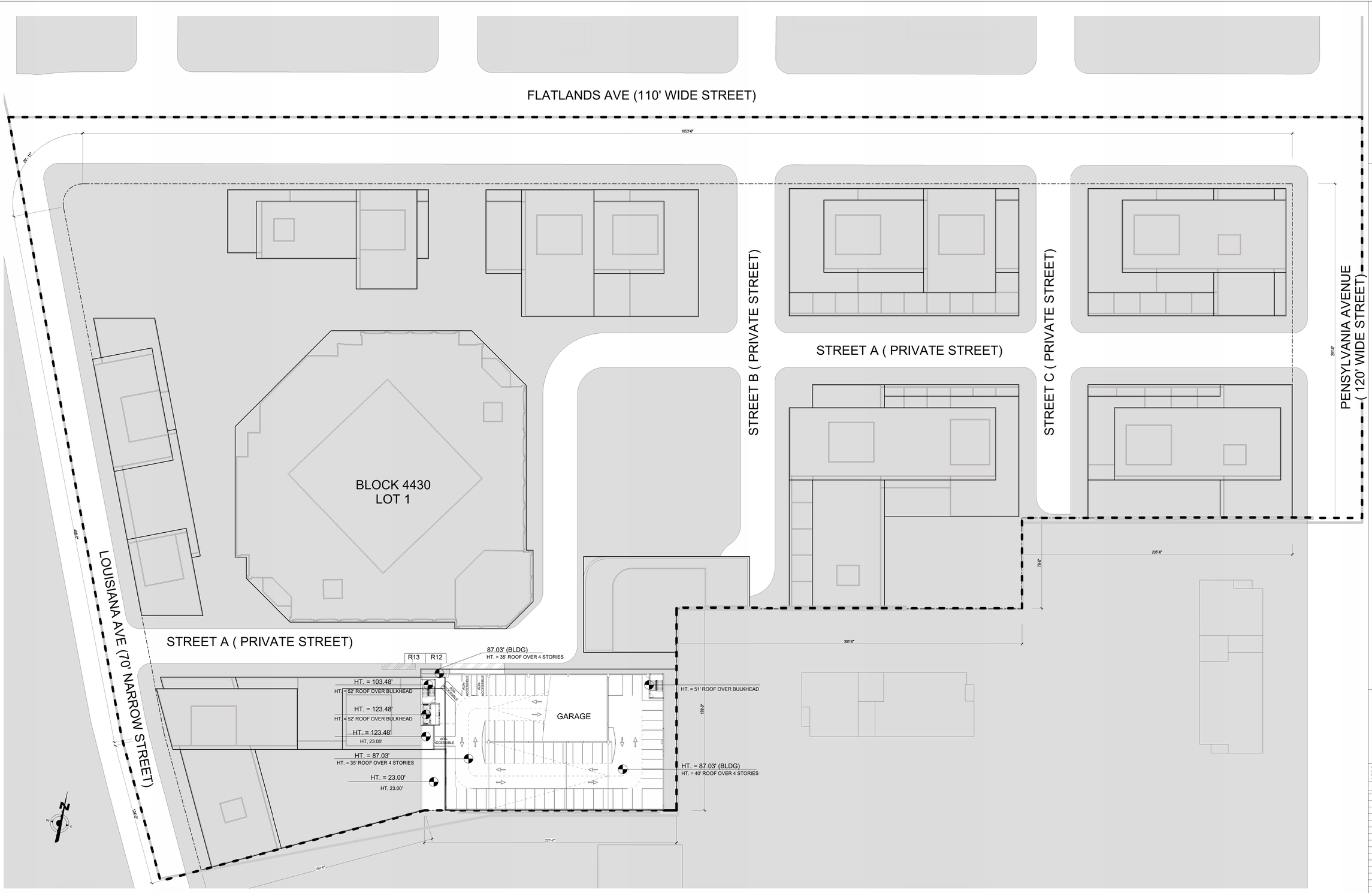


1 ZONING LOT
1/32" = 1'-0"

Notes:

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- ILLUSTRATIVE CURB CUT

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

C 220314 ZSK
SPECIAL PERMIT
ZR 74-512
CPC APPROVED: 10/11/2022 (Cal. No. 15)
CC APPROVED: 11/22/2022 (Res. No. 404)

