum Total	**58,800**	**186,924**	**204,684**	**271,434**	**28,020**	**490,620**	**1,240,482**		
	FLOOR AREA PROPOSED									
	Residential									
	Existing (to remain)							0		
	New		182,099	242,122	267,444			691,665	Does not comply	Refer to explantation of special permit for floor area distribution
	Total 0		182,099	242,122	267,444	0	0	691,665		
	Community Facility									
	Existing (to remain)							0		
	New				83,369			83,369	Complies	
	Total 0	0	0	0	83,369	0	0	83,369		
	Commercial									**Parcel 5 - Special Permit requested per ZR 74-161 for Parcel 5 for UG VI retail greater than 20,000 zsf**
	Existing (to remain)		8,182					8,182		
	New		39,705	17,819	20,815		455,115 *	533,454 *	Does not comply	
	Total 0		47,886	17,819	20,815	0	455,115	541,635		
	Manufacturing									
	Existing (to remain)							0		
	New							0	Complies	
	Total 0	0	0	0	0	0	58,855	58,855		
	Maximum Total									
	Existing (to remain)								**Complies**	**Special Permit requested,**
	New									**Transfer from Parcel 1 to Parcels 2, 3, and 4 per 74-743(a)(1)**
	Total 0	**0**	**194,137 ***	**249,581 ***	**286,300 ***	**0**	**513,970**	**1,235,812**		
	YARDS REQUIRED									
n/a	Front Yards	None Required	None Required	None Required	None Required	None Required	None Required			
23-334, 33-25, 43-25	Side Yards	None or 5' (Residential) None or 8' (Commercial)	None or 5' (Residential) None or 8' (Commercial)	None or 5' (Residential) None or 8' (Commercial)	None or 5' (Residential) None or 8' (Commercial) Residential: 20' below 75', 30' above 75' Community Facility, Commercial: 20' On corner lots, and within 100' of corners, no rear yard required	None or 5' (Residential) None or 8' (Commercial) Residential: 20' below 75', 30' above 75' Community Facility, Commercial: 20'	None or 5' (Residential) None or 8' (Commercial) Per 43-28(a), 20' rear yard required for through lots extending the full length of side lot line On corner lots, and within 100' of corners, no rear yard required			
23-342, 33-26, 43-26, 43-28	Rear Yards	N/A On corner lots, and within 100' of corners, no rear yard required	Residential: 20' below 75', 30' above 75' Community Facility, Commercial: 20'	N/A No rear yard required on zoning lots occupying entire blocks						
	YARDS PROPOSED									
	Front Yards	N/A	N/A	N/A	N/A	N/A	N/A			
	Side Yards	None Provided	None Provided	None Provided	None Provided	None Provided	None Provided		Complies	
	Rear Yards	N/A	30' Provided above 95' *	N/A	30' Provided above 230' *	N/A	20' Provided above 55' *		Does not comply	**Special Permit requested per 74-743(a)(2), Parcel 2 waiver of 20' below 75' and 30' from 75-95' (Z-032); Parcel 4 waiver of 20' below 75' and 30' from 75'-230' and Parcel 5 waiver of 20' along side lot line below 55' (Z-052)**
	HEIGHT & SETBACK PERMITTED									
23-432	Minimum Base Height (Qualifying affordable housing)	60'	60'	60'	60'	60'	N/A			
23-432, 43-43	Maximum Base Height (Qualifying affordable housing)	155'	155'	155'	155'	155'	85 feet or six stories, whichever is less			
23-433, 43-43	Initial Setback Distance	Wide St - 10' Narrow St - 15'	Wide St - 10' Narrow St - 15'	Wide St - 10' Narrow St - 15'	Wide St - 10' Narrow St - 15'	Wide St - 10' Narrow St - 15'	Wide - 15' Narrow - 20'			
23-432	Maximum Building Height (Qualifying affordable housing)	235'	235'	235'	235'	235'	N/A			
23-434	Maximum Building Height (Eligible site)	355'	355'	355'	355'	355'	N/A			Parcel 3 eligible per 23-434(a)(1) Parcel 4 eligible per 23-434(a)(3)
43-43	Sky Exposure Plane	N/A	N/A	N/A	N/A	N/A	Wide 5.6 to 1, Narrow 2.7 to 1			
	HEIGHT & SETBACK PROPOSED									
	Proposed Base Height	N/A	Van Sinderen Ave - 95'	Williams Pl - 55' / 300' * Fulton St - 260' / 300' Herkimer St - 55' / 300'	Herkimer St - 55' / 230' / 350' East New York Ave - 55' / 230' / 350'	N/A	East New York Ave - 55' / 205' / 280' Williams Pl - 55' / 205' / 280' Herkimer St - 55'		Does not comply	**Special Permit requested per 74-743(a)(2), minimum base height - Parcel 3 for 55' portion along Williams Pl and Herkimer St (Z-042)**
	Initial Setback Distance	N/A	Van Sinderen Ave - 8' *	Williams Pl - Varies * Fulton St - Varies * Herkimer St - Varies *	Herkimer St - Varies * East New York Ave - Varies *	N/A	Herkimer St - Varies Williams Pl - Varies East New York Ave - Varies		Does not comply	**Special Permit requested per 74-743(a)(2), initial minimum setback distance, Parcel 2 for waiver from 15' to 8' (Z-032); Parcel 3 for 260'/300' portions on Williams St, Herkimer St, Fulton St (Z-042); Parcel 4 for 260'/300' portions on Herkimer St, East New York Ave (Z-052); Parcel 5 for 205'/280' portions along East New York Ave and Williams Pl (Z-052)**
	Proposed Building Height	N/A	295' *	300'	350'	N/A	280'		Does not comply	**Special Permit requested per 74-743(a)(2) maximum height, Parcel 2 waiver from 235' to 295'**
	Sky Exposure Plane	N/A	N/A	N/A	N/A	N/A	Wide 5.6 to 1 *, Narrow 2.7 to 1 *		Does not comply	**Special Permit requested per 74-743(a)(2)for Parcel 5 for 205'/280' portions along East New York Ave, Williams Pl and Herkimer St that penetrates sky exposure plane (Z-052)**
	PARKING AND LOADING									
	PARKING REQUIRED									
25-222	Residential	12%	12%	12%	12%	12%				
36-21, 44-20	Commercial / Community Facility	Varies by use. None Required for proposed uses.	Varies by use. None Required for proposed uses.	Varies by use. None Required for proposed uses.	Varies by use. None Required for proposed uses.	Varies by use. None Required for proposed uses.	Varies by use. None Required for proposed uses.			
25-222	Qualifying Senior Housing	None (Outer Transit Zone)	None (Outer Transit Zone)	None (Outer Transit Zone)	None (Outer Transit Zone)	None (Outer Transit Zone)				
25-222	Qualifying Affordable Housing	None (Outer Transit Zone)	None (Outer Transit Zone)	None (Outer Transit Zone)	None (Outer Transit Zone)	None (Outer Transit Zone)				
	PARKING PROPOSED									
	Residential	N/A	N/A	N/A	N/A	N/A		N/A	Complies	
	Commercial / Community Facility	None Required None Provided	None Required 26 Provided	None Required None Provided	None Required 68 spaces provided	None Required None Provided	None Required 106 spaces provided	None Required, 200 spaces provided	Complies	
	Qualifying Senior Housing	N/A	N/A	N/A	N/A	N/A				
	Qualifying Affordable Housing	N/A	None Required	None Required	None Required	N/A		None Required, None Provided	Complies	Project is assumed to be 100% affordable, if market-rate housing is included parking will be provided to meet 12% requirement
	LOADING BERTHS REQUIRED									
	Residential		None Required	None Required	None Required					
	Community Facility		None Required		None Required					
36-62, 44-52	LRC-A UG X	N/A	N/A	N/A	N/A	N/A	First 15,000 sf = none Next 25,000 sf = 1 Next 40,000 sf = 1 Each additional 80,000sf 58,855 SF = 2 Required	2		
36-62, 44-52	LRC-B UG VI	N/A	No accessory loading required for first 25,000 SF	No accessory loading required for first 25,000 SF	No accessory loading required for first 25,000 SF	N/A	First 25,000 sf = none Next 15,000sf = 1 Next 60,000sf = 1 Each additional 150,000sf 72,601 SF = 2 Required	2		
36-62, 44-52	LRC-C UG VII	N/A	No accessory loading required for first 100,000 SF	N/A	N/A	N/A	First 100,000 sf = none Next 200,000 sf = 1 Each additional 300,000sf = 1 382,515 SF = 2 Required	2		
	Total Required	**0**	**0**	**0**	**0**	**0**	**6**	**6**		
	LOADING BERTHS PROPOSED									
	Residential		N/A	N/A	1 Provided			1		
	Community Facility		N/A		N/A					
	LRC-A, UG X	N/A	N/A	N/A	N/A	N/A	2	2	Complies	
	LRC-B, UG IV	N/A	0	0	N/A	N/A	2	2	Complies	
	LRC-C, UG VII	N/A	0	N/A	N/A	N/A	2	2	Complies	
	Total Proposed	**N/A**	**0**	**0**	**1**	**N/A**	**6**	**7**	**Complies**	
	STREET TREES									
26-41 33-03	Street Trees Required	Van Sinderen Ave: 100.00' / 25' = 4 Trees Herkimer St: 49.00' / 25' = 2 Trees Required Total: 6 Trees Pre-existing: 1 Trees Combined Total Required: 5 Trees	Van Sinderen Ave: 236.61' / 25' = 10 Trees East New York Ave: 25' / 25' = 1 Tree Required Total:11 Trees Pre-existing: 2 Trees Combined Total Required: 9 Trees	Fulton St: 237.79' / 25' = 10 Trees Williams Pl: 118.92 = 5 Trees Herkimer St: 232.68' / 25' = 10 Trees Required Total: 25 Trees Pre-existing: 11 Trees Combined Total Required: 14 Trees	Herkimer St: 200.49' / 25' = 9 Trees East New York Ave: 161.03' / 25' = 7 Trees Required Total: 18 Trees Pre-existing: 1 Tree Combined Total Required: 17 Trees	Herkimer St: 89.45' / 25' = 4 Trees Required Total: 4 Trees Pre-existing: 1 Tree Combined Total Required: 3 Trees	N/A	Required: 60 trees		
	Street Trees Proposed	**6 trees will be provided on site**	**9 trees will be provided on site**	**14 trees will be provided on site**	**17 trees will be provided on site**	**3 trees will be provided on site**	**31 trees will be provided on site**	**Provided: 80 trees**	**Complies**	Street tree requirement will be satisfied either on site or through DPR established compensation policy where on-site planting is infeasible



1 Z-011 **REQUIRED REAR YARD DIAGRAM**
SCALE: 1" = 100'-0"



2 Z-011 **BASE PLANE AND AVERAGE CURB LEVEL DIAGRAM**
SCALE: 1" = 100'-0"

		Lot Portion	Base Plane Calculation
PROPOSED BUILDINGS	BUILDING B	Van Sinderen Ave	$\frac{70.14+68.15}{2}$ = 69.15
	BUILDING C	Williams Pl	$\frac{70.94+71.79}{2}$
		Fulton St	$\frac{71.79+70.29}{2}$ $\frac{71.37+71.04+70.09}{3}$ = 70.83
		Herkimer St	$\frac{70.94+69.23}{2}$
	BUILDING D	Herkimer St	$\frac{68.55+65.99}{2}$ $\frac{66.27+66.29}{2}$ = 66.28
		East New York Ave	$\frac{65.99+66.58}{2}$

		Lot Portion	Average Curb Level Calculations
PROPOSED BUILDING	BUILDING E	THROUGH LOT 1 East New York Ave	$\frac{65.48+65.93}{2}$ = 65.71
		CORNER LOT 1 East New York Ave / Williams Pl	$\frac{65.93+64.92}{2}$ + $\frac{64.99+66.09}{2}$ = 65.48
		INTERIOR LOT 1 Williams Pl	$\frac{66.09+68.42}{2}$ = 67.26
		CORNER LOT 2 Williams Pl / Herkimer St	$\frac{68.42+70.1}{2}$ + $\frac{70.01+69.45}{2}$ = 69.50
		THROUGH LOT 2 Herkimer St	$\frac{69.45+68.94}{2}$ = 69.20
		INTERIOR LOT 2 Williams Pl	$\frac{68.94+68.22}{2}$ = 68.58

BUILDING ZONING FLOOR AREA SUMMARY *

Proposed Project

Parcel	Building	Existing Commercial to Remain	Proposed New Commercial	Proposed New Manufacturing	Proposed New Community Facility	Proposed New Residential	TOTAL
1	A		0				0
2	B	8,182	3,857			182,099	194,138
3	C		7,459			242,122	249,581
4	D		10,679			267,444	278,123
5	E		455,115	58,855			513,970
	TOTAL	**8,182**	**477,111**	**58,855**	**0**	**691,665**	**1,235,812**

* Residential, commercial, and community facility (CF) uses may be modified, as long as the changes do not exceed the maximum permitted use and the total allowable zoning floor area (ZFA).

Proposed Zoning Actions

1. Zoning map amendment (ZM) from an M1-2 district to C6-4 and M1-6;
2. Zoning text amendments (ZR) of Appendix F and ZR 74-742;
3. LSGD special permits (ZS) pursuant to ZR 74-743;
4. Special Permit for Use Group VI retail and service use greater than 20,000 sf per ZR 74-161; and
5. Acquisition and Site Selection (PC) action for an easement granted to DCAS with respect to construction of and access to Parcel 1

CITY PLANNING COMMISSION
120 BROADWAY 31ST FLOOR, NEW YORK, NY 10271-0001
C 250286(A) ZSK
SPECIAL PERMIT
ZR 74-743
CPC APPROVED: 11/17/2025 (CAL. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)
C 250287 ZSK
SPECIAL PERMIT
ZR 74-161
CPC APPROVED: 11/17/2025 (CAL. No. 4)
CC APPROVED: 12/18/2025 (RES. No. 1212)
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS
7	08/21/2025	Revised ULURP PLANS

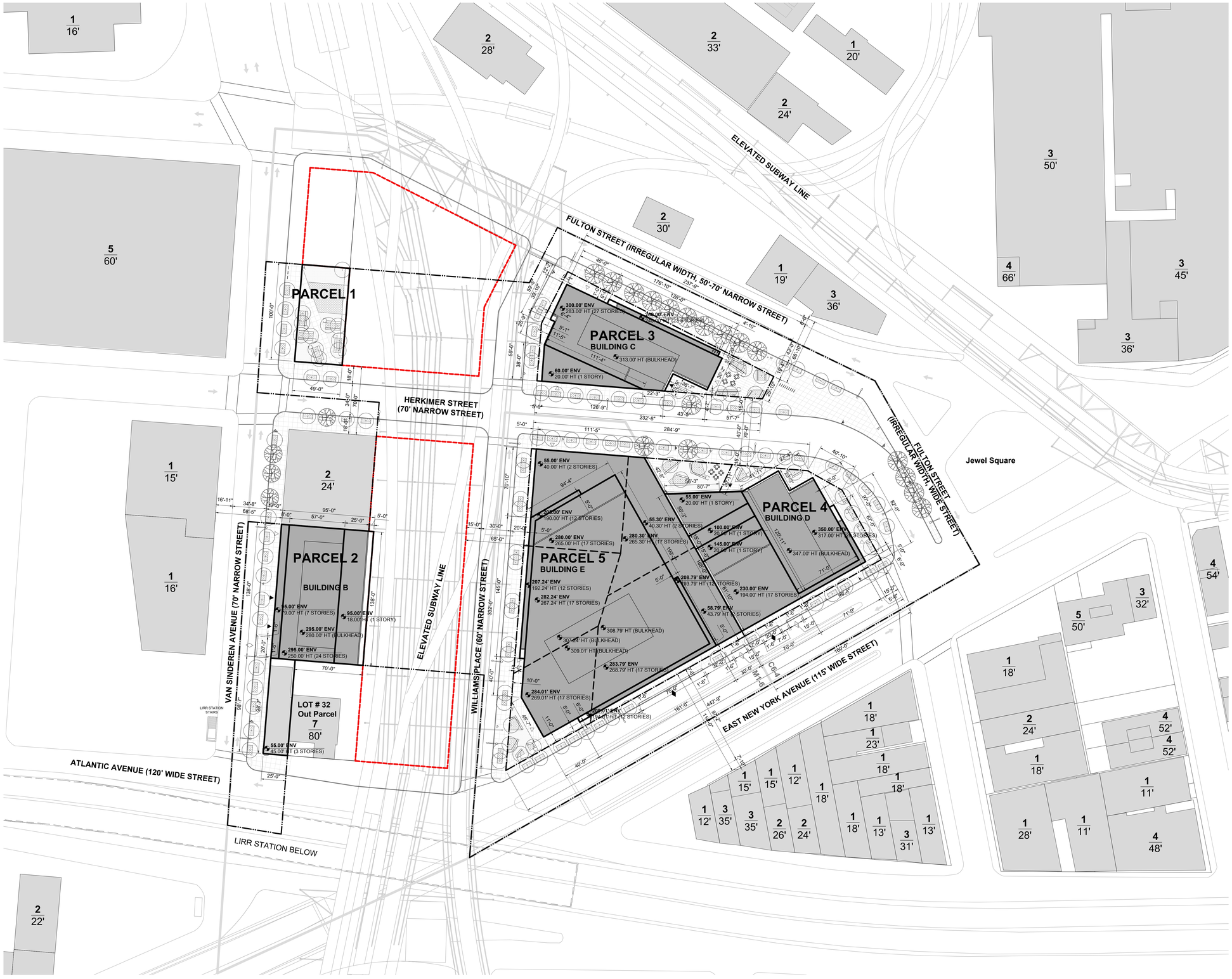
Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal
REGISTERED ARCHITECT CLAIRE D. WEISS 023758 STATE OF NEW YORK

