

1. View Looking South at Dean Street Facade



2. View Looking East along Dean Street



3. View Looking South at Privately Owned Public Space



4. View Looking Southwest at Dean Street Facade

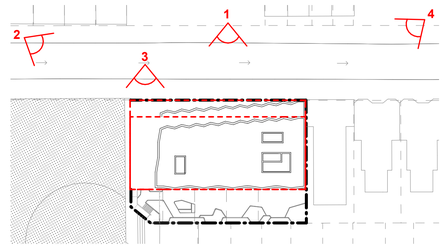
These illustrative drawings reflect proposed CHO elimination of transition rules.

PARK EDGE - 542 Dean Street, Brooklyn, NY

ULURP Submission, Rev. 3 - October 4, 2024

SHEET LIST - ULURP	
NUMBER	NAME
T-001	COVER PAGE, DRAWING LIST
G-001	GENERAL NOTES
G-002	GENERAL NOTES
G-004	OMITTED
Z-005	ZONING ANALYSIS & PLOT PLAN
Z-006	ZONING DIAGRAMS & CHARTS
Z-007	ZONING DIAGRAM & AREA CALCS FOR EXISTING R7D REQMTS
A-050	SITE PLAN
A-051	LANDSCAPE PLAN
A-100	CELLAR PLAN
A-101	GROUND FLOOR PLAN
A-102	TYPICAL FLOOR PLAN - FLOORS 2-9

SHEET LIST - ULURP	
NUMBER	NAME
A-103	TYPICAL FLOOR PLAN - FLOORS 10-11
A-104	ROOF PLAN
A-150	ENLARGED UNIT PLANS - TYPES A, B, C
A-151	ENLARGED UNIT PLANS - TYPES D, E, F
A-152	ENLARGED UNIT PLAN - TYPES G, H
A-153	ENLARGED UNIT PLANS - TYPES I, J
A-200	NORTH ELEVATION
A-201	EAST ELEVATION
A-202	SOUTH ELEVATION
A-203	WEST ELEVATION
A-400	OMITTED



1 RENDERINGS KEY PLAN
1/64" = 1'-0"

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Date	Issue
08/23/24	ULURP Rev. 2
03/04/24	ULURP Submission
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10/4/24	ULURP Rev. 3

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ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
@	AT
BC	BOTTOM OF CURB
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BS	BOTTOM OF STEP
BTWN	BETWEEN
BW	BOTTOM OF WALL
CEM	CEMENT
CER	CERAMIC
CJ	CONTROL JOINT
℄	CENTER LINE
CL	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
COL	COLUMN
CTR	CENTER
D	DEPTH
DEMO	DEMOLITION
DIA	DIAMETER
DN	DOWN
DOB	DEPARTMENT OF BUILDINGS
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
EXIST	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FIN	FINISH(ED)
FIXT	FIXTURE
FL	FLOOR
FT	FOOT/FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HDO	HIGH DENSITY OVERLAY BOARD
HM	HOLLOW METAL
HP	HIGH POINT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
L	LENGTH
LAM	LAMINATE
LP	LOW POINT
LT	LIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER BOARD
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MIN	MINIMUM
MO	MASONRY OPENING
MTD	MOUNT(ED)
MTL	METAL
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PERF	PERFORATED
PLYWD	PLYWOOD
POB	POINT OF BEGINNING
PTD	PAINTED
RCP	REFLECTED CEILING PLAN
REC	RECESSED/RECREATION
REINF	REINFORCED
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RPZ	REDUCED PRESSURE ZONE ASSEMBLY
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEL	TELEPHONE
T&G	TONGUE & GROOVE
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD
W	WIDTH
W/	WITH
WD	WOOD
WIN	WINDOW
WT	WEIGHT
WP	WORK POINT

SECTION HATCHES

EARTHWORKS

EARTH 45 MED · GRAVEL · POROUS FILL · SAND

CONCRETE

CONC - STRUCTUAL · CONC - TOPPING · PRECAST · ASPHALT

MASONRY

CMU · BRICK · MORTAR

STONE

GRANITE · MARBLE

METAL

ALUMINUM · BRASS · STEEL

WOOD

FINISH WOOD · ROUGH · BLOCKING/SHIM · PLYWOOD

INSULATION / WATERPROOFING

RIGID INSULATION · BATT · MINERAL WOOL · ROOFING · WATER PROOFING

FINISHES

GYPSUM W.B. · CERAMIC TILE -SML · GROUT · CEMENT BOARD · TERRAZZO (SMALL) · TERRAZZO (GRAVEL) · EPOXY · GLASS

LINETYPES

– – – – – –	WATER PROOFING
——SM——SM——	1hr SMOKE BARRIER
——1——1——	1hr FIRE RATED WALL
——2——2——	2hr FIRE RATED WALL
——3——3——	3hr FIRE RATED WALL
———	PROPERTY LINE
———	EXISTING TO REMAIN
– – – – – –	DEMOLITION LINE
———	MATCHLINE
——— — ———	CENTERLINE

SYMBOLS

SECTION MARK (DIRECTION VIEW, SECTION IDENTIFICATION, SHEET NUMBER: 1 / A-888) · CALLOUT (CALLOUT IDENTIFICATION, SHEET NUMBER: SIM / 1 / A-101)

ELEVATION - EXTERIOR (DIRECTION VIEW, ELEVATION IDENTIFICATION, SHEET NUMBER: 1 Ref / A-101 / Ref 1) · REVISION BUBBLE & TAG (1)

ELEVATION - INTERIOR (1 Ref / Ref 1 / A-101 / Ref 1 / 1 Ref) · INDICATES ALIGNMENT (ALIGN)

LEVEL LINE (Name / Elevation) · ROOM TAG (1001, Room Name, 150 SF)

CENTER LINE · SPOT ELEVATION

GRID LINE (NEW A.2 / EXISTING A.8) · BREAK LINE

VIEWPORT TITLE (DRAWING NUMBER 1 / DRAWING NAME View Name / 1/8" = 1'-0" SCALE)

WALL TAG (A1) · WINDOW TAG (W1)

DOOR TAG (A1) · MATERIAL TAG (PT-100)

EQUIPMENT TAG (SPQ-1)

GENERAL NOTES

1. SUBCONTRACTORS SHALL INSPECT EXISTING CONDITIONS AT JOB SITE BEFORE SUBMITTING BID. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONDITIONS ON SITE WHETHER INDICATED ON DRAWINGS OR NOT.
2. THE CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CURRENT NEW YORK CITY BUILDING CODES AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND LOCAL LAWS.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS.
4. ALL MATERIALS AND EQUIPMENT NOTED ON DRAWINGS ARE NEW UNLESS INDICATED AS EXISTING.
5. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE MISDESCRIPTION OF DETAILS OF WORK WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK, BUT SHALL BE PERFORMED AS IF CORRECTLY SET FORTH AND DESCRIBED TO FURNISH A COMPLETE INSTALLATION IN ACCEPTABLE CONDITION TO THE AGENCY.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AT THE SITE, WHETHER PART OF THIS CONTRACT OR UNDER A SEPARATE CONTRACT.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL INSPECTIONS AND FINAL APPROVALS FROM ALL GOVERNING AGENCIES, INCLUDING BUT NOT LIMITED TO THE CERTIFICATE OF OCCUPANCY AND PUBLIC ASSEMBLY PERMITS.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
10. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
11. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
12. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
13. THE CONTRACTOR SHALL PROTECT ALL ADJACENT EXISTING ELEMENTS TO REMAIN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK, FOR THE COORDINATION BETWEEN HIS RESPECTIVE SUBCONTRACTORS AND THEIR PORTION OF WORK, AND ANY OF THE OWNER'S CONTRACTORS OR SUBCONTRACTORS.

SMOKE / CARBON MONOXIDE DETECTOR NOTES

1. SMOKE/CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE INSTALLED IN ORDINANCE WITH THE 2014 NYC BUILDING CODE, THE 2011 NYC ELECTRICAL CODE, THE 2022 NYC FIRE CODE, AND NFPA 72.
2. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF THE TITLE OF THE ADMINISTRATIVE CODE OF THE STATE OF NEW YORK AND ANY APPLICABLE RULES PROMULGATED THERE UNDER.
3. EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 907.2.11/ SEC. 908.7 OF THE NEW YORK STATE BUILDING CODE.
4. EACH SMOKE CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING OF SUCH DEVICE.
5. CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL.
6. WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 12" FROM THE CEILING.
7. EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE / CARBON MONOXIDE DETECTOR DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER NEW YORK CITY BUILDING CODE SEC. 907.2.11/ SEC. 908.7
8. SUCH SMOKE/CARBON MONOXIDE DETECTOR MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER NFPA 72.
9. SUCH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE UL217 RATED (EMPLOY A NON-REMOVABLE, NON-REPLACEABLE BATTERY THAT POWERS THE ALARM FOR A MINIMUM OF 10 YEARS, AND SHALL BE OF THE TYPE THAT EMITS AN AUDIBLE NOTIFICATION AT THE EXPIRATION OF THE USE

FIRE PROTECTION NOTES

1. ANY MATERIAL OR ASSEMBLY REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
   A. IT SHALL CONFORM TO NFBU "FIRE RESISTANCE RATINGS" DECEMBER 1964, OR
   B. IT SHALL HAVE BEEN TESTED IN ACCORDANCE W/ ASTME-E-119-1961: "STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIAL" AND ACCEPTED BY THE COMMISSIONER,
   OR
   C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF CODE.
2. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC. PIERCE FIRE PROTECTION OR INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, THEY SHALL BE CLOSED OFF WITH CLOSE - FITTING METAL ESCUTCHEONS OR PLATES
3. LINTELS OVER FOUR FEET IN WIDTH SUPPORTING MASONRY WALLS SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED RATING OF THE WALL SUPPORTED
4. OPENING PROTECTIVES INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE SHALL COMPLY WITH ASTM-E-I63-I965 "STANDARD METHODS OF FIRE TEST AND WINDOW ASSEMB-LIES" AND ASTM-E-I52-I960 "STANDARD METHODS OF FIRE TEST AND DOOR ASSEMBLIES" AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFP ANO. 80-1967: "INSTALLATION OF FIRE DOORS AND WINDOWS". OPENING PROTECTIVES SHALL BE LABELED, CERTIFYING PERFORMANCE RATING, AND SHALL HAVE. BEEN ACCEPTED BY THE COMMISSIONER OF THE BOARD OF STANDARDS AND APPEALS.
5. DUCTS, PIPES AND CONDUITS PASSING THROUGH RATED CONSTRUCTION SHALL HAVE SPACES NOT EXCEEDING 1/2 INCH PACKED WITH FIRE STOPPING OR MINERAL WOOL AND CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS AGGREGATE NET AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQUARE FEET IN ANY I00 SQUARE FEET OF WALL OR FLOOR AREA, UNLESS PROTECTED BY SELF-CLOSING DEVICES.
6. FIRESTOPPING: CONCEALED SPACE WITH PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES, COLUMNS, ENCLOSURES, ETC. SHALL BE FIRESTOPPED (EXCEPT WHERE CONCEALED SPACE IS SPRINKLERED) AS FOLLOWS:
7. ALL FIRESTOPPING TO BE DONE IN NON-COMBUSTIBLE MATERIAL THAT CAN BE SHAPED, FITTED AND PERMANENTLY SECURED IN POSITION.
8. HOLLOW PARTITIONS OR FURRED OUT SPACES TO BE FIRESTOPPED AT EACH LEVEL. FIRESTOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW OR FURRED OUT SPACE.

CONSTRUCTION NOTES

1. THE GENERAL CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE RESIDENT ENGINEER. THIS SHALL INCLUDE BUT NOT BE LIMITED TO AREAS FOR MATERIAL STORAGE, ACCESS TO AND FROM WORK AREA, TIMING AND SEQUENCE OR WORK, SPECIAL CONSIDERATIONS OF NOISY, DUSTY, OR VAPORED OPERATIONS, AND/OR UTILITY INTERRUPTIONS.
2. THE GENERAL CONTRACTOR SHALL PROPERLY SHORE, UNDERPIN, SHEET, BRACE, AND MAKE SAFE ALL FLOORS, SIDEWALKS, WALLS, FOOTING, FOUNDATIONS, EARTH CUTS, AND ADJACENT PROPERTY AS THE JOB CONDITIONS WARRANT.
3. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
4. ALL PAVED WALKS, SURFACES, AND AREAWAYS WILL BE DRAINED ADEQUATELY WITHIN THE SITE.
5. NON-COMBUSTIBLE FIRESTOPPING SHALL BE USED IN FIRE DIVISIONS, FIREPLACES, FLUES, AND CHIMNEYS AND AS REQUIRED BY NYC BUILDING CODE.
6. ALL DIMENSIONS SHOWN ON DRAWINGS SHALL BE VERIFIED IN FIELD BEFORE WORK PROGRESSES. DO NOT SCALE DRAWING.
7. ANY DISCREPANCIES NOTICED IN THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND FINAL ACCEPTANCE BY THE OWNER UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS.
9. ON SITE STORAGE OF ALL NEW BUILDING MATERIALS SHALL BE IN A DRY, SECURE LOCATION AS DIRECTED BY THE RESIDENT ENGINEER.
10. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY ENCLOSURES OR FACILITIES FOR THE PROTECTION OF NEW WORK WHEN DEEMED NECESSARY BY THE RESIDENT ENGINEER AND SHALL REMOVE TEMPORARY FACILITIES WHEN NO LONGER REQUIRED.
11. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OF HIS WORK. UPON COMPLETION EACH WORK DAY, THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND LEAVE THE AREA IN A "BROOM CLEAN" CONDITION.
12. ALL REMOVED MATERIAL AND DEBRIS SHALL BE LEGALLY DISPOSED AWAY FROM THE PREMISES.
13. AT THE CONCLUSION OF JOB, THE CONTRACTOR SHALL REMOVE CONSTRUCTION FENCE AND REPLACE ALL DAMAGED PAVING, LANDSCAPING, ETC. AT NO ADDITIONAL COST TO THE CITY.
14. ALL WALL, ROOF, AND FLOOR PENETRATIONS FOR MEP WORK SHALL BE MADE BY GENERAL CONTRACTOR. MEP CONTRACTORS TO COORDINATE LOCATIONS AND SIZES WITH GC.
15. PENETRATION OF FIRE RATED ASSEMBLIES, WALLS AND/OR FLOOR/CEILING, SHALL BE COMPLETELY FIRE-STOPPED AND VOIDS SEALED WITH NONCOMBUSTIBLE MATERIALS.
16. ACCESS PANELS OF APPROVED TYPE SHALL BE PROVIDED FOR ALL CONCEALED CONTROLS, VALVES, ETC. SEE MEP CONTRACT DRAWINGS FOR LOCATIONS.
17. THE GENERAL CONTRACTOR SHALL ACCOMMODATE ALL CONCEALED AND/OR RECESSED MEP ITEMS.
18. THE GENERAL CONTRACTOR SHALL ONLY BUILD OUT NEW HUNG CEILINGS, FLOORS, AND SOFFITS CONCEALING HEATING AND/OR PLUMBING PIPES, VENTILATION DUCTS AND/OR ELECTRICAL WIRING AFTER TESTING OF THESE ITEMS BY THE MEP CONTRACTORS.
19. UPON COMPLETION OF MEP WORK, THE GENERAL CONTRACTOR SHALL PATCH/RESTORE AND PAINT THE OPENINGS TO MATCH THE SURROUNDING AREA.
20. INSTALL FLASHINGS AND COUNTERFLASHINGS AT ALL EXTERIOR PENETRATIONS. SEAL ALL PENETRATIONS.

