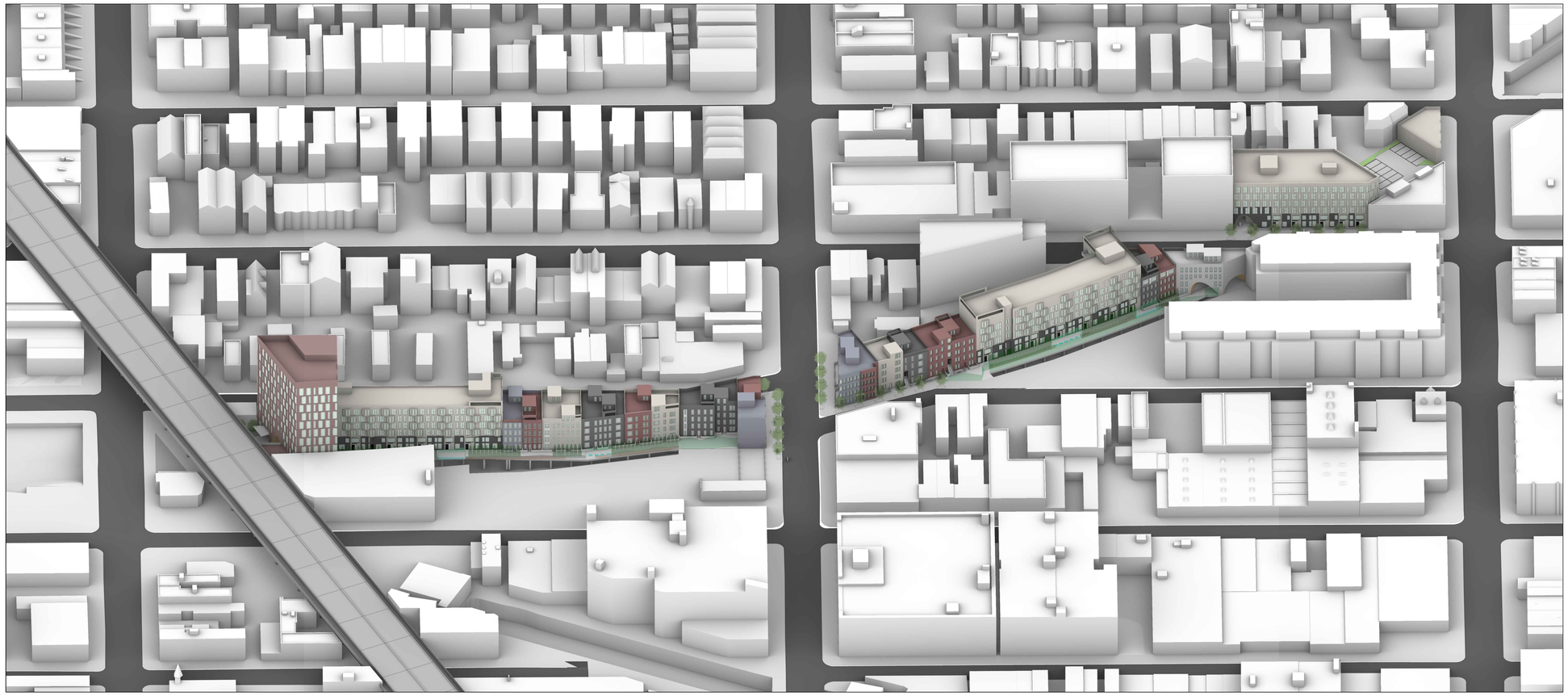

Owner:	BROOKLYN YARDS DEVELOPMENT, LLC
Project:	BROOKLYN YARDS
SVA Project:	15002
Project Phase:	REVISED ULURP SUBMISSION
SHEET LIST	
T-001.00	TITLE SHEET
ZONING	
Z-002.00	SURVEY
Z-003.00	SURVEY
Z-004.00	SURVEY
Z-010.00	LSGD ZONING ANALYSIS
Z-011.00	LSGD ZONING DIAGRAMS
Z-012.00	LSGD SITE PLAN
ARCHITECTURAL	
Z-110.00	ZONING SITE PLAN LOT 1
Z-111.00	PLATFORM DIAGRAM LOT 1
Z-112.00	GROUND FLOOR PLAN LOT 1
Z-113.00	SECOND FLOOR PLAN LOT 1
Z-114.00	WAIVER PLAN LOT 1
Z-115.00	ZONING SECTIONS LOT 1
Z-116.00	ZONING SECTIONS LOT 1
Z-117.00	ELEVATIONS LOT 1
Z-210.00	ZONING SITE PLAN LOT 2
Z-211.00	PLATFORM DIAGRAM LOT 2
Z-212.00	GROUND FLOOR PLAN LOT 2
Z-213.00	SECOND FLOOR PLAN LOT 2
Z-214.00	WAIVER PLAN LOT 2
Z-215.00	ZONING SECTIONS LOT 2
Z-216.00	ELEVATIONS LOT 2
Z-217.00	ELEVATIONS LOT 2
Z-310.00	ZONING SITE PLAN LOT 3
Z-311.00	PLATFORM DIAGRAM LOT 3
Z-312.00	GROUND FLOOR PLAN LOT 3
Z-313.00	SECOND FLOOR PLAN LOT 3
Z-314.00	WAIVER PLAN LOT 3
Z-315.00	ZONING SECTIONS LOT 3
Z-316.00	ELEVATIONS LOT 3
Z-401.00	NEIGHBORHOOD CHARACTER
Z-402.00	NEIGHBORHOOD CHARACTER

LANDSCAPE	
L-100.00	LANDSCAPE ZONING LOT SITE PLAN
L-110.00	LAYOUT PLANS - PAA 1 & 2
L-111.00	LAYOUT PLANS - PAA 3
L-120.00	FURNITURE AND AMENITIES PLANS - PAA 1 & 2
L-121.00	FURNITURE AND AMENITIES PLANS - PAA 3
L-120.00	PLANTING PLANS - PAA 1& 2
L-140.00	PAVING PLANS - PAA 1 & 2
L-141.00	PAVING PLAN - PAA 3
L-200.00	SECTIONS & ELEVATIONS
L-201.00	SECTIONS & ELEVATIONS
L-300.00	PAVING AND FURNISHING DETAILS
L-301.00	PAA SIGNAGE DETAILS
LIGHTING	
LC-100	ARCH 1 LIGHTING PLAN
LC-101	ARCH 2 LIGHTING PLAN
LC-102	ARCH 3 LIGHTING PLAN

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
BOROUGH PARK
BROOKLYN, NY

SVA 15002

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
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T +1 212 779 2288

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T +1 212 791 3595

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T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
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T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
OSVALDO VALDES
031075
STATE OF NEW YORK

SHEET TITLE

TITLE SHEET

SCALE

N.T.S

SHEET NO.

T-001.00

1 of 25

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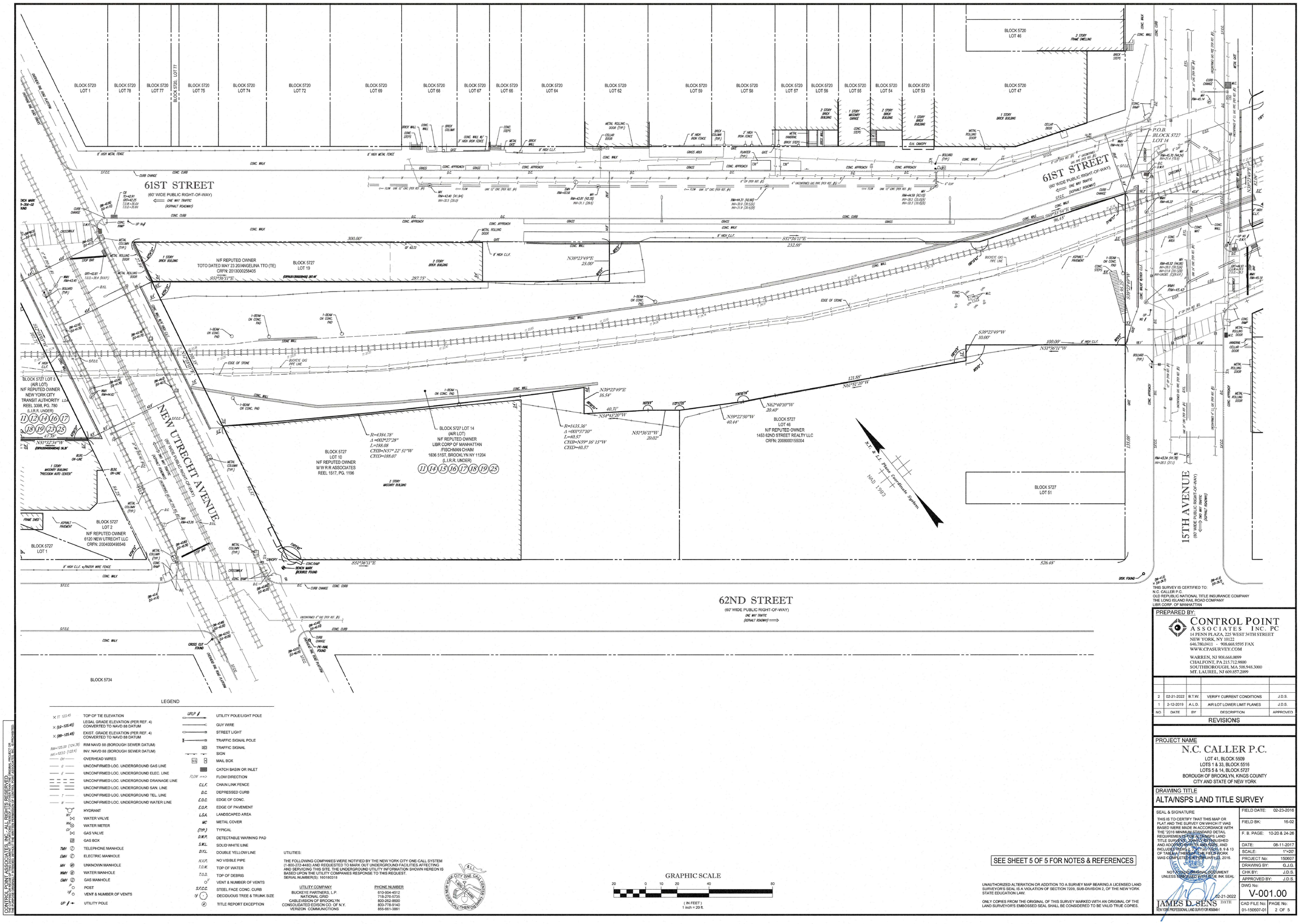
61ST STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)
62ND STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)
15TH AVENUE
(80' WIDE PUBLIC RIGHT-OF-WAY)
NEW UTRECHT AVENUE
(60' WIDE PUBLIC RIGHT-OF-WAY)
BLOCK 5727
LOT 19
N/F REPUTED OWNER
TOTO DATED MAY 23 20/ANGELINA TTO (TE)
CRFN: 2013000258405
BLOCK 5727
LOT 46
N/F REPUTED OWNER
1453 62ND STREET REALTY LLC
CRFN: 2008000155004
BLOCK 5727
LOT 10
N/F REPUTED OWNER
M W R R ASSOCIATES
REEL 1517, PG. 1196
BLOCK 5727 LOT 14
(AIR LOT)
N/F REPUTED OWNER
LIBR CORP OF MANHATTAN
FISCHMAN CHAIM
1836 51ST, BROOKLYN NY 11204
(L.I.R.R. UNDER)
BLOCK 5727 LOT 5
(AIR LOT)
N/F REPUTED OWNER
NEW YORK CITY
TRANSIT AUTHORITY L.I.
REEL 3398, PG. 780
(L.I.R.R. UNDER)
BLOCK 5727
LOT 2
N/F REPUTED OWNER
6120 NEW UTRECHT LLC
CRFN: 2004000498546
BLOCK 5727
LOT 1
BLOCK 5727
LOT 51
BLOCK 5734
P.O.B.
BLOCK 5727
LOT 14
N.Y.S. L.I. Plane Coordinate System
NAD 1983
S51°36'11"E 232.58'
S38°23'49"E 25.00'
S51°36'11"E 287.75'
S38°23'49"W 10.00'
N51°36'11"W 100.00'
N38°23'49"E 16.54'
N54°45'20"W 40.31'
N59°22'50"W 40.44'
N62°40'10"W 20.40'
N51°36'11"W 20.02'
N61°51'20"W 121.58'
S51°36'11"E 526.48'
S60°55'54"E 190.45'
N53°22'54"W 207.07'
N53°22'54"W 84.25'
N53°22'54"W 47.36'
S38°23'49"W 135.68'
R=4384.78'
Δ =002°27'28"
L=188.08
CHD=N57° 22' 51"W
CHD=188.07
R=1435.36'
Δ =001°57'10"
L=40.57
CHD=N59° 16' 15"W
CHD=40.57
300.00'
100.00'
135.68'
BLOCK 5720 LOT 77
6' HIGH METAL FENCE
8' HIGH C.L.F.
4' HIGH C.L.F.
CONC. WALK
CONC. CURB
GRASS
GRASS AREA
CONC. APPROACH
D.C.
EDGE OF STONE
BUCKEYE GAS PIPE LINE
I-BEAM ON CONC. PAD
STONE WALL
CONC. WALL
METAL ROLLING DOOR
METAL COLUMN (TYP.)
ROLLARD (TYP.)
CROSSWALK
CURB CHANGE
CONC. RAMP
UP. R&I
DEP. SHT.
ASPHALT PAVEMENT
FENCE END
BLDG. ON-LINE
BLDG. OFF-LINE
CANOPY
BEACH NAIL RECORDS FOUND
DISK FOUND
CROSS CUT FOUND
CONCRETE MONUMENT FOUND
1 STORY BRICK BUILDING
2 STORY BRICK BUILDING
1 STORY MASONRY GARAGE
2 STORY FRAME DWELLING
1 STORY MASONRY BUILDING "FREEMAN AUTO CENTER"
2 STORY MASONRY BUILDING
O.H. CANOPY
BRICK STEPS
CONC. STEPS
BRICK WALL
CONC. WALL
BRICK COLUMN
METAL GATE
METAL WINDOW
BRICK STEPS
CELLAR DOOR
6' HIGH IRON FENCE
2' HIGH IRON FENCE
3' HIGH IRON FENCE
6' HIGH METAL FENCE
8' HIGH C.L.F. w/ROTOR WIRE FENCE
GATE
FLAGPOLE (TYP.)
C/B
C/O
I/P
BRICK WALL
CONC. WALL w/ 3' HIGH IRON FENCE
METAL ROLLING DOOR (TYP.)
CELLAR DOOR
METAL WINDOW BRICK STEPS
BRICK WALL
CONC. STEPS
METAL GATE
BRICK COLUMN (TYP.)
CONC. WALL
CONC. STEPS
METAL ROLLING DOOR
CELLAR DOOR
CONC. WALL
CONC. CURB
CURB CHANGE
CONC. RAMP
BRICK STEPS
CONC. WALL
CONC. CURB
CURB CHANGE
CONC. RAMP

LEGEND

- TOP OF TIE ELEVATION
- LEGAL GRADE ELEVATION (PER REF. 4) CONVERTED TO NAVD 88 DATUM
- EXIST. GRADE ELEVATION (PER REF. 4) CONVERTED TO NAVD 88 DATUM
- RIM NAVD 88 (BOROUGH SEWER DATUM)
- INV. NAVD 88 (BOROUGH SEWER DATUM)
- OVERHEAD WIRES
- UNCONFIRMED LOC. UNDERGROUND GAS LINE
- UNCONFIRMED LOC. UNDERGROUND ELEC. LINE
- UNCONFIRMED LOC. UNDERGROUND DRAINAGE LINE
- UNCONFIRMED LOC. UNDERGROUND SAN. LINE
- UNCONFIRMED LOC. UNDERGROUND TEL. LINE
- UNCONFIRMED LOC. UNDERGROUND WATER LINE
- HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS BOX
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- WATER MANHOLE
- GAS MANHOLE
- POST
- VENT & NUMBER OF VENTS
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- SIGN
- MAIL BOX
- CATCH BASIN OR INLET
- FLOW DIRECTION
- CHAIN LINK FENCE
- DEPRESSED CURB
- EDGE OF CONC.
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- METAL COVER
- TYPICAL
- DETECTABLE WARNING PAD
- SOLID WHITE LINE
- DOUBLE YELLOW LINE
- NO VISIBLE PIPE
- TOP OF WATER
- TOP OF DEBRIS
- VENT & NUMBER OF VENTS
- STEEL FACE CONC. CURB
- DECIDUOUS TREE & TRUNK SIZE
- TITLE REPORT EXCEPTION

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK CITY ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 19018031S

UTILITY COMPANY	PHONE NUMBER
BUCKEYE PARTNERS, L.P.	610-904-4512
NATIONAL GRID	718-270-5735
CABLEVISION OF BROOKLYN	800-252-5500
CONSOLIDATED EDISON CO. OF N.Y.	800-778-9140
VERIZON COMMUNICTIONS	855-661-3881

NEW YORK CITY ONE CALL CENTER
1-800-272-4480
IT'S THE LAW - CALL TWO (2) DAYS BEFORE YOU DIG

60TH STREET
(80' WIDE PUBLIC RIGHT-OF-WAY)
⟺ TWO WAY TRAFFIC
(ASPHALT ROADWAY)

15TH AVENUE
(80' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)

61ST STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)

BLOCK 5509 LOT 62
N/F REPUTED OWNER
KLEIN ABRAHAM M

BLOCK 5509 LOT 58
N/F REPUTED OWNER
1547-55 60TH ST LLC

(AIR LOT)
N/F REPUTED OWNER
LIBR CORP OF MANHATTAN
(L.I.R.R. UNDER)
14 16 17 18 19 21 25

BLOCK 5509 LOT 57
N/F REPUTED OWNER
DEMBITZER JOSHUA
REEL 2738, PG. 388

BLOCK 5509 LOT 48
N/F REPUTED OWNER
16TH AVENUE EQUITIES LLC
5926 16TH AVE, BROOKLYN, NY 11204

BLOCK 5516 LOT 21
N/F REPUTED OWNER
1530 REALTY LLC
CRFN: 2013000068882

BLOCK 5516 LOT 20
N/F REPUTED OWNER
1526 SOUTH STREET LLC

BLOCK 5516 LOT 17
N/F REPUTED OWNER
1522 REALTY LLC
CRFN: 2005000383872

BLOCK 5516 LOT 14
N/F REPUTED OWNER
1514 60TH DEV LLC
CRFN: 2015000258627

BLOCK 5516 LOT 4
N/F REPUTED OWNER
6013 15TH AVENUE LLC
20130002162B8

BLOCK 5516 LOT 33 (AIR LOT)
N/F REPUTED OWNER
LIBR CORP OF MANHATTAN
60TH ST, BROOKLYN NY
(L.I.R.R. UNDER)
14 16 17 18 19 24 25

BLOCK 5516 LOT 34
N/F REPUTED OWNER
MAPLETON GROUP LLC
39 W 37TH ST, NEW YORK NY 10018

BLOCK 5516 LOT 1 (AIR LOT)
N/F REPUTED OWNER
LIBR CORP. OF MANHATTAN
REEL 3398, PG. 790
(L.I.R.R. UNDER)
14 15 16 17 18 19 25

BLOCK 5516 LOT 33 (AIR LOT)
N/F REPUTED OWNER
LIBR CORP OF MANHATTAN
REEL 3398, PG. 792
(L.I.R.R. UNDER)
14 16 17 18 19 24 25

BLOCK 5523 LOT 9
BLOCK 5523 LOT 12
BLOCK 5523 LOT 13
BLOCK 5523 LOT 14
BLOCK 5523 LOT 15
BLOCK 5523 LOT 16
BLOCK 5523 LOT 19
BLOCK 5523 LOT 20
BLOCK 5523 LOT 22
BLOCK 5523 LOT 23
BLOCK 5523 LOT 24
BLOCK 5523 LOT 26
BLOCK 5523 LOT 28
BLOCK 5523 LOT 32
BLOCK 5523 LOT 6

BLOCK 5516 LOT 5
BLOCK 5516 LOT 10
BLOCK 5516 LOT 11
BLOCK 5516 LOT 12
BLOCK 5516 LOT 13

P.O.B. BLOCK 5727 LOT 14
P.O.B. BLOCK 5516 LOTS 1 & 33

TAX MAP LOT LINE

8' CONDEMNATION PER LIBER 3026, PG. 339 (8)

R=1960.08'
Δ=01°52'38"
L=390.56
CHB=N82° 28' 50"W
CHD=389.71

SEE SHEET 5 OF 5 FOR NOTES & REFERENCES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

N.Y. S. L.I. State Coordinate System
NAD 1983

THIS SURVEY IS CERTIFIED TO:
N.C. CALLER P.C.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THE LONG ISLAND RAIL ROAD COMPANY
LIBR CORP. OF MANHATTAN

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PREPARED BY:
CONTROL POINT ASSOCIATES INC. PC
14 PENN PLAZA, 225 WEST 34TH STREET
NEW YORK, NY 10122
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WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
SOUTHBOROUGH, MA 508.948.3000
MT. LAUREL, NJ 609.857.2099

NO.	DATE	BY	DESCRIPTION	APPROVED
2	02-21-2022	B.T.W.	VERIFY CURRENT CONDITIONS	J.D.S.
1	2-12-2019	A.L.D.	AIR LOT LOWER LIMIT PLANES	J.D.S.

