MARCUS GARVEY REZONING

PROJECT NO. 1510

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007
T: 212-929-4417
F: 212-929-4756

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005



LIST OF DRAWINGS

G-000	COVER SHEET
Z-001A	SITE A - SURVEY (FOR REFERENCE ONLY)
Z-001B	SITE B - SURVEY (FOR REFERENCE ONLY)
Z-001C	SITE C - SURVEY (FOR REFERENCE ONLY)
Z-001D	SITE D - SURVEY (FOR REFERENCE ONLY)
Z-001E	SITE E - SURVEY (FOR REFERENCE ONLY)
Z-001F	SITE F - SURVEY (FOR REFERENCE ONLY)
Z-001G	SITE G - SURVEY (FOR REFERENCE ONLY)
Z-001H	SITE H - SURVEY (FOR REFERENCE ONLY)
Z-001I	SITE I - SURVEY (FOR REFERENCE ONLY)
Z-001J	SITE J - SURVEY (FOR REFERENCE ONLY)
Z-001K	SITE K - SURVEY (FOR REFERENCE ONLY)
Z-002A	ZONING ANALYSIS
Z-004A	OVERALL SITE PLAN
Z-004B	SITE PLAN - NORTH
Z-004C	SITE PLAN - SOUTH
Z-011A	SITE A - ZONING LOT SITE PLAN
Z-011B	SITE A - GROUND FLOOR PLAN
Z-011C	SITE A - ZONING ANALYSIS
Z-012	SITE A - ELEVATIONS
Z-013	SITE A - WAIVER PLANS
Z-014A	SITE A - WAIVER SECTIONS I
Z-014B	SITE A - WAIVER SECTIONS II
Z-015	SITE A - WAIVER AXONOMETRIC
Z-016	SITE A - DESIGN CONTROLS
Z-021A	SITE B - ZONING LOT SITE PLAN
Z-021B	SITE B - GROUND FLOOR PLAN
Z-021C	SITE B - ZONING ANALYSIS
Z-022A	SITE B - ELEVATIONS
Z-022B	SITE B - ELEVATIONS II
Z-023	SITE B - WAIVER PLANS
Z-024A	SITE B - WAIVER SECTIONS I
Z-024B	SITE B - WAIVER SECTIONS II
Z-024C	SITE B -WAIVER SECTIONS III
Z-025A	SITE B - WAIVER AXONOMETRIC I
Z-025B	SITE B - WAIVER AXONIMETRIC II
Z-026	SITE B - DESIGN CONTROLS
Z-031A	SITE C - ZONING LOT SITE PLAN
Z-031B	SITE C - GROUND FLOOR PLAN
Z-031C	SITE C - ZONING ANALYSIS
Z-032	SITE C - ELEVATIONS
Z-033	SITE C - WAIVER PLANS
Z-034	SITE C - WAIVER SECTIONS
Z-035	SITE C - WAIVER AXONOMETRIC
Z-036	SITE C - DESIGN CONTROLS
Z-041A	SITE D - ZONING LOT SITE PLAN
Z-041B	SITE D - GROUND FLOOR PLAN
Z-041C	SITE D - ZONING ANALYSIS
Z-042A	SITE D - ELEVATIONS
Z-042B	SITE D - ELEVATIONS II
Z-043	SITE D - WAIVER PLANS
Z-044A	SITE D - WAIVER SECTIONS I
Z-044B	SITE D - WAIVER SECTIONS II
Z-045A	SITE D - WAIVER AXONOMETRIC I
Z-045B	SITE D - WAIVER AXONOMETRIC II
Z-046	SITE D - DESIGN CONTROLS
Z-051A	SITE E - ZONING LOT SITE PLAN
Z-051B	SITE E - GROUND FLOOR PLAN
Z-051C	SITE E - ZONING ANALYSIS
Z-052A	SITE E - ELEVATIONS
Z-052B	SITE E - ELEVATIONS II
Z-053	SITE E - WAIVER PLANS
Z-054A	SITE E - WAIVER SECTIONS I
Z-054B	SITE E - WAIVER SECTIONS II
Z-055A	SITE E - WAIVER AXONOMETRIC I
Z-055B	SITE E - WAIVER AXONOMETRIC II
Z-056	SITE E - DESIGN CONTROLS
Z-061A	SITE F - ZONING LOT SITE PLAN
Z-061B	SITE F - GROUND FLOOR PLAN
Z-061C	SITE F - ZONING ANALYSIS
Z-062	SITE F - ELEVATIONS
Z-063	SITE F - WAIVER PLANS
Z-064A	SITE F - WAIVER SECTIONS I
Z-064B	SITE F - WAIVER SECTIONS II
Z-065	SITE F - WAIVER AXONOMETRIC
Z-066	SITE F - DESIGN CONTROLS
Z-071A	SITE G - ZONING LOT SITE PLAN
Z-071B	SITE G - GROUND FLOOR PLAN
Z-071C	SITE G - ZONING ANALYSIS
Z-072	SITE G - ELEVATIONS
Z-073	SITE G - WAIVER PLANS
Z-074A	SITE G - WAIVER SECTIONS I
Z-074B	SITE G - WAIVER SECTIONS II
Z-075	SITE G - WAIVER AXONOMETRIC
Z-101A	NEIGHBORHOOD CHARACTER DIAGRAM - KEY PLAN
Z-101B	NEIGHBORHOOD CHARACTER DIAGRAM I
Z-101C	NEIGHBORHOOD CHARACTER DIAGRAM II

Issue Date: 12/18/2018

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REGISTERED ARCHITECT — MARK JONATHAN GINSBERG — No. 019034 — STATE OF NEW YORK

Job No.: 1510
Scale:
Drawn By: Author
Checked By: Checker

Sheet No.:
1 of G-000.00

C:\Users\rbeaumont\Documents\1510_MGV Zoning_Additional_MASTERPLAN_MassingShift_rbeaumont.rvt

TITLE NO: 908991

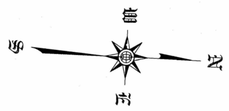
ALTA/NSPS LAND TITLE SURVEY

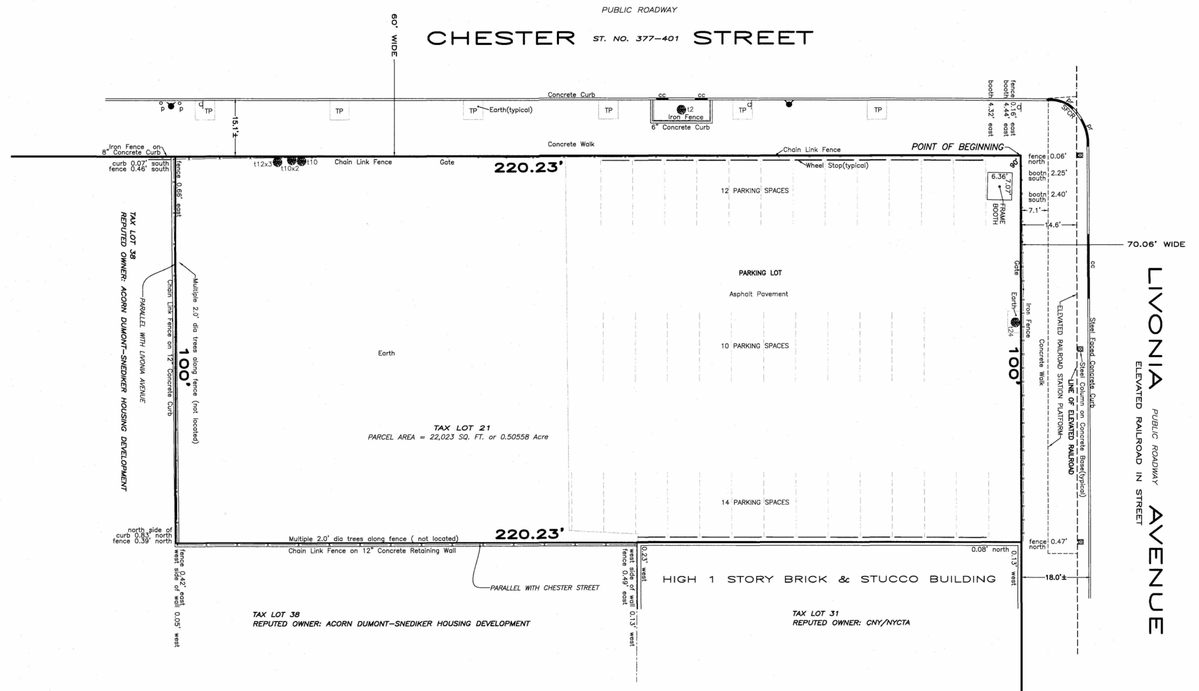
SURVEY NO. 64996–2

64996–2.DWG
64996001.CRD



VICINITY MAP
NOT TO SCALE





LEGAL DESCRIPTION

Parcel 9 – (Block 3589 Lot 21):

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Livonia Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel with the easterly side of Chester Street a distance of 220.23 feet to a point;

THENCE westerly and parallel with the southerly side of Livonia Avenue a distance of 100.00 feet to a point on the easterly side of Chester Street;

THENCE northerly along the easterly side of Chester Street a distance of 220.23 feet to the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Chester Street, the point or place of BEGINNING.

SCHEDULE B ITEMS

There is no survey related item.

