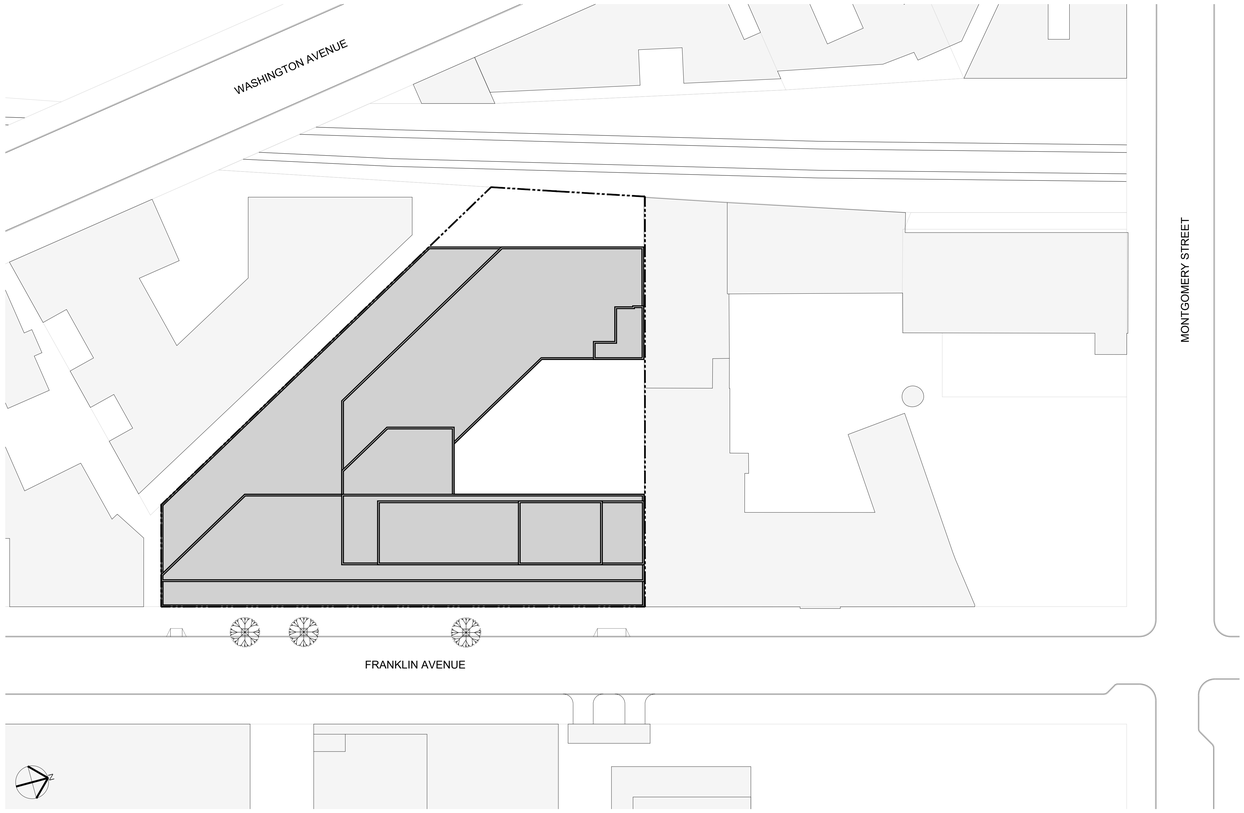
970 FRANKLIN AVE
ZR 74-52 SPECIAL PERMIT DRAWINGS

970 FRANKLIN AVENUE, BROOKLYN, NEW YORK 11225

SITE PLAN



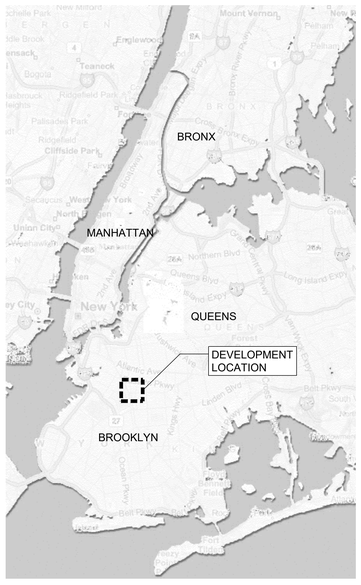
DRAWING INDEX

DWG NO.	DRAWING TITLE
Z-01	COVER SHEET
Z-02	SITE PLAN / ZONING ANALYSIS

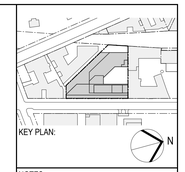
AREA MAP



LOCATION MAP



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.