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GENERAL NOTES

Date: 10/4/2024
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G-002

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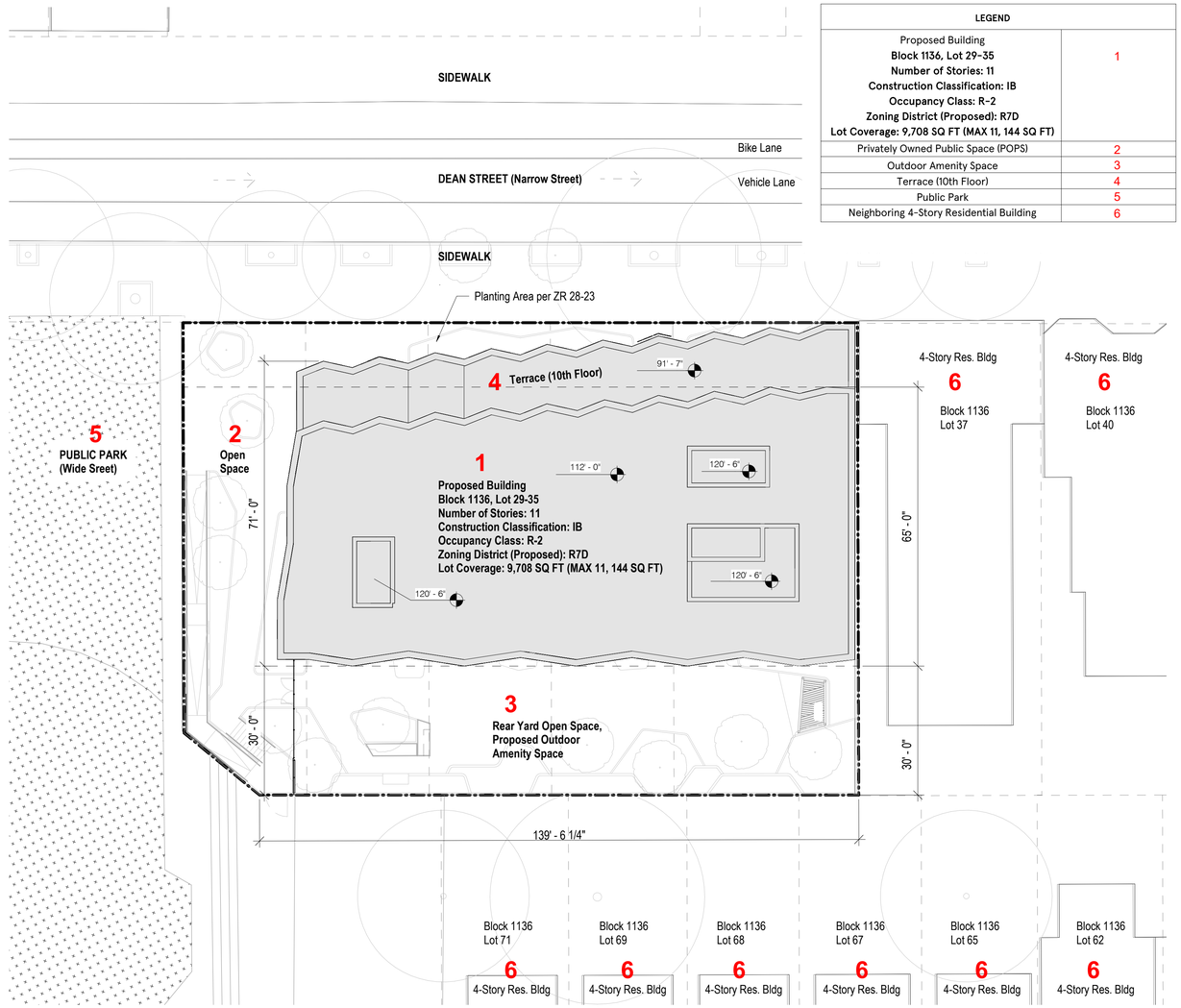
ZONING ANALYSIS

ZR SEC. NO.	ZONING ITEM	EXISTING ZONING (R6B)	FUTURE CHO AMENDMENT (R7D with Transition Rule)	PROPOSED (R7D without Transition Rule)
Floor Area Ratio				
23-155	Maximum Floor Area for AIRS in Quality Housing Buildings	2.20	5.60	5.22
24-11	Maximum Floor Area for Community Facilities Residential Districts	2.00	4.20	0.11
33-121	FAR for zoning lots containing both commercial and community facility	N/A	N/A	N/A
Floor Area Permitted				
23-155	Residential Floor Area (SF)	17,145 X 2.20 = 37,719	17,145 x 5.60 = 96,012	89,470.4 SF
24-162	Community Facility Floor Area (SF)	17,145 X 2.00 = 34,290	17,145 x 4.20 = 72,009	1,876 SF
77-22	Maximum Total Floor Area (SF)	**37,719**	**96,012**	91,346.4 SF
Dwelling Units Permitted				
23-22	Dwelling unit factor	n/a	n/a	
23-23	Minimum size of dwelling units (SF)	325	325	See area floor plans for individual dwelling unit areas
Lot Coverage				
24-12	Height and Application of lot coverage	In R6 district, the portion of a building containing a community facility use located at any height up to but not exceeding 23 feet above curb level or base plane, where applicable, may be excluded in determining the percentage of lot coverage set forth in Section 24-11.	In R7 district, the portion of a building containing a community facility use located at any height up to but not exceeding 23 feet above curb level or base plane, where applicable, may be excluded in determining the percentage of lot coverage set forth in Section 24-11.	
23-153	Maximum Residential Lot Coverage for an Interior Lot	60% (17,145 SF x 0.60 = 10,287 SF)	65% (17,145 SF x 0.65 = 11,144 SF)	9,708 SF
Yard Regulations				
24-31; 23-45	Minimum required front yard	None	None	None provided
24-35(b)	Minimum required side yard	None; 8ft minimum if provided along side lot line	None; 8ft minimum if provided along side lot line	min. 21'-8 1/2" provided
24-36	Minimum required rear yard	Depth of not less than 30'-0" for the portion of a side lot line beyond 100'-0" of the street line	Depth of not less than 30'-0" for the portion of a side lot line beyond 100'-0" of the street line	min. 30'-0" provided
24-393(c)	Zoning lots with multiple rear lot lines	No rear yard shall be required where such rear lot line coincides with a side lot line of an adjoining zoning lot.	No rear yard shall be required where such rear lot line coincides with a side lot line of an adjoining zoning lot.	N/A
Height & Setback Regulations				
23-011(a), 23-664 (table 1)	Maximum Base Height		95'-0"	91'-7" provided
23-662 (a) (table 1)		40'-0"		
23-011(b)(2)(ii)	Maximum Building Height		115'-0" with qualifying ground floor.	112'-0" provided
23-662(a)(table 1)		50'-0"		
23-662(b)(1)(ii)(table 2)		55'-0" with qualifying ground floor		
23-662 (c)(1)	Setback Requirements	Min. 15'-0" from street wall, narrow street;	Min. 15'-0" from street wall, narrow street;	min. 15'-0" provided
23-664 (table 1)	Maximum number of Stories		11	11 stories provided
23-662(b)(1)(ii)(table 2)		5		
23-661(a)(1)	Street Wall	The street wall shall be located no closer to the street line than the closest street wall.	The street wall shall be located no closer to the street line than the closest street wall.	Complies
23-26	Special Provisions - Transition Rule	n/a	Max. 65'-0" within 25'-0" of adjacent R6B property	Transition rule not applied in anticipation with future CHO text amendment
Permitted Obstructions				
23-62(g)(1) 23-622(c)	Permitted Obstructions	Elevator and stair bulkheads, screened mechanical equipment, and solar energy systems meeting specific conditions in 23-62 and 23-622(c).	Elevator and stair bulkheads, screened mechanical equipment, and solar energy systems meeting specific conditions in 23-62 and 23-622(c).	
Required Parking				
25-252	Modified requirements for AIRS	Not required for dwelling units in the transit zone	Not required for dwelling units in the transit zone	None provided
25-31	Required Accessory Off-street Parking Spaces for Permitted Non-Residential Uses (PRC-B3)	Not required for that portion of a non-profit neighborhood settlement house or community center which is used for youth-oriented activities	Community Facility Use "philanthropic or non-profit institutions without sleeping accommodations". None Required	None provided
Required Bicycle Parking				
25-811	Enclosed bicycle parking spaces for Affordable Independent Residences for Seniors	1 per 10,000SF of floor area 89,470 SF / 10,000 = 8.94 = 9 spaces	1 per 10,000SF of floor area 89,470 SF / 10,000 = 8.94 = 9 spaces	Final layout of bicycle storage room has not been developed, but 435SF of space has been provided and is sufficient to provide at least 9 spaces.
25-811	Enclosed bicycle parking spaces for Community Facility	1 per 10,000SF of floor area 1,876 SF / 10,000 = 0.18 = 0 spaces	1 per 10,000SF of floor area 1,876 SF / 10,000 = 0.18 = 0 spaces	None provided
25-812(a)	Unenclosed bicycle parking spaces	1 per 10 parking spaces	1 per 10 parking spaces	No automobile spaces provided, so no unenclosed bicycle parking required
Street Tree Planting				
26-41	Street Tree Planting	**1 tree every 25ft** **157' / 25 = 6.28**	**1 tree every 25ft** **157' / 25 = 6.28**	**6 trees**
Quality Housing Program				
Definitions	AIRS Accessory Social and Welfare Facilities	**37,719 sf x 0.04 = 1,509 SF required**	**89,470 sf x 0.04 = 3,579 SF required**	4, 167 SF
28-12	Refuse Storage and Disposal	**2.9 cf x 100 DUs = 290 CF** 12 SF of each disposal room can be excluded from floor area	**2.9 cf x 152 DUs = 440.8 CF** 12 SF of each disposal room can be excluded from floor area	
28-13	Laundry Facilities	**1 washer / 20 DU = 152/20 = 7.6** **1 dryer / 40 DU = 152/40 = 3.8**	**1 washer / 20 DU = 152/20 = 7.6** **1 dryer / 40 DU = 152/40 = 3.8**	8 washers 8 dryers
28-21	Recreation Space	**95,110* sf x 0.033 = 3,138.6 SF required**	**95,110* sf x 0.033 = 3,138.6 SF required**	5, 301 SF

***gross residential floor area (95,110sf) used and not zoning floor area (89,529sf) because the min required recreation area is required in order to calculate the deductions for the zoning floor area**



LEGEND	
Proposed Building **Block 1136, Lot 29-35** **Number of Stories: 11** **Construction Classification: IB** **Occupancy Class: R-2** **Zoning District (Proposed): R7D** **Lot Coverage: 9,708 SQ FT (MAX 11, 144 SQ FT)**	1
Privately Owned Public Space (POPS)	2
Outdoor Amenity Space	3
Terrace (10th Floor)	4
Public Park	5
Neighboring 4-Story Residential Building	6

1 PLOT PLAN
1/16" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

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08/23/24	ULURP Rev. 2
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06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

Seal and Signature:

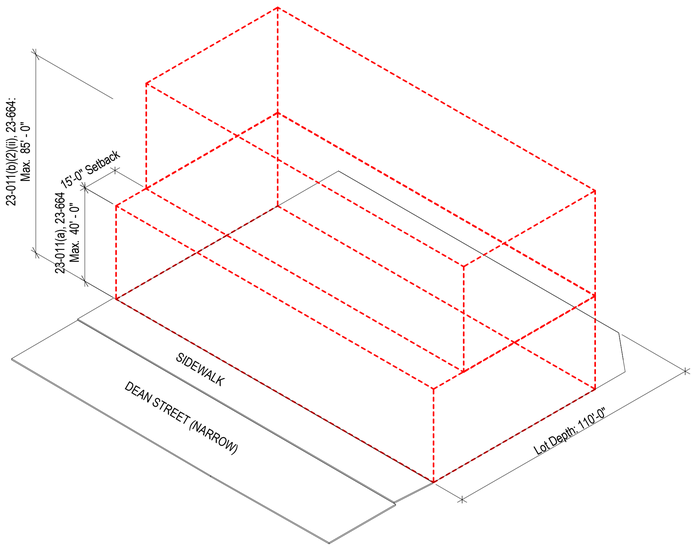
Sheet Title:
ZONING ANALYSIS & PLOT PLAN

Date: 10/4/2024
Project No: 2106
Dwg By: DC / JK
Chck By: EB

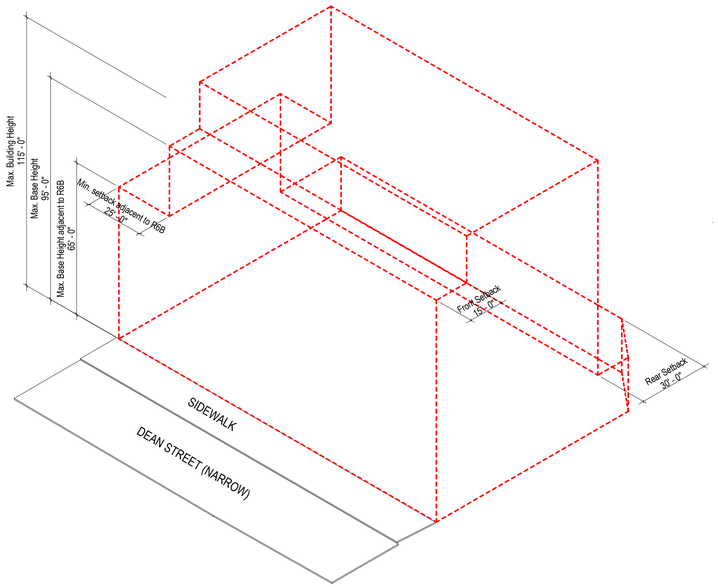
Z-005

Pg No:

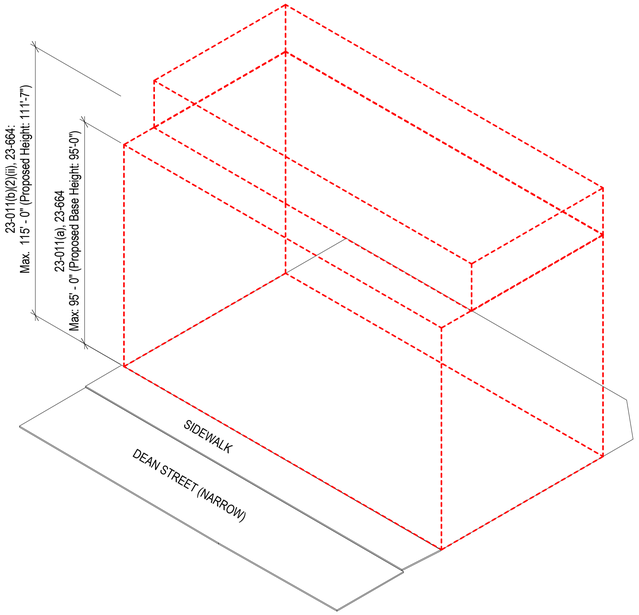
10/9/2024 10:37:49 AM



1 BULK ANALYSIS - Existing R6B Zoning



2 BULK ANALYSIS - R7D Zoning with Transition Rule



3 BULK ANALYSIS - R7D Zoning without Transition Rule

PROPOSED: AREA CALCULATIONS FOR R7D ZONING (WITH PROPOSED CHO ELIMINATION OF TRANSITION RULE)