SURVEYOR'S CERTIFICATE

To: Marcus Garvey Preservation LLC; L&M Marcus Garvey Preservation LLC; L&M BK Leasing LLC; HP Marcus Garvey Preservation Housing Company, Inc.; NYC Partnership Housing Development Fund Company, Inc.; C&C Apartment Management LLC; New York State Housing Finance Agency, its successors and/or assigns; Citibank NA, ISAOA; Wells Fargo Affordable Housing Community Development Corporation, its successors and assigns, ATIMA; Wells Fargo Bank, N.A; Marcus Garvey Developer LLC; The City of New York, together with its officials and employees; The City of New York Department of Transportation, acting Through the Commissioner Transportation, its officials and employees and State of New York Mortgage Agency, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 10(a)(b) 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 12-13-2016.

Date: 12/21/16

Robert Castillo L.S.
License No. 050337

LEGEND

CC.....CURB CUT
DR.....DRAIN
.....LIGHT POLE
P.....POLE
PR.....PEDESTRIAN RAMP
TP.....TREE PIT
.....TRAFFIC SIGN
.....HYDRANT
TB...TREE WITH SIZE
SFCR....STEEL FACED CURB ROUND

NOTES:

1. BELOW GRADE ENCROACHMENTS AND VAULTS IF ANY NOT LOCATED.
2. THERE ARE 36 STRIPED PARKING SPACES ON THE PREMISES.
3. THE PREMISES IS SERVED BY GAS, WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER LINES INSTALLED IN STREET.
4. THE PREMISES HAS ACCESS TO CHESTER STREET AND LIVONIA AVENUE.
5. THERE IS NO EVIDENCE OF CONSTRUCTION OR EARTH MOVING.
6. NO EVIDENCE OF WETLANDS OBSERVED.
7. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.
8. THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 908991 WITH AN EFFECTIVE DATE OF 08–12–2016.
9. THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 377–401 CHESTER STREET, BROOKLYN, NY

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 F
EFFECTIVE DATE SEPTEMBER 5, 2007

16 0 16 32 48
GRAPHIC SCALE – FEET

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MENKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.CL. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*C. WEBER L.S.,C.S.*C. STOOLPH R.A.,L.S.*WHITSON &
POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

PARCEL 9

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	12–13–16	ALTA/NSPS LAND TITLE SURVEY	
A	– – –	CERTIFICATION ADDED	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE * RICHMOND HILL NY 11418–1090 * (718) 849–0600

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STATE OF NEW YORK · ROBERT CASTILLO · LICENSED LAND SURVEYOR · 050337

CITY OF NEW YORK
COUNTY KINGS
TAX BLOCK 3589
TAX LOT 21

SCALE: 1" = 16'

DRAWN: AD

SURVEY AND ALL INFORMATION INCLUDED WITHIN HAS BEEN PREPARED BY OTHERS AND HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. CURTIS + GINSBERG ARCHITECTS LLP ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION CONTAINED WITHIN THIS SURVEY

0'

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE A - SURVEY (FOR REFERENCE ONLY)

REGISTERED ARCHITECT · JOSEPH A. GINSBERG · No. 016054 · STATE OF NEW YORK

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Job No.: 1510
Scale:
Drawn By: Author
Checked By: Checker

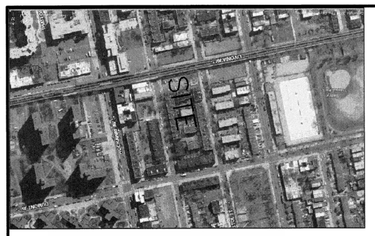
Sheet No.:
___of Z-001A.00

TITLE NO: 908991

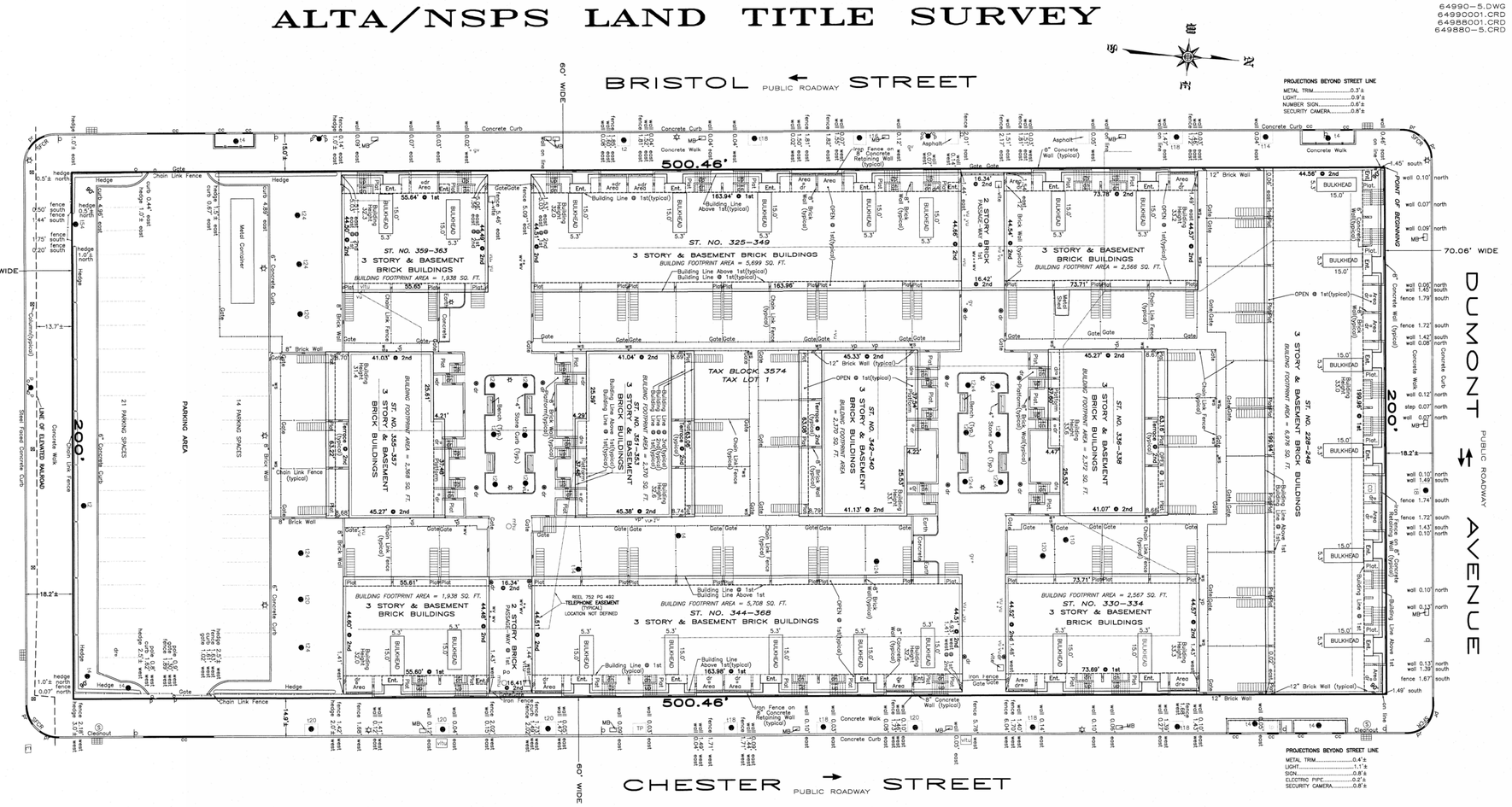
ALTA/NSPS LAND TITLE SURVEY

SURVEY NO. 64990-5

64990-5.DWG
64990001.CRD
64988001.CRD
64988O-5.CRD



VICINITY MAP
NOT TO SCALE



LEGEND

BSMT.....BASEMENT	PLAT.....PLATFORM
CC.....CURB CUT	PR.....PEDESTRIAN RAMP
CD.....CELLAR DOOR	SFCR....STEEL FACED CURB ROUND
CONC.....CONCRETE	.....TRAFFIC LIGHT
CWA.....CELLAR WINDOW AREA	TEL.....TELEPHONE
ENT.....ENTRANCE	TP.....TREE PIT
DR.....DRAIN	.....TRAFFIC SIGN
FAB.....FIRE ALARM BOX	UP.....UTILITY POLE
GV.....GAS VALVE	VU.....VALVE UNKNOWN
.....LIGHT POLE	VLTU....VAULT UNKNOWN
MB.....MAIL BOX	VP.....VENT PIPE
MHU.....UNKNOWN MANHOLE	WS.....WATER SPIGOT
OF.....OIL FILL	WV.....WATER VALVE
P.....POLE	.....HYDRANT
PMULT....POLE, MULTIPLE USAGE	TB....TREE WITH SIZE
.....CATCH BASIN	.....SEWER MANHOLE
	.....TRAFFIC FLOW

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 F
EFFECTIVE DATE SEPTEMBER 5, 2007

PRELIMINARY FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 G
PRELIMINARY DECEMBER 5, 2013

NOTES:

1. BELOW GRADE ENCROACHMENTS AND VAULTS IF ANY NOT LOCATED.
2. THERE ARE 35 PARKING SPACES ON PREMISES.
3. THE PREMISES IS SERVED BY GAS, WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER LINES INSTALLED IN STREET.
4. THE PREMISES HAS ACCESS TO BRISTOL STREET, DUMONT AVENUE, CHESTER STREET AND LIVONIA AVENUE.
5. THERE IS EVIDENCE OF CONSTRUCTION .
6. THERE IS NO EVIDENCE OF USE OF PREMISES AS SOLID WASTE DUMP.
7. NO EVIDENCE OF WETLANDS OBSERVED.
8. THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 908991 WITH AN EFFECTIVE DATE OF 08-12-2016.
9. THE STREET ADDRESSES OF THE SUBJECT PROPERTIS ARE:
   a/k/a 318-368 CHESTER STREET a/k/a 215 LIVONIA AVENUE, BROOKLYN, NY
   303-363 BRISTOL STREET a/k/a 228-248 DUMONT AVENUE

SURVEYOR'S CERTIFICATE

To: Marcus Garvey Preservation LLC; L&M Marcus Garvey Preservation LLC; L&M BK Leasing LLC; HP Marcus Garvey Preservation Housing Company, Inc.; NYC Partnership Housing Development Fund Company, Inc.; C&C Apartment Management LLC; New York State Housing Finance Agency, its successors and or assigns; Citibank NA, ISAOA; Wells Fargo Affordable Housing Community Development Corporation, its successors and assigns, ATIMA; Wells Fargo Bank, NA; Marcus Garvey Developer LLC; The City of New York, together with its officials and employees; The City of New York Department of Transportation, acting through the Commissioner Transportation, its officials and employees and State of New York Mortgage Agency, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 10(a)(b) 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 10-25-16.

