

RIVER RING MASTER PLAN

BROOKLYN, NY

ULURP FILING
AUGUST XX, 2021

DRAWING INDEX

Z - ZONING

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RIVER RING MASTER PLAN
WILLIAMSBURG, BROOKLYN, NY

CLIENT
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TWO TREES MANAGEMENT
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08/02/21	ULURP FILING

SEAL

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NOT FOR CONSTRUCTION

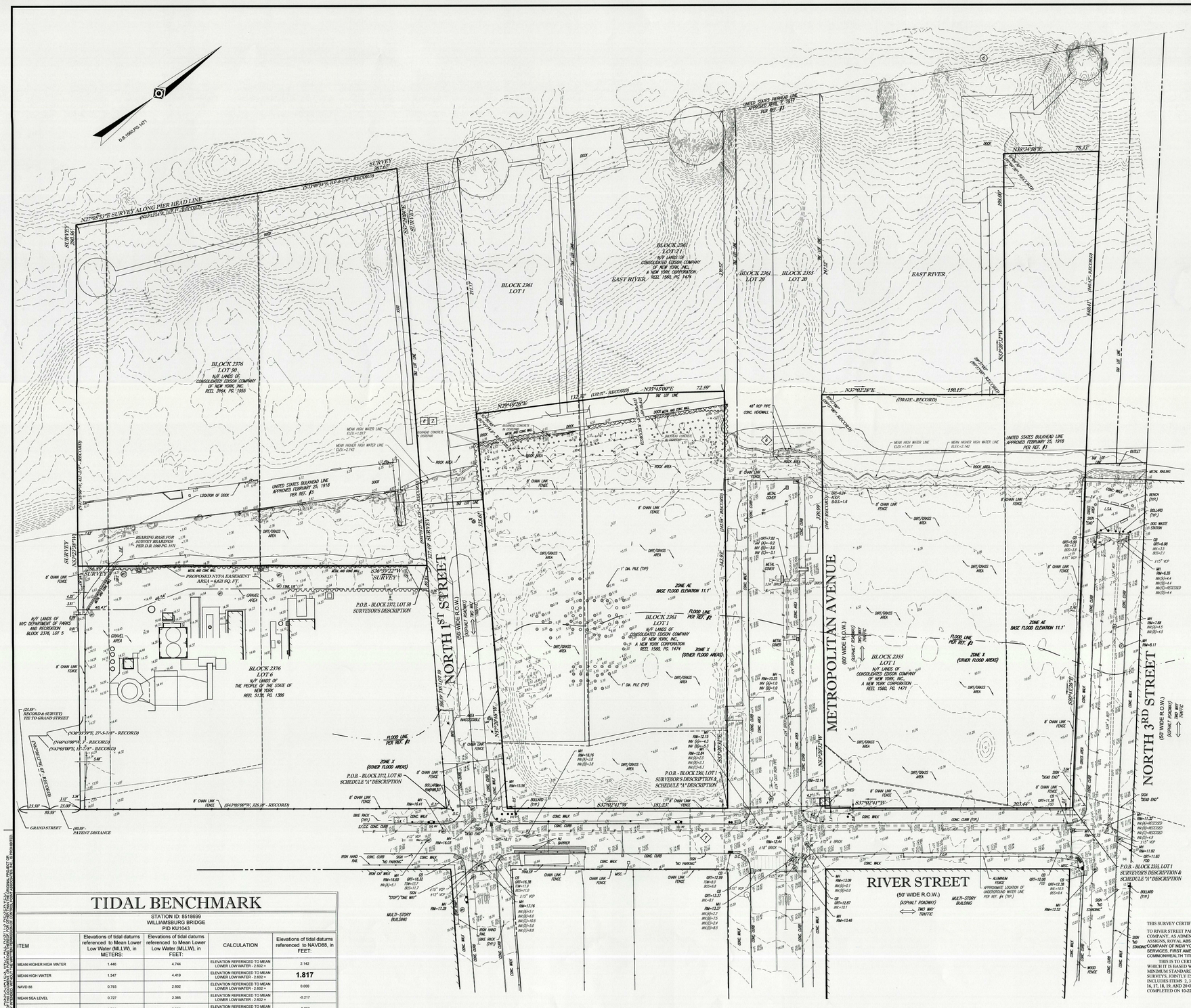
KEY PLAN

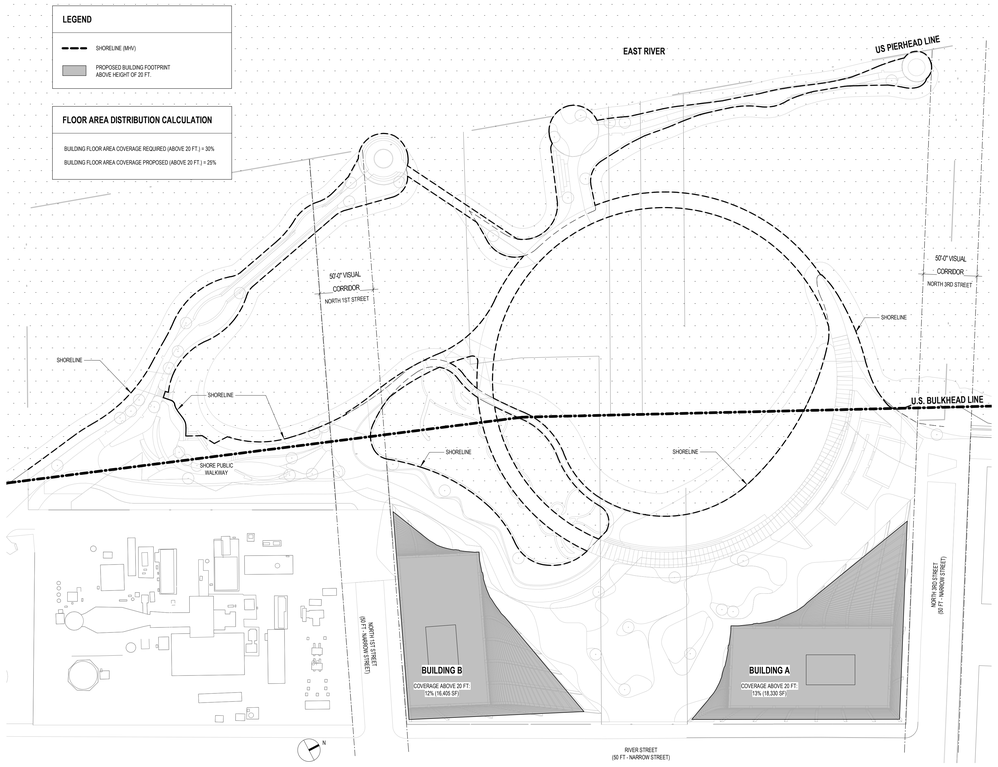
BAR SCALE

SHEET NAME

TITLE SHEET

PROJECT NO
19001
SHEET NO
Z00-0
DOB NO
5050
SCALE
FORMAT
ARCH E
DATE
1/29/2021


SURVEY
262.65'
N27°05'51"E SURVEY ALONG PIER HEAD LINE
(N27°05'51"E - RECORD)
(453.21'±'S - 454.0' - RECORD)
BLOCK 2376
LOT 50
N/F LANDS OF
CONSOLIDATED EDISON COMPANY
OF NEW YORK, INC.
REEL 3764, PG 1955
BLOCK 2361
LOT 1
BLOCK 2361
LOT 20
BLOCK 2355
LOT 30
EAST RIVER
UNITED STATES PIERHEAD LINE
REVISED APRIL 2, 1917
PER REF. #1
N35°34'58"E
78.33'
N35°45'00"E
72.59'
N29°49'26"E
132.9'
(132.31' - RECORD)
N37°07'28"E
150.13'
(150.13'E - RECORD)
UNITED STATES BULKHEAD LINE
APPROVED FEBRUARY 25, 1918
PER REF. #3
MEAN HIGH WATER LINE
ELEV.=1.817
MEAN HIGHER HIGH WATER LINE
ELEV.=2.142
BEARING BASE FOR
SURVEY BEARINGS
PER D.B. 1560 PG. 1471
S36°59'22"W
SURVEY
PROPOSED NYPA EASEMENT
AREA = 6,621 SQ. FT.
P.O.B. - BLOCK 2372, LOT 50
SURVEYOR'S DESCRIPTION
N/F LANDS OF
NYC DEPARTMENT OF PARKS
AND RECREATION
BLOCK 2376, LOT 5
BLOCK 2376
LOT 6
N/F LANDS OF
THE PEOPLE OF THE STATE OF
NEW YORK
REEL 5126, PG. 1386
NORTH 1ST STREET
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
ZONE AE
BASE FLOOD ELEVATION 11.1'
FLOOD LINE
PER REF. #2
ZONE X
(OTHER FLOOD AREAS)
ZONE X
(OTHER FLOOD AREAS)
P.O.B. - BLOCK 2372, LOT 50
SCHEDULE "A" DESCRIPTION
P.O.B. - BLOCK 2361, LOT 1
SURVEYOR'S DESCRIPTION &
SCHEDULE "A" DESCRIPTION
S37°07'41"W
181.2'
S37°07'41"W
203.44'
METROPOLITAN AVENUE
BLOCK 2355
LOT 1
N/F LANDS OF
CONSOLIDATED EDISON COMPANY
OF NEW YORK, INC.,
A NEW YORK CORPORATION
REEL 1560, PG. 1471
NORTH 3RD STREET
(50' WIDE R.O.W.)
RIVER STREET
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
TWO WAY
TRAFFIC
MULTI-STORY
BUILDING
ALUMINUM
FENCE
APPROXIMATE LOCATION OF
UNDERGROUND WATER LINE
PER REF. #4 (TYP.)
P.O.B. - BLOCK 2355, LOT 1
SURVEYOR'S DESCRIPTION &
SCHEDULE "A" DESCRIPTION
(55.58' - RECORD & SURVEY)
TIE TO GRAND STREET
(N39°23'09"E, 27'-5.71/4" - RECORD)
(N46°48'00"W, 3' - RECORD)
(N43°00'00"E, 15'-5" - RECORD)
(N39°23'09"E, 45' - RECORD)
(64°05'00"W, 325.10' - RECORD)
GRAND STREET
(80.58' - PATENT DISTANCE)
8' CHAIN LINK FENCE
WOOD FENCE
CONC. WALK
CONC. CURB
DRIT/GRASS AREA
GRAVEL AREA
ROCK AREA
BULKHEAD CONCRETE
BULKHEAD CAP
BRICK (TYP.)
BOLLARD (TYP.)
1" DIA. PILE (TYP.)
IRON HAND RAIL
IRON CAT WALK
MULTI-STORY BUILDING
SHED
SIGN "NO PARKING"
SIGN "STOP" "ONE WAY"
SIGN "DEAD END"
SIGN "NO STANDING"
SIGN "ONE WAY"
METAL RAILING
BENCH (TYP.)
DOG WASTE STATION
CONC. WALK
L.S.A.
OUTLET
CHAIN LINK FENCE
MISC.
METAL COVER
CONC. CURB
CB
GRT=7.82
INV (S)=-0.2
INV (E)=-3.6
INV (W)=-3.1
CB
GRT=6.08
INV.=3.5
BOS=2.1
CB
GRT=5.59
INV.=3.5
BOS=-1.6
15" VCP
MH
RIM=6.35
INV(E)=4.4
INV(S)=4.4
INV(W)=4.4
MH
RIM=7.88
INV(N)=4.5
INV(S)=4.5
MH
RIM=4.11
MH
RIM=10.25
INV (N)=1.9
INV (S)=1.9
MH
RIM=12.14
MH
RIM=15.58
MH
RIM=16.16
INV.(S)=3.8
INV.(S)=3.8
MH
RIM=16.41
MH
RIM=16.63
MH
RIM=17.39
MH
RIM=17.16
INV.(N)=5.1
INV.(S)=5.1
INV.(W)=10.5
INV.(Y)=2.4
INV.(E)=8.8
MH
RIM=13.46
MH
RIM=13.09
INV.(N)=5.1
INV.(S)=5.0
CB
GRT=12.87
INV.=10.7
MH
RIM=12.44
MH
RIM=11.92
MH
RIM=11.63
FOD
MH
RIM=11.37
INV.(S)=10/23/20
INV.(E)=10/23/20
INV.(E)=10/23/20
INV.(E)=4.3
INV.(W)=4.3
15" VCP
CB
GRT=12.39
INV.=10.8
BOS=9.4
CB
GRT=12.08
CB
GRT=12.38
INV.=10.5
BOS=9.4
MH
RIM=12.52
CB
GRT=13.27
INV.=9.1
CB
GRT=13.33
INV.(N)=2.2
INV.(S)=2.3
INV.(E)=2.4
INV.(W)=6.5
CB
GRT=12.12
INV.=8.8
CB
GRT=11.96
FOD
MH
RIM=11.73
MH
RIM=13.09
INV.(N)=5.1
INV.(S)=5.0
CB
GRT=16.98
INV.=11.9
BOS=11.2
15" VCP
12" VCP
CB
GRT=16.11
CB
GRT=16.32
INV.=11.7
BOS=11.7
12" VCP
MH
RIM=17.39
MH
RIM=17.39
MH
RIM=18.02
MH
RIM=18.41
MH
RIM=18.63
MH
RIM=18.63
MH
RIM=18.63



2 FLOOR AREA DISTRIBUTION DIAGRAM
Z00-2
1" = 50'-0"

SITE INFORMATION	
ADDRESS:	105 River Street, Brooklyn, NY 11211
BOROUGH:	Brooklyn
BLOCK & LOT:	Block 2355, Lots 1 and 20 Block 2361, Lots 1, 20, and 21 Block 2376, Lot 50 Demapped portion of North 1st Street Demapped portion of Metropolitan Avenue west of River Street
COMMUNITY DISTRICT:	1
COUNCIL DISTRICT:	33
ZONING MAP:	12c
EXISTING ZONING DISTRICT:	M3-1
PROPOSED ZONING DISTRICT:	C6-2 (R8 equivalent) / MIH
LOT AREA:	168,362 SF (upland) + 19,582 SF (seaward) = 187,944 SF* * See Lot Area for FAR Calculation

ZONING FLOOR AREA SCHEDULE				
	Commercial	Community Facility	Residential	Total
Building A*	11,000 sf	30,000 sf	498,600 sf	539,600 sf
Building B*	68,000 sf	0	551,200 sf	619,200 sf
Total	79,000 sf	30,000 sf	1,049,800 sf	1,158,800 sf

Note:
* Floor area allocations by use are illustrative; As-of-right uses under zoning permitted.

LIST OF REQUESTED ACTIONS	
I.	Zoning text amendment:
	A. to modify Appendix F of the Zoning Resolution to establish the portion of the Project Area to the west of River Street as an Mandatory Inclusionary Housing ("MIH") area.
	B. to amend Zoning Resolution Section 74-742 to allow a large scale general development ("LSGD") that does not meet the ownership requirements of Section 74-742, when the site of such LSGD includes the Proposed Development (as defined below) and where the areas in which the State or City have certain property interests.
	C. to amend Zoning Resolution Section 74-743 to permit, as part of the LSGD, (i) the lot area of a new platform seaward of the bulkhead line to be part of the upland lot area of the waterfront zoning lot, provided that the amount of lot area so incorporated is less than the lot area of shoreline seaward of the bulkhead line to be removed in connection with the LSGD, (ii) additional new piers or platforms to be included as lot area for purposes of floor area, dwelling unit and other bulk regulations, provided that the amount of floor area generated by such new piers or platforms does not exceed the floor area generated by existing piers or platforms, and (iii) such new piers or platforms to be exempt from certain requirements otherwise applicable to piers and platforms provided as part of a waterfront public access area.
II.	Zoning map amendment to rezone the Project Area (Block 2355, Lots 1, 20; Block 2356, Lot 1; Block 2361, Lots 1, 20, 21; Block 2362, Lots 1, 3; and Block 2376, Lot 50;), and demapped portions of North 1st Street and Metropolitan Avenue) from an M3-1 district to a C6-2 district and M1-4 district.
III.	Zoning special permit pursuant to Zoning Resolution Sections 74-743(a)(2) and 74-743(a)(13), as modified under the zoning text amendment, to allow the construction of new piers and platforms in the seaward portion of the LSGD that are accessible and enjoyable by the public; allow such piers and platforms to generate floor area, provided that the total distribution of floor area is limited to the floor area generated by existing land seaward of the bulkhead line to be removed and existing piers and platforms; and to modify bulk regulations.
IV.	Zoning special permit pursuant to Zoning Resolution Section 74-533 to reduce the required accessory residential off-street parking spaces in a Transit Zone.
V.	Zoning authorizations:
	A. to modify the Zoning Resolution's requirements for location, area and minimum dimensions of waterfront public access areas pursuant to Zoning Resolution Section 62-822(a).
	B. b. modify requirements within waterfront public access areas pursuant to Zoning Resolution Section 62-822(b).
	C. to allow for phased development of waterfront public access areas pursuant to Zoning Resolution Section 62-822(c).
VI.	Zoning certification pursuant to Zoning Resolution Section 62-811 with respect to compliance with waterfront public access area and visual corridor requirements, as modified by zoning authorizations.
VII.	Landfill action to add approximately 6,319 square feet of landfill as part of the waterfront public open space plan.

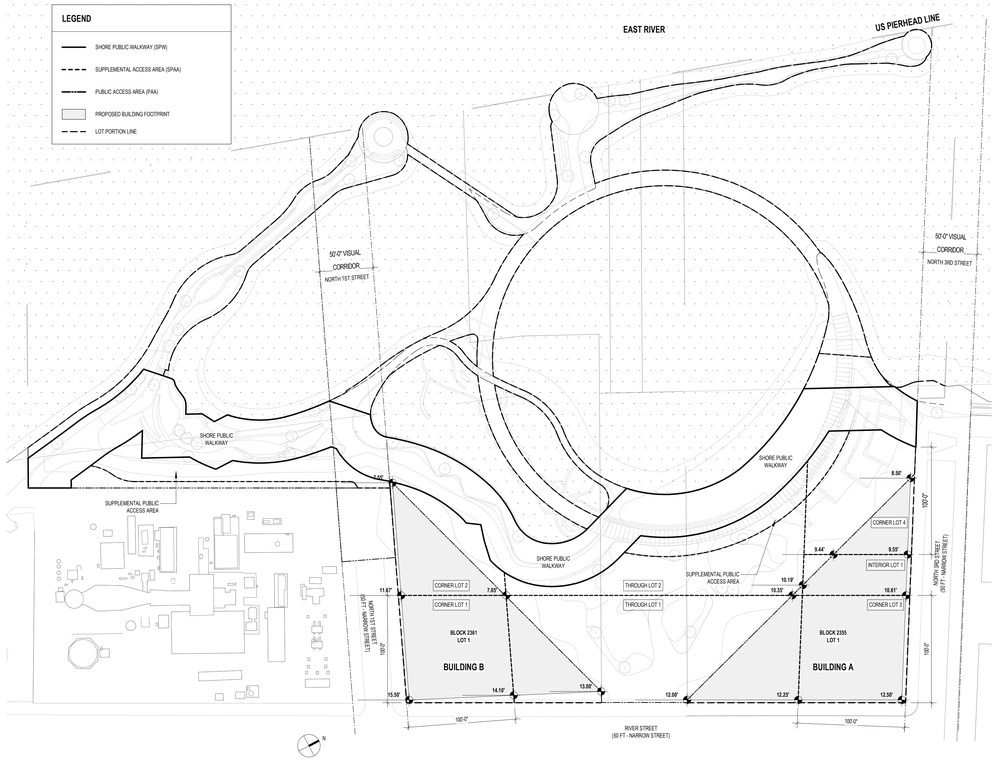
LOT AREA (EXISTING)	
UPLAND LOT AREA:[1]	**137,506 SF**
UPLAND LOT AREA EAST OF THE US BULKHEAD LINE	129,239 SF
UPLAND LOT AREA WEST OF THE US BULKHEAD LINE	8,267 SF
SEAWARD LOT AREA:	**235,784 SF**
EXISTING PIERS & PLATFORMS PURSUANT TO ZR 62-31	19,582 SF
WATER	216,220 SF
TOTAL LOT AREA: (137,506 + 235,784)	**373,290 SF**

LOT AREA (PROPOSED)	
UPLAND LOT TOTAL AREA: (155,729 + 14,374)	**170,103 SF**
UPLAND LOT AREA EAST OF THE US BULKHEAD LINE	**155,729 SF**
BLOCK 2355, LOT 1[1]	61,771 SF
BLOCK 2361, LOT 1	54,479 SF
BLOCK 2376, LOT 50	12,989 SF
DEMAPPED PORTION OF NORTH 1ST STREET	3,374 SF
DEMAPPED PORTION OF METROPOLITAN AVENUE	23,116 SF
UPLAND LOT AREA WEST OF THE US BULKHEAD LINE	**14,374 SF**
BLOCK 2355, LOT 1[1]	4,366 SF
NEW PLATFORM WITHIN BLOCK. 2376, LOT 50	10,008 SF
SEAWARD LOT AREA:	**229,677 SF**
NEW PIERS	28,454 SF
WATER	201,213 SF
TOTAL LOT AREA: (170,103 + 229,677)	**399,780 SF**

LOT AREA FOR FAR CALCULATION		
LOT AREA FOR UPLAND LOT FAR[2] (66,137+ 54,479 + 21,256 + 26,490)		**168,362 SF**
BLOCK 2355, LOT 1[1] (61,771 + 4,366)	66,137 SF	
BLOCK 2361, LOT 1	54,479 SF	
BLOCK 2376, LOT 50 (12,989 + 8,267)	21,256 SF	
Demapped Streets (3,374 sf + 23,116)	26,490 SF	
20% OF UPLAND LOT AREA (168,362 X 20%)[3]		**33,672.4 SF**
LOT AREA FOR SEAWARD LOT FAR[4]		**19,582 SF**
TOTAL LOT AREA FOR FAR CALCULATION: (168,362 + 19,582)		**187,944 SF**
MAXIMUM FLOOR AREA PERMITTED: (168,362 X 7.2)[5]		**1,353,196.8 SF**

NOTES

1. As defined in ZR Section 62-11, "upland lot" is the portion of land that is located landward of the U.S. Bulkhead line and shall also include a portion of the shoreline projecting seaward of the U.S. Bulkhead line. The area of the portion of the shoreline projecting seaward of the bulkhead line that is removed comprises 8,267 SF.
2. Total area land being filled is 6,319 SF, of which 4,366 square feet of area is projecting seaward (west) of the U.S. Bulkhead line and 1,953 square feet of area is landward (east) of the U.S. Bulkhead line. As such, the lot area of Block 2355, Lot 1 will increase by an additional 4,366 square feet.
3. Under the density regulations of the proposed C6-2 zoning district, the demapped streets would generate approximately 190,728 SF of floor area in excess of the floor area that would be utilized by the Proposed Development.
4. Under the proposed text amendment, the new platform area (10,008 SF) would be treated as upland lot, but the lot area included within the upland lot would not exceed the lot area of the shoreline projecting seaward (west) of the U.S. Bulkhead line that is removed (8,267 SF).
5. Under the proposed text amendment, the floor area generated by reconstructed or replaced piers, platforms or other structures would not exceed that generated by existing piers or platforms (19,582 SF).
6. Total upland lot area, excluding demapped streets, is 141,872 SF.
7. 20% of upland lot area, excluding demapped streets, is 28,374 SF (141,872 x 20%).
8. Max floor area permitted, excluding demapped streets, is 1,162,469 SF ((141,872+19,582) x 7.2).