N 260304 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 04/23/2026

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

DESMAN
3 WEST 35th STREET NEW YORK, N.Y. 10001 TEL 212.695.3300 FAX 212.779.1654

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REVISION/ISSUE

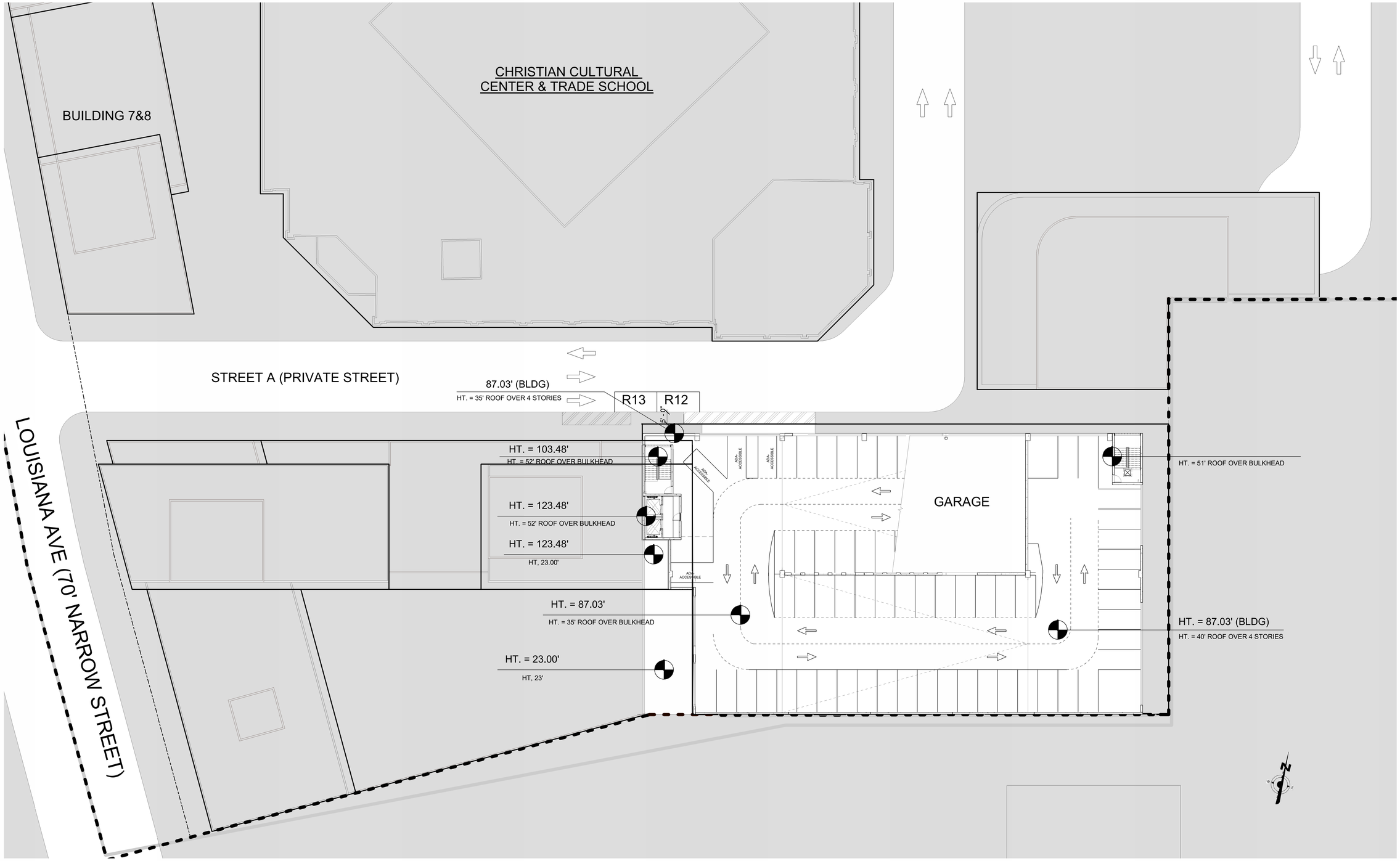
No.	DESCRIPTION	DATE
5.	CS Submission	4/17/2026
4.	CS Submission	12/23/2025
3	FLUA 3 SUBMISSION	5/09/2022
2	FLUA 2 SUBMISSION	4/27/2022
1	FLUA 1 SUBMISSION	2/10/2022