Date: 12/16/2016

Saeid Jamvand L.S.; C.S.
License No. 050236

LEGAL DESCRIPTION

As to Parcel 4:

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Dumont Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Dumont Avenue, a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street, a distance of 500.46 feet to the corner formed by the intersection of the westerly side of Chester Street with the northerly side of Livonia Avenue;

THENCE westerly along the northerly side of Livonia Avenue, a distance of 200.00 feet to the corner formed by the intersection of the northerly side of Livonia Avenue with the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street, a distance of 500.46 feet to the corner formed by the intersection of the easterly side of Bristol Street with the southerly side of Dumont Avenue, the point or place of BEGINNING.
For information Only: Said premises are known as 303-363 Bristol Street a/k/a 228-248 Dumont Avenue a/k/a 318-368 Chester Street a/k/a 215 Livonia Avenue, Brooklyn, New York and designated as Block 3574 Lot 1 as shown on the Tax Map of the City of New York, County of Kings.

SCHEDULE B ITEMS

10. Telephone Easement Agreement made by and between Marcus Garvey Brownstone Houses, Inc. and New York Telephone Company, dated 12/4/1974 and recorded 12/10/1974 in Reel 752 Page 492.(Plotted)

15. Revocable Consent Agreement (Owner) made between New York City Department of Transportation acting through the Commissioner of Transportation and Dubor Associates, dated 7/25/2011 and recorded 10/13/2011 as CRFN 2011000361627.(Not Plottable)

A) Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 4/10/2015 as CRFN 2015000121231.

B) Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 5/17/2015 as CRFN 2015000154492.

18. Revocable Consent Agreement made by and between New York City Department of Transportation and HP Marcus Garvey Preservation Housing Company, Inc., dated 7/7/2016 and recorded 7/22/2016 as CRFN 2016000251403.(Not Plottable)

PARCEL AREA = 100,092 SQ. FT. or 2.297812 ACRES

TOTAL BUILDINGS FOOTPRINT AREA = 36,872 SQ. FT.

20 0 20 40 60
GRAPHIC SCALE - FEET

DRAWN: K.OP

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MENKHEIM C.E.*C.U. POWELL C.E.,C.S.*,C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STODOLPH R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

PARCEL 4

MARCUS GARVEY VILLAGE

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	10-25-16	ALTA/NSPS LAND TITLE SURVEY	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO HIS ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE. * RICHMOND HILL NY 11418-1090 * (718) 849-0600

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STATE OF NEW YORK
SAEID JALIVAND
050236
LICENSED LAND SURVEYOR

CITY OF NEW YORK
COUNTY: KINGS
TAX BLOCK 3574
TAX LOT 1

SCALE: 1" = 20'

SURVEY AND ALL INFORMATION INCLUDED WITHIN HAS BEEN PREPARED BY OTHERS AND HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. CURTIS + GINSBERG ARCHITECTS LLP ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION CONTAINED WITHIN THIS SURVEY

0'

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE B - SURVEY (FOR REFERENCE ONLY)

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Job No.: 1510
Scale:
Drawn By: Author
Checked By: Checker

REGISTERED ARCHITECT JEFFREY A. GINSBERG 031958 STATE OF NEW YORK

Sheet No.:
___ of Z-001B.00

TITLE NO: 908991

ALTA/NSPS LAND TITLE SURVEY

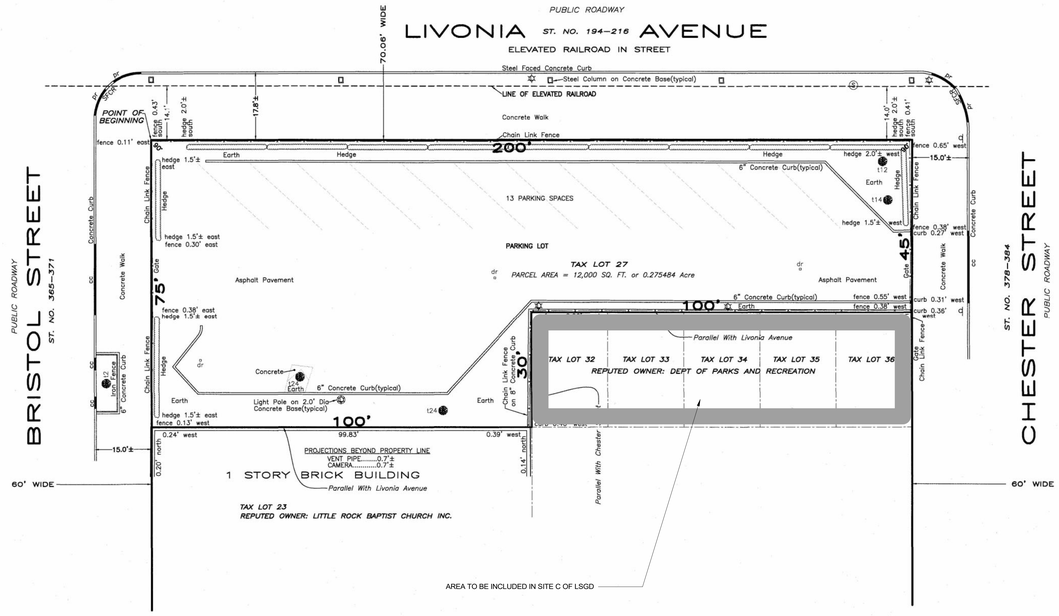
SURVEY NO. 64995–2

64995–2.DWG
64995001.CRD



VICINITY MAP
NOT TO SCALE





LEGAL DESCRIPTION

Parcel 8 – (Block 3588 Lot 27):

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Livonia Avenue a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Livonia Avenue with the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street a distance of 45.00 feet to a point;

THENCE westerly and parallel with the southerly side of Livonia Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel with the westerly side of Chester Street a distance of 30.00 feet to a point;

THENCE westerly and parallel with the southerly side of Livonia Avenue a distance of 100.00 feet to a point on the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street a distance of 75.00 feet to the corner formed by the intersection of the southerly side of Livonia Avenue with the easterly side of Bristol Street, the point or place of BEGINNING.

SCHEDULE B ITEMS

There is no survey related item.

SURVEYOR'S CERTIFICATE

To: Marcus Garvey Preservation LLC; L&M Marcus Garvey Preservation LLC; L&M BK Leasing LLC; HP Marcus Garvey Preservation Housing Company, Inc.; NYC Partnership Housing Development Fund Company, Inc.; C&C Apartment Management LLC; New York State Housing Finance Agency, its successors and/or assigns; Citibank NA, ISAOA; Wells Fargo Affordable Housing Community Development Corporation, its successors and assigns, ATIMA; Wells Fargo Bank, N.A; Marcus Garvey Developer LLC; The City of New York, together with its officials and employees; The City of New York Department of Transportation, acting Through the Commissioner Transportation, its officials and employees and State of New York Mortgage Agency, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 10(a)(b) 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 12-13-2016.

Date: 12/21/16

Robert Castillo L.S.
License No. 050337

NOTES:

1. BELOW GRADE ENCROACHMENTS AND VAULTS IF ANY NOT LOCATED.
2. THERE ARE 13 STRIPED PARKING SPACES ON THE PREMISES.
3. THE PREMISES IS SERVED BY GAS, WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER LINES INSTALLED IN STREET.
4. THE PREMISES HAS ACCESS TO CHESTER STREET, LIVONIA AVENUE AND BRISTOL STREET.
5. THERE IS NO EVIDENCE OF CONSTRUCTION OR EARTH MOVING.
6. NO EVIDENCE OF WETLANDS OBSERVED.
7. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.
8. THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 908991 WITH AN EFFECTIVE DATE OF 08–12–2016.
9. THE STREET ADDRESSES OF THE SUBJECT PROPERTY ARE: 365–371 BRISTOL STREET a/k/a 378–384 CHESTER STREET a/k/a 194–216 LIVONIA AVENUE, BROOKLYN, NY

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 F
EFFECTIVE DATE SEPTEMBER 5, 2007

LEGEND

CC.....CURB CUT
DR.....DRAIN
.....LIGHT POLE
P.....POLE
PR.....PEDESTRIAN RAMP
.....TRAFFIC SIGN
(S) .....SEWER MANHOLE
TB.....TREE WITH SIZE
SFCR.....STEEL FACED CURB ROUND

0 16 32 48
GRAPHIC SCALE – FEET

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MEINKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STOOLPH R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

PARCEL 8

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
/	12–13–16	ALTA/NSPS LAND TITLE SURVEY	
A	– – –	CERTIFICATION ADDED	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR ITS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE. * RICHMOND HILL NY 11418–1090 * (718) 849–0600

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STATE OF NEW YORK · ROBERT CASTILLO · 050337 · LICENSED LAND SURVEYOR