1 ADJUSTED BASE PLANE CALCULATIONS (PROPOSED)
Z00-2
1" = 50'-0"

BASE PLANE DETERMINATION - BUILDING B

BASE PLANE CALCULATIONS

CORNER LOT 1	$\frac{11.67 + 15.5 + 15.5 + 14.10}{4}$	= 14.1925
CORNER LOT 2	$\frac{7.55 + 11.67 + 7.55 + 7.05}{4}$	= 8.455
THROUGH LOT 1	$\frac{14.1 + 13}{2}$	= 13.55
THROUGH LOT 2	7.05	= 7.05

PORTION OF BUILDING	AREA (SQFT)	PERCENTAGE
CORNER LOT 1	9309.76	51.30%
CORNER LOT 2	5073.49	27.97%
THROUGH LOT 1	3760.75	20.73%
THROUGH LOT 2	0	0.00%
	18141.00	100%

ADJUSTED BASE PLANE CALCULATIONS

CORNER LOT 1	14.1925	X	51.30%	=	7.28
CORNER LOT 2	8.445	X	27.97%	=	2.36
THROUGH LOT 1	13.55	X	20.73%	=	2.81
THROUGH LOT 2	7.05	X	0.00%	=	0.00
					+12.45 = ADJUSTED BASE PLANE

BASE PLANE DETERMINATION - BUILDING A

BASE PLANE CALCULATIONS

CORNER LOT 3	$\frac{12.25 + 12.5 + 12.5 + 10.61}{4}$	= 11.965
CORNER LOT 4	$\frac{9.55 + 8.5 + 8.5 + 9.44}{4}$	= 8.9975
INTERIOR LOT 1	$\frac{10.61 + 9.55}{2}$	= 10.08
THROUGH LOT 1	$\frac{12 + 12.5}{2}$	= 12.25
THROUGH LOT 2	$\frac{10.19 + 10.35}{2}$	= 10.27

PORTION OF BUILDING	AREA (SQFT)	PERCENTAGE
CORNER LOT 3	9399.72	45.50%
CORNER LOT 4	1470.44	7.12%
INTERIOR LOT 1	4255.89	20.60%
THROUGH LOT 1	5488.42	26.57%
THROUGH LOT 2	43.40	0.21%
	20657.87	100%

ADJUSTED BASE PLANE CALCULATIONS

CORNER LOT 3	11.965	X	45.50%	=	5.44
CORNER LOT 4	8.9975	X	7.12%	=	0.64
INTERIOR LOT 1	10.08	X	20.60%	=	2.08
THROUGH LOT 1	12.25	X	26.57%	=	3.25
THROUGH LOT 2	10.27	X	0.21%	=	0.02
					+11.44 = ADJUSTED BASE PLANE*

* Adjusted Base Plane (+11.44) is less than the minimum Design Flood Elevation (DFE) per NYC BC Appendix G, ASCE 24, and FEMA guidelines. As such, the DFE (+12.1) will be used as the Base Plane for this site.

NOTE: The elevation from which heights are measured is subject to adjustment up to the reference plane established pursuant to ZR Section 64-11 and applied in accordance with ZR Sections 64-21 and 64-31, inclusive.

ZR SECTION	ITEM	PERMITTED / REQUIRED		PROPOSED			NOTES / COMPLIANCE
62-20	**USE REGULATIONS**						
32-10	Uses permitted as-of-right	Use Groups 1 - 12		Use Groups 2, 4 and 6			Complies
32-422	Location of floors occupied by commercial uses	In any building, or portion of a building occupied by residential uses, commercial uses listed in Use Group 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 or 16 may be located only on a story below the lowest story occupied in whole or in part by such dwelling unit		Commercial uses are located below the lowest story in whole or in part by dwelling units			Complies
62-32	**FLOOR AREA REGULATIONS**						
62-325	Commercial	6.0		0.42			Complies
62-322	Community Facility	6.5		0.16			
23-154	Residential	7.2		5.59			
35-23	Total:	7.2		6.17			
33-121	**FLOOR AREA**			**Building A**	**Building B**	**Total**	
	Commercial	187,944 SF x 6.5 =	1,221,636.00	11,000	68,000	79,000	Complies
	Community Facility	187,944 SF x 6.5 =	1,221,636.00	30,000	0	30,000	
	Residential	187,944 SF x 7.2 =	1,353,196.80	498,600	551,200	1,049,800	
	Total:	187,944 SF x 7.2 =	1,353,196.80	539,600	619,200	1,158,800	
62-32	**LOT COVERAGE ON WATERFRONT BLOCKS**			**Building A**	**Building B**	**Total**	
62-322	Residential	70%	168,362 SF x 70% = 117,853.40 SF	12.7% (21,311 SF)	11% (18,570 SF)	23.7% (39,881 SF)	Complies
	Commercial	N/A	N/A		N/A		
	Community Facility	75%	168,362 SF x 75% = 126,271.50 SF	13.4% (22,587 SF)	0	13.4% (22,587 SF)	
62-33	**SPECIAL YARD REGULATIONS ON WATERFRONT BLOCKS**						
62-331 35-51	Front yards	No front yard shall be required		None provided			Complies
62-331 35-52	Side yards	No side yard shall be required; if any open area extending along a side lot line is provided at any level, it shall have a width of not less than eight feet.		None provided			Complies
62-332	Waterfront yard - depth	C6 districts: 40 foot requirement		29'-11" - 40 ft *			*Authorization pursuant to 62-822(a) to to modify the requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors. See landscape drawings.
62-34	**HEIGHT AND SETBACK REGULATIONS ON WATERFRONT BLOCKS**			**Building A**	**Building B**	**Total**	
62-341(a)(2)	Initial setback distance	Wide Street:	10 ft	N/A	N/A	N/A	*Special permit pursuant to 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
		River Street (Narrow):	15 ft	4'-4" *	3'-10" - 10'-7" *	3'-10" - 10'-7" *	
		North 3rd Street (Narrow):	15 ft	4'-10" *	N/A	4'-10" *	
		North 1st Street (Narrow):	15 ft	N/A	2'-7" *	2'-7" *	
		Shore Public Walkway:	30 ft	69'-4" - 149'-8"	0'-0" - 98'-8" *	0'-0" - 149'-8" *	
62-341(c)(1)	Maximum base height	70 ft		40 ft - 560 ft *	40 ft - 710 ft *	40 ft - 710 ft *	*Special permit pursuant to 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
62-341(c)(2) 62-341(e)(4)(ii)	Maximum building height	210 ft 250 ft (w/ penthouse)		560 ft * (600 ft including bulkhead)	710 ft * (750 ft including bulkhead)	560 ft - 710 ft * (600 ft -750 ft including bulkhead)	*Special permit pursuant to 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
62-341(c)(3)	Floor area distribution	Zoning lots with buildings that exceed the maximum base heightof of 70 ft shall have a minimum floor area coverage comprising at least 30 percent of the lot area at a height of 20 feet. For the purposes of determining this requirement, the lot area of waterfront zoning lots shall be deemed to be the area of the zoning lot landward of the shoreline. Total area of upland lot (including land & platform seaward of the US Bulkhead Line): 170,103 SF Water area east of the US Bulkhead Line: 16,482 SF (beach water area) + 14,314 SF (p/o tidal wetland area) = 30,796 SF Lot area of zoning lot landward of the shoreline = 170,103 SF - 30,796 SF = 139,307 SF Minimum floor area coverage required at a height of 20 feet: 139,307 SF x 30% = 41,792.1 SF		18,330 SF (13%)	16,405 SF (12%)	34,735 SF (25%) *	*Special permit pursuant to 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
62-341(c)(4)	Maximum residential tower size	Each residential story of a building located entirely above the maximum base height shall not exceed a gross area of 8,100 square feet on larger zoning lots (greater than 1.5 acres)		10,527 sf - 15,070 sf *	9,919 sf - 13,922 sf *	9,919 sf - 15,070 sf *	*Special permit pursuant to 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
62-341(c)(5)	Maximum width of walls facing shoreline	Maximum width of any story of a building that faces a shoreline and is entirely above the maximum base height shall not exceed 100 feet.		50'-8" and 158'-2" *	28'-1" and 199'-1" *		*Special permit pursuant to 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
62-341(c)(6)	Ground floor streetscape provisions	For street walls that are more than 50 feet in width and within 50 feet of a waterfront public access area or street, at least 50 percent of the width of such street walls shall be occupied by floor area at the ground floor level; River Street street wall frontage for Building A: 174.83' x 50% = 87 ft min River Street street wall frontage for Building B: 139' x 50% = 70 ft min North 1st Street frontage: 202.83' x 50% = 101 ft min North 3rd Street frontage: 167.83 x 50% = 84 ft min		All frontages have street walls widths of 50 feet or more. More than 50% of the width of street walls shall be occupied by floor area at the ground floor level.			Complies
		and where such street walls do not contain windows with sill levels lower than four feet above the adjacent sidewalk for a continuous distance of at least 30 feet, such street walls shall be articulated with rustication or decorative grills, or screened with plant material, to a minimum height of four feet.		Street walls contain windows with sill levels lower than four feet above the adjacent sidewalk for a continuous distance of at least 30 ft. Service area to be articulated with restication or decorative grills.			Complies
		Parking garages that occupy the ground floor frontage along any street or private drive which is also an upland connection shall be screened in accordance with the planting requirements of paragraph (a)(7)(iii) of Section 62-655		Vehicle entrance and exit at the ground level of Building B. No open parking areas provided.			Complies
62-40	**SPECIAL PARKING REGULATIONS**						
62-42 36-20	Commercial	Office, general retail or services uses:	None required	0			* Special permit pursuant to ZR Section 74-533 to reduce the parking requirements for accessory group parking facilities in a Transit Zone.
	Community Facility	Non-commercial recreation centers:	None required	0			
62-41 25-23	Residential - market rate units	Market Rate Units	40%	20% *			
25-251	Residential - income-restricted housing units	Affordable Units	None required	0%			
62-40	**SPECIAL LOADING REGULATIONS**						
36-62	Commercial	Offices	First 100,000 sf: none	None provided			Complies
			Next 200,000 sf: 1				
			Each additional 300,000 sf: 1				
			57,000 sf of office use = 0 berth				
		Retail or service uses:	First 25,000 sf: none	None provided			
			Next 15,000 sf: 1				
			Next 60,000 sf: 1				
			Each additional 150,000 sf: 1				
			22,000 sf of retail use = 0 berth				
	Community Facility	None required		N/A			
	Residential	None required		N/A			
	Total berths	0 berths		None provided			
36-70	**BICYCLE PARKING REQUIREMENTS**						
36-711	Commercial - office	1 per 7,500 sf:	57,000 sf / 7,500 sf = 8 spaces	538 spaces provided *			Complies * Total bike parking spaces subject to change.
	Commercial - retail or service uses	1 per 10,000 sf:	22,000 sf / 10,000 sf = 2 spaces				
	Community Facility	1 per 10,000 sf:	30,000 sf / 10,000 sf = 3 spaces				
	Residential	1 per 2 dwelling units:	1,050 D.U. / 2 D. U. = 525 spaces				
	Total		538 spaces				
33-03	**STREET TREE PLANTING IN COMMERCIAL DISTRICTS**						
26-41	Street tree planting	River Street:	464.67 lf / 25 = 18.6 trees	15 trees *			* Subject to change pursuant to ZR Section 26-41; 27 trees may be provided on-site, 11 trees or remaining trees provided off-site or paid into a fund pursuant to ZR Section 26-41.
		North 3rd Street:	283 lf / 25 = 11.3 trees	8 trees *			
		North 1st Street:	200.58 lf / 25 = 8 trees	4 trees *			
		Total trees required:	38 trees	Total trees proposed: 27 trees *			

RIVER RING MASTER PLAN
WILLIAMSBURG, BROOKLYN, NY

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KEY PLAN

BAR SCALE

SHEET NAME

ZONING CALCULATIONS

PROJECT NO 10001
DOB NO 9050
SCALE As indicated
FORMAT ARCH E
DATE 1/29/2021
SHEET NO Z00-2

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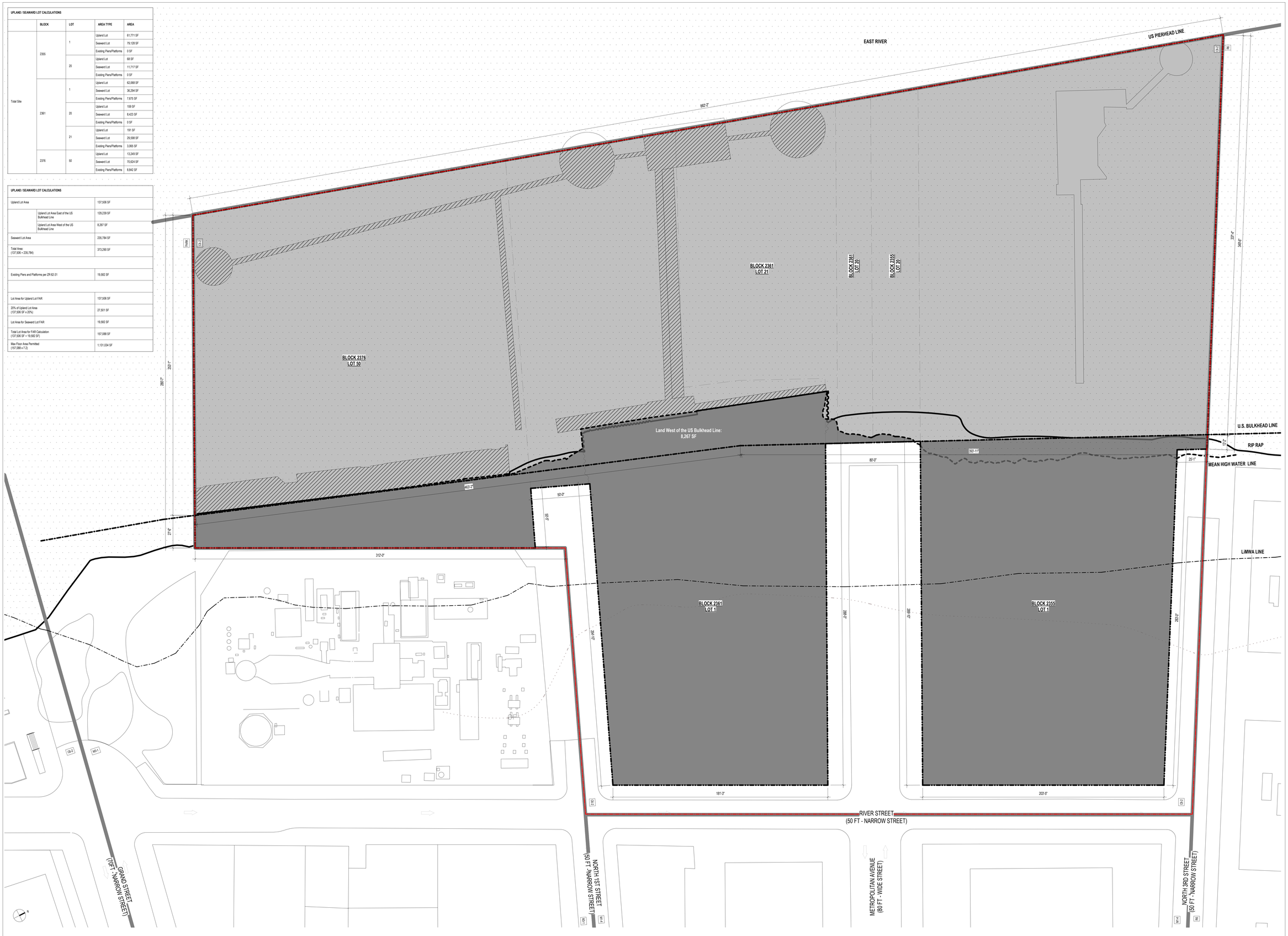
UPLAND / SEAWARD LOT CALCULATIONS

	BLOCK	LOT	AREA TYPE	AREA
Total Site	2355	1	Upland Lot	61,771 SF
			Seaward Lot	79,128 SF
			Existing Piers/Platforms	0 SF
		20	Upland Lot	68 SF
			Seaward Lot	11,717 SF
			Existing Piers/Platforms	0 SF
	2361	1	Upland Lot	62,068 SF
			Seaward Lot	36,294 SF
			Existing Piers/Platforms	7,875 SF
		20	Upland Lot	159 SF
			Seaward Lot	8,423 SF
			Existing Piers/Platforms	0 SF
		21	Upland Lot	191 SF
			Seaward Lot	29,558 SF
			Existing Piers/Platforms	3,065 SF
	2376	50	Upland Lot	13,249 SF
			Seaward Lot	70,624 SF
			Existing Piers/Platforms	8,842 SF

UPLAND / SEAWARD LOT CALCULATIONS

Upland Lot Area		137,506 SF
	Upland Lot Area East of the US Bulkhead Line	129,239 SF
	Upland Lot Area West of the US Bulkhead Line	8,267 SF
Seaward Lot Area		235,784 SF
Total Area: (137,506 + 235,784)		373,290 SF
Existing Piers and Platforms per ZR 62-31		19,582 SF
Lot Area for Upland Lot FAR		137,506 SF
20% of Upland Lot Area (137,506 SF x 20%)		27,501 SF
Lot Area for Seaward Lot FAR		19,582 SF
Total Lot Area for FAR Calculation (137,506 SF + 19,582 SF)		157,088 SF
Max Floor Area Permitted (157,088 x 7.2)		1,131,034 SF



1 UPLAND/SEAWARD LOT DIAGRAM - EXISTING
Z00-3A
1" = 25'-0"

LEGEND

- UPLAND LOT (137,506 SF)
- SEAWARD LOT (235,784 SF)
- EXISTING PIERS AND PLATFORMS PER ZR-62-31 (19,582 SF)
- WATER
- ZONING LOT LINE
- US BULKHEAD LINE
- MEAN HIGH WATER LINE
- LINE OF MODERATE WAVE ACTION (LIMWA)
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- ZONING DISTRICT BOUNDARY

GENERAL NOTES

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2. INFORMATION REGARDING THE LOT AREAS IS DERIVED FROM SURVEY (V-001.0) PREPARED BY CONTROL POINT ASSOCIATES, INC. PC., DATED NOVEMBER 21, 2019 AND SUBSEQUENTLY REVISED ON MAY 29, 2020.