NOTES:

NUMBER:	DATE:	REVISION:
4	11/14/2024	VERSION 4
3	09/23/2024	VERSION 3
2	05/23/2023	VERSION 2
1	02/01/2023	VERSION 1

PROJECT:

970 FRANKLIN AVENUE

970 FRANKLIN AVENUE
BROOKLYN, NY 11225
BLOCK: 1192
LOT: 63, 66

CLIENT:

THE CONTINUUM COMPANY LLC

30 WEST 21ST, 11TH FLOOR
NEW YORK, NY 10010
(212) 554-3700

ARCHITECT:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

DOB STAMPS & SIGNATURES:

DWG TITLE:

COVER SHEET

SEAL & SIGNATURE:

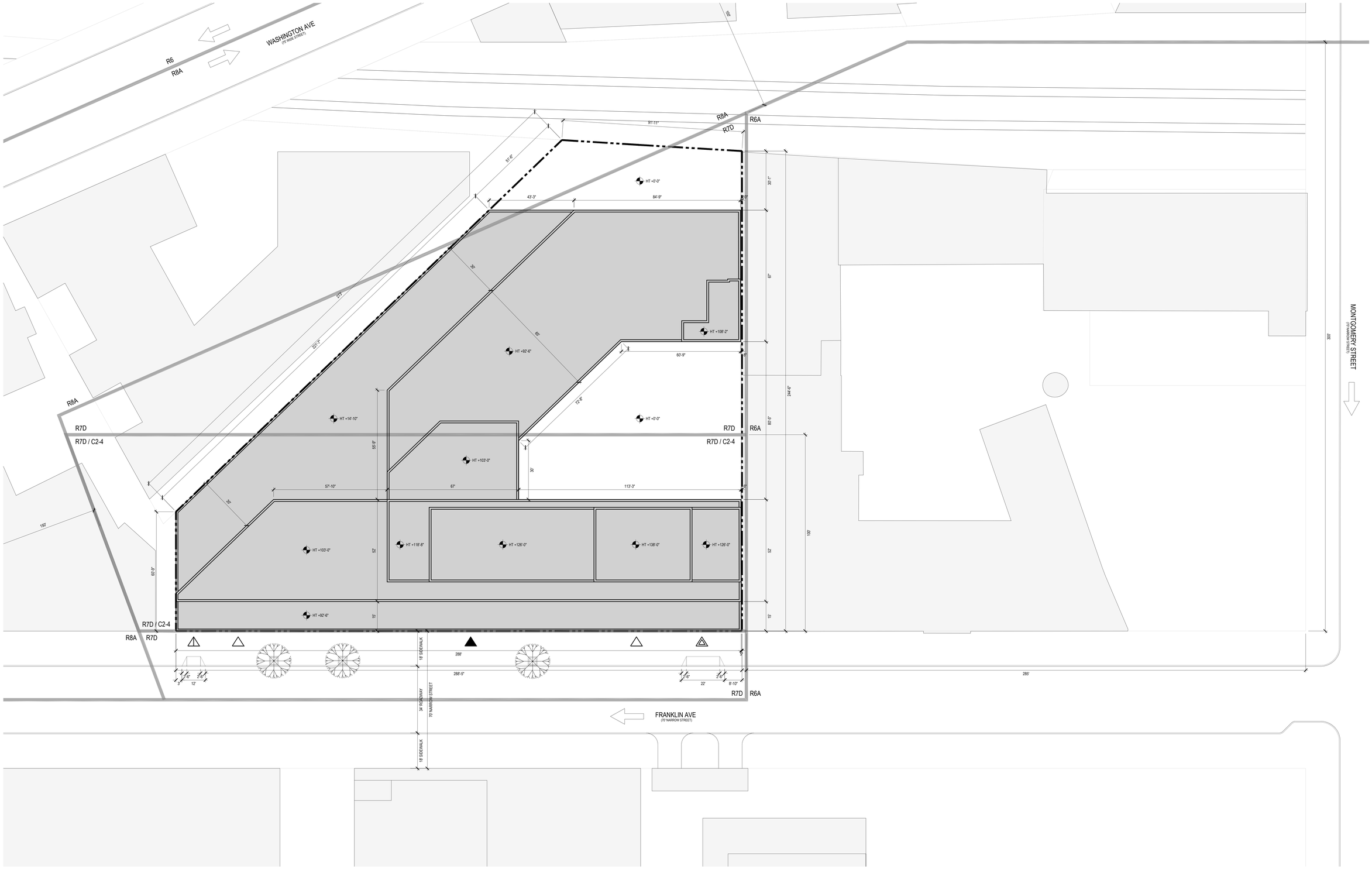


DATE: 11/14/2024

PROJECT #: 22A18

Z-01

DWG NO.



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

0' 5' 10' 30' 50'

LEGEND:

- TAX LOT LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- ROAD DIRECTION
- R8A / C2-4 — ZONING DISTRICT
- EXISTING BUILDING FOOTPRINT
- PROPOSED CONCEPT PLAN FOOTPRINT
- HT +75'-0" — ILLUSTRATIVE BUILDING HEIGHT
- STREET TREE
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- PARKING ACCESS POINT
- LOADING ACCESS POINT

SITE DATA

Block:	1192
Lots:	63, 66
R7D/C2-4 Lot Area:	28,042 SF
R7D Lot Area:	23,736 SF
R8A Lot Area:	1,479 SF
Total Lot Area:	53,257 SF
Street Address:	970 Franklin Ave
Zoning:	R7D/C2-4, R7D, R8A
Community District:	9, Brooklyn
Zoning Section Map No.:	16d

CITY PLANNING COMMISSION REQUIRED ACTIONS

1. Rezoning R6A to R7D/C2-4 and R7D .
2. Zoning Map Amendment to Appendix F Mandatory Inclusionary Housing Program Area.
3. Special permit per ZR 74-52 to modify parking requirements per ZR 25-23.

ZONING CALCULATIONS- 970 FRANKLIN AVENUE

ZR Sec. No.	Item	Permitted / Required		Proposed Concept Plan		Compliance / Notes