CITY OF NEW YORK
COUNTY KINGS
TAX BLOCK 3588
TAX LOT 27

SCALE: 1" = 16'

DRAWN: AD

SURVEY AND ALL INFORMATION INCLUDED WITHIN HAS BEEN PREPARED BY OTHERS AND HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. CURTIS + GINSBERG ARCHITECTS LLP ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION CONTAINED WITHIN THIS SURVEY

0'

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE C - SURVEY (FOR REFERENCE ONLY)

REGISTERED ARCHITECT · JOSHUA GINSBERG · 031058 · STATE OF NEW YORK

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Job No.: 1510
Scale:
Drawn By: Author
Checked By: Checker

Sheet No.:
of Z-001C.00

TITLE NO: 908991

ALTA/NSPS LAND TITLE SURVEY

SURVEY NO. 64989—5

64989-5.DWG
64989001.CRD
64988001.CRD
64988-5.CRD



VICINITY MAP
NOT TO SCALE

LEGEND

BSMT.....BASEMENT
CC.....CURB CUT
CD.....CELLAR DOOR
CONC.....CONCRETE
CWA.....CELLAR WINDOW AREA
DR.....DRAIN
ENT.....ENTRANCE
FAB.....FIRE ALARM BOX
GV.....GAS VALVE
.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
OF.....OIL FILL
P.....POLE
PMULT.....POLE, MULTIPLE USAGE
.....CATCH BASIN
PLAT.....PLATFORM
PR.....PEDESTRIAN RAMP
SFCR.....STEEL FACED CURB ROUND
.....TRAFFIC LIGHT
TEL.....TELEPHONE
TP.....TREE PIT
.....TRAFFIC SIGN
UP.....UTILITY POLE
VLI.....VALVE UNKNOWN
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WS.....WATER SPIGOT
WV.....WATER VALVE
.....HYDRANT
TB.....TREE WITH SIZE
.....SEWER MANHOLE
.....TRAFFIC FLOW

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 F
EFFECTIVE DATE SEPTEMBER 5, 2007

PRELIMINARY FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 G
PRELIMINARY DECEMBER 5, 2013

NOTES:

1. BELOW GRADE ENCROACHMENTS AND VAULTS IF ANY NOT LOCATED.
2. THERE ARE NO PARKING SPACES ON PREMISES.
3. THE PREMISES IS SERVED BY GAS, WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER LINES INSTALLED IN STREET.
4. THE PREMISES HAS ACCESS TO BRISTOL STREET, DUMONT AVENUE, LIVONIA AVENUE AND THOMAS S. BOYLAND STREET.
5. THERE IS EVIDENCE OF CONSTRUCTION.
6. THERE IS NO EVIDENCE OF USE OF PREMISES AS SOLID WASTE DUMP.
7. NO EVIDENCE OF WETLANDS OBSERVED.
8. THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 908991 WITH AN EFFECTIVE DATE OF 08-12-2016.
9. THE STREET ADDRESSES OF THE SUBJECT PROPERTY ARE: 169-191 LIVONIA AVENUE a/k/a 220-224 DUMONT AVENUE a/k/a 304-360 BRISTOL STREET, BROOKLYN, NY

SURVEYOR'S CERTIFICATE

To: Marcus Garvey Preservation LLC; L&M Marcus Garvey Preservation LLC; L&M BK Leasing LLC; HP Marcus Garvey Preservation Housing Company, Inc.; NYC Partnership Housing Development Fund Company, Inc.; C&C Apartment Management LLC; New York State Housing Finance Agency, its successors and/or assigns; Citibank NA, ISAOA; Wells Fargo Affordable Housing Community Development Corporation, its successors and assigns, ATIMA; Wells Fargo Bank, N.A; Marcus Garvey Developer LLC; The City of New York, together with its officials and employees; The City of New York Department of Transportation, acting Through the Commissioner Transportation, its officials and employees and State of New York Mortgage Agency, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 10(a)(b) 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 10-17-2016.

Date: 12/16/2016

Said Jalilvand, L.S., C.S.
License No. 050236

PUBLIC ROADWAY
THOMAS S. BOYLAND STREET
(HOPKINSON AVENUE)
80' WIDE

LIVONIA PUBLIC ROADWAY AVENUE
70.06' WIDE

DUMONT AVENUE PUBLIC ROADWAY
70.06' WIDE

BRISTOL PUBLIC ROADWAY STREET
60' WIDE

425.46'
115.33'
382.73'
45.40'
84.67' Calc. (84.56' Desc.)
500.46'
75'
100'
200'
17.4'±
13.7'±
14.8'±
18.3'±

AREA UNDER CONSTRUCTION

3 STORY BRICK & STUCCO BUILDING

CONC. BLOCK & STUCCO GARAGE

PARALLEL WITH LIVONIA AVENUE

PARALLEL WITH BRISTOL STREET

TAX LOT 10 REPUTED OWNER: BUTLER, ROYSTON
TAX LOT 11 REPUTED OWNER: OMARRA BARRY; TANYA
TAX LOT 12 REPUTED OWNER: DIXON, MARCIA
TAX LOT 13 REPUTED OWNER: LATIMER, GERALDINE
TAX LOT 15 REPUTED OWNER: SAUNDERS MARY
TAX LOT 17 REPUTED OWNER: GRACE SKALLS
TAX LOT 18 REPUTED OWNER: REDMOND CYNTHIA
TAX LOT 19 REPUTED OWNER: MARIE JOHNSON
TAX LOT 20 REPUTED OWNER: PERSAUD, SHIVJINAN R
TAX LOT 21 REPUTED OWNER: ABDUL QADIR MUSTAPHA
TAX LOT 23 REPUTED OWNER: FRANCIS, CLEMENTINE
TAX LOT 24 REPUTED OWNER: WILLIAMS FRANCES
TAX LOT 25 REPUTED OWNER: WALTON, SONYAL
TAX LOT 27 REPUTED OWNER: CONSTANTINE CARLYLE
TAX LOT 28 REPUTED OWNER: SHIRLEY HALL
TAX LOT 30 REPUTED OWNER: SMITH ROSEMARY
TAX LOT 31 REPUTED OWNER: SANTIAGO NIVIA
TAX LOT 32 REPUTED OWNER: BARTON MICHAEL
TAX LOT 33 REPUTED OWNER: GOMEZ SONNY
TAX LOT 34 REPUTED OWNER: DOUGLAS JOHNNIE
TAX LOT 1

3 ST. NO. 352-360 BRICK BUILDINGS
3 STORY & BASEMENT BRICK BUILDINGS FOOTPRINT AREA = 3,710 SQ. FT.
3 ST. NO. 350-354 BRICK BUILDINGS
3 STORY & BASEMENT BRICK BUILDINGS FOOTPRINT AREA = 3,721 SQ. FT.
3 ST. NO. 336-340 BRICK BUILDINGS
3 STORY & BASEMENT BUILDINGS FOOTPRINT AREA = 3,721 SQ. FT.
3 ST. NO. 320-334 BRICK BUILDINGS
3 STORY & BASEMENT BUILDINGS FOOTPRINT AREA = 3,723 SQ. FT.
3 ST. NO. 220-224 BRICK BUILDINGS
3 STORY & BASEMENT BUILDINGS FOOTPRINT AREA = 2,566 SQ. FT.

REEL 752 PG 477 TELEPHONE EASEMENT LOCATION NOT DEFINED (typical)

Wire Runs Along the Building
Wire runs along building
Iron Fence on 8" Conc. Curb
8" Brick Wall
Chain Link Fence (typical)
Concrete Walk
Concrete Curb
Gate
Iron Fence
12"x12" Brick Pier(typical)
Iron Fence on 8" Brick Wall(typical)
Chain Link Fence on 8" Brick Wall
Chain Link Fence attached to wall
Chain Link Fence on Brick Wall
Chain Link Fence on Curb
Chain Link Fence (typical)
Stone Curb (Typ.)
Brick Wall(typical)
Platform(typical)
Building Line @ 2nd
Building Line @ 1st
OPEN @ 1st(typical)
12" Brick Wall (typical)
BULKHEAD
POINT OF BEGINNING
Cleanout
Gate Chain Link Fence
Hedge
Concrete Curb
6" Concrete Curb
8" Concrete Curb
Slope
Curb
Pole
Utility Pole
Traffic Sign
Light Pole
Vault Unknown
Mail Box
Water Spigot
Water Valve
Hydrant
Tree with Size
Sewer Manhole
Traffic Flow
Gate 8' Brick Wall
Gate Chain Link Fence
Chain Link Fence on Brick Wall
Chain Link Fence on 8" Brick Wall
Iron Fence on 8" Conc. Curb
Concrete Curb
Concrete Walk
Iron Fence
Wire runs along building
Wire Runs Along the Building
Slope Curb
Gate
Platform
Building Line @ 2nd
Building Line @ 1st
Brick Wall(typical)
Stone Curb (Typ.)
Chain Link Fence (typical)
Concrete Curb
Concrete Walk
Cleanout
Gate Chain Link Fence
Hedge
Concrete Curb
6" Concrete Curb
8" Concrete Curb
Slope
Curb
Pole
Utility Pole
Traffic Sign
Light Pole
Vault Unknown
Mail Box
Water Spigot
Water Valve
Hydrant
Tree with Size
Sewer Manhole
Traffic Flow
Gate 8' Brick Wall
Gate Chain Link Fence
Chain Link Fence on Brick Wall
Chain Link Fence on 8" Brick Wall
Iron Fence on 8" Conc. Curb
Concrete Curb
Concrete Walk
Iron Fence
Wire runs along building
Wire Runs Along the Building
Slope Curb
Gate
Platform
Building Line @ 2nd
Building Line @ 1st
Brick Wall(typical)
Stone Curb (Typ.)
Chain Link Fence (typical)
Concrete Curb
Concrete Walk
Cleanout