RIVER RING MASTER PLAN

WILLIAMSBURG, BROOKLYN, NY

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KEY PLAN

BAR SCALE

SHEET NAME

UPLAND AND SEAWARD LOT CALCULATIONS - EXISTING

PROJECT NO	SHEET NO
10001	Z00-3A
CAD NO	
5030	
SCALE	
As indicated	
FORMAT	
ARCH E	
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UPLAND / SEAWARD LOT CALCULATIONS

	BLOCK	LOT	AREA TYPE	AREA
Total Site	2355	1	Upland Lot	66,137 SF
			Seaward Lot	74,762 SF
			New Piers	5,371 SF
			New Platform	0 SF
		20	Upland Lot	0 SF
			Seaward Lot	11,785 SF
			New Piers	1,330 SF
			New Platform	0 SF
	2361	1	Upland Lot	54,479 SF
			Seaward Lot	43,883 SF
			New Piers	6,710 SF
			New Platform	914 SF
		20	Upland Lot	0 SF
			Seaward Lot	8,582 SF
			Seaward Structures	1,825 SF
			Platform	0 SF
		21	Upland Lot	0 SF
			Seaward Lot	29,789 SF
			New Piers	7,859 SF
			New Platform	0 SF
	2376	50	Upland Lot	12,989 SF
			Seaward Lot	70,884 SF
			New Piers	5,359 SF
			New Platform	9,094 SF
	Demapped Metropolitan Avenue		Upland Lot	23,116 SF
	Demapped North 1st Street		Upland Lot	3,374 SF

UPLAND / SEAWARD LOT CALCULATIONS

Upland Lot Area (including new Platform 10,008 SF)	170,103 SF
Seaward Lot Area	229,677 SF
Total Area: (170,103 + 229,677)	399,780 SF

SEAWARD STRUCTURES

Existing Piers and Platforms	19,582 SF
New Piers	28,454 SF

Landfill Area		6,319 SF
	Landfill Area West of the US Bulkhead Line	4,366 SF
	Landfill Area East of the US Bulkhead Line	1,953 SF

DEC Wetland / Tidal Wetland Area	18,974 SF

UPLAND LOT AREAS

Existing Upland Lot Area		137,506 SF
	Existing Upland Lot Area (West of the US Bulkhead Line)	8,267 SF
	Existing Upland Lot Area (East of the US Bulkhead Line)	129,239 SF
Proposed Upland Lot Area		170,103 SF
	Block 2355, Lot 1 (including Landfill)	66,137 SF
	Block 2361, Lot 1	54,479 SF
	Block 2376, Lot 50	12,989 SF
	Demapped North 1st Street	3,374 SF
	Demapped Metropolitan Avenue	23,116 SF
	New Platform	10,008 SF

Lot Area for Upland Lot FAR (8,267 + 66,137 + 54,479 + 12,989 + 26,490)	168,362 SF (141,872 SF, w/o Demapped Streets)
20% Of Upland Lot Area (168,362 X 20%)	33,672.4 SF (28,374 SF, w/o Demapped Streets)
Lot Area for Seaward Lot FAR per 74-743(a)(13)	19,582 SF
Total Lot Area for FAR Calculation (168,362 + 19,582)	187,944 SF (161,454 SF, w/o Demapped Streets)
Maximum Floor Area Permitted (187,944 X 7.2)	1,353,196.8 SF (1,162,468.8 SF, w/o Demapped Streets)



1 UPLAND/SEAWARD LOT DIAGRAM - PROPOSED
200-3B
1" = 25'-0"

LEGEND

- UPLAND LOT (170,103 SF)
- SEAWARD LOT (229,677 SF)
- NEW PIERS AREA (28,454 SF)
- LANDFILL AREA (6,319 SF)
- WATER
- UPLAND LOT PORTION OF DEMAPPED STREETS (26,490 SF)
- NEW PLATFORM AREA (10,008 SF)
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- US BULKHEAD LINE
- MEAN HIGH WATER LINE
- LINE OF MODERATE WAVE ACTION (LIMWA)
- ZONING DISTRICT BOUNDARY

GENERAL NOTES

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RIVER RING MASTER PLAN

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KEY PLAN

BAR SCALE

SHEET NAME
UPLAND AND SEAWARD LOT CALCULATIONS - PROPOSED

PROJECT NO
10001

DOB NO
5050

SCALE
As indicated

FORMAT
ARCH E

DATE
1/29/2021

SHEET NO
Z00-3B

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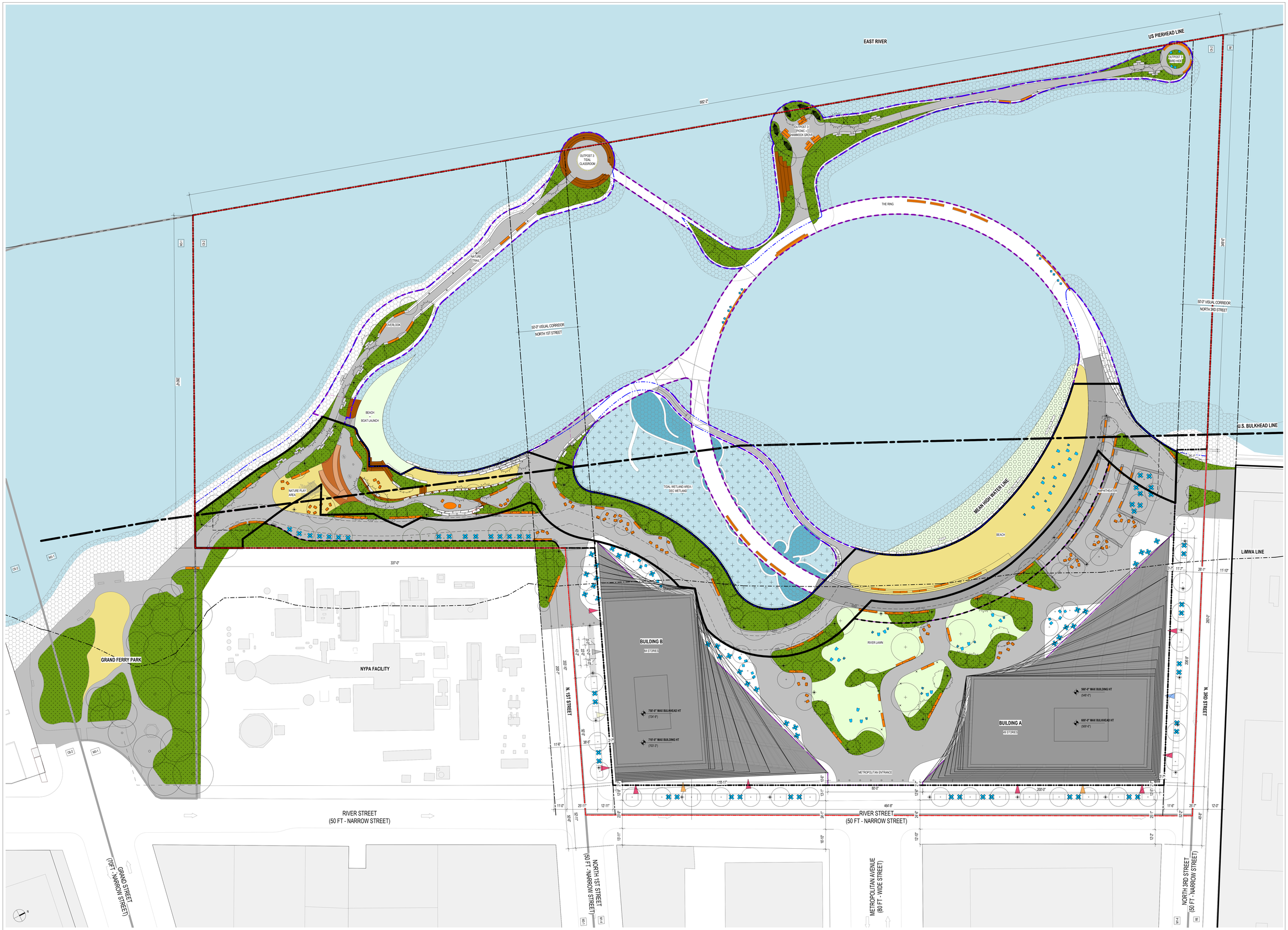

1 ILLUSTRATIVE SITE PLAN

Z01-1
1" = 25'-0"

- PIERS TO INCLUDE: (A) CIRCULAR "RING" WALKWAY ON PILINGS CONNECTING TO UPLAND PORTIONS OF WFMA AT THE NORTHERN AND CENTRAL PORTIONS OF THE SITE; (B) NATURE TRAIL WITH PLANTINGS ATOP THE BREAKWATER STRUCTURE EXTENDING FROM THE CIRCULAR WALKWAY AT NORTHWEST PORTION OF THE SITE ALONG THE US PIERHEAD LINE, WITH MULTIPLE 'OUTPOSTS' SITUATED ON EXISTING STRUCTURES AND WITH A VARIETY OF SEATING OPTIONS; (C) ADDITIONAL NATURE TRAIL WITH PLANTIGS ATOP THE BREAKWATER STRUCTURE EXTENDING FROM SOUTHERN PORTION OF UPLAND PUBLIC ACCESS AREA TO THE US PIERHEAD LINE, TERMINATING IN OUTPOST SITUATED IN EXISTING STRUCTURE, THAT IS ALSO ACCESSIBLE BY CONNECTION TO CIRCULAR WALKWAY. PROGRAMMING ON OUTPOSTS TO CONSIST OF BIRD HIDE, PICNIC / HAMMOCK GROVE, AND OUTDOOR CLASSROOM.

MINIMUM REQUIREMENTS:		
	NATURE TRAILS:	6 FEET WIDE
	TOTAL SEATING:	281.5 LINEAR FEET
	TOTAL PLANTED AREA:	6,786 SQARE FEET
	TREES:	30

LEGEND

- RESIDENTIAL ENTRY
- RETAIL ENTRY
- OFFICE ENTRY
- COMMUNITY FACILITY ENTRY
- VEHICULAR ENTRY
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL ACCESS AREA (SPAA)
- PUBLIC ACCESS AREA (PAA)
- CURB CUT ZONE
- LAWN & PLANTING
- SAND/BEACH/BOAT LAUNCH
- WATER
- TIDAL WETLAND / DEC WETLAND AREA
- EXISTING STREET TREE
- PROPOSED STREET TREE
- EXISTING STREET VENT GRILLE
- EXISTING SIGN
- FIRE HYDRANT
- ROAD DIRECTION
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- PIERS*
- PLATFORMS
- XXX'-XX" (XXX'-XX") PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING / PROPOSED BOLLARD
- EXISTING LAMPPOST
- STREET LAMP
- C6-2 ZONING DISTRICT
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- US BULKHEAD LINE
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR LINE
- ZONING DISTRICT BOUNDARY LINE
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED MAXIMUM BUILDING ENVELOPE

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDING A AND BUILDING B OF THE PROPOSED LSGD AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR WATERFRONT OPEN SPACE IMPROVEMENT DETAILS.
2. BUILDING WITHIN THE MAXIMUM BUILDING ENVELOPE SHOWN FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE.
3. ALL INTERIOR PARTITIONS, AND LOCATIONS AND QUANTITY OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
4. INTERIOR LAYOUT OF GROUND FLOOR USES SUBJECT TO CHANGE. BUILDING A TO INCLUDE GROUND FLOOR COMMUNITY FACILITY USE, AND BOTH BUILDING A AND BUILDING B TO INCLUDE ACTIVE RETAIL, SERVICE OR SIMILAR AS-OF-RIGHT COMMERCIAL USES AT STREET AND ARCADE FRONTAGES.
5. ROOFTOP MECHANICAL AND STAIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE.
6. NUMBER OF STORIES, FLOOR TO-FLOOR HEIGHTS AND NOTATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
7. STREET TREES ADJACENT TO THE ZONING LOT WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO NYC DEPARTMENT OF PARKS AND RECREATION.
8. ALL STREET IMPROVEMENTS ARE SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION.
9. THE ELEVATION FROM WHICH HEIGHTS ARE MEASURED IS SUBJECT TO ADJUSTMENT UP TO THE REFERENCE PLANE ESTABLISHED PURSUANT TO ZR SECTION 64-11 AND APPLIED IN ACCORDANCE WITH ZR SECTIONS 64-21 AND 64-31, INCLUSIVE.

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RIVER RING MASTER PLAN

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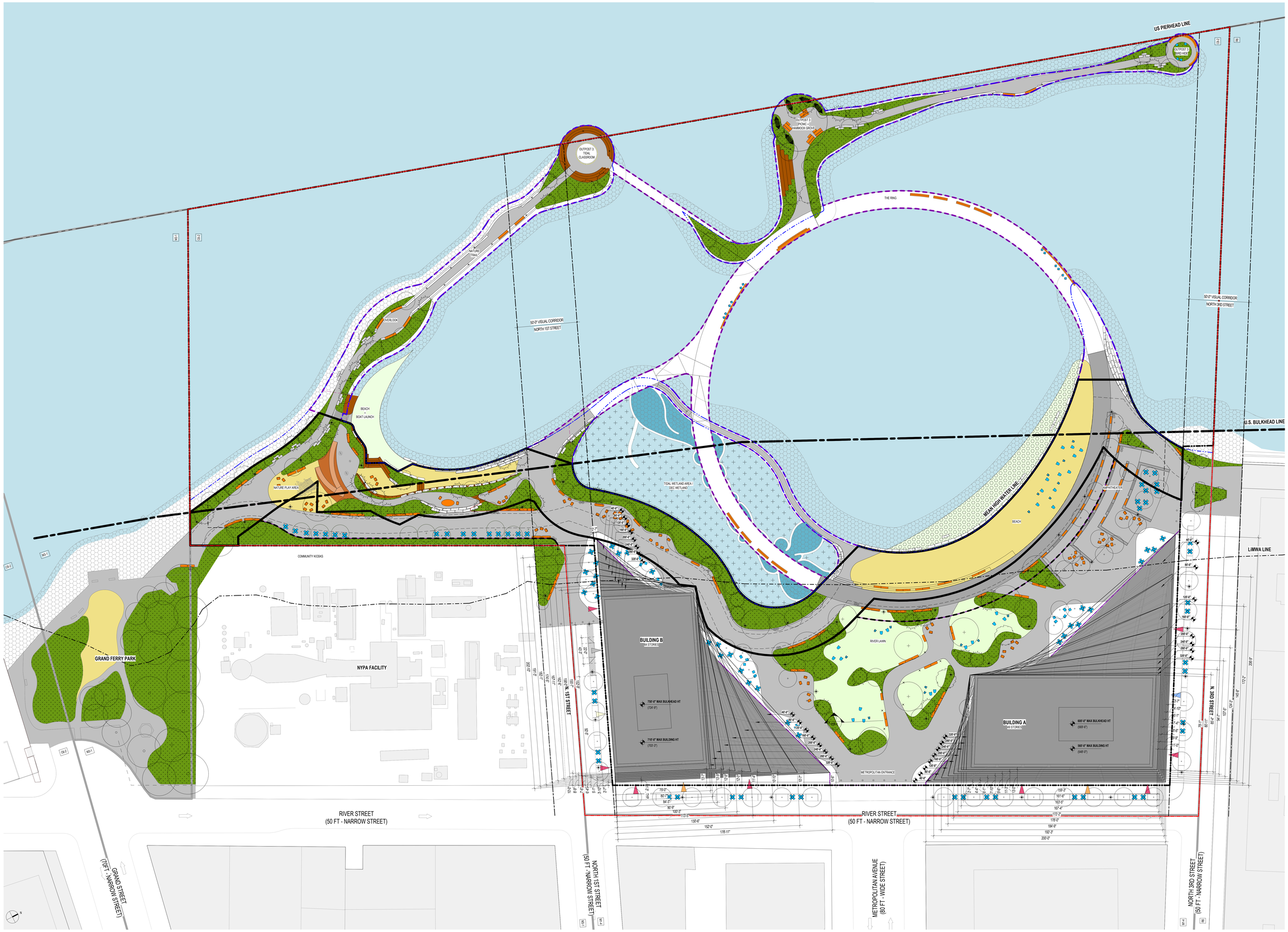
KEY PLAN

BAR SCALE

SHEET NAME

LSGD SITE PLAN

PROJECT NO	SHEET NO
10001	Z01-1
CODE NO	
5030	
SCALE	
As indicated	
FORMAT	
ARCH E	
DATE	
1/29/2021	



1 BUILDING B - ENVELOPE BULK PLAN
Z01-2
1" = 25'-0"

LEGEND

- RESIDENTIAL ENTRY
- RETAIL ENTRY
- OFFICE ENTRY
- COMMUNITY FACILITY ENTRY
- VEHICULAR ENTRY
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL ACCESS AREA (SPAA)
- PUBLIC ACCESS AREA (PAA)
- CURB CUT ZONE
- LAWN & PLANTING
- SAND/BEACH/BOAT LAUNCH
- WATER
- TIDAL WETLAND / DEC WETLAND AREA
- EXISTING STREET TREE
- PROPOSED STREET TREE
- EXISTING STREET VENT GRILLE
- EXISTING SIGN
- FIRE HYDRANT
- ROAD DIRECTION
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- PIERS
- PLATFORMS
- XXX'-XX" PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
- (XXX'-XX") ILLUSTRATIVE BUILDING HEIGHT
- EXISTING / PROPOSED BOLLARD
- EXISTING LAMPPOST
- STREET LAMP
- C6-2 ZONING DISTRICT
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- US BULKHEAD LINE
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR LINE
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- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED MAXIMUM BUILDING ENVELOPE

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RIVER RING MASTER PLAN

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08/02/21	ULURP FILING

SEAL

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NOT FOR CONSTRUCTION

KEY PLAN

BAR SCALE

SHEET NAME

DIMENSIONED BUILDING PLAN

PROJECT NO: 10001
CODE NO: 5030
SCALE: As indicated
FORMAT: ARCH E
DATE: 1/29/2021

SHEET NO: Z01-2

8/2/2021 11:39:40 PM



1 LEVEL 1 PLAN
Z02-1
1" = 25'-0"

LEGEND

- RESIDENTIAL ENTRY
- RETAIL ENTRY
- OFFICE ENTRY
- COMMUNITY FACILITY ENTRY
- VEHICULAR ENTRY
- MULTI-FAMILY RESIDENTIAL
- RETAIL
- OFFICE
- COMMUNITY FACILITIES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL ACCESS AREA (SPAA)
- PUBLIC ACCESS AREA (PAA)
- PIERS
- PLATFORMS
- CURB CUT ZONE
- LAWN & PLANTING
- SAND/BEACH/BOAT LAUNCH
- WATER
- TIDAL WETLAND / DEC WETLAND AREA
- EXISTING STREET TREE
- PROPOSED STREET TREE
- EXISTING STREET VENT GRILLE
- EXISTING SIGN
- FIRE HYDRANT
- ROAD DIRECTION
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- XXX'-XX" — DEVELOPMENT ENVELOPE HEIGHT
- (XXX'-XX") — ILLUSTRATIVE BUILDING HEIGHT
- EXISTING / PROPOSED BOLLARD
- EXISTING LAMPPOST
- STREET LAMP
- C6-2 — ZONING DISTRICT
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- US BULKHEAD LINE
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR LINE
- ZONING DISTRICT BOUNDARY LINE
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED BUILDING ENVELOPE

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDING A AND BUILDING B OF THE PROPOSED LSGD AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR WATERFRONT OPEN SPACE IMPROVEMENT DETAILS.
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3. ALL INTERIOR PARTITIONS, AND LOCATIONS AND QUANTITY OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
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9. THE ELEVATION FROM WHICH HEIGHTS ARE MEASURED IS SUBJECT TO ADJUSTMENT UP TO THE REFERENCE PLANE ESTABLISHED PURSUANT TO ZR SECTION 64-11 AND APPLIED IN ACCORDANCE WITH ZR SECTIONS 64-21 AND 64-31, INCLUSIVE.