	Floor	Description	Floor Height	Floor Height Above Grade	Total Proposed Floor Area (GSF)	Residential Floor Area	Residential Recreational Space**	Comm. Facility Floor Area	Unit Qty			Mechanical Deduction (SF) ZR 12-10	Zone Green Wall Thickness Deduction	Daylight in corridor Deduction (SF) ZR 28-14	Refuse Room Deduction (SF) ZR 28-12	Rec. Space Deduction (SF) ZR 28.21**	Laundry Fac. Deduction (SF) ZR 28-13	Total Deductions (SF)	Total Residential (ZFA)	Total Comm. Facility (ZFA)	Total Zoning Floor Area (ZFA)
									Studio	1-Br	2-Br										
Proposed	Roof*	MEP / Solar	–	112'-0"	1,837	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	11	Residential	11'-4"	100'-11"	7,884	7,884	–	–	9	3	–	320	–	417	12	–	–	749	7,135.0	0	7,135.0
	10	Residential	9'-4"	91'-7"	7,884	7,884		–	9	3	–	320	–	417	12	–	–	749	7,135.0	0	7,135.0
	9	Residential	11'-4"	80'-6"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	8	Residential	9'-4"	71'-2"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	7	Residential	9'-4"	61'-10"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	6	Residential	9'-4"	52'-6"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	5	Residential	9'-4"	43'-2"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	4	Residential	9'-4"	33'-10"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	3	Residential	9'-4"	24'-6"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	2	Residential	9'-4"	15'-2"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	1	Residential/ Comm. Facility	15'-2"	0'-0"	8,855	1,678	5,301	1,876	–	–	–	–	–	–	12	3,138.6	144	3,294.6	3,684.4	1,876	5,560.4
	Cellar*	Residential/MEP	-9'-4"	-9'-4"	8,926	8,926	–	–	–	–	–	–	–	–	–	–	–	–	–		–
	Building Total (Includes Cellar & Roof)				**113,050**	104,036	5,301	1,876	114	38	0	3,200	–	4,326	132	3,138.6	144	10,941	**89,470.4**	**1,876.0**	**91,346.4**
									Total Units:152												
	Permitted ZFA																				96,012

* Cellar and roof areas not included in zoning floor area. Included in chart for reference only.
**Minimum required recreational space is 3139 sf, which can be excluded from ZFA.
*** 1 Br ratio: 25%

ACCESSORY SOCIAL AREA

Floor	Room Name	AIRS Accessory Social and Welfare Facilities Area (SF)	Quality Housing Recreation Space Area (SF)
Ground Floor	Social Offices (ICL)	1,089	
	Flex / Conference Room	529	529
	Gym	1,522	1,522
	Lounge	460	
	Computer Room	293	
	Communal Dining	279	
	Rear Courtyard		3,250
Total Recreational Area		4,172	5,301
Minimum req'd % of Res. Floor Area		4%	3.30%
Provided % of Res. Floor Area		**4.65%**	**5.92%**

PERMITTED AREA CALCS

		Lot Area (SF)	F.A.R.	Use Group	Maximum Permitted Zoning Floor Area (ZFA)
Permitted	R7D	17,145	5.60	2 - Residential AIRS	96,012
			4.20	4- Comm. Facility	72,009

COMPARISON: AREA CALCULATIONS FOR EXISTING R7D ZONING REQUIREMENTS (WITH TRANSITION RULE)

	Floor	Description	Floor Height	Floor Height Above Grade	Total Proposed Floor Area (GSF)	Residential Floor Area	Residential Recreational Space**	Comm. Facility Floor Area	Unit Qty			Mechanical Deduction (SF) ZR 12-10	Zone Green Wall Thickness Deduction	Daylight in corridor Deduction (SF) ZR 28-14	Refuse Room Deduction (SF) ZR 28-12	Rec. Space Deduction (SF) ZR 28.21**	Laundry Fac. Deduction (SF) ZR 28-13	Total Deductions (SF)	Total Residential (ZFA)	Total Comm. Facility (ZFA)	Total Zoning Floor Area (ZFA)
									Studio	1-Br	2-Br										
Proposed	Roof*	MEP / Solar	–	112'-0"	1,837	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	11	Residential	11'-4"	100'-11"	6,275	6,275	–	–	7	2	–	320	–	310.5	12	–	–	642.5	5,632.5	0	5,632.5
	10	Residential	9'-4"	91'-7"	6,275	6,275		–	7	2	–	320	–	310.5	12	–	–	642.5	5,632.5	0	5,632.5
	9	Residential	11'-4"	80'-6"	7,725	7,725	–	–	8	4	–	320	–	330	12	–	–	662	7,063.0	0	7,063.0
	8	Residential	9'-4"	71'-2"	7,725	7,725	–	–	8	4	–	320	–	330	12	–	–	662	7,063.0	0	7,063.0
	7	Residential	9'-4"	61'-10"	7,725	7,725	–	–	8	4	–	320	–	330	12	–	–	662	7,063.0	0	7,063.0
	6	Residential	9'-4"	52'-6"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	5	Residential	9'-4"	43'-2"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	4	Residential	9'-4"	33'-10"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	3	Residential	9'-4"	24'-6"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	2	Residential	9'-4"	15'-2"	9,708	9,708	–	–	12	4	–	320	–	436.5	12	–	–	768.5	8,939.5	0	8,939.5
	1	Residential/ Comm. Facility	15'-2"	0'-0"	8,855	1,678	5,301	1,876	–	–	–	–	–	–	12	2,836.1	144	2,992.1	3,986.9	1,876	5,862.9
	Cellar*	Residential/MEP	-9'-4"	-9'-4"	8,926	8,926	–	–	–	–	–	–	–	–	–	–	–	–	–		–
	Building Total (Includes Cellar & Roof)				**103,883**	94,869	5,301	1,876	98	36	0	3,200	–	3,794	132	2,836.1	144	10,106	**81,138.4**	**1,876.0**	**83,014.4**
									Total Units:134												
	Permitted ZFA																				96,012

* Cellar and roof areas not included in zoning floor area. Included in chart for reference only.
**Minimum required recreational space is 2836 sf, which can be excluded from ZFA.
*** 1 Br ratio: 26.9%

Note: All Areas and Unit Counts are approximate

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Date	Issue
10/4/24	ULURP Rev. 3

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Sheet Title:
ZONING DIAGRAM & AREA CALCS FOR EXISTING R7D REQMTS

Date: 10/7/2024
Project No: 2106
Dwg By: Author
Chck By: Checker

Z-006

Pg No:

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Floor	Room Name	Occupancy Class	Area (SF)	SF / Occupant	Total Occupancy	Proposed Occupancy
Tenth + Eleventh Floor	#1 - 1BR	R-2	544	200	3	2
	#2 - 0BR	R-2	361	200	2	1
	#3 - 0BR	R-2	361	200	2	1
	#4 - 0BR	R-2	361	200	2	1
	#5 - 0BR	R-2	362	200	2	1
	#6 - 0BR	R-2	360	200	2	1
	#7 - 1BR	R-2	573	200	3	2
	#8 - 0BR	R-2	353	200	2	1
	#9 - 0BR	R-2	397	200	2	1
	#10 - 0BR	R-2	456	200	3	1
	#11 - 1BR	R-2	625	200	4	2
	#12 - 0BR	R-2	426	200	3	1
Second - Ninth Floor	#1 - 1BR	R-2	544	200	3	2
	#2 - 0BR	R-2	361	200	2	1
	#3 - 0BR	R-2	361	200	2	1
	#4 - 0BR	R-2	361	200	2	1
	#5 - 0BR	R-2	362	200	2	1
	#6 - 0BR	R-2	360	200	2	1
	#7 - 1BR	R-2	573	200	3	2
	#8 - 0BR	R-2	353	200	2	1
	#9- 1BR	R-2	607	200	4	2
	#10 - 0BR	R-2	443	200	3	1
	#11 - 0BR	R-2	387	200	2	1
	#12 - 0BR	R-2	385	200	2	1
	#13 - 0BR	R-2	397	200	2	1
	#14 - 0BR	R-2	415	200	3	1
	#15 - 1BR	R-2	618	200	4	2
	#16 - 0BR	R-2	408	200	3	1
Ground Floor	Community Facility	M	1,373	100	15	
	ICL Office	B	1,089	30	36	
	Mail Room	R-2 Accessory	224	n/a	n/a	
	Flex / Conference Room	R-2 Accessory	529	50	11	
	Gym	R-2 Accessory	1,517	50	31	
	Lounge	R-2 Accessory	460	15	31	
	Laundry	R-2 Accessory	277	300	1	
	Computer Room	R-2 Accessory	293	15	20	
	Communal Dining	R-2 Accessory	279	15	19	
	Package Room	S	53	300	1	
	Janitor Closet	S	293	300	1	
Cellar	Storage	S-1	576	300	2	-
	Storage	S-1	531	300	2	
	Super's Utility Room	S-1	533	300	2	
	Bicycle Storage	S-1	435	300	2	
	Tenant Area	S-1	681	300	3	
	Tenant Area	S-1	773	300	3	
	Tenant Area	S-1	673	300	3	
	Utility Room	S-1	377	300	2	
	Water Room	S-1	365	300	2	
	Fire Pump Room	S-1	353	300	2	
	Electrical Room	S-1	339	300	2	
	Refuse Room	S-1	649	300	2	

OCCUPANCY SUMMARY
12" = 1'-0"

Additional MI, HVI units can be accommodated on these floors

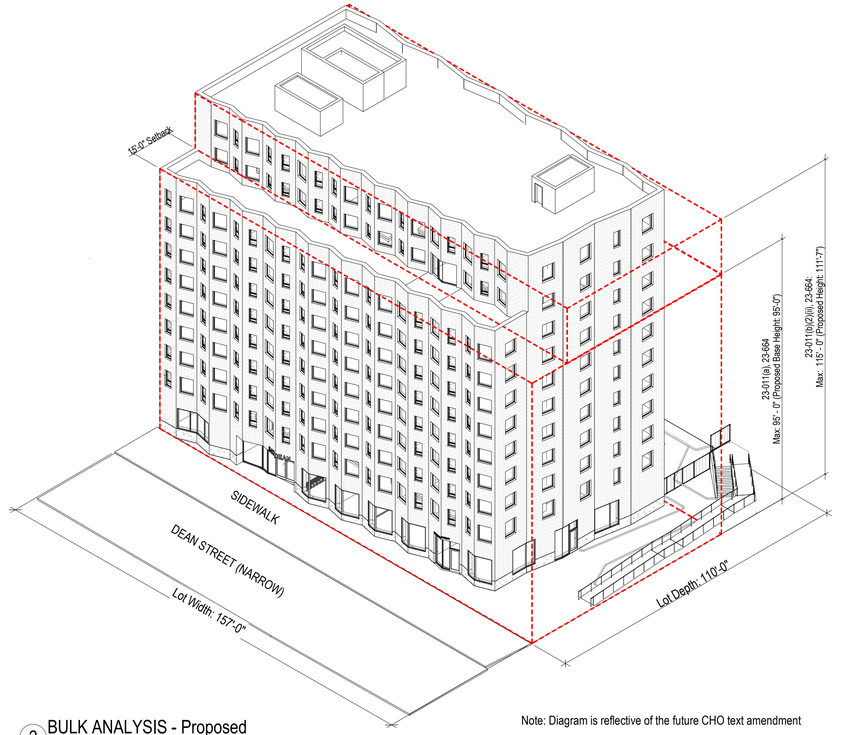
MI / HVI COMPLIANT UNITS - Apartment Number				
FLOOR	0 BR	1 BR	MI Units	HVI Units
11	MI:#8	HVI: #1	2	1
10	MI:#14	MI:#9	2	1
9	HVI: #5	MI:#1	0	0
8			0	0
7			0	0
6	MI:#10	HVI: #9	0	0
5	MI:#5	MI:#1	2	0
4	MI:#12	MI:#9	2	0
3	MI:#3	MI:#1	2	1
2	HVI:#2	MI:#1	2	1
Total			12	4
NOTE: MI Required = 5% of 152 units = 7.6, Rounded up to 8 Units				
NOTE: HVI Required = 2% of 152 units = 3.04, Rounded up to 4 Units				

ACCESSIBLE UNITS SUMMARY

FLOOR	0 BR	1 BR	TOTAL
11	9	3	12
10	9	3	12
9	12	4	16
8	12	4	16
7	12	4	16
6	12	4	16
5	12	4	16
4	12	4	16
3	12	4	16
2	12	4*	16
1	0	0	0
Total	114	38	152
Percent	75%	25%	100%

* 2nd Floor, Apt #7 for Super

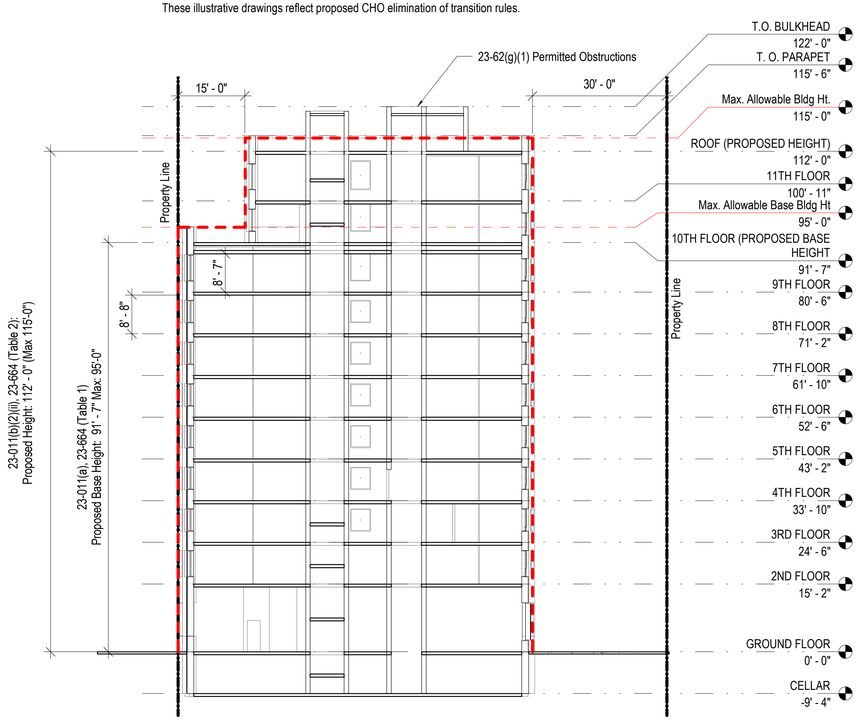
APARTMENT DISTRIBUTION



2 BULK ANALYSIS - Proposed

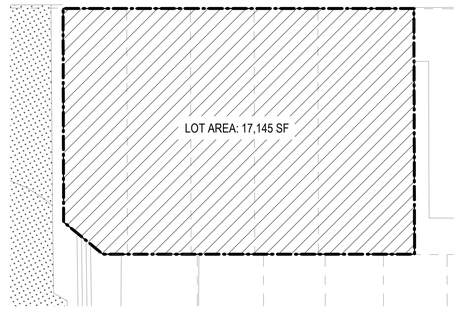
Note: Diagram is reflective of the future CHO text amendment

These illustrative drawings reflect proposed CHO elimination of transition rules.