DRAWING TITLE:
PUBLIC PARKING GARAGE PLAN-ZONING LOT

DRAWING NO:
P-000

SCALE: 1/32" = 1'-0"
DATE: FEBRUARY 11, 2025
PROJECT NO: 10-24137.00

DSG.	DRWN.	CHK'D.
Designer	Author	Checker



② ENLARGED PUBLIC PARKING GARAGE PLAN
1/16" = 1'-0"

Proposed Parking Spaces	260 Spaces
Required Reservoir Spaces	5% of total parking spaces (ZR 74-512) = 13 spaces
Provided Rservoir Spaces	13 spaces
Requird Bicycle Spaces	1 per 10 automobile parking spaces (ZR 36-711) = 26 spaces
Provided Bicycle Spaces	26 spaces

Proposed Garage Area		
Floor /level	SF	Spaces
Ground Floor/Parking 1	25,182.82	60
Ground Floor/Parking 2	23,791.67	78
Ground Floor/Parking 3	23,791.67	77
Ground Floor/Parking 4	17,715.07	45
Total	90,481.23	260

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

C 220314 ZSK
SPECIAL PERMIT
ZR 74-512

CPC APPROVED: 10/11/2022 (Cal. No. 15)
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N 260304 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 04/23/2026

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1	FLUA 1 SUBMISSION	2/10/2022