RIVER RING MASTER PLAN

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NOT FOR CONSTRUCTION

KEY PLAN

BAR SCALE

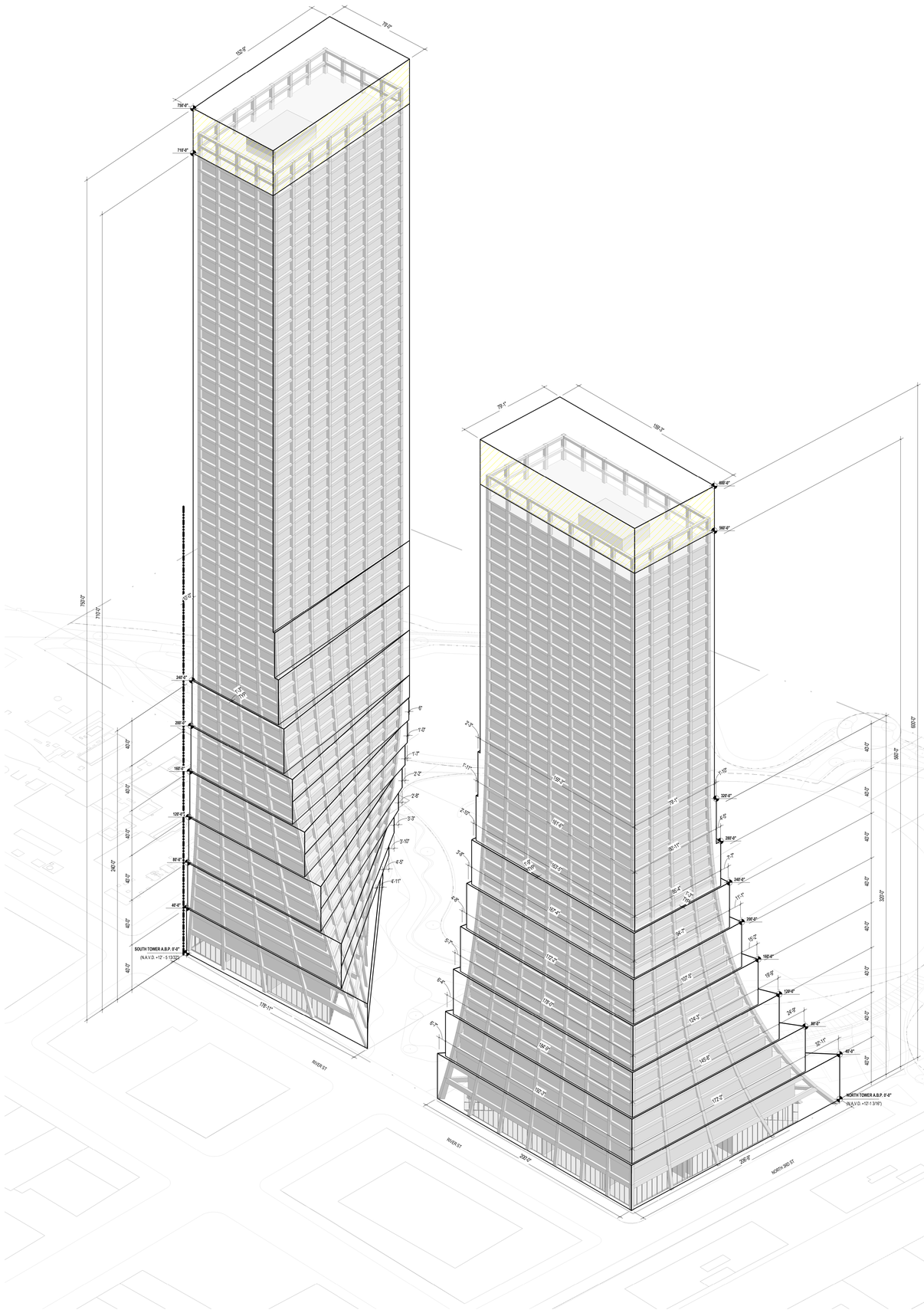
SHEET NAME

GROUND FLOOR PLAN

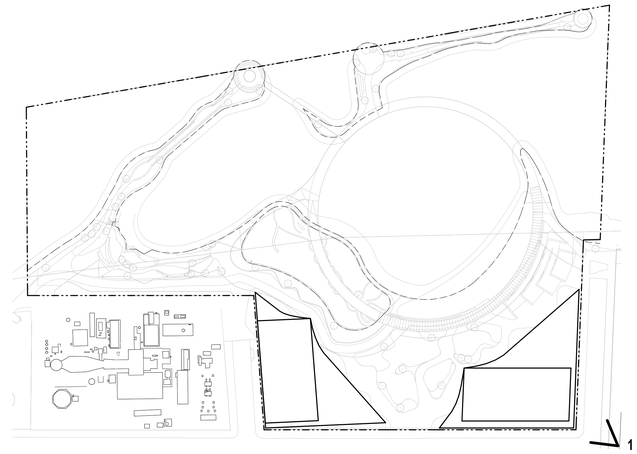
PROJECT NO: 10001
CODE NO: 5030
SCALE: As indicated
FORMAT: ARCH E
DATE: 1/29/2021

SHEET NO: Z02-1

6/2/2021 2:38:53 PM



1 NORTHEAST AXONOMETRIC
203-1
1" = 30'-0"



KEY PLAN

DESIGN NOTE

AT BOTH BUILDINGS, ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH THE EXCEPTION OF THE BUILDING MAINTENANCE SYSTEM. THE WALL MATERIALS SHALL SHOW CONSISTENCY AND CONTINUITY WITH FACADE ARTICULATION AND MATERIALS OF THE BUILDING'S "CHIMEY"

1. GLAZING OF WALLS FRONTING ON ARCADES AND STREET FRONTAGES SHALL HAVE A MINIMUM OF 70% TRANSPARENCY BETWEEN A HEIGHT OF 2 FEET AND 15 FEET, OR THE HORIZONTAL BEAM, WHICHEVER IS LOWER, AS MEASURED FROM THE ADJOINING GRADE.

LEGEND

- PROPOSED BUILDING
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING LOT LINE

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDING A AND BUILDING B OF THE PROPOSED LSGD AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR WATERFRONT OPEN SPACE IMPROVEMENT DETAILS.
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RIVER RING MASTER PLAN

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NOT FOR CONSTRUCTION

KEY PLAN



BAR SCALE

SHEET NAME

NORTHEAST AXONOMETRIC

PROJECT NO	SHEET NO
10001	Z03-1
DOB NO	
3058	
SCALE	
As indicated	
FORMAT	
ARCH E	
DATE	
1/29/2021	

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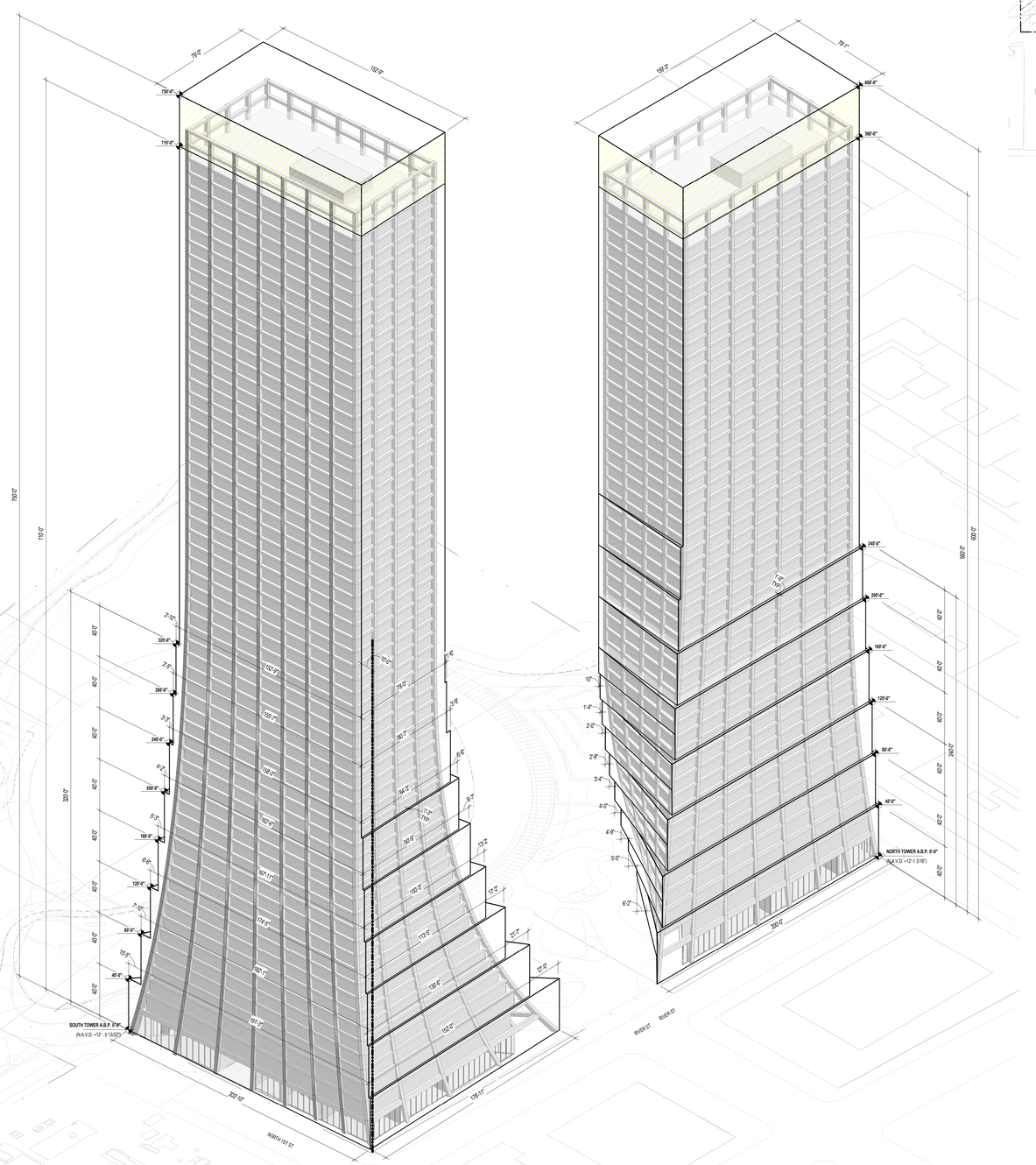
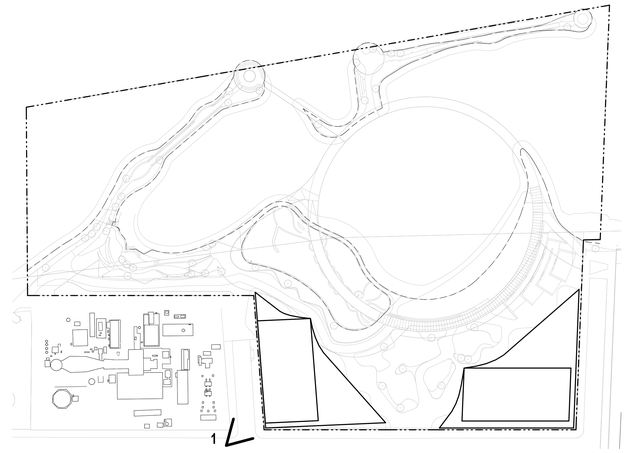


1 SOUTHEAST AXONOMETRIC
203-2
1" = 30'-0"



KEY PLAN

DESIGN NOTE

AT BOTH BUILDINGS, ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH THE EXCEPTION OF THE BUILDING MAINTENANCE SYSTEM. THE WALL MATERIALS SHALL SHOW CONSISTENCY AND CONTINUITY WITH FACADE ARTICULATION AND MATERIALS OF THE BUILDING'S "TOWER".

1. GLAZING OF WALLS FRONTING ON ARCADES AND STREET FRONTAGES SHALL HAVE A MINIMUM OF 70% TRANSPARENCY BETWEEN A HEIGHT OF 2 FEET AND 10 FEET, OR THE HORIZONTAL BEAM, WHICHEVER IS LOWER, AS MEASURED FROM THE ADJOINING GRADE.

LEGEND

- PROPOSED BUILDING
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING LOT LINE

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDING A AND BUILDING B OF THE PROPOSED LSGD AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR WATERFRONT OPEN SPACE IMPROVEMENT DETAILS.
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RIVER RING MASTER PLAN

WILLIAMSBURG, BROOKLYN, NY

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KEY PLAN



BAR SCALE

SHEET NAME

SOUTHEAST AXONOMETRIC

PROJECT NO	SHEET NO
19001	
DOB NO	
5050	
SCALE	Z03-2
As indicated	
FORMAT	
ARCH E	
DATE	
1/29/2021	

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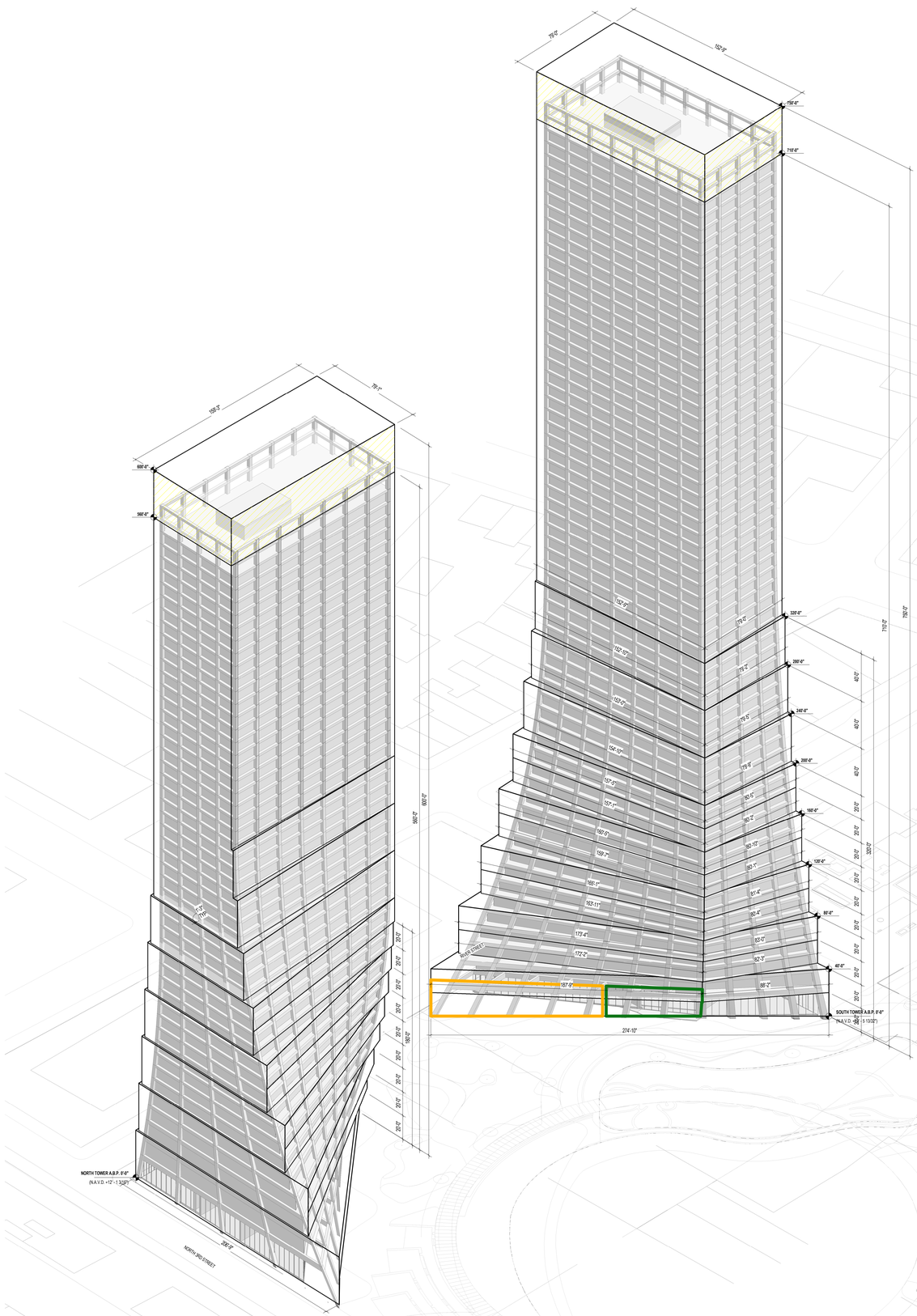
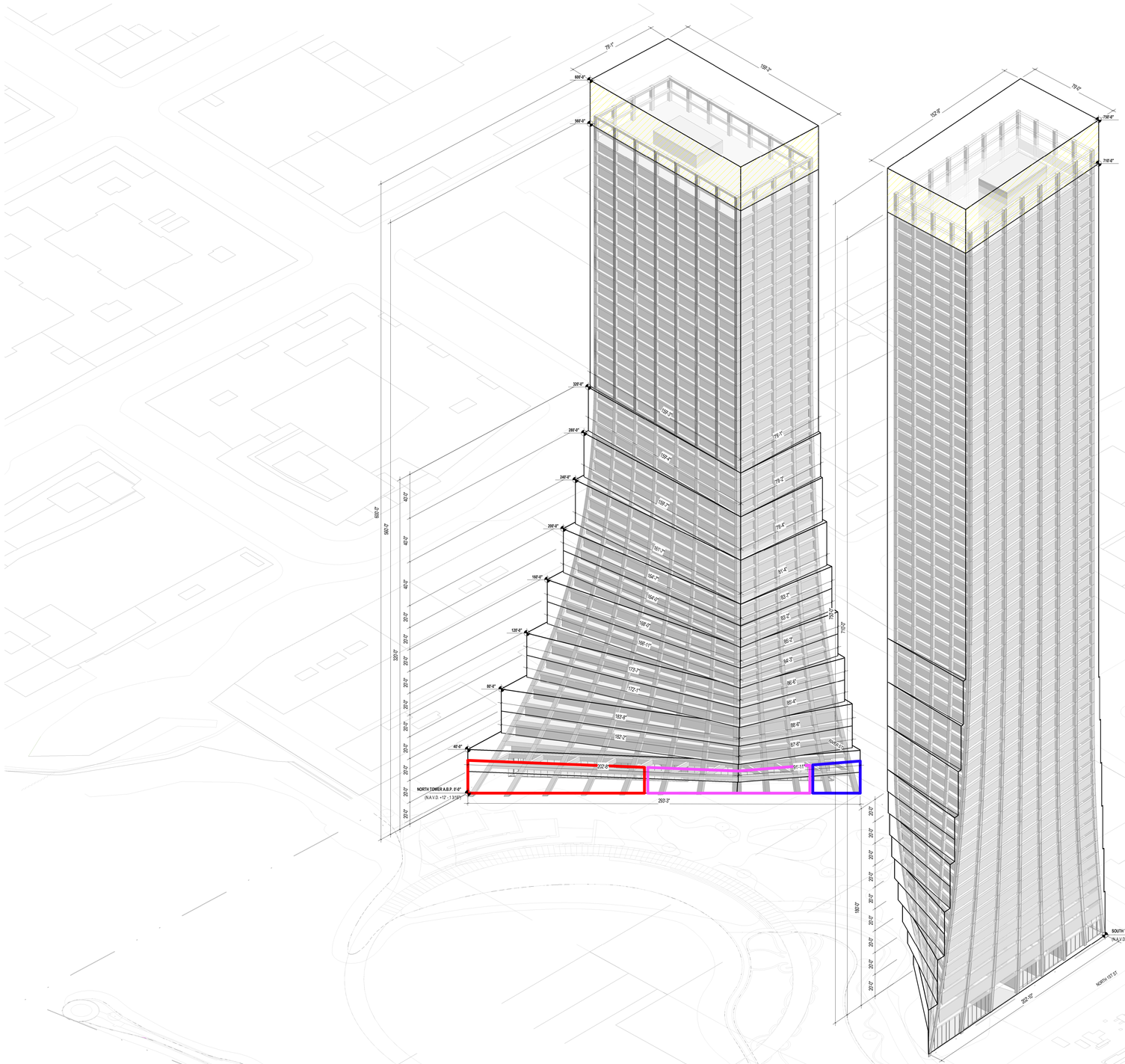
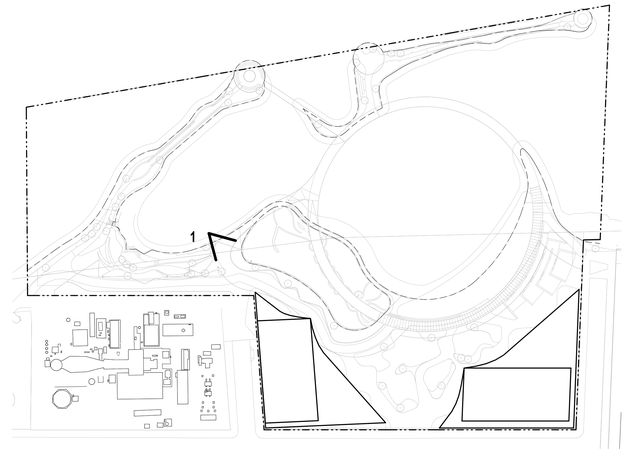

705'-1"
109'-3"
600'-6"
560'-6"
NORTH TOWER A.B.P. 0'-6"
(N.A.V.D. +12' - 1.32')
NORTH 3RD STREET
250'-3"
42'-0"
42'-0"
42'-0



1 BUILDING A - SOUTHWEST AXO
Z03-4



KEY PLAN

DESIGN NOTE

AT BOTH BUILDINGS, ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH THE EXCEPTION OF THE BUILDING MAINTENANCE SYSTEM. THE WALL MATERIALS SHALL SHOW CONSISTENCY AND CONTINUITY WITH FACADE ARTICULATION AND MATERIALS OF THE BUILDINGS "TOWER".

WITHIN THE INDICATED ZONES, THE MAXIMUM COLUMN WIDTH AS MEASURED PERPENDICULAR TO THE FRONTAGE FROM THE INTERIOR PORTION OF THE COLUMN SHALL BE XX'-YY' AND ARCADE OPENING SHALL BE A MINIMUM % OPEN (PER APPLICABLE SECTION OF FRONTAGE).

4'-6" MAX COLUMN WITDH ZONE

EXENT OF ARCADE FRONTAGE OPENINGS ALONG WATERFRONT SHALL HAVE A MINIMUM OF 50% OPENNESS

5'-0" MAX COLUMN WITDH ZONE

EXENT OF ARCADE FRONTAGE OPENINGS ALONG WATERFRONT SHALL HAVE A MINIMUM OF 55% OPENNESS

4'-0" MAX COLUMN WITDH ZONE

EXENT OF ARCADE FRONTAGE OPENINGS ALONG WATERFRONT SHALL HAVE A MINIMUM OF 60% OPENNESS

1. GLAZING OF WALLS FRONTING ON ARCADES AND STREET FRONTAGES SHALL HAVE A MINIMUM OF 70% TRANSPARENCY BETWEEN A HEIGHT OF 2 FEET AND 15 FEET, OR THE HORIZONTAL BEAM, WHICHEVER IS LOWER, AS MEASURED FROM THE ADJOINING GRADE.