REVISIONS

PROJECT NAME
N.C. CALLER P.C.
LOT 41, BLOCK 5509
LOTS 1 & 33, BLOCK 5516
LOTS 5 & 14, BLOCK 5727
BOROUGH OF BROOKLYN, KINGS COUNTY
CITY AND STATE OF NEW YORK

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

SEAL & SIGNATURE

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NOT VALID UNLESS ORIGINAL DOCUMENT WITH EMBOSSED SEAL

02-21-2022
JAMES D. SENS DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #050844

FIELD DATE:	02-23-2016
FIELD BK:	16-02
F. B. PAGE:	10-20 & 24-26
DATE:	08-11-2017
SCALE:	1"=20'
PROJECT No:	150807
DRAWING BY:	G.J.G.
CHK BY:	J.D.S.
APPROVED BY:	J.D.S.
DWG No:	V-001.00
CAD FILE No:	01-150607-01
PAGE No:	3 OF 5

LEGEND

TF 123.45	TOP OF TIE ELEVATION
(LG-125.45)	LEGAL GRADE ELEVATION (PER REF. 4) CONVERTED TO NAVD 88 DATUM
(EG-125.45)	EXIST. GRADE ELEVATION (PER REF. 4) CONVERTED TO NAVD 88 DATUM
RIM=125.00 (124.36)	RIM NAVD 88 (BOROUGH SEWER DATUM)
INV.=123.0 (122.4)	INV. NAVD 88 (BOROUGH SEWER DATUM)
OH	OVERHEAD WIRES
G	UNCONFIRMED LOC. UNDERGROUND GAS LINE
E	UNCONFIRMED LOC. UNDERGROUND ELEC. LINE
	UNCONFIRMED LOC. UNDERGROUND DRAINAGE LINE
SAN	UNCONFIRMED LOC. UNDERGROUND SAN. LINE
T	UNCONFIRMED LOC. UNDERGROUND TEL. LINE
W	UNCONFIRMED LOC. UNDERGROUND WATER LINE
HYD.	HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
	GAS BOX
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
MH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
GMH	GAS MANHOLE
P	POST
V	VENT & NUMBER OF VENTS
UP	UTILITY POLE
UP/LP	UTILITY POLE/LIGHT POLE
	GUY WIRE
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	SIGN
	MAIL BOX
	CATCH BASIN OR INLET
FLOW ==>	FLOW DIRECTION
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
L.S.A.	LANDSCAPED AREA
MC	METAL COVER
(TYP.)	TYPICAL
D.W.P.	DETECTABLE WARNING PAD
S.W.L.	SOLID WHITE LINE
D.Y.L.	DOUBLE YELLOW LINE
N.V.P.	NO VISIBLE PIPE
T.O.W.	TOP OF WATER
T.O.D.	TOP OF DEBRIS
S.F.C.C.	STEEL FACE CONC. CURB
	DECIDUOUS TREE & TRUNK SIZE
(T)	TITLE REPORT EXCEPTION

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK CITY ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 160180318

UTILITY COMPANY	PHONE NUMBER
BUCKEYE PARTNERS, L.P.	610-904-4512
NATIONAL GRID	718-270-5735
CABLEVISION OF BROOKLYN	800-262-8600
CONSOLIDATED EDISON CO. OF N.Y.	800-778-9140
VERIZON COMMUNICTIONS	855-561-3861

NEW YORK CITY ONE CALL CENTER, INC. 811 DIG SAFELY

N.Y.S. PLANE COORDINATE SYSTEM NAD 1983

59TH STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)

16TH AVENUE
(80' WIDE PUBLIC RIGHT-OF-WAY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

60TH STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

BLOCK 5503 LOT 7 — N/F REPUTED OWNER 16TH AVENUE PROPERTIES LLC 5809 16TH AVE, BROOKLYN NY 11204

BLOCK 5503 LOT 1 — N/F REPUTED OWNER LIBR CORP OF MANHATTAN/FISCHMAN CHAIM REEL 3398, PG. 6740

BLOCK 5503 LOT 21 — N/F REPUTED OWNER BYPASS JOSEF LEVI CRFN: 20040000211905

BLOCK 5503 LOT 80 | BLOCK 5503 LOT 78 | BLOCK 5503 LOT 74

BLOCK 5503 CONDO #900

N/F REPUTED OWNER 1525 59TH LLC 1525 59TH ST BROOKLYN NY 11204

BLOCK 5509 LOT 41 — P.O.B. BLOCK 5509 LOTS 41

N/F REPUTED OWNER BIAGINI MARIA BLOCK 5509 LOT 39

BLOCK 5509 LOT 36 — N/F REPUTED OWNER TUCCI VICTORIA

BLOCK 5509 LOT 35 — N/F REPUTED OWNER BIAGINI MARIA

BLOCK 5509 LOT 34 — N/F REPUTED OWNER FUDIS ABRAHAM

BLOCK 5509 LOT 41 (AIR LOT) — N/F REPUTED OWNER LIBR CORP OF MANHATTAN (L.I.R.R. UNDER) (14)(16)(17)(18)(19)(21)(25)

BLOCK 5509 LOT 57 — N/F REPUTED OWNER DEMBITZER JOSHUA REEL 2738, PG. 388

BLOCK 5509 LOT 62 — N/F REPUTED OWNER KLEIN ABRAHAM M

BLOCK 5509 — N/F REPUTED OWNER 1547-55 60TH ST LLC

BLOCK 5509 LOT 48 — N/F REPUTED OWNER 16TH AVENUE EQUITIES LLC 5926 16TH AVE, BROOKLYN, NY 11204

BLOCK 5516 LOT 21 — N/F REPUTED OWNER 1520 REALTY LLC CRFN: 20130000088882

BLOCK 5516 LOT 33 (AIR LOT) — N/F REPUTED OWNER LIBR CORP. OF MANHATTAN 60TH ST, BROOKLYN NY (L.I.R.R. UNDER) (14)(16)(17)(18)(19)(24)(25)

BLOCK 5516 LOT 1 (AIR LOT) — N/F REPUTED OWNER LIBR CORP. OF MANHATTAN REEL 3398, PG. 790 (L.I.R.R. UNDER) (14)(15)(16)(17)(18)(19)(25)

BLOCK 5516 LOT 34 — N/F REPUTED OWNER MAPLETON GROUP LLC 39 W 37TH ST, NEW YORK NY 10018

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SEE SHEET 5 OF 5 FOR NOTES & REFERENCES

THIS SURVEY IS CERTIFIED TO:
N.C. CALLER P.C.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THE LONG ISLAND RAIL ROAD COMPANY
LIBR CORP. OF MANHATTAN

PREPARED BY:
CONTROL POINT ASSOCIATES INC. PC
14 PENN PLAZA, 225 WEST 34TH STREET
NEW YORK, NY 10122
646.780.0411 - 908.668.9595 FAX
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
SOUTHBOROUGH, MA. 508.948.3000
MT. LAUREL, NJ 609.857.2099

NO.	DATE	BY	DESCRIPTION	APPROVED
2	02-21-2022	B.T.W.	VERIFY CURRENT CONDITIONS	J.D.S.
1	2-12-2019	A.L.D.	AIR LOT LOWER LIMIT PLANES	J.D.S.

REVISIONS

PROJECT NAME
N.C. CALLER P.C.
LOT 41, BLOCK 5509
LOTS 1 & 33, BLOCK 5516
LOTS 5 & 14, BLOCK 5727
BOROUGH OF BROOKLYN, KINGS COUNTY
CITY AND STATE OF NEW YORK

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

SEAL & SIGNATURE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, TABLE A ITEMS 6, 8 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2016.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND EMBOSSED SURVEYOR'S INK SEAL

02-21-2022
JAMES D. SENS DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #050961

FIELD DATE:	02-23-2016
FIELD BK:	16-02
F. B. PAGE:	10-20 & 24-26
DATE:	08-11-2017
SCALE:	1"=20'
PROJECT No:	150907
DRAWING BY:	G.J.G.
CHK BY:	J.D.S.
APPROVED BY:	J.D.S.
DWG No:	V-001.00
CAD FILE No:	01-150907-01
PAGE No:	4 OF 5

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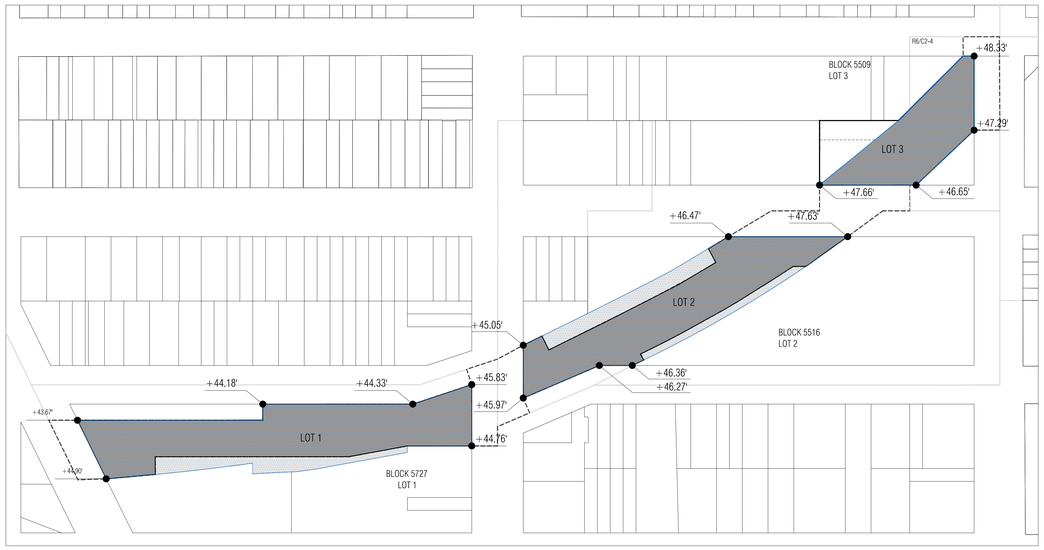
SITE DATA	
Borough	BROOKLYN
Block	6727 , 8516, 8509
Street Address	1660 60TH STREET
Lots	PO 1# (Block 6727) PO 1, PO 33 (Block 8516), 41, 87 (Block 8509)
Community District	BROOKLYN 11, 12
Zoning Districts	M1-1 and R6
Zoning Section No.	22d
Lot area	Lot 1 Lot 2 Lot 3 Total
Zoning Lot Area	Lot Area Term Prime 0 sf 0 sf 6,103 sf 6,103 sf Platform Area 44,994 sf 34,730 sf 20,049 sf 99,173 sf Total Area 44,994 sf 34,730 sf 26,946 sf 106,270 sf

ZONING ACTIONS
1. Zoning Map Amendment to rezone the project area from M1-1 and R6 to C4-5, R6 and R6/ C2-4
2. These Special Permits pursuant to ZR 74-631 to permit development within or over a railroad right of way
3. Zoning Text Amendment to appendix I to designate the affected area as a Mandatory Inclusionary Housing (MIH) area
4. Zoning Text Amendment pursuant to ZR 74-533 to permit a reduction of parking spaces to facilitate affordable housing
5. Two Special Permits pursuant to ZR 74-634 to permit the temporary storage of construction materials on a railroad or transit right of way or yard,
6. Special permit pursuant to ZR 74-743 to vary applicable provisions to distribute floor area and lot coverage within a LSGD without regard for zoning lot lines or district boundaries and to modify yard and height and set back requirements
7. Authorizations pursuant to ZR 36-712 and 26-412 to waive required commercial and residential loading berths
8. Special permit pursuant to ZR 74-922 to waive location requirements for commercial and residential uses in a single building
9. Authorizations pursuant to ZR 74-743 to waive required parking spaces within a large scale general development

ZONING ANALYSIS										
ZONING RESOLUTION	ZONING LOT 1 (BLOCK 6727)		COMM.LANCE / LACK OF COMPLIANCE	ZONING LOT 2 (BLOCK 8516)		COMPLIANCE / LACK OF COMPLIANCE	ZONING LOT 3 (BLOCK 8509)		COMPLIANCE / LACK OF COMPLIANCE	LSGD TOTALS PROPOSED
	PERMITTED / REQUIRED C4-5	PROPOSED C4-5		PERMITTED / REQUIRED R6	PROPOSED R6		PERMITTED / REQUIRED R6 / C2-4	PROPOSED R6 / C2-4		
USES										
22-10 Residential Uses	UG1-4	UG2		UG1-4	UG2		UG1-4	UG2		
32-10 Commercial Uses	UG1-6,8,9,10,12	UG6					UG1-9, 14	UG6		
32-10 Community Facility Uses	Commercial uses not permitted to be located below lowest story occupied by dwelling units	proposed on same zoning lot as Building 1, commercial use opposed on comms above dwelling units in Building 1	DOES NOT COMPLY; Special permit being sought pursuant to ZR 74-743			COMPLIES			COMPLIES	UG 2 and 6
FLOOR AREA RATIO (FAR)										
23-154(d)(3)(Z) / 35-31 Residential FAR, beyond 100 ft of a wide street	3.60 MAX	2.19		3.42 MAX	1.97	COMPLIES			COMPLIES	
23-154(d)(3)(Y) / 35-31 Residential FAR, within 100 ft of a wide street	4.60 MAX	3.20	COMPLIES	3.60 MAX	10.96	DOES NOT COMPLY; Special permit being sought pursuant to ZR 74-743(a)(1)(i)			COMPLIES	Special permit being sought pursuant to ZR 74-743
33-122 Commercial FAR	3.40 MAX	1.38					2.00 MAX	0.17		
MAX FAR	4.60 MAX	3.76		3.60 MAX	3.24		3.60 MAX	2.02		
FLOOR AREA										
23-154(d)(3)(Z) / 35-31 Residential Floor Area, beyond 100 ft of a wide street (MIH)	8.60 x 27,729 = 99,923 sf MAX	78,727 sf		2.42 x 27,976 = 67,701 sf MAX	82,993 sf	COMPLIES	2.42 x 160 = 422	0 sf		
23-154(d)(3)(Y) / 35-31 Residential Floor Area, within 100 feet of a wide street (MIH)	4.60 x 20,023 = 92,106 sf MAX	20,662 sf		8.60 x 6,762 = 34,943 sf MAX	74,114 sf	DOES NOT COMPLY; Special permit being sought pursuant to ZR 74-743(a)(1)(ii)	8.60 x 36,720 = 98,437 sf MAX	64,869 sf		338,103 sf
33-121 , 33-122 35-31 Commercial Floor Area	3.40 x 43,994 = 149,220 sf MAX	63,970 sf	COMPLIES				2.00 x 36,946 = 83,892 sf MAX	46,946 sf		
Total Floor Area	172,760 sf MAX	168,427 sf MAX		92,044 sf MAX	112,607 sf		96,619 sf MAX	99,169 sf		
LOT COVERAGE										
23-153 Maximum Residential Lot Coverage (Quality Housing)	Corner Lot: 100%	77%	COMPLIES	Corner Lot: 100%	77%	COMPLIES	Corner Lot: 100%	73%	COMPLIES	
	Interior Lot: 65%	66%	DOES NOT COMPLY; Special permit being sought pursuant to ZR 74-743(a)(1)(ii)	Interior Lot < 100' of wide Street: 65%	54%	COMPLIES	Interior Lot: 65%	63%	COMPLIES	61%
				Interior Lot: 65%	45%		Interior Lot: 65%	0%		
YARD REQUIREMENTS										
23-44 (3) Permitted obstructions in Required Rear Yards	Walls < 8' in yard	8'-0" walls in side and rear yard	COMPLIES	Unenclosed balconies with 6' max. projection in yard		COMPLIES	Unenclosed balconies with 7' max. projection, 8'-0" walls , Open accessory parking spaces for cars		COMPLIES	n/a
23-47 Minimum Required Rear Yard	30'	0' to 30'	DOES NOT COMPLY; Special permit being sought pursuant to ZR 74-743(a)(1)	30'	0' to 30'	DOES NOT COMPLY; Special permit being sought pursuant to ZR 74-743(a)(2)	none required; 20 ft if provided		COMPLIES	
23-532 Special Provisions for Yards in R6 adjacent to R5 district	n/a	COMPLIES		n/a	COMPLIES		80' MIN.	30'	COMPLIES	
23-54 Special Provisions for Yards in C2-4 adjacent to R5 district	n/a	COMPLIES		n/a	COMPLIES		1) side yard along entire length of common side lot line 2) along entire length of common side lot line	46'-6"	COMPLIES	
HEIGHT & SETBACK CONTROLS										
61stStreet										
23-664(a)(3) Minimum Base Height for Quality Housing MIH	40'	40'		40'	40'					
23-664(a)(3) / 23-664(a)(1) Maximum Building Height Quality Housing MIH	75'	65'		65'	65'					
23-664(a)(3) / 23-664(a)(1) Maximum Base Height for Quality Housing MIH	65' to 75'	65'	COMPLIES	65'	65'	COMPLIES			COMPLIES	
23-664(a)(3) / 23-664(a)(1) / 35-654 Maximum Building Height Quality Housing MIH	135' or 13 stories	135'		115'	115'					
23-664(a)(3) / 23-664(a)(1) Maximum Base Height for Quality Housing MIH	75'	65'		65'	65'					
23-664(a)(3) / 23-664(a)(1) / 35-654 Maximum Building Height Quality Housing MIH	135'	115'		65'	65'					
23-664(a)(3) Minimum Base Height for Quality Housing MIH	40'	40'		40'	40'					
23-664(a)(3) / 23-664(a)(1) / 35-654 Maximum Building Height Quality Housing MIH	75'	65'		65'	65'					
23-664(a)(3) / 23-664(a)(1) / 35-654 Maximum Base Height for Quality Housing MIH	65'	65'		65'	65'					
23-664(a)(3) / 23-664(a)(1) / 35-654 Maximum Building Height Quality Housing MIH	135'	115'		115'	115'					
23-664(a)(3) Minimum Base Height for Quality Housing MIH	40'	40'		40'	40'					
23-664(a)(3) / 23-664(a)(1) / 35-654 Maximum Base Height for Quality Housing MIH	75