Drawing Title
LSGD Zoning Calculation

Drawn by	
Checked by	
Date	August 21, 2025
Scale	NTS
Drawing Number	Z-011.00
Sheet Number	9 OF 32
Sheet Size	ARCH E1



Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and Associated Structures
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK
ZR 74-743

CPC APPROVED: 11/17/2025 (Cal. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Scale
0 15' 30' 90'

N

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS
7	08/21/2025	Revised ULURP PLANS

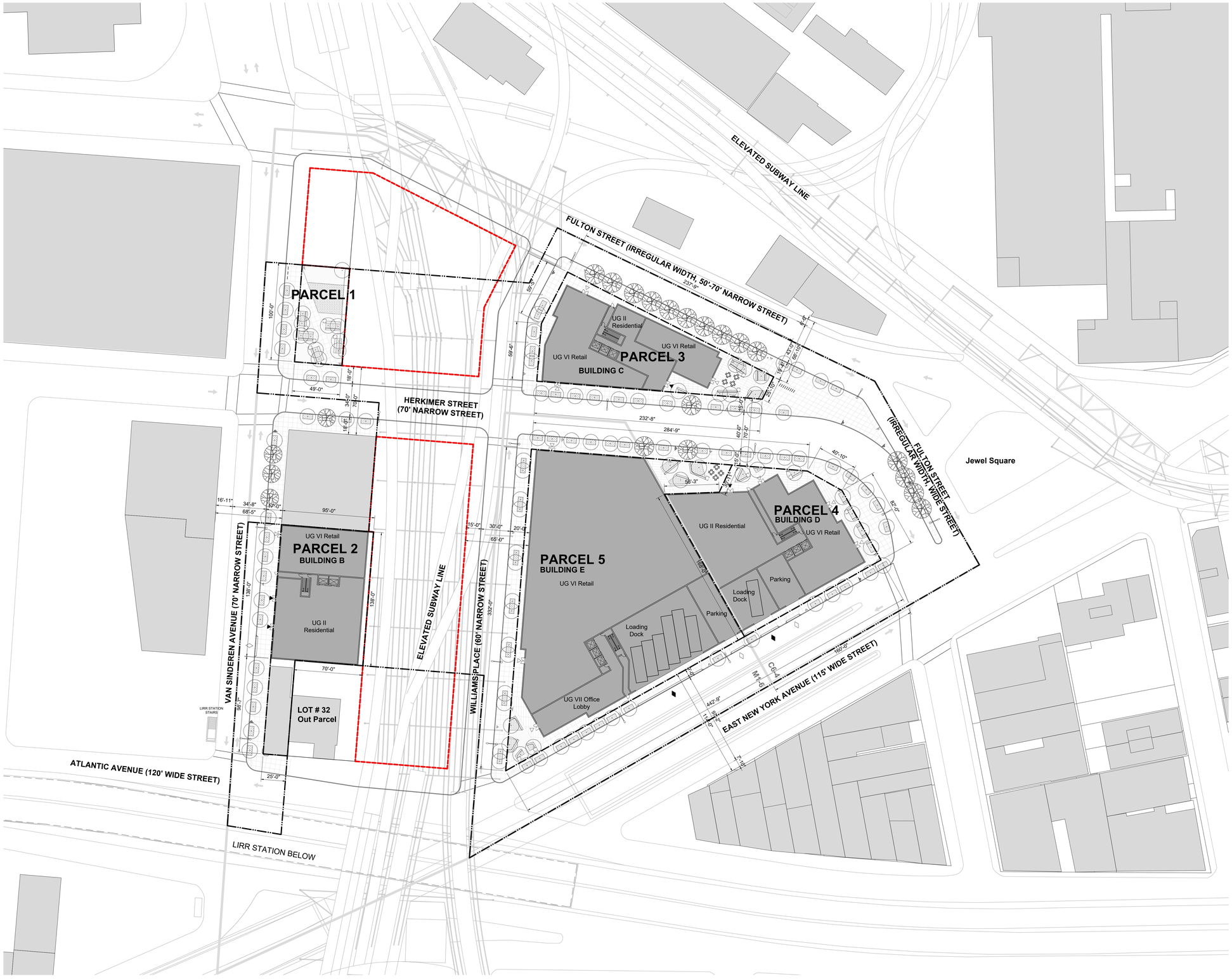
Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

Drawing Title
LSGD Site Plan

Drawn by	
Checked by	
Date	August 21, 2025
Scale	1"=40'
Drawing Number	Z-012.00
Sheet Number	10 OF 32
Sheet Size	ARCH E1



Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Scale

0 15' 30' 90'

N

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

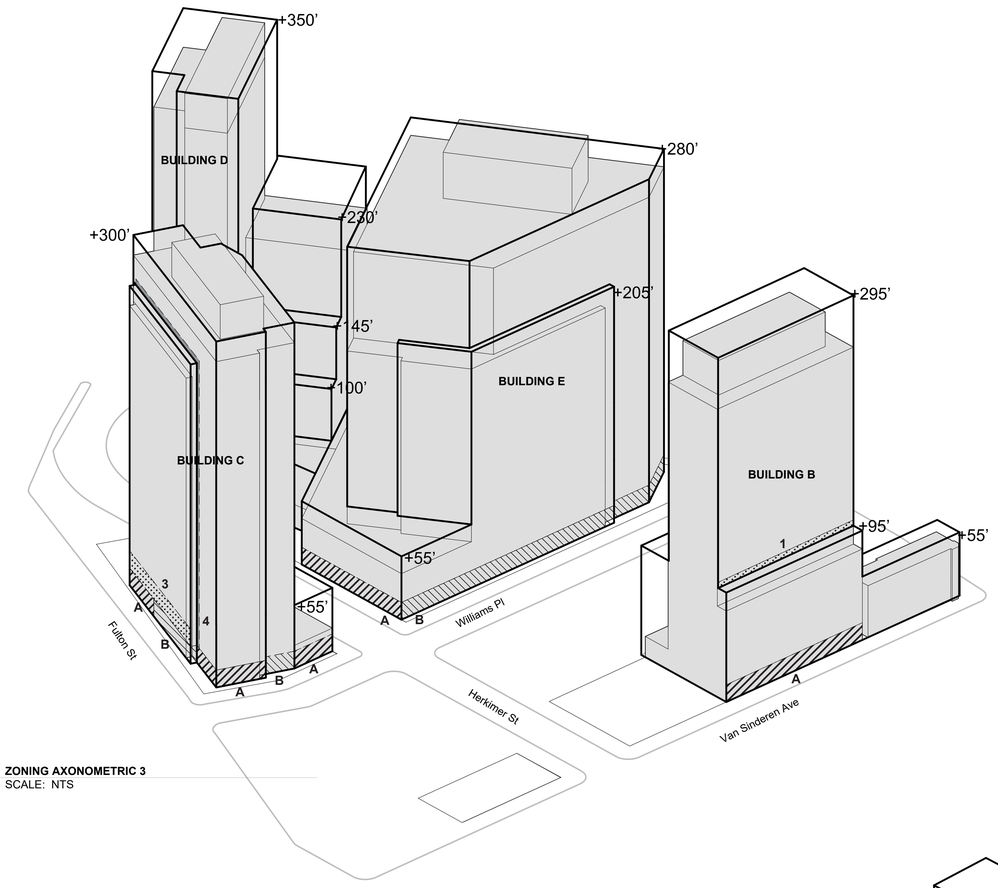
Seal

REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

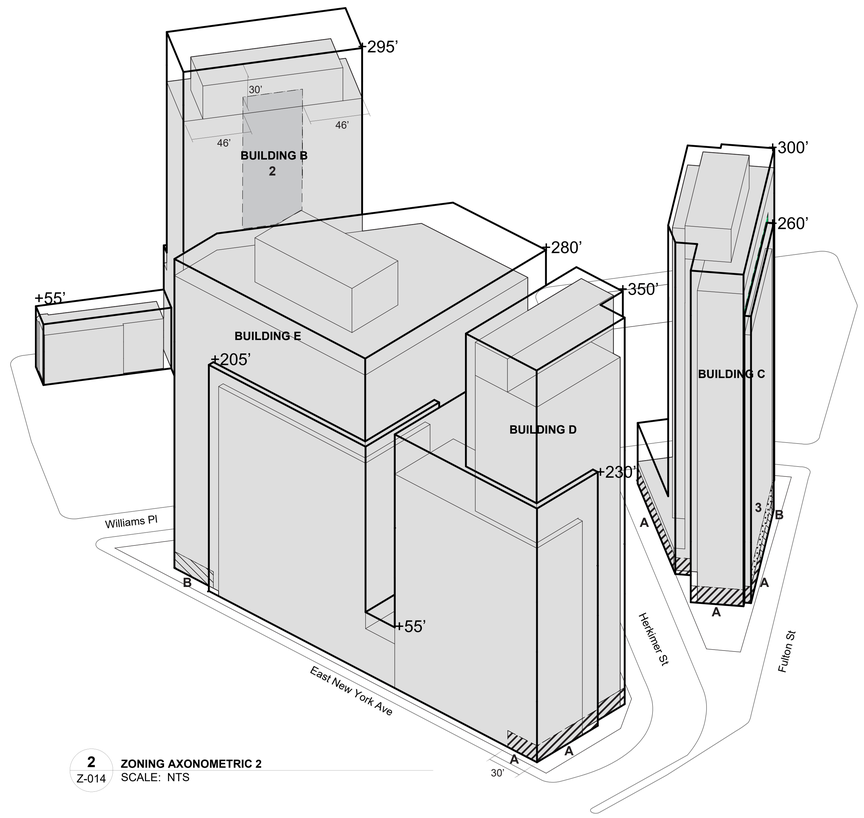
Drawing Title

Illustrative Ground Floor Plan

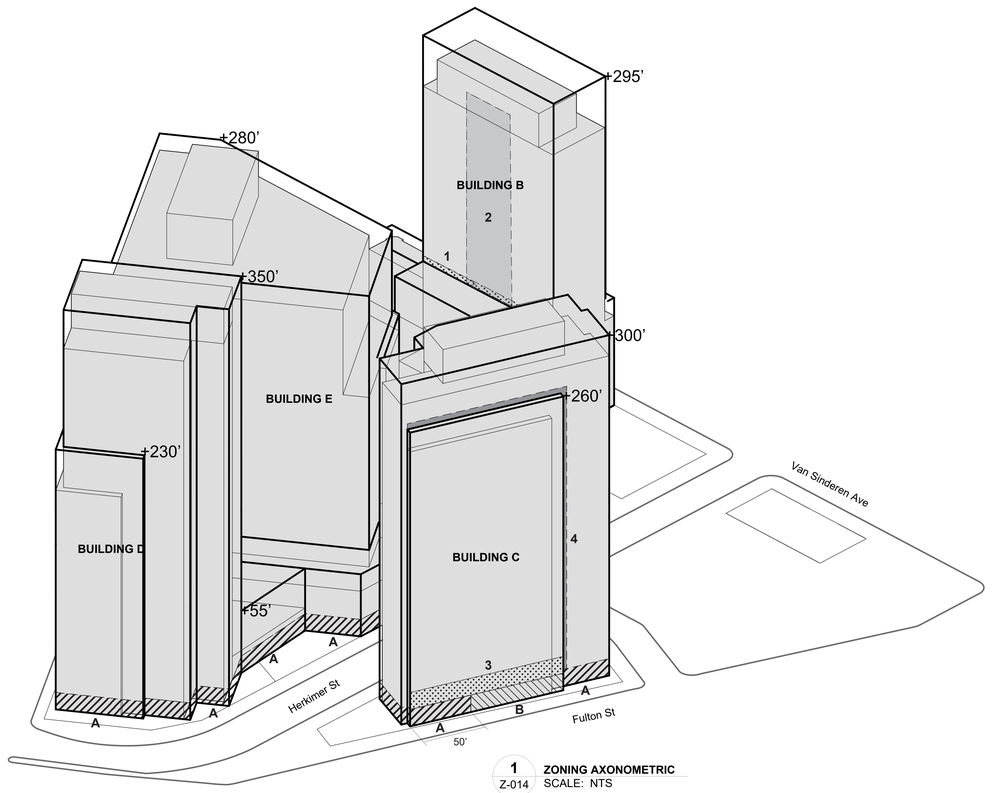
Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=40'
Drawing Number	Z-013.00
Sheet Number	11 OF 32
Sheet Size	ARCH E1



3 Z-014 **ZONING AXONOMETRIC 3**
SCALE: NTS



2 Z-014 **ZONING AXONOMETRIC 2**
SCALE: NTS



1 Z-014 **ZONING AXONOMETRIC**
SCALE: NTS

Legend

- Zoning Envelope
- Illustrative Building

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
3. Location of bulkheads illustrative and subject to change.

Ground Floor Transparency

A Building Street Wall as noted shall be glazed with transparent materials where ever there is Commercial, Community Facility, or Residential lobby frontage. Transparent materials shall occupy at least 70% of surface area between the elevation of 2 feet and ground floor ceiling.

B Building Street Wall as noted shall be glazed with transparent materials where ever there is Commercial, Community Facility, or Residential lobby frontage. Transparent materials shall occupy at least 50% of surface area between the elevation of 2 feet and ground floor ceiling.

Building Articulation

Building B

1 Building B shall distinguish between the base and tower portion of the building through material and articulation changes.

2 Building B shall contain at least one vertical break of at least 18 inches depth within area noted on the north façade along the elevated tracks.

Building C

3 Building C shall distinguish between the Commercial or Community Facility uses at the ground or second floor and Residential above through material and articulation changes at a level between 12 feet and 30 feet.

4 Building C shall have a distinctive break to separate between lower and upper building segments at the north façade dormer along Fulton Street. The break will be continuous along the indicated location and can consist of material changes. The difference between building planes shall be a minimum of 5 feet.

