


| ULURP DRAWING LIST | |
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| SHEET LIST | |
| | |
| T-001.00 | TITLE SHEET |
| **ZONING** | |
| Z-001.00 | ZONING ANALYSIS |
| Z-002.00 | ZONING DIAGRAMS |
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| ULURP DRAWING LIST | |
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| SHEET LIST | |
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| L-502.00 | BENCH DETAILS |
| L-503.00 | SIGNANGE DETAILS |
| L-504.00 | PLANTING DETAILS |

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**REVISIONS**

| | | |
|---|---|---|
| 01 | 10.16.2020 | PRE APPLICATION STATEMENT |
| 02 | 12.15.2021 | DRAFT LAND USE APPLICATION |
| 03 | 07.13.2022 | DRAFT LAND USE APPLICATION |
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| 05 | 02.06.2024 | FINAL LAND USE APPLICATION |

DATE | DRAWN BY | CHECKED BY

KL

**SHEET TITLE**

TITLE SHEET

**SCALE**

1/16" = 1'-0"

**SHEET NO.**

T-001.00

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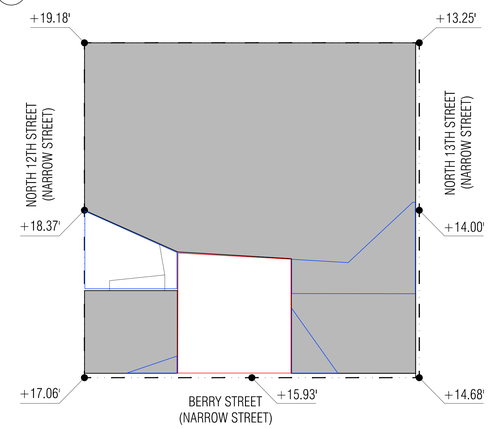
| ZR | ITEM/DESCRIPTION | | | | PERMITTED/REQUIRED BY UNDERLYING ZONING DISTRICT | | PERMITTED BY ZR 74-96 SPECIAL PERMIT | | PROPOSED | | COMPLIANCE WITH UNDERLYING ZONING DISTRICT / COMPLIANCE WITH ZR 74-96 SPECIAL PERMIT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 42-00 | USE REGULATIONS PER M1-2 DISTRICT REGULATIONS | | | | PERMITTED USES: UG 4-14, 16 & 17 | | PERMITTED USES<br><br>REQUIRED INDUSTRIAL USE-<br>USE GROUPS 11A, 16A, 16B, 17B, 17C & 18A, AS SPECIFIED IN SECTIONS 32-20 (UG 11A), 32-25 (UG 16), 42-14 (UG 17), AND BEVERAGES, ALCOHOLIC OR BREWERIES AS LISTED IN SECTION 42-15 (UG 18)<br><br>INCENTIVE USES-<br>USE GROUPS 5, 6A, 6C, 7A, 8C, 10A, 10B, 12, 13 & 16, AS SPECIFIED IN SECTION 32-14 (UG 5), 32-15 (UG 6A OR 6C), 32-16 (UG 7A), 32-17 (UG 8C), 32-19 (UG 10A OR 10B), 32-21 (UG 12). 32-22 (UG 13), AND MOVING OR STORAGE OFFICES, WITH NO LIMITATION AS TO STORAGE OR FLOOR AREA PER ESTABLISHMENT, AS WELL AS PACKING OR CRATING ESTABLISHMENTS, AND WAREHOUSES, AS SPECIFIED IN SECTION 32-25 (UG 16) | | PERMITTED USES<br>UG 6B OFFICES<br><br>REQUIRED INDUSTRIAL USES-<br>UG 17B MANUFACTURING ESTABLISHMENTS<br><br>INCENTIVE USES-<br>UG 6A RETAIL & COMMERCIAL | | **COMPLIES WITH UNDERLYING ZONING DISTRICT** |
| 43-12<br>43-122 | FLOOR AREA RATIO | | | | COMMERCIAL / MANUFACTURING<br>COMMUNITY FACILITY | MAX FAR<br>2.0<br>4.8 | BASE MAX FAR<br>MAX ADDITIONAL FAR FOR REQUIRED INDUSTRIAL USES<br>MAX FAR FOR INCENTIVE USES | MAX FAR<br>2.0<br>0.8<br>2.0 | PERMITTED USES<br>REQUIRED USES<br>INCENTIVE USES | FAR<br>2.0<br>0.8<br>2.0 | **DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT**<br><br>*** SPECIAL PERMIT PER ZR 74-96 REQUIRED** |
| | | | | | TOTAL PERMITTED | 4.8 | TOTAL PERMITTED | 4.8 | TOTAL PROPOSED | 4.8 | |
| | FLOOR AREA | | | | | MAX FLOOR AREA (SF) | | MAX FLOOR AREA (SF) | | FLOOR AREA (SF) | **DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT** |
| | | | | | COMMERCIAL / MANUFACTURING<br>COMMUNITY FACILITY | 80,000<br>192,000 | BASE MAX FA<br>MAX ADDITIONAL FA FOR REQUIRED INDUSTRIAL USES<br>MAX FA FOR INCENTIVE USES | 80,000<br>32,000<br>80,000 | PERMITTED USES<br>REQUIRED USES<br>INCENTIVE USES | 80,000<br>32,000<br>80,000 | *** SPECIAL PERMIT PER ZR 74-96 REQUIRED** |
| | | | | | TOTAL PERMITTED | 192,000 | TOTAL PERMITTED | 192,000 | TOTAL PROPOSED | 192,000 | |
| 43-25<br>43-28<br>43-312 | YARD REQUIREMENT | | | | NO SIDE YARDS REQUIRED<br>NO REAR YARD REQUIRED WITHIN 100' OF A FRONT LOT LINE THAT COINCIDES WITH A STREET LINE MEASURING LESS THAN 230' IN LENGTH BETWEEN TWO INTERSECTING STREETS<br>REAR YARD EQUIVALENT IS REQUIRED ON THROUGH LOT PORTIONS OF THE LOT | | NO SIDE YARDS REQUIRED<br>NO REAR YARD REQUIRED WITHIN 100' OF A FRONT LOT LINE THAT COINCIDES WITH A STREET LINE MEASURING LESS THAN 230' IN LENGTH BETWEEN TWO INTERSECTING STREETS<br>REAR YARD REGULATIONS DO NOT APPLY TO DEVELOPMENTS ON THROUGH LOT PORTIONS OF ZONING LOT | | NO SIDE YARDS, REAR YARD OR REAR YARD EQUIVALENT PROVIDED | | **DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT**<br><br>*** SPECIAL PERMIT PER ZR 74-96 REQUIRED** |
| 43-40 | HEIGHT & SETBACK | BERRY STREET | BASE HEIGHT | MINIMUM | N/A | FEET | 40 | FEET | 48 | FEET | **COMPLIES WITH UNDERLYING ZONING DISTRICT** |
| | | | | MAXIMUM | 60 FT OR 4 STORIES, WHICHEVER IS LESS | FEET | 75 | FEET | 54'-6" | FEET | |
| | | | INITIAL SETBACK | MIN-NARROW ST | 20 | FEET | 15 | FEET | 15 | FEET | **SEE Z-210, Z-211 FOR AGGREGATE STREET WALL AREA CALCULATIONS** |
| | | | SKY EXPOSURE PLANE | NARROW ST | 2.7:1 | | N/A | | N/A | | |
| | | | BUILDING HEIGHT | MAXIMUM | N/A | FEET | 135 | FEET | 135 | FEET | |
| | | | % OF STREET WALL ON STREET LINE BELOW 12 FT. | MINIMUM | N/A | PERCENT | 70 | PERCENT | 35 | PERCENT | |
| | | | % OF STREET WALL ON STREET LINE UP TO BASE HT. | MINIMUM | N/A | PERCENT | 70 | PERCENT | 56 | PERCENT | |
| | | | AGGREGATE WIDTH OF DORMERS | MAXIMUM | N/A | PERCENT | 50 | PERCENT | N/A | PERCENT | |
| | | N 12TH STREET | BASE HEIGHT | MINIMUM | N/A | FEET | 40 | FEET | 48'-0" | FEET | **COMPLIES WITH UNDERLYING ZONING DISTRICT** |
| | | | | MAXIMUM | 60 FT OR 4 STORIES, WHICHEVER IS LESS | FEET | 75 | FEET | 54'-6" | FEET | |
| | | | INITIAL SETBACK | MIN-NARROW ST | 20 | FEET | 15 | FEET | 15 | FEET | **SEE Z-200.00 FOR AGGREGATE STREET WALL AREA CALCULATIONS** |
| | | | SKY EXPOSURE PLANE | NARROW ST | 2.7:1 | | N/A | | N/A | | |
| | | | BUILDING HEIGHT | MAXIMUM | N/A | FEET | 135 | FEET | 135 | FEET | |
| | | | % OF STREET WALL ON STREET LINE BELOW 12 FT. | MINIMUM | N/A | PERCENT | 70 | PERCENT | 76 | PERCENT | |
| | | | % OF STREET WALL ON STREET LINE UP TO BASE HT. | MINIMUM | N/A | PERCENT | 70 | PERCENT | 76 | PERCENT | |
| | | | AGGREGATE WIDTH OF DORMERS | MAXIMUM | N/A | PERCENT | 50 | PERCENT | N/A | PERCENT | |
| | | N 13TH STREET | BASE HEIGHT | MINIMUM | N/A | FEET | 40 | FEET | 54'-6" | FEET | **COMPLIES WITH UNDERLYING ZONING DISTRICT** |
| | | | | MAXIMUM | 60 FT OR 4 STORIES, WHICHEVER IS LESS | FEET | 75 | FEET | 54'-6" | FEET | |
| | | | INITIAL SETBACK | MIN-NARROW ST | 20 | FEET | 15 | FEET | 15 | FEET | **SEE Z-200.00 FOR AGGREGATE STREET WALL AREA CALCULATIONS** |
| | | | SKY EXPOSURE PLANE | NARROW ST | 2.7:1 | | N/A | | N/A | | |
| | | | BUILDING HEIGHT | MAXIMUM | N/A | FEET | 135 | FEET | 135 | FEET | |
| | | | % OF STREET WALL ON STREET LINE BELOW 12 FT. | MINIMUM | N/A | PERCENT | 70 | PERCENT | 72 | PERCENT | |
| | | | % OF STREET WALL ON STREET LINE UP TO BASE HT. | MINIMUM | N/A | PERCENT | 70 | PERCENT | 92 | PERCENT | |
| | | | AGGREGATE WIDTH OF DORMERS | MAXIMUM | N/A | PERCENT | 50 | PERCENT | N/A | PERCENT | |
| 44-20 | REQUIRED ACCESSORY OFF-STREET PARKING | | | | MANUFACTURING OR SEMI-INDUSTRIAL USES. USES IN USE GROUP 17B, 17D, 18A OR 18C, OR IN PRC-F IN USE GROUP 11 OR 16, AND WITH A MINIMUM OF EITHER 7,500 SQ OF FLOOR AREA OR 15 EMPLOYESS<br>@ 1 PER 1,000 SF OF FLOOR AREA, OR 1 PER 3 EMPLOYEES, WHICHEVER WILL REQUIRE A LARGER NUMBER OF SPACES<br>23,786 SF + 8,214 SF = 32,000 SF / 1,000 = 32 PARKING SPACES<br><br>FOOD STORES WITH 2,000 OR MORE SF OF FLOOR AREA PER ESTABLISHMENT. USES IN PRC-A IN USE GROUP 6<br>@ 1 PER 200 SF OF FLOOR AREA<br>2,266 SF + 23,570 SF (UNDERGROUND) = 25,836 SF / 200 = 129 PARKING SPACES<br><br>GENERAL RETAIL OR SERVICE USES. FOOD STORES WITH LESS THAN 2,000 SF OF FLOOR AREA; USES IN PRC-B IN USE GROUP 6,8,9 OR 10; OR USES IN PRC-B1 IN USE GROUP 6-11, 13, 14 OR 16, OR WHEN PERMITTED BY SPECIAL PERMIT<br>@ 1 PER 300 SF OF FLOOR AREA<br>(24,440 SF - 2,266 SF) + 6,015 SF + 17,153 SF + 12,486 SF + 17,876 SF + 17,876 SF + 17,507 SF + 17,507 SF + 17,507 SF + 11,632 SF = 157,734 SF / 300 = 526 PARKING SPACES<br><br>687 SPACES REQUIRED | | | | 80 SPACES PROPOSED<br><br>WAIVER REQUESTED FOR 607 SPACES | | **DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT**<br><br>*** SPECIAL PERMIT PER ZR 74-96 REQUIRED** |
| 44-52 | REQUIRED ACCESSORY OFF-STREET LOADING BERTH | | | | 31,161.2 SF OF COMMERCIAL USES (ZFA) + 23,866 SF = 55,027 (40,001 SF - 60,000 SF) = 3 BERTHS<br>120,614.5 SF OF OFFICES (75,001 SF - 200,000 SF) = 2 BERTHS<br>32,000 SF OF MANUFACTURING USES (25,001 SF - 40,000 SF) = 2 BERTHS<br><br>7 LOADING BERTHS REQUIRED | | | | 2 LOADING BERTHS PROPOSED (FOR INDUSTRIAL USE AND COMMERCIAL USE RESPECTIVELY) | | **DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT**<br><br>*** SPECIAL PERMIT PER ZR 74-96 REQUIRED FOR WAIVER OF 5 LOADING BERTHS** |
| 44-60<br>36-70 | BICYCLE PARKING | | | | USE GROUP 6A - RETAIL & COMMERCIAL USES 1 PER 10,000 SF 55,027 SF / 10,000 SF= 5.5 = 6 ENCLOSED BICYCLE SPACES REQUIRED<br>USE GROUP 6B - OFFICE 1 PER 7,500 SF 120,614.5 SF / 7,500 SF = 16.0 = 16 ENCLOSED BICYCLE SPACES REQUIRED<br>TOTAL ENCLOSED BICYCLE SPACES REQUIRED = 6 + 16= 22 | | | | 22 ENCLOSED BICYCLE SPACES PROPOSED | | **COMPLIES WITH UNDERLYING ZONING DISTRICT** |
| 34-02<br>26-41 | STREET TREES | | LENGTH OF SIDEWALK | | 1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE OF ZONING LOT | | | | | | **COMPLIES WITH UNDERLYING ZONING DISTRICT** |
| | | 20 BERRY STREET | 200'-0" | | 8 | TREES | | | 5 | TREES | **NOTE: 17 TREES TO BE PROVIDED ON-SITE AND 7 TREES TO BE PROVIDED OFF-SITE PURSUANT TO 26-41; CONTRIBUTION TO DPR** |
| | | N 12TH STREET | 200'-0" | | 8 | TREES | | | 7 | TREES | |
| | | N 13TH STREET | 200'-0" | | 8 | TREES | | | 5 | TREES | |
| | | | | | 24 (TOTAL) | TREES | | | 17 (TOTAL) | TREES | |