DRAWING TITLE:
ENLARGED PUBLIC PARKING GARAGE PLAN

DRAWING NO:
P-100

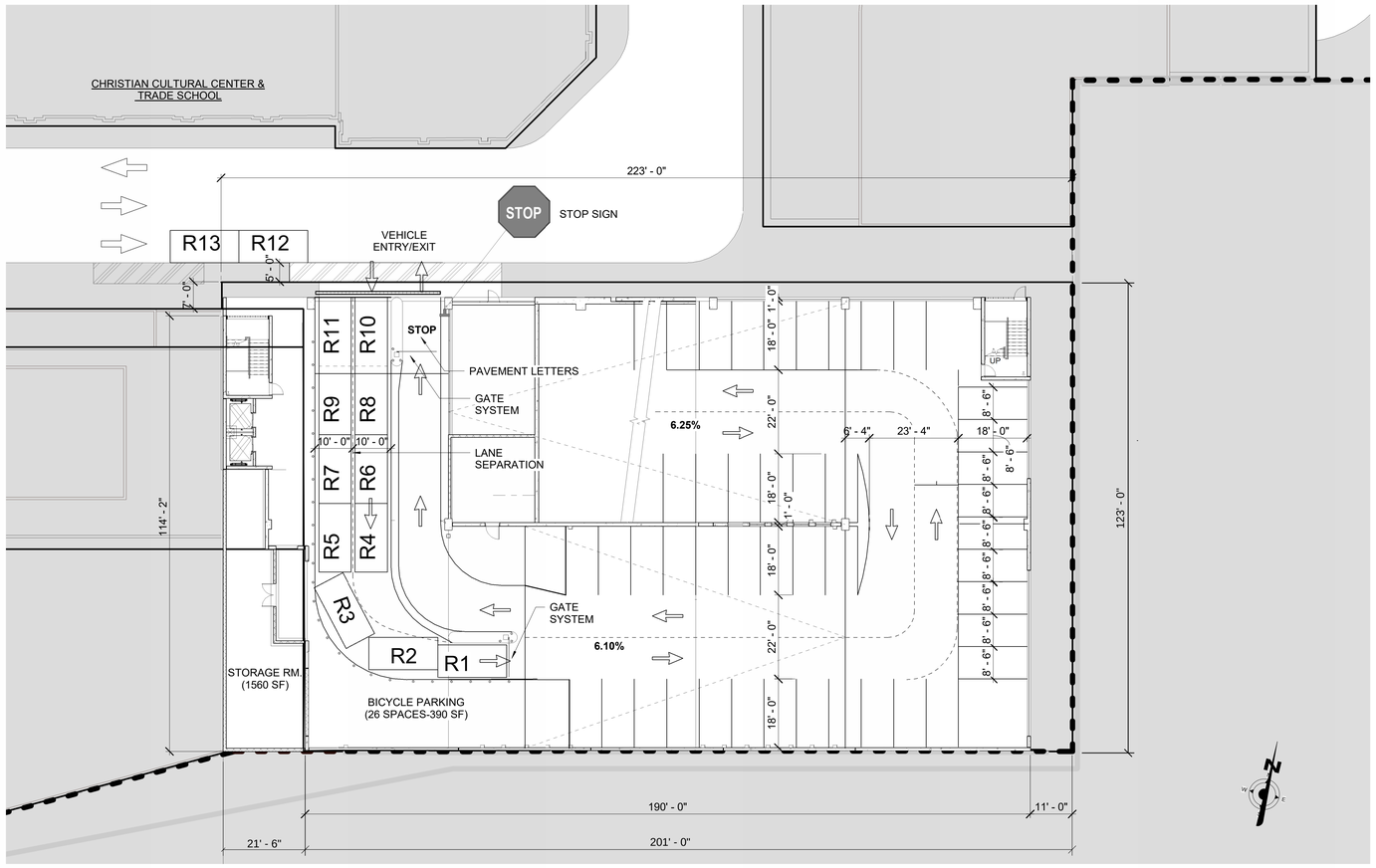
SCALE: As indicated

DATE: FEBRUARY 11, 2025

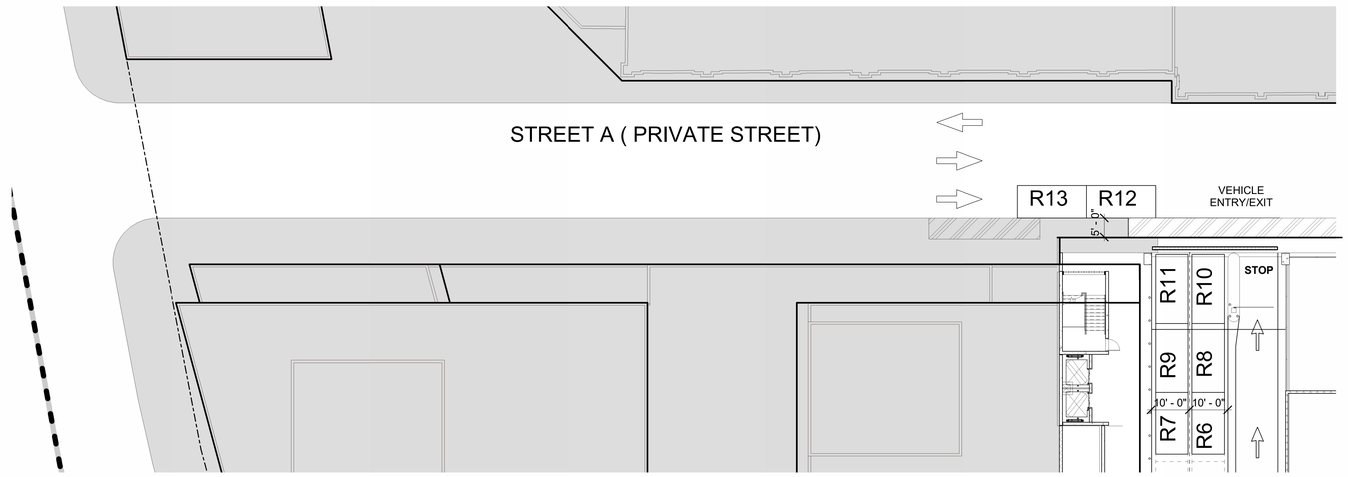
PROJECT NO: 10-24137.00

DSG.	DRWN.	CHK'D.
Designer	Author	Checker

GROUND LEVEL PARKING
AREA= 25,182.82 SF
60 CARS



3 PARKING LEVEL 1- GROUND FLOOR
1/16" = 1'-0"



4 PARKING LEVEL 1- PRIVATE STREET
RESERVOIR SPACES
1/16" = 1'-0"

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

C 220314 ZSK
SPECIAL PERMIT
ZR 74-512
CPC APPROVED: 10/11/2022 (Cal. No. 15)
CC APPROVED: 11/22/2022 (Res. No. 404)