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001
SPECIAL PERMIT
C 250286(A) ZSK
ZR 74-743
CPC APPROVED: 11/17/2025 (CAL. NO. 6)
CC APPROVED: 12/18/2025 (RES. NO. 1213)
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS
7	08/21/2025	Revised ULURP PLANS

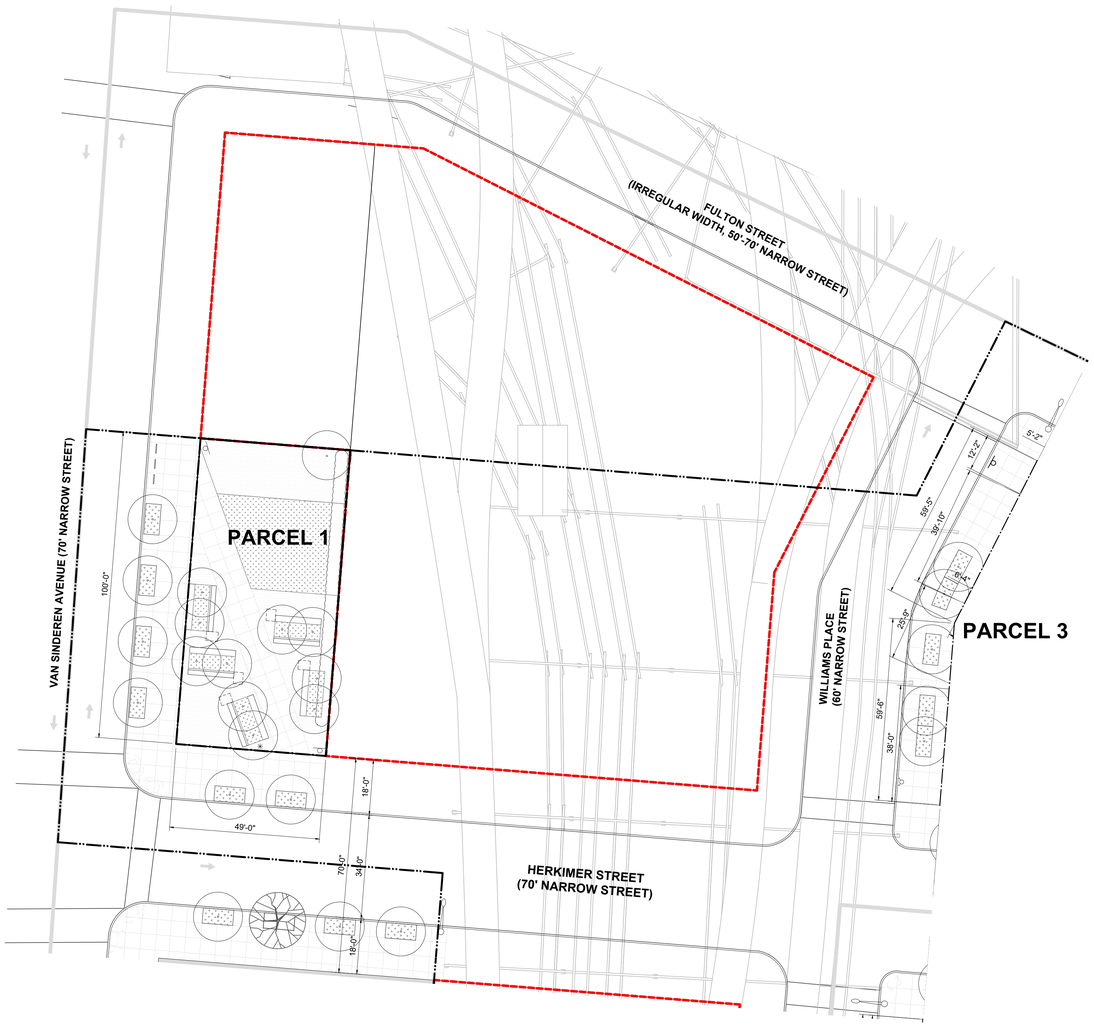
Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal
REGISTERED ARCHITECT
CLAIRE D. WEISS
003758-1
STATE OF NEW YORK

Drawing Title
LSGD Urban Design Controls Axonometric

Drawn by	
Checked by	
Date	August 21, 2025
Scale	NTS
Drawing Number	Z-014.00
Sheet Number	12 OF 32
Sheet Size	ARCH E1



Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK
ZR 74-743

CPC APPROVED: 11/17/2025 (Cal. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION BY DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

N

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal

REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

Drawing Title

Parcel 1 Zoning Lot Site Plan

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-020.00
Sheet Number	13 OF 32
Sheet Size	ARCH E1

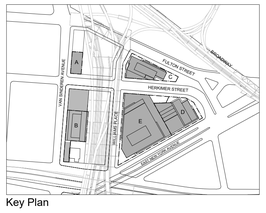


Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- Building Envelope Height / Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

N

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK

ZR 74-743

CPC APPROVED: 11/17/2025 (Cal. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION IN THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS
7	08/21/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

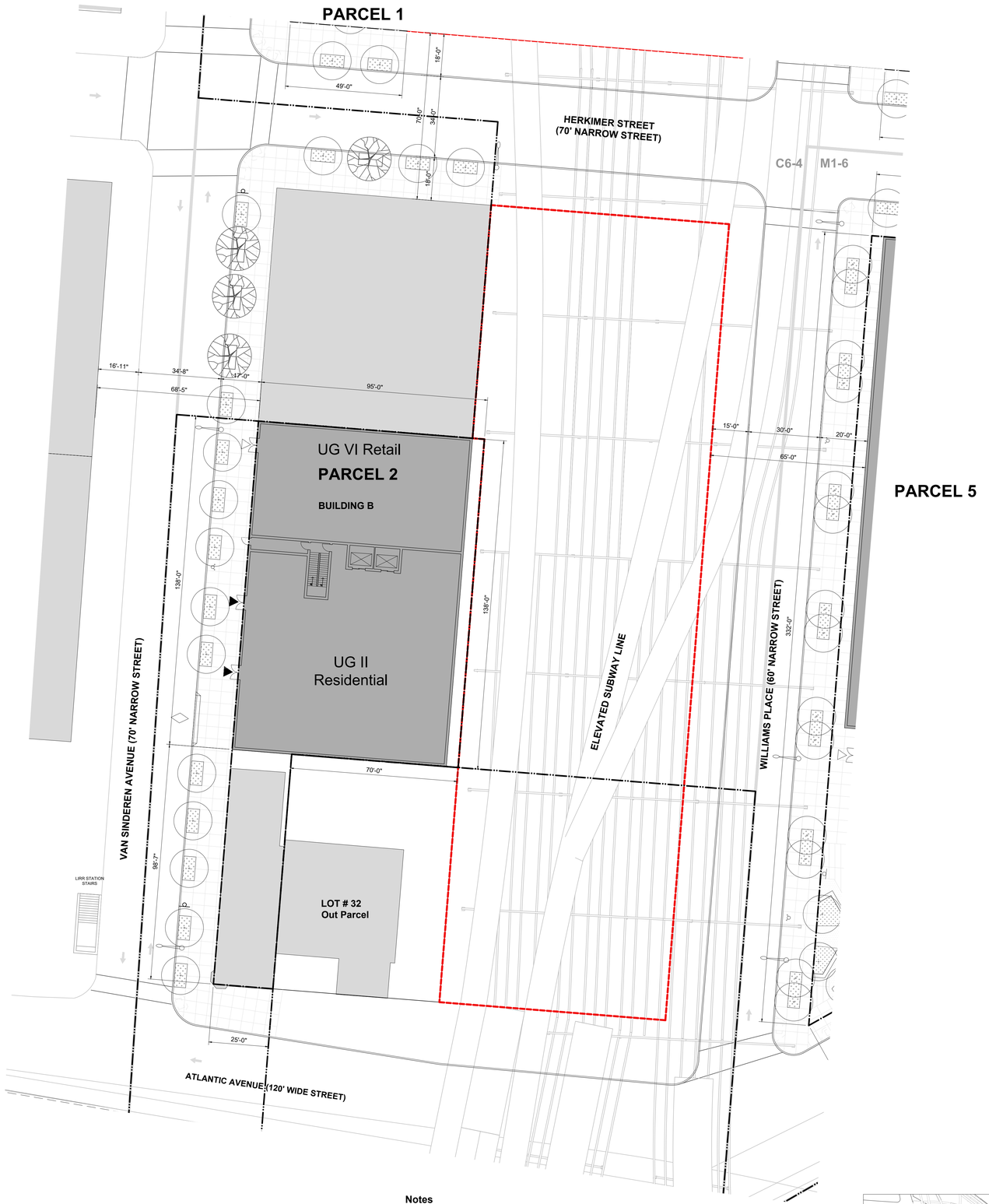
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

Drawing Title

Parcel 2 Zoning Lot Site Plan

Drawn by	
Checked by	
Date	August 21, 2025
Scale	1"=20'
Drawing Number	Z-030.00
Sheet Number	14 OF 32
Sheet Size	ARCH E1

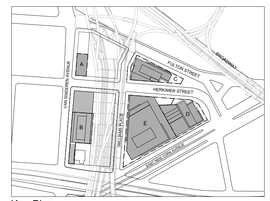


Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

N

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/20/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

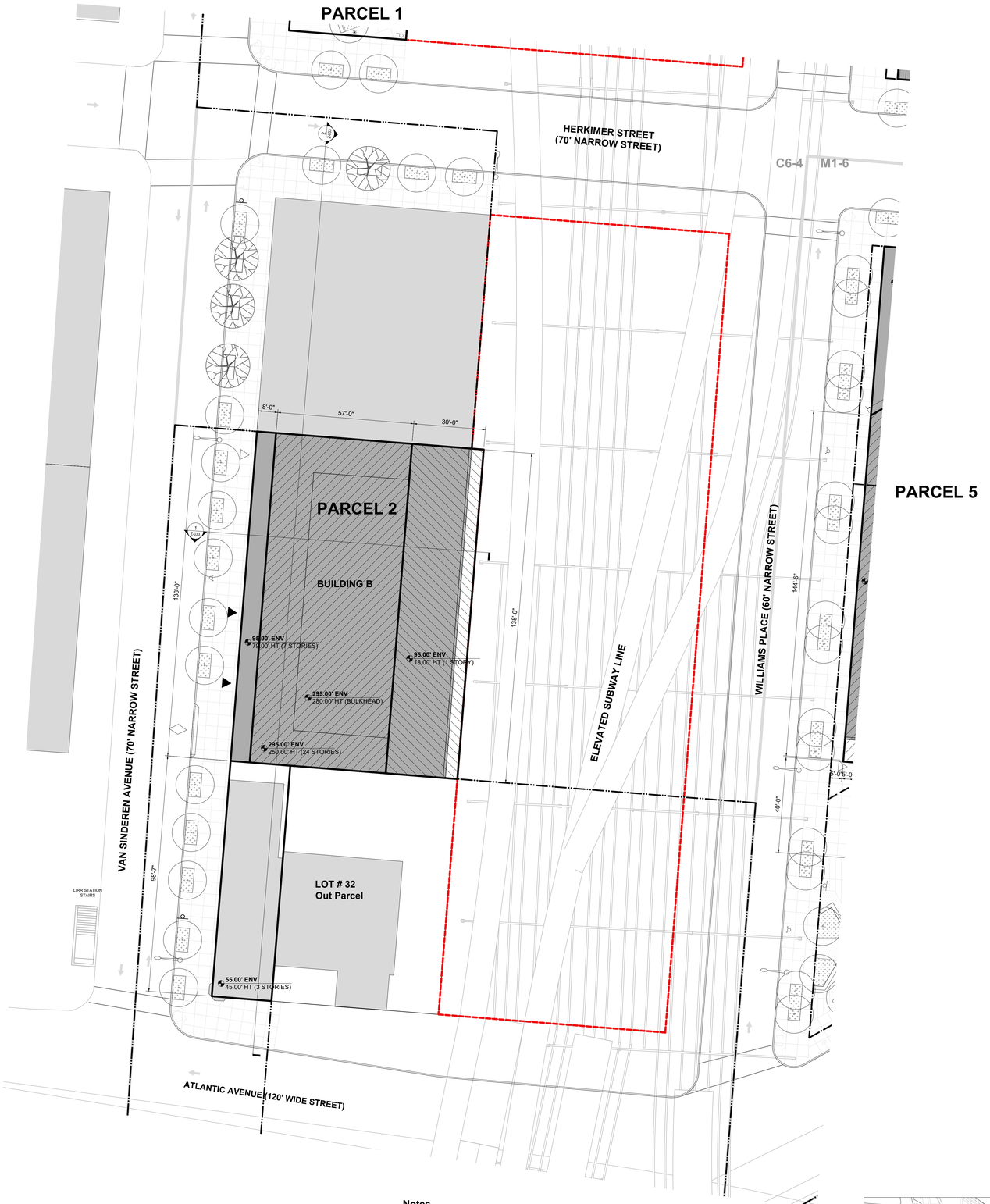
Seal



Drawing Title

Parcel 2 Illustrative Ground Floor Plan

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-031.00
Sheet Number	15 OF 32
Sheet Size	ARCH E1

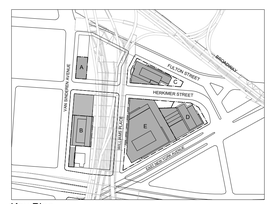


Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and Associated Structures
- Office Access Point
- Commercial Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height *heights relative to base plane
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to mantained)
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint
- Waiver for height and setback pursuant to ZR 74-743 (a)(2).
- Waiver for required rear yard pursuant to ZR 74-743 (a)(2).
- Waiver for required min base height pursuant to ZR 74-743 (a)(2).

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK
ZR 74-743

CPC APPROVED: 11/17/2025 (Cal. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

N

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS
7	08/21/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

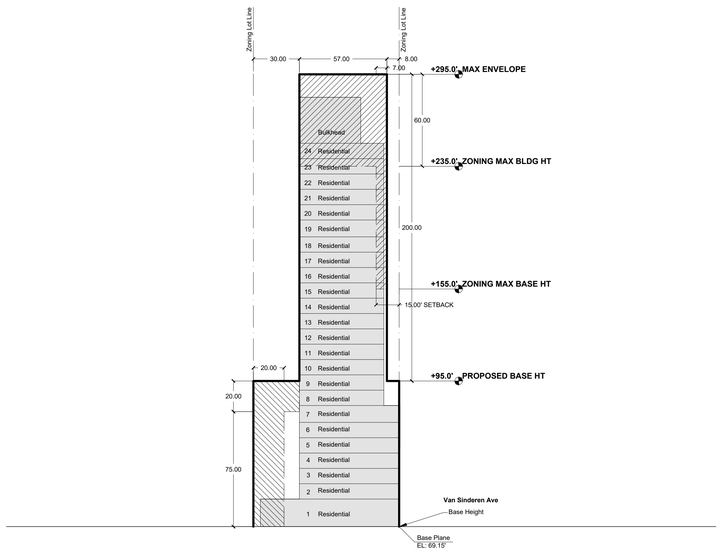
Seal



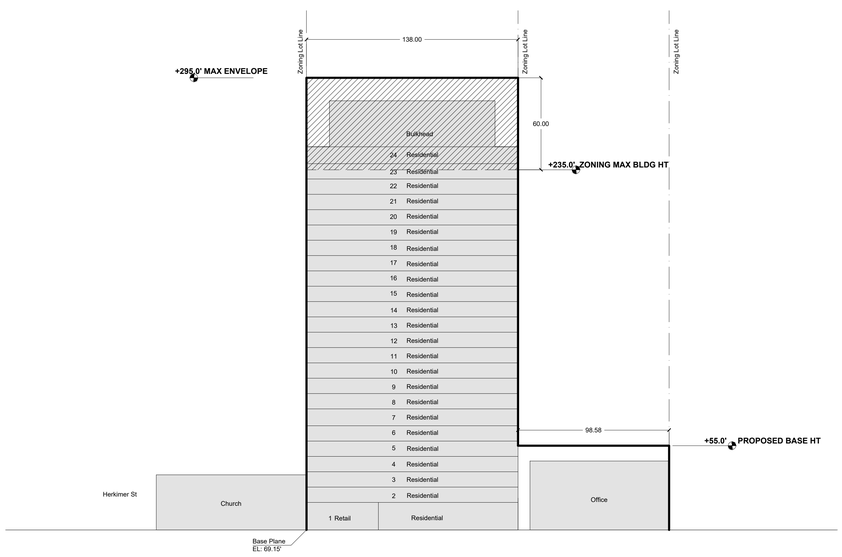
Drawing Title

Parcel 2 Waiver Plan

Drawn by	
Checked by	
Date	August 21, 2025
Scale	1"=20'
Drawing Number	Z-032.00
Sheet Number	16 OF 32
Sheet Size	ARCH E1



1 Z-033 **ZONING SECTION - VAN SINDEREN AVENUE, BUILDING B**
SCALE: 1" = 40'-0"



2 Z-033 **ZONING SECTION - HERKIMER STREET, BUILDING B**
SCALE: 1" = 40'-0"

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Out Parcel Boundary
- Block
- Office Access Point
- Commercial Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- *heights relative to base plane
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to mantained)
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint
- Waiver for height and setback pursuant to ZR 74-743 (a)(2).
- Waiver for required rear yard pursuant to ZR 74-743 (a)(2).
- Waiver for required min base height pursuant to ZR 74-743 (a)(2).
- Area proposed for retail and services use pursuant to ZR Section 74-161.