PROJECTIONS BEYOND STREET LINE
METAL TRIM.....0.4'±
LIGHT.....0.8'±
SIGN.....0.6'±

PROJECTIONS BEYOND STREET LINE
METAL TRIM.....0.4'±
LIGHT.....1.0'±

LEGAL DESCRIPTION

As to Parcel 3:

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:
BEGINNING at the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE southerly along the westerly side of Bristol Street, a distance of 500.46 feet to the corner formed by the intersection of the westerly side of Bristol Street with the northerly side of Livonia Avenue;

THENCE westerly along the northerly side of Livonia Avenue, a distance of 200.00 feet to the corner formed by the intersection of the northerly side of Livonia Avenue with the easterly side of Hopkinson Avenue;

THENCE northerly along the easterly side of Hopkinson Avenue, a distance of 75.00 feet to a point;

THENCE easterly and parallel to the northerly side of Livonia Avenue, a distance of 100.00 feet to a point;

THENCE northerly and parallel to the westerly side of Bristol Street, a distance of 382.73 feet to a point;

THENCE northeasterly at an exterior angle to the preceding course of 199 degrees 44 minutes 15 seconds, a distance of 45.40 feet to a point on the southerly side of Dumont Avenue;

THENCE easterly along the southerly side of Dumont Avenue, a distance of 84.56 feet to the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Bristol Street the point or place of BEGINNING.
For information Only: Said premises are known as 169-191 Livonia Avenue a/k/a 220-224 Dumont Avenue a/k/a 304-360 Bristol Street, Brooklyn, New York and designated as Block 3573 Lot 1 as shown on the Tax Map of the City of New York, County of Kings.

SCHEDULE B ITEMS

9. Telephone Easement Agreement made by and between Marcus Garvey Brownstone Houses, Inc. and New York Telephone Company, dated 12/4/1974 and recorded 12/10/1974 in Reel 752 Page 477.(Plotted)

15. Revocable Consent Agreement (Owner) made between New York City Department of Transportation acting through the Commissioner of Transportation and Dubor Associates, dated 7/25/2011 and recorded 10/13/2011 as CRFN 2011000361627.(Not Plottable)

A) Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 4/10/2015 as CRFN 2015000121231.

B) Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 5/17/2015 as CRFN 2015000154492.

18. Revocable Consent Agreement made by and between New York City Department of Transportation and III Marcus Garvey Preservation Housing Company, Inc., dated 7/7/2016 and recorded 7/22/2016 as CRFN 2016000251403.(Not Plottable)

PARCEL AREA = 57,219 SQ. FT. or 1.313555 ACRES

TOTAL BUILDINGS FOOTPRINT AREA = 17,443 SQ. FT.

20 0 20 40 60
GRAPHIC SCALE — FEET

DRAWN: K.OP.

ESTABLISHED 1876 • SUCCESSOR TO:
B.G. MENKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STOUFFN R.A.,L.S.*WHITSON &
POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

PARCEL 3

MARCUS GARVEY VILLAGE

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
A	10-17-16	ALTA/NSPS LAND TITLE SURVEY	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

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CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE. • RICHMOND HILL NY 11418-1090 • (718) 849-0600

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STATE OF NEW YORK SAID JALILVAND 050236 LICENSED LAND SURVEYOR

CITY OF NEW YORK
COUNTY: KINGS
TAX BLOCK 3573
TAX LOT 1

SCALE: 1" = 20'

SURVEY AND ALL INFORMATION INCLUDED WITHIN HAS BEEN PREPARED BY OTHERS AND HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. CURTIS + GINSBERG ARCHITECTS LLP ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION CONTAINED WITHIN THIS SURVEY

0'

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE D - SURVEY (FOR REFERENCE ONLY)

REGISTERED ARCHITECT JOSHUA M. GINSBERG 010058 STATE OF NEW YORK

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Job No.: 1510
Scale:
Drawn By: Author
Checked By: Checker