1 LOT AREA & BASE PLANE DIAGRAM

1" = 1000'-0"

BASE PLANE CALCULATION

LOT 1:

NEW UTRECHT AVENUE: 43.67 + 44.90 / 2 = 44.29
61ST STREET: 44.18 + 44.33 + 45.83 / 3 = 44.78
15TH AVENUE: 44.76 + 45.83 / 2 = 45.30'
BASE PLANE LOT 1 OVERALL: 44.29 + 44.78 + 45.30 / 3 = 44.79'

LOT 2:

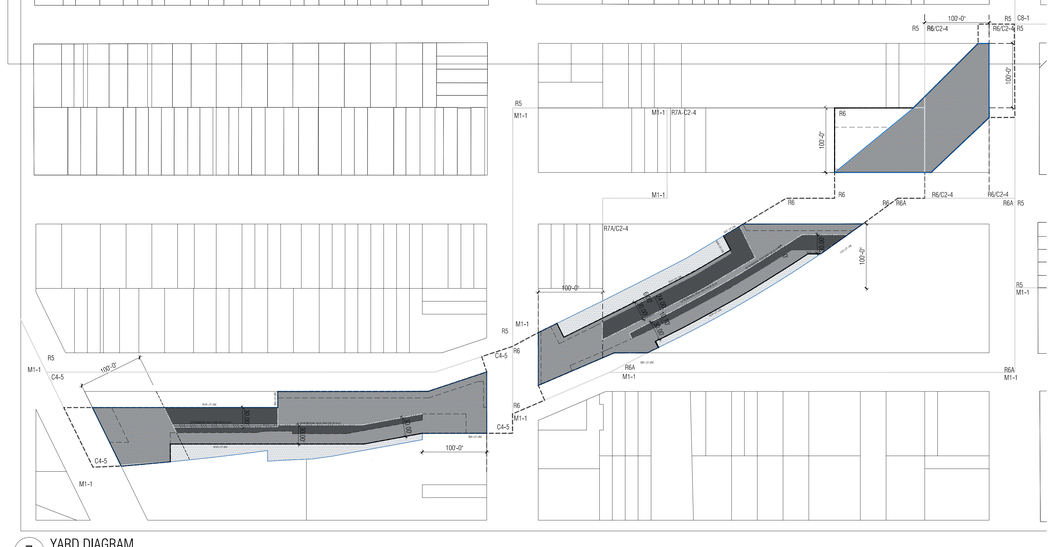
15TH AVENUE: 45.05 + 45.97 / 2 = 45.51'
61 ST STREET: 45.97 + 46.36 / 3 = 46.2
60TH STREET: 46.47 + 47.63 / 2 = 47.05'
BASE PLANE LOT 2 OVERALL: 45.51 + 46.2 + 47.05 / 3 = 46.25'

LOT 3:

60TH STREET: 46.65 + 47.66 / 2 = 47.2'
16TH AVENUE: 47.29 + 48.33 / 2 = 47.81'
BASE PLANE LOT 3 OVERALL: 47.2 + 47.81 / 2 = 47.51'

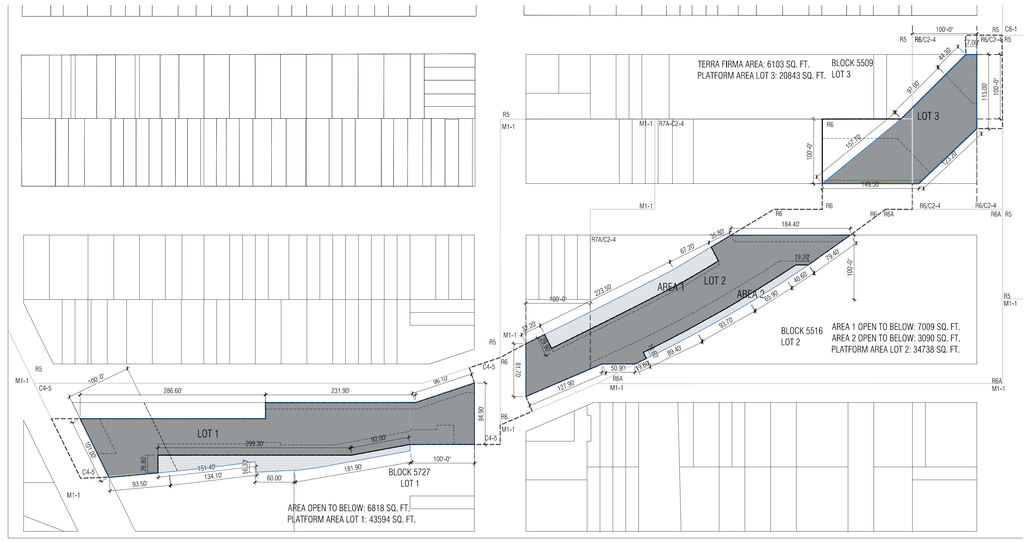
*ALL ELEVATIONS EXPRESSED IN NAVD'88

2 BASE PLANE CALCULATIONS



7 YARD DIAGRAM

1" = 1000'-0"



3 PLATFORM AREA DIAGRAM

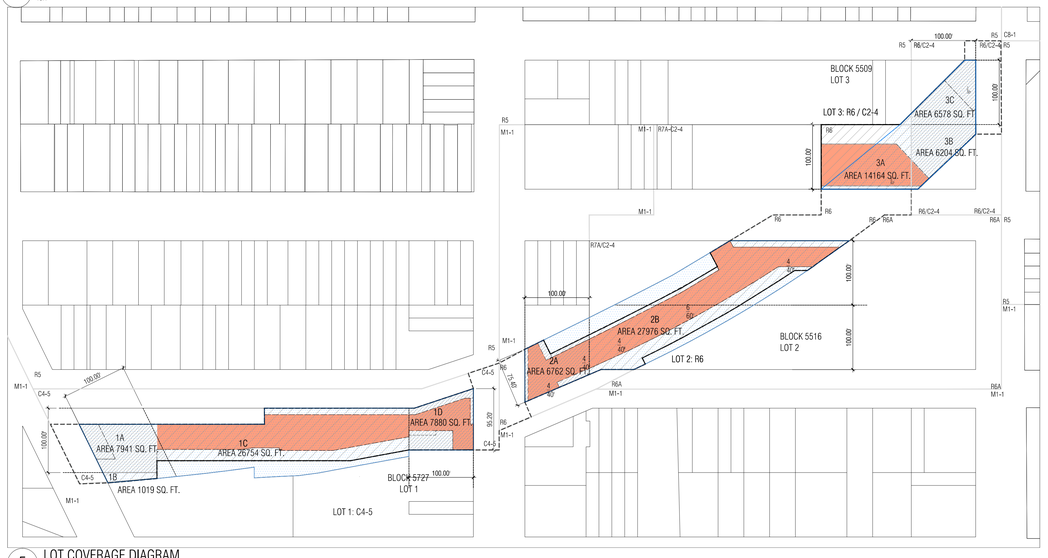
1" = 1000'-0"

LOT AREA CALCULATION						
LOT 1		LOT 2		LOT 3		TOTALS
LOT	LOT AREA	LOT	LOT AREA	LOT	LOT AREA	
CORNER LOT 1A	7,941 SF	CORNER LOT 2A	6,762 SF	INTERIOR LOT 3A	14,164 SF	
INTERIOR LOT 1B	1,019 SF	INTERIOR LOT 2B	27,976 SF	CORNER LOT 3B	6,204 SF	
INTERIOR LOT 1C	26,754 SF			CORNER LOT 3C	6,578 SF	
CORNER LOT 1D	7,880 SF					
TOTAL	43,594 SF	TOTAL	34,738 SF	TOTAL	26,946 SF	105,278 SF
PLATFORM AREA	43,594 SF	PLATFORM AREA	34,738 SF	PLATFORM AREA	20,843 SF	99,175 SF
				TERRA FIRMA AREA	6,103 SF	6,103 SF
TOTAL LOT AREA 1+2+3 = 105,278 SF						

NOTE: PLATFORM AREA PLUS TERRA FIRMA AREA TO GENERATE FAR

4 PLATFORM AND LOT AREA CALCULATION

N/A



5 LOT COVERAGE DIAGRAM

1" = 1000'-0"

LOT COVERAGE LOT 1			
LOT	LOT AREA	BUILDING AREA	LOT COVERAGE
CORNER LOT 1A	7,941 SF	6,079 SF	6,079 / 7,941 X 100% = 77%
INTERIOR LOT 1B	1,019 SF	1,019 SF	1,019 / 1,019 X 100% = 100%
INTERIOR LOT 1C	26,754 SF	17,593 SF	17,593 / 26,754 X 100% = 66%
CORNER LOT 1D	7,880 SF	4,561 SF	4,561 / 7,880 X 100% = 58%
LOT 1A,1B,1C,1D	43,594 SF	29,252 SF	29,252 / 43,594 X 100% = 67%

LOT COVERAGE LOT 2			
LOT	LOT AREA	BUILDING AREA	LOT COVERAGE
CORNER LOT 2A	6,762 SF	5,198 SF	5,198 / 6,762 X 100% = 77%
INTERIOR LOT 2B	27,976 SF	17,915 SF	17,915 / 28,006 X 100% = 64%
LOT 2A,2B	34,738 SF	23,113 SF	23,113 / 34,738 X 100% = 67%

LOT COVERAGE LOT 3			
LOT	LOT AREA	BUILDING AREA	LOT COVERAGE
INTERIOR LOT 3A	14,164 SF	8,843 SF	8,843 / 14,164 X 100% = 62%
CORNER LOT 3B	6,204 SF	649 SF	649 / 6,204 X 100% = 10%
CORNER LOT 3C	6,578 SF	2,266 SF	2,266 / 6,578 X 100% = 34%
LOT 3A,3B,3C	26,946 SF	11,758 SF	11,758 / 26,946 X 100% = 44%

LEGEND

- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- BUILDING OUTLINE
- LARGE SCALE GENERAL DEVELOPMENT
- AREA REQD FOR YARD MODIFICATION 30' RESIDENTIAL REAR YARD REQUIREMENT PER ZR 23-47
- BUILDING OUTLINE
- AREA OPEN TO BELOW
- PLATFORM AREA
- CORNER LOT
- INTERIOR LOT
- RESIDENTIAL LOT COVERAGE
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- AREA REQUIRED FOR YARD MODIFICATION

6 LOT COVERAGE CALCULATION

N/A

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REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — DAVID VALCOURT — 031075 — STATE OF NEW YORK

SHEET TITLE
ZONING DIAGRAMS

SCALE
AS NOTED

SHEET NO.
Z-011.00

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1 LSGD SITE PLAN
1"=40'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- MT +50.00' (MT +40.00') — DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. INFORMATION WITHIN THE GARDEN SPACES IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE LARGE SCALE GENERAL DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES
9. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT
DONALD VALCOURT
031078
STATE OF NEW YORK

SHEET TITLE
LSGD SITE PLAN

SCALE
1" = 40'-0"

SHEET NO.
Z-012.00

5 of 25

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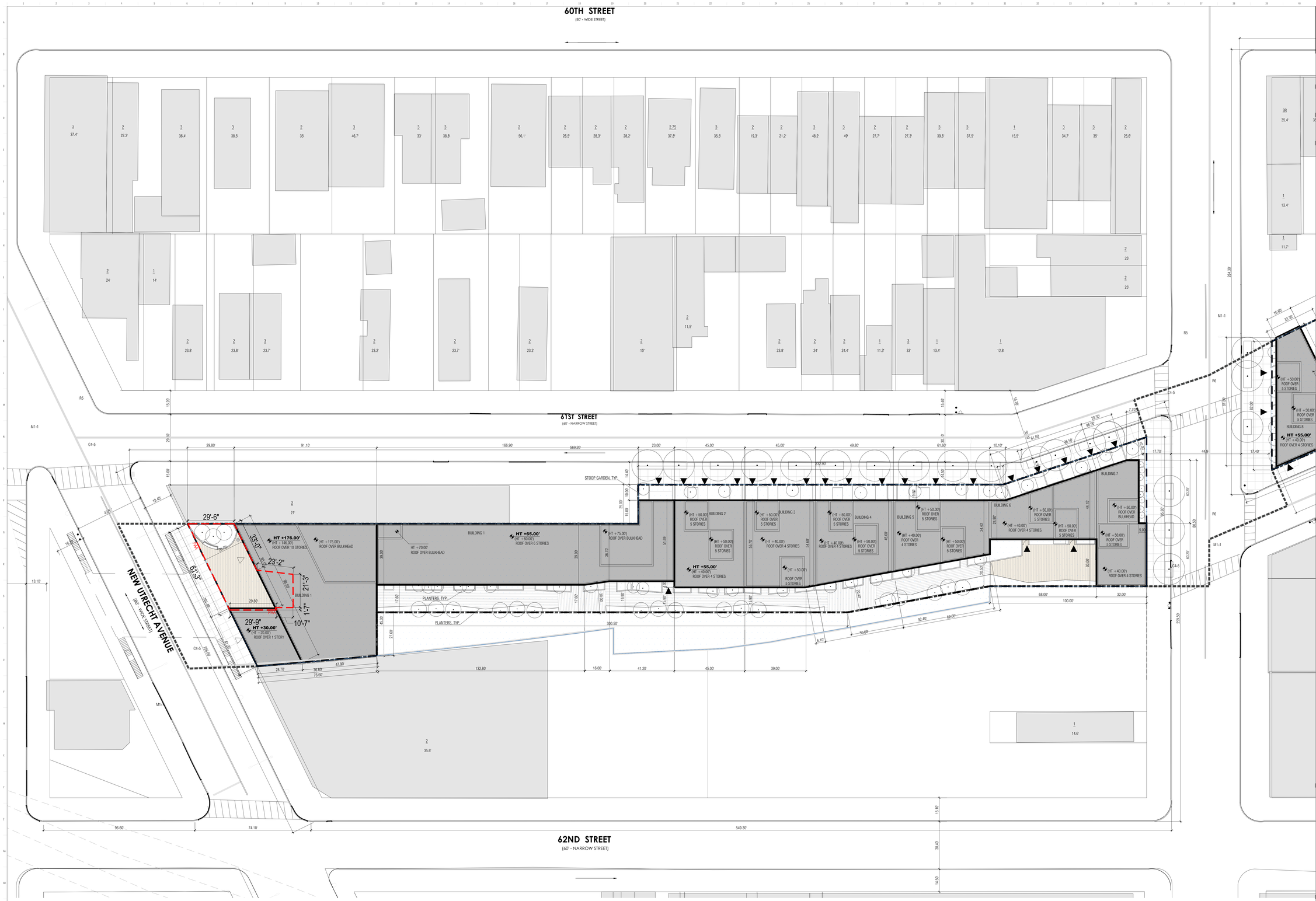

1 ZONING SITE PLAN LOT 1
1"=20'-0"

LEGEND

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- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
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- LARGE SCALE GENERAL DEVELOPMENT
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LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
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T +1212 675 7760

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT
GERALD VALERIA
031079
STATE OF NEW YORK

SHEET TITLE
ZONING SITE PLAN LOT 1

SCALE
1" = 20'-0"

SHEET NO.
Z-110.00

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1 PLATFORM DIAGRAM LOT 1
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- BUILDING OUTLINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' / (HT + 40.00') — DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PLATFORM AREA
- AREA OPEN TO BELOW
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. INFORMATION WITHIN THE GARDEN SPACES IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
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9. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LOT 1

LOT	LOT AREA
CORNER LOT 1A	7,941 SF
INTERIOR LOT 1B	1,019 SF
INTERIOR LOT 1C	26,754 SF
CORNER LOT 1D	7,880 SF
TOTAL	43,594 SF
PLATFORM AREA	43,594 SF

STUDIO V
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BOROUGH PARK
BROOKLYN, NY

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03	12.16.22	ULURP REVISIONS

DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT
OSVALDO VALDES
031075
STATE OF NEW YORK

SHEET TITLE
PLATFORM DIAGRAM LOT 1

SCALE
1" = 20'-0"

SHEET NO.
Z-111.00
6 of 25

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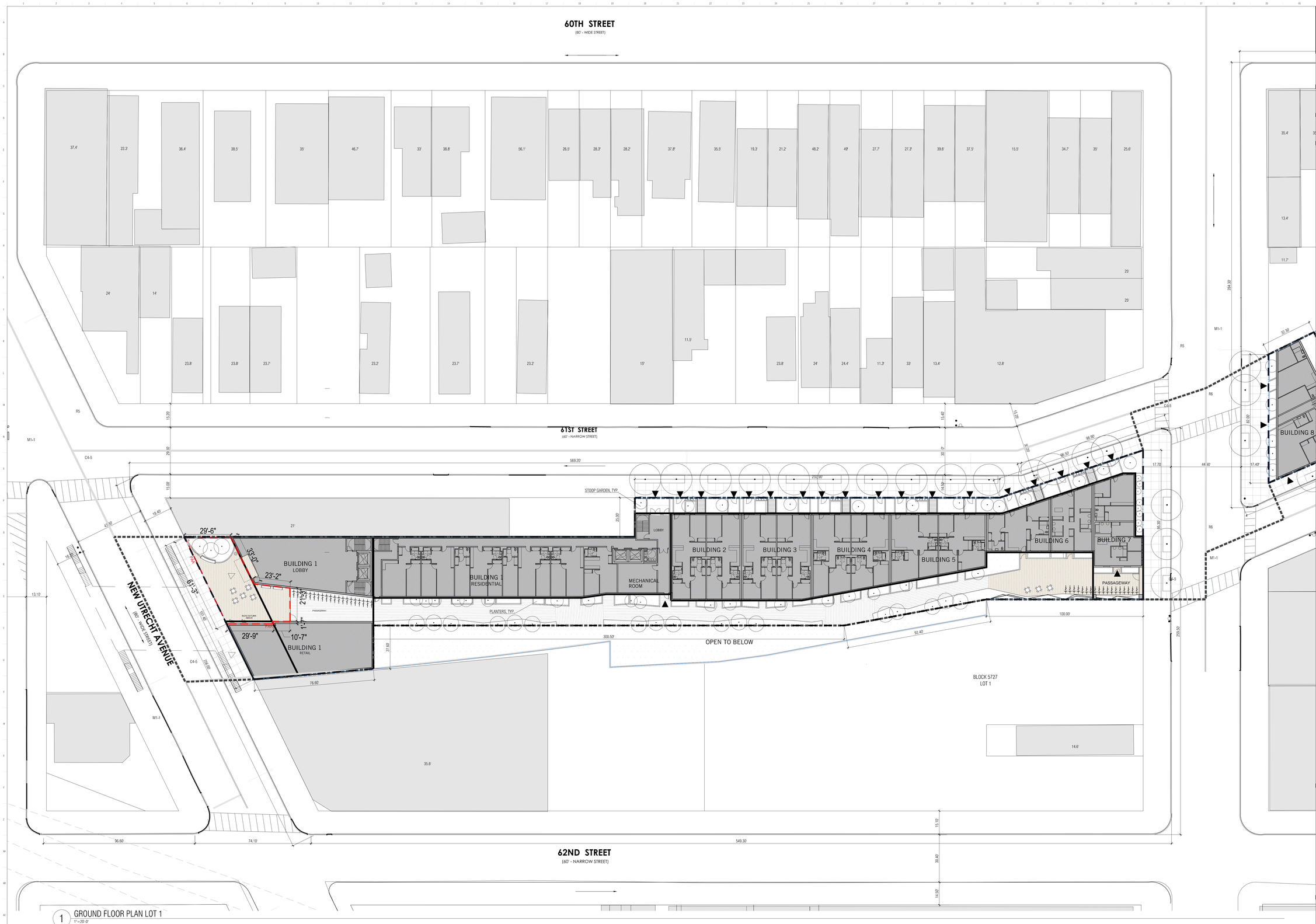