N 260304 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 04/23/2026

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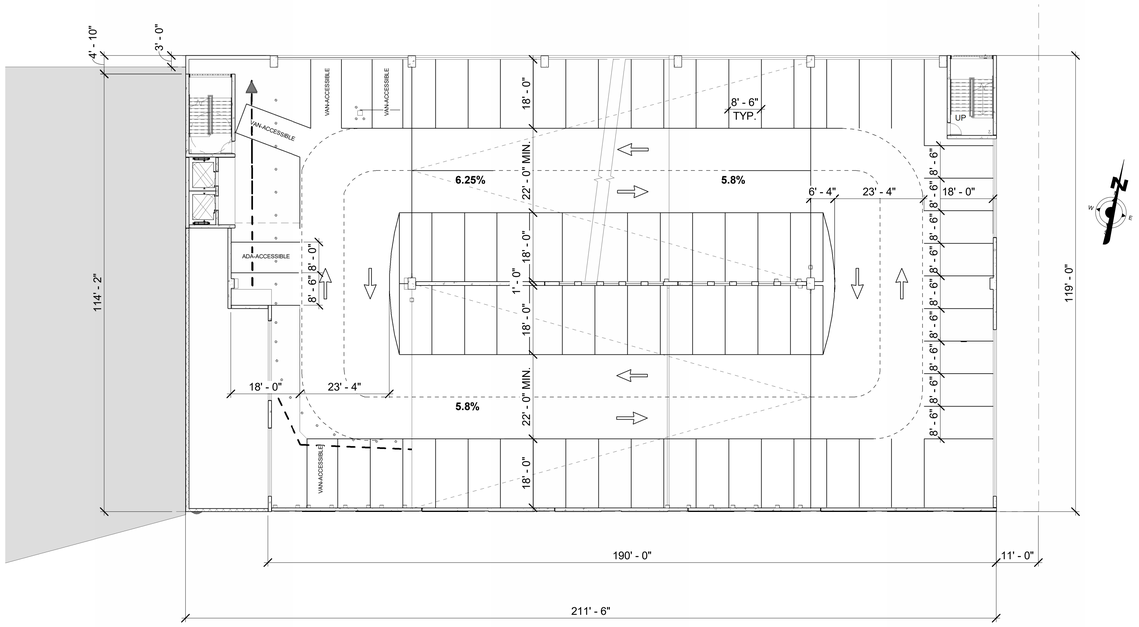
DRAWING TITLE:
Enlarged Public Parking Garage Plan-Level 1