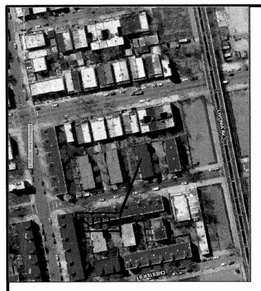
Sheet No.:
__ of Z-001D.00

TITLE NO: 908991

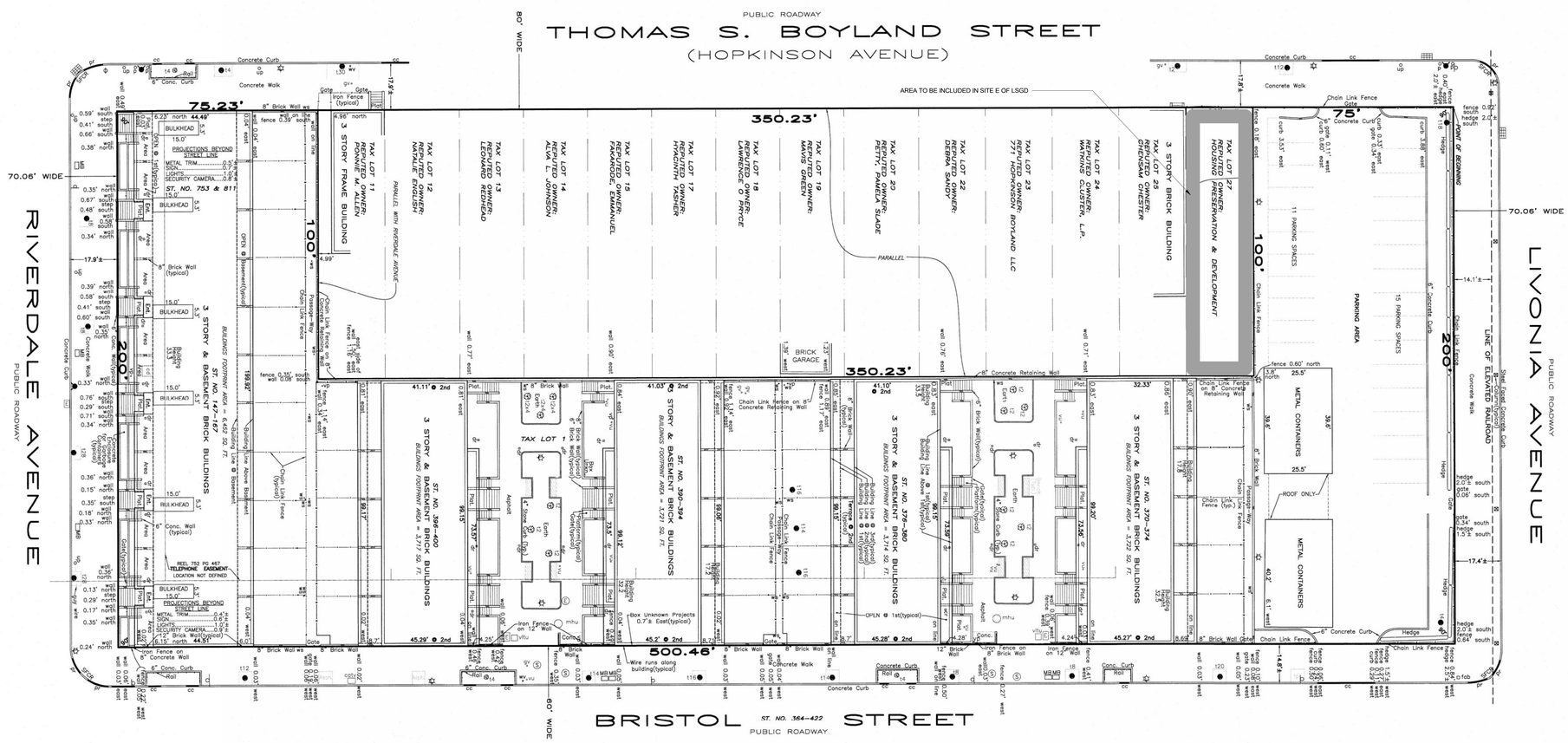
SURVEY NO. 64992-5

64992-5.DWG
64992001.CRD
64988001.CRD
64992-5.CRD

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE


PUBLIC ROADWAY
THOMAS S. BOYLAND STREET
(HOPKINSON AVENUE)
80' WIDE
AREA TO BE INCLUDED IN SITE E OF LSGD
RIVERDALE AVENUE
PUBLIC ROADWAY
70.06' WIDE
LIVONIA AVENUE
PUBLIC ROADWAY
BRISTOL ST. NO. 364-422 STREET
PUBLIC ROADWAY
60' WIDE
75.23'
350.23'
500.46'
100'
200'
75'
3 STORY & BASEMENT BRICK BUILDINGS
3 STORY FRAME BUILDING
3 STORY BRICK BUILDING
BRICK GARAGE
PARKING AREA
15 PARKING SPACES
11 PARKING SPACES
METAL CONTAINERS
ROOF ONLY
POINT OF BEGINNING
LINE OF ELEVATED RAILROAD
TAX LOT 1
PARALLEL WITH RIVERDALE AVENUE
PARALLEL
ST. NO. 753 & 811
ST. NO. 147-167
ST. NO. 396-402
ST. NO. 376-380
ST. NO. 370-374
ST. NO. 364-422
TAX LOT 11 REPUTED OWNER: RONNIE & ALLEN
TAX LOT 12 REPUTED OWNER: NATALIE ENGLISH
TAX LOT 13 REPUTED OWNER: LEONARD REDHEAD
TAX LOT 14 REPUTED OWNER: ALVA T. JOHNSON
TAX LOT 15 REPUTED OWNER: FRICARDEL EMMANUEL
TAX LOT 17 REPUTED OWNER: HYACINTH TASHER
TAX LOT 18 REPUTED OWNER: LAWRENCE O PRYCE
TAX LOT 19 REPUTED OWNER: MARIS GREEN
TAX LOT 20 REPUTED OWNER: KEITH, PAMELA SLADE
TAX LOT 22 REPUTED OWNER: DEBRA SANDY
TAX LOT 23 REPUTED OWNER: 757 HOPKINSON BOYLAND LLC
TAX LOT 24 REPUTED OWNER: WATKINS CLUSTEN, L.P.
TAX LOT 25 REPUTED OWNER: CHENSAM CHESTER
TAX LOT 17 REPUTED OWNER: PRESERVATION & DEVELOPMENT HOUSING
BUILDINGS FOOTPRINT AREA = 6,452 SQ. FT.
BUILDINGS FOOTPRINT AREA = 3,717 SQ. FT.
BUILDINGS FOOTPRINT AREA = 3,727 SQ. FT.
BUILDINGS FOOTPRINT AREA = 3,714 SQ. FT.
BUILDINGS FOOTPRINT AREA = 3,722 SQ. FT.
REEL 752 PG 467 TELEPHONE EASEMENT LOCATION NOT DEFINED
Chain Link Fence Gate
Chain Link Fence
Concrete Curb
Concrete Walk
Hedge
Iron Fence (typical)
Box Unknown Projects 0.7'± East(typical)
Wire runs along building(typical)
Iron Fence on 8" Concrete Wall
Iron Fence on Brick Wall
Iron Fence on 12" Brick Wall
Chain Link Fence on 8" Concrete Retaining Wall
8" Concrete Retaining Wall
8" Brick Wall
8" Brick Wall ws
6" Concrete Curb
Concrete Curb Roll
Steel Edged Concrete Curb
Gate
Gate 1st(typical)
OPEN 1st(typical)
Building Line Above 1st(typical)
Building Line Above Basement
Projections(typical)
Chain Link Fence Retaining Wall
Chain Link Fence on 8" Concrete Retaining Wall
Chain Link Fence on 12" Brick Wall
Chain Link Fence Gate
Chain Link Fence (typ.)
Concrete Retaining Wall
Concrete Curb Roll
Brick Wall
Brick Wall ws
Brick Wall(typical)
Brick Wall Gate
Brick Wall Gate ws
Brick Wall Gate(typical)
Brick Wall Gate ws(typical)
Brick Wall(typical)
Brick Wall ws(typical)
Brick Wall Gate(typical)
Brick Wall Gate ws(typical)
Brick Wall Gate ws
Brick Wall Gate ws(typical)
Brick Wall Gate ws
Brick Wall Gate ws(typical)
Brick Wall Gate ws

TITLE NO: 908991

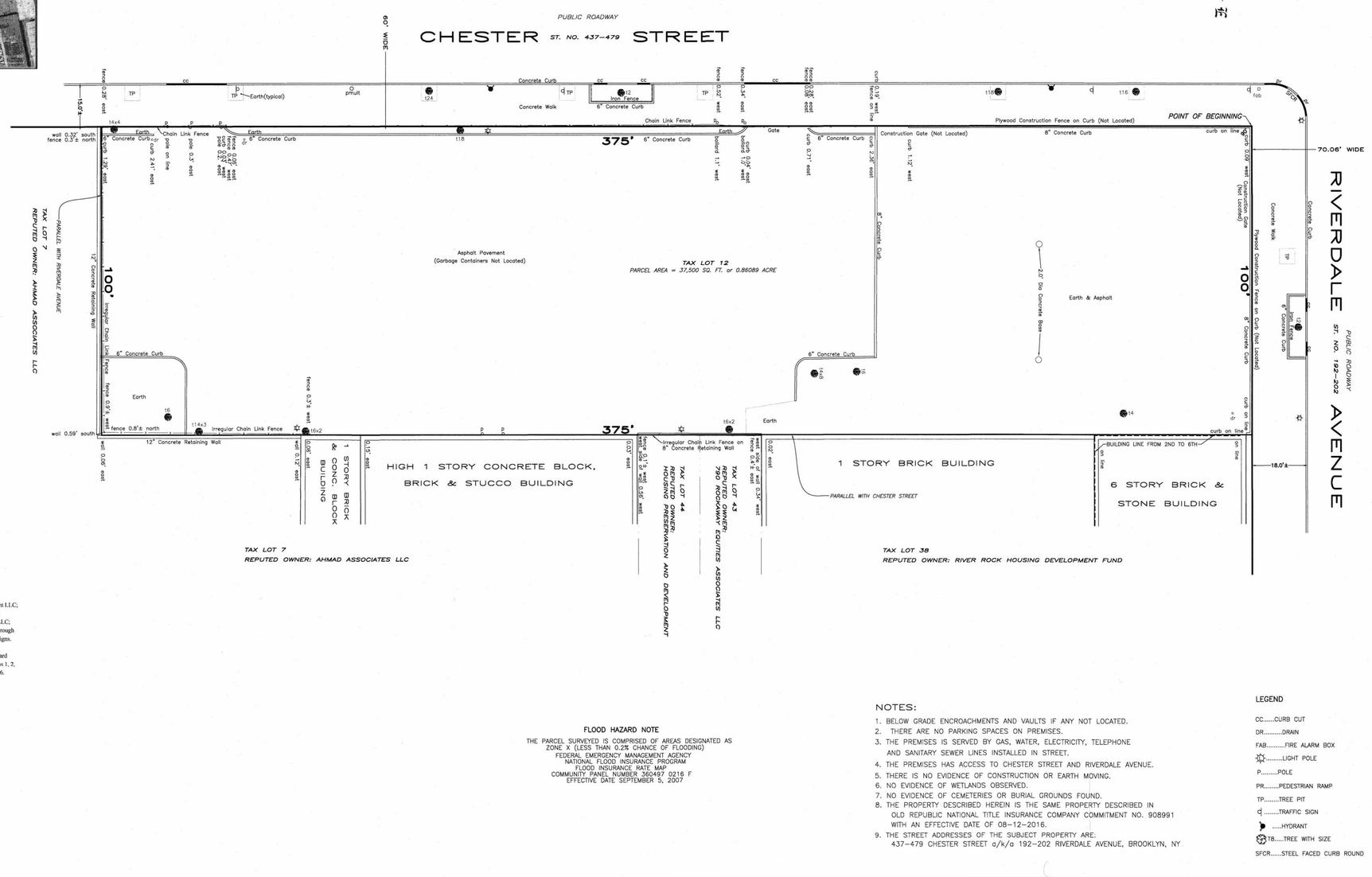
ALTA/NSPS LAND TITLE SURVEY

SURVEY NO. 64998–2

64998–2.DWG
64998001.CRD



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

Parcel 11 – (Block 3602 Lot 12):

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Riverdale Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Riverdale Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel with the easterly side of Chester Street a distance of 375.00 feet to a point;

THENCE westerly and parallel with the southerly side of Riverdale Avenue a distance of 100.00 feet to a point on the easterly side of Chester Street;

THENCE northerly along the easterly side of Chester Street a distance of 375.00 feet to the corner formed by the intersection of the easterly side of Chester Street with the southerly side of Riverdale Avenue, the point or place of BEGINNING.

SCHEDULE B ITEMS

There is no survey related item.

SURVEYOR'S CERTIFICATE

To: Marcus Garvey Preservation LLC; L&M Marcus Garvey Preservation LLC; L&M BK Leasing LLC; HP Marcus Garvey Preservation Housing Company, Inc.; NYC Partnership Housing Development Fund Company, Inc.; C&C Apartment Management LLC; New York State Housing Finance Agency, its successors and/or assigns; Citibank NA, ISAOA; Wells Fargo Affordable Housing Community Development Corporation, its successors and assigns, ATIMA; Wells Fargo Bank, N.A; Marcus Garvey Developer LLC; The City of New York, together with its officials and employees; The City of New York Department of Transportation, acting Through the Commissioner Transportation, its officials and employees and State of New York Mortgage Agency, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS I and Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 10(a)(b) 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 12-13-2016.