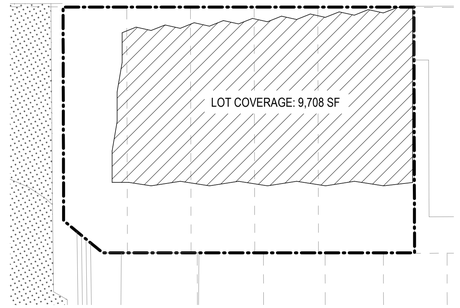


1 ZONING ACTIONS BUILDING SECTION (N-S)
1/16" = 1'-0"

Note: Diagram is reflective of the future CHO text amendment



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



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

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08/23/24	ULURP Rev. 2
03/04/24	ULURP Submission
06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

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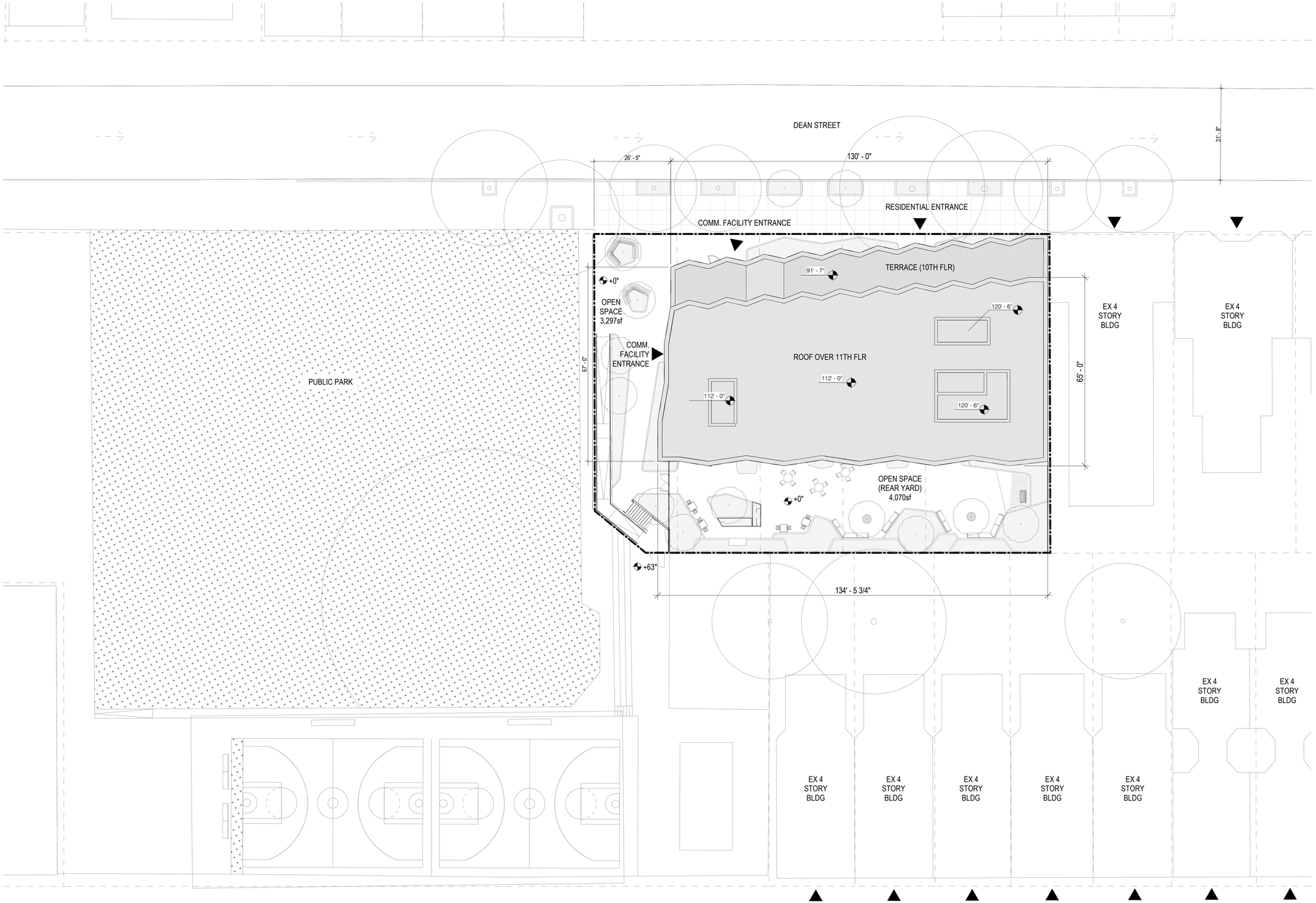
Sheet Title:
ZONING DIAGRAMS & CHARTS

Date: 10/4/2024
Project No: 2106
Dwg By: DC
Chck By: EB

Z-007

Pg No:



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

LEGEND:

- Building entrance
- Property Line
- Traffic Direction
- Planting, see A-051
- Planting, see A-051
- Parks Field
- Existing Tree
- Proposed Tree

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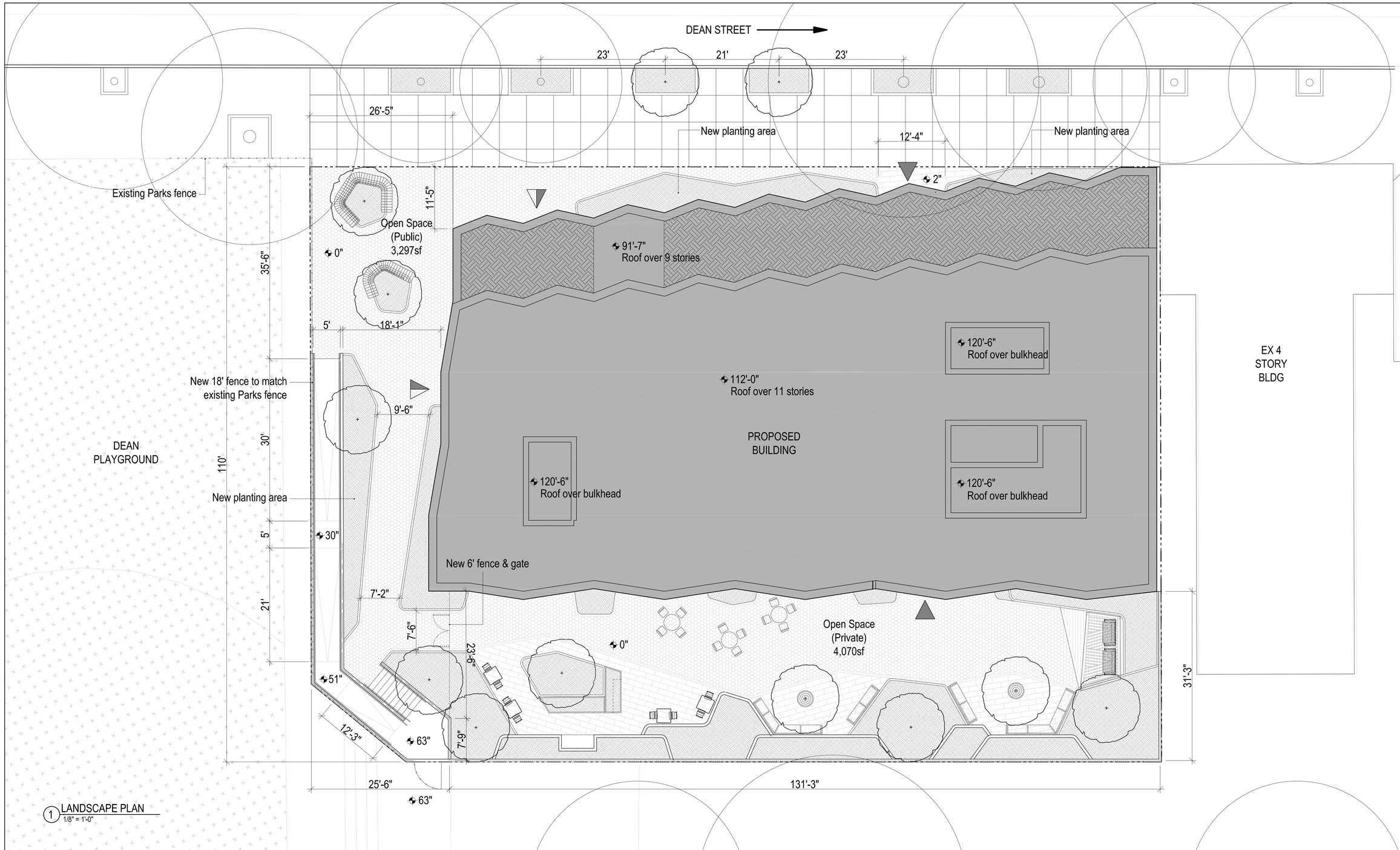
SITE PLAN

Date: 10/4/2024
Project No: 2106
Dwg By: JK
Chk By: EB

A-050

Pg No:

10/4/2024 11:37:25 AM



1 LANDSCAPE PLAN
1/8" = 1'-0"

LEGEND

- Community access point
- Residential access point
- Property line
- Road direction
- Existing street tree
- New tree
- Planting area
- New paving
- New 18' ht fence and gate
- New 6' ht fence and gate
- New 48" guardrail
- New handrail
- Proposed building footprint
- Existing building footprint
- New pavilion
- New tree grate
- New custom timber benches with backrests
- New furniture

NOTES:

1. Applicant's stamp and seal corresponds to the information regarding the development site, zoning lot, and related curb cuts. information regarding the surrounding properties is for illustrative purposes only.
2. Street tree locations subject to Department of Parks & Recreation approval.
3. Refer to architecture drawings for architectural details.
4. All public street improvements subject to Department of Transportation approval.
5. Walkable areas to have a minimum of one foot candles.
6. All street tree planters are subject to Department of Parks & Department of Transportation approval.
7. All private amenity space planting areas, plazas, paving & curbs, benches & furniture shown for illustrative purposes only and are subject to change.
8. Open Space will include: (2) benches with backrest and armrests and (4) trees.

These illustrative drawings reflect proposed CHO elimination of transition rules.

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Date	Issue
3/4/24	ULURP Submission
6/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

Seal and Signature:

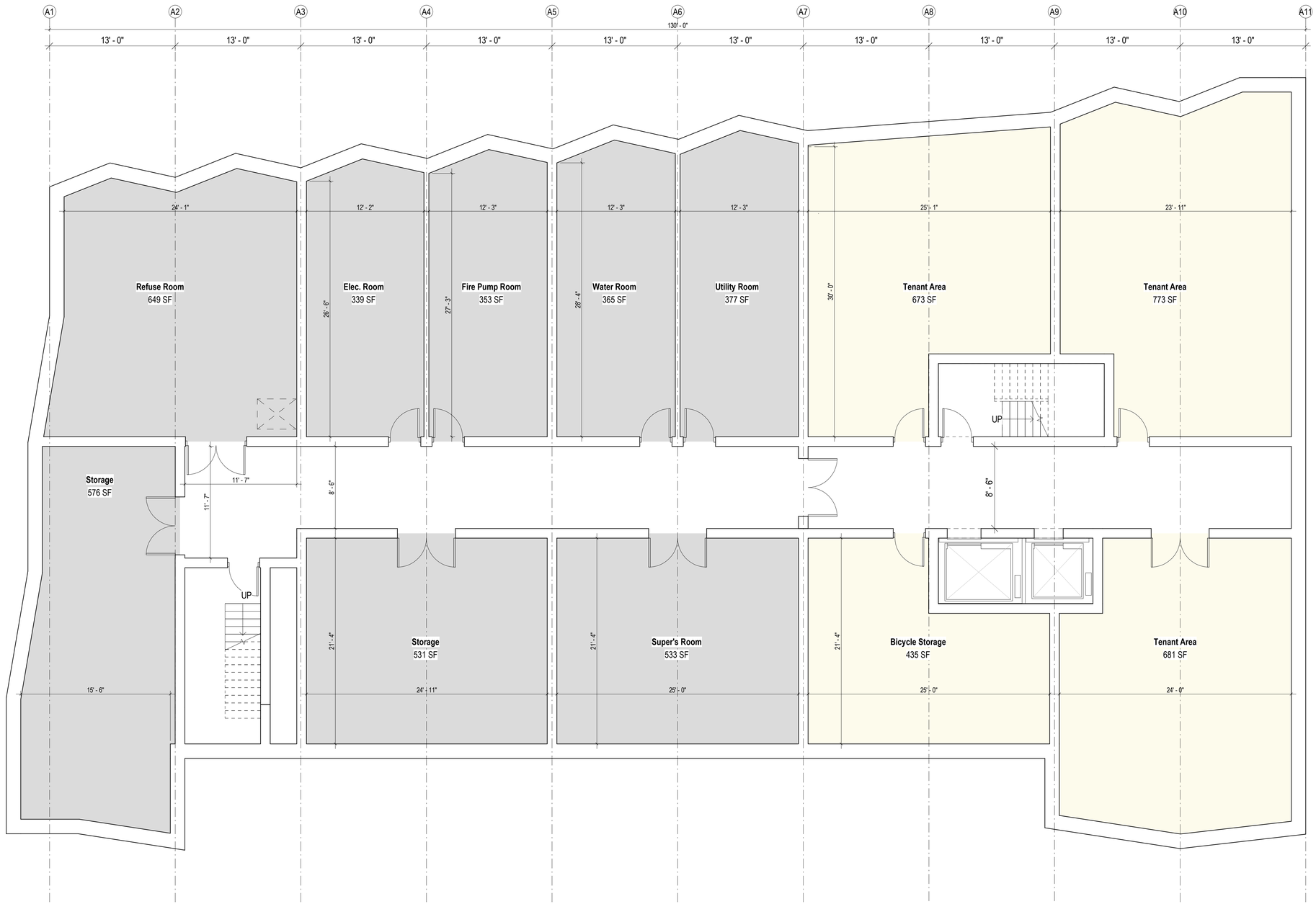
Sheet Title:
LANDSCAPE
PLAN

Date: 10/4/2024
Project No: 2106
Dwg By: Author
Chck By: Checker

A-051

Pg No:

2/26/2024 11:08:00 AM



PROGRAM	COLOR
Community Facility	
Management Office	
Recreation Area	
Residential Support	
Residential (0BR)	
Residential (1BR)	
Green Roof	
Landscape	

1 CELLAR PLAN
3/16" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

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Date	Issue
08/23/24	ULURP Rev. 2
03/04/24	ULURP Submission
06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

Seal and Signature:

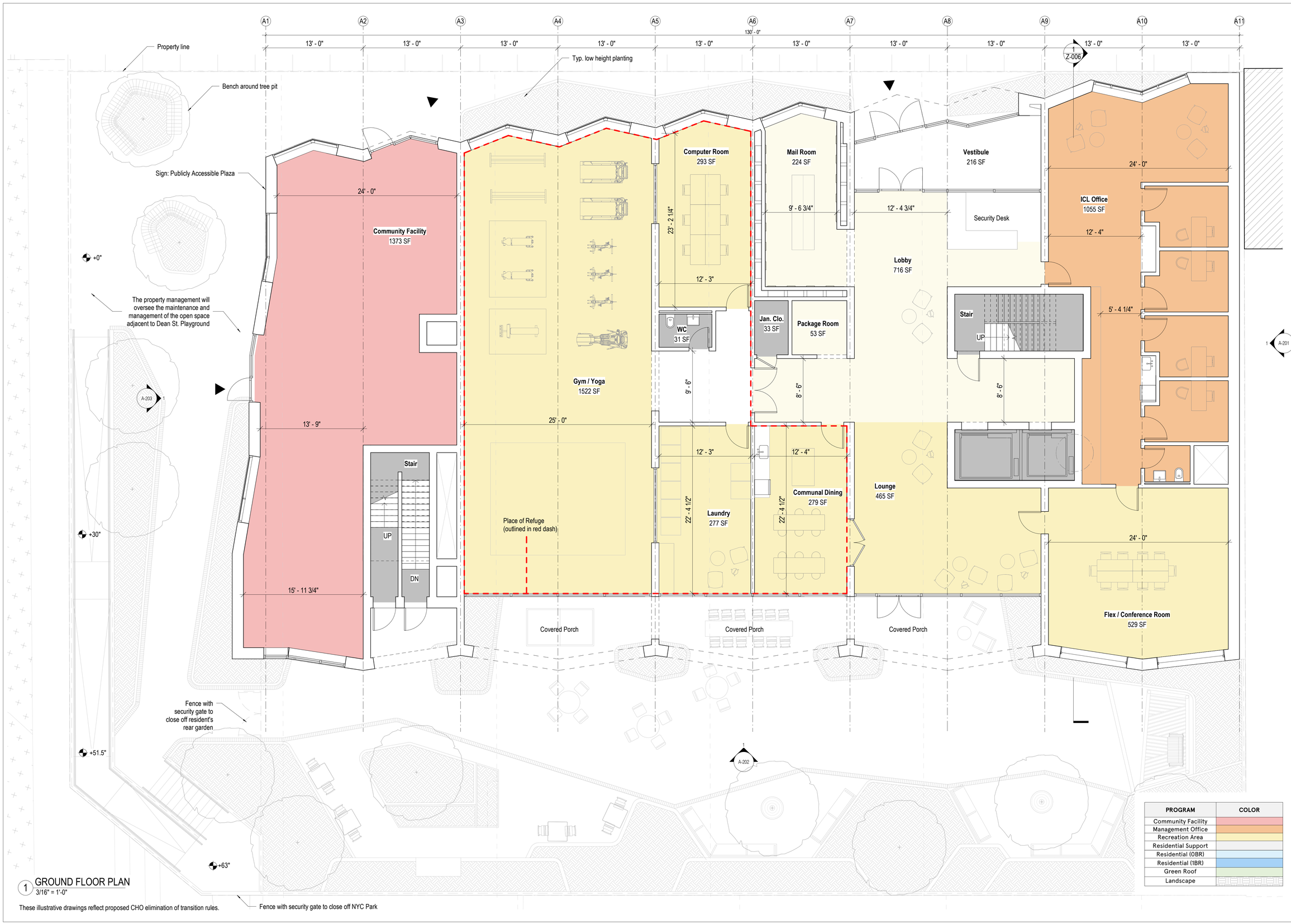
Sheet Title:
CELLAR PLAN

Date: 10/4/2024
Project No: 2106
Dwg By: JK
Chck By: EB

A-100

Pg No:

10/4/2024 11:37:29 AM



PROGRAM	COLOR
Community Facility	
Management Office	
Recreation Area	
Residential Support	
Residential (0BR)	
Residential (1BR)	
Green Roof	
Landscape	

1 GROUND FLOOR PLAN
3/16" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

Project:
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Date	Issue
08/23/24	ULURP Rev. 2
03/04/24	ULURP Submission
06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

Seal and Signature:

Sheet Title:
GROUND FLOOR PLAN

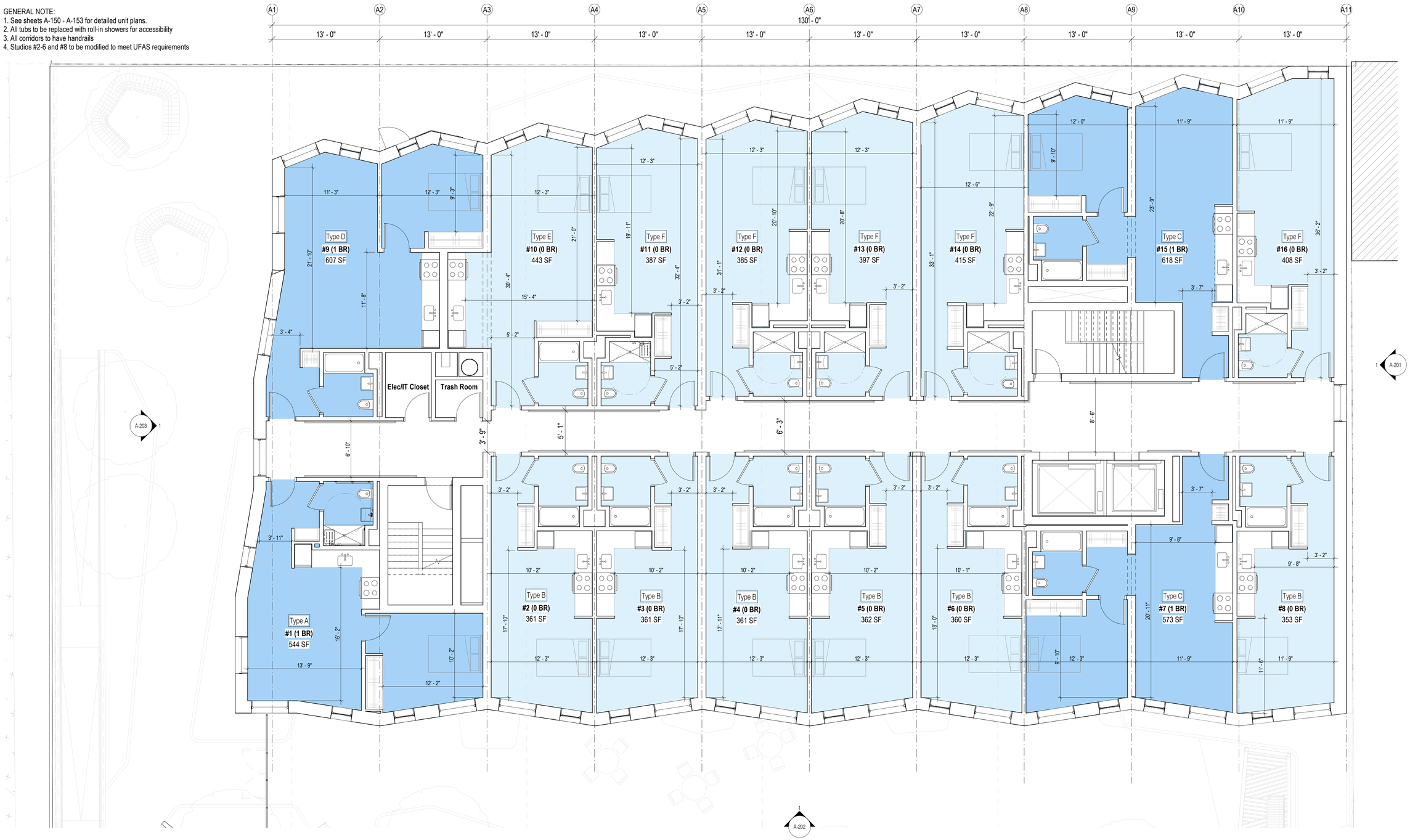
Date: 10/4/2024
Project No: 2106
Dwg By: JK
Chck By: EB

A-101

Pg No:

10/4/2024 11:37:26 AM

GENERAL NOTE:
1. See sheets A-150 - A-153 for detailed unit plans.
2. All tubs to be replaced with roll-in showers for accessibility
3. All corridors to have handrails
4. Studios #2-6 and #8 to be modified to meet UFAS requirements



PROGRAM	COLOR
Community Facility	
Management Office	
Recreation Area	
Residential Support	
Residential (0BR)	
Residential (1BR)	
Green Roof	
Landscape	

1 TYPICAL FLOOR PLAN - FLOORS 2-9
3/16" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

Project:
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Date	Issue
08/23/24	ULURP Rev. 2
03/04/24	ULURP Submission
06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

Seal and Signature:

Sheet Title:
TYPICAL FLOOR PLAN - FLOORS 2-9

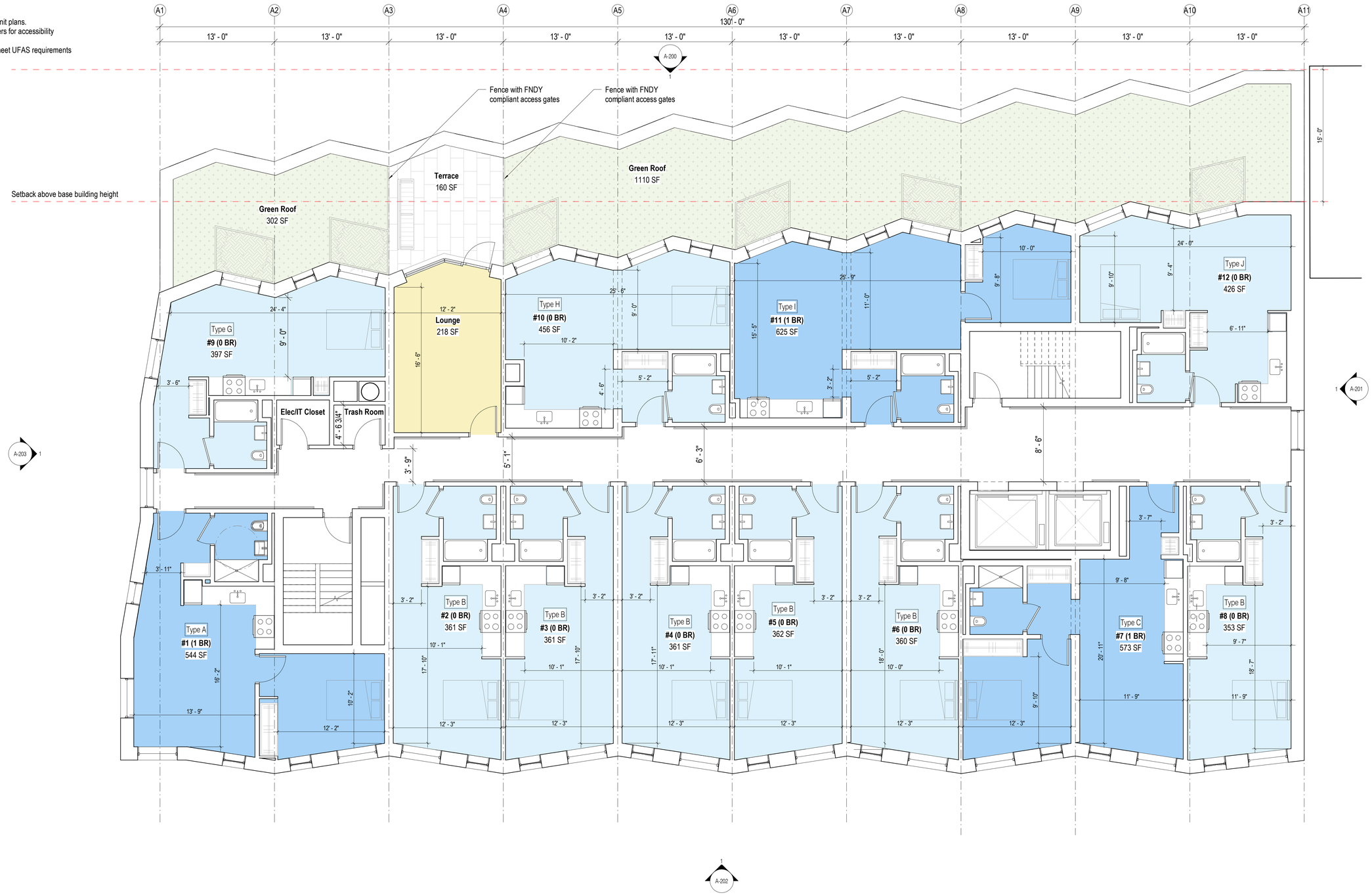
Date: 10/4/2024
Project No: 2106
Dwg By: FS
Chck By: EB

A-102

Pg No:

10/4/2024 11:37:27 AM

GENERAL NOTE:
1. See sheets A-150 - A-153 for detailed unit plans.
2. All tubs to be replaced with roll-in showers for accessibility
3. All corridors to have handrails
4. Studios #2-6 and #8 to be modified to meet UFAS requirements



1
A-202

PROGRAM	COLOR
Community Facility	
Management Office	
Recreation Area	
Residential Support	
Residential (0BR)	
Residential (1BR)	
Green Roof	
Landscape	

1 FLOOR PLAN - LEVEL 10
3/16" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

Project:
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Date	Issue
08/23/24	ULURP Rev. 2
03/04/24	ULURP Submission
06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

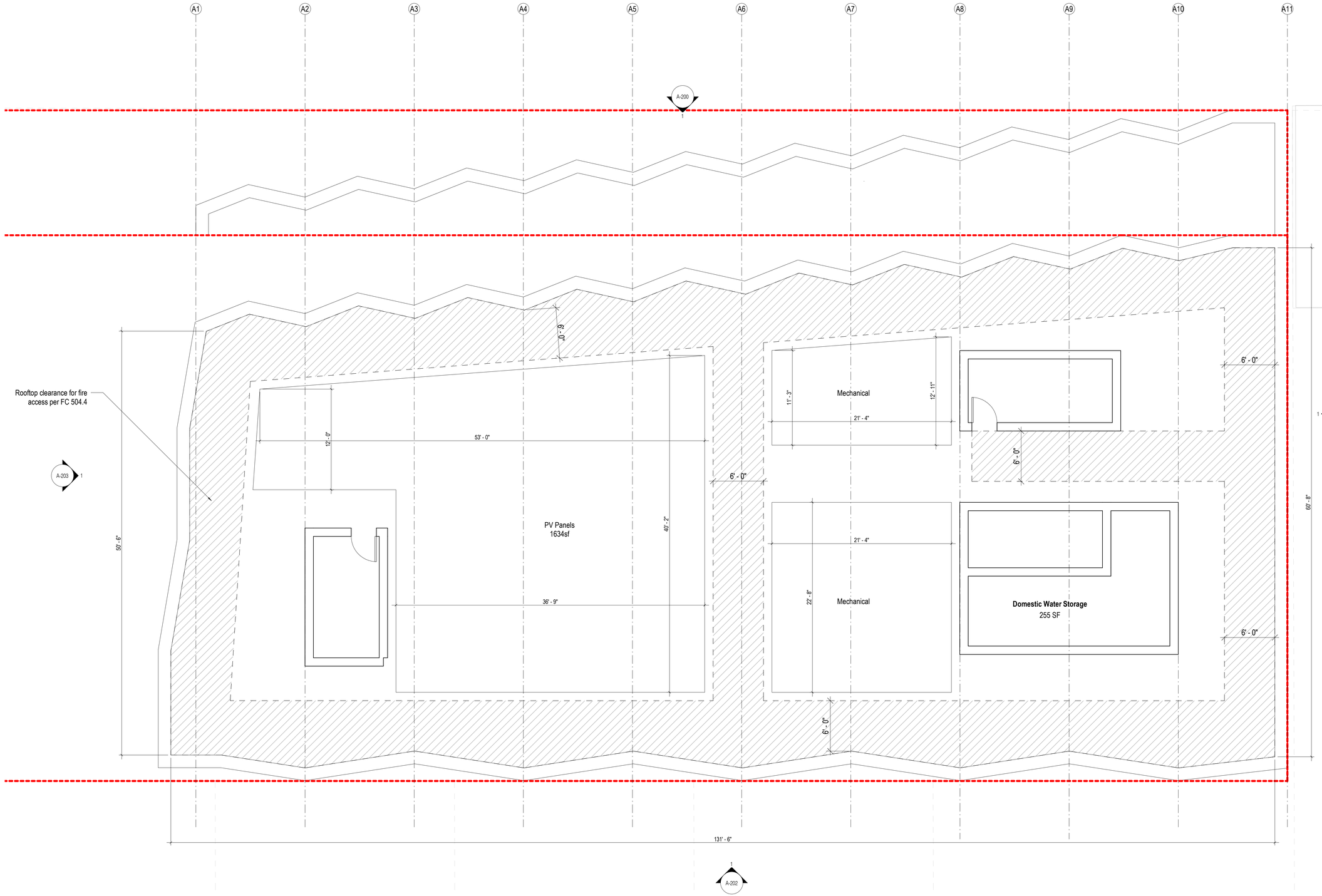
Seal and Signature:

Sheet Title:
TYPICAL FLOOR PLAN - FLOORS 10-11

Date: 10/4/2024
Project No: 2106
Dwg By: FS
Chck By: EB

A-103

Pg No:



1 ROOF PLAN
3/16" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

Project:
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Date	Issue
08/23/24	ULURP Rev. 2
03/04/24	ULURP Submission
06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

Seal and Signature:

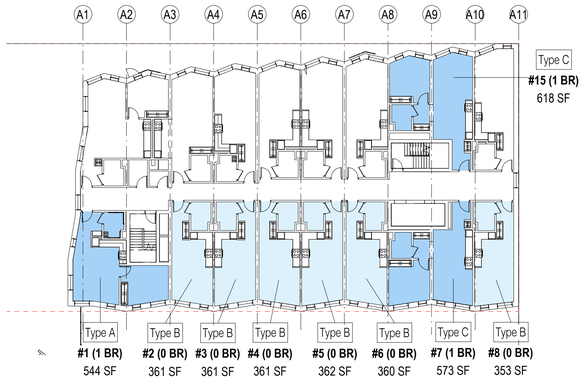
Sheet Title:
ROOF PLAN

Date: 10/4/2024
Project No: 2106
Dwg By: JK
Chck By: EB

A-104

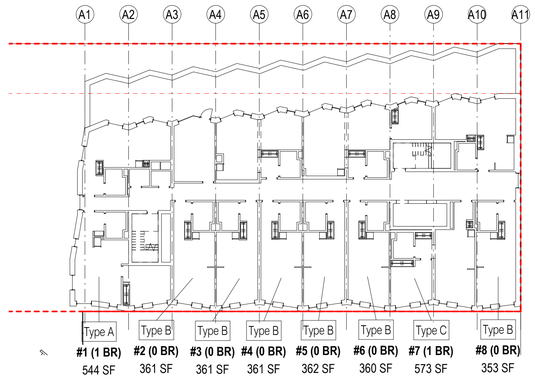
Pg No:

10/4/2024 11:37:27 AM



KEY PLAN - FLOORS 2-9 -
TYPES A, B, C

1 3/64" = 1'-0"



KEY PLAN - FLOORS 10-11 -
TYPES A, B, C

2 3/64" = 1'-0"

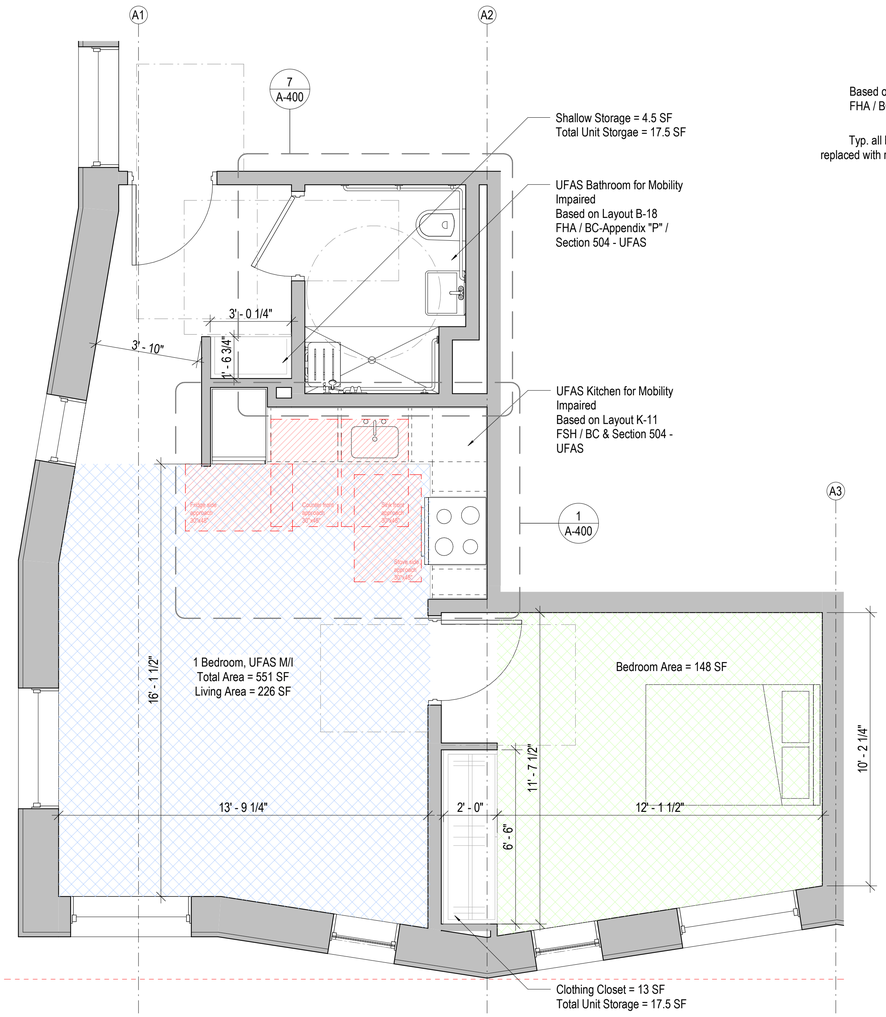
LEGEND

LIVING HABITABLE AREA

BEDROOM HABITABLE AREA

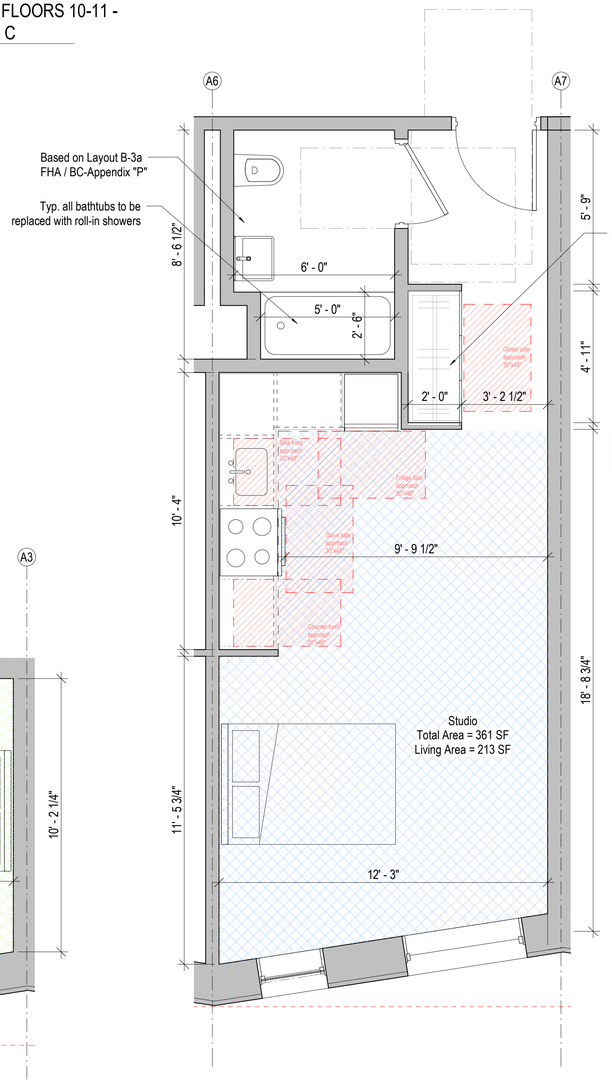
ACCESSIBILITY APPROACH CLEARANCE

These illustrative drawings reflect proposed CHO elimination of transition rules.



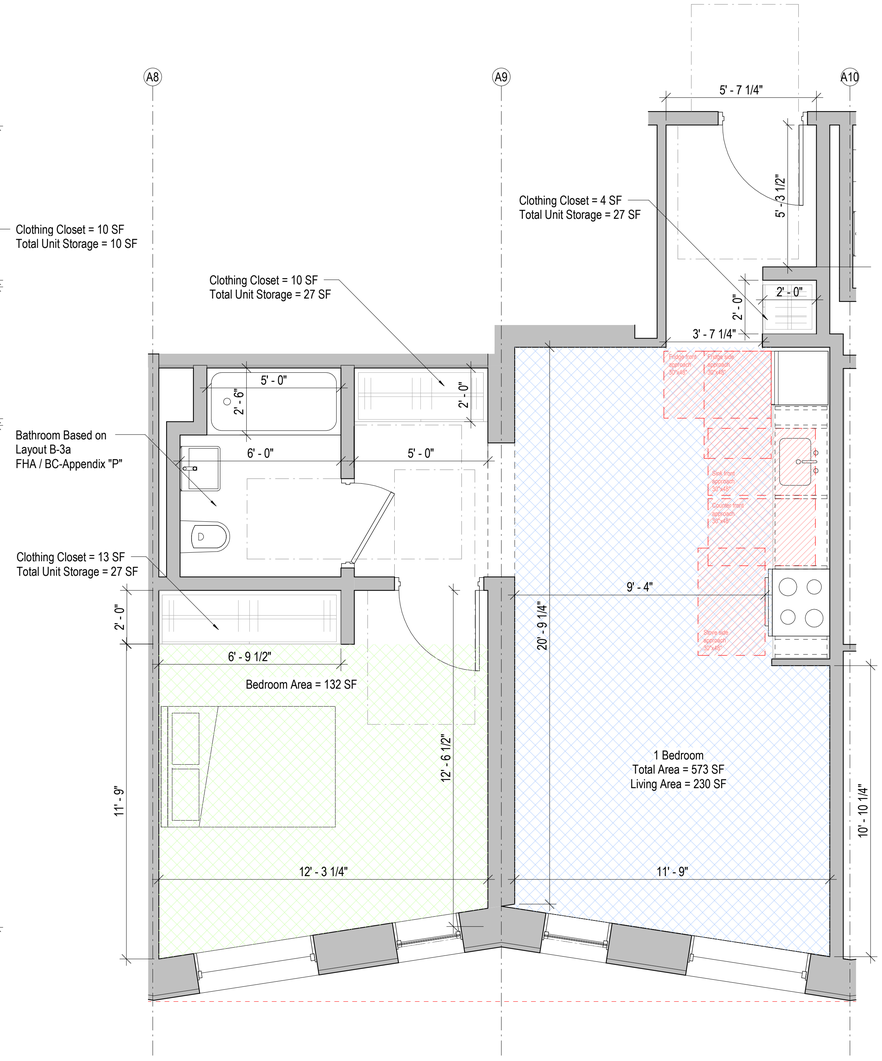
TYPICAL UNIT PLAN - Type A -
1 BEDRM - UFAS - QUANTITY 10

3 3/8" = 1'-0"



TYPICAL UNIT PLAN - TYPE B -
STUDIO - QUANTITY 60

4 3/8" = 1'-0"



TYPICAL UNIT PLAN - TYPE C -
1 BEDRM - QUANTITY 18

5 3/8" = 1'-0"

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Date	Issue
08/23/24	ULURP Rev. 2
03/04/24	ULURP Submission
06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

Seal and Signature:

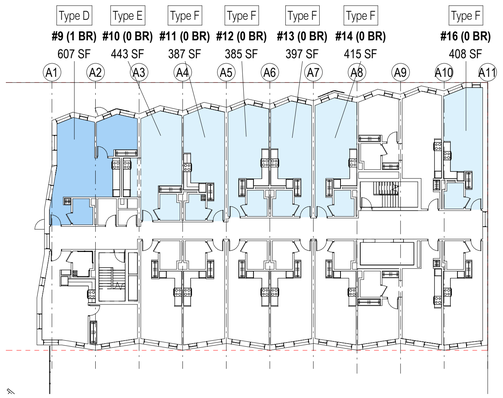
Sheet Title:
ENLARGED UNIT PLANS - TYPES A, B, C

Date: 10/4/2024
Project No: 2106
Dwg By: FS
Chck By: EB

A-150

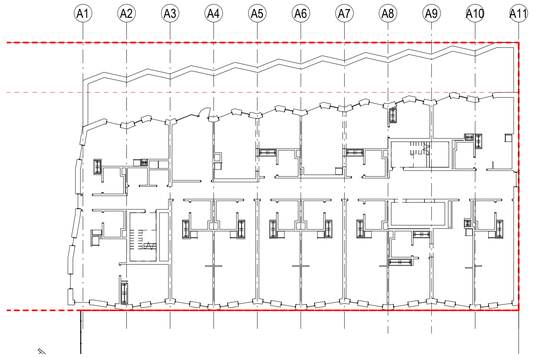
Pg No:

10/4/2024 11:37:28 AM



KEY PLAN - FLOORS 2-9 - TYPES D, E, F

1 3/64" = 1'-0"



KEY PLAN - FLOORS 10-11 - TYPES D, E, F

2 3/64" = 1'-0"