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK

ZR 74-743

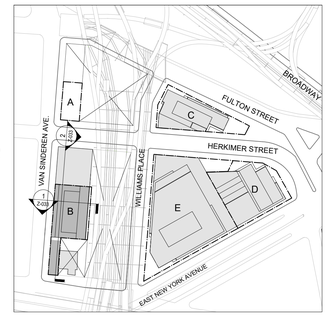
CPC APPROVED: 11/17/2025 (Cal. No. 4)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.

Scale
0 15' 30' 90'



Key Plan
NTS

N

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS
7	08/21/2025	Revised ULURP PLANS

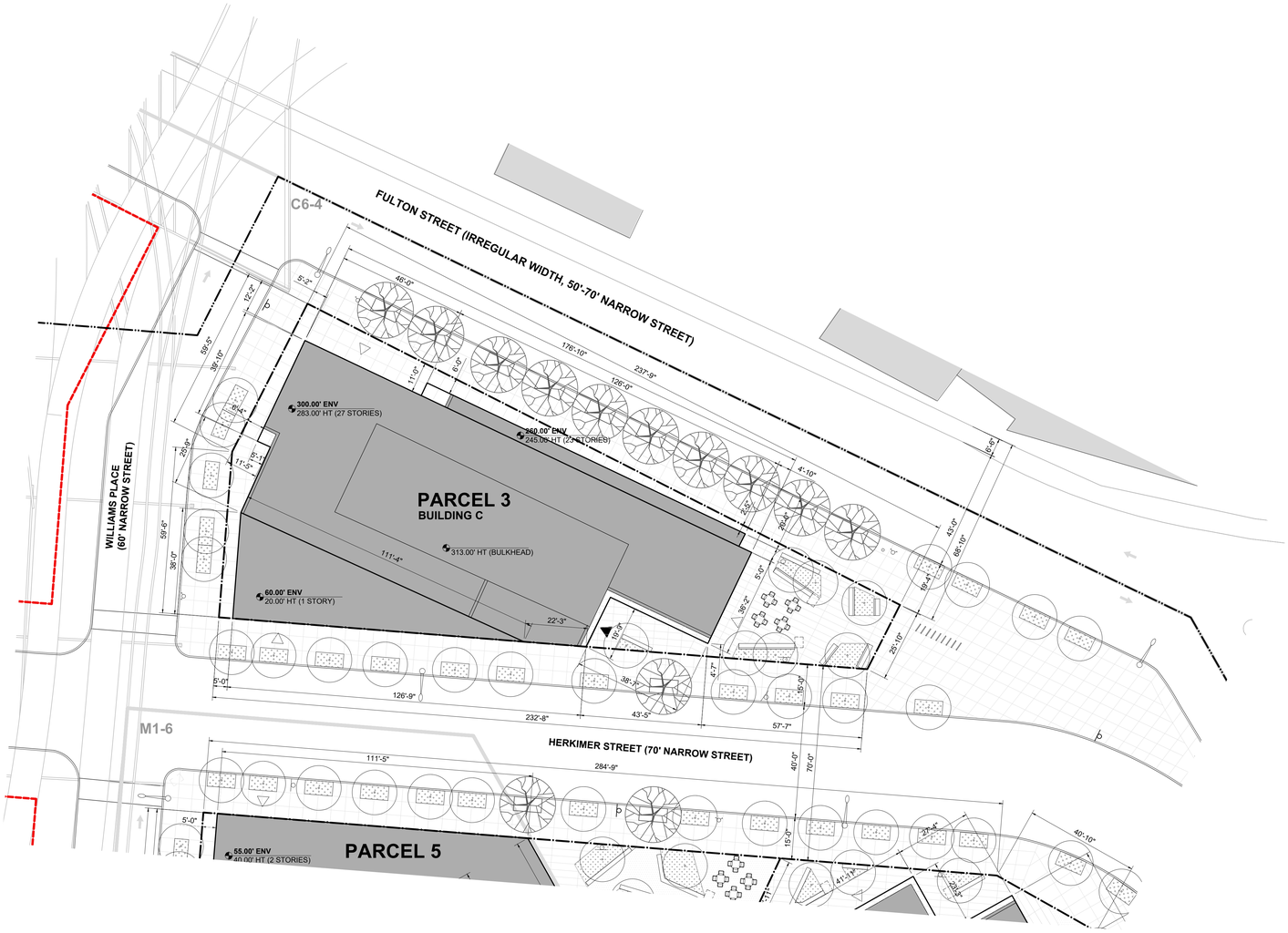
Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

Drawing Title
Parcel 2
Waiver Sections

Drawn by	
Checked by	
Date	August 21, 2025
Scale	1"=40'
Drawing Number	Z-033.00
Sheet Number	17 OF 32
Sheet Size	ARCH E1

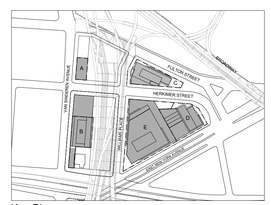


Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- Building Envelope Height / Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

N

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK

ZR 74-743

CPC APPROVED: 11/17/2025 (Cal. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

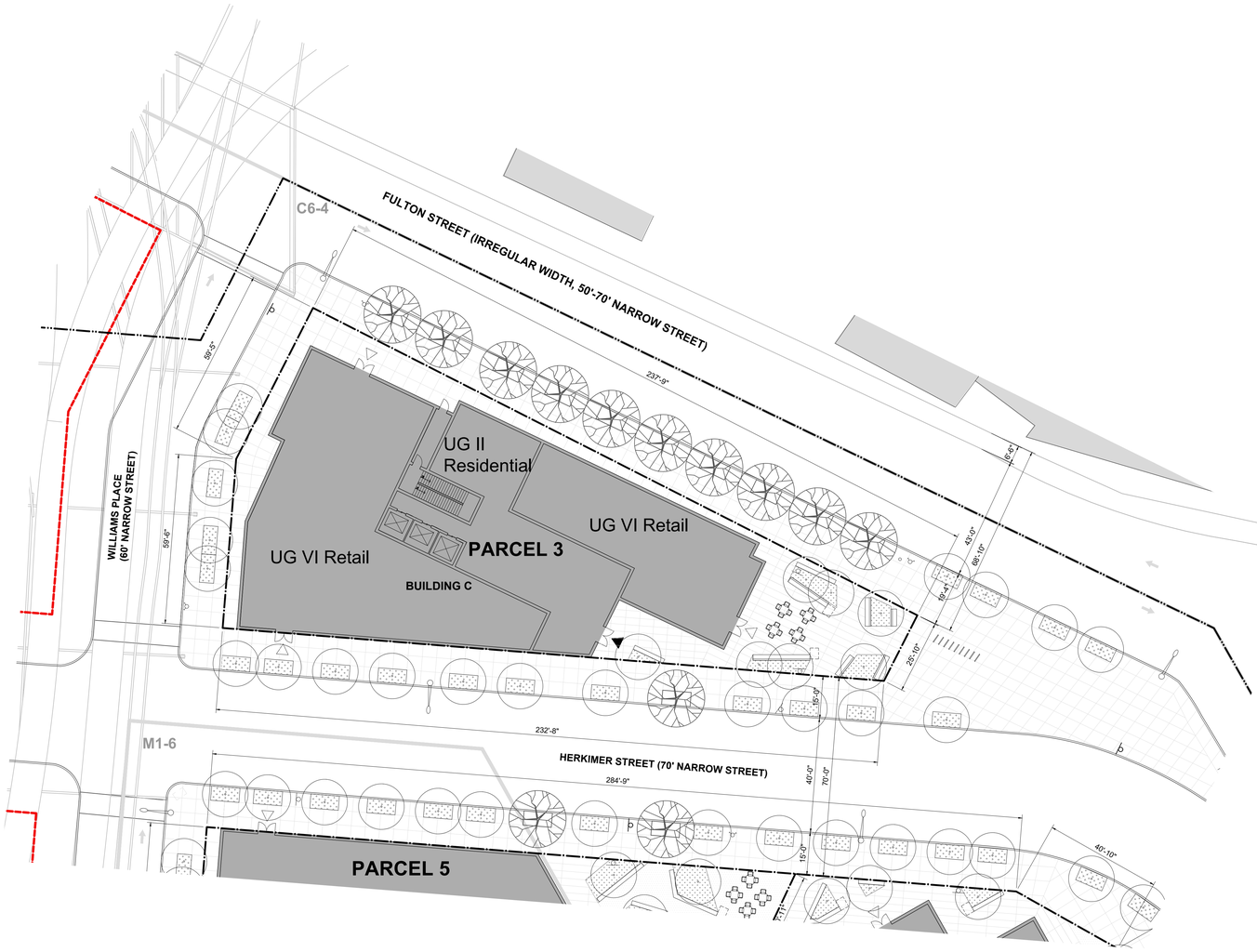
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

Drawing Title

Parcel 3 Zoning Lot Site Plan

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-040.00
Sheet Number	18 OF 32
Sheet Size	ARCH E1

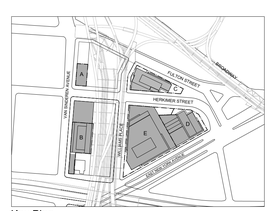


Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

N

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

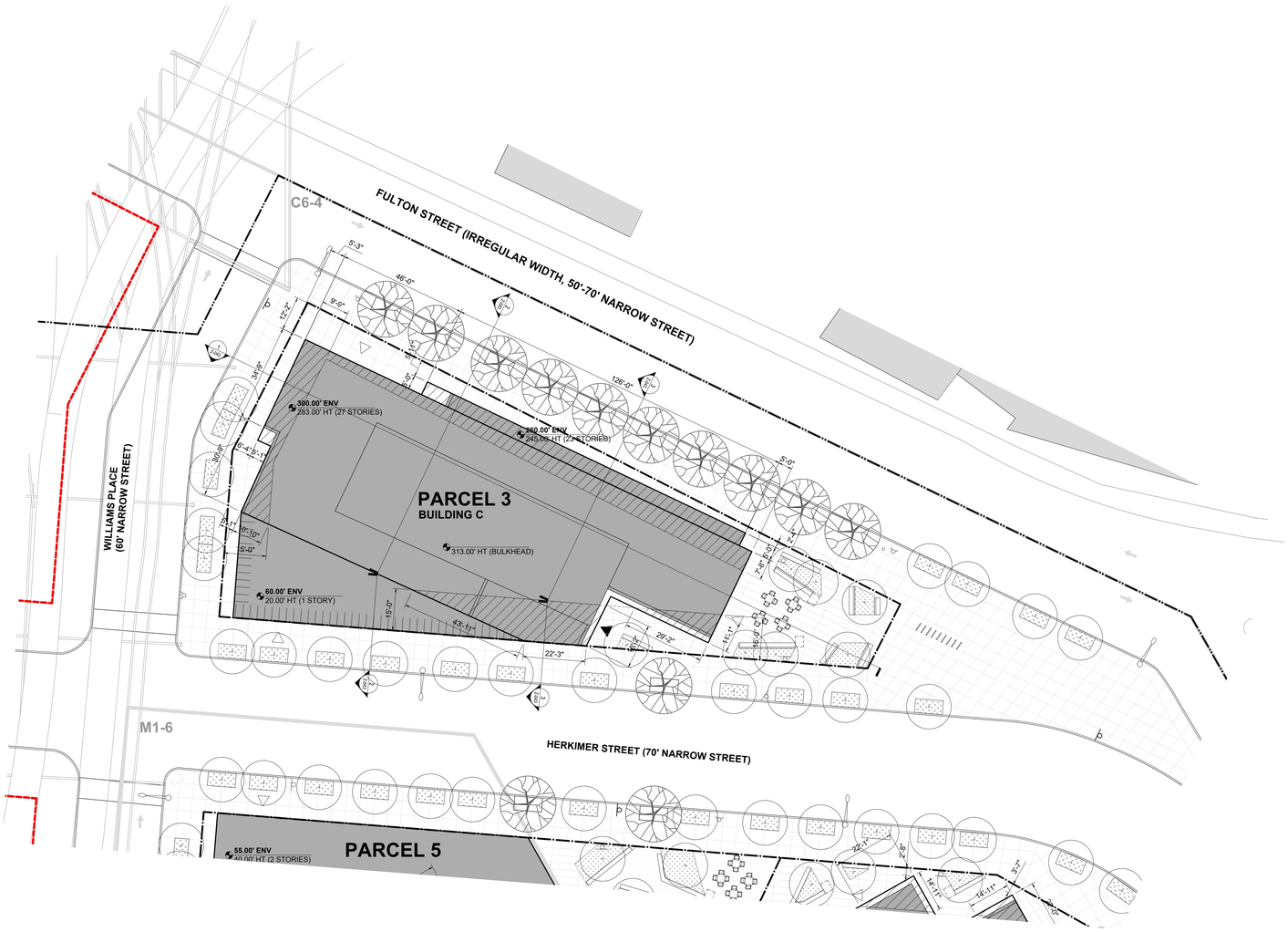
Seal



Drawing Title

Parcel 3 Illustrative Ground Floor Plan

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-041.00
Sheet Number	19 OF 32
Sheet Size	ARCH E1

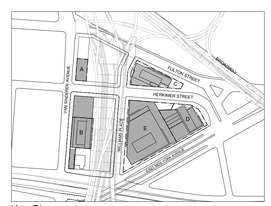


Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and Associated Structures
- Office Access Point
- Commercial Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height *heights relative to base plane
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to mantained)
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint
- Waiver for height and setback pursuant to ZR 74-743 (a)(2).
- Waiver for required rear yard pursuant to ZR 74-743 (a)(2).
- Waiver for required min base height pursuant to ZR 74-743 (a)(2).

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

N

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK
ZR 74-743

CPC APPROVED: 11/17/2025 (Cal. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

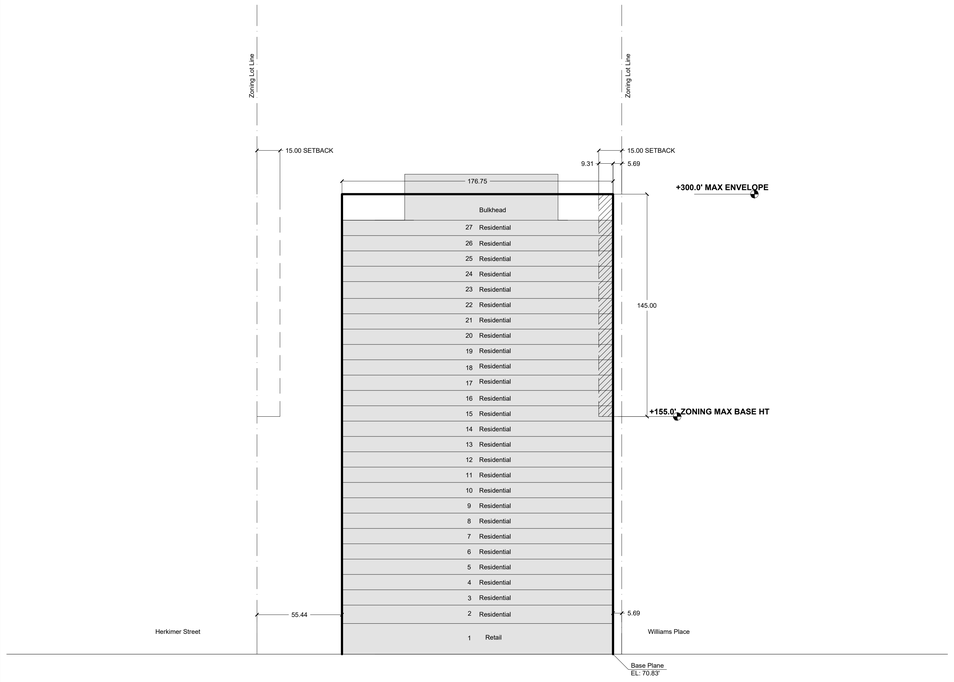
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