Date: 12/21/16

Robert Castillo L.S.
License No. 050337

16 0 16 32 48
GRAPHIC SCALE – FEET

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 F
EFFECTIVE DATE SEPTEMBER 5, 2007

NOTES:

1. BELOW GRADE ENCROACHMENTS AND VAULTS IF ANY NOT LOCATED.
2. THERE ARE NO PARKING SPACES ON PREMISES.
3. THE PREMISES IS SERVED BY GAS, WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER LINES INSTALLED IN STREET.
4. THE PREMISES HAS ACCESS TO CHESTER STREET AND RIVERDALE AVENUE.
5. THERE IS NO EVIDENCE OF CONSTRUCTION OR EARTH MOVING.
6. NO EVIDENCE OF WETLANDS OBSERVED.
7. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.
8. THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 908991 WITH AN EFFECTIVE DATE OF 08–12–2016.
9. THE STREET ADDRESSES OF THE SUBJECT PROPERTY ARE: 437–479 CHESTER STREET a/k/a 192–202 RIVERDALE AVENUE, BROOKLYN, NY

LEGEND

CC.....CURB CUT
DR.....DRAIN
FAB.....FIRE ALARM BOX
.....LIGHT POLE
P.....POLE
PR.....PEDESTRIAN RAMP
TP.....TREE PIT
.....TRAFFIC SIGN
.....HYDRANT
TB....TREE WITH SIZE
SFCR.....STEEL FACED CURB ROUND

ESTABLISHED 1876 * SUCCESSOR TO:

B.G. MENKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*C. WEBER L.S.,C.S.*C. STOOLPH R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

PARCEL 11

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	12–13–16	ALTA/NSPS LAND TITLE SURVEY UPDATED	
A	– – –	CERTIFICATION ADDED	

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MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE * RICHMOND HILL, NY 11418–1090 * (718) 849–0600

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STATE OF NEW YORK · ROBERT CASTILLO · 050337 · LICENSED LAND SURVEYOR

CITY OF NEW YORK
COUNTY KINGS
TAX BLOCK 3602
TAX LOT 12

SCALE: 1" = 16'

DRAWN: AD

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0'

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE F - SURVEY (FOR REFERENCE ONLY)

REGISTERED ARCHITECT · CURTIS + GINSBERG ARCHITECTS LLP · 010558 · STATE OF NEW YORK

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Job No.: 1510
Scale:
Drawn By: Author
Checked By: Checker

Sheet No.:
___ of Z-001F.00

TITLE NO: 908991

SURVEY NO. 64997–2

64997–2.DWG
64997001.CRD

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

Parcel 2 – (Block 3560 Lot 1):

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE northerly along the easterly side of Chester Street a distance of 251.23 feet to a point;

THENCE easterly and parallel to the northerly side of Dumont Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel to the easterly side of Chester Street a distance of 251.23 feet to a point on the northerly side of Dumont Avenue;

THENCE westerly along the northerly side of Dumont Avenue a distance of 100.00 feet to corner formed by the intersection of the northerly side of Dumont Avenue with the easterly side of Chester Street, the point or place of BEGINNING.

SCHEDULE B ITEMS

There is no survey related item.

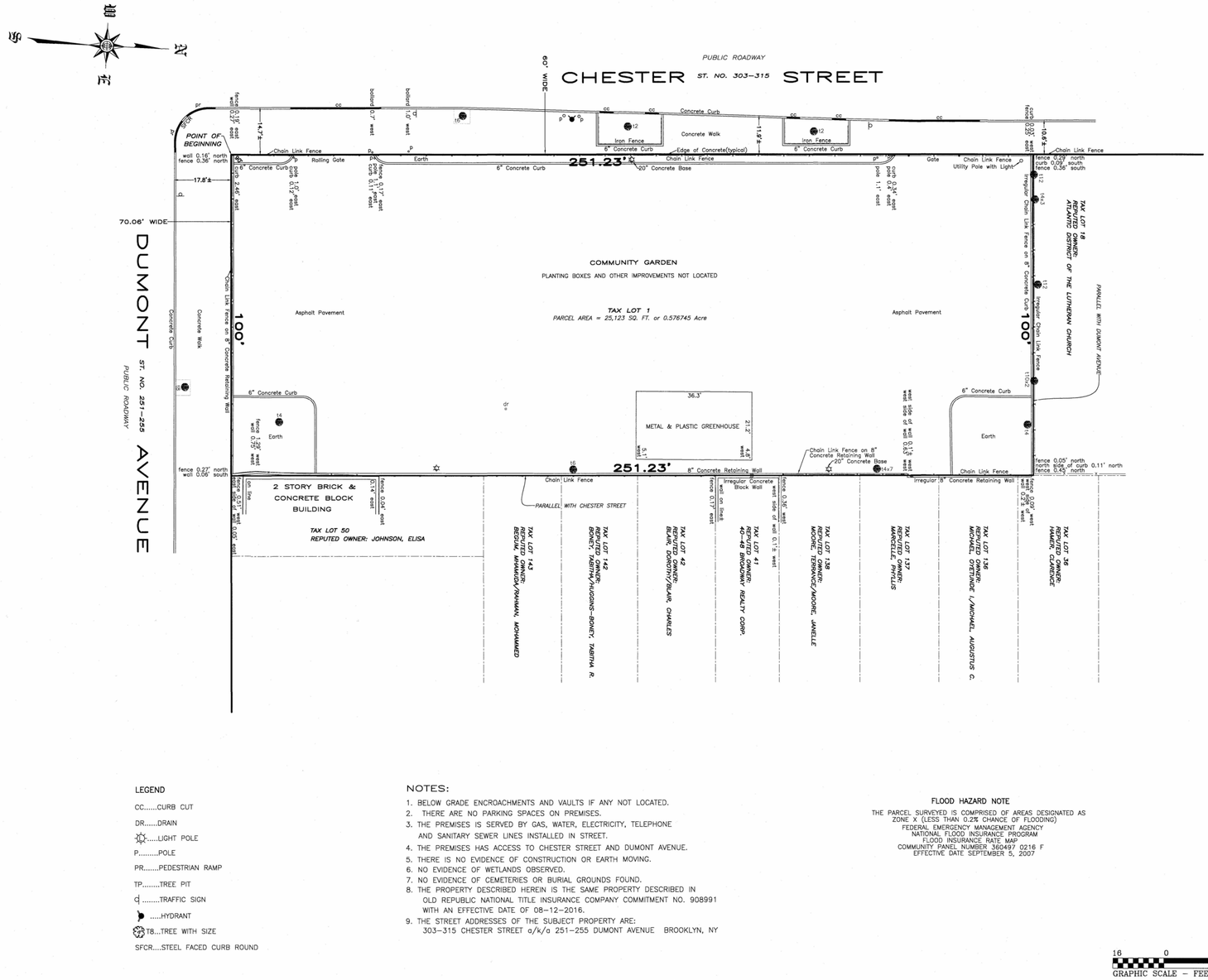
SURVEYOR'S CERTIFICATE

To: Marcus Garvey Preservation LLC; L&M Marcus Garvey Preservation LLC; L&M BK Leasing LLC; HP Marcus Garvey Preservation Housing Company, Inc.; NYC Partnership Housing Development Fund Company, Inc.; C&C Apartment Management LLC; New York State Housing Finance Agency, its successors and/or assigns; Citibank NA, ISAOA; Wells Fargo Affordable Housing Community Development Corporation, its successors and assigns, ATIMA; Wells Fargo Bank, N.A; Marcus Garvey Developer LLC; The City of New York, together with its officials and employees; The City of New York Department of Transportation, acting Through the Commissioner Transportation, its officials and employees and State of New York Mortgage Agency, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 10(a)(b) 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 12-13-2016.

Date: 12/16/16

Robert Castillo L.S.
License No. 050337



LEGEND

CC.....CURB CUT
DR.....DRAIN
.....LIGHT POLE
P.....POLE
PR.....PEDESTRIAN RAMP
TP.....TREE PIT
.....TRAFFIC SIGN
.....HYDRANT
TB...TREE WITH SIZE
SFCR....STEEL FACED CURB ROUND

NOTES:

1. BELOW GRADE ENCROACHMENTS AND VAULTS IF ANY NOT LOCATED.
2. THERE ARE NO PARKING SPACES ON PREMISES.
3. THE PREMISES IS SERVED BY GAS, WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER LINES INSTALLED IN STREET.
4. THE PREMISES HAS ACCESS TO CHESTER STREET AND DUMONT AVENUE.
5. THERE IS NO EVIDENCE OF CONSTRUCTION OR EARTH MOVING.
6. NO EVIDENCE OF WETLANDS OBSERVED.
7. NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.
8. THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 908991 WITH AN EFFECTIVE DATE OF 08–12–2016.
9. THE STREET ADDRESSES OF THE SUBJECT PROPERTY ARE: 303–315 CHESTER STREET a/k/a 251–255 DUMONT AVENUE BROOKLYN, NY

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 F
EFFECTIVE DATE SEPTEMBER 5, 2007

16 0 16 32 48
GRAPHIC SCALE – FEET

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MEINKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STOOLPH R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

PARCEL 2

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	12–13–16	ALTA/NSPS LAND TITLE SURVEY	
A	– – –	CERTIFICATION ADDED	

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MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418–1090 • (718) 849–0600

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STATE OF NEW YORK ROBERT CASTILLO LICENSED LAND SURVEYOR 050337

CITY OF NEW YORK
COUNTY KINGS
TAX BLOCK 3560
TAX LOT 1

SCALE: 1" = 16'

DRAWN: AD

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0'

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE G - SURVEY (FOR REFERENCE ONLY)

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Job No.: 1510
Scale:
Drawn By: Author
Checked By: Checker

REGISTERED ARCHITECT ANDREW CURTIS 019028 STATE OF NEW YORK

Sheet No.:
___ of Z-001G.00

TITLE NO. 908991

SURVEY NO. 64991-7

64991-7.DWG
64991-6.CRD
64991001.CRD
64988001.CRD
64991-7.CRD

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

As to Parcel 5:

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Dumont Avenue with the easterly side of Chester Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Dumont Avenue a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Dumont Avenue with the westerly side of Rockaway Avenue;

THENCE southerly along the westerly side of Rockaway Avenue a distance of 250.24 feet to a point;

THENCE westerly and parallel to the southerly side of Dumont Avenue a distance of 100.00 feet to a point;

THENCE southerly and parallel to the easterly side of Chester Street a distance of 149.99 feet to a point;

THENCE westerly and parallel to the southerly side of Dumont Avenue a distance of 100.00 feet to a point on the easterly side of Chester Street;

THENCE northerly along the easterly side of Chester Street a distance of 400.23 feet to the corner formed by the intersection of the easterly side of Chester Street with the southerly side of Dumont Avenue, the point or place of BEGINNING.
For Information Only: Said premises are known as 650 Rockaway Avenue a/k/a 252-260 Dumont Avenue a/k/a 317-357 Chester Street, Brooklyn, New York and designated as Block 3575 Lot 11 as shown on the Tax Map of the City of New York, County of Kings.