1 GROUND FLOOR PLAN LOT 1
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- BALCONY
- EXISTING SIGN
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- HT +50.00' (HT + 40.00') — DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681

GENERAL NOTES

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9. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

STUDIO V
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REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — DAVID VALCOURT — 031078 — STATE OF NEW YORK

SHEET TITLE
GROUND FLOOR PLAN LOT 1

SCALE
1" = 20'-0"

SHEET NO.
Z-112.00

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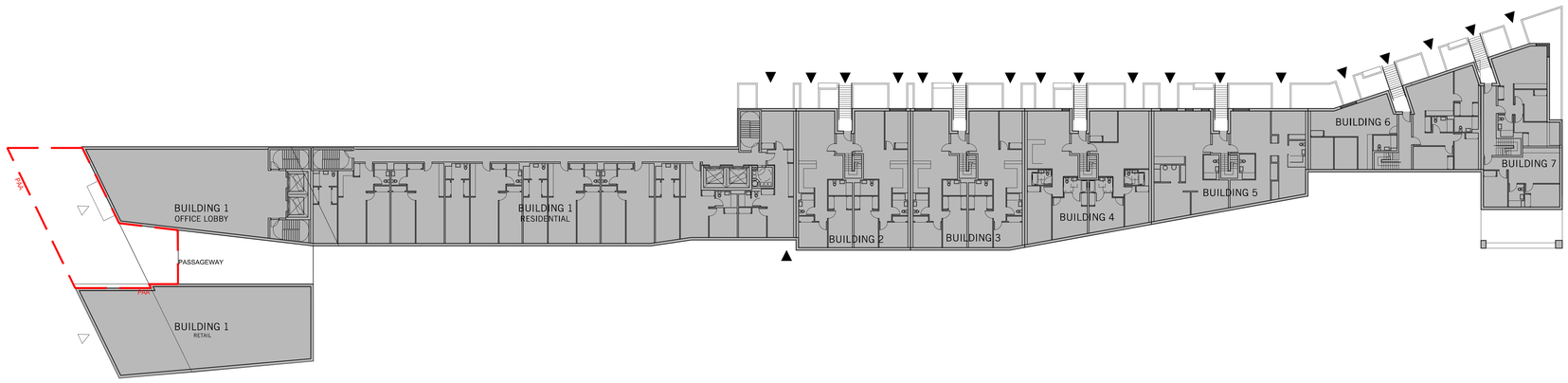

1 SECOND FLOOR PLAN LOT 1

1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

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9. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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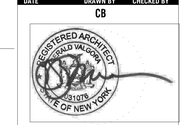

SHEET TITLE
SECOND FLOOR PLAN LOT 1

SCALE
1" = 20'-0"

SHEET NO.
Z-113.00

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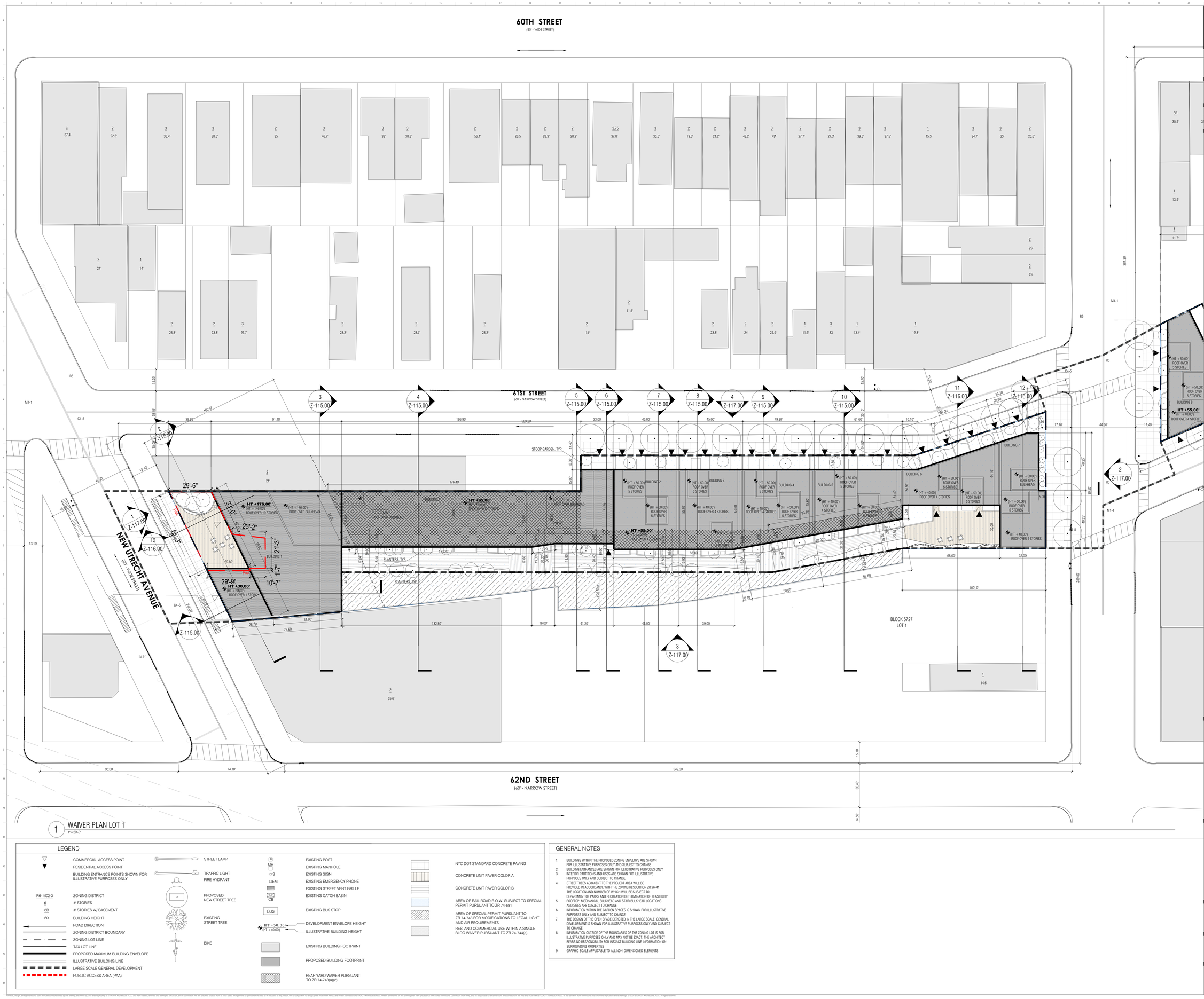

1 WAIVER PLAN LOT 1
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60 — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)

GENERAL NOTES

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03	12.16.22	ULURP REVISIONS

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CB

REGISTERED ARCHITECT GERALD VALERIO 031079 STATE OF NEW YORK

SHEET TITLE
WAIVER PLAN LOT 1

SCALE
1" = 20'-0"

SHEET NO.
Z-114.00

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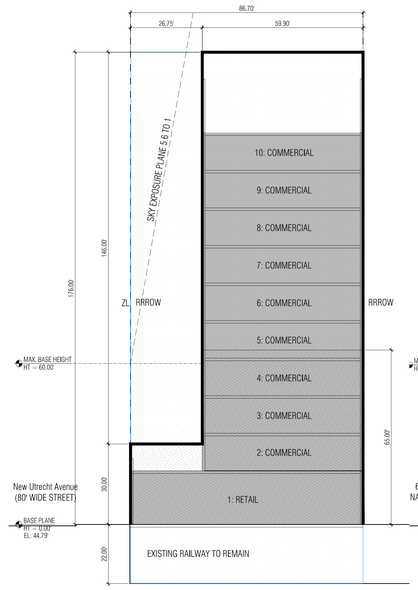
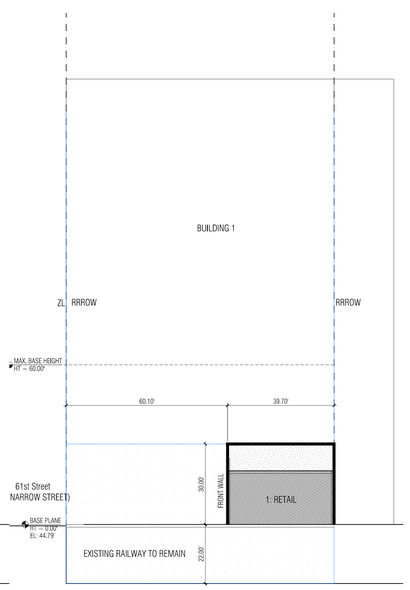
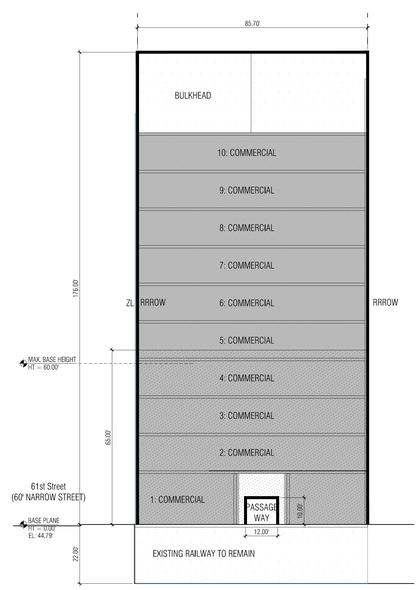


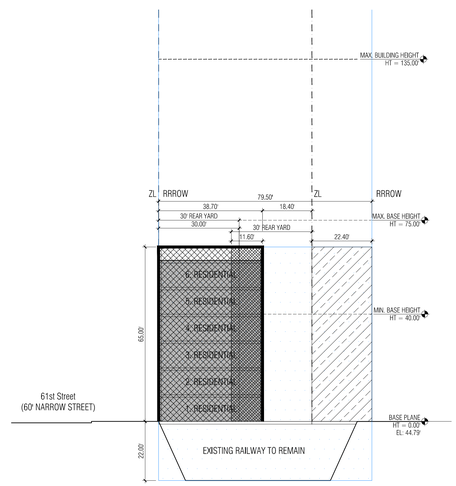
1 ZONING SECTION BUILDING 1
1" = 20'-0"



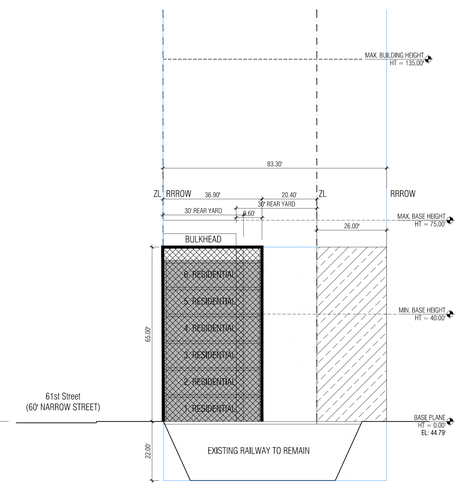
2 ZONING SECTION BUILDING 1
1" = 20'-0"



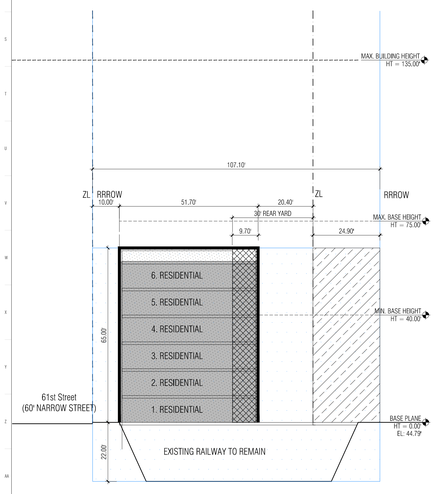
3 ZONING SECTION BUILDING 1
1" = 20'-0"



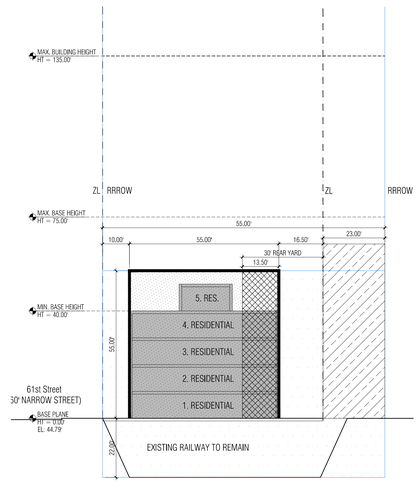
4 ZONING SECTION BUILDING 1
1" = 20'-0"



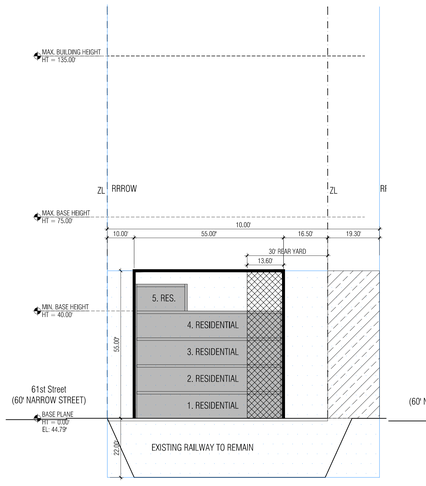
5 ZONING SECTION BUILDING 1
1" = 20'-0"



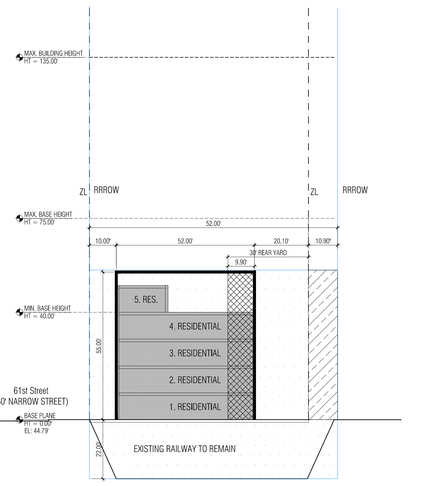
6 ZONING SECTION BUILDING 1
1" = 20'-0"



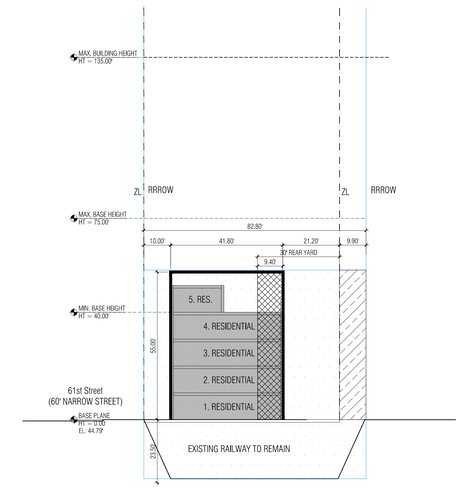
7 ZONING SECTION BUILDING 2
1" = 20'-0"



8 ZONING SECTION BUILDING 3
1" = 20'-0"



9 ZONING SECTION BUILDING 5
1" = 20'-0"



10 ZONING SECTION BUILDING 5
1" = 20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- BUILDING OUTLINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING POST
- MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' / (HT +40.00') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS

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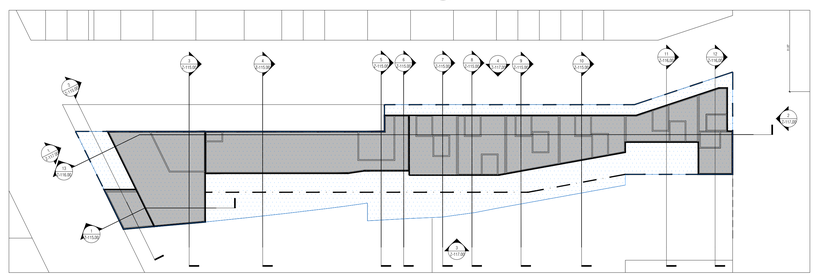

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REVISIONS

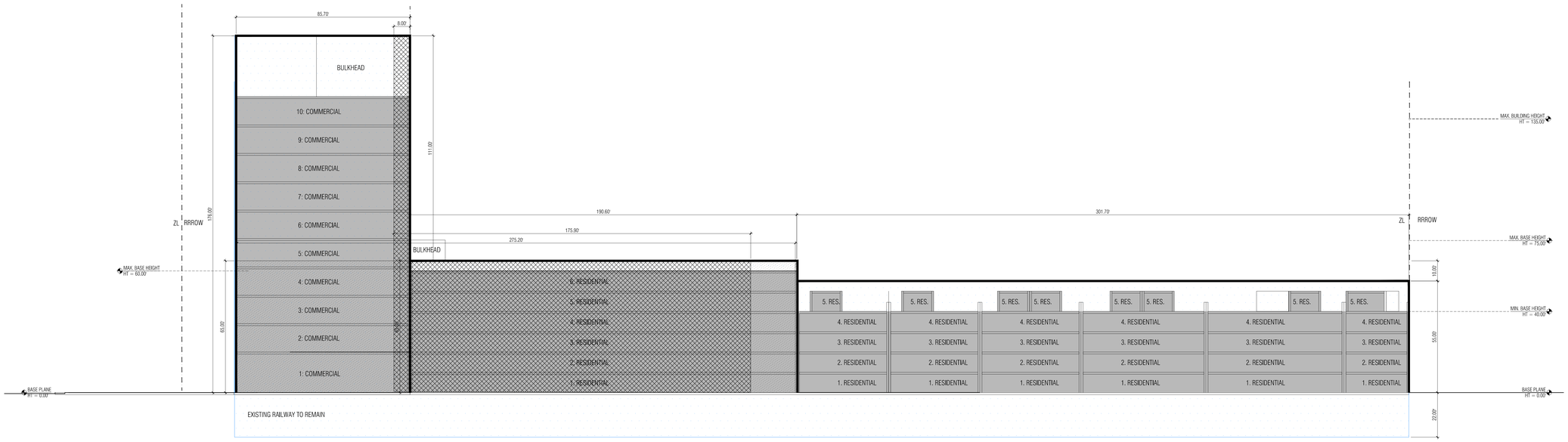
01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

SHEET TITLE
WAIVER SECTIONS LOT 1

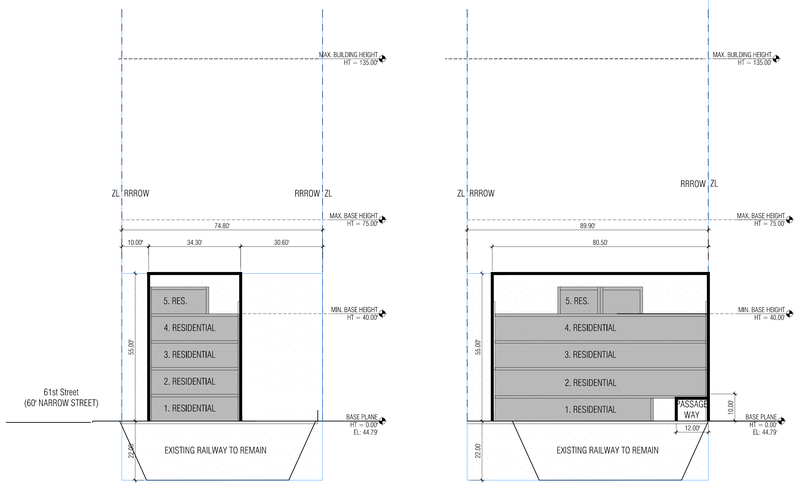
SCALE
AS NOTED

SHEET NO.
Z-115.00



13 ZONING LOT 1

1" = 20'-0"



11 ZONING SECTION BUILDING 6

1" = 20'-0"

12 ZONING SECTION BUILDING 7

1" = 20'-0"

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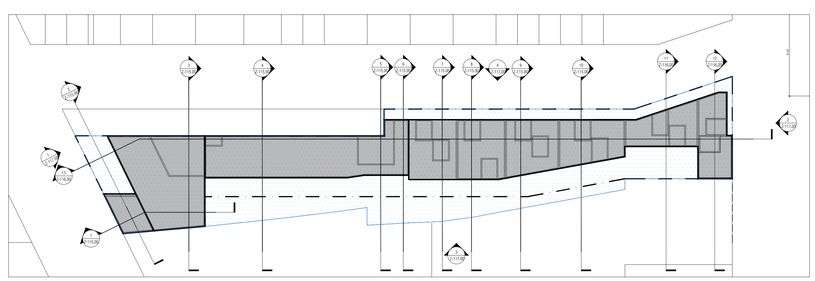

KEY PLAN

1" = 100'-0"

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01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE — DRAWN BY — CHECKED BY
CB

REGISTERED ARCHITECT — DONALD VALORIANI — 031075 — STATE OF NEW YORK

SHEET TITLE

WAIVER SECTIONS LOT 1

SCALE

AS NOTED

SHEET NO.