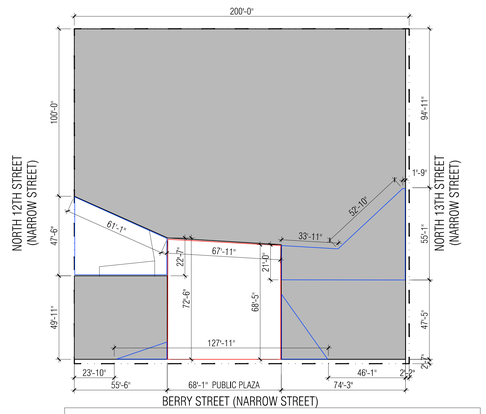
## 1 ZONING ANALYSIS
N.T.S




NORTH 13TH STREET : 13.25' +14.68' / 2 = 13.965'
BERRY STREET: 14.68' + 17.06' / 2 = 15.87'
NORTH 12TH STREET: 17.06' + 19.18' / 2 = 18.12'
TOTAL: 13.965' + 15.87' + 18.12' / 3 = 15.985' AVERAGE LOT BASE PLANE
BASE FLOOR ELEVATION: 16.0'
* ALL ELEVATIONS EXPRESSED IN NAVD'88

## 2 BASE PLANE CALCULATION
1/32" = 1'-0"

## 3 STREET WALL COMPLIANCE DIAGRAM
1/32" = 1'-0"




NORTH 12TH PROPOSED STREET WALL = 100' + 49'-11" = 149'-11" OR 76%
% OF STREET WALL ON STREET LINE BELOW 12FT. = 76 % *(COMPLIES)*
% OF STREET WALL ON STREET LINE UP TO BASE HT. = 76 % *(COMPLIES)*
BERRY STREET PROPOSED STREET WALL = 46'-1" + 23'-10"= 69'-11" OR 35%
% OF STREET WALL ON STREET LINE BELOW 12FT. = 35 % *(PUBLIC PLAZA)*
% OF STREET WALL ON STREET LINE UP TO BASE HT. = 56% *(PUBLIC PLAZA)*
NORTH 13TH STREET PROPOSED STREET WALL = 47'-5" + 94'-11" = 142'-4" OR 72%
% OF STREET WALL ON STREET LINE BELOW 12FT. = 72 % *(COMPLIES)*
% OF STREET WALL ON STREET LINE UP TO BASE HT. = 92 % *(COMPLIES)*

LEGEND
PROPOSED PUBLIC PLAZA AREA
PROPOSED PAA AREA
PROPOSED BUILDING FOOTPRINT

# SITE DATA

BOROUGH: BROOKLYN
BLOCK#: 2283
LOT#: 25,28,31,33,35,38,41,43
ZONING MAP#: 13a
ADDRESS: 20-30 BERRY ST, 125-129 NORTH 12th ST, 120-132 NORTH 13th ST
ZONING DISTRICT: M1-2
COMMUNITY DISTRICT: BROOKLYN COMMUNITY DISTRICT 1
LOT AREA: 40,000 SF

# AREA CHART

| USE | GFA | DEDUCTION | ZFA | FAR |
|---|---|---|---|---|
| C2 | | | | |
| PERMITTED USES | 40,000 SF | 40,000 SF | 0 SF | 0.00 |
| SUBTOTAL | 40,000 SF | 40,000 SF | 0 SF | 0.00 |
| C1 | | | | |
| PERMITTED USES | 40,000 SF | 40,000 SF | 0 SF | 0.00 |
| SUBTOTAL | 40,000 SF | 40,000 SF | 0 SF | 0.00 |
| 1ST FLOOR | | | | |
| PERMITTED USES | 29,379 SF | 4,939 SF | 24,440 SF | 0.61 |
| REQUIRED INDUSTRIAL USES | 0 SF | 0 SF | 0 SF | 0.00 |
| INCENTIVE USES | 0 SF | 0 SF | 0 SF | 0.00 |
| SUBTOTAL | 29,379 SF | 4,939 SF | 24,440 SF | 0.61 |
| 2ND FLOOR | | | | |
| PERMITTED USES | 6,201 SF | 186 SF | 6,015 SF | 0.15 |
| REQUIRED INDUSTRIAL USES | 25,056 SF | 1,270 SF | 23,786 SF | 0.59 |
| INCENTIVE USES | 0 SF | 0 SF | 0 SF | 0.00 |
| SUBTOTAL | 31,257 SF | 1,456 SF | 29,801 SF | 0.75 |
| 3RD FLOOR | | | | |
| PERMITTED USES | 17,868 SF | 715 SF | 17,153 SF | 0.43 |
| REQUIRED INDUSTRIAL USES | 8,647 SF | 432 SF | 8,215 SF | 0.21 |
| INCENTIVE USES | 0 SF | 0 SF | 0 SF | 0.00 |
| TOTAL | 26,515 SF | 1,147 SF | 25,367 SF | 0.63 |
| 4TH FLOOR | | | | |
| PERMITTED USES | 0 SF | 0 SF | 0 SF | 0.00 |
| REQUIRED INDUSTRIAL USES | 0 SF | 0 SF | 0 SF | 0.00 |
| INCENTIVE USES | 12,873 SF | 386 SF | 12,486 SF | 0.31 |
| SUBTOTAL | 12,873 SF | 386 SF | 12,486 SF | 0.31 |
| 5TH FLOOR | | | | |
| PERMITTED USES | 10,701 SF | 321 SF | 10,379 SF | 0.26 |
| REQUIRED INDUSTRIAL USES | 0 SF | 0 SF | 0 SF | 0.00 |
| INCENTIVE USES | 7,729 SF | 232 SF | 7,497 SF | 0.19 |
| SUBTOTAL | 18,429 SF | 553 SF | 17,876 SF | 0.45 |
| 6TH FLOOR | | | | |
| PERMITTED USES | 10,701 SF | 321 SF | 10,379 SF | 0.26 |
| REQUIRED INDUSTRIAL USES | 0 SF | 0 SF | 0 SF | 0.00 |
| INCENTIVE USES | 7,728 SF | 232 SF | 7,496 SF | 0.19 |
| SUBTOTAL | 18,429 SF | 553 SF | 17,876 SF | 0.45 |
| 7TH FLOOR | | | | |
| PERMITTED USES | 0 SF | 0 SF | 0 SF | 0.00 |
| REQUIRED INDUSTRIAL USES | 0 SF | 0 SF | 0 SF | 0.00 |
| INCENTIVE USES | 18,429 SF | 921 SF | 17,507 SF | 0.44 |
| SUBTOTAL | 18,429 SF | 921 SF | 17,507 SF | 0.44 |
| 8TH FLOOR | | | | |
| PERMITTED USES | 0 SF | 0 SF | 0 SF | 0.00 |
| REQUIRED INDUSTRIAL USES | 0 SF | 0 SF | 0 SF | 0.00 |
| INCENTIVE USES | 18,429 SF | 921 SF | 17,507 SF | 0.44 |
| SUBTOTAL | 18,429 SF | 921 SF | 17,507 SF | 0.44 |
| 9TH FLOOR | | | | |
| PERMITTED USES | 0 SF | 0 SF | 0 SF | 0.00 |
| REQUIRED INDUSTRIAL USES | 0 SF | 0 SF | 0 SF | 0.00 |
| INCENTIVE USES | 18,429 SF | 921 SF | 17,507 SF | 0.44 |
| SUBTOTAL | 18,429 SF | 921 SF | 17,507 SF | 0.44 |
| 10TH FLOOR | | | | |
| PERMITTED USES | 11,994 SF | 361 SF | 11,632 SF | 0.29 |
| REQUIRED INDUSTRIAL USES | 0 SF | 0 SF | 0 SF | 0.00 |
| INCENTIVE USES | 0 SF | 0 SF | 0 SF | 0.00 |
| SUBTOTAL | 11,994 SF | 361 SF | 11,632 SF | 0.29 |
| | | | | |
| TOTAL | | | | |
| PERMITTED USES | 166,842 SF | 86,842 SF | 80,000 SF | 2.00 |
| REQUIRED INDUSTRIAL USES | 33,703 SF | 1,703 SF | 32,000 SF | 0.80 |
| INCENTIVE USES | 83,615 SF | 3,614 SF | 80,000 SF | 2.00 |
| GRAND TOTAL | 284,160 SF | 92,159 SF | 192,000 SF | 4.80 |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DATE | DRAWN BY | CHECKED BY
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SHEET TITLE
ZONING ANALYSIS

SCALE
1/16" = 1'-0"

SHEET NO.
Z-001.00
# of ##


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## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** (BFEs) shown on this map apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

**Base map** information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.




## LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

| | |
|---|---|
| ZONE A | No Base Flood Elevations determined. |
| ZONE AE | Base Flood Elevations determined. |
| ZONE AH | Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined. |
| ZONE AO | Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined. |
| ZONE AR | Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood. |
| ZONE A99 | Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined. |
| ZONE V | Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined. |
| ZONE VE | Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined. |

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the National Geodetic Vertical Datum of 1929
Cross section line
Transect line
87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
$^{24}76^{000m}$N — 1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT — 5000-foot grid ticks: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS
September 5, 2007 - to update map format, to change Special Flood Hazard Areas, and to reflect updated topographic information

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0202F

# FIRM
FLOOD INSURANCE RATE MAP

CITY OF
NEW YORK,
NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 202 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|---|---|---|---|
| NEW YORK, CITY OF | 360497 | 0202 | F |

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
3604970202F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency

1 2007 EFFECTIVE FIRM MAP
NOT TO SCALE

## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York Long Island State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

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NOAA, N/NGS12
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SSMC-3, #9202
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**Base map** information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York (DoITT). This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated April 2008.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

The AE Zone category has been divided by a **Limit of Moderate Wave Action (LiMWA)**. The LiMWA represents the approximate landward limit of the 1.5 - foot breaking wave. The effects of wave hazards between the VE Zone and the LiMWA (or between the shoreline and the LiMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.




## LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

| | |
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| ZONE V | Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined. |
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FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

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ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

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OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Limit of Moderate Wave Action
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988
Cross section line
Transect line
Culvert, Flume, Penstock or Aqueduct
Road or Railroad Bridge
Footbridge
87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
$^{24}76^{000m}$N — 1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT — 5000-foot grid values: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS

For descriptions of revisions see Notice to Users page in the Flood Insurance Study report.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0202G

# FIRM
FLOOD INSURANCE RATE MAP

CITY OF,
NEW YORK
NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 202 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|---|---|---|---|
| NEW YORK, CITY OF | 360497 | 0202 | G |

PRELIMINARY
DECEMBER 5, 2013

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
3604970202G

MAP REVISED

Federal Emergency Management Agency

2 2013 PRELIMINARY FIRM FLOOD MAP
NOT TO SCALE

STUDIO V ARCHITECTURE

20 BERRY STREET
NO. 19010
BROOKLYN
NEW YORK,NY 11249

**OWNER/CLIENT**
MIRTEX TRADING CORP.
20 Berry Street, Brooklyn NY 11249
T 718.486.7832

**ARCHITECT**
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street New York NY 10016
T212.779.2288 F212.689.1325

**CONSULTANTS**
LAND USE COUNSEL / GOLDMAN HARRIS
475 Park Ave S, New York, NY 10016
T +1 212 935 1622

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

LANDSCAPE ARCHITECTS/ STARR WHITEHOUSE LANDSCAPE ARCHITECTS AND PLANNERS
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGNER/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street Room 703 I New York, NY 10013
T +1212 675 7760

**REVISIONS**

| | | |
|---|---|---|
| 01 | 10.16.2020 | PRE APPLICATION STATEMENT |
| 02 | 12.15.2021 | DRAFT LAND USE APPLICATION |
| 03 | 07.13.2022 | DRAFT LAND USE APPLICATION |
| 04 | 11.15.2022 | DRAFT LAND USE APPLICATION |
| 05 | 02.06.2024 | FINAL LAND USE APPLICATION |