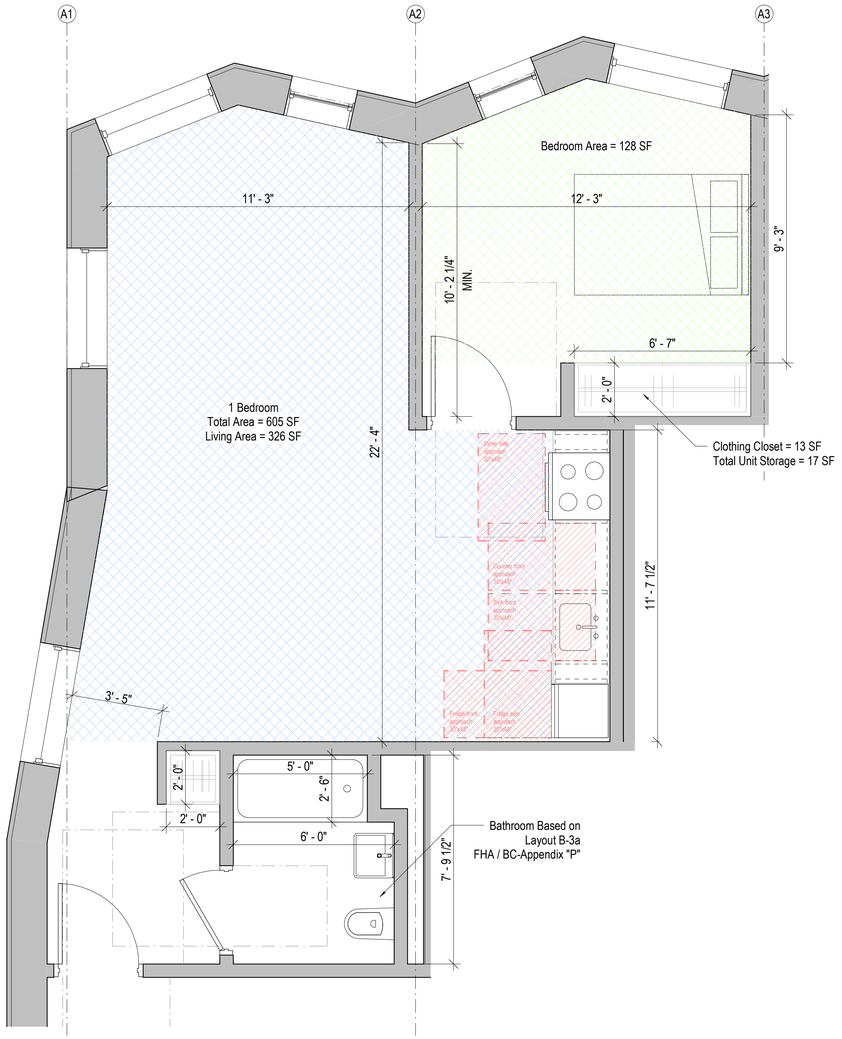
LEGEND

LIVING HABITABLE AREA

BEDROOM HABITABLE AREA

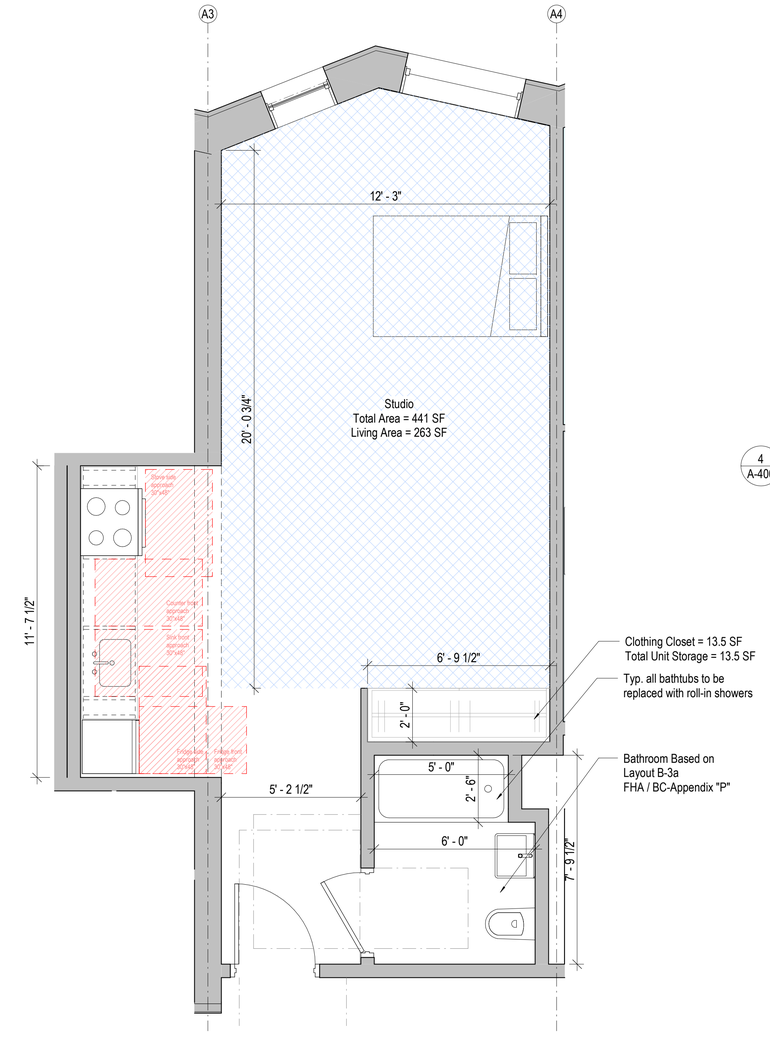
ACCESSIBILITY APPROACH CLEARANCE

These illustrative drawings reflect proposed CHO elimination of transition rules.



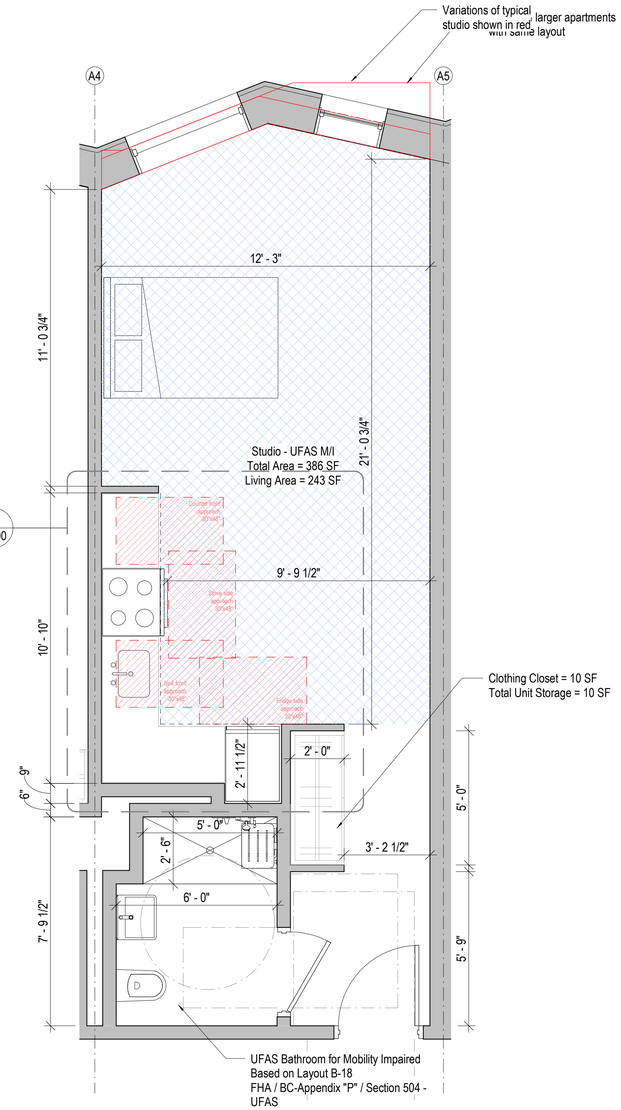
TYPICAL UNIT PLAN - Type D - 1 BEDRM - QUANTITY 8

3 3/8" = 1'-0"



TYPICAL UNIT PLAN - Type E - STUDIO - QUANTITY 8

4 3/8" = 1'-0"



TYPICAL UNIT PLAN - Type F - STUDIO - UFAS - QUANTITY 48

5 3/8" = 1'-0"

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Date	Issue
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03/04/24	ULURP Submission
06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

Seal and Signature:

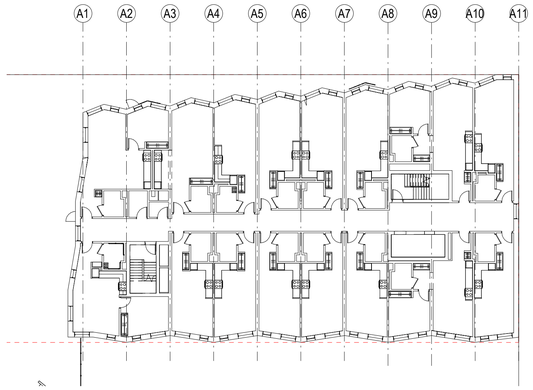
Sheet Title:
ENLARGED UNIT PLANS - TYPES D, E, F

Date: 10/4/2024
Project No: 2106
Dwg By: FS
Chck By: EB

A-151

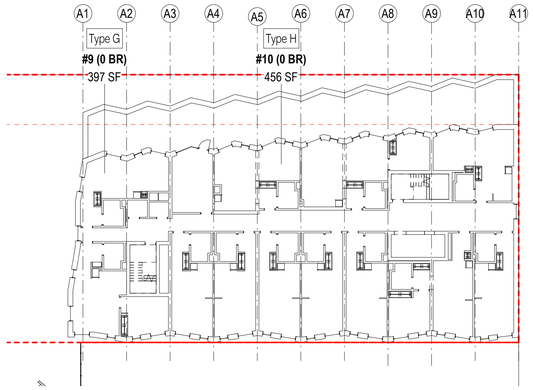
Pg No:

10/4/2024 11:37:29 AM



KEY PLAN - FLOORS 2-9 - TYPES G, H

1 3/64" = 1'-0"



KEY PLAN - FLOORS 10-11 - TYPES G, H

2 3/64" = 1'-0"

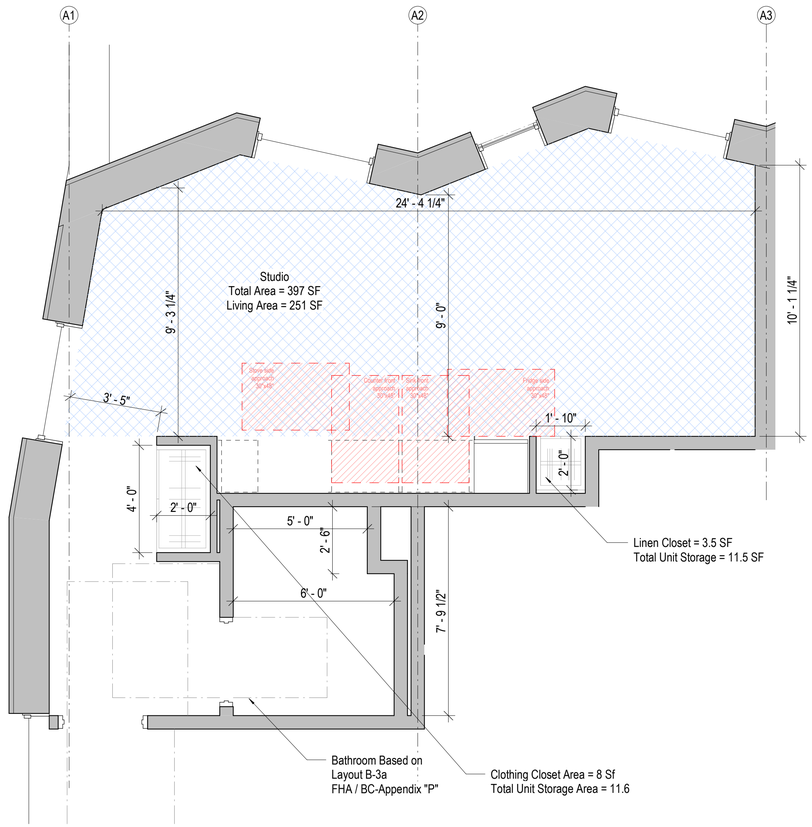
LEGEND

LIVING HABITABLE AREA

BEDROOM HABITABLE AREA

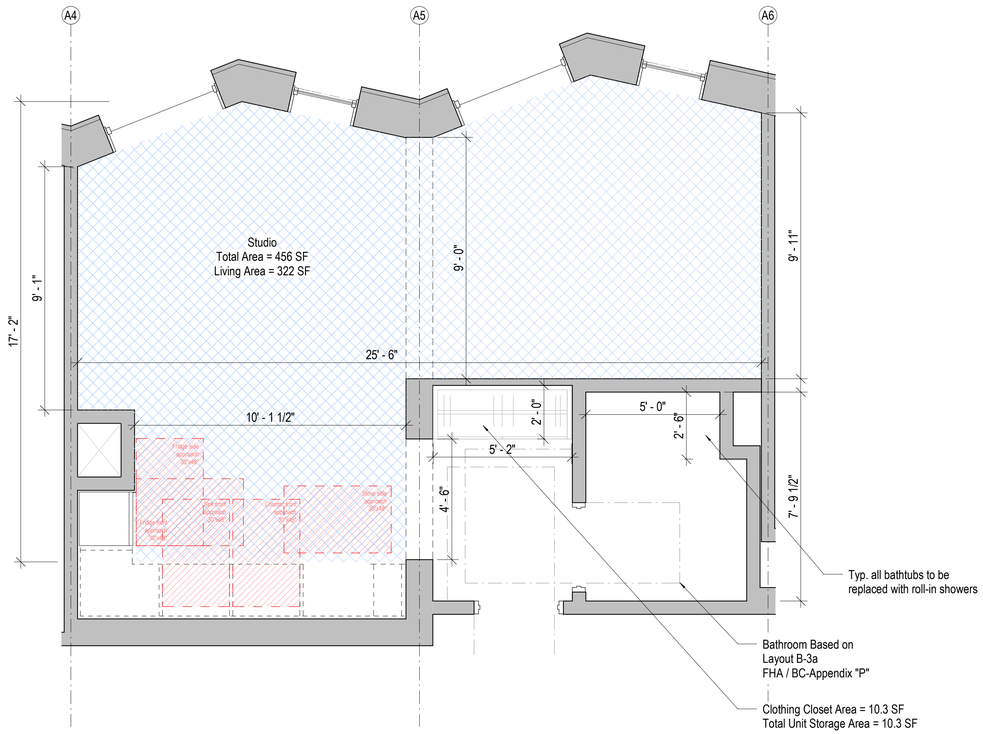
ACCESSIBILITY APPROACH CLEARANCE

These illustrative drawings reflect proposed CHO elimination of transition rules.