Z-116.00

17 of 25

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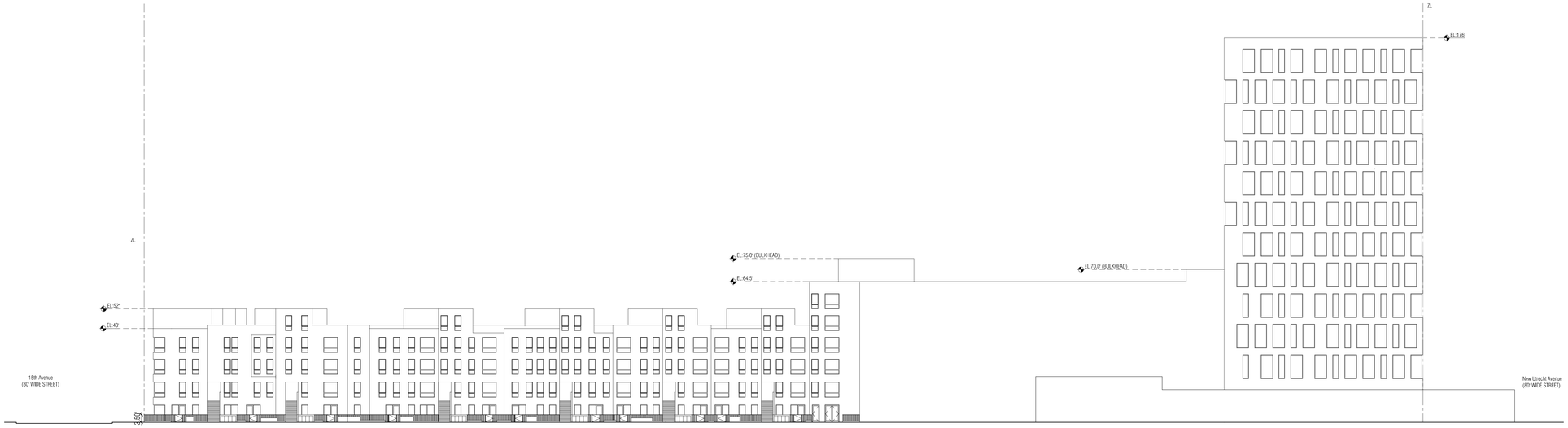
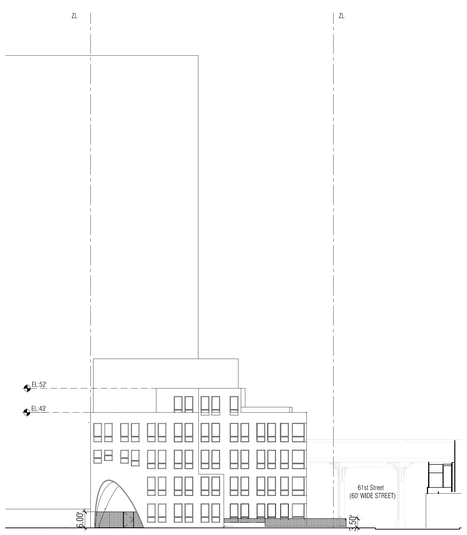


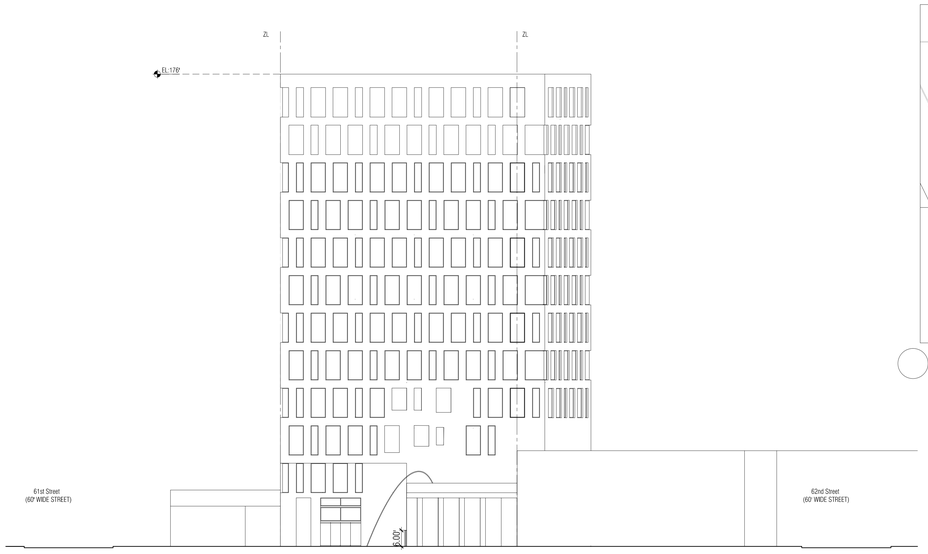
4 NORTH ELEVATION LOT 1
1" = 20'-0"



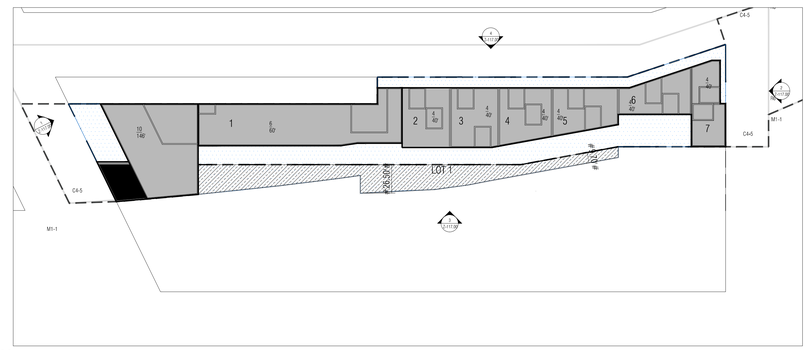
3 SOUTH ELEVATION LOT 1
1" = 20'-0"



2 EAST ELEVATION LOT 1
1" = 20'-0"



1 WEST ELEVATION LOT 1
1" = 20'-0"



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1" = 100'-0"

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REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
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DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT
GERALD VALCIN
031075
STATE OF NEW YORK

SHEET TITLE
ELEVATIONS LOT 1

SCALE
1"=20'-0"
0 10' 20' 40'

SHEET NO.
Z-117.00
20 of 25

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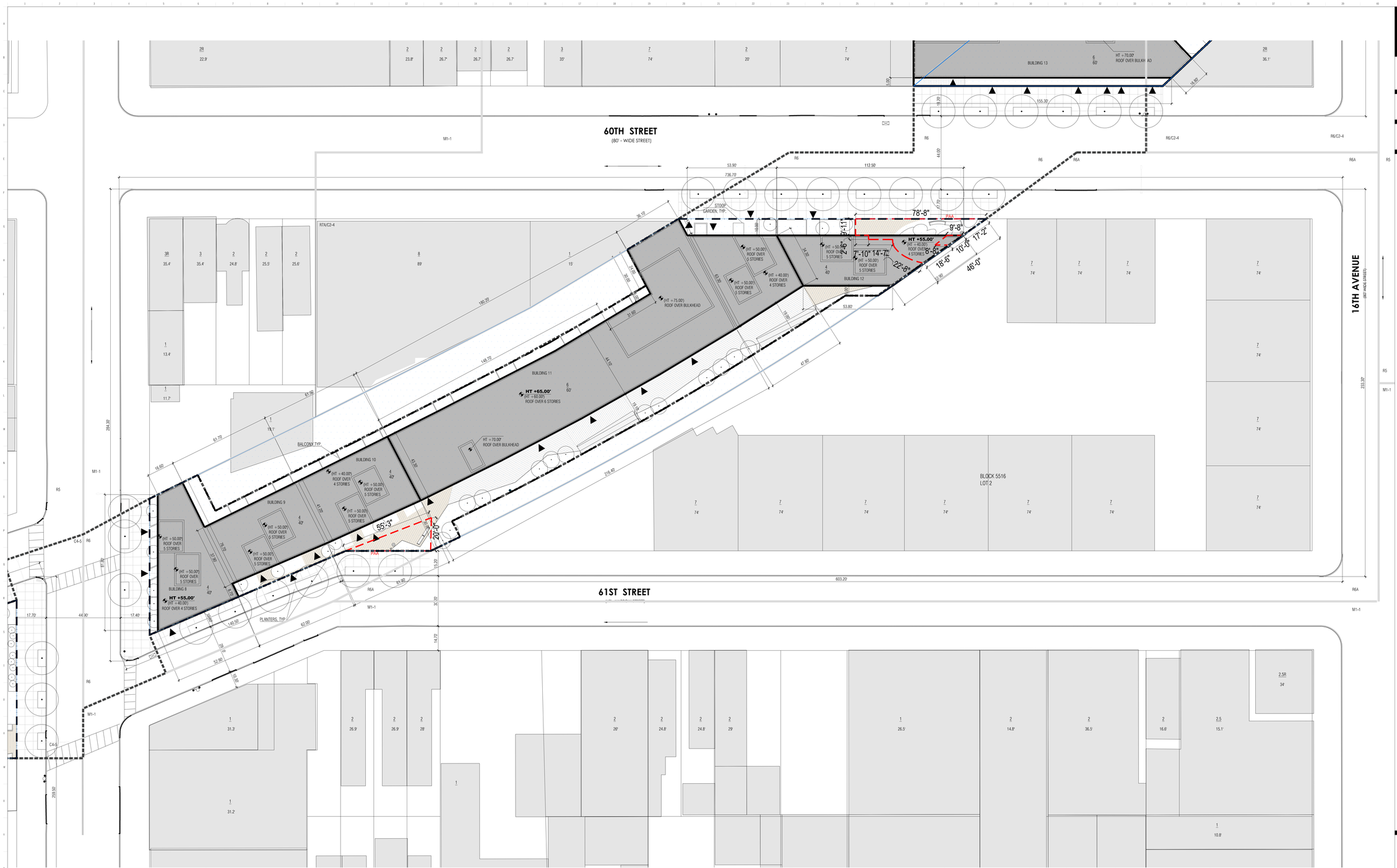

1 ZONING SITE PLAN LOT 2
1"=20'-0"

LEGEND

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- RESIDENTIAL ACCESS POINT
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- 60' — BUILDING HEIGHT
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- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
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- BIKE
- BALCONY
- EXISTING SIGN
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681

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CB

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GERALD VALCIN
031079
STATE OF NEW YORK

SHEET TITLE
ZONING SITE PLAN LOT 2

SCALE
1"=20'-0"

SHEET NO.
Z-210.00

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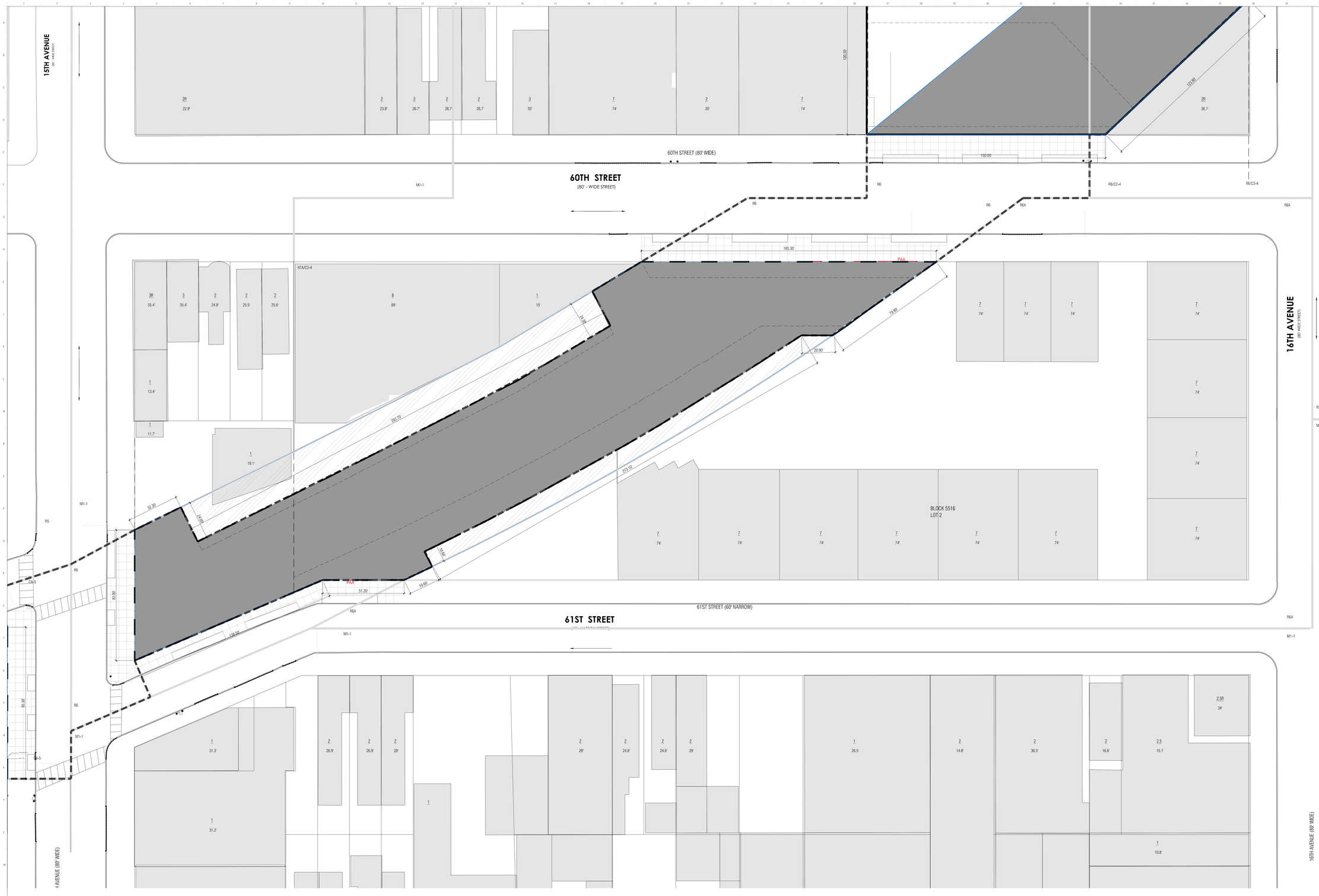

1 ZONING SITE PLAN LOT 1
1"=20'-0"

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- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PLATFORM AREA
- AREA OPEN TO BELOW
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
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9. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LOT 2

LOT	LOT AREA
CORNER LOT 2A	6,762 SF
INTERIOR LOT 2B	27,976 SF
TOTAL	34,738 SF
PLATFORM AREA	34,738 SF

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01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — EDWARD VALCOURT — 031078 — STATE OF NEW YORK

SHEET TITLE

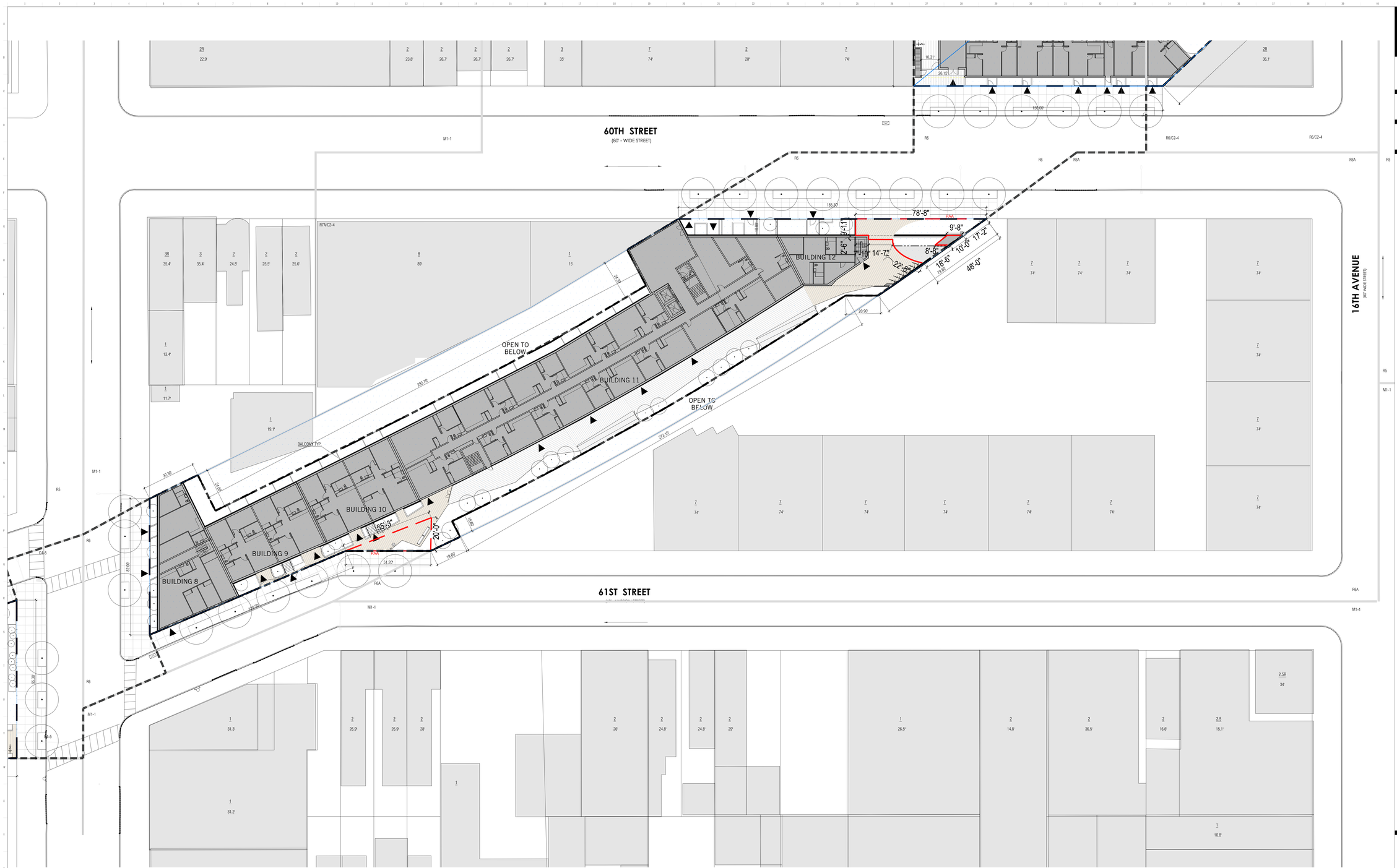
PLATFORM DIAGRAM LOT 2

SCALE

1" = 20'-0"

SHEET NO.