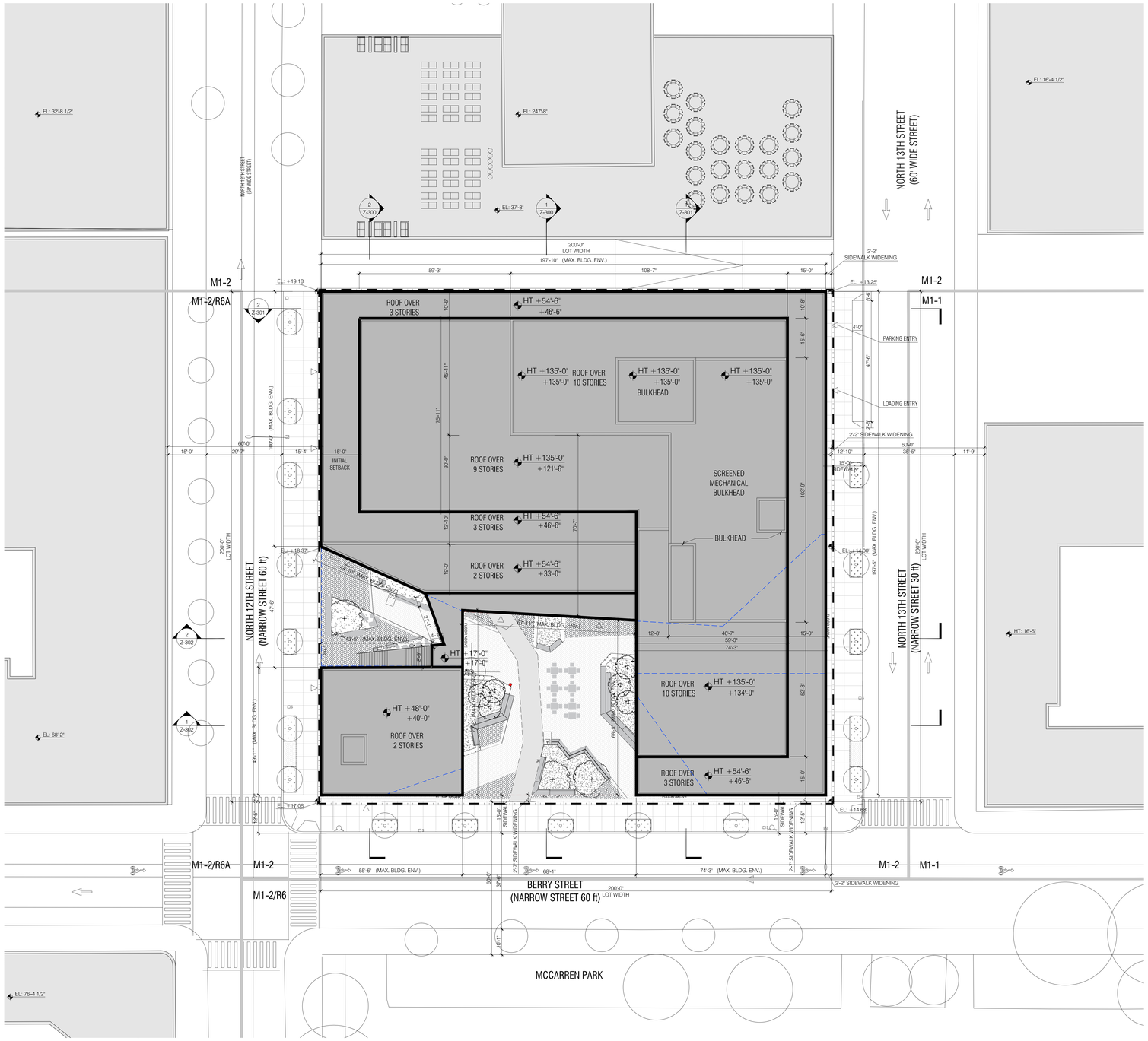
| DATE | DRAWN BY | CHECKED BY |
|---|---|---|
| | KL | |

**SHEET TITLE**
ZONING DIAGRAMS

**SCALE**
NTS

**SHEET NO.**
Z-002.00
# of ##

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC. and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2018 STUDIO V Architecture, PLLC. All rights reserved.




1 SITE PLAN
1/16" = 1'-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
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. 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
7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF OF 1988 (NAVD88) WHICH IS 1.095 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
8. LAYOUT OF ROOF TERRACES AND LANDSCAPE AREAS SUBJECT TO CHANGE
9. ADDITINAL ENTRANCES FOR GROUND FLOOR RETAIL AND SECONDARY ENTRANCE AND EGRESS PERMITTED
10. APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMETN SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT . THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES
11. FOOTPRINT EXISTING BUILDINGS PER NYC PLUTO DATABASE

## LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R9 /C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED PUBLIC PLAZA AREA
- PROPOSED PAA AREA
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- P — 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 +135' (HT +135') — PROP. MAX. BLDG. ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
- PERMITTED USE
- REQUIRED INDUSTRIAL USE
- INCENTIVE USE
- PROPOSED BUILDING FOOTPRINT

STUDIO V
ARCHITECTURE

20 BERRY STREET
BROOKLYN
NEW YORK,NY 11249

No. 19010

**OWNER/CLIENT**

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20 Berry Street, Brooklyn NY 11249
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40 Worth Street Room 703 I New York, NY 10013
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**REVISIONS**

| | | |
|---|---|---|
| 01 | 10.16.2020 | PRE APPLICATION STATEMENT |
| 02 | 12.15.2021 | DRAFT LAND USE APPLICATION |
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| 05 | 02.06.2024 | FINAL LAND USE APPLICATION |

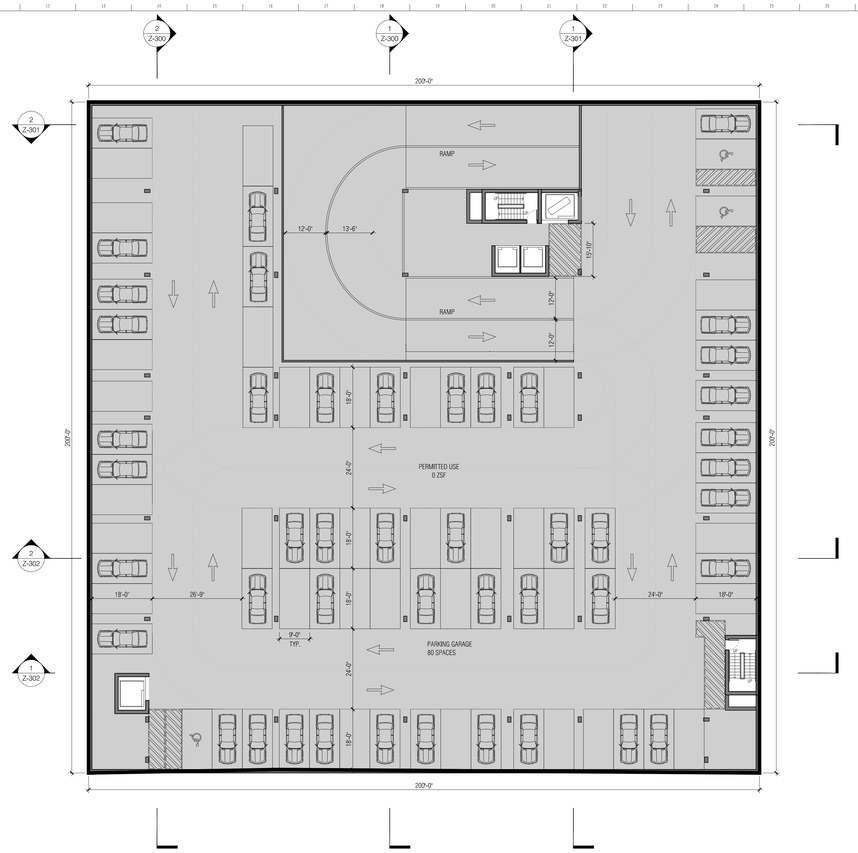
DATE | DRAWN BY | CHECKED BY
KL

**SHEET TITLE**
ZONING SITE PLAN

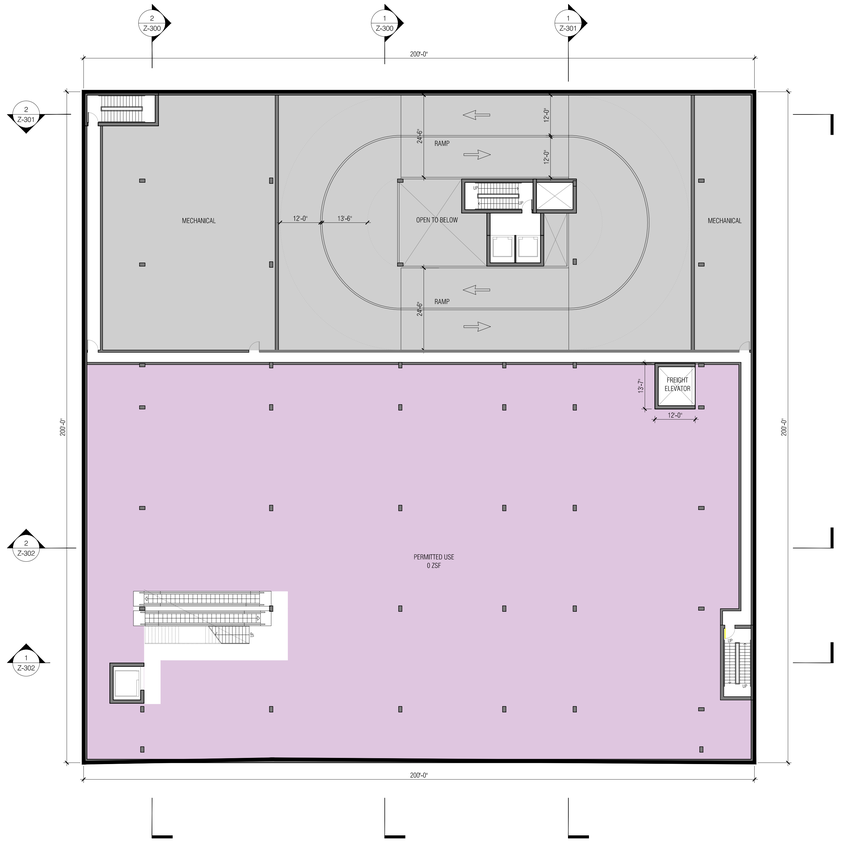
**SCALE**
1/16" = 1'-0"

**SHEET NO.**
Z-010.00
# of ##

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC, of any deviation from dimensions and conditions depicted in these drawings. © 2024 STUDIO V Architecture, PLLC. All rights reserved.




## 1 SUB CELLAR PLAN
1/16" = 1'-0"




## 2 CELLAR PLAN
1/16" = 1'-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
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. 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
7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF OF 1988 (NAVD88) WHICH IS 1.095 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
8. LAYOUT OF ROOF TERRACES AND LANDSCAPE AREAS SUBJECT TO CHANGE
9. ADDITINAL ENTRANCES FOR GROUND FLOOR RETAIL AND SECONDARY ENTRANCE AND EGRESS PERMITTED
10. APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMETN SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT . THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES
11. FOOTPRINT EXISTING BUILDINGS PER NYC PLUTO DATABASE

## LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R9 /C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 67' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED PUBLIC PLAZA AREA
- PROPOSED PAA AREA
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- P — EXISTING POST
- MH MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +135' (HT +135) — PROP. MAX. BLDG. ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
- PERMITTED USE
- REQUIRED INDUSTRIAL USE
- INCENTIVE USE

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**REVISIONS**

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DATE | DRAWN BY | CHECKED BY
CB

**SHEET TITLE**
CELLAR/SUBCELLAR PLAN

**SCALE**
1/16" = 1'-0"

**SHEET NO.**
Z-100.00
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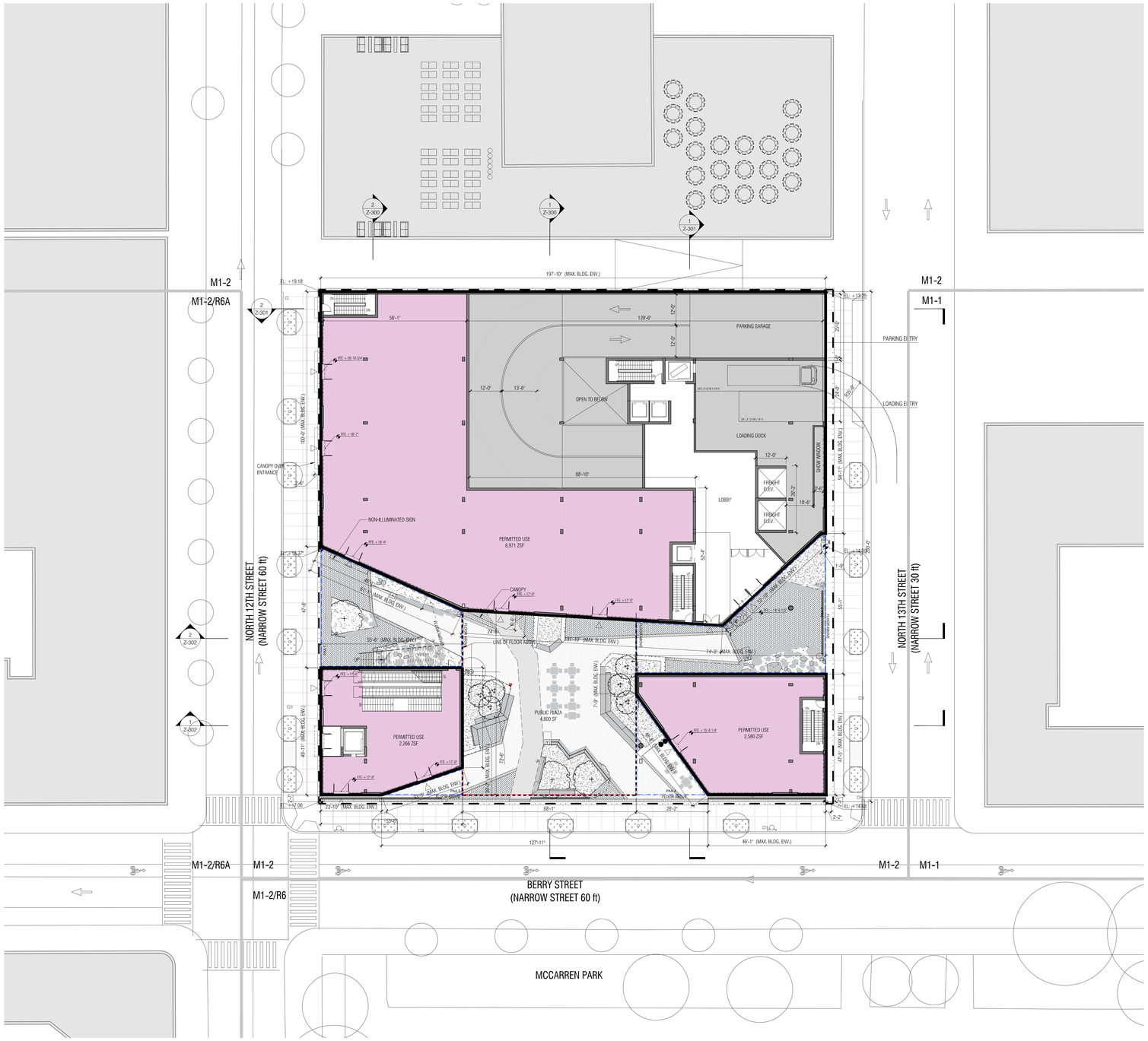


1 1ST FLOOR PLAN
1/16" = 1'-0"