DRAWING NO:
P-101

SCALE: 1/16" = 1'-0"
DATE: FEBRUARY 11, 2025
PROJECT NO: 10-24137.00

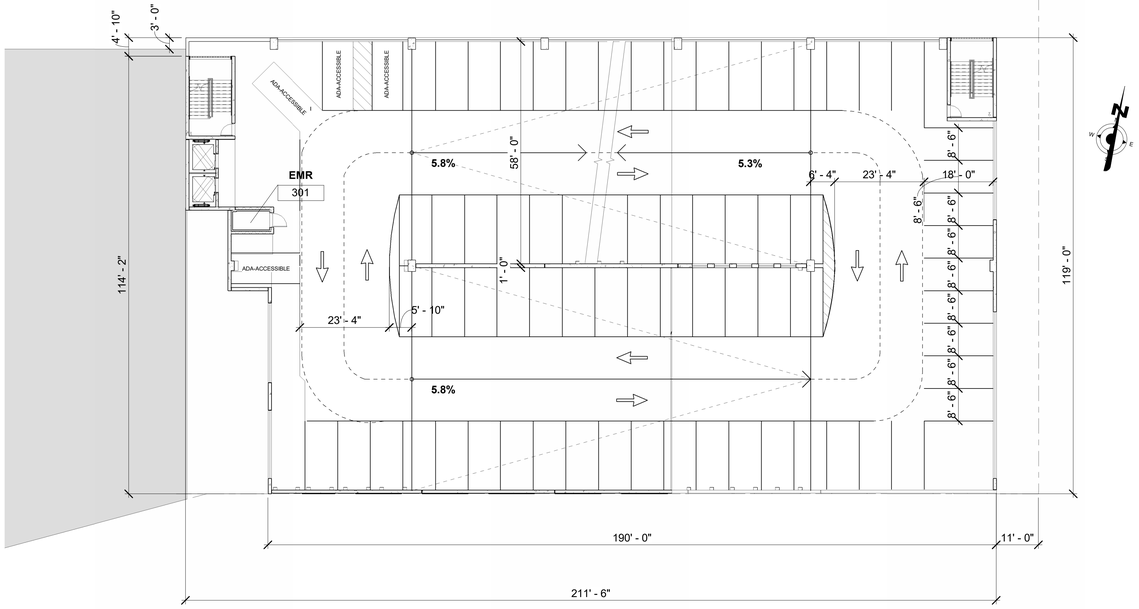
DSG.	DRWN.	CHKD.
TT	SM	BW

SECOND LEVEL PARKING
AREA= 23,735.67 SF
78 CARS
(73 SPACES)
3 ADA ACCESSIBLE SPACE
2 VAN ACCESSIBLE SPACES



5 PARKING LEVEL 2- SECOND FLOOR
1/16" = 1'-0"

THIRD LEVEL PARKING
AREA= 23,735.67 SF
77 CARS
(73 SPACES)
4 ADA ACCESSIBLE SPACES



2 PARKING LEVEL 3 - THIRD FLOOR
1/16" = 1'-0"

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

C 220314 ZSK
SPECIAL PERMIT
ZR 74-512

CPC APPROVED: 10/11/2022 (Cal. No. 15)
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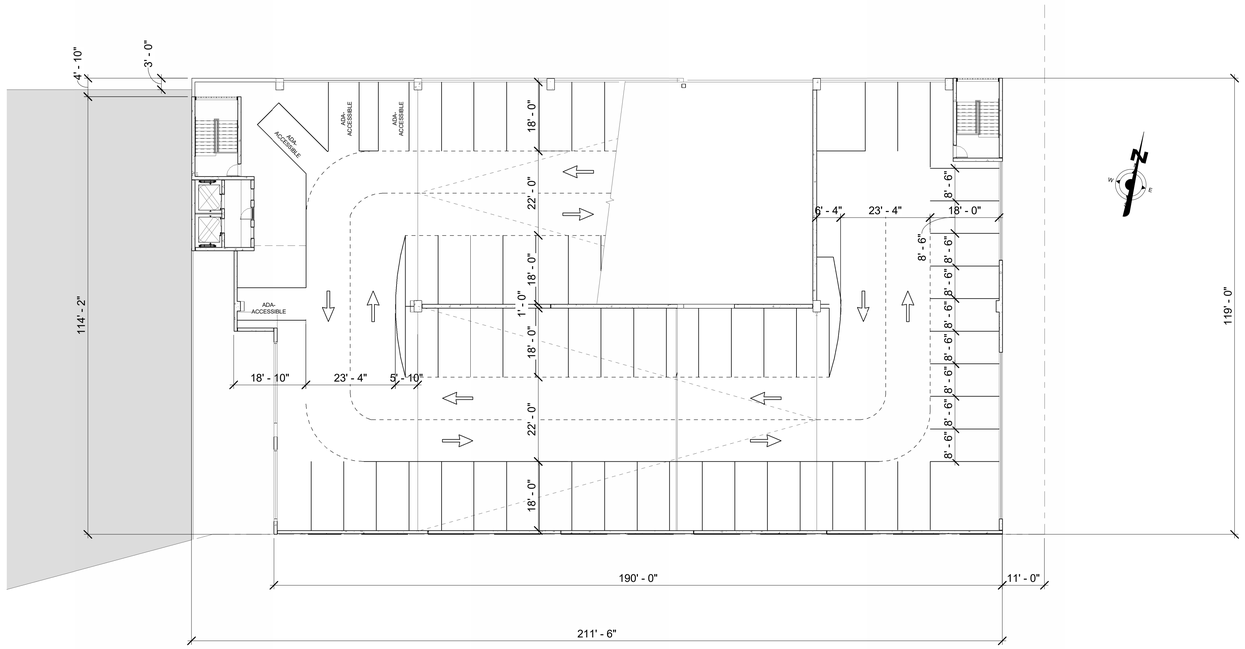
DRAWING TITLE:
Enlarged Public Parking Garage Plan-Levels 2 & 3

DRAWING NO:
P-102

SCALE: 1/16" = 1'-0"
DATE: FEBRUARY 11, 2025
PROJECT NO: 10-24137.00

DSG.	DRWN.	CHK'D.
TT	SM	Checker

ROOF LEVEL PARKING
AREA= 17,659.07 SF
45 CARS
(41 SPACES)
4 ADA ACCESSIBLE SPACES



7 ROOF PLAN
P-103 SCALE: 1/16" = 1'-0"

Notes:
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DRAWING TITLE:
Enlarged Public Parking Garage Plan- Roof

DRAWING NO:
P-103

SCALE: 1/16" = 1'-0"
DATE: FEBRUARY 11, 2025
PROJECT NO: 10-24137.00

DSG.	DRWN.	CHK'D.
Designer	Author	Checker