Z-211.00



1 GROUND FLOOR PLAN LOT 2
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- BALCONY
- EXISTING SIGN
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681

GENERAL NOTES

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02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
GERALD VALERIA
031079
STATE OF NEW YORK

SHEET TITLE

GROUND FLOOR PLAN LOT 2

SCALE

1"=20'-0"

SHEET NO.

Z-212.00

11 of 25

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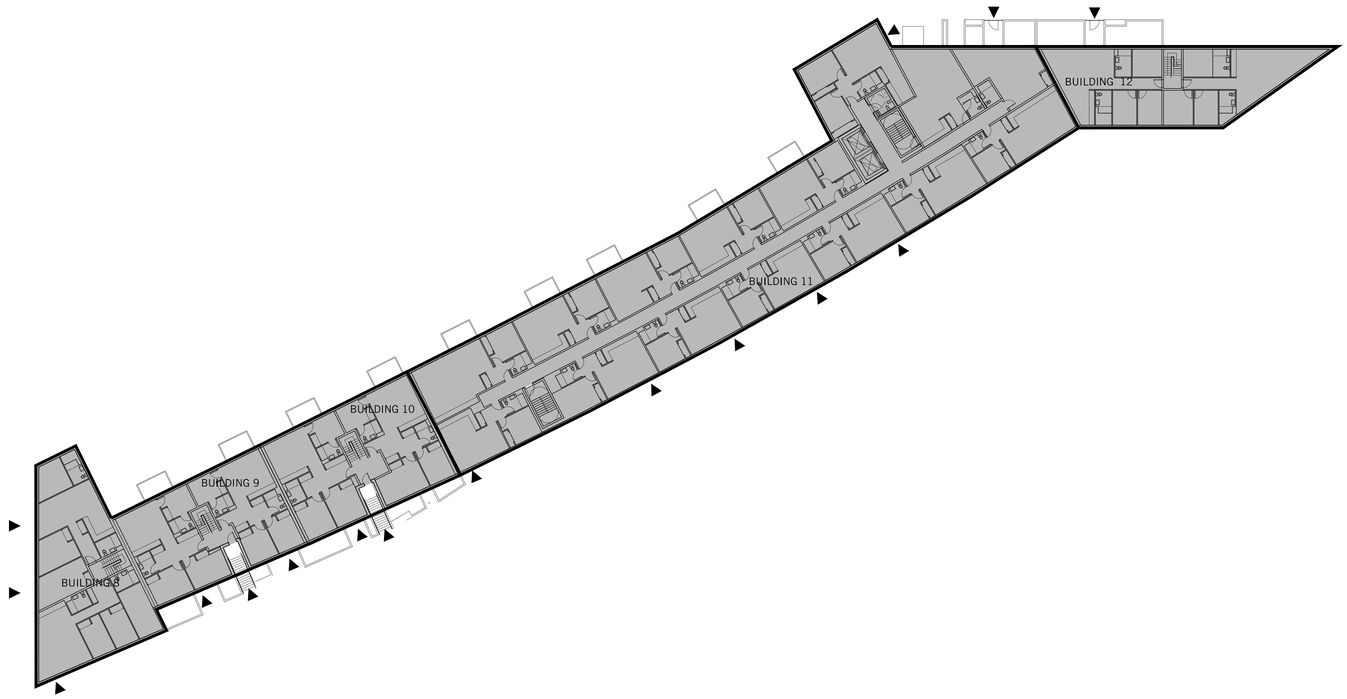

1 SECOND FLOOR PLAN LOT 2
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

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REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — EDWARD VALLOCCHIA — 031075 — STATE OF NEW YORK

SHEET TITLE

TYPICAL FLOOR PLAN LOT 2

SCALE

1"=20'-0"

SHEET NO.

Z-213.00

15 of 25

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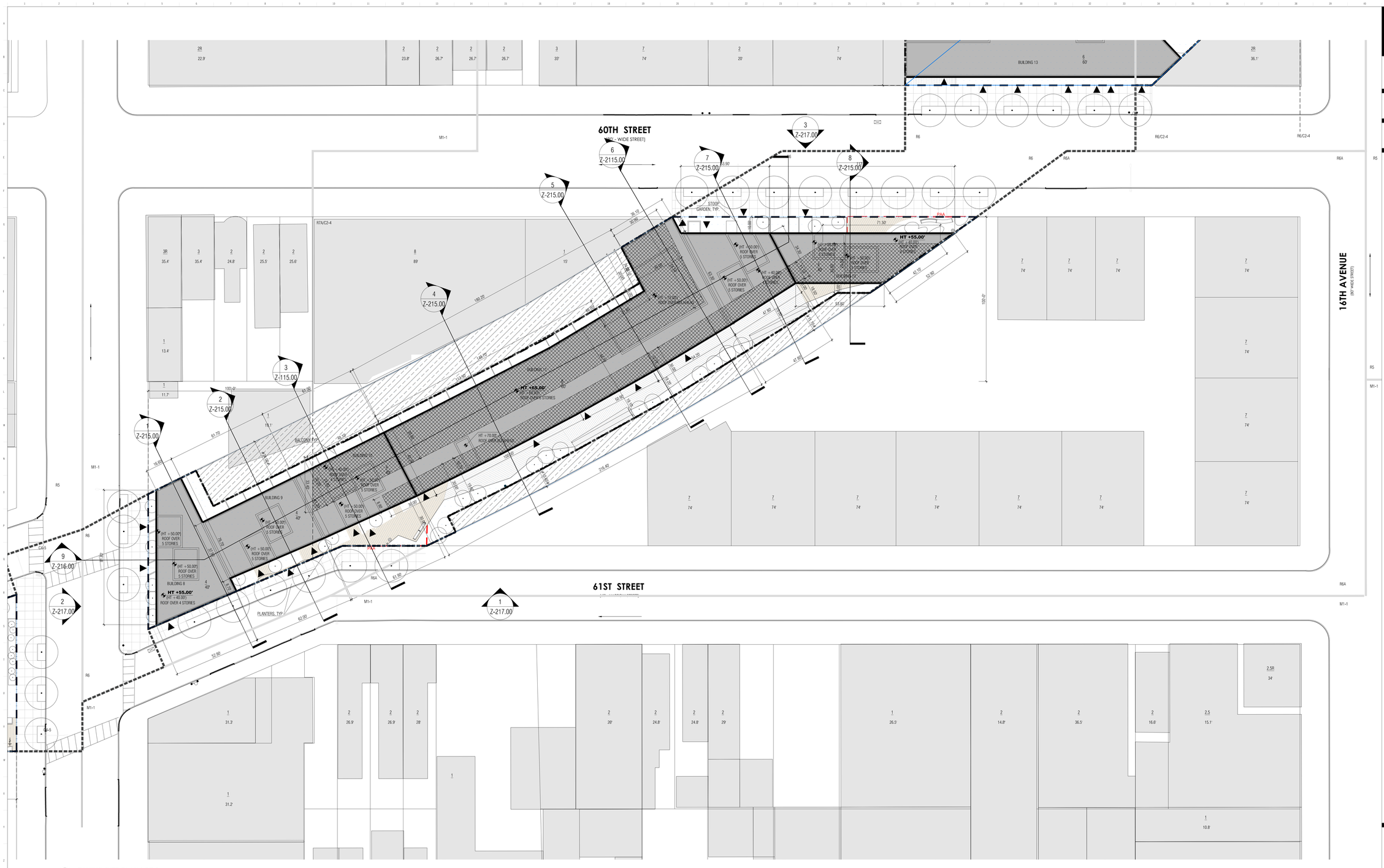

1 ZONING SITE PLAN LOT 2
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' / (HT +40.00) — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)

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03	12.16.22	ULURP REVISIONS

DATE — DRAWN BY — CHECKED BY
CB

REGISTERED ARCHITECT — CHRISTOPHER BOSSI — 031075 — STATE OF NEW YORK

SHEET TITLE
WAIVER PLAN LOT 2

SCALE
1"=20'-0"

SHEET NO.
Z-214.00

7 of 25

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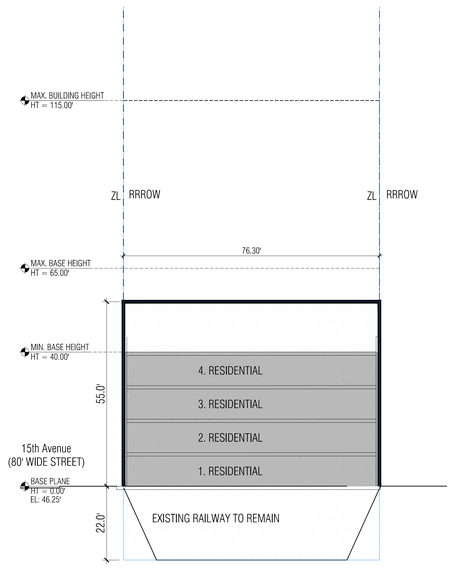
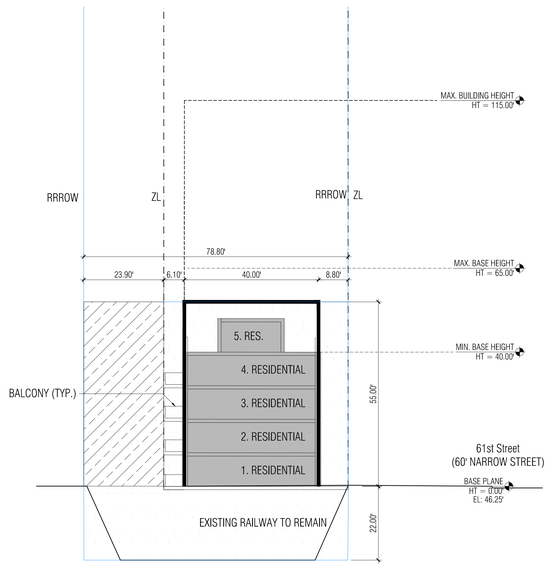
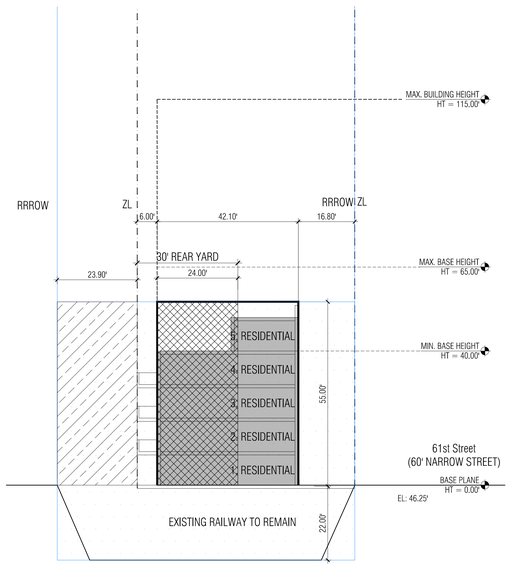


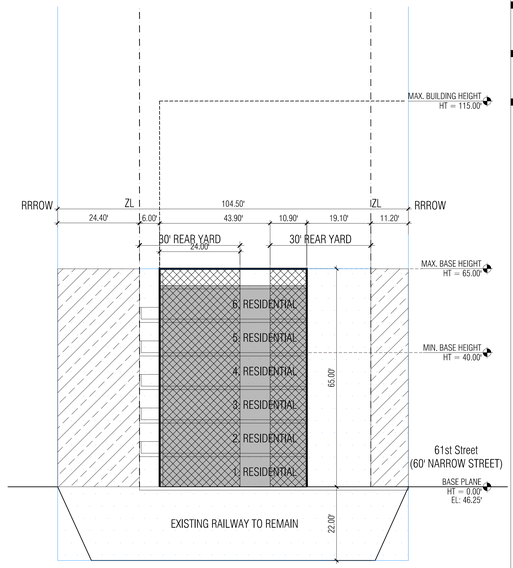
1 ZONING SECTION BUILDING 8
1" = 20'-0"



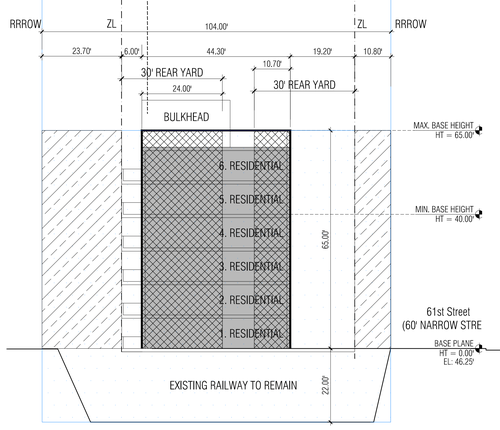
2 ZONING SECTION BUILDING 9
1" = 20'-0"



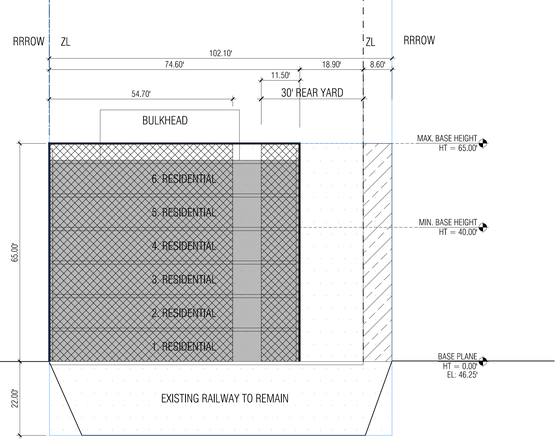
3 ZONING SECTION BUILDING 10
1" = 20'-0"



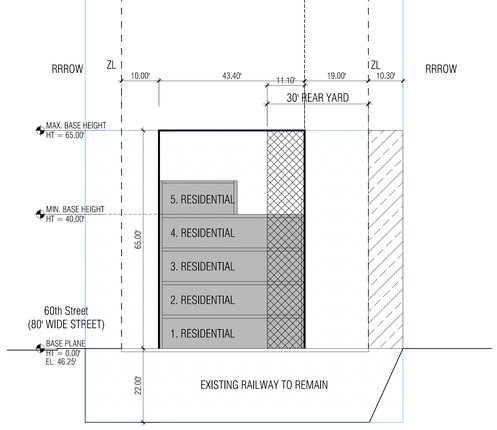
4 ZONING SECTION BUILDING 11
1" = 20'-0"



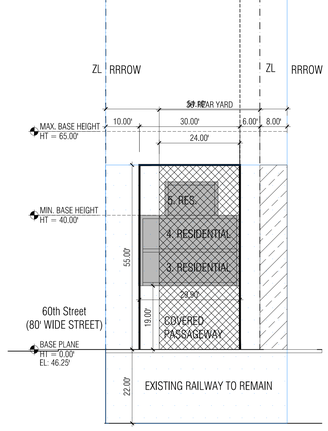
5 ZONING SECTION BUILDING 11
1" = 20'-0"



6 ZONING SECTION BUILDING 11
1" = 20'-0"



7 ZONING SECTION BUILDING 11
1" = 20'-0"



8 ZONING SECTION BUILDING 12
1" = 20'-0"

LEGEND

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- RESIDENTIAL ACCESS POINT
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- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- BUILDING OUTLINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
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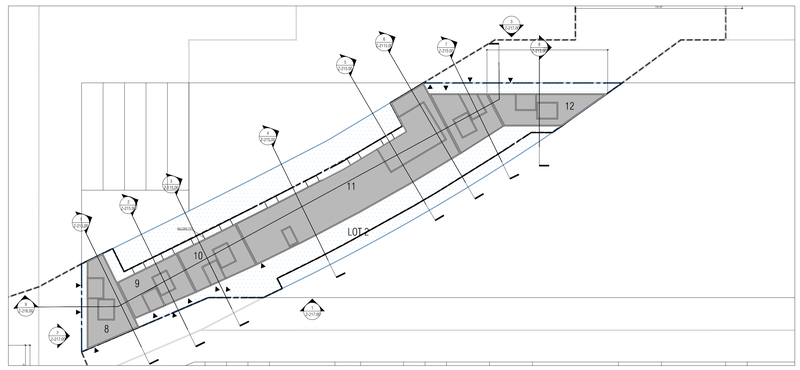

KEY PLAN
1" = 100'-0"

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002

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BROOKLYN, NY

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REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
GERALD VALDERA
021075
STATE OF NEW YORK

SHEET TITLE
WAIVER SECTIONS LOT 2

SCALE
AS NOTED

SHEET NO.
Z-215.00

19 of 25

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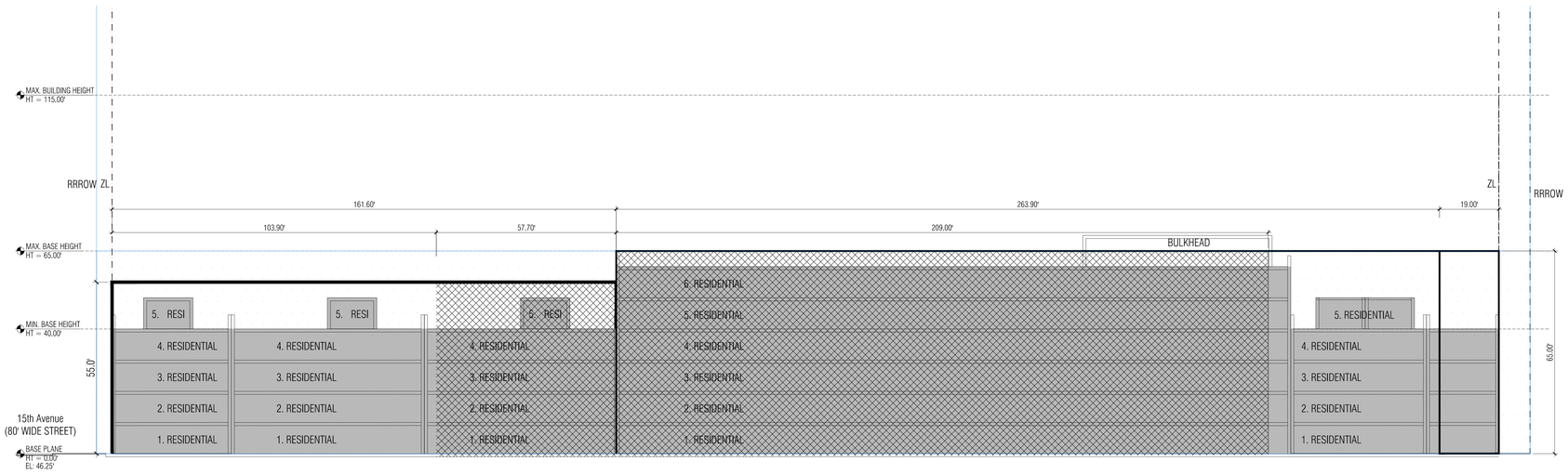

9 ZONING SECTION LOT 2
1" = 20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- BUILDING OUTLINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00) — DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PLATFORM AREA
- AREA OPEN TO BELOW
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681

GENERAL NOTES

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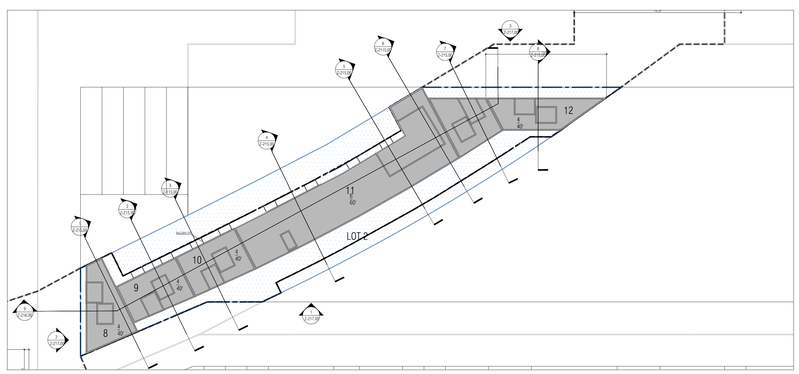

KEY PLAN
1" = 100'-0"

STUDIO V
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BROOKLYN, NY

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REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — DAVID VALDOM — 031078 — STATE OF NEW YORK

SHEET TITLE

WAIVER SECTIONS LOT 2

SCALE

AS NOTED

SHEET NO.