## 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
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. 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
7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF OF 1988 (NAVD88) WHICH IS 1.395' ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
8. LAYOUT OF ROOF TERRACES AND LANDSCAPE AREAS SUBJECT TO CHANGE
9. ADDITINAL ENTRANCES FOR GROUND FLOOR RETAIL AND SECONDARY ENTRANCE AND EGRESS PERMITTED
10. APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENTS SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES
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## LEGEND

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- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R9 /C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED PUBLIC PLAZA AREA
- PROPOSED PAA AREA
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
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- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +135' (HT +135) — PROP. MAX. BLDG. ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
- PERMITTED USE
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- INCENTIVE USE


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CB

SHEET TITLE
1ST FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NO.
Z-101.00
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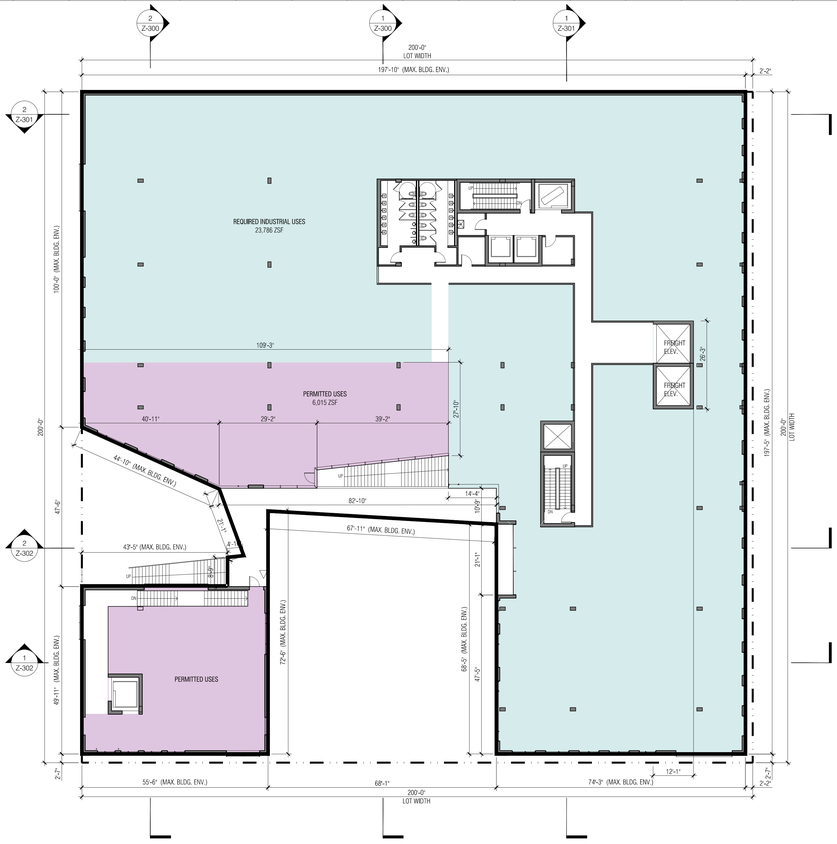
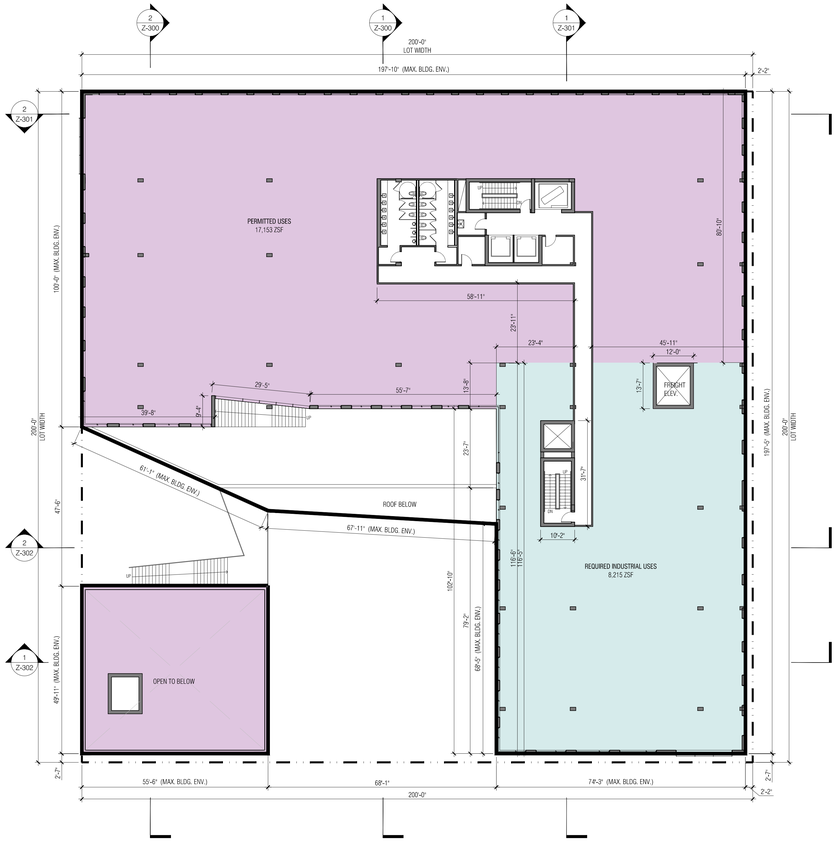



## 1 2ND FLOOR PLAN
1/16" = 1'-0"




## 2 3RD FLOOR PLAN
1/16" = 1'-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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7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF OF 1988 (NAVD88) WHICH IS 1.055 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
8. LAYOUT OF ROOF TERRACES AND LANDSCAPE AREAS SUBJECT TO CHANGE
9. ADDITIONAL ENTRANCES FOR GROUND FLOOR RETAIL AND SECONDARY ENTRANCE AND EGRESS PERMITTED
10. APPLICANT STAMP AND SEAL CORRESPOND TO THE IMFORMATION REGARDING THE DEVELOPMETN SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT . THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES
11. FOOTPRINT EXISTING BUILDINGS PER NYC PLUTO DATABASE

## LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R9 /C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED PUBLIC PLAZA AREA
- PROPOSED PAA AREA
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +135' (HT +135') — PROP. MAX. BLDG. ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
- PERMITTED USE
- REQUIRED INDUSTRIAL USE
- INCENTIVE USE

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| DATE | DRAWN BY | CHECKED BY |
|---|---|---|
| | KL | |

**SHEET TITLE**
2ND AND 3RD FLOOR PLAN

**SCALE**
1/16" = 1'-0"

**SHEET NO.**
Z-102.00
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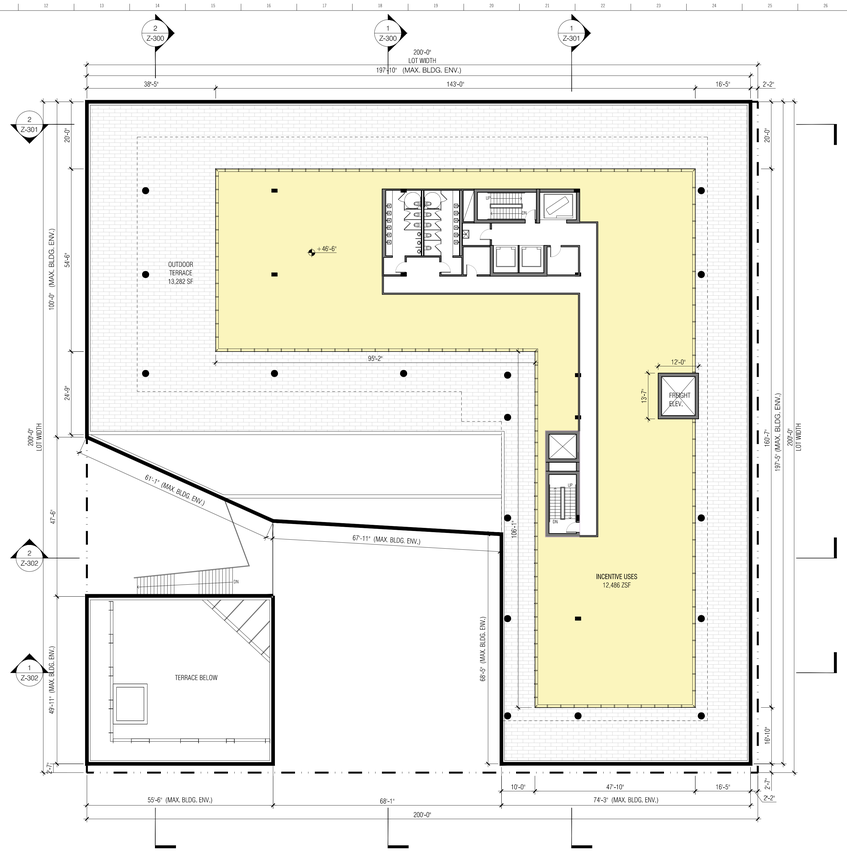
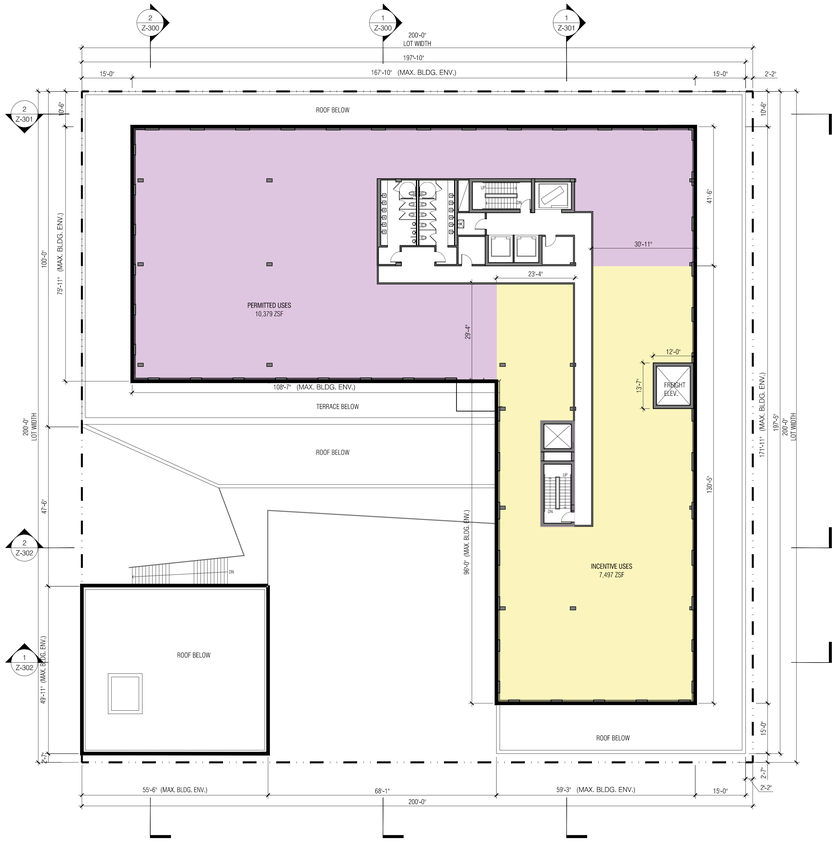



1 4TH FLOOR PLAN
1/16" = 1'-0"




2 5TH-6TH FLOOR PLAN
1/16" = 1'-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
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. 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
7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.055 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
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10. APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMETN SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT . THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES
11. FOOTPRINT EXISTING BUILDINGS PER NYC PLUTO DATABASE

## LEGEND

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- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R9 /C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED PUBLIC PLAZA AREA
- PROPOSED PAA AREA
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +135' (HT +135) — PROP. MAX. BLDG. ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
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KL