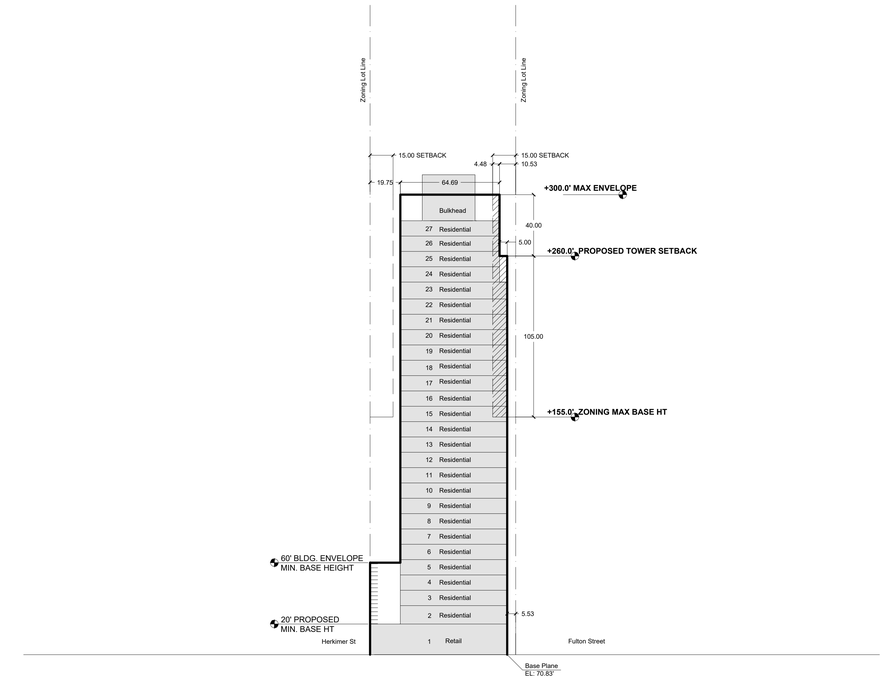
Drawing Title

Parcel 3 Waiver Plan

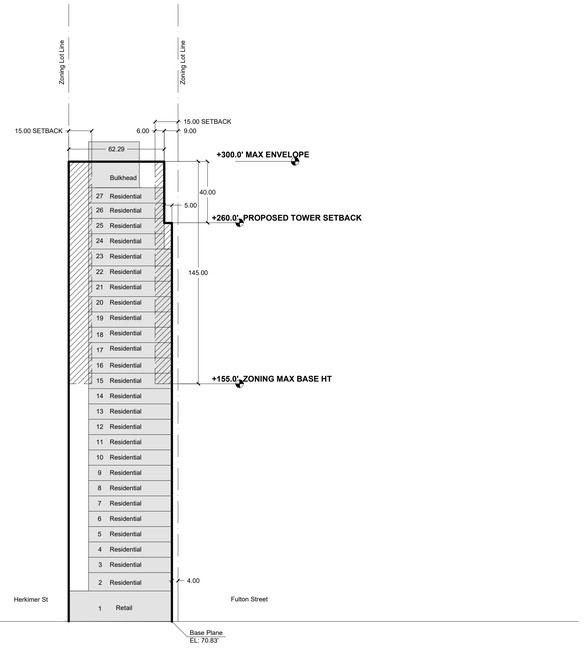
Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-042.00
Sheet Number	20 OF 32
Sheet Size	ARCH E1



1 Z-043 **ZONING SECTION - WILLIAMS PL, BUILDING C**
SCALE: 1" = 40'-0"



2 Z-043 **ZONING SECTION - FULTON ST, BUILDING C**
SCALE: 1" = 40'-0"



3 Z-043 **ZONING SECTION - WILLIAMS PL, BUILDING C**
SCALE: 1" = 40'-0"

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Out Parcel Boundary
- Block
- Office Access Point
- Commercial Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- *heights relative to base plane
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to mantained)
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint
- Waiver for height and setback pursuant to ZR 74-743 (a)(2).
- Waiver for required rear yard pursuant to ZR 74-743 (a)(2).
- Waiver for required min base height pursuant to ZR 74-743 (a)(2).
- Area proposed for retail and services use pursuant to ZR Section 74-161.

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK
ZR 74-743

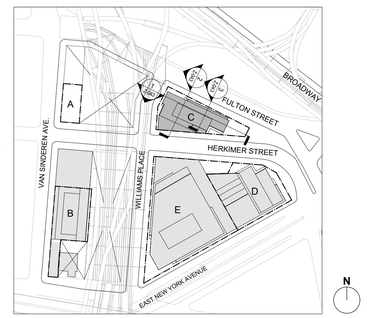
CPC APPROVED: 11/17/2025 (Cal. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.

Scale
0 15' 30' 90'



Key Plan
NTS

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

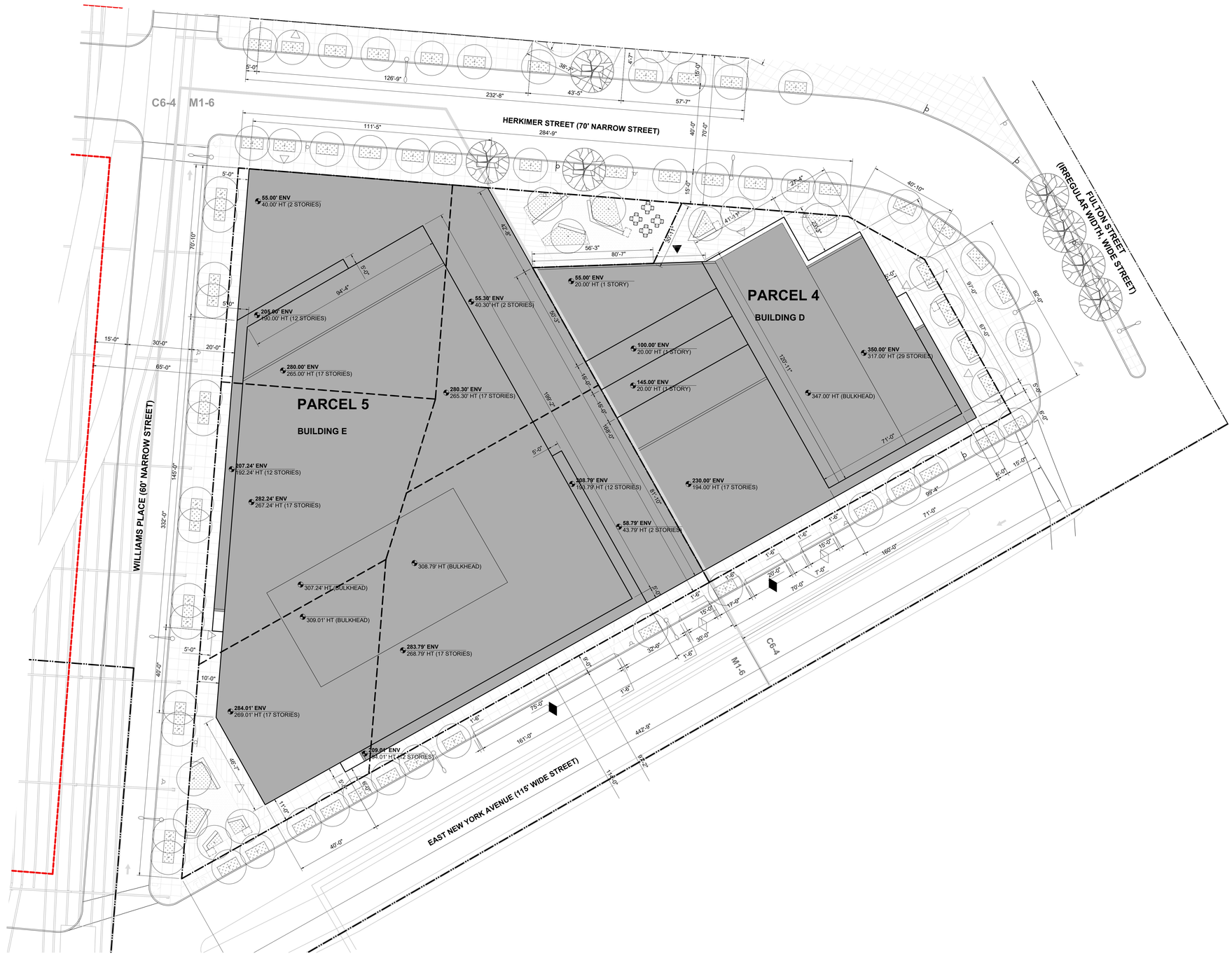
Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758 STATE OF NEW YORK

Drawing Title
Parcel 3
Waiver Sections

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=40'
Drawing Number	Z-043.00
Sheet Number	21 OF 32
Sheet Size	ARCH E1

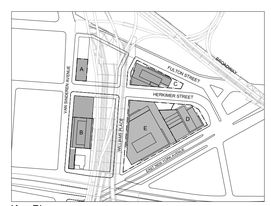


Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

CITY PLANNING COMMISSION
120 BROADWAY 31ST FLOOR, NEW YORK, NY 10271-0001
C 250286(A) ZSK
SPECIAL PERMIT
ZR 74-743
CPC APPROVED: 11/7/2025 (CAL. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)
C 250287 ZSK
SPECIAL PERMIT
ZR 74-161
CPC APPROVED: 11/7/2025 (CAL. No. 4)
CC APPROVED: 12/18/2025 (RES. No. 1212)
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

N

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758
STATE OF NEW YORK

Drawing Title

Parcel 4/5 Zoning Lot Site Plan

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-050.00
Sheet Number	22 OF 32
Sheet Size	ARCH E1

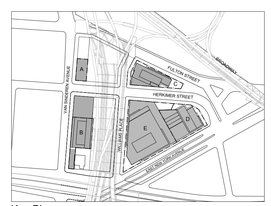


Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint
- Area proposed for retail and services use pursuant to ZR Section 74-161.

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

N

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

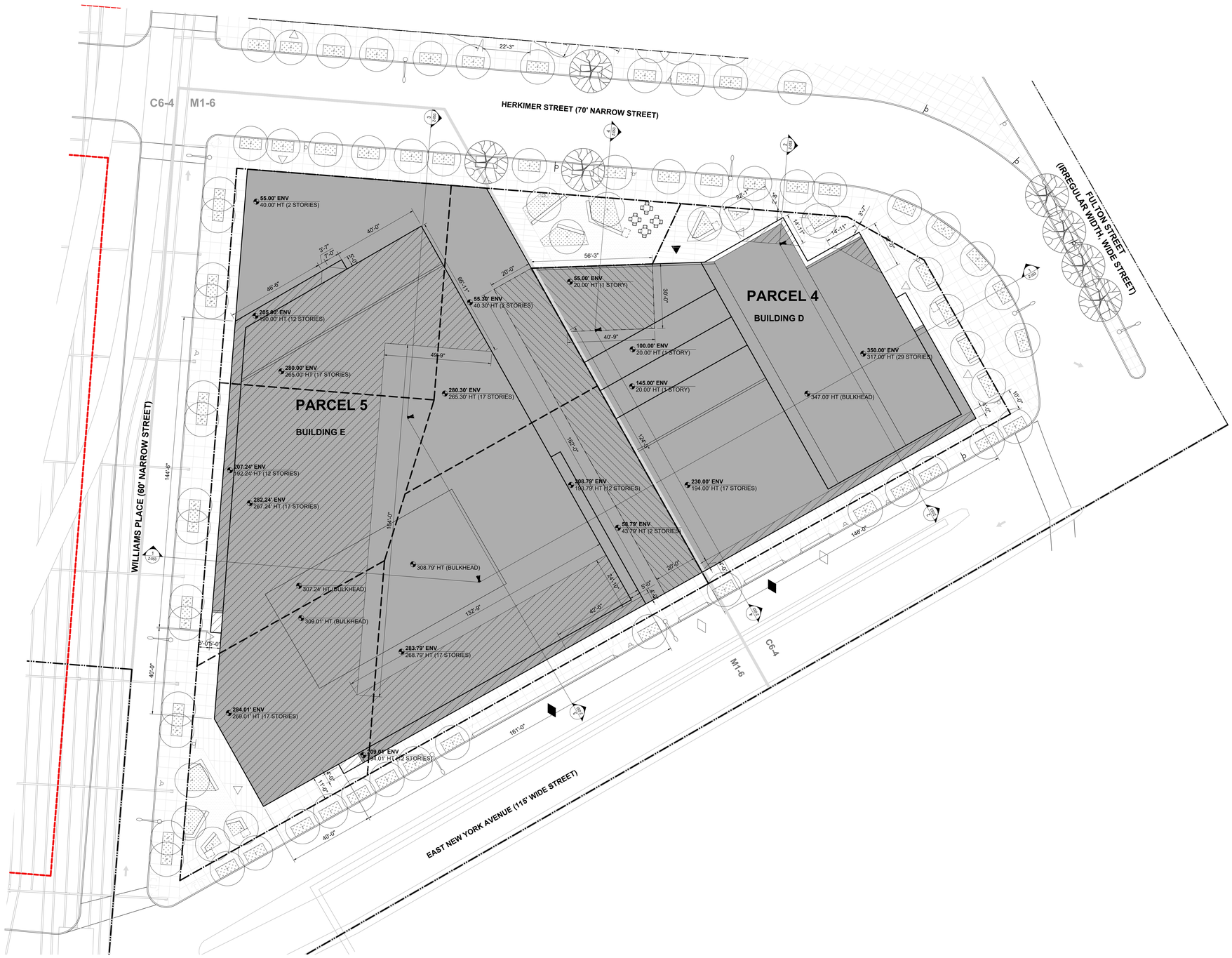
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

Drawing Title

Parcel 4/5 Illustrative Ground Floor Plan

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-051.00
Sheet Number	23 OF 32
Sheet Size	ARCH E1

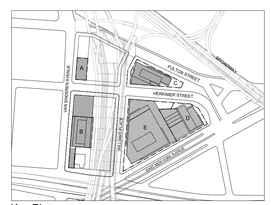


Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and Associated Structures
- Block
- Office Access Point
- Commercial Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height *heights relative to base plane
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to mantained)
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint
- Waiver for height and setback pursuant to ZR 74-743 (a)(2).
- Waiver for required rear yard pursuant to ZR 74-743 (a)(2).
- Waiver for required min base height pursuant to ZR 74-743 (a)(2).

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK
ZR 74-743

CPC APPROVED: 11/17/2025 (Cal. No.6)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

N

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

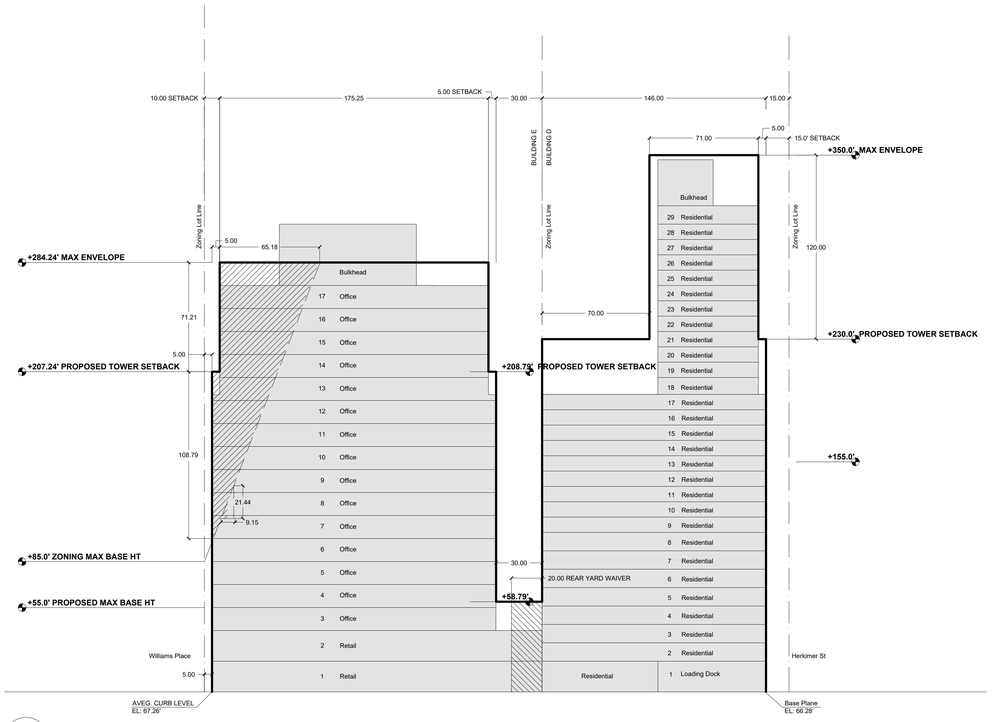
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758
STATE OF NEW YORK