	Zoning District					
		R7D	R7D / C2-4	R7D	R7D / C2-4	
	Parking					
	Residential Parking					Special Permit pursuant to ZR 74-52 to waive the parking requirments per ZR 25-23
ZR 36-33 & ZR 25-23	Parking for Non-Income Restricted DUs Required	50% of Dwelling Units	50% of Dwelling Units	20% of Dwelling Units	20% of Dwelling Units	
ZR 36-35 & ZR 25-251	Parking for Income Restricted DUs Required	None Required	None Required	None Provided	None Provided	
ZR 36-21	Commercial Parking - Retail					Complies
	Parking Spaces Required	N/A	1 per 1,000 sf 8,128 sf / 1,000 9 Spaces			
ZR 36-232	Commercial Parking in PRC A or B	N/A	9 < 40 Spaces None Required	N/A	None Provided	

GENERAL NOTES:
1. BUILDING WITHIN THE PROPOSED ILLUSTRATIVE BUILDINGS, MECHANICAL BULKHEAD, BUILDING ENTRANCES, CURB CUT, AND LANDSCAPING ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
2. PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE TO ROOF.
3. 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.

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

C 230358 ZSK
SPECIAL PERMIT
ZR 74-52

CPC APPROVED: 09/23/2024 (Cal. No. 4)
CC APPROVED: 11/21/2024 (Res. No. 667)

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

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KEY PLAN:

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DOB STAMPS & SIGNATURES:

DWG TITLE:

SITE PLAN / ZONING ANALYSIS

SEAL & SIGNATURE:

REGISTERED ARCHITECT
STEPHEN WEST
No. 026259
STATE OF NEW YORK

DATE: 11/14/2024

PROJECT #: 22A18

Z-02
DWG NO.