**SHEET TITLE**
4TH AND 5TH-6TH FLOOR PLAN

**SCALE**
1/16" = 1'-0"

**SHEET NO.**
Z-103.00
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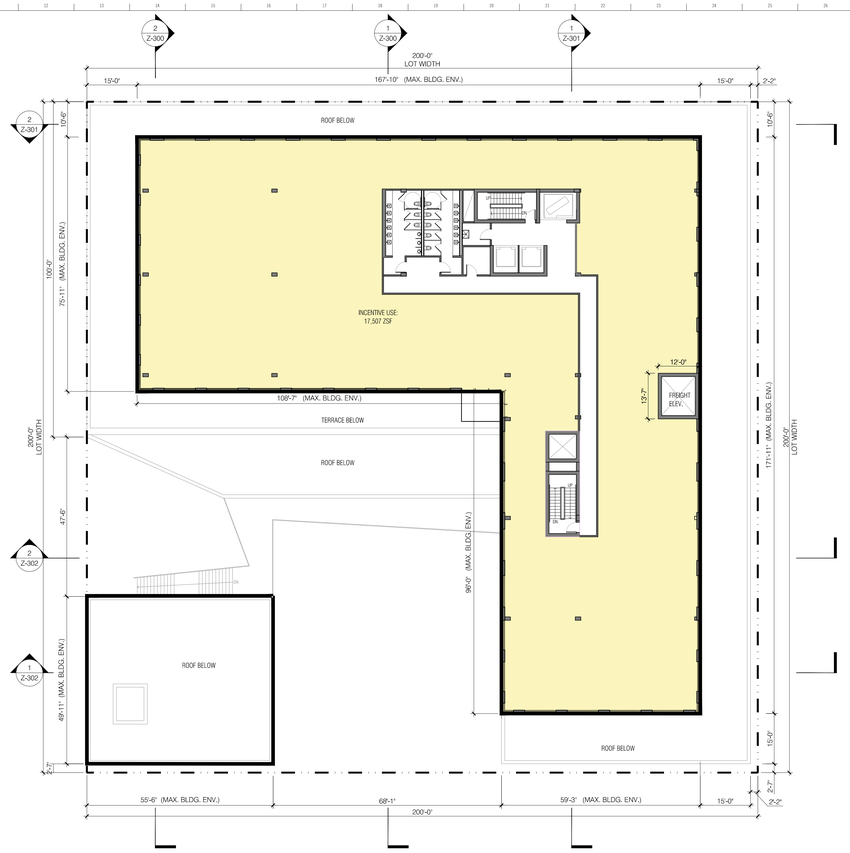
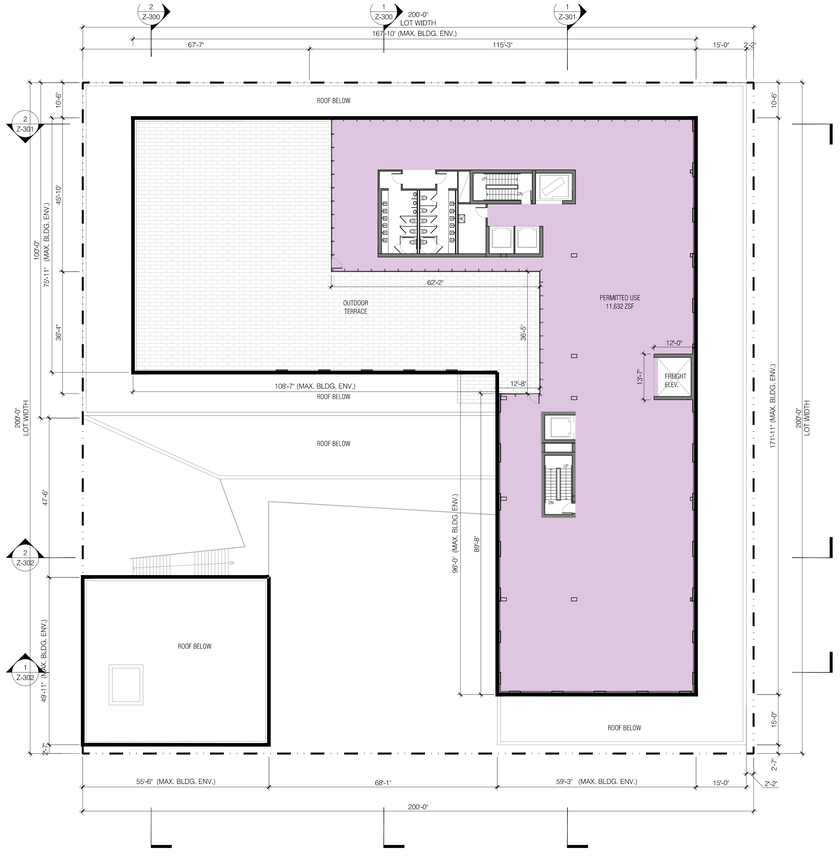



1 7TH-9TH FLOOR PLAN
1/16" = 1'-0"




2 10TH FLOOR PLAN
1/16" = 1'-0"

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- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +135' (HT =135) — PROP. MAX. BLDG. ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
- PERMITTED USE
- REQUIRED INDUSTRIAL USE
- INCENTIVE USE

**STUDIO V ARCHITECTURE**

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**REVISIONS**

| | | |
|---|---|---|
| 01 | 10.16.2020 | PRE APPLICATION STATEMENT |
| 02 | 12.15.2021 | DRAFT LAND USE APPLICATION |
| 03 | 07.13.2022 | DRAFT LAND USE APPLICATION |
| 04 | 11.15.2022 | DRAFT LAND USE APPLICATION |
| 05 | 02.06.2024 | FINAL LAND USE APPLICATION |

| DATE | DRAWN BY | CHECKED BY |
|---|---|---|
| | KL | |

**SHEET TITLE**

7TH-9TH AND 10TH FLOOR PLAN

**SCALE**

1/16" = 1'-0"

**SHEET NO.**

Z-104.00
# of ##

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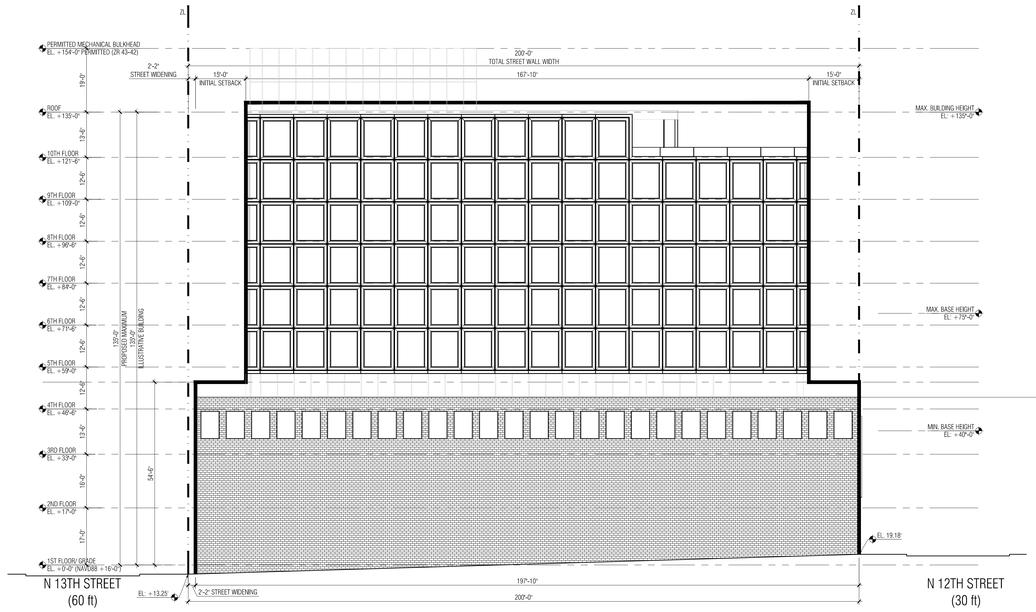
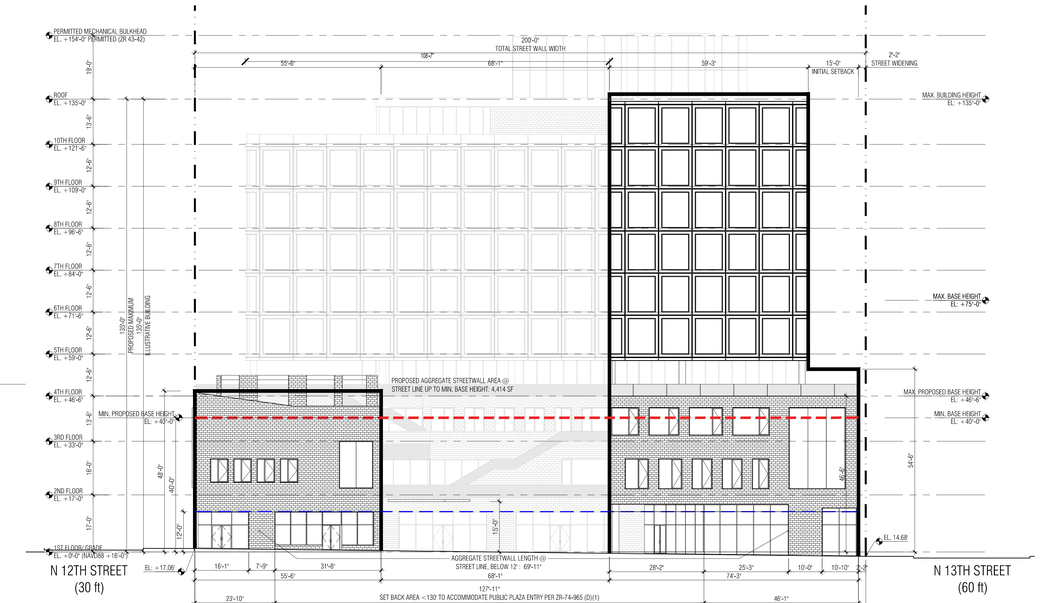
| STREETWALL AREA @ STREETLINE, UP TO BASE HEIGHT COMPLIANCE (PER ZR 74-965(D)(1)) (70% MINIMUM) | | | | | | |
|---|---|---|---|---|---|---|
| LOCATION | AGGREGATE STREET WALL LENGTH | PROPOSED BASE HEIGHT | MINIMUM REQUIRED STREETWALL AREA @ STREETLINE | PROPOSED STREETWALL AREA @ STREETLINE | PERCENTAGE | COMPLIANCE NOTES |
| BERRY STREET | 197'-10" | 40'-0" | 5,539.33 | 4,414.0 | 56% < 70% | COMPLIES.<br>LENGTH OF OPEN SPACE IS 127'-11" < 130' PER ZR 74-965 (d)(1). STREETWALL IS SET-BACK 127'-11" TO ACCOMMODATE PUBLICLY ACCESSIBLE OPEN SPACE |
| NORTH 12TH STREET | 197'-5" | 40'-0" | 5,527.67 | 5,996.7 | 76% > 70% | COMPLIES |
| NORTH 13TH STREET | 197'-5" | 46'-6" | 6,425.91 | 8,454.4 | 92% > 70% | COMPLIES |

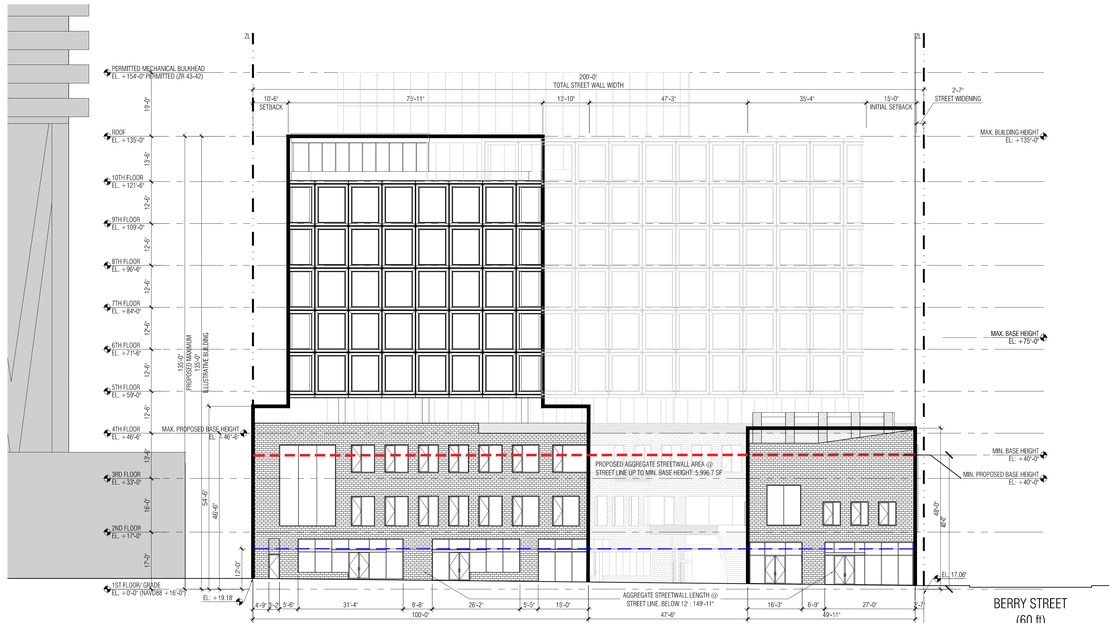
| STREETWALL LENGTH @ STREETLINE, BELOW 12' COMPLIANCE (PER ZR 74-965(D)(1)) (70% MINIMUM) | | | | | |
|---|---|---|---|---|---|
| LOCATION | AGGREGATE STREET WALL LENGTH | MINIMUM REQUIRED AGGREGATE STREET WALL WIDTH @ STREETLINE | PROPOSED STREETWALL LENGTH | PERCENTAGE | COMPLIANCE NOTES |
| BERRY STREET | 197'-10" | 138.48 | 69'-11" | 35% < 70% | COMPLIES. LENGTH OF OPEN SPACE IS 127'-11" < 130' PER ZR 74-965 (d)(1). STREETWALL IS SET-BACK 127'-11" TO ACCOMMODATE PUBLICLY ACCESSIBLE OPEN SPACE |
| NORTH 12TH STREET | 197'-5" | 138.19 | 149'-11" | 76% > 70% | COMPLIES |
| NORTH 13TH STREET | 197'-5" | 138.19 | 142'-4" | 72% > 70% | COMPLIES |




1 ZONING ELEVATION - NORTH FACING
1/16" = 1'-0"




2 ZONING ELEVATION - BERRY STREET
1/16" = 1'-0"




3 ZONING ELEVATION - NORTH 12TH STREET
1/16" = 1'-0"




4 ZONING ELEVATION - NORTH 13TH STREET
1/16" = 1'-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
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. 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
7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.085 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
8. LAYOUT OF ROOF TERRACES AND LANDSCAPE AREAS SUBJECT TO CHANGE
9. ADDITINAL ENTRANCES FOR GROUND FLOOR RETAIL AND SECONDARY ENTRANCE AND EGRESS PERMITTED
10. APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMETN SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES.
11. FOOTPRINT EXISTING BUILDINGS PER NYC PLUTO DATABASE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REVISIONS

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DATE | DRAWN BY | CHECKED BY
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SHEET TITLE
ELEVATIONS

SCALE
1/16" = 1'-0"

SHEET NO.
Z-200.00

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| PUBLIC PLAZA TRANSPARENCY COMPLIANCE (PER ZR 37-76) (50% MINIMUM) | | | | |
|---|---|---|---|---|
| LOCATION | GROUND FLOOR STREET WALL AREA | MINIMUM REQUIRED STREETWALL TRANSPARENCY | PROPOSED STREETWALL TRANSPARENCY | COMPLIANCE NOTES |
| PAA 1 - (1) | 855 SF | 50% | 50% | COMPLIES |
| PAA 1 - (2) | 677 SF | 50% | 32% | COMPLIES. THIS IS NOT A STREET WALL OR A PLAZA WALL. |
| PAA 2 - (3) | 740 SF | 50% | 46% | MITIGATED |
| PAA 2 - (4) | 475 SF | 50% | 20% | COMPLIES. THIS IS NOT A STREET WALL OR A PLAZA WALL. |
| PAA 2 - (5) | 1,040 SF | 50% | 0% | COMPLIES. THIS IS NOT A STREET WALL OR A PLAZA WALL. |
| PAA 3 - (6) | 382 SF | 50% | 75% | COMPLIES |
| PAA 4 - (7) | 590 SF | 50% | 57% | MITIGATED |
| PUBLIC PLAZA - (8) | 951 SF | 50% | 60% | MITIGATED |
| PUBLIC PLAZA - (9) | 548 SF | 50% | 0% | MITIGATED |
| PUBLIC PLAZA - (10) | 108 SF | 50% | 0% | MITIGATED |

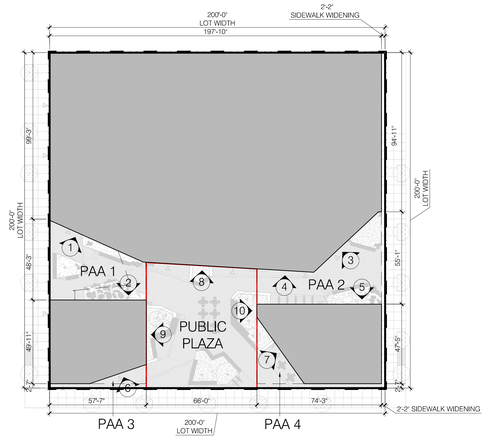
## LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- SURFACE AREA OF GROUND FLOOR LEVEL STREET LEVEL PER ZR-965(e) & 37-34 (MEASURED BETWEEN 2'-0" ABOVE THE LEVEL OF ADJOINING SIDEWALK & THE GROUND FLOOR CEILING, HIGHER THAN 12' ABOVE ADJOINING SIDEWALK)
- TRANSPARENT MATERIAL

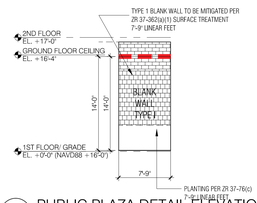
## GENERAL NOTES

1. 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.