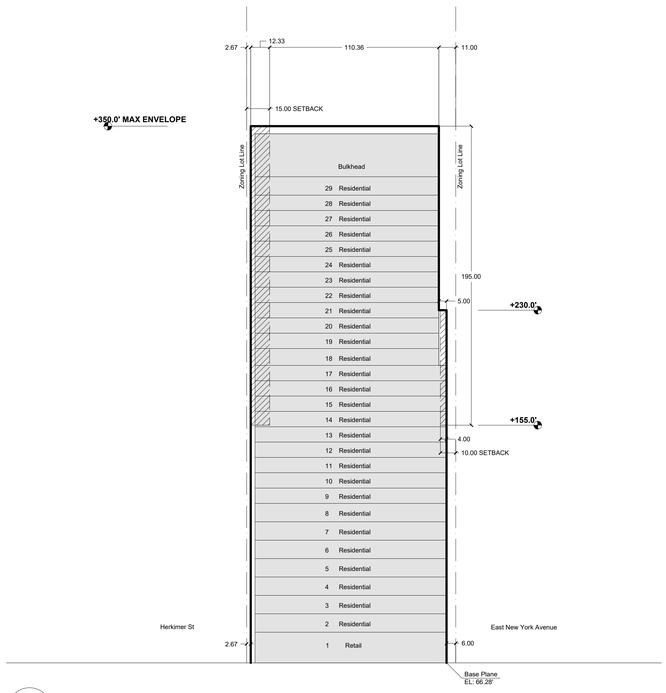
Drawing Title

Parcel 4/5 Waiver Plan

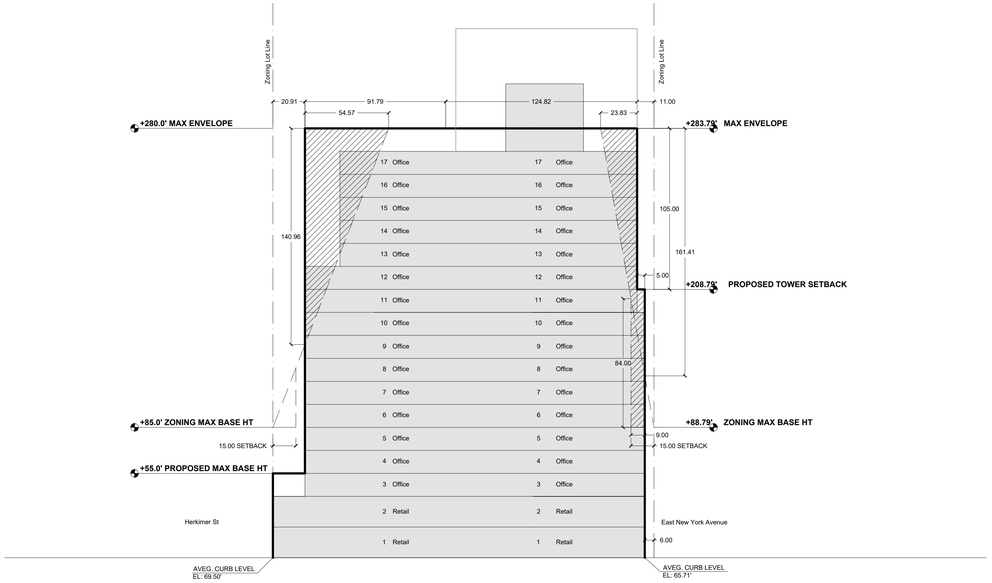
Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-052.00
Sheet Number	24 OF 32
Sheet Size	ARCH E1



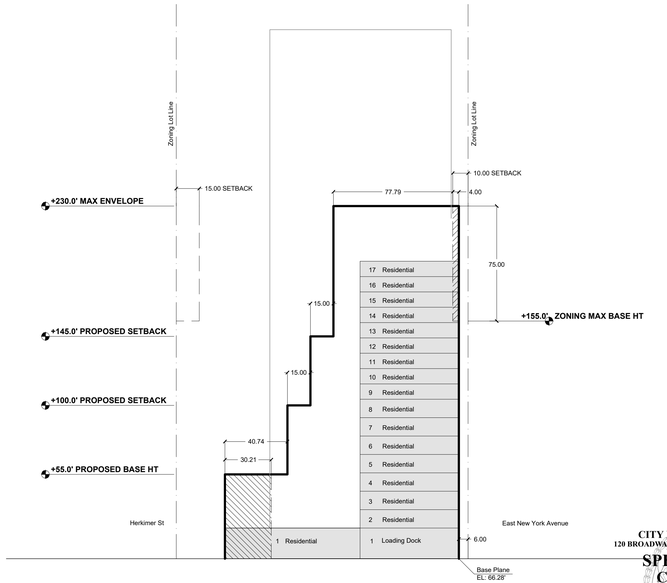
1 Z-053 **ZONING SECTION - WILLIAMS PL, BUILDING D AND E**
SCALE: 1" = 40'-0"



2 Z-053 **ZONING SECTION - EAST NEW YORK AVE, BUILDING D**
SCALE: 1" = 40'-0"



3 Z-053 **ZONING SECTION - EAST NEW YORK AVENUE, BUILDING E**
SCALE: 1" = 40'-0"



4 Z-053 **ZONING SECTION - EAST NEW YORK AVE, BUILDING D**
SCALE: 1" = 40'-0"

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Out Parcel Boundary
- Block
- Office Access Point
- Commercial Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- *heights relative to base plane
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Curb Cut (to mantained)
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint
- Waiver for height and setback pursuant to ZR 74-743 (a)(2).
- Waiver for required rear yard pursuant to ZR 74-743 (a)(2).
- Waiver for required min base height pursuant to ZR 74-743 (a)(2).
- Area proposed for retail and services use pursuant to ZR Section 74-161.

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250286(A) ZSK

ZR 74-743

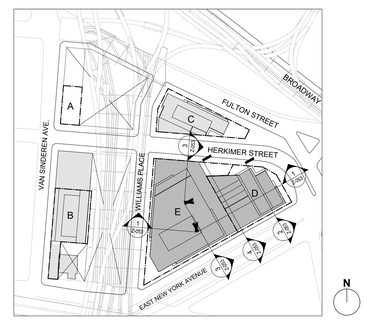
CPC APPROVED: 11/17/2025 (Cal. No. 6)
CC APPROVED: 12/18/2025 (RES. No. 1213)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.

Scale
0 15' 30' 90'



Key Plan
NTS

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

Drawing Title
Parcel 4/5 Waiver Sections

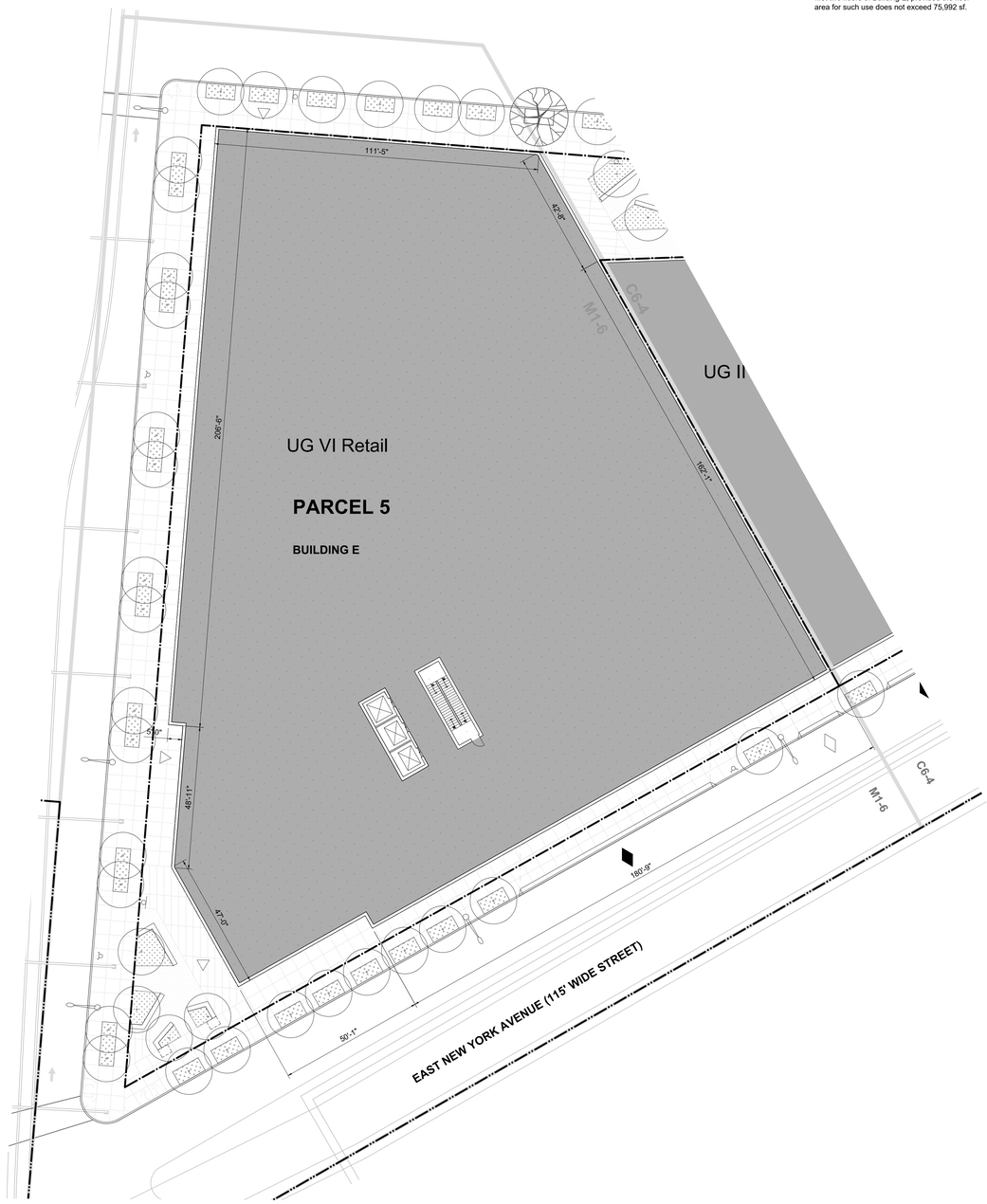
Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=40'
Drawing Number	Z-053.00
Sheet Number	25 OF 32
Sheet Size	ARCH E1

LARGE SCALE RETAIL WAIVER AREA	
FLOOR	M1-6 (WAIVER)
1	31,997
2	43,995
Total	**75,992**

* Use Group VI retail permitted by ZR 74-161 special permit may be located anywhere on first two floors of Building E, provided the floor area for such use does not exceed 75,992 sf.



1 Z-054 **Ground Floor Waiver Area**
SCALE: 1" = 20'-0"



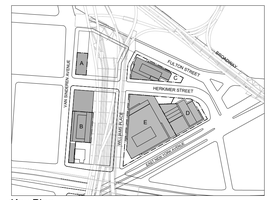
2 Z-054 **Second Floor Waiver Area**
SCALE: 1" = 20'-0"

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint
- Area proposed for retail and services use pursuant to ZR Section 74-161.

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.



Key Plan

Scale

0 15' 30' 90'

N

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMIT
C 250287 ZSK
ZR 74-161

CPC APPROVED: 11/17/2025 (Cal. No. 4)
CC APPROVED: 12/18/2025 (RES. No. 1212)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

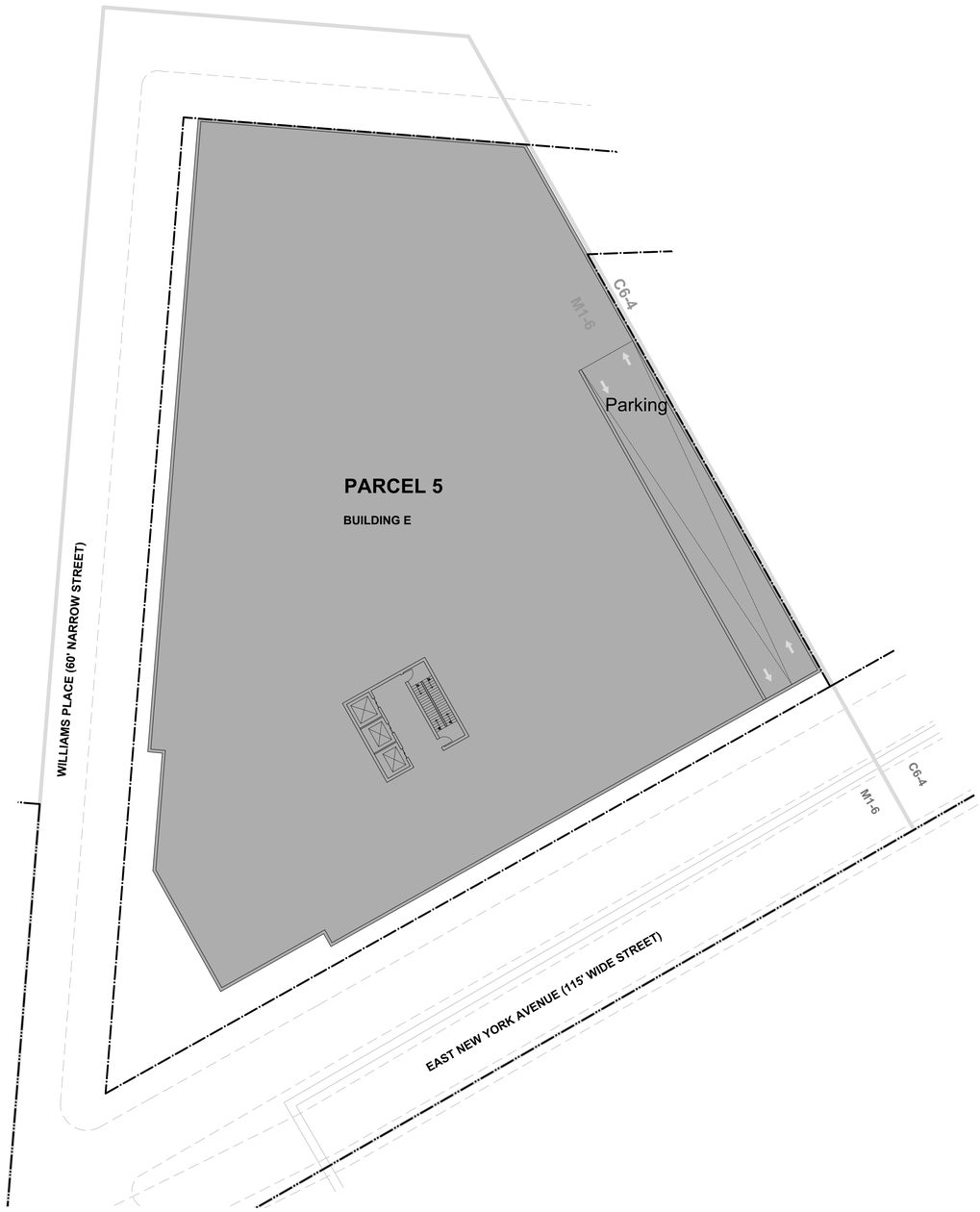
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