LEGEND

- PROPOSED BUILDING
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING LOT LINE

GENERAL NOTES

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RIVER RING MASTER PLAN

WILLIAMSBURG, BROOKLYN, NY

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NOT FOR CONSTRUCTION

KEY PLAN



BAR SCALE

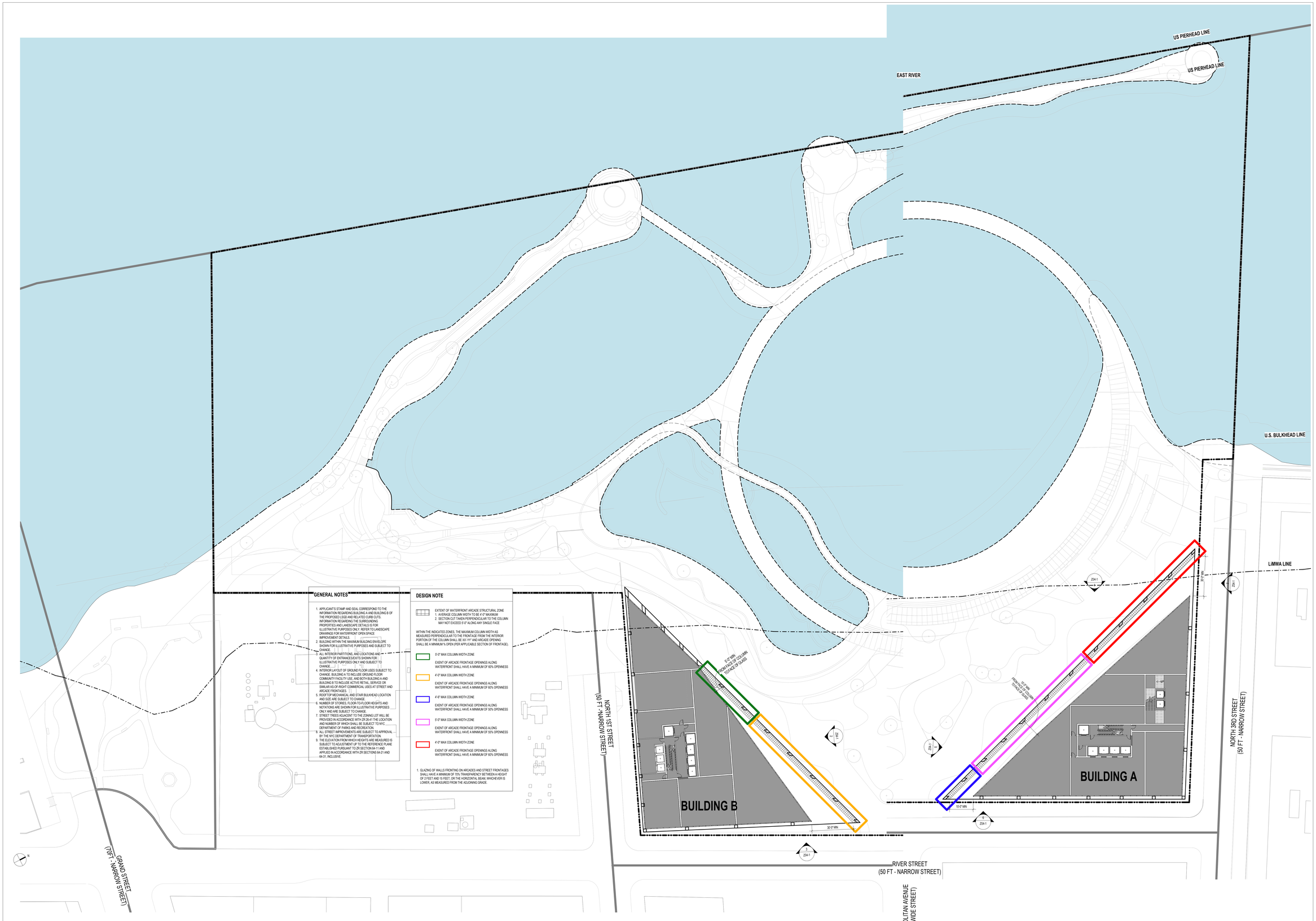
SHEET NAME

SOUTHWEST AXONOMETRIC

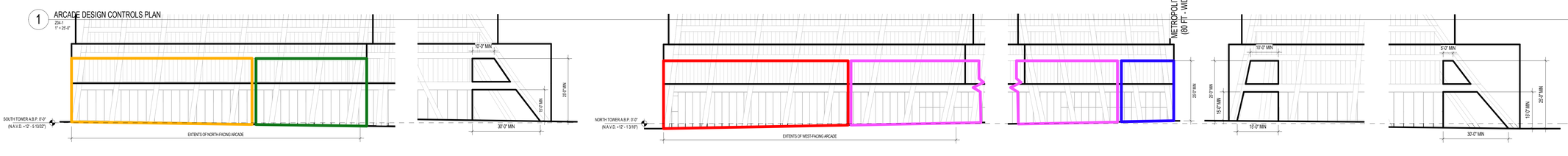
PROJECT NO
10001
DGENO
5030
SCALE
As indicated
FORMAT
ARCH E
DATE
1/29/2021

SHEET NO.
Z03-4

8/2/2021 12:36:21 PM



1 ARCADE DESIGN CONTROLS PLAN
Z04-1
1" = 20'-0"



2 BUILDING B_NORTH ARCADE ELEVATION
Z04-1
1" = 20'-0"

3 BUILDING B_RIVER ST. ARCADE ELEVATION
Z04-1
1" = 20'-0"

4 BUILDING A_WEST ARCADE ELEVATION
Z04-1
1" = 20'-0"

5 BUILDING A_SOUTH ARCADE ELEVATION
Z04-1
1" = 20'-0"

6 BUILDING A_RIVER ST. ARCADE ELEVATION
Z04-1
1" = 20'-0"

7 BUILDING A_N. 3RD ST. ARCADE ELEVATION
Z04-1
1" = 20'-0"

RIVER RING MASTER PLAN
WILLIAMSBURG, BROOKLYN, NY

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KEY PLAN

BAR SCALE

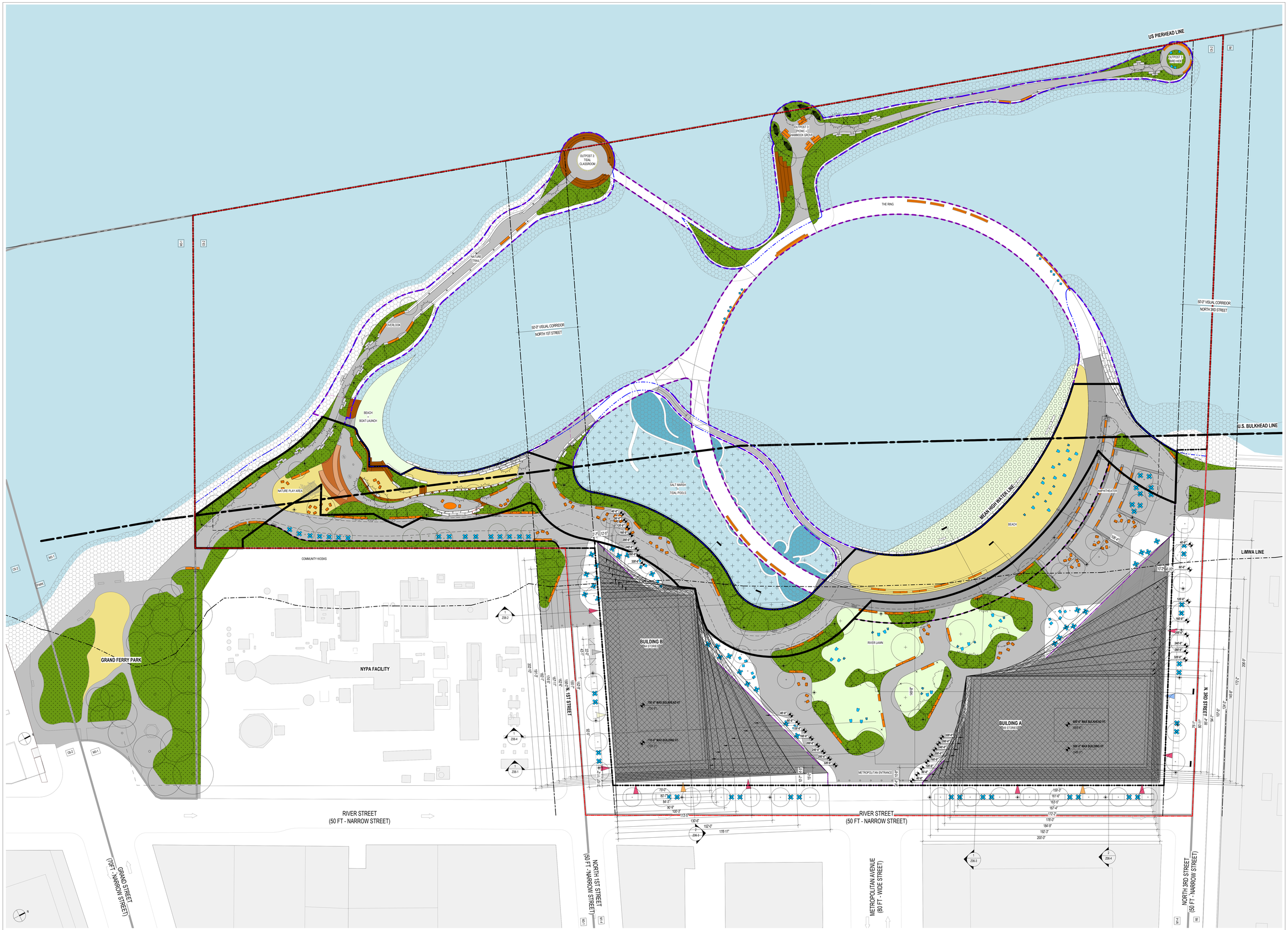
SHEET NAME

ARCADE DESIGN CONTROLS

PROJECT NO 10001
CODE NO 5050
SCALE As indicated
FORMAT ARCH E
DATE 1/29/2021

SHEET NO Z04-1

8/2/2021 12:38:34 PM



1 BUILDING B - BULK WAIVER PLAN
Z05-1
1 : 300

WAIVER LEGEND

- SPECIAL PERMIT REQUIRED PURSUANT TO ZR 74-743(A) TO MODIFY ZR 62-341(A)(2) AND 62-341(C), AND WAIVE THE INITIAL SETBACK DISTANCE AND HEIGHT REQUIREMENTS
- SPECIAL PERMIT REQUIRED PURSUANT TO ZR 74-743(A) TO MODIFY ZR 62-341(C)(4) AND WAIVE THE MAXIMUM RESIDENTIAL TOWER SIZE REQUIREMENT

LEGEND

- RESIDENTIAL ENTRY
- RETAIL ENTRY
- OFFICE ENTRY
- COMMUNITY FACILITY ENTRY
- VEHICULAR ENTRY
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL ACCESS AREA (SPAA)
- PUBLIC ACCESS AREA (PAA)
- CURB CUT ZONE
- LAWN & PLANTING
- SAND/BEACH/BOAT LAUNCH
- WATER
- TIDAL WETLAND / DEC WETLAND AREA
- EXISTING STREET TREE
- PROPOSED STREET TREE
- EXISTING STREET VENT GRILLE
- EXISTING SIGN
- FIRE HYDRANT
- ROAD DIRECTION
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- PIERS
- PLATFORMS
- XXX'-XX" (XXX'-XX") PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING / PROPOSED BOLLARD
- EXISTING LAMPPOST
- STREET LAMP
- C6-2 ZONING DISTRICT
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- US BULKHEAD LINE
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR LINE
- ZONING DISTRICT BOUNDARY LINE
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED MAXIMUM BUILDING ENVELOPE

GENERAL NOTES

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RIVER RING MASTER PLAN

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08/02/21	ULURP FILING

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NOT FOR CONSTRUCTION

KEY PLAN

BAR SCALE

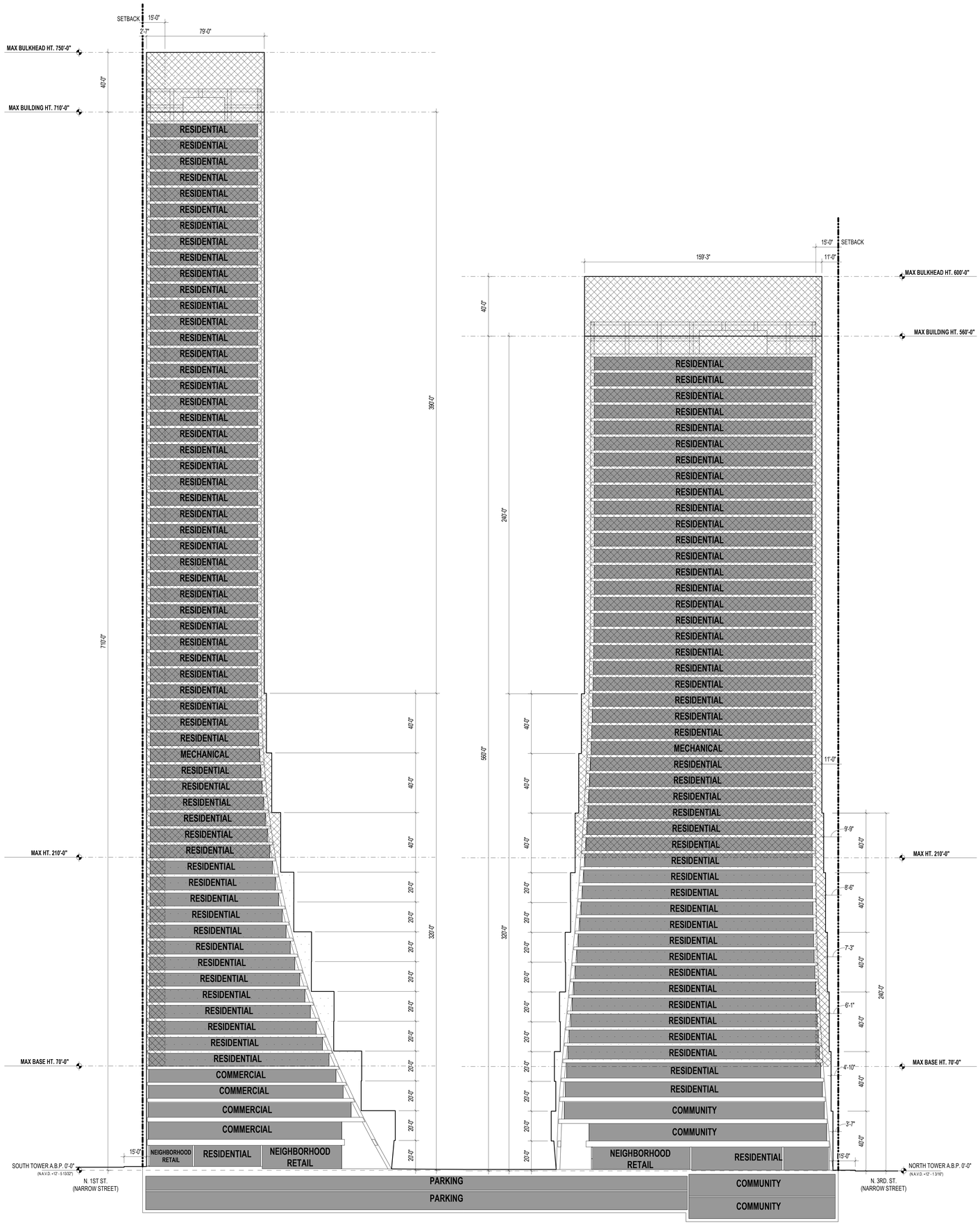
SHEET NAME

TOWER AND BULK WAIVER PLAN

PROJECT NO: 10001
CODE NO: 5030
SCALE: As indicated
FORMAT: ARCH E
DATE: 1/29/2021

SHEET NO: Z05-1

8/2/2021 12:38:53 PM



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Z06-1
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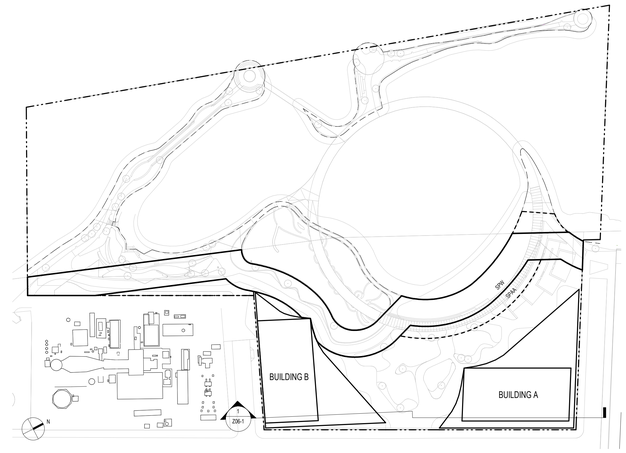

KEY PLAN

WAIVER LEGEND

- SPECIAL PERMIT REQUIRED PURSUANT TO ZR 74-743(A) TO MODIFY ZR 62-341(A)(2) AND 62-341(C), AND WAIVE THE INITIAL SETBACK DISTANCE AND HEIGHT REQUIREMENTS
- SPECIAL PERMIT REQUIRED PURSUANT TO ZR 74-743(A) TO MODIFY ZR 62-341(C)(4) AND WAIVE THE MAXIMUM RESIDENTIAL TOWER SIZE REQUIREMENT

LEGEND

- PROPOSED ENVELOPE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY
- SUPPLEMENTAL PUBLIC ACCESS AREA
- ZONING LOT LINE

GENERAL NOTES

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NOT FOR CONSTRUCTION

KEY PLAN



BAR SCALE

SHEET NAME

BULK WAIVER SECTIONS

PROJECT NO	SHEET NO
10001	Z06-1
SUB NO	
5050	
SCALE	
As indicated	
FORMAT	
ARCH E	
DATE	
1/29/2021	

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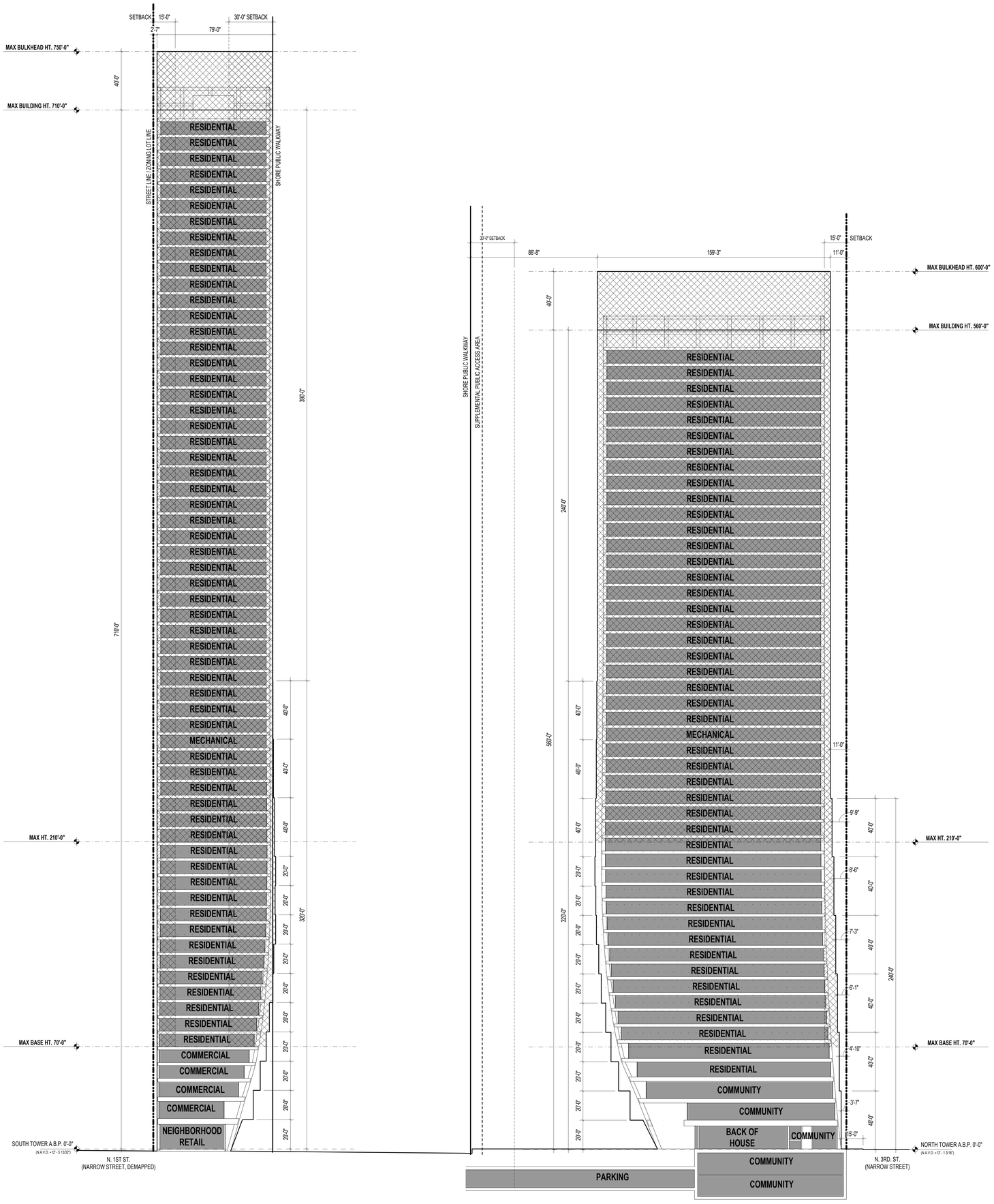

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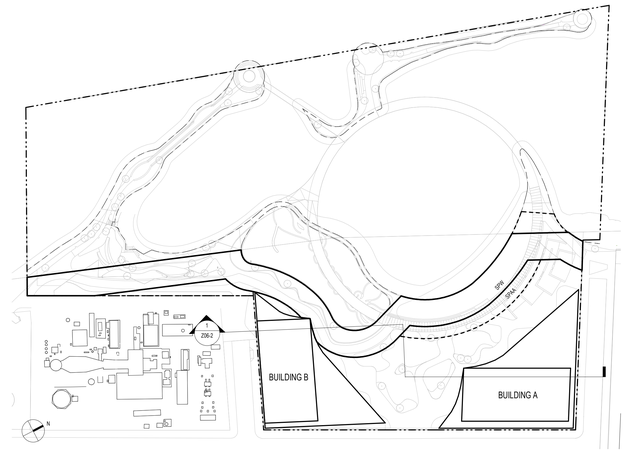
Z06-2
1" = 25'-0"



KEY PLAN

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LEGEND

- PROPOSED ENVELOPE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY
- SUPPLEMENTAL PUBLIC ACCESS AREA
- ZONING LOT LINE