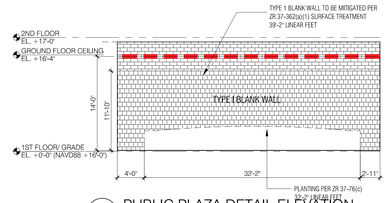
2. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY.



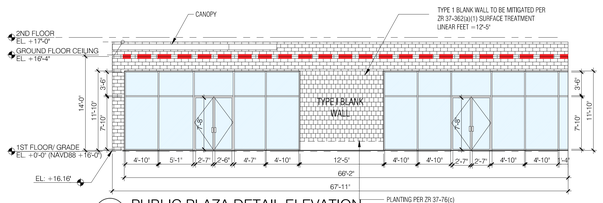

13 KEY PLAN
1/8" = 1'-0"



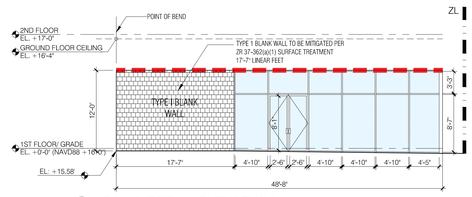

10 PUBLIC PLAZA DETAIL ELEVATION
1/8" = 1'-0"



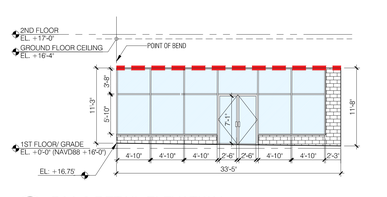

9 PUBLIC PLAZA DETAIL ELEVATION
1/8" = 1'-0"



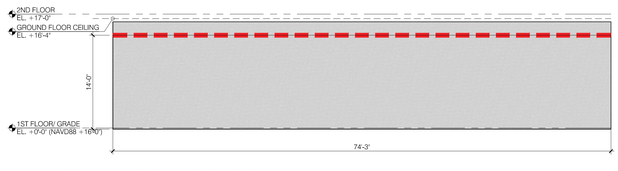

8 PUBLIC PLAZA DETAIL ELEVATION
1/8" = 1'-0"



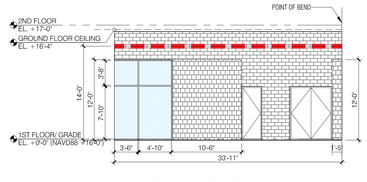

7 PAA 3 DETAIL ELEVATION
1/8" = 1'-0"



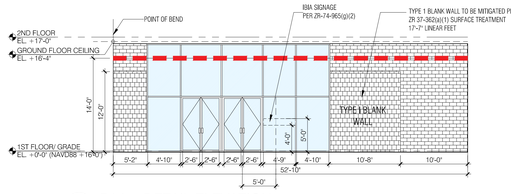

6 PAA 3 DETAIL ELEVATION
1/8" = 1'-0"



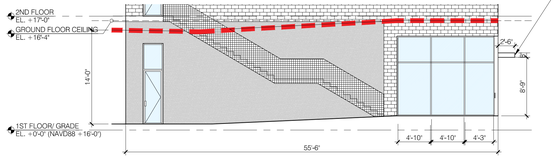

5 PAA 2 DETAIL ELEVATION
1/8" = 1'-0"



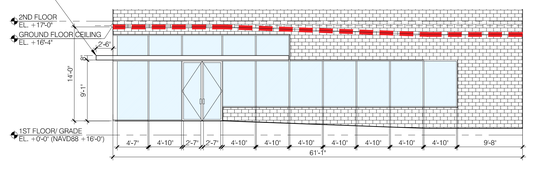

4 PAA 2 DETAIL ELEVATION
1/8" = 1'-0"




3 PAA 2 DETAIL ELEVATION
1/8" = 1'-0"




2 PAA 1 DETAIL ELEVATION
1/8" = 1'-0"




1 PAA 1 DETAIL ELEVATION
1/8" = 1'-0"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REVISIONS

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| 04 | 11.15.2022 | DRAFT LAND USE APPLICATION |
| 05 | 02.06.2024 | FINAL LAND USE APPLICATION |

DATE | DRAWN BY | CHECKED BY
KL

SHEET TITLE
DETAIL ELEVATIONS - STREET WALL COMPLIANCE

SCALE
1/8" = 1'-0"

SHEET NO.
Z-210.00
# of ##


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| GROUND FLOOR TRANSPARENCY COMPLIANCE (PER ZR 74-965(e) & 37-34) (50% MINIMUM) | | | | |
|---|---|---|---|---|
| LOCATION | GROUND FLOOR STREET WALL AREA | MINIMUM REQUIRED STREETWALL TRANSPARENCY | PROPOSED STREETWALL TRANSPARENCY | COMPLIANCE NOTES |
| BERRY STREET | 1,230 SF | 50% | 82% | COMPLIES |
| NORTH 12TH STREET | 1,818 SF | 50% | 65% | COMPLIES |
| NORTH 13TH STREET | 1,841 SF | 50% | 58% | COMPLIES |

## LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- SURFACE AREA OF GROUND FLOOR LEVEL STREET LEVEL PER ZR-965(e) & 37-34 (MEASURED BETWEEN 2'-0" ABOVE THE LEVEL OF ADJOINING SIDEWALK & THE GROUND FLOOR CEILING, HIGHER THAN 12' ABOVE ADJOINING SIDEWALK)
- TRANSPARENT MATERIAL

## GENERAL NOTES

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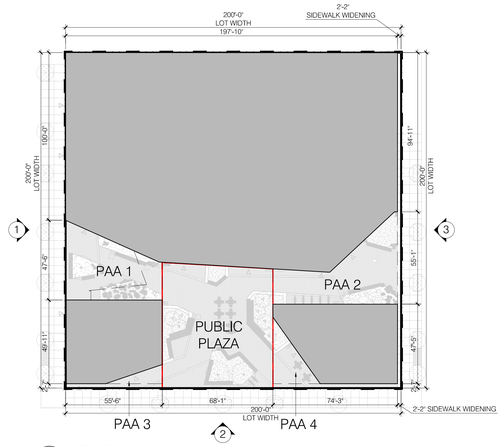
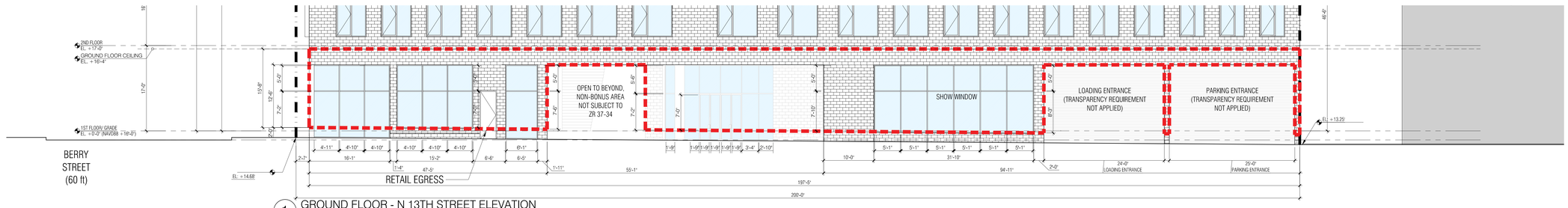
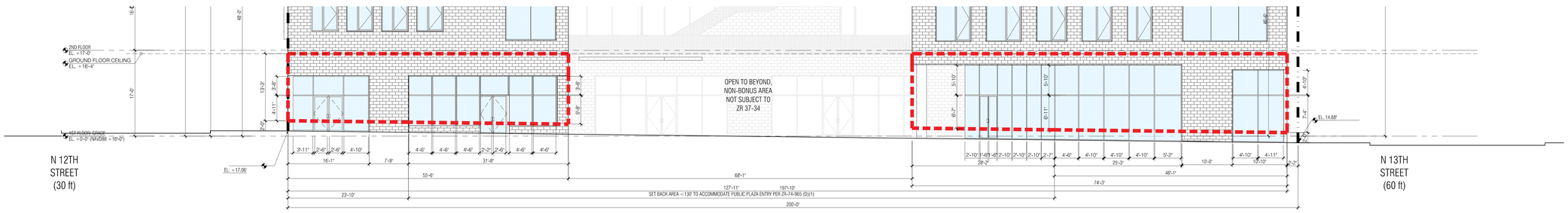


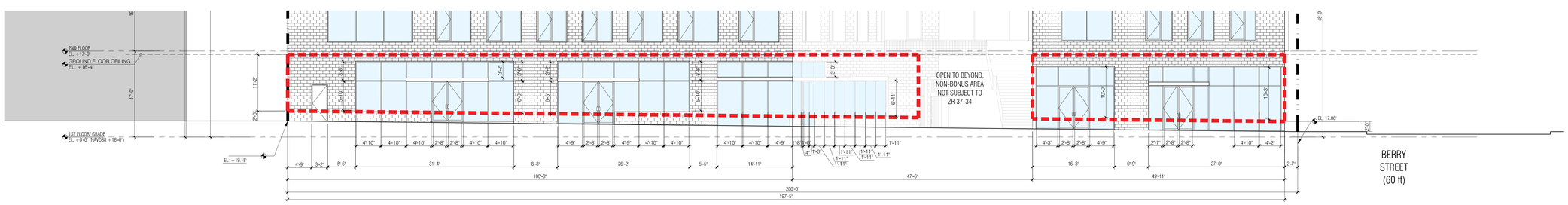

13 KEY PLAN
1/8" = 1'-0"




1 GROUND FLOOR - N 13TH STREET ELEVATION
1/16" = 1'-0"




2 GROUND FLOOR - BERRY STREET ELEVATION
1/16" = 1'-0"




1 GROUND FLOOR - N 12TH STREET ELEVATION
1/16" = 1'-0"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SHEET TITLE
**DETAIL ELEVATIONS - STREET WALL COMPLIANCE**

SCALE
1/8" = 1'-0"

