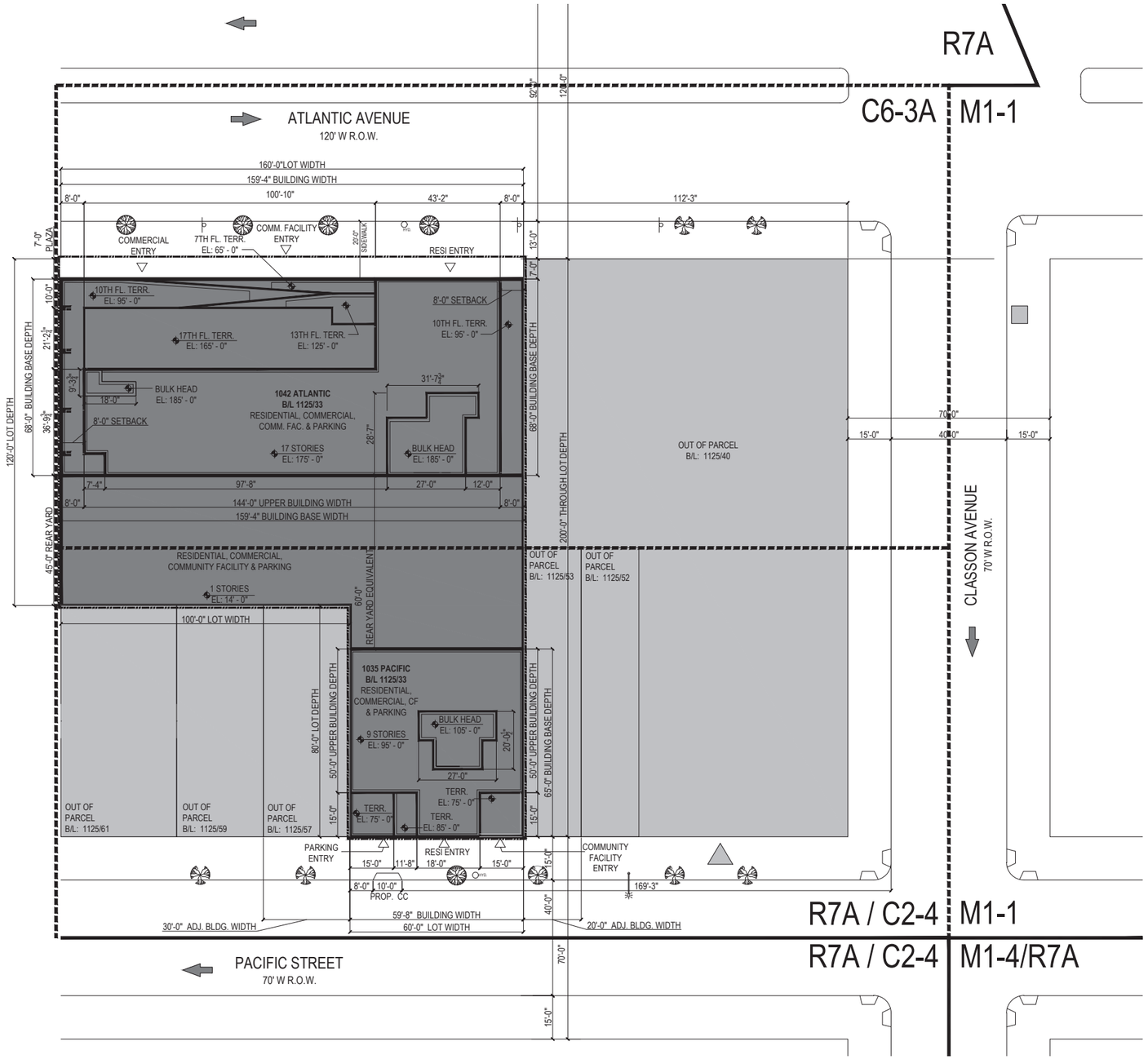

N ZONING SITE PLAN
SCALE: NTS

LEGEND

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
EXISTING BUILDINGS
PROPOSED CONCEPT
EXISTING STREET TREE
PROPOSED STREET TREE
ROAD DIRECTION
M1-1 ZONING DISTRICT
ZONING LOT LINE
ZONING DISTRICT BOUNDARY
PROPOSED ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING LINE
(100') ILLUSTRATIVE BUILDING HEIGHT
CITY BIKE
TRAFFIC LIGHT
TRAFFIC SIGN
FIRE HYDRANT
EXISTING MANHOLE
BUS STOP
STREET LAMP

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 IS 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 INFORMATION ON SURROUNDING PROPERTIES.
5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE. ESTIMATED ZFA PER NYC ZOLA WEBSITE
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; REQUIRED PARKING TO BE THE LESSER OF 80 SPACES OR THE NUMBER OF SPACES REQUIRED BY APPLICABLE ZONING REGULATIONS

Dormer Calculation

R7A / C2-4
60% of Street Wall Width @ Floor below set back (60'W@75'H)
@ 10' Above Max Base = 30'W Permitted | 29'-8" Proposed
@ 20' Above Max Base = 24'W Permitted | 18'-0" Proposed
@ 30' Above Max Base = 18'W Permitted | 18'-0" Proposed

C6-3A
60% of Street Wall Width @ Floor below set back (144'W@125'H)
@ 50' Above Max Base = 43'-2"W Permitted | 43'-2" Proposed

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

C 210379 ZSK
SPECIAL PERMIT
ZR 74-533

CPC APPROVED: 02/16/2022 (Cal. No. 10)
CC APPROVED: 04/28/2022 (Res. No. 145)

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

REGISTERED ARCHITECT JEREMIAH ZUIDEMA 038329 STATE OF NEW YORK

****All Plans Building Massings for Illustrative Purposes Only*****

PROJECT: 1902.EPA
1034-1042 ATLANTIC
BROOKLYN, NY 11238

REVISIONS: ISSUE DATE: 2/10/22 No.: 1

ARCHIMÆRA
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SEAL AND SIGNATURE:

DRAWING TITLE:
Proposed Design
Zoning Site Plan

DCP
16

DWG BY/CHK BY: of