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KEY PLAN

BAR SCALE

SHEET NAME

BULK WAIVER SECTIONS

PROJECT NO 10001
DOB NO 3030
SCALE As indicated
FORMAT ARCH E
DATE 1/29/2021
SHEET NO Z06-2

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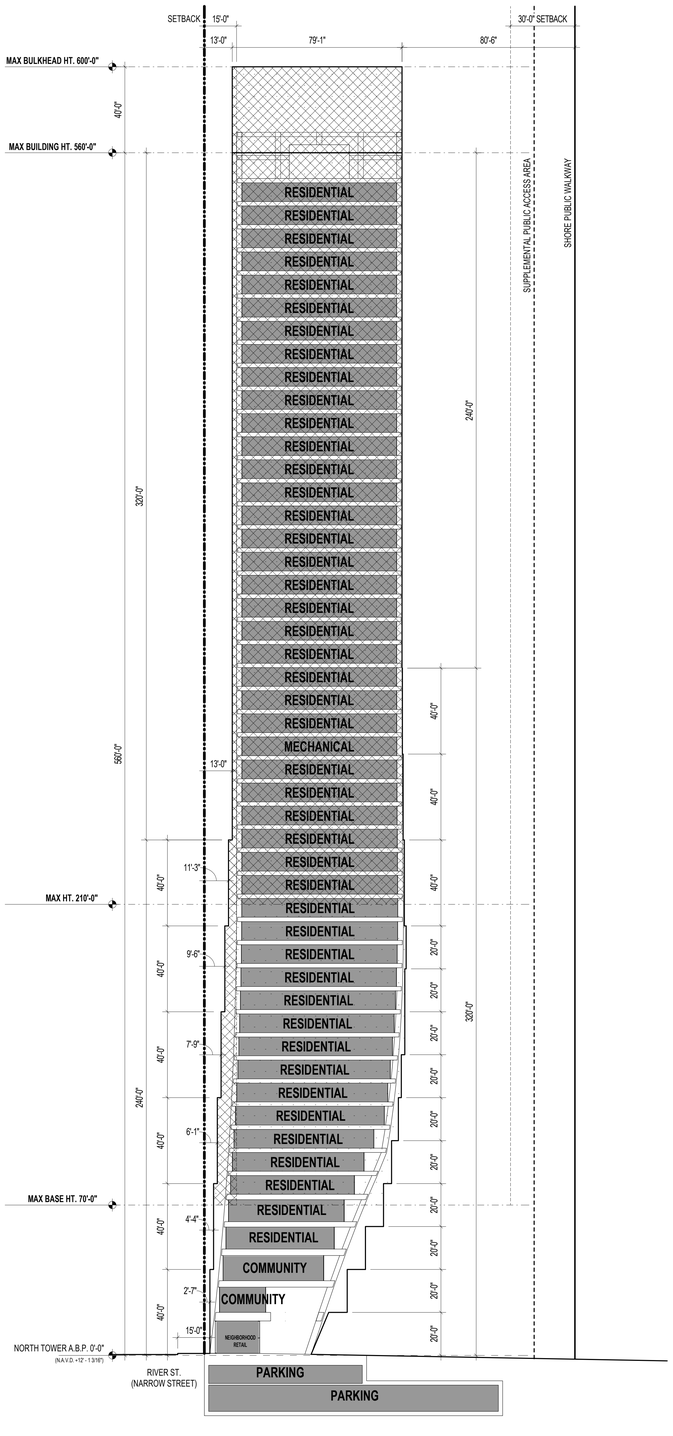

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Z06-3
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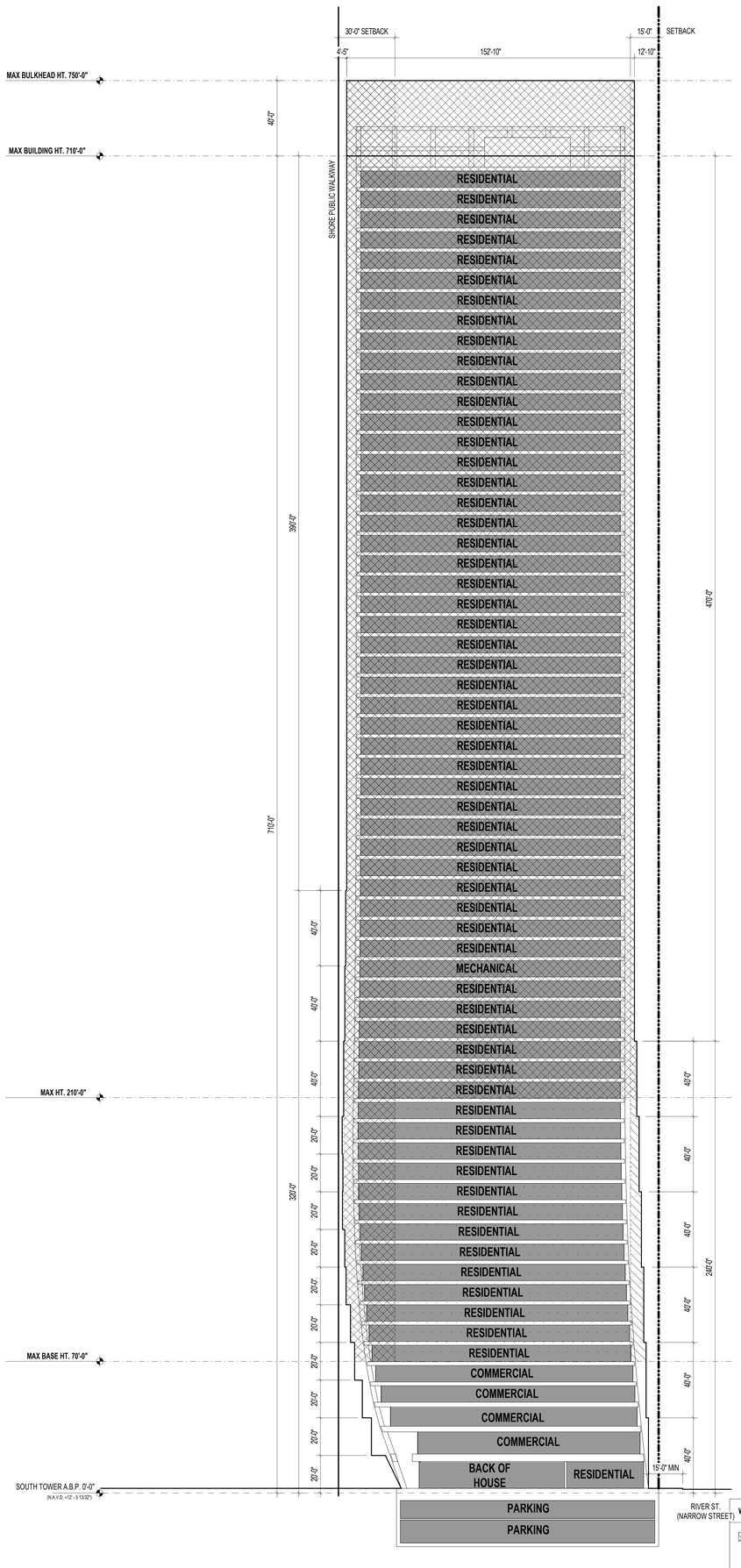

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Z06-3
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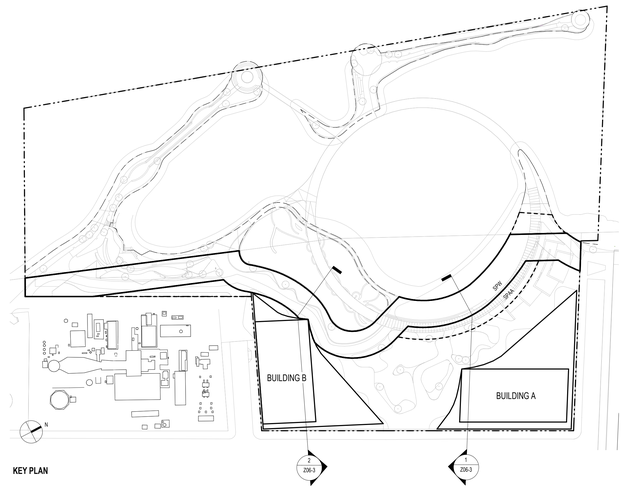

KEY PLAN

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LEGEND

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- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
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- SUPPLEMENTAL PUBLIC ACCESS AREA
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KEY PLAN



BAR SCALE

SHEET NAME

BULK WAIVER SECTIONS

PROJECT NO.	SHEET NO.
10001	Z06-3
CSG NO.	
5050	
SCALE	
As indicated	
FORMAT	
ARCH E	
DATE	
1/29/2021	

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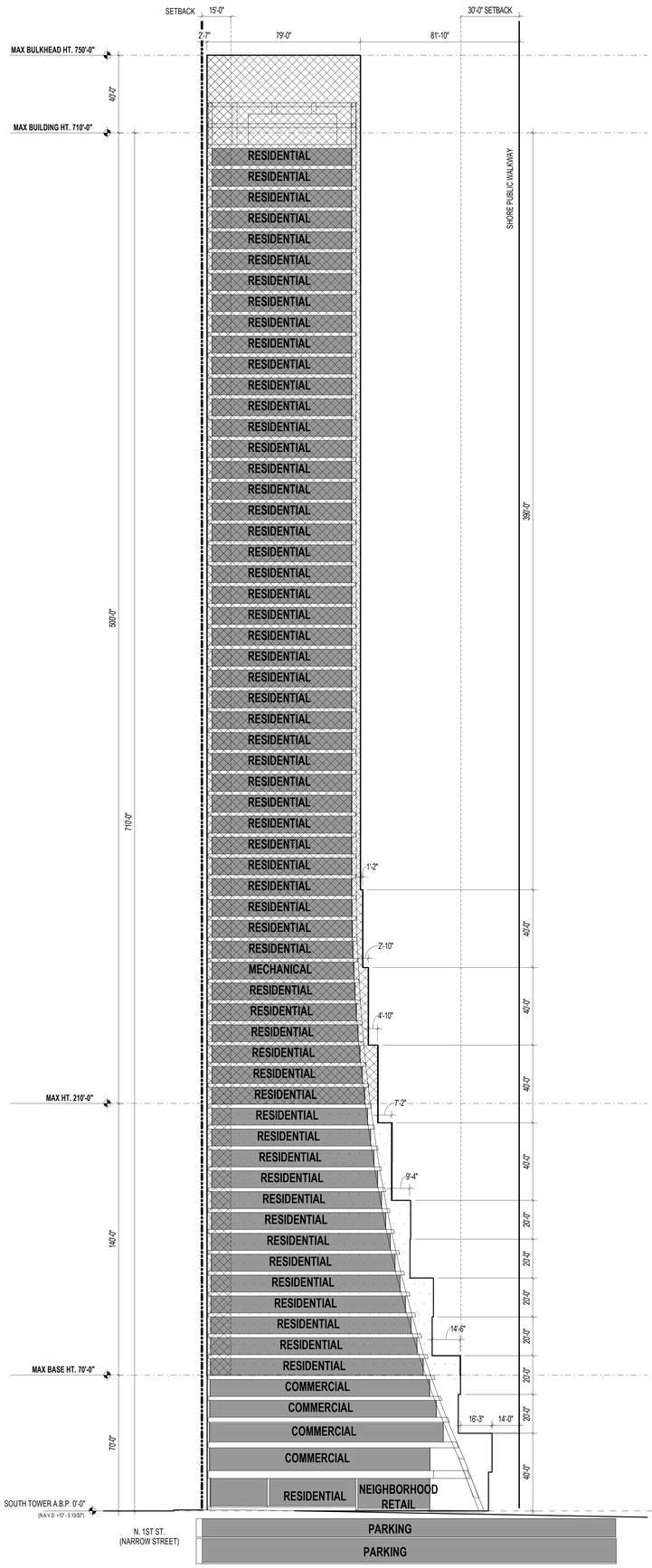

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Z06-4
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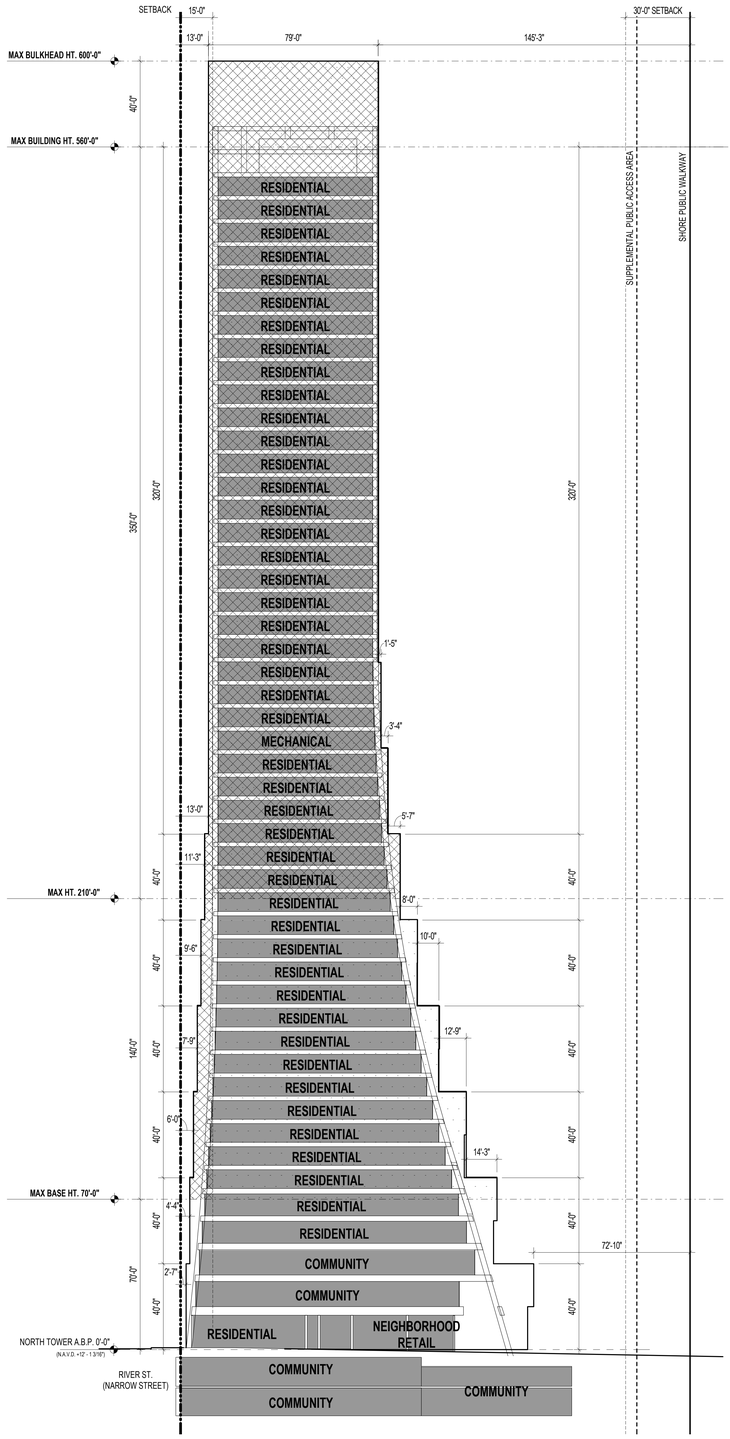
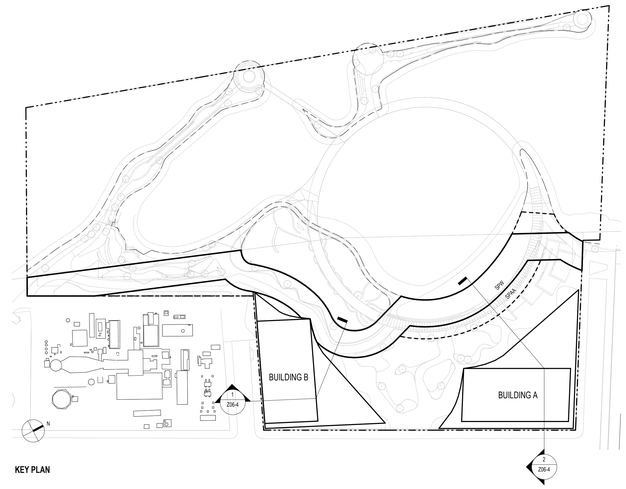


2 NORTH-SOUTH DEVELOPMENT SECTION 4 - BUILDING A
Z06-4
1 : 300



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LEGEND

- PROPOSED ENVELOPE
- PROPOSED MAXIMUM BUILDING ENVELOPE
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KEY PLAN



BAR SCALE

SHEET NAME

BULK WAIVER SECTIONS

PROJECT NO: 19001
DOB NO: 3656
SCALE: As indicated
FORMAT: ARCH E
DATE: 1/29/2021

SHEET NO: Z06-4

8/2/2021 12:37:24 PM



1 SHORELINE FACING WALLS
Z07-1A
1" = 20'-0"

LEGEND

- SHORELINE
- SHORELINE FACING WALLS
- PROPOSED BUILDING ENVELOPE
- WALLS FACING THE SHORELINE
- #'-__" SPECIAL PERMIT REQUIRED PURSUANT TO ZR 74-743(A) TO MODIFY ZR 62-341(C)(5) AND WAIVE THE MAXIMUM WIDTH OF WALLS FACING SHORELINE REQUIREMENT.

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BAR SCALE

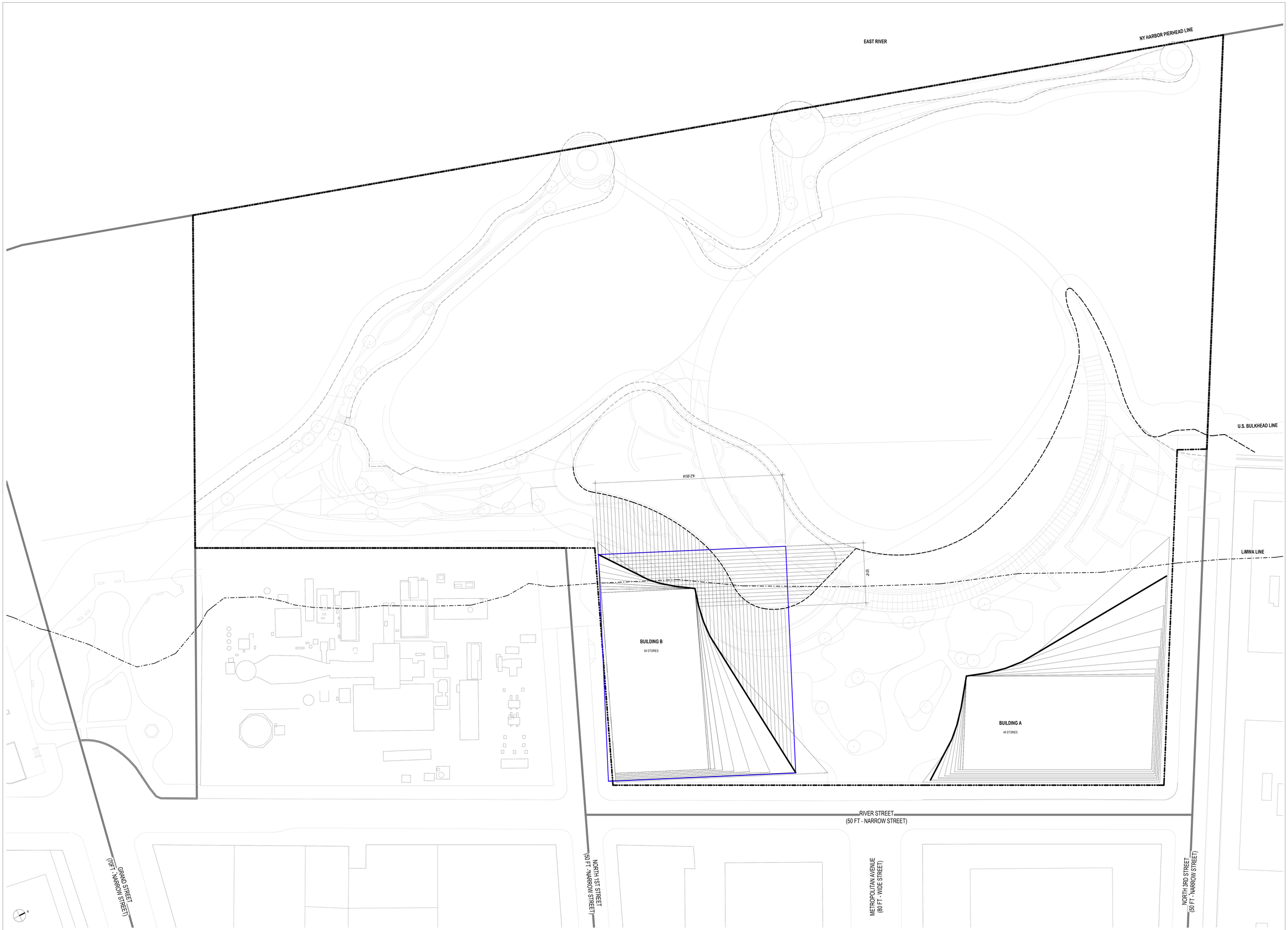
SHEET NAME

SHORELINE FACING WALLS

PROJECT NO	10001
SCALE	As indicated
FORMAT	ARCH E
DATE	1/29/2021

SHEET NO.

Z07-1A



LEGEND

- SHORELINE
- SHORELINE FACING WALLS
- PROPOSED BUILDING ENVELOPE
- WALLS FACING THE SHORELINE
- #____# SPECIAL PERMIT REQUIRED PURSUANT TO ZR 74-740(A) TO MODIFY ZR 62-341(C)(5) AND WAIVE THE MAXIMUM WIDTH OF WALLS FACING SHORELINE REQUIREMENT.