Z-216.00

19 of 25

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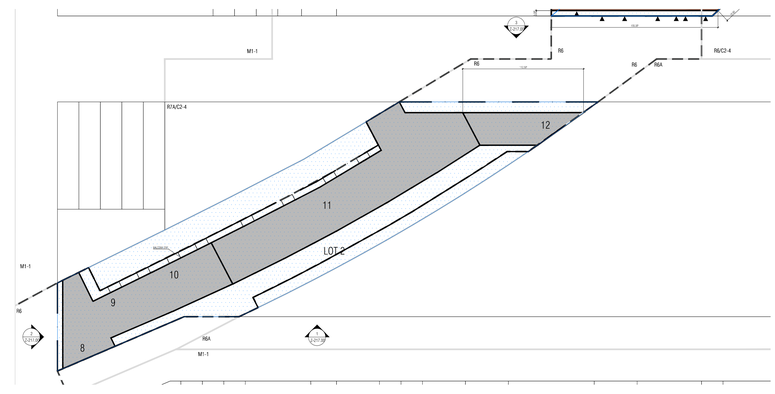
3 NORTH ELEVATION LOT 2
1" = 40'-0



2 WEST ELEVATION LOT 2
1" = 40'-0



1 SOUTH ELEVATION LOT 2
1" = 40'-0



KEY PLAN
1" = 50'-0"

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BOROUGH PARK
BROOKLYN, NY

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02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT GERALD VALCKE 031078 STATE OF NEW YORK

SHEET TITLE

ELEVATIONS LOT 2

SCALE

1" = 20'-0"

0 20' 40' 80'

SHEET NO.

Z-217.00

21 of 25

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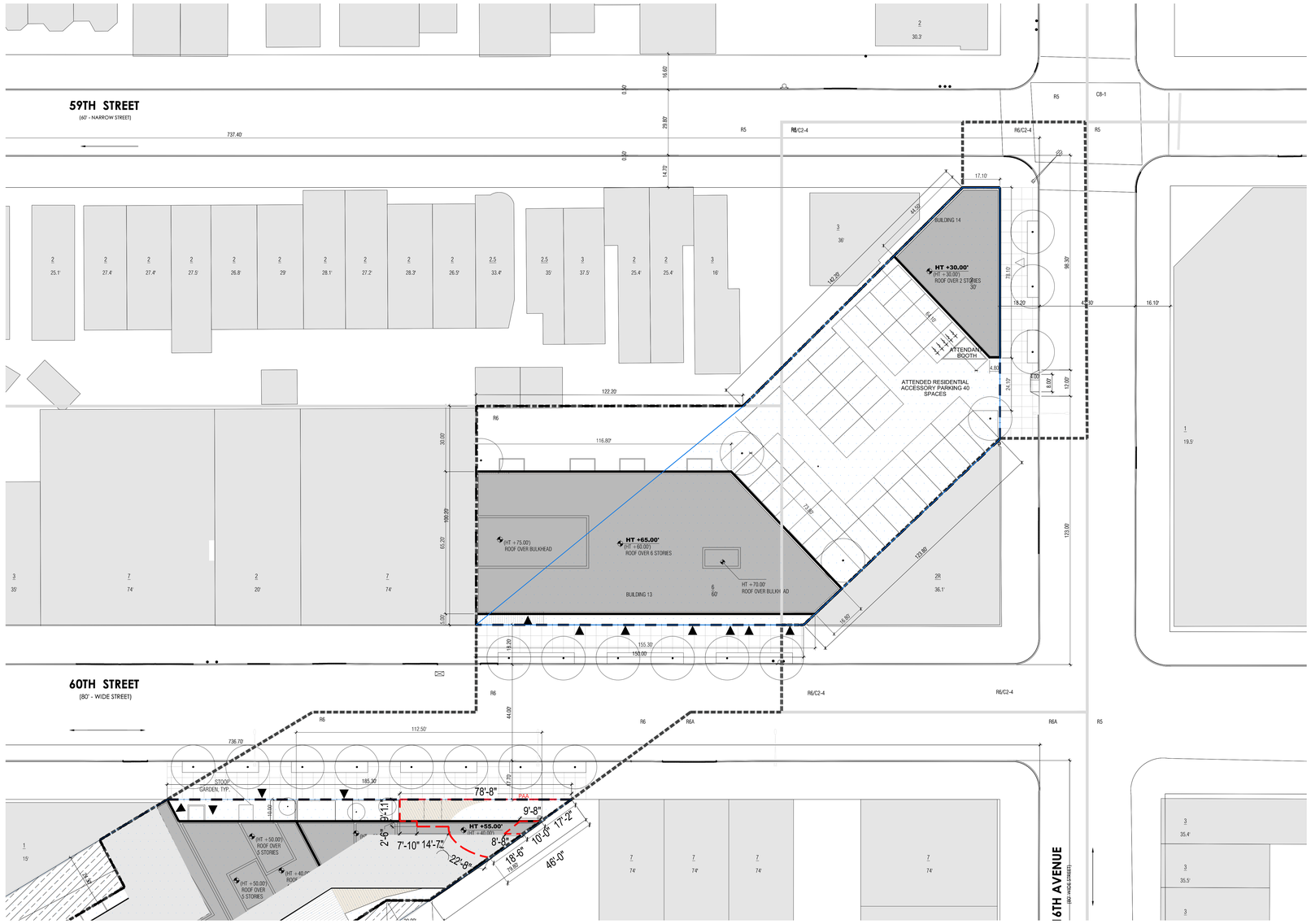

1 ZONING SITE PLAN LOT 3
1"=20'-0"

LEGEND

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- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681

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03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
DAVID VACCARI
031079
STATE OF NEW YORK

SHEET TITLE

ZONING SITE PLAN LOT 3

SCALE

1"=20'-0"

SHEET NO.

Z-310.00

8 of 25

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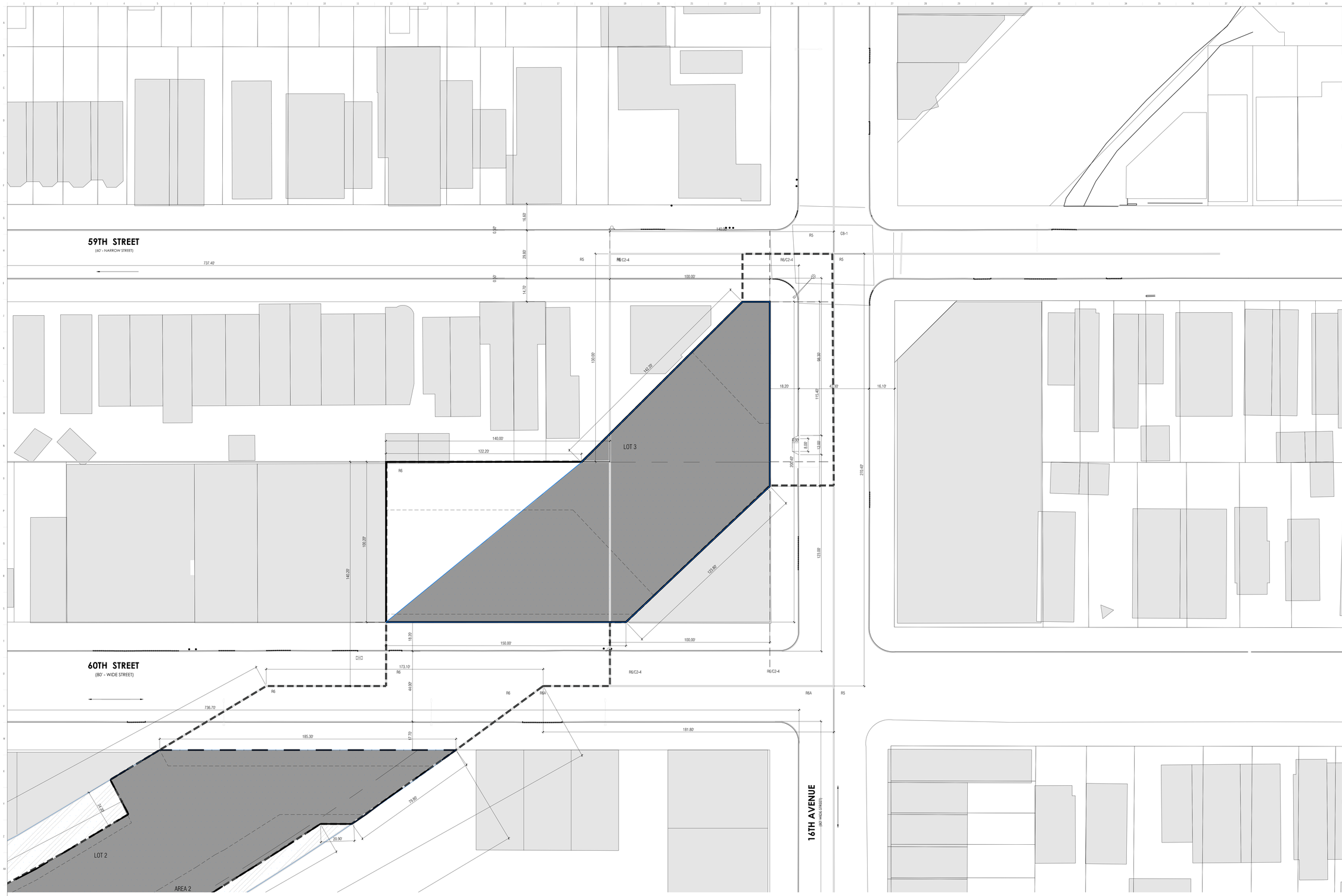

1 PLATFORM DIAGRAM LOT 3
1"=20'-0"

LEGEND

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- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- BUILDING OUTLINE
- STREET LAMP
- TRAFFIC LIGHT
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- PROPOSED NEW STREET TREE
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LOT 3	
LOT	LOT AREA
INTERIOR LOT 3A	14,164 SF
CORNER LOT 3B	6,204 SF
CORNER LOT 3C	6,578 SF
TOTAL	26,946 SF
PLATFORM AREA	20,843 SF
TERRA FIRMA AREA	6,103 SF

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DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
DAVID VAGGONE
031079
STATE OF NEW YORK

SHEET TITLE

PLATFORM DIAGRAM LOT 3

SCALE

1" = 20'-0"

SHEET NO.

Z-311.00

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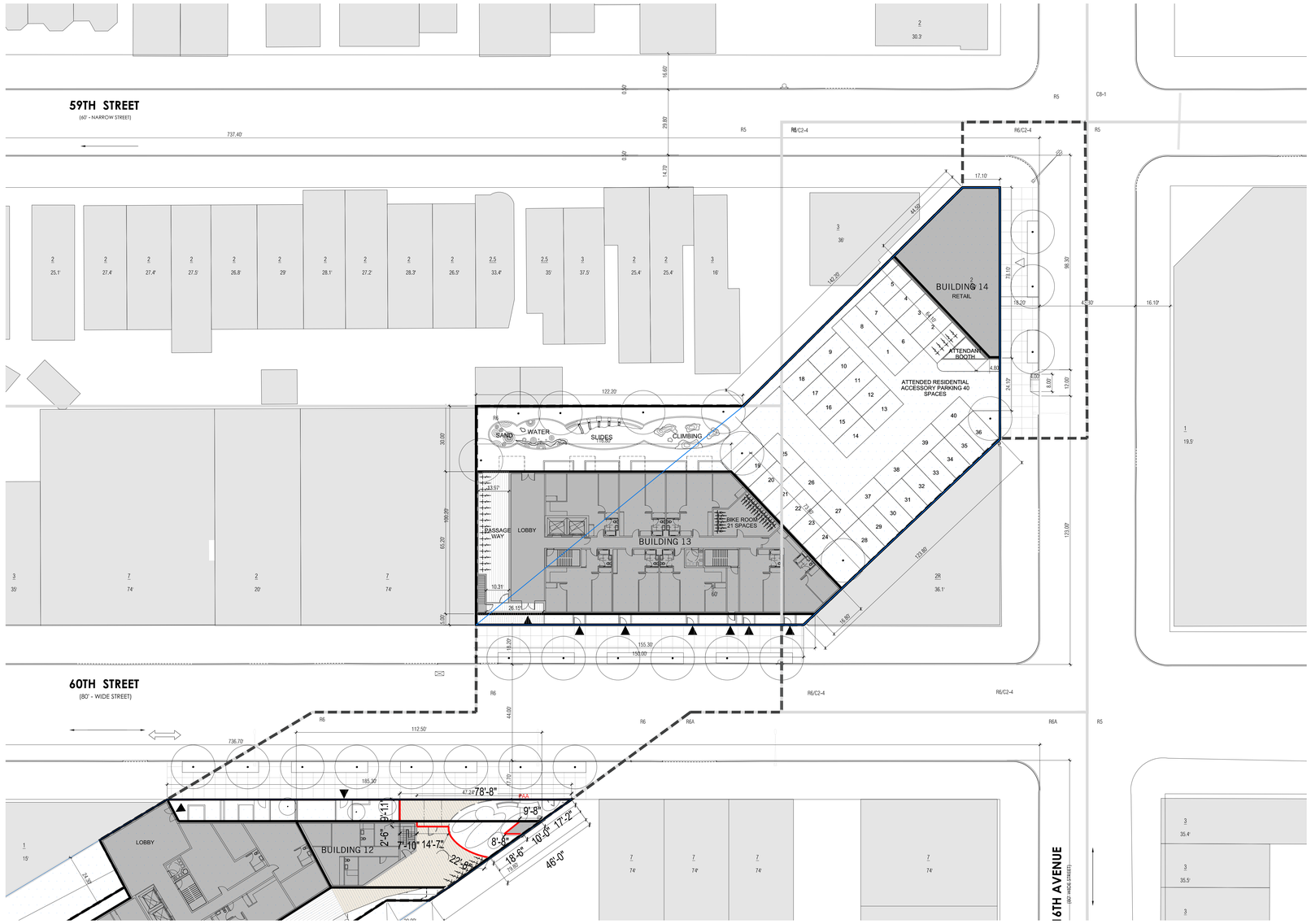

1 GROUND FLOOR PLAN LOT 3
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- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOP FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT T
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATI
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR IL PURPOSES ONLY AND SUBJECT TO CHANGE
4. STREET TREES ADJACENT TO THE PROJECT AREA WI PROVIDED IN ACCORDANCE WITH THE ZONING RESO THE LOCATION AND NUMBER OF WHICH WILL BE SU DEPARTMENT OF PARKS AND RECREATION DETERMI
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BUL AND SIZES ARE SUBJECT TO CHANGE
6. INFORMATION WITHIN THE GARDEN SPACES IS SHO PURPOSES ONLY AND SUBJECT TO CHANGE
7. THE DESIGN OF THE OPEN SPACE DEPICTED IN THE I DEVELOPMENT IS SHOWN FOR ILLUSTRATIVE PURP TO CHANGE
8. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EX BEARS NO RESPONSIBILITY FOR INEXACT BUILDING L SURROUNDING PROPERTIES
9. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIC

STUDIO V
DESIGN + PLANNING

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01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — DONALD VALCOURT — 031079 — STATE OF NEW YORK

SHEET TITLE
GROUND FLOOR PLAN LOT 3

SCALE
1"=20'-0"

SHEET NO.
Z-312.00

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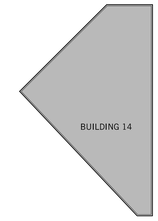

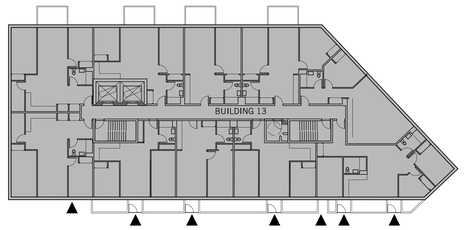

1 SECOND FLOOR PLAN LOT 3
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

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02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

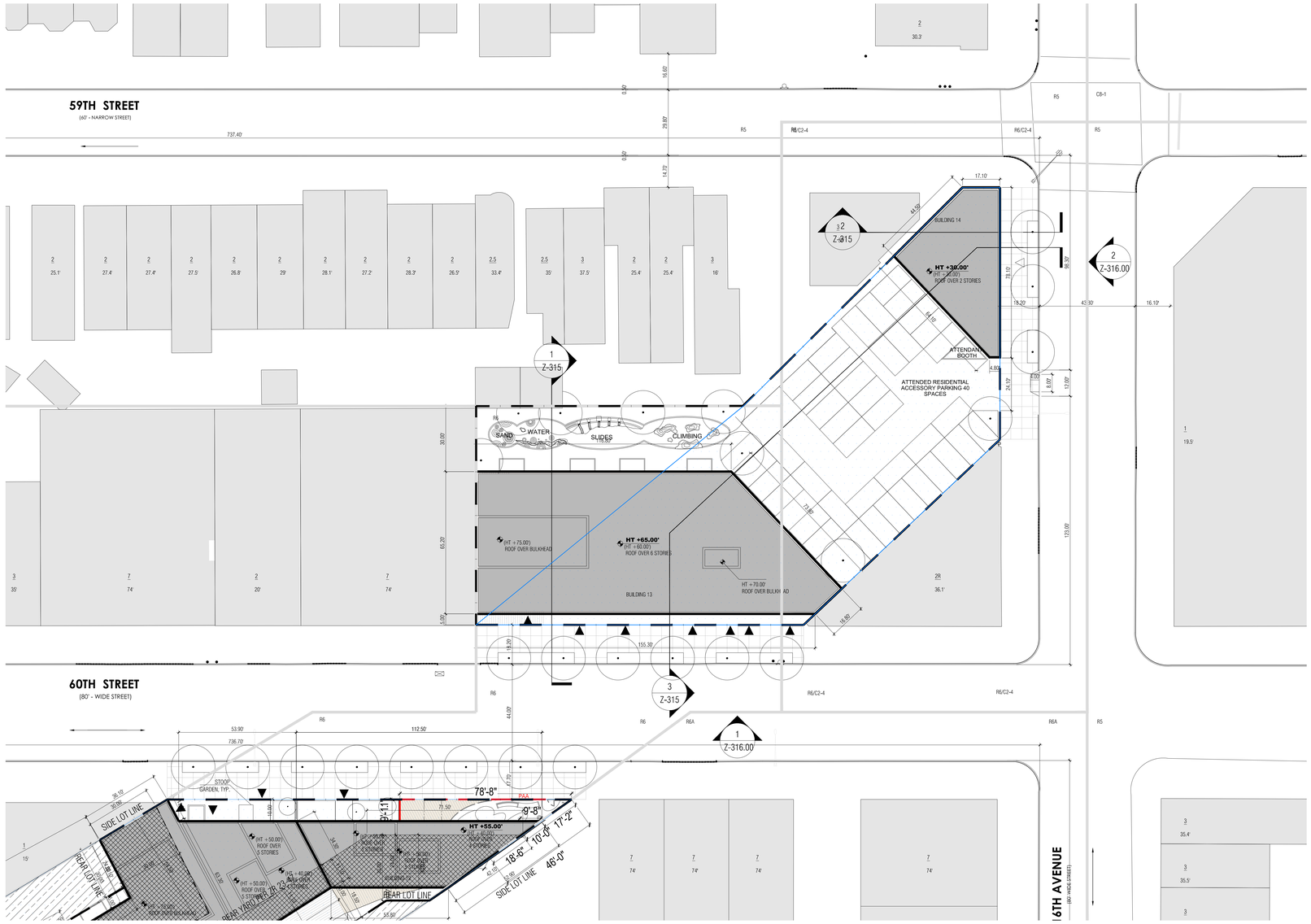
DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
GERALD VALCIN
031078
STATE OF NEW YORK

SHEET TITLE
TYPICAL FLOOR PLAN LOT 3

SCALE
1"=20'-0"
0' 10' 20' 40'

SHEET NO.
Z-313.00



1 ZONING SITE PLAN LOT 3
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)

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02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
DONALD VALCOURT
031079
STATE OF NEW YORK

SHEET TITLE

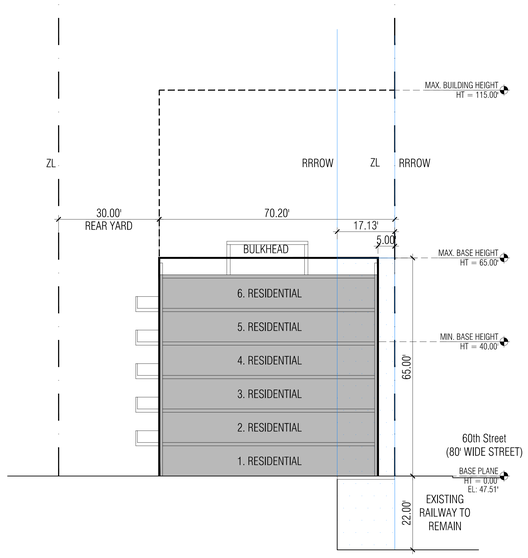
WAIVER PLAN LOT 3

SCALE

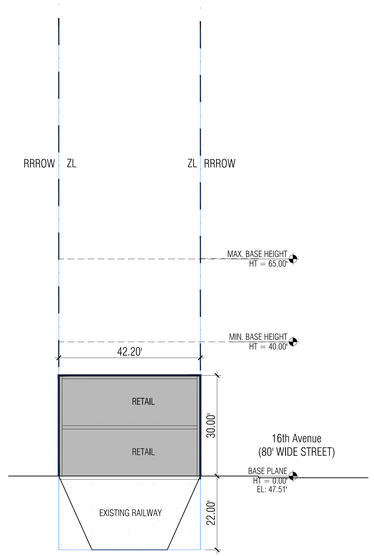
1"=20'-0"

SHEET NO.