SHEET NO.
**Z-211.00**
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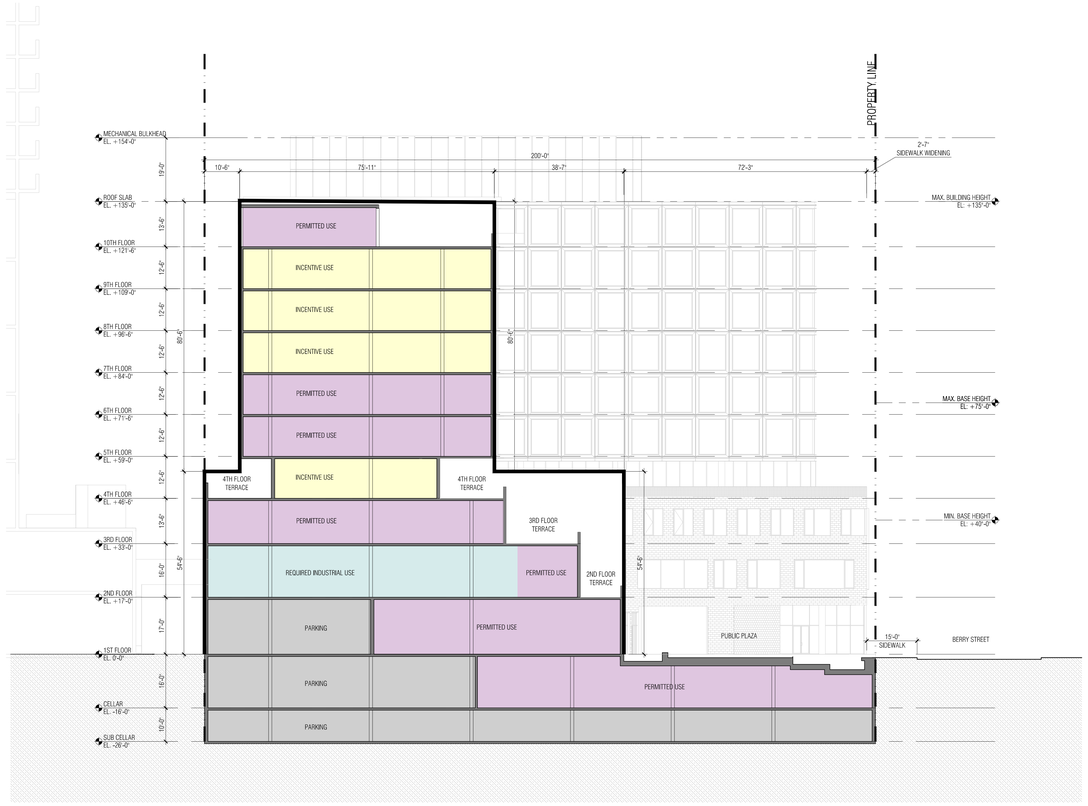
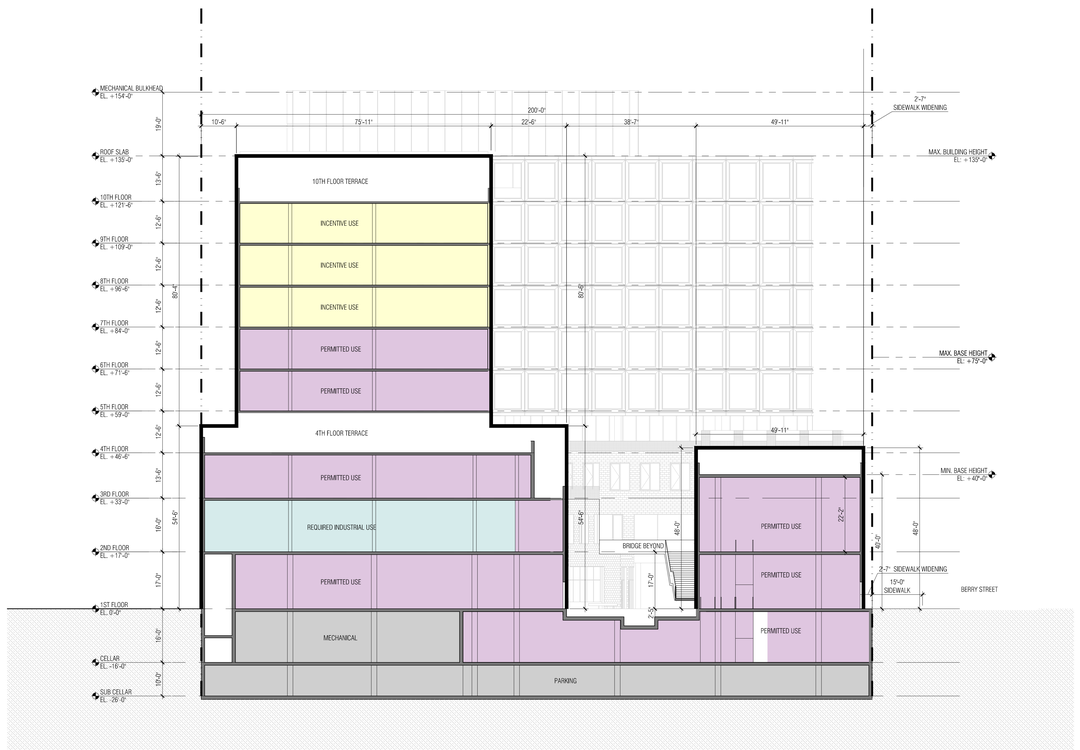
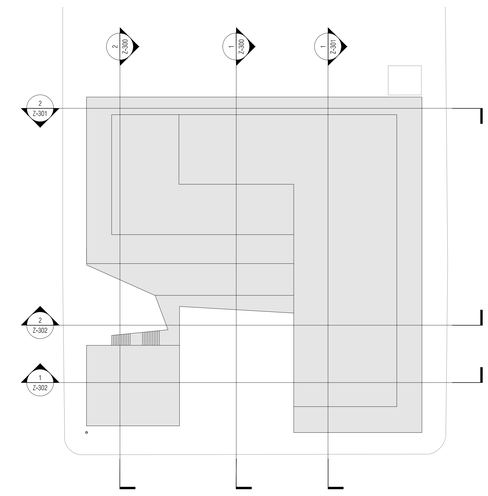



1 SECTION 1
1/16" = 1'-0"




2 SECTION 2
1/16" = 1'-0"




3 KEYPLAN
1/32" = 1'-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
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. 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
7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF OF 1988 (NAVD88) WHICH IS 1.095 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
8. LAYOUT OF ROOF TERRACES AND LANDSCAPE AREAS SUBJECT TO CHANGE
9. ADDITINAL ENTRANCES FOR GROUND FLOOR RETAIL AND SECONDARY ENTRANCE AND EGRESS PERMITTED
10. APPLICANT STAMP AND SEAL CORRESPOND TO THE IMFORMATION REGARDING THE DEVELOPMETN SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT . THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES
11. FOOTPRINT EXISTING BUILDINGS PER NYC PLUTO DATABASE

## LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R9 /C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED PUBLIC PLAZA AREA
- PROPOSED PAA AREA
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- EXISTING POST
- MH MH — EXISTING MANHOLE
- EXISTING SIGN
- OEM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +135' (HT +135') — PROP. MAX. BLDG. ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
- PERMITTED USE
- REQUIRED INDUSTRIAL USE
- INCENTIVE USE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REVISIONS

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| 05 | 02.06.2024 | FINAL LAND USE APPLICATION |

DATE | DRAWN BY | CHECKED BY
KL

SHEET TITLE
SECTIONS

SCALE
1/16" = 1'-0"

SHEET NO.
Z-300.00

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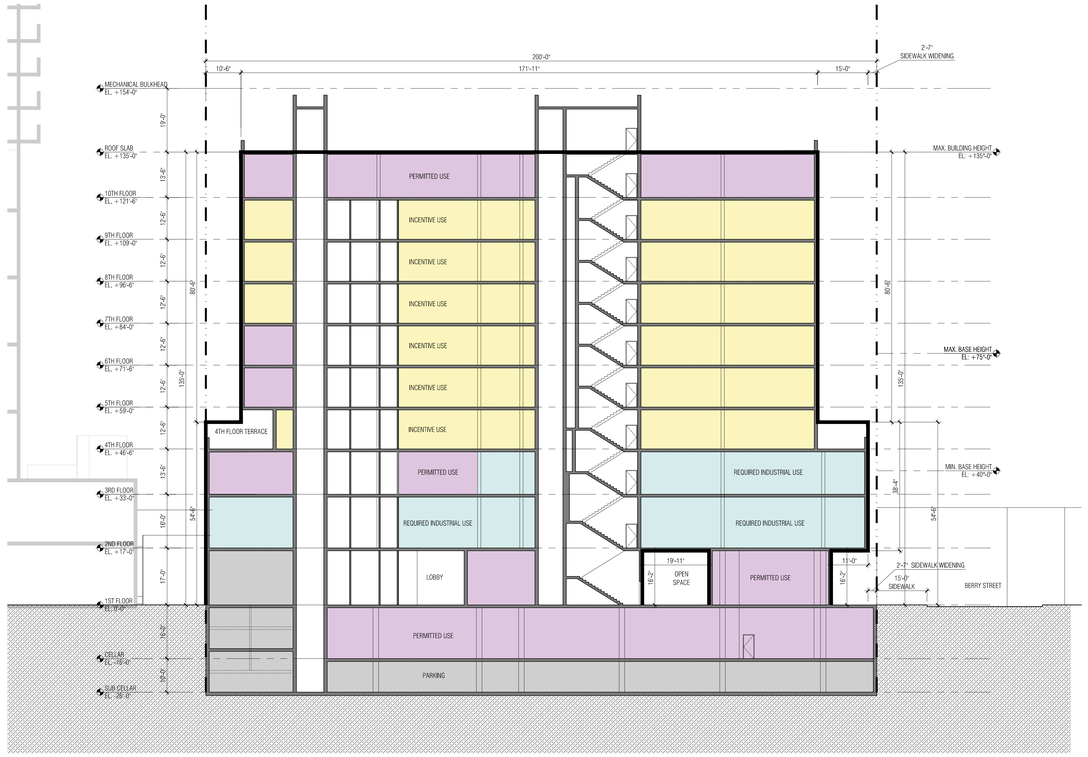
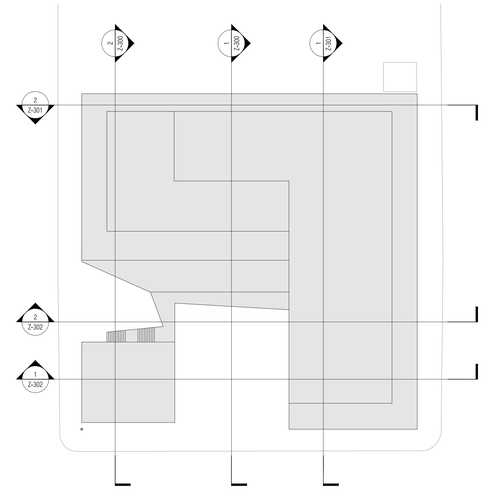
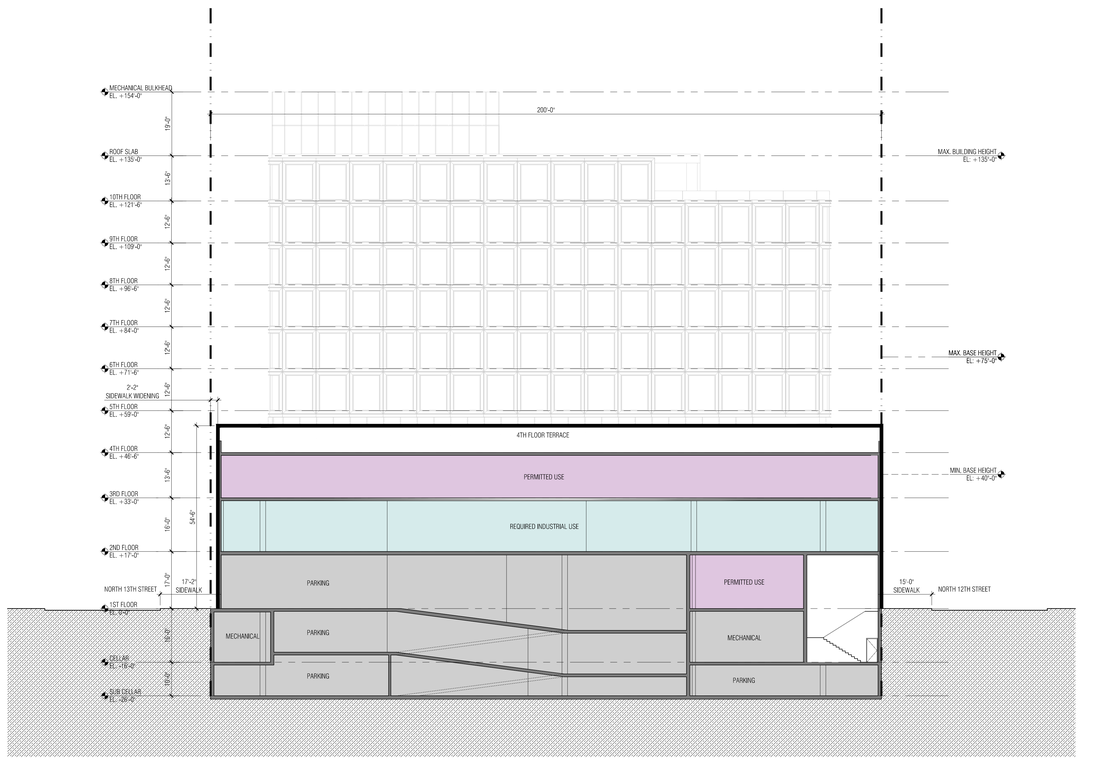



1 SECTION 1
1/16" = 1'-0"




3 KEYPLAN
1/32" = 1'-0"




2 SECTION 2
1/16" = 1'-0"

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- EXISTING STREET TREE
- EXISTING POST
- MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
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- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
- PERMITTED USE
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REVISIONS

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DATE | DRAWN BY | CHECKED BY
CB

SHEET TITLE
SECTIONS

SCALE
1/16" = 1'-0"

SHEET NO.
Z-301.00

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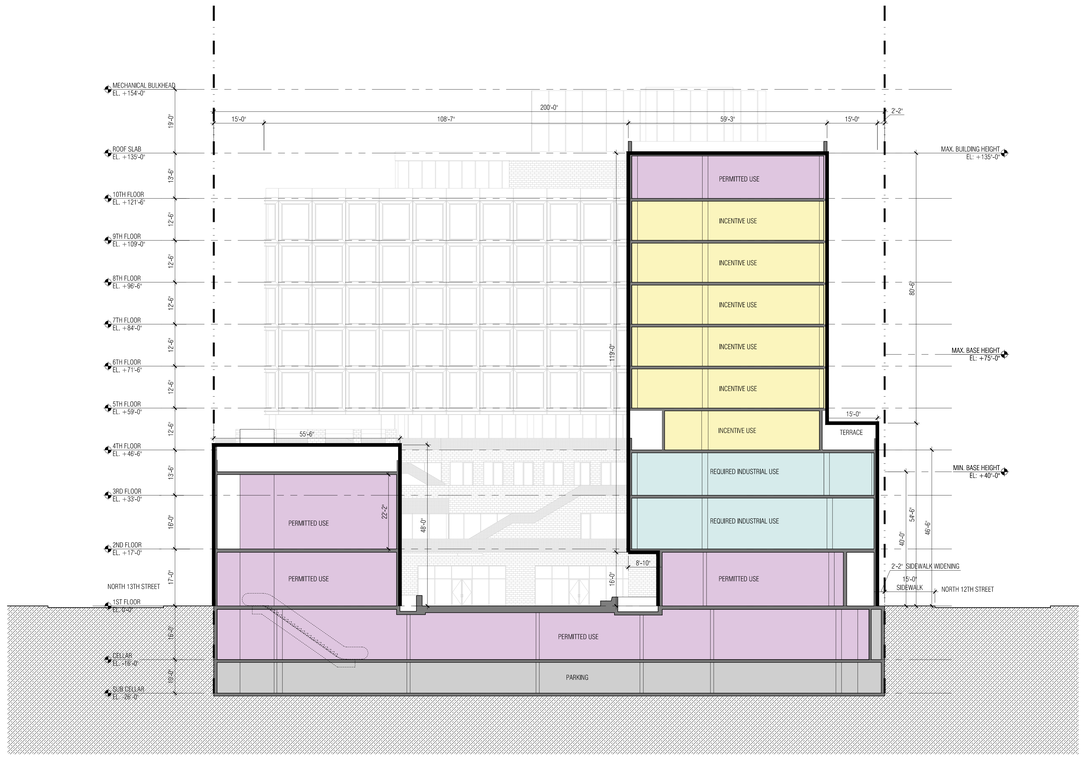