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDING A AND BUILDING B OF THE PROPOSED LSGD AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR WATERFRONT OPEN SPACE IMPROVEMENT DETAILS.
2. BUILDING WITHIN THE MAXIMUM BUILDING ENVELOPE SHOWN FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE.
3. ALL INTERIOR PARTITIONS, AND LOCATIONS AND QUANTITY OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
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5. ROOFTOP MECHANICAL AND STAIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE.
6. NUMBER OF STORIES, FLOOR-TO-FLOOR HEIGHTS AND NOTATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE.
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RIVER RING MASTER PLAN

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08/02/21	ULURP FILING

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NOT FOR CONSTRUCTION

KEY PLAN

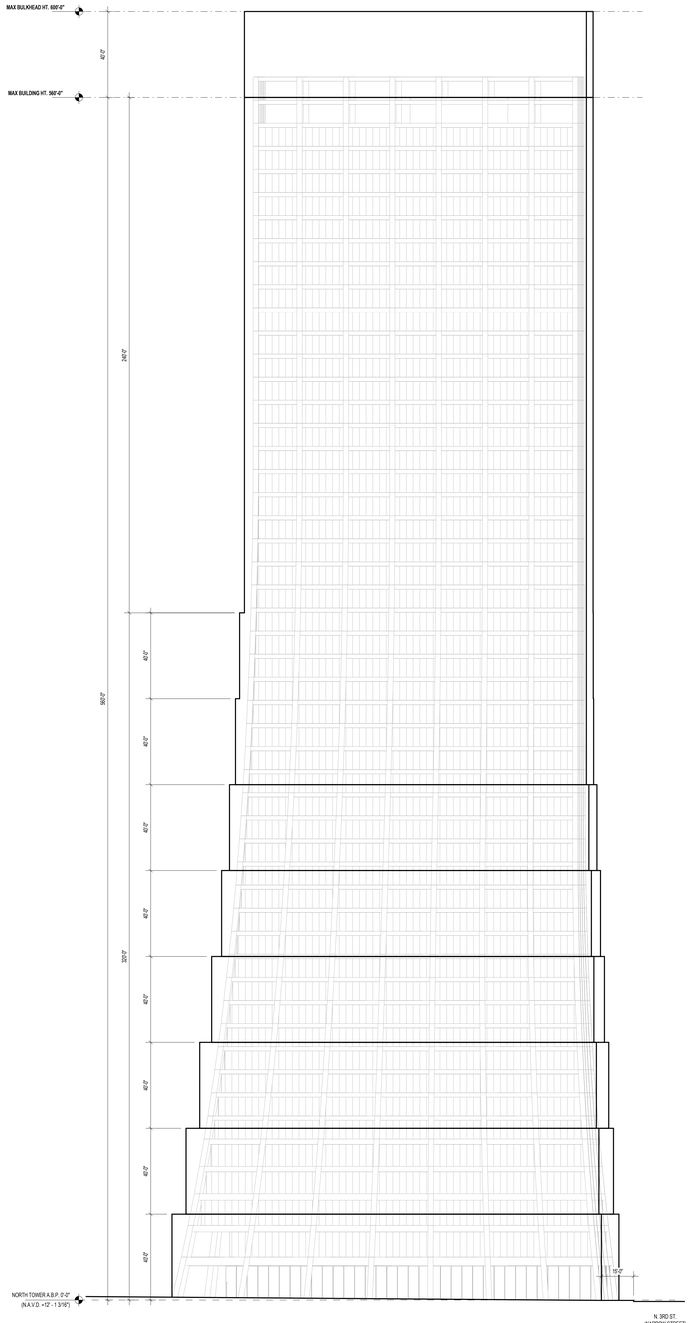
BAR SCALE

SHEET NAME

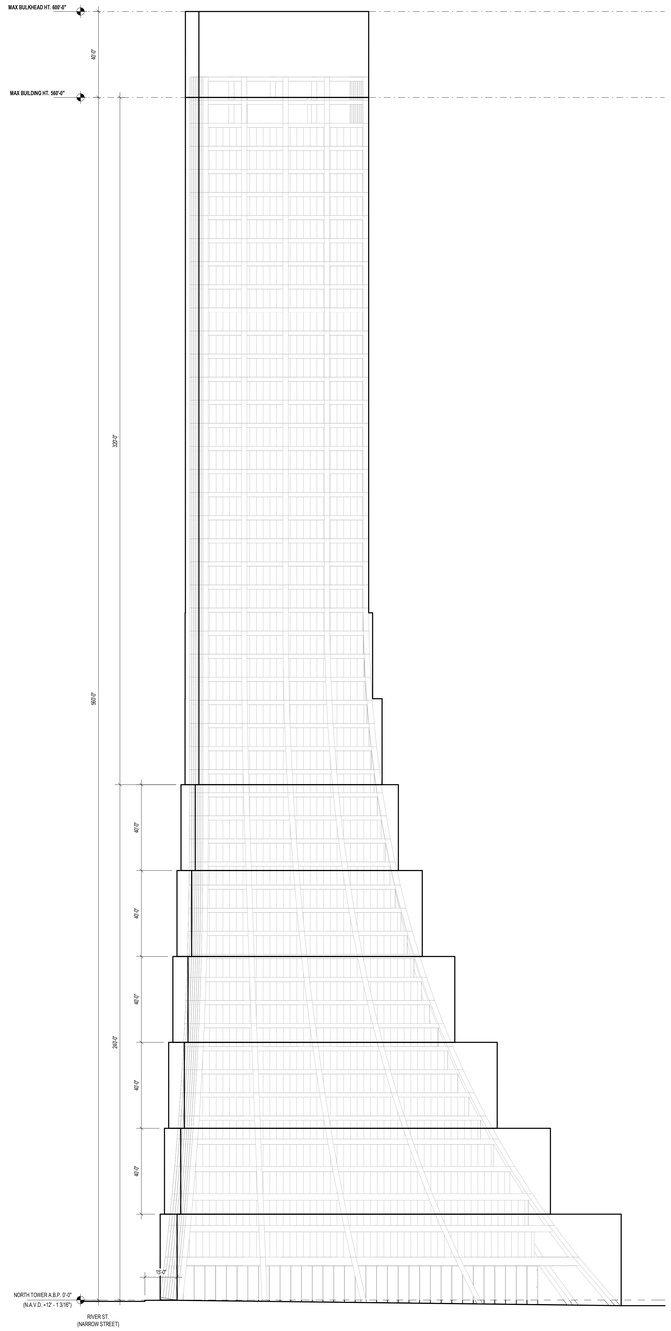
SHORELINE FACING WALLS

PROJECT NO
19001
DOB NO
3050
SCALE
As indicated
DRAWN
ARCH E
DATE
1/29/2021
SHEET NO
Z07-1B

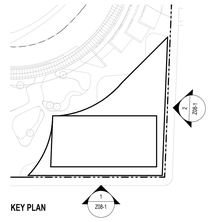
8/2/2021 1:57:21 PM



1 BUILDING A_RIVER ST. ELEVATION
Z08-1
1 : 300



2 BUILDING A_N. 3RD ST. ELEVATION
Z08-1
1 : 300



KEY PLAN

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KEY PLAN



BAR SCALE

SHEET NAME

BUILDING A - ILLUSTRATIVE BUILDING ELEVATIONS

PROJECT NO	SHEET NO
10001	Z08-1
SCALE	
As indicated	
FORMAT	
ARCH E	
DATE	
1/29/2021	

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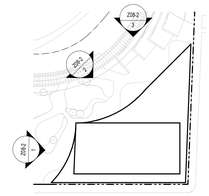
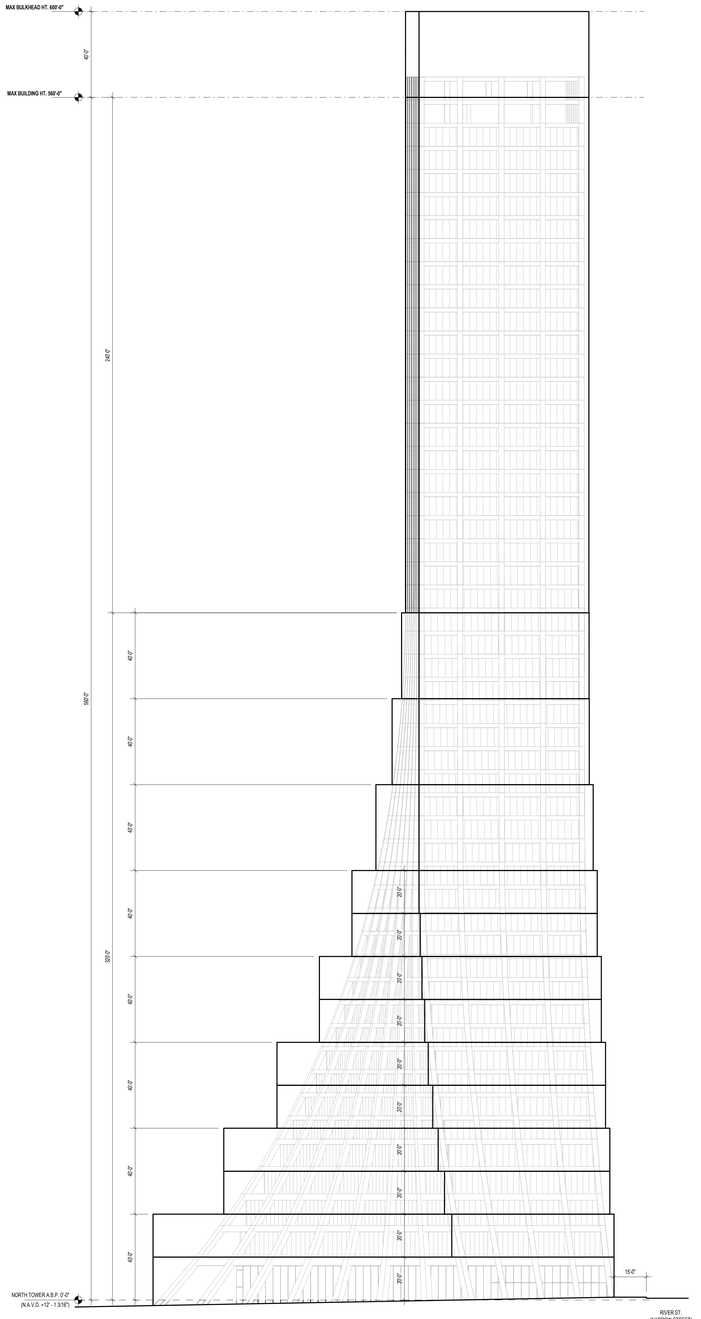
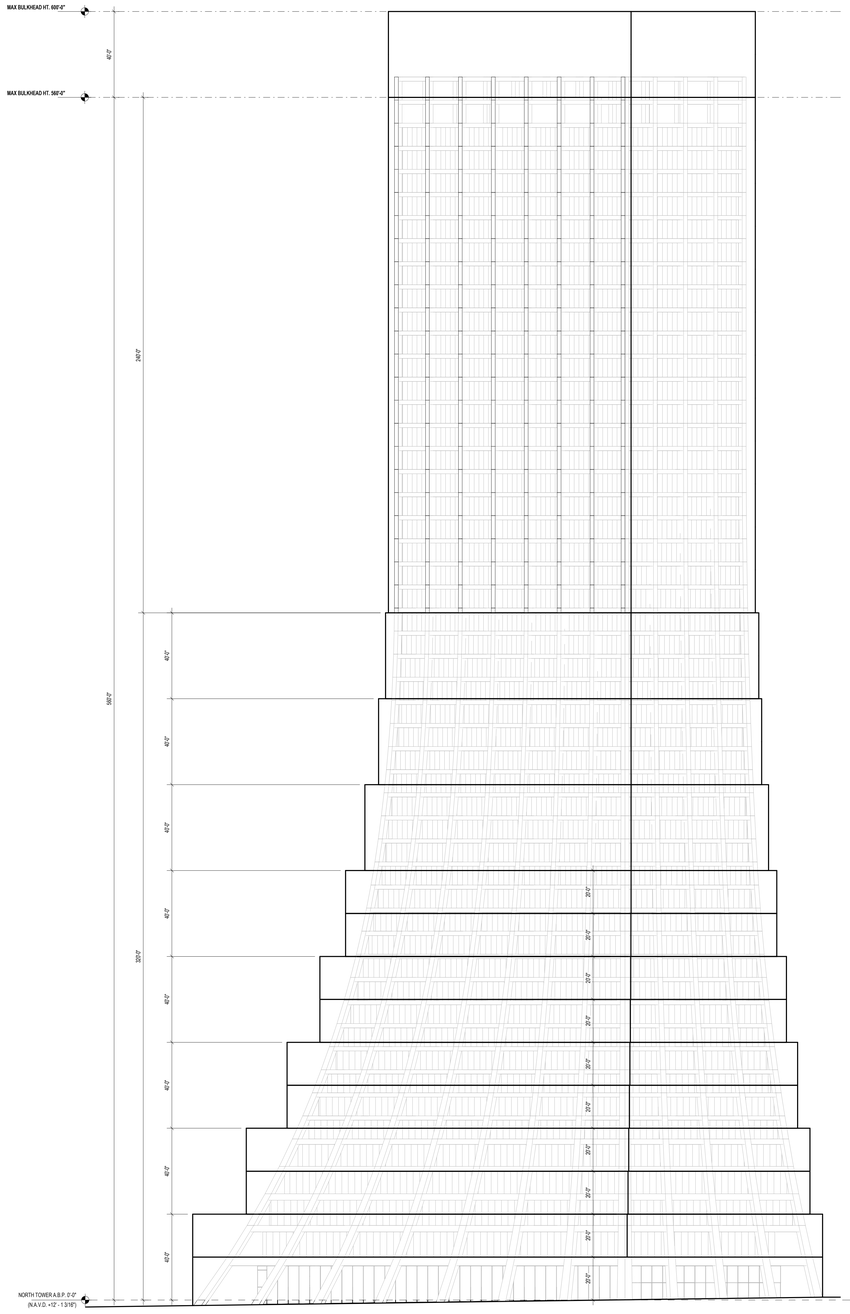


