LEGEND

- ROAD DIRECTION
- EXISTING TREE
- NEW STREET TREE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAX. BUILDING ENVELOPE
- ZONING LOT LINE
- PROPOSED ZONING DISTRICT BOUNDARY
- PROPOSED SPECIAL DISTRICT BOUNDARY
- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- M2-1 ZONING DISTRICT
- EXISTING BUILDING FOOTPRINT
- ILLUSTRATIVE BUILDING FOOTPRINT
- STREET LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- DEVELOPMENT ENVELOPE HEIGHT
- HT +95'-0" (HT +92'-0") ILLUSTRATIVE BUILDING HEIGHT

REQUIRED ACTIONS

1. ZONING MAP AMENDMENT TO CHANGE FROM M2-1 TO M1-4/R7A AND ESTABLISH A SPECIAL MIXED-USE DISTRICT (MX-22)
2. ZONING TEXT AMENDMENTS TO ARTICLE XII, CHAPTER 3 TO REFERENCE A NEW SPECIAL MIXED USE DISTRICT 22 AND APPENDIX F OF THE ZONING RESOLUTION TO DESIGNATE AN MIH AREA
3. SPECIAL PERMIT PURSUANT TO ZR 74-533 TO WAIVE REQUIRED ACCESSORY OFF-STREET PARKING SPACES TO FACILITATE AFFORDABLE HOUSING



1 ZONING SITE PLAN
1/16" = 1'-0"

PARKING

ZR Section	Item/Description	Permitted/Required		Existing To Remain	Proposed New	Total Proposed	Compliance
25-23	Parking Required	Dwelling Units (Non IRHU)	50% of Units	None	None	None	Waiver sought pursuant to ZR 74-533.
25-251	Parking Required	Dwelling Units (IRHU)	None	None	None	None	Complies
44-21	Parking Required	Commercial	None	None	None	None	Complies

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.09S FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK. NJ.
2. BUILDING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, RETAIL. COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE. ZONING LOT. AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORM ATION ON SURROUNDING PROPERTIES.
5. ALL EXISTING CONTEXT.BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE
6. PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE TO ROOF.
7. CONTEXT BUILDING LINES ARE ILLUSTRATIVE.
8. CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE IN ACCORDANCE WITH REQUIREMENTS OF ZR SECTION 25-631

REGISTERED ARCHITECT ANKIMY PETER RANDRIA 026566 STATE OF NEW YORK

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8TH AND 9TH STREET, BROOKLYN

ZONING SITE PLAN

Project Number A1206

Date 11/02/2020

Scale As indicated

Z-002.00

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