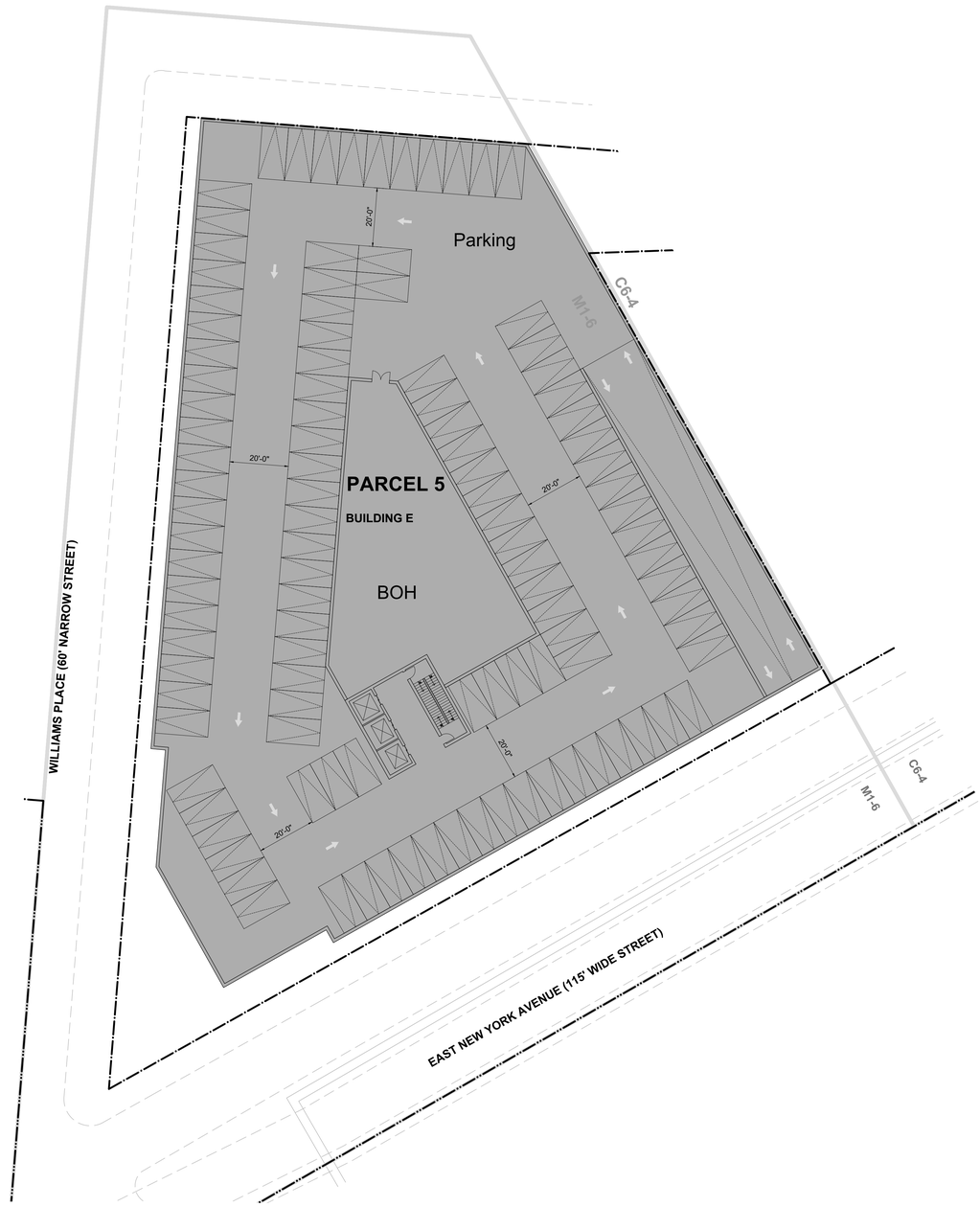
Drawing Title

Parcel 5 Retail Use Waiver Plan

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-054.00
Sheet Number	26 OF 32
Sheet Size	ARCH E1



1 Z-055 **Cellar 1 - Draft**
SCALE: 1" = 20'-0"



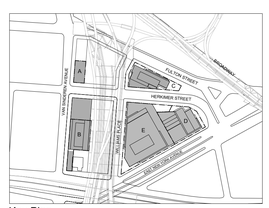
2 Z-055 **Cellar 2 - Draft**
SCALE: 1" = 20'-0"

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning Lot Portion (Corner, Interior, Through) Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building Line
- Elevated Rail Line and
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Spot Elevation / Height (relative to NAVD88)
- **Building Envelope Height** Illustrative Building Height
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Proposed Plants
- Street Sign
- Public Accessible Area Sign
- Bus Sign
- Planted Area
- Pavers
- Sidewalk
- Proposed Building Footprint
- Existing Building Footprint
- Area proposed for retail and services use pursuant to ZR Section 74-161.

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the proposed kiosk, paving plan, trees, planter and bench design, and public area sign locations.
8. The sidewalk treatment depicted is shown for illustrative purposes only and subject to change.
9. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.
10. Garage layout for illustrative purposes only and subject to change.



Key Plan

Scale

0 15' 30' 90'

N

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

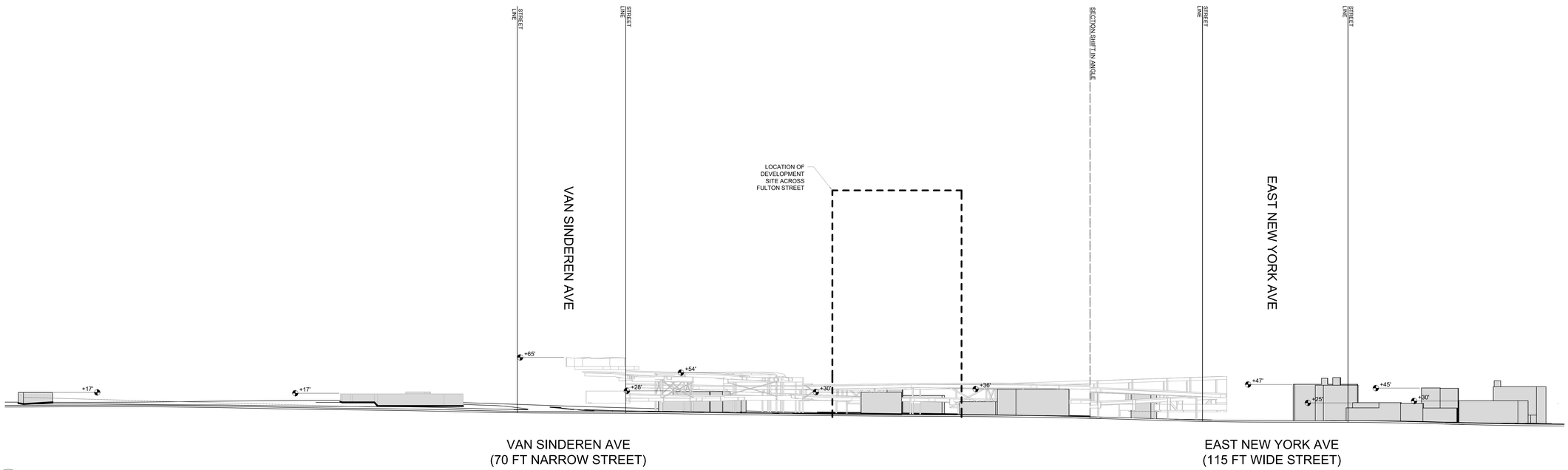
Seal



Drawing Title

Parcel 5 Cellar Plans

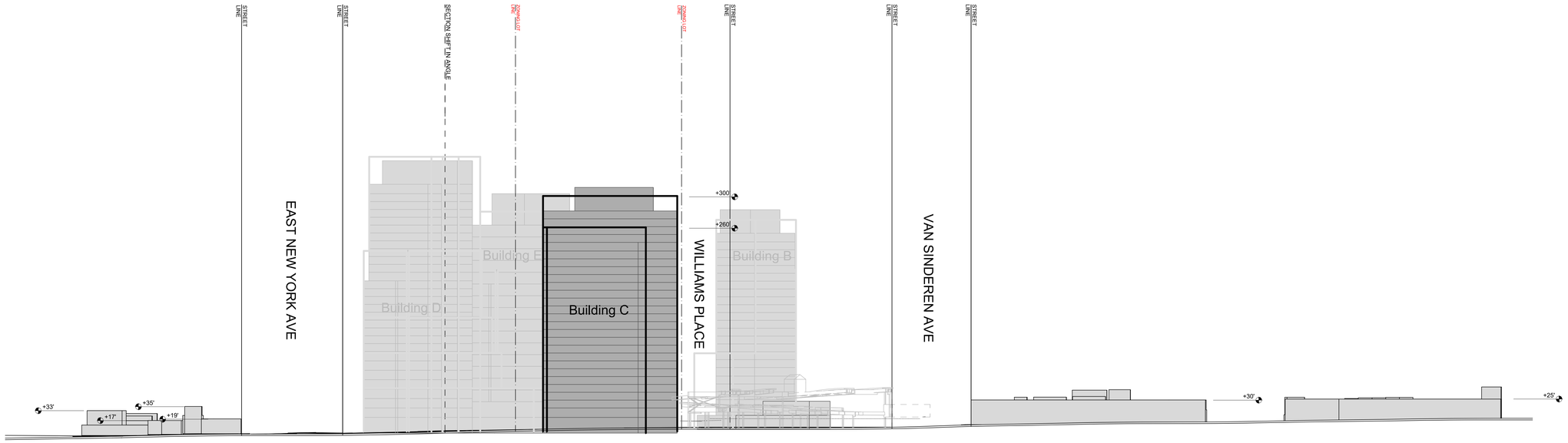
Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=20'
Drawing Number	Z-055.00
Sheet Number	27 OF 32
Sheet Size	ARCH E1



VAN SINDEREN AVE
(70 FT NARROW STREET)

EAST NEW YORK AVE
(115 FT WIDE STREET)

1 Z-050 **ELEVATION ALONG FULTON ST AND WILLIAMS PL, LOOKING NORTH AND EAST**
SCALE: 1" = 60'-0"



EAST NEW YORK AVE
(115 FT WIDE STREET)

WILLIAMS PLACE
(60 FT NARROW STREET)

VAN SINDEREN AVE
(70 FT NARROW STREET)

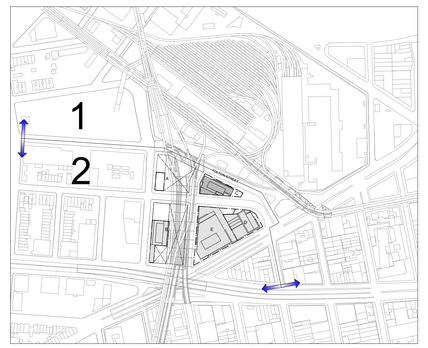
2 Z-050 **ELEVATION ALONG FULTON ST AND WILLIAMS PL, LOOKING SOUTH AND WEST**
SCALE: 1" = 60'-0"

- Proposed Maximum Building Envelope
- Illustrative Building Line
- Zoning Lot Line
- Street Line
- Section Shift line

Scale
0 40' 80' 160'

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.



Key Plan
NTS

Scale 0 100' 200' 400'

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

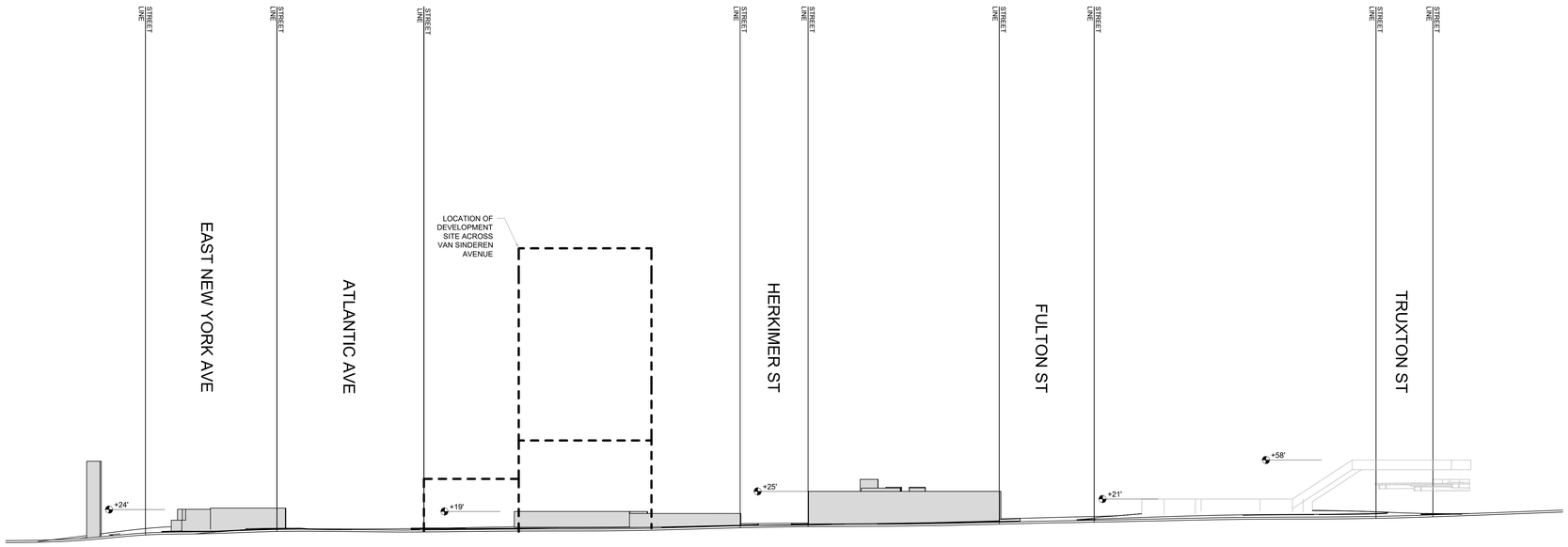
Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

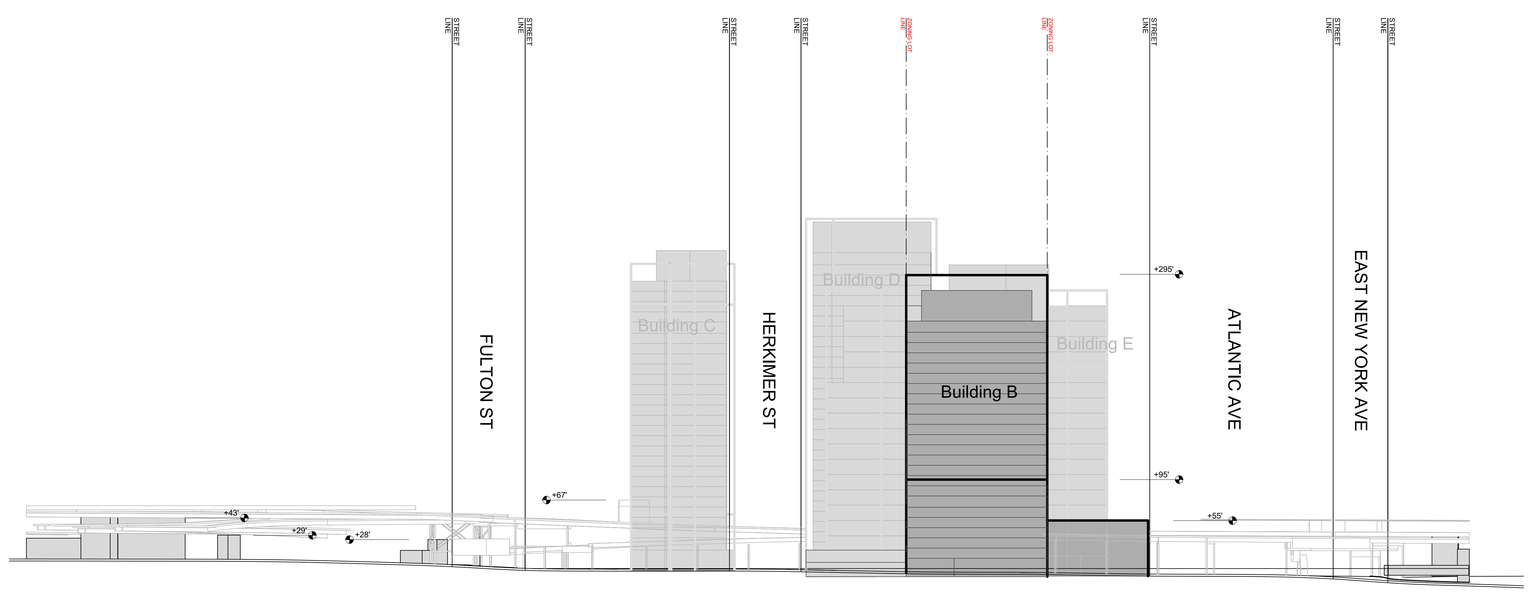
Seal
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

Drawing Title
Neighborhood Character Drawings

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=80'
Drawing Number	Z-060.00
Sheet Number	28 OF 32
Sheet Size	ARCH E1



3 Z-051 **ELEVATION ALONG VAN SINDEREN AVE, LOOKING WEST**
SCALE: 1" = 60'-0"



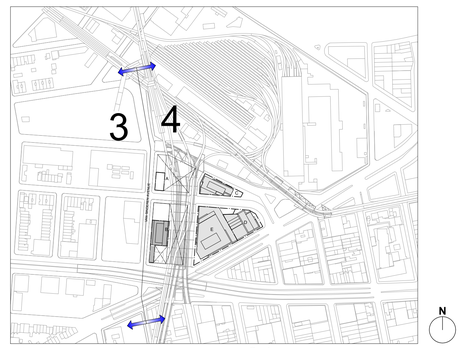
4 Z-051 **ELEVATION ALONG VAN SINDEREN AVE, LOOKING EAST**
SCALE: 1" = 60'-0"

- Proposed Maximum Building Envelope
- Illustrative Building Line
- Zoning Lot Line
- Street Line
- Section Shift line

Scale
0 40' 80' 160'

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.