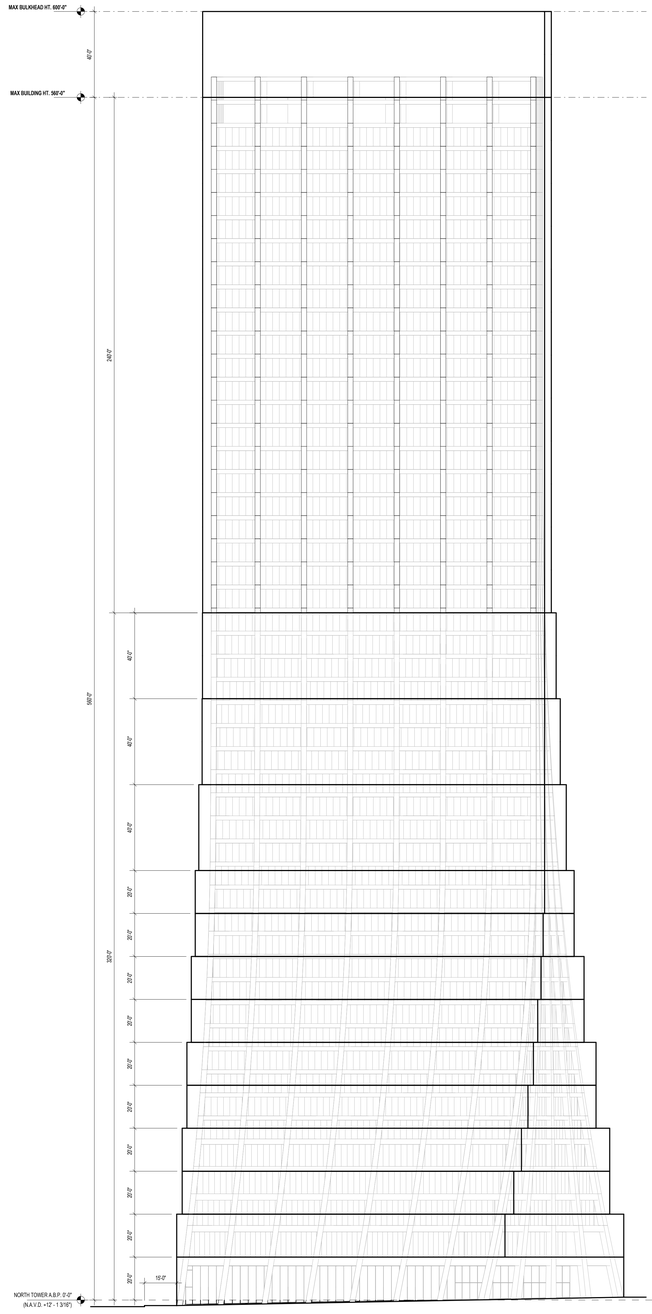
KEY PLAN



1 BUILDING A_SOUTH ELEVATION
Z08-2
1 : 300



2 BUILDING A_WATERFRONT ELEVATION
Z08-2
1 : 300



3 BUILDING A_WEST ELEVATION
Z08-2
1 : 300

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08/02/21	ULURP FILING

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KEY PLAN



BAR SCALE

SHEET NAME

BUILDING A - ILLUSTRATIVE BUILDING ELEVATIONS

PROJECT NO
10001

SHEET NO
Z08-2

CODE NO.
5050

SCALE
As indicated

FORMAT
ARCH E

DATE
1/29/2021

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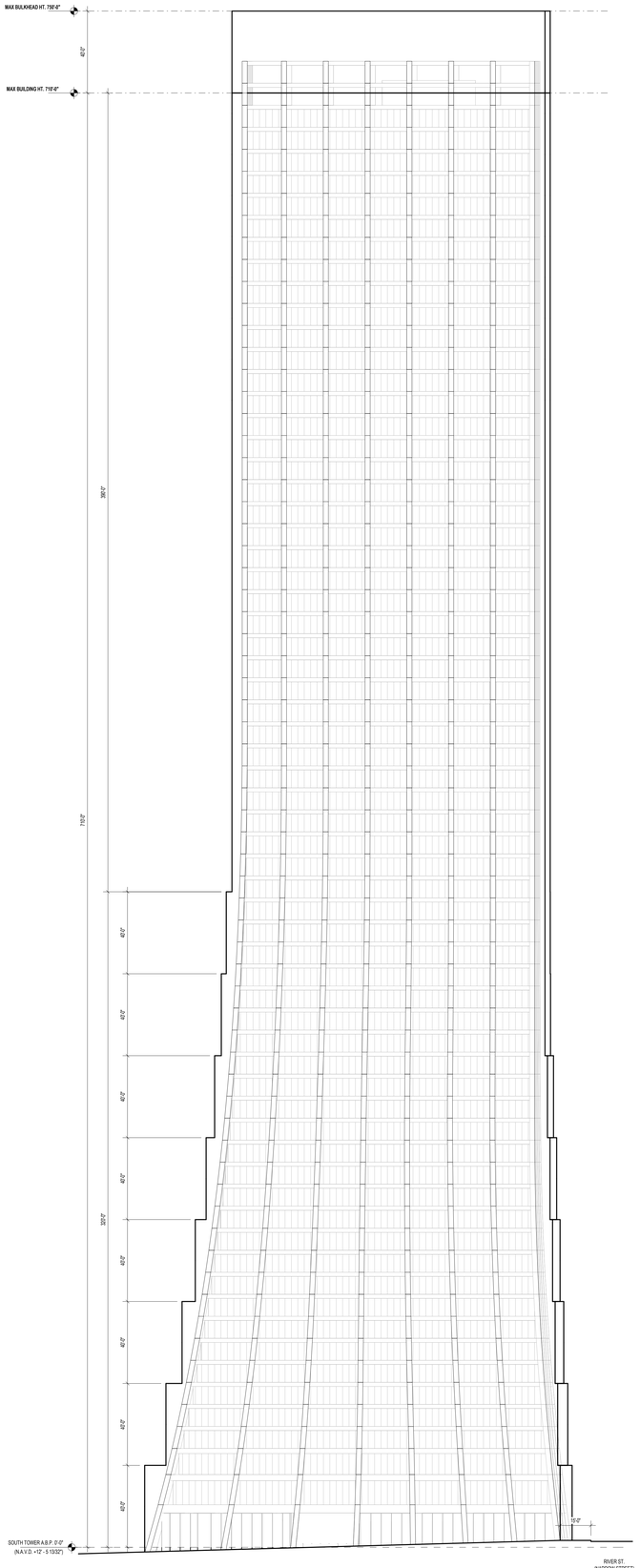
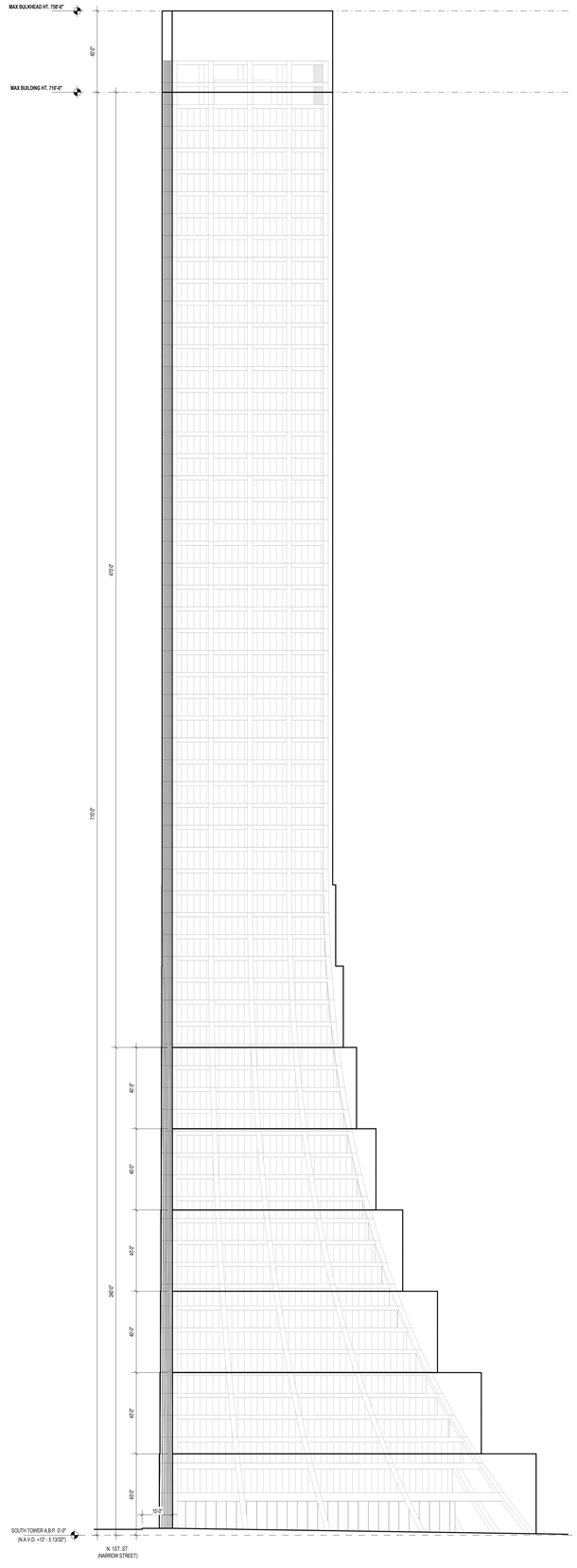
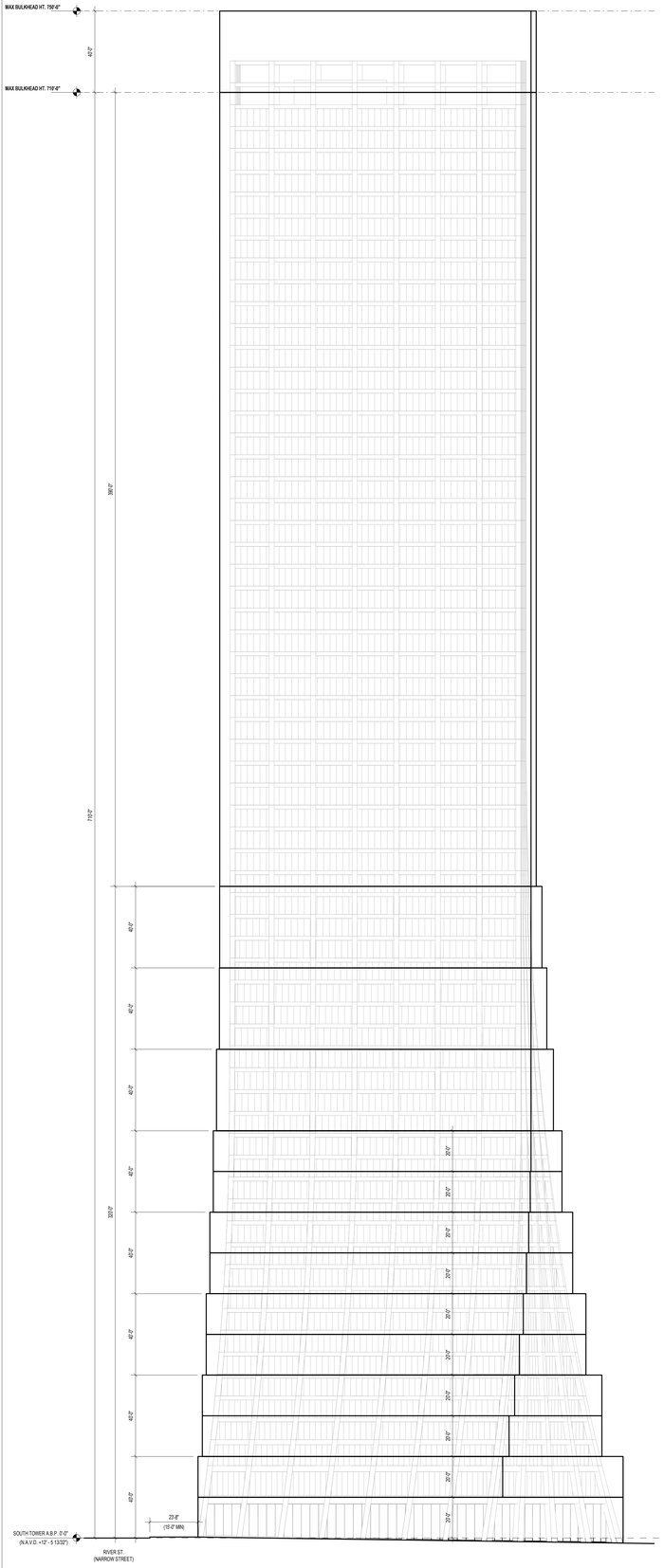
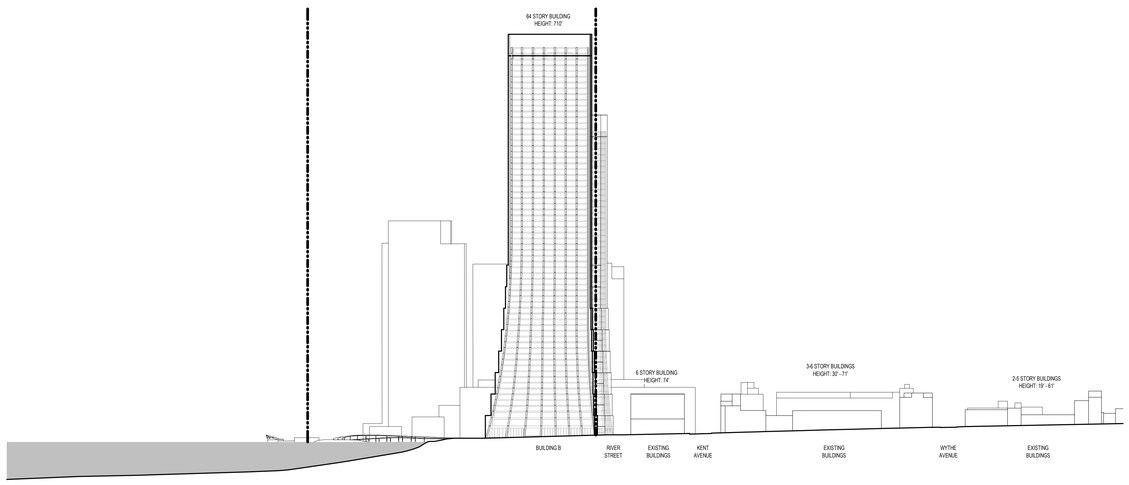


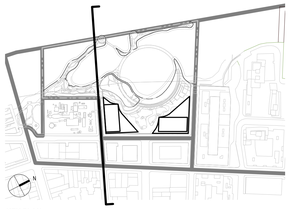
1 BUILDING B_N. 1ST. ST. ELEVATION
Z09-1
1 : 300


MAX BULKHEAD HT. 750'-0"
40'-0"
MAX BUILDING HT. 710'-0"
710'-0"
40'-0"
40'-0"
40'-0"
40'-0"
40'-0"
40'-0"
40'-0"
40


MAX BULKHEAD HT. 750'-0"
MAX BUILDING HT. 710'-0"
40'-0"
380'-0"
710'-0"
20'-0"
20'-0"
20



1 NEIGHBORHOOD ELEVATION LOOKING NORTH
Z10-1
1" = 100'-0"



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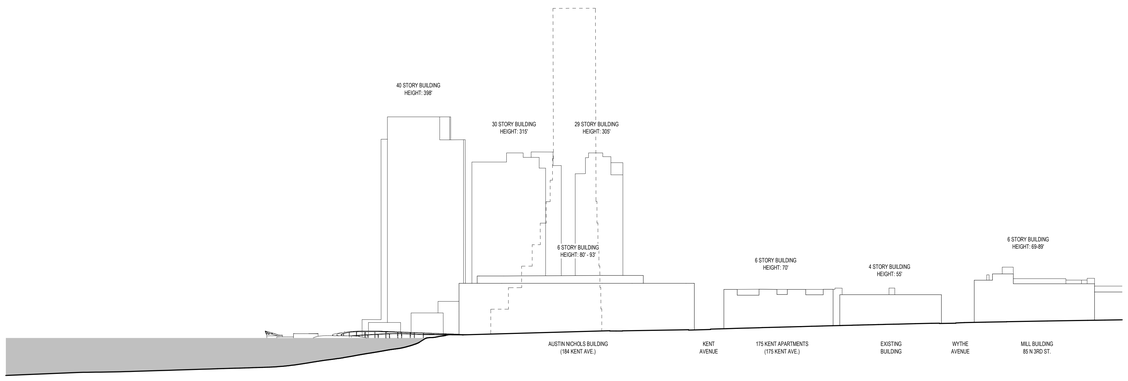
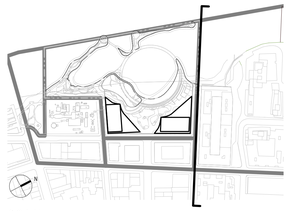
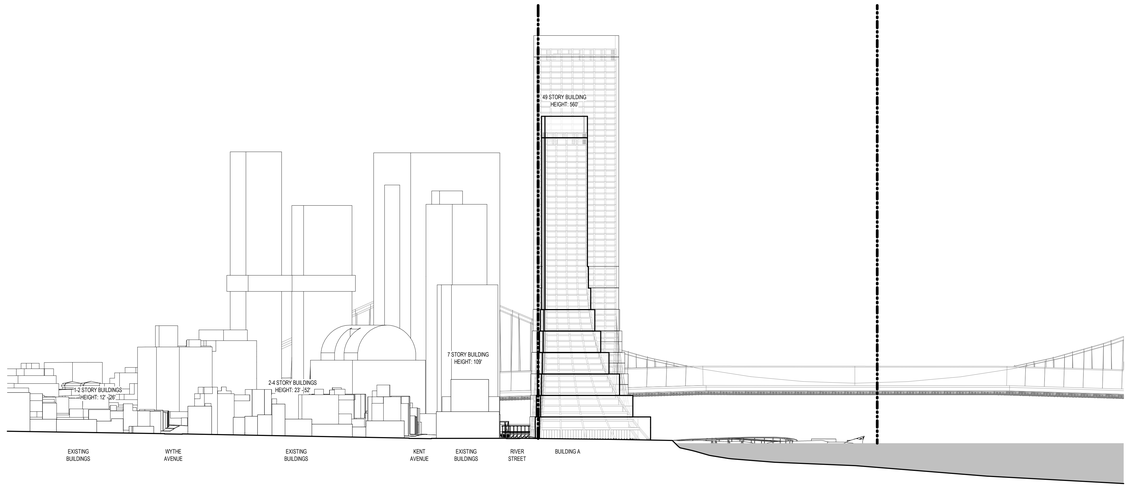


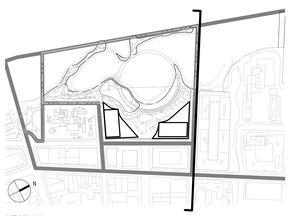
2 NEIGHBORHOOD ELEVATION LOOKING NORTH FROM N 3RD ST.
Z10-1
1" = 100'-0"



KEY PLAN



3 NEIGHBORHOOD ELEVATION LOOKING SOUTH
Z10-1
1" = 100'-0"



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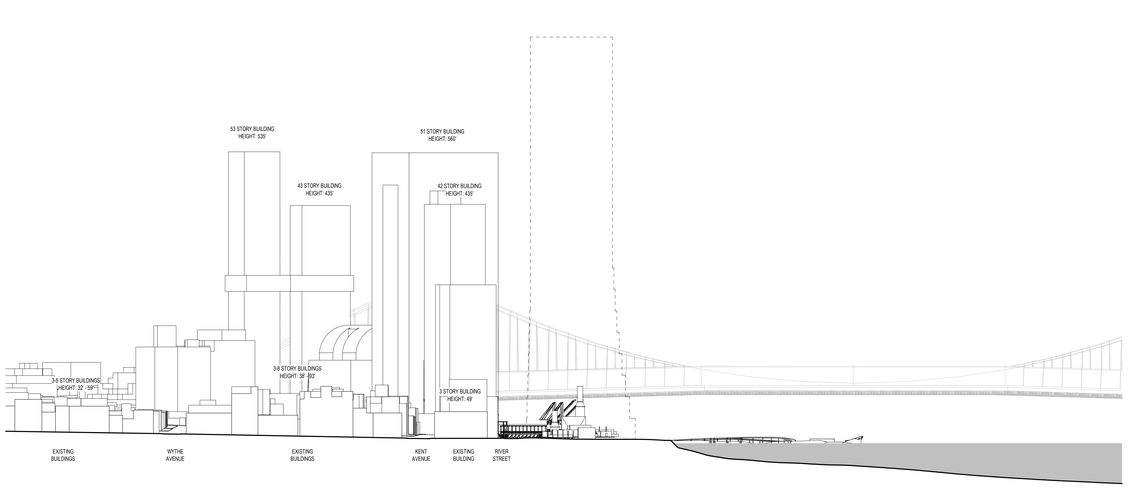
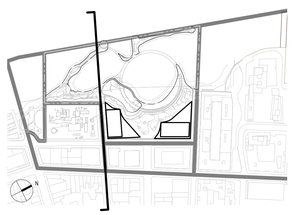


4 NEIGHBORHOOD ELEVATION LOOKING SOUTH FROM N 1ST ST.
Z10-1
1" = 100'-0"



KEY PLAN

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BAR SCALE

SHEET NAME

NEIGHBORHOOD CHARACTER DIAGRAMS

PROJECT NO
19001

SHEET NO
Z10-1

DOB NO
5050

SCALE
As indicated

FORMAT
ARCH E

DATE
1/29/2021

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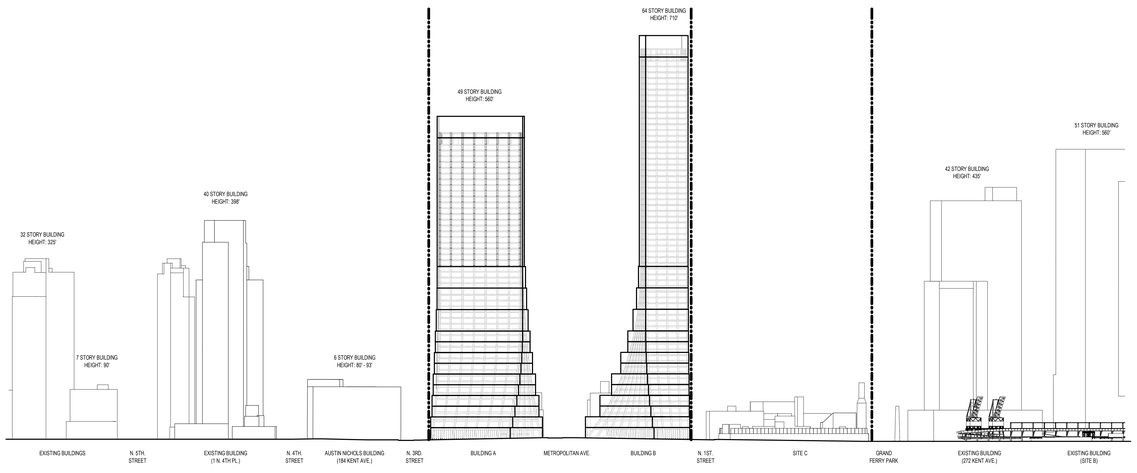
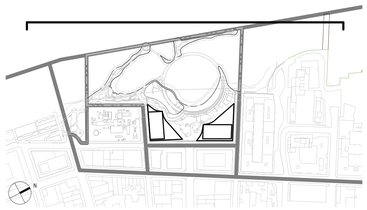


1 NEIGHBORHOOD ELEVATION LOOKING EAST
Z10-2
1" = 100'-0"



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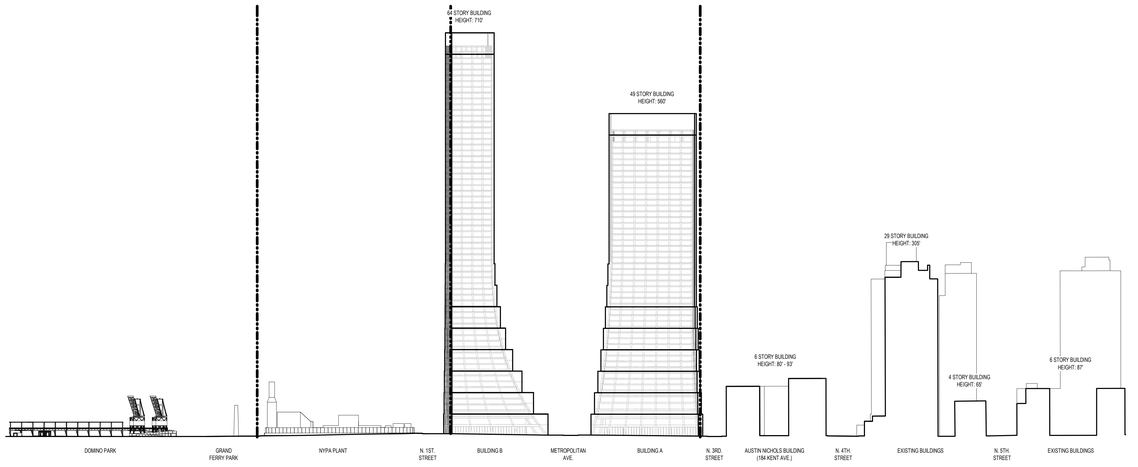
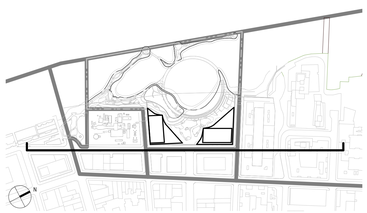


2 NEIGHBORHOOD ELEVATION LOOKING WEST
Z10-2
1" = 100'-0"



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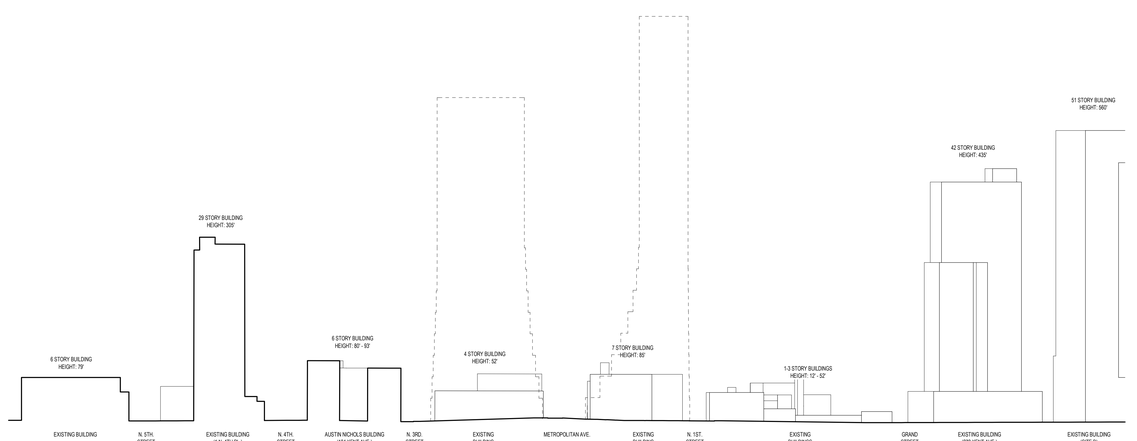
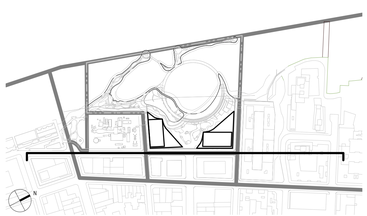


3 NEIGHBORHOOD ELEVATION LOOKING EAST FROM RIVER STREET
Z10-2
1" = 100'-0"



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5. ROOFTOP MECHANICAL AND STAIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE.
6. NUMBER OF STORIES, FLOOR-TO-FLOOR HEIGHTS AND NOTATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
7. STREET TREES ADJACENT TO THE ZONING LOT WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO NYC DEPARTMENT OF PARKS AND RECREATION.
8. ALL STREET IMPROVEMENTS ARE SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION.
9. THE ELEVATION FROM WHICH HEIGHTS ARE MEASURED IS SUBJECT TO ADJUSTMENT UP TO THE REFERENCE PLANE ESTABLISHED PURSUANT TO ZR SECTION 64-11 AND APPLIED IN ACCORDANCE WITH ZR SECTIONS 64-21 AND 64-31, INCLUSIVE.

RIVER RING MASTER PLAN

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THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

KEY PLAN

BAR SCALE

SHEET NAME

NEIGHBORHOOD CHARACTER DIAGRAMS

PROJECT NO	SHEET NO
19001	Z10-2
DOB NO	
5050	
SCALE	
As indicated	
FORMAT	
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DATE	
1/29/2021	

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