TYPICAL UNIT PLAN - Type G - STUDIO - QUANTITY 2

3 3/8" = 1'-0"



TYPICAL UNIT PLAN - Type H - STUDIO - QUANTITY 2

4 3/8" = 1'-0"

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Date	Issue
08/23/24	ULURP Rev. 2
03/04/24	ULURP Submission
06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

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Sheet Title:
ENLARGED UNIT PLAN - TYPES G, H

Date: 10/4/2024
Project No: 2106
Dwg By: FS
Chck By: EB

A-152

Pg No:

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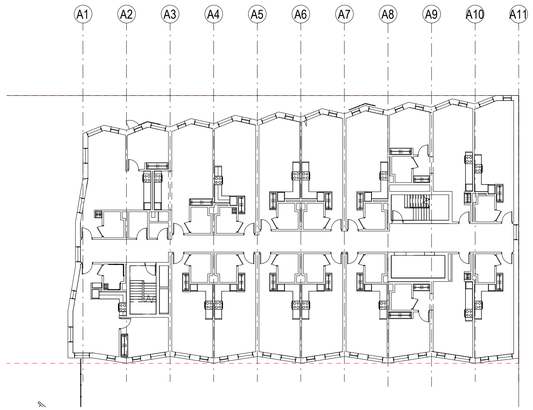
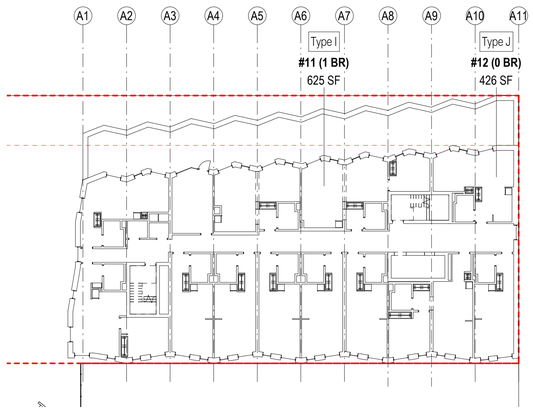


KEY PLAN - FLOORS 2-9 - TYPES I, J

1 3/64" = 1'-0"



KEY PLAN - FLOORS 10-11 - TYPES I, J

2 3/64" = 1'-0"

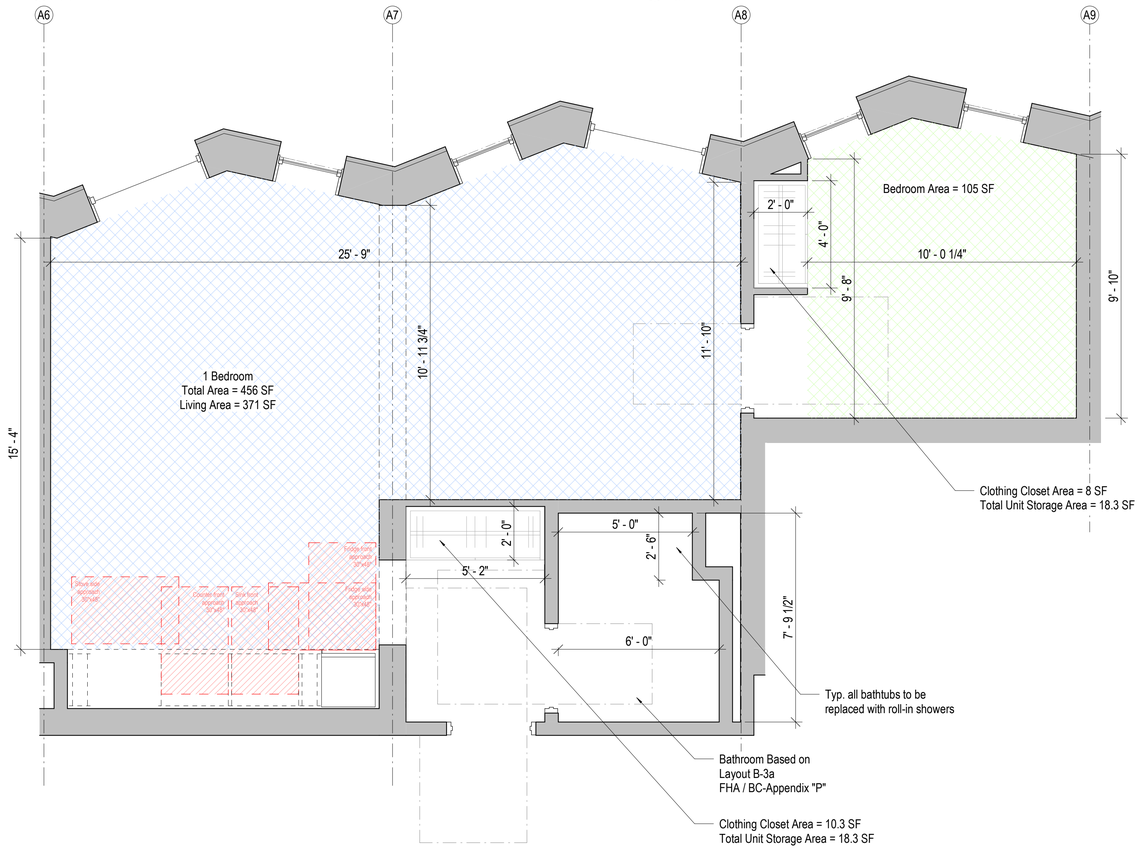
LEGEND

LIVING HABITABLE AREA

BEDROOM HABITABLE AREA

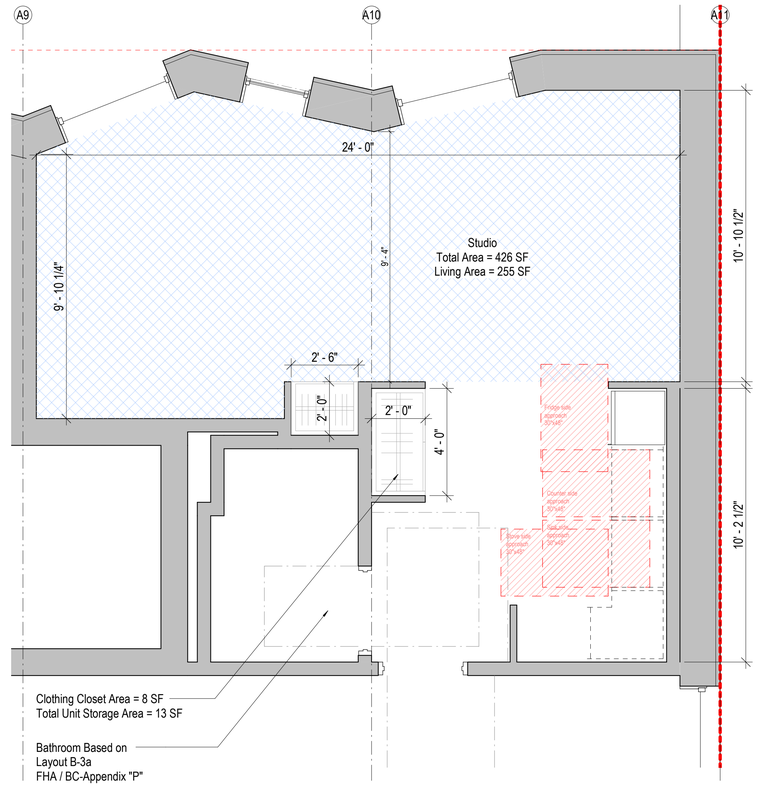
ACCESSIBILITY APPROACH CLEARANCE

These illustrative drawings reflect proposed CHO elimination of transition rules.



TYPICAL UNIT PLAN - Type I - 1 BEDRM - QUANTITY 2

3 3/8" = 1'-0"



TYPICAL UNIT PLAN - Type J - STUDIO - QUANTITY 2

4 3/8" = 1'-0"

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10/4/24	ULURP Rev. 3

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Sheet Title:
ENLARGED UNIT PLANS - TYPES I, J

Date: 10/4/2024
Project No: 2106
Dwg By: FS
Chck By: EB

A-153

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1 NORTH ELEVATION
1/8" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

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10/4/24	ULURP Rev. 3

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Sheet Title:
NORTH ELEVATION

Date: 10/4/2024
Project No: 2106
Dwg By: JK, FS
Chck By: EB

A-200

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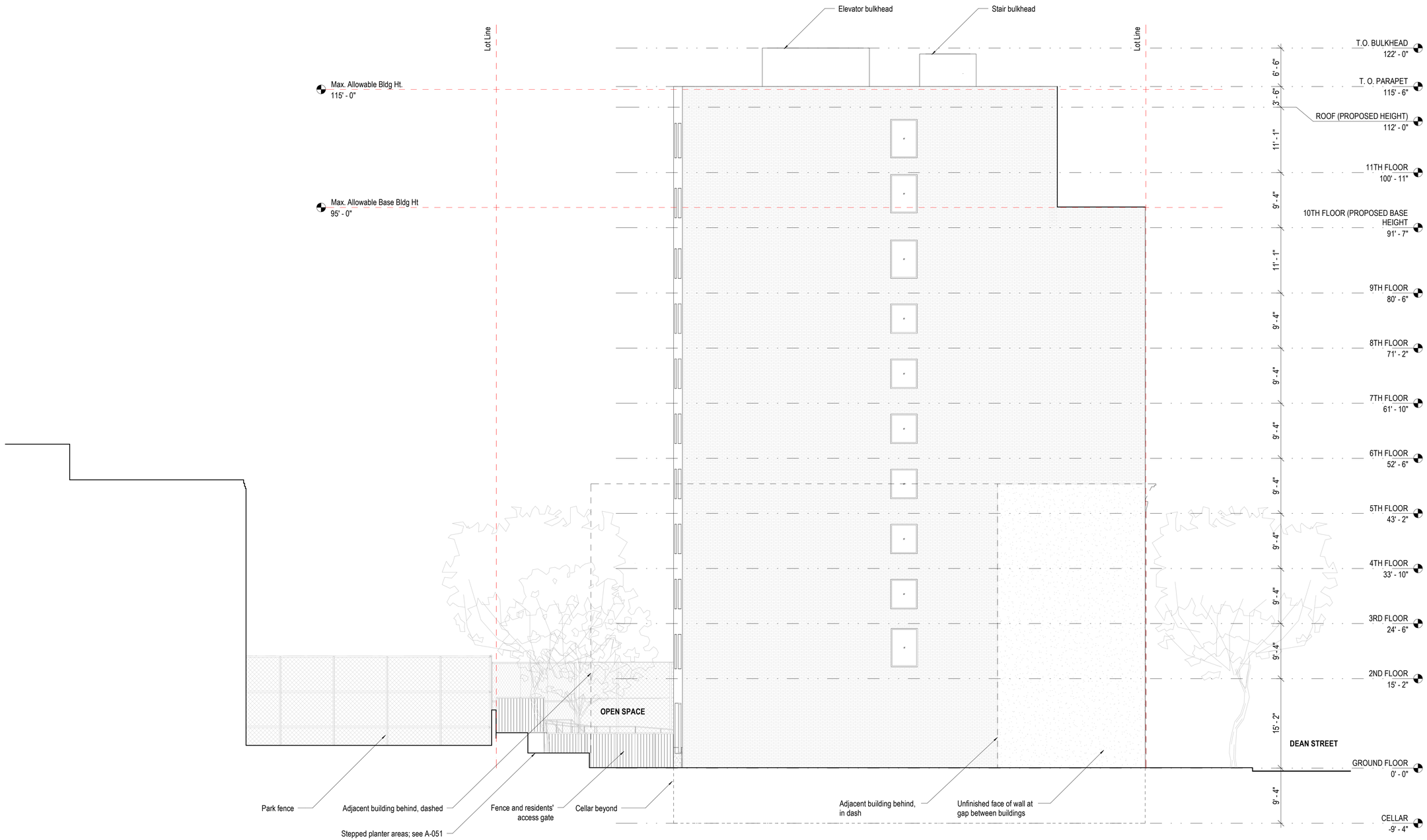

1 EAST ELEVATION
1/8" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

Project:
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10/4/24	ULURP Rev. 3

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Sheet Title:
EAST ELEVATION

Date: 10/4/2024
Project No: 2106
Dwg By: JK, FS
Chck By: EB

A-201

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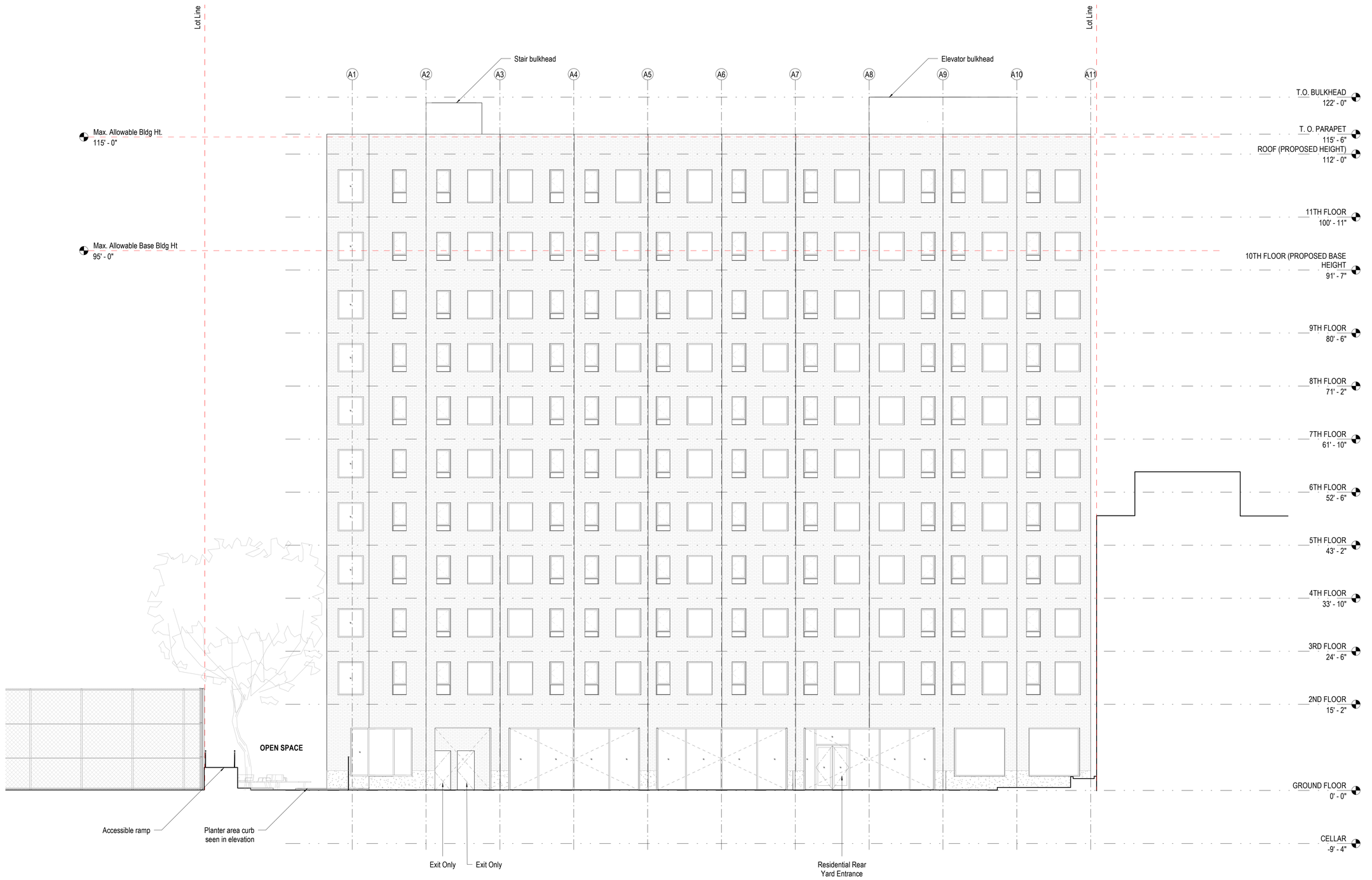

1 SOUTH ELEVATION
1/8" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

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06/18/24	ULURP Rev. 1
10/4/24	ULURP Rev. 3

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SOUTH ELEVATION

Date: 10/4/2024
Project No: 2106
Dwg By: JK, FS
Chck By: EB

A-202

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1 WEST ELEVATION
1/8" = 1'-0"

These illustrative drawings reflect proposed CHO elimination of transition rules.

Project:
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10/4/24	ULURP Rev. 3

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Sheet Title:
WEST ELEVATION

Date: 10/4/2024
Project No: 2106
Dwg By: JK, FS
Chck By: EB

A-203

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