SCHEDULE B ITEMS

11. Telephone Easement Agreement made by and between Marcus Garvey Brownstone Houses, Inc. and New York Telephone Company, dated 12/4/1974 and recorded 12/10/1974 in Reel 752 Page 472.(Plotted)

15. Revocable Consent Agreement (Owner) made between New York City Department of Transportation acting through the Commissioner of Transportation and Dubor Associates, dated 7/25/2011 and recorded 10/13/2011 as CRFN 2011000361627(Not Plottable)

A)Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 4/10/2015 as CRFN 2015000121231.

B)Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 5/17/2015 as CRFN 2015000154492.

18. Revocable Consent Agreement made by and between New York City Department of Transportation and HP Marcus Garvey Preservation Housing Company, Inc., dated 7/7/2016 and recorded 7/22/2016 as CRFN 2016000251403.(Not Plottable)

19. Environmental Easement Agreement made by and among HP Marcus Garvey Preservation Housing Company Inc., Marcus Garvey Preservation LLC and The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation, dated 8/15/2016 and recorded 8/31/2016 as CRFN 2016000301496.(Plotted)

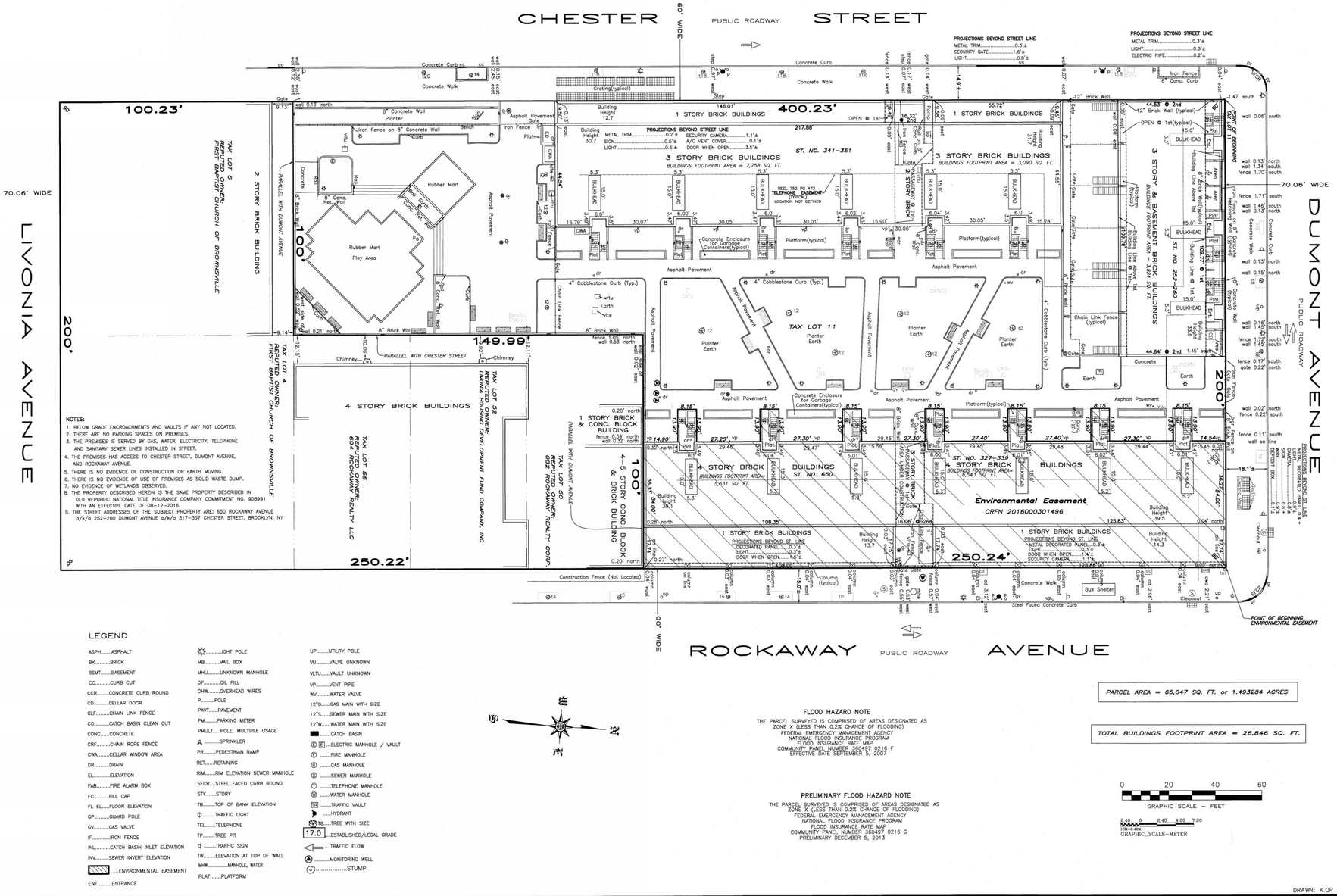
CERTIFIED TO:

To: Marcus Garvey Preservation LLC; L&M Marcus Garvey Preservation LLC; L&M BK Leasing LLC; HP Marcus Garvey Preservation Housing Company, Inc.; NYC Partnership Housing Development Fund Company, Inc.; C&C Apartment Management LLC; New York State Housing Finance Agency, its successors and/or assigns; Citibank NA, ISAOA; Wells Fargo Affordable Housing Community Development Corporation, its successors and assigns, ATIMA; Wells Fargo Bank, N.A; Marcus Garvey Developer LLC; The City of New York, together with its officials and employees; The City of New York Department of Transportation, acting through the Commissioner Transportation, its officials and employees and State of New York Mortgage Agency, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 10(a)(b) 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 10-25-2016.

Date: 12/16/2016

Saeid Jalilvand L.S., C.S.
License No. 050236



LEGEND

ASPH.....ASPHALT
BK.....BRICK
BSMT.....BASEMENT
CC.....CURB CUT
CCR.....CONCRETE CURB ROUND
CD.....CELLAR DOOR
CLF.....CHAIN LINK FENCE
CO.....CATCH BASIN CLEAN OUT
CONC.....CONCRETE
CRF.....CHAIN ROPE FENCE
CWA.....CELLAR WINDOW AREA
DR.....DRAIN
EL.....ELEVATION
FAB.....FIRE ALARM BOX
FC.....FILL CAP
FL EL.....FLOOR ELEVATION
GP.....GUARD POLE
GV.....GAS VALVE
IF.....IRON FENCE
INL.....CATCH BASIN INLET ELEVATION
INV.....SEWER INVERT ELEVATION
.....ENVIRONMENTAL EASEMENT
ENT.....ENTRANCE

.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
OF.....OIL FILL
OHW.....OVERHEAD WIRES
P.....POLE
PAVT.....PAVEMENT
PM.....PARKING METER
PMULT.....POLE, MULTIPLE USAGE
.....SPRINKLER
PR.....PEDESTRIAN RAMP
RET.....RETAINING
RIM.....RIM ELEVATION SEWER MANHOLE
SFCR....STEEL FACED CURB ROUND
STY.....STORY
TB.....TOP OF BANK ELEVATION
.....TRAFFIC LIGHT
TEL.....TELEPHONE
TP.....TREE PIT
.....TRAFFIC SIGN
TW.....ELEVATION AT TOP OF WALL
MHK.....MANHOLE, WATER
PLAT.....PLATFORM

UP.....UTILITY POLE
VU.....VALVE UNKNOWN
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WV.....WATER VALVE
12"G.....GAS MAIN WITH SIZE
12"S.....SEWER MAIN WITH SIZE
12"W.....WATER MAIN WITH SIZE
.....CATCH BASIN
.....ELECTRIC MANHOLE / VAULT
.....FIRE MANHOLE
.....GAS MANHOLE
.....SEWER MANHOLE
.....TELEPHONE MANHOLE
.....WATER MANHOLE
.....TRAFFIC VAULT
.....HYDRANT
.....TREE WITH SIZE
17.0.....ESTABLISHED/LEGAL GRADE
.....TRAFFIC FLOW
.....MONITORING WELL
.....STUMP

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 F
EFFECTIVE DATE SEPTEMBER 5, 2007

PRELIMINARY FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0216 G
PRELIMINARY DECEMBER 5, 2013

PARCEL AREA = 65,047 SQ. FT. or 1.493284 ACRES

TOTAL BUILDINGS FOOTPRINT AREA = 26,846 SQ. FT.

0 20 40 60
GRAPHIC SCALE - FEET

0.60 1.20 2.40 4.80 7.20
GRAPHIC SCALE-METER

DRAWN: K.OP

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MENKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.CL. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.I.,S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STODUPH R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.I.,S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

PARCEL 5

MARCUS GARVEY VILLAGE

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
A	10-25-16	ALTA/NSPS LAND TITLE SURVEY	

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CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE * RICHMOND HILL NY 11418-1090 * (718) 849-0600

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STATE OF NEW YORK
SAEID JALILVAND
050236
LICENSED LAND SURVEYOR

CITY OF NEW YORK
COUNTY: KINGS
TAX BLOCK 3575
TAX LOT 11

SCALE: 1" = 20'

SURVEY AND ALL INFORMATION INCLUDED WITHIN HAS BEEN PREPARED BY OTHERS AND HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. CURTIS + GINSBERG ARCHITECTS LLP ARE NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION CONTAINED WITHIN THIS SURVEY

0'

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE H - SURVEY (FOR REFERENCE ONLY)

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Job No.: 1510
Scale:
Drawn By: Author