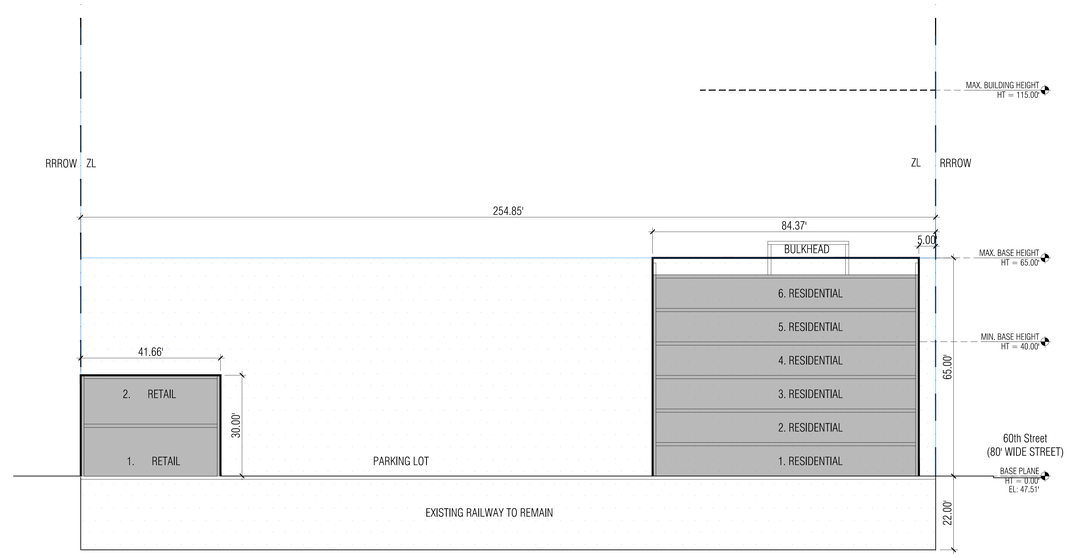
Z-314.00



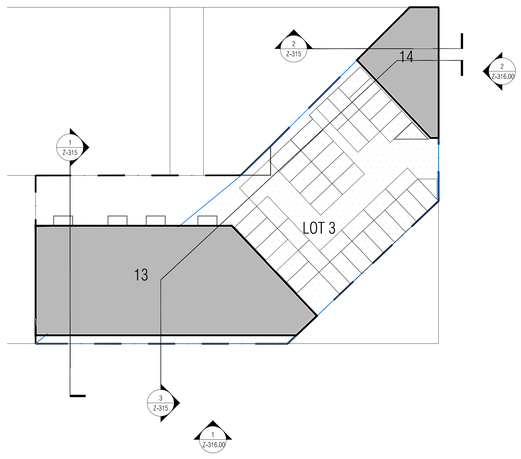
1 ZONING SECTION BUILDING 13
1" = 20'-0"



2 ZONING SECTION BUILDING 14
1" = 20'-0"



3 ZONING SECTION BUILDINGs 13 & 14
1" = 20'-0"



3 KEY PLAN
1" = 100'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
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- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- BUILDING OUTLINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT + 40.00') — DEVELOPMENT ENVELOPE HEIGHT
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02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT — DAVID VAN VALKENBURGH — 031076 — STATE OF NEW YORK

SHEET TITLE
WAIVER SECTIONS LOT 3

SCALE
AS NOTED

SHEET NO.
Z-315.00

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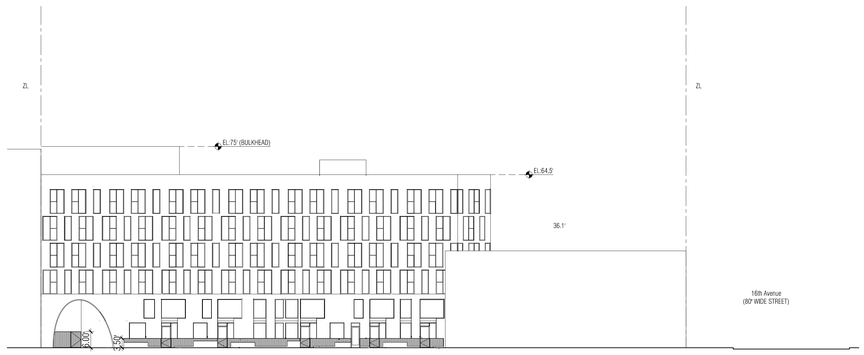
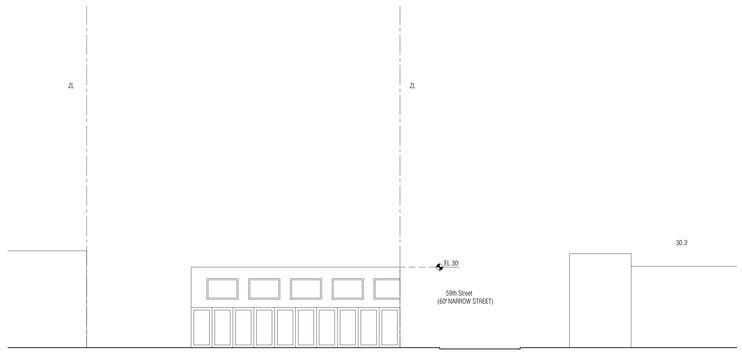
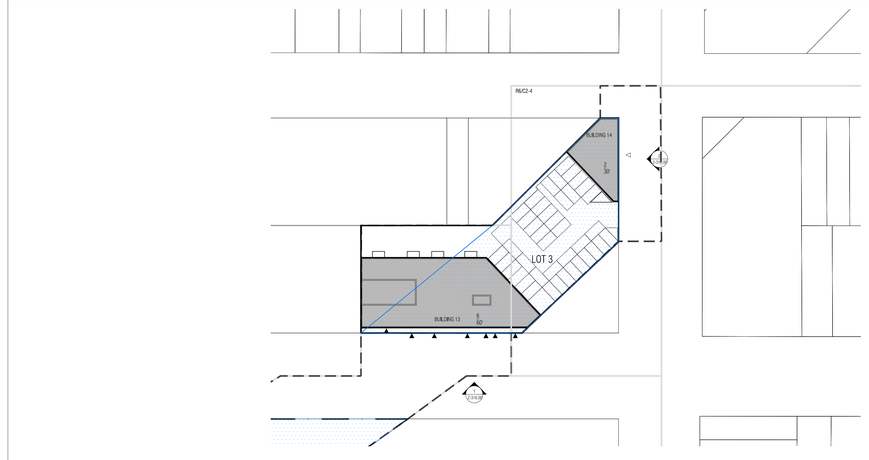


1 SOUTH ELEVATION LOT 3
1"= 20'



2 EAST ELEVATION LOT 3
1"= 20'



KEY PLAN
1" = 50'-0"

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03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
CHARLES BURGER
031075
STATE OF NEW YORK

SHEET TITLE

ELEVATIONS LOT 3

SCALE

1"=20'-0"

SHEET NO.

Z-316.00

22 of 25

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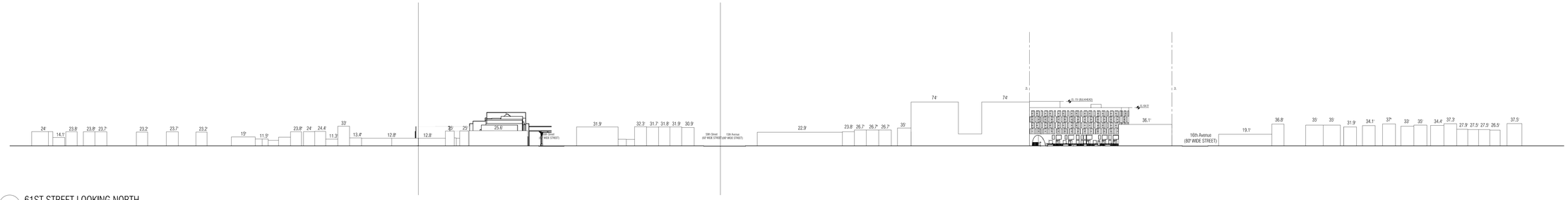
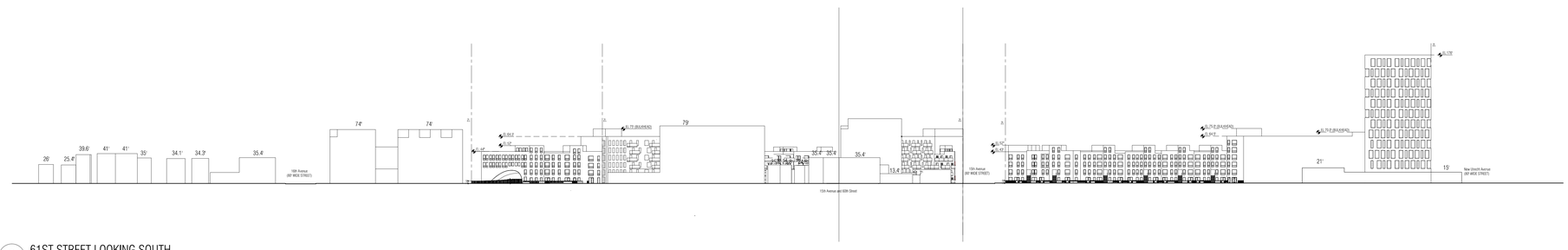


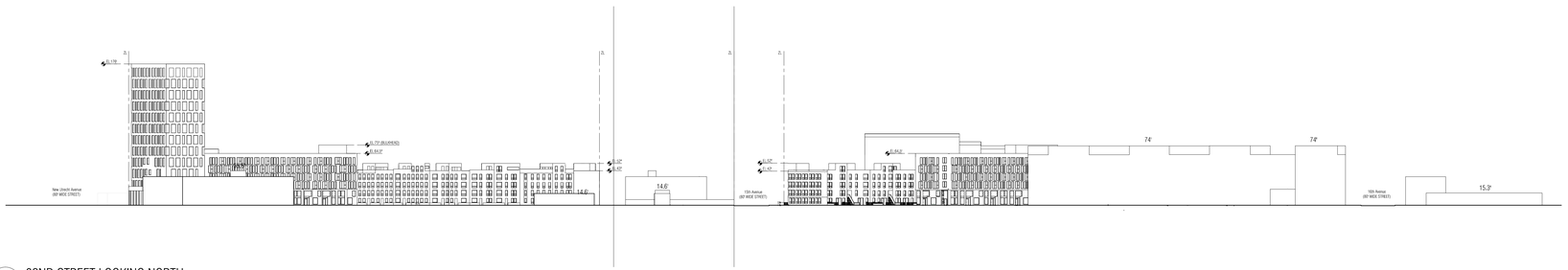
1 61ST STREET LOOKING NORTH

1" = 40'-0"



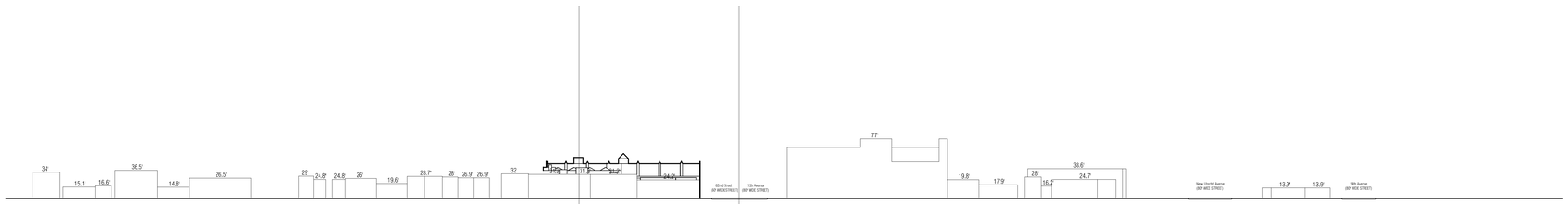
2 61ST STREET LOOKING SOUTH

1" = 40'-0"



3 62ND STREET LOOKING NORTH

1" = 40'-0"



4 62ND STREET LOOKING SOUTH

1" = 40'-0"

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY
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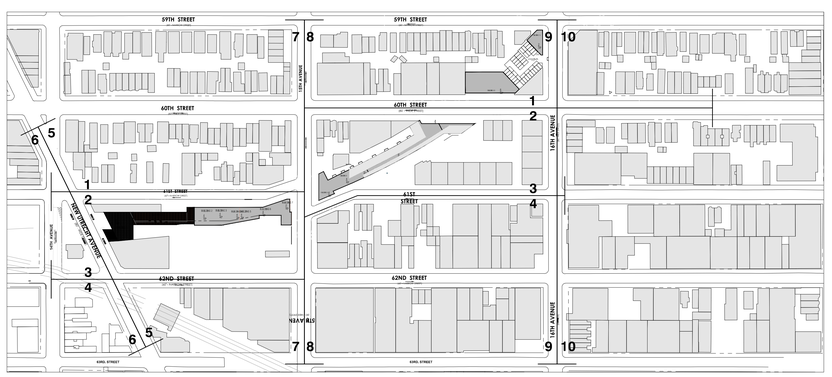
9. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS



5 KEY PLAN

1" = 2000'

STUDIO V
DESIGN + PLANNING

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BROOKLYN, NY

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REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
GERALD VALERIA
031079
STATE OF NEW YORK

SHEET TITLE

NEIGHBORHOOD CHARACTER DIAGRAM

SCALE

AS NOTED

SHEET NO.

Z-401.00

23 of 25

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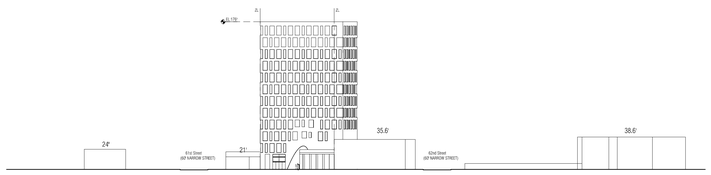
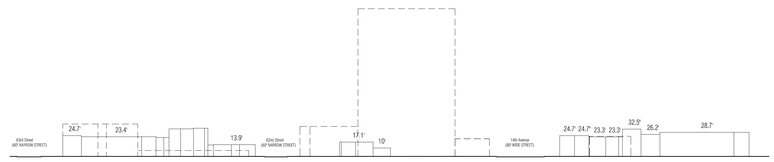
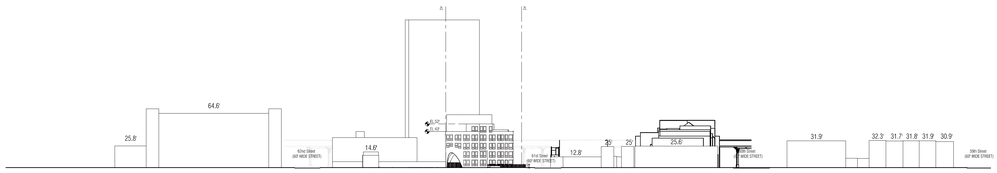
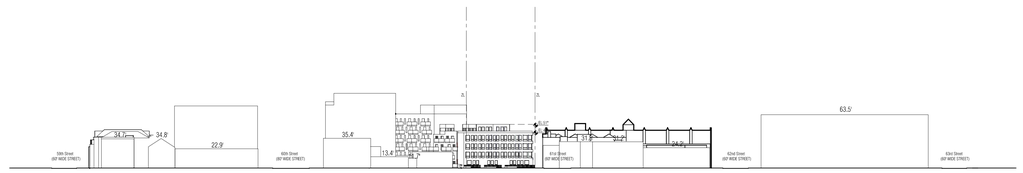


5 NEW UTRECHT AVENUE LOOKING EAST
1" = 40'-0"



6 NEW UTRECHT AVENUE LOOKING WEST
1" = 40'-0"





7 15TH AVENUE LOOKING WEST
1" = 40'-0"



8 15TH AVENUE LOOKING EAST
1" = 40'-0"

9 16TH AVENUE LOOKING WEST
1" = 40'-0"



10 16TH AVENUE LOOKING EAST
1" = 40'-0"

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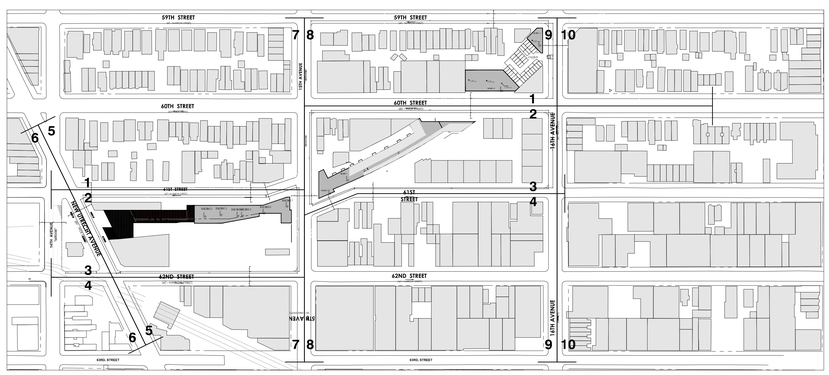

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1" = 2000'

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CB

REGISTERED ARCHITECT
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STATE OF NEW YORK

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NEIGHBORHOOD CHARACTER DIAGRAM

SCALE
AS NOTED

SHEET NO.
Z-402.00
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