Key Plan
NTS

Scale 0 100'200' 400'

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

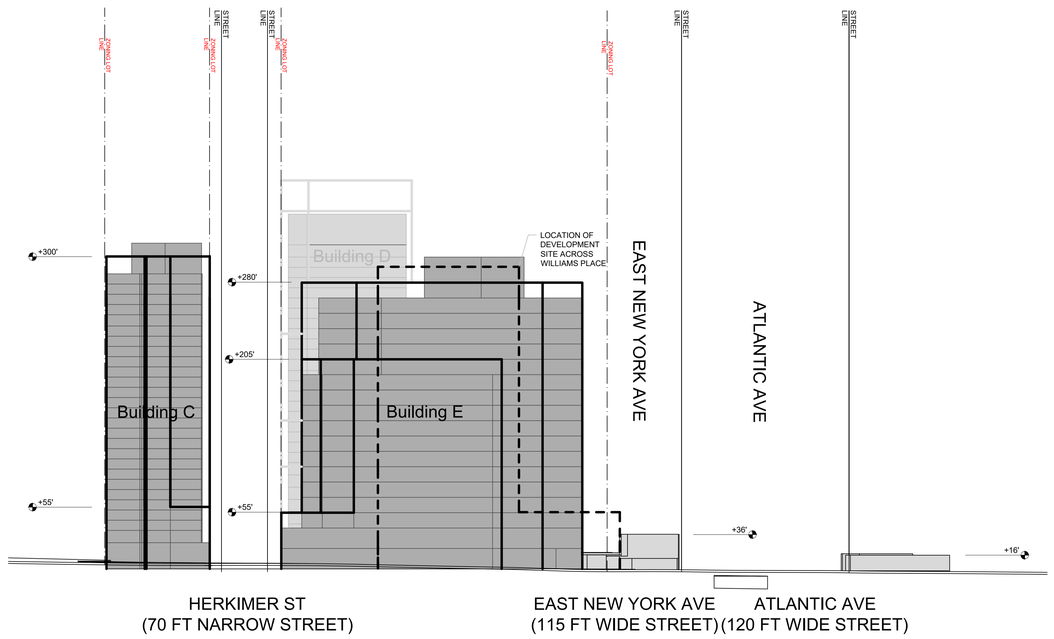
Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

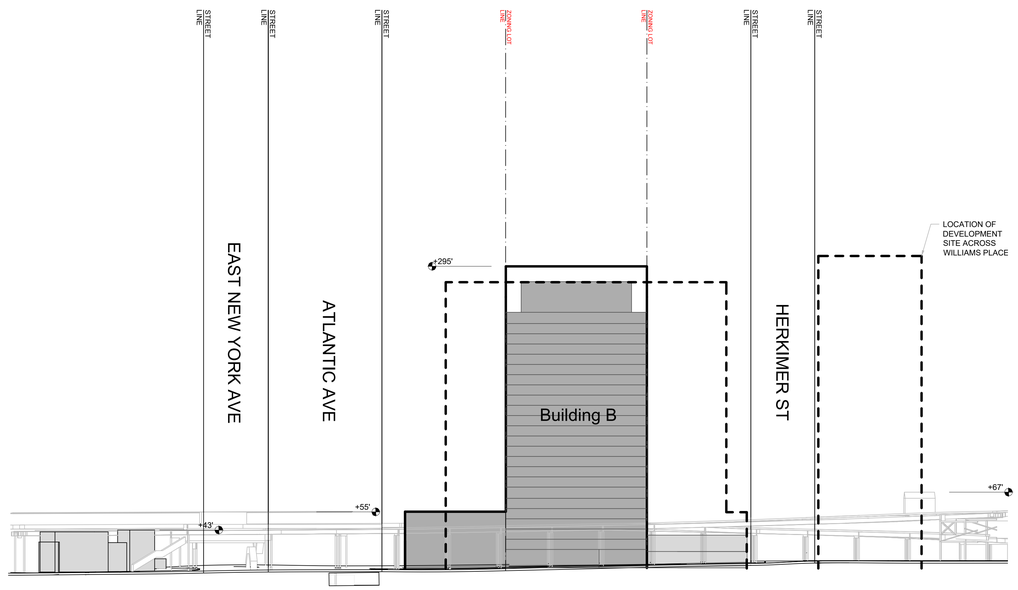
Seal
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

Drawing Title
Neighborhood Character Drawings

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=80'
Drawing Number	Z-061.00
Sheet Number	29 OF 32
Sheet Size	ARCH E1



5 Z-052 **ELEVATION ALONG WILLIAMS PL AND SNEDIKER AVE, LOOKING EAST**
SCALE: 1" = 60'-0"



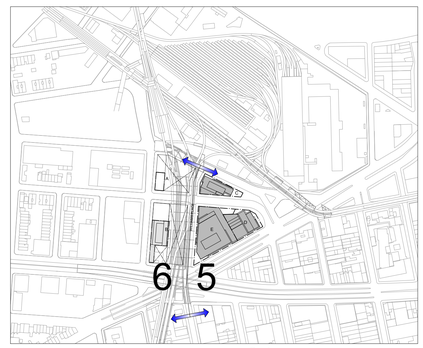
6 Z-052 **ELEVATION ALONG WILLIAMS PL AND SNEDIKER AVE, LOOKING WEST**
SCALE: 1" = 60'-0"

- Proposed Maximum Building Envelope
- Illustrative Building Line
- Zoning Lot Line
- Street Line
- Section Shift line

Scale
0 40' 80' 160'

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.



Key Plan
NTS

Scale 0 100' 200' 400'

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

Drawing Title
Neighborhood Character Drawings

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=80'
Drawing Number	Z-062.00
Sheet Number	30 OF 32
Sheet Size	ARCH E1



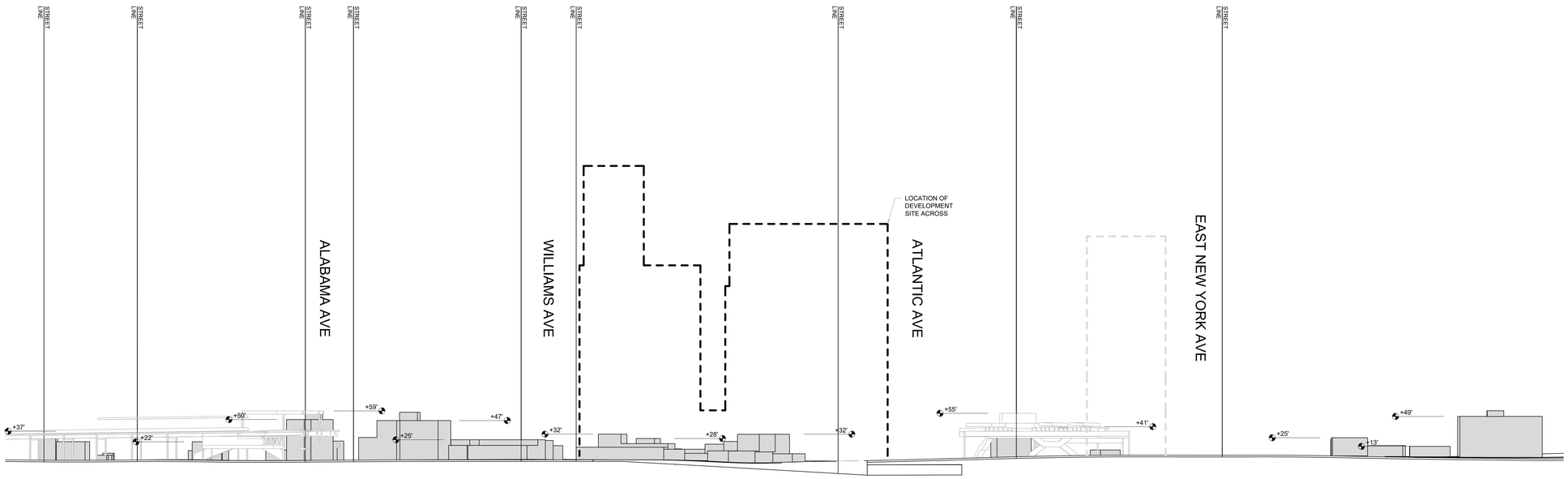
HAVENS PL
(60 FT NARROW STREET)

VAN SINDEREN AVE
(70 FT NARROW STREET)

WILLIAMS PL
(60 FT NARROW STREET)

FULTON ST
(IRREGULAR WIDTH STREET)

7 Z-053 **ELEVATION ALONG ATLANTIC AVE AND EAST NEW YORK AVE, LOOKING NORTH**
SCALE: 1" = 60'-0"



FULTON ST
(60 FT NARROW STREET)

WILLIAMS AVE
(60 FT NARROW STREET)

ATLANTIC AVE
(120 FT WIDE STREET)

EAST NEW YORK AVE
(115 FT WIDE STREET)

8 Z-053 **ELEVATION ALONG ATLANTIC AVE AND EAST NEW YORK AVE, LOOKING SOUTH**
SCALE: 1" = 60'-0"

Proposed Maximum Building Envelope
Illustrative Building Line
Zoning Lot Line
Street Line
Section Shift line

Scale
0 40' 80' 160'

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.



Key Plan
NTS

Scale 0 100' 200' 400'

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

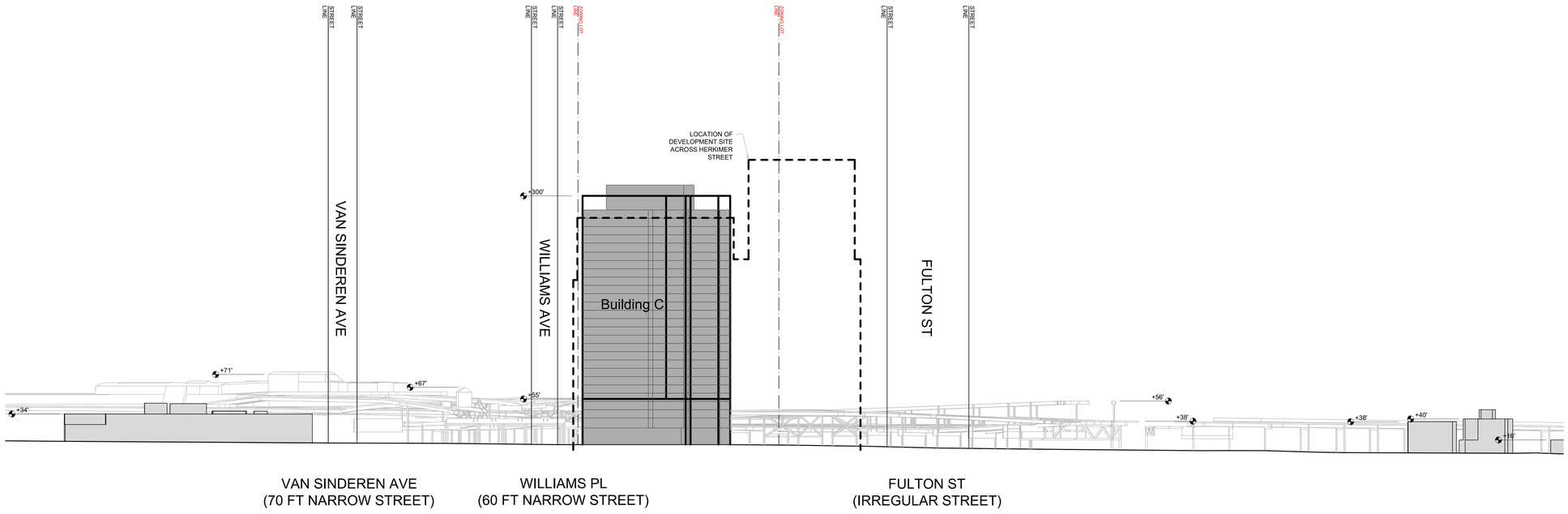
Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

Drawing Title
Neighborhood Character Drawings

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=80'
Drawing Number	Z-063.00
Sheet Number	31 OF 32
Sheet Size	ARCH E1

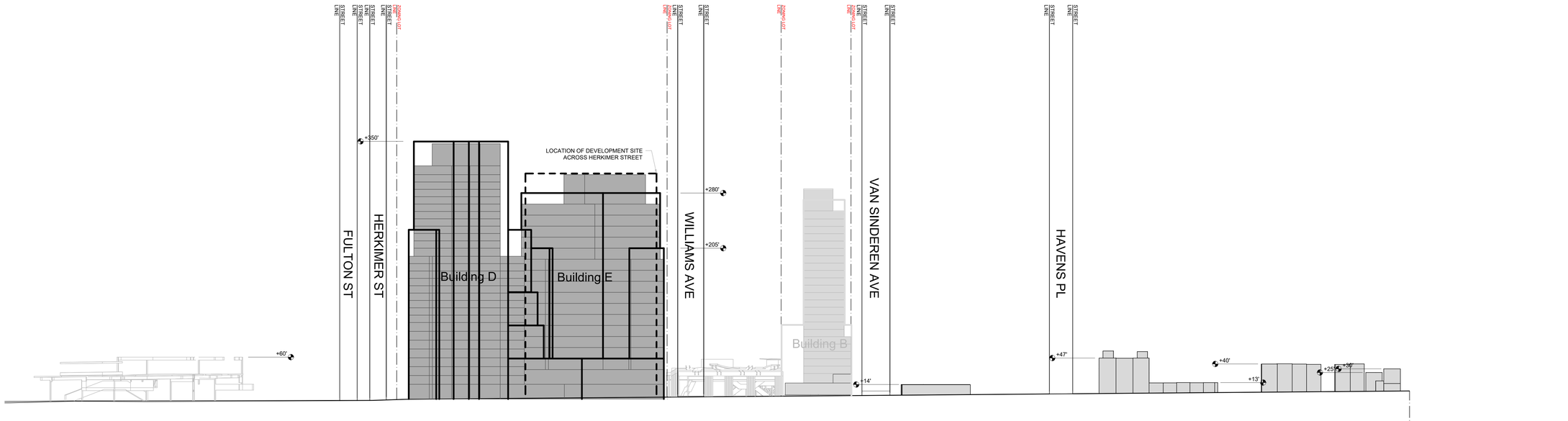


VAN SINDEREN AVE
(70 FT NARROW STREET)

WILLIAMS PL
(60 FT NARROW STREET)

FULTON ST
(IRREGULAR STREET)

9 Z-054 **ELEVATION ALONG HERKIMER ST, LOOKING NORTH**
SCALE: 1" = 60'-0"



FULTON ST
(IRREGULAR WIDTH STREET)

HERKIMER ST
(70 FT NARROW STREET)

WILLIAMS AVE
(60 FT NARROW STREET)

VAN SINDEREN AVE
(70 FT NARROW STREET)

HAVENS PL
(60 FT NARROW STREET)

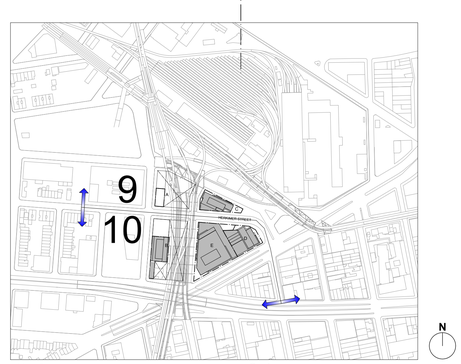
10 Z-054 **ELEVATION ALONG HERKIMER ST, LOOKING SOUTH**
SCALE: 1" = 60'-0"

- Proposed Maximum Building Envelope
- Illustrative Building Line
- Zoning Lot Line
- Street Line
- Section Shift line

Scale
0 40' 80' 160'

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.



Key Plan
NTS

Scale 0 100' 200' 400'

Architect
WXY
WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS
5	05/08/2025	Revised ULURP PLANS
6	05/16/2025	Revised ULURP PLANS

Project
Herkimer Williams
Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758 STATE OF NEW YORK

Drawing Title
Neighborhood Character Drawings

Drawn by	
Checked by	
Date	May 16, 2025
Scale	1"=80'
Drawing Number	Z-064.00
Sheet Number	32 OF 32
Sheet Size	ARCH E1