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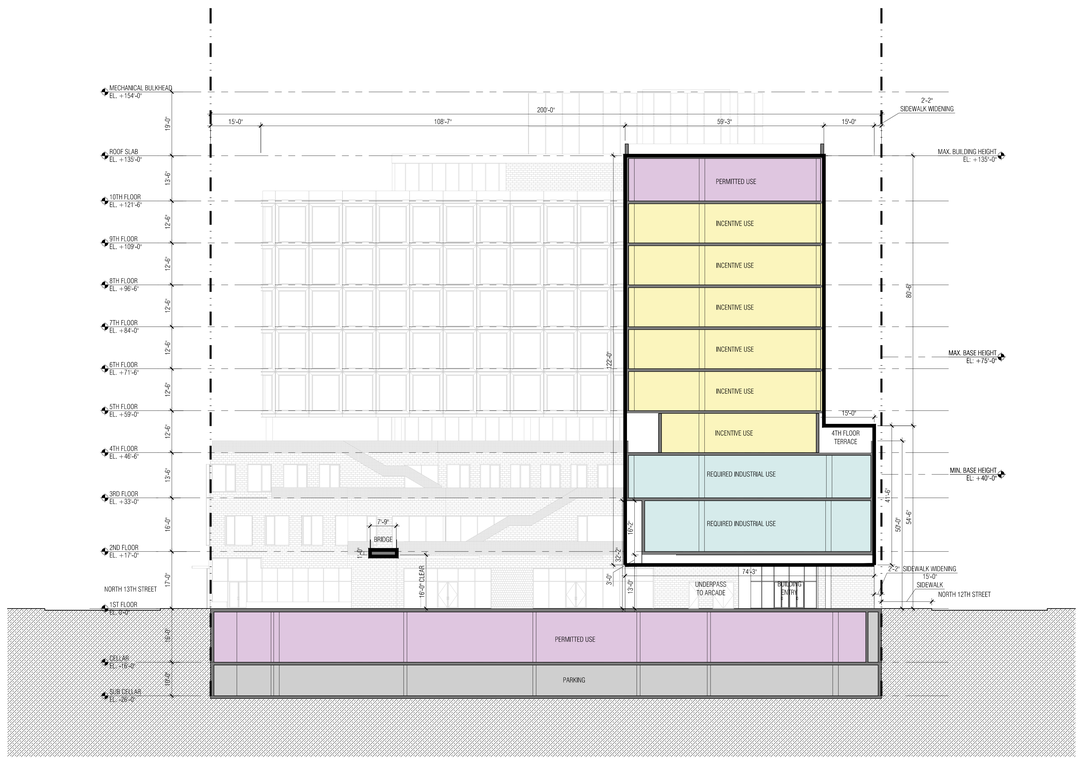
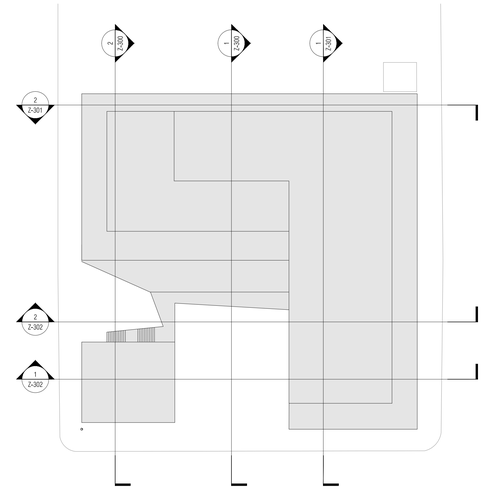



2 SECTION 2
1/16" = 1'-0"

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- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
- PERMITTED USE
- REQUIRED INDUSTRIAL USE
- INCENTIVE USE

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**REVISIONS**

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| DATE | DRAWN BY | CHECKED BY |
|---|---|---|
| | KL | |

**SHEET TITLE**
SECTIONS

**SCALE**
1/16" = 1'-0"

**SHEET NO.**
Z-302.00

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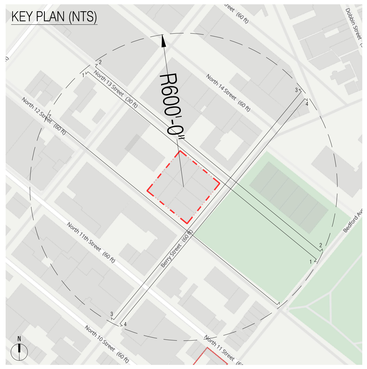
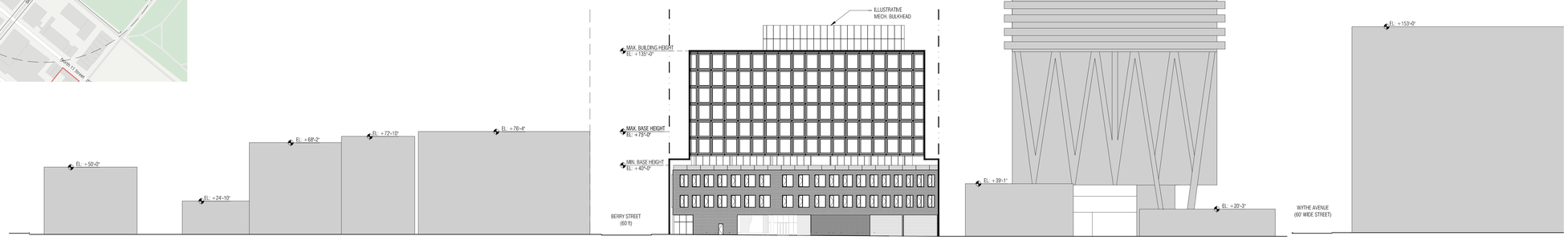
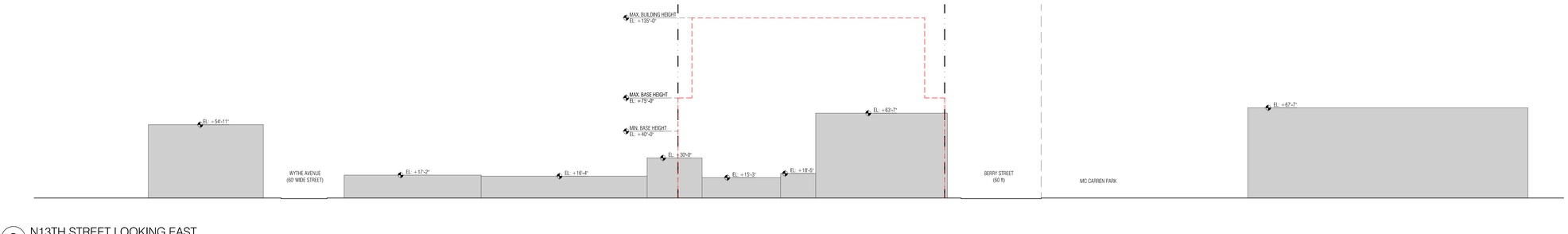
KEY PLAN (NTS)

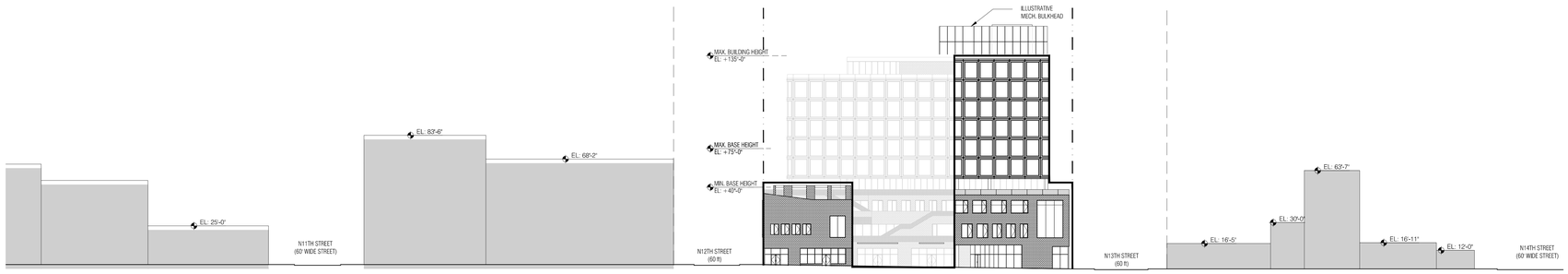


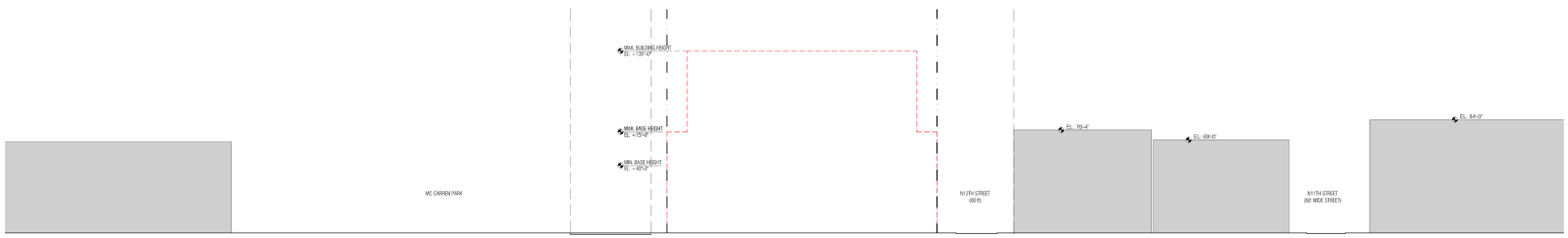

1 N13TH STREET LOOKING WEST
1/32" = 1'-0"




2 N13TH STREET LOOKING EAST
1/32" = 1'-0"




3 BERRY STREET LOOKING NORTH
1/32" = 1'-0"




4 BERRY STREET LOOKING SOUTH
1/32" = 1'-0"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| | CB | |

SHEET TITLE
NEIGHBORHOOD CHARACTER

SCALE
1/32" = 1'-0"

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Z-400.00
# of ##

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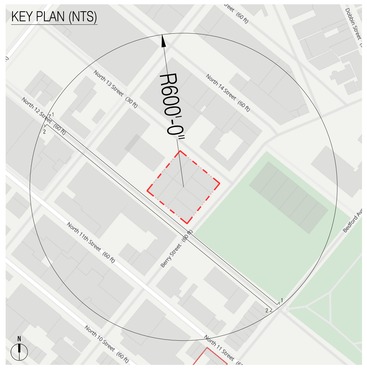
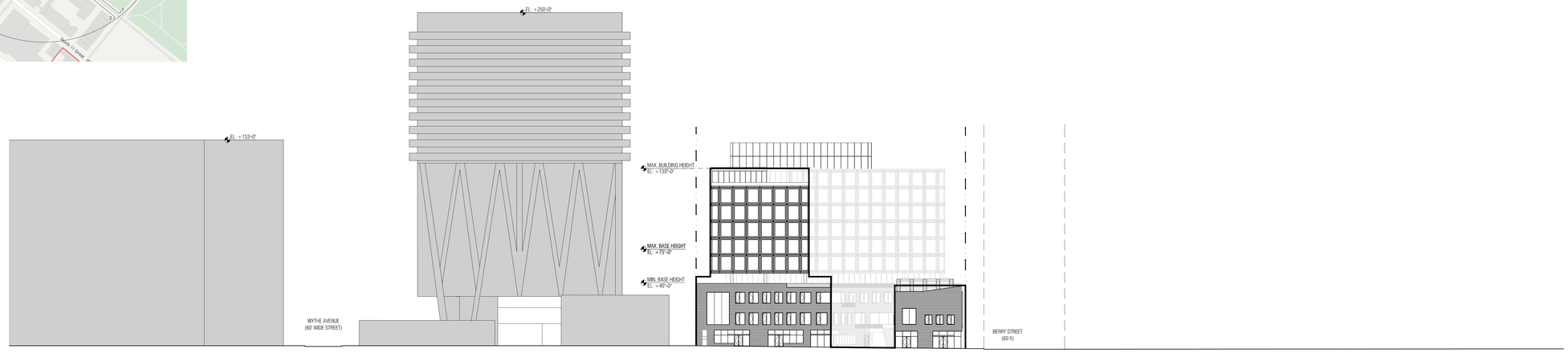
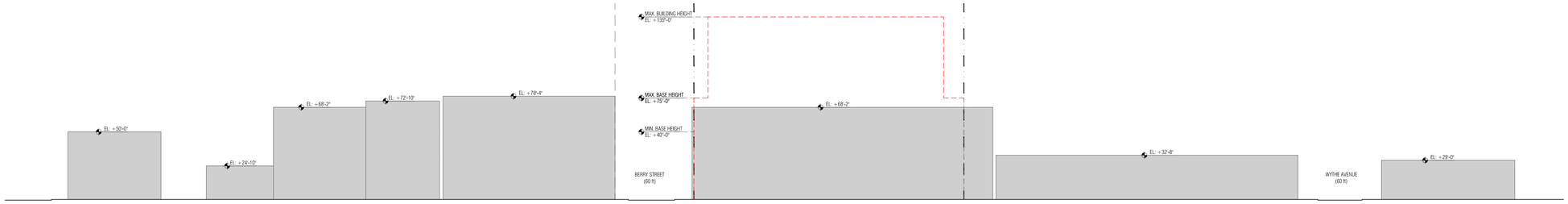



1 N12TH STREET LOOKING WEST
1/32" = 1'-0"




2 N12TH STREET LOOKING EAST
1/32" = 1'-0"

LEGEND

- ZONING LOT LINE
- STREET LINE
- EXISTING BUILDINGS
- DEVELOPMENT ENVELOPE PROFILE
- PROPOSED MAXIMUM BUILDING ENVELOPE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| DATE | DRAWN BY | CHECKED BY |
|---|---|---|
| | CB | |

**SHEET TITLE**

NEIGHBORHOOD CHARACTER

**SCALE**

1/32" = 1'-0"

**SHEET NO.**

Z-401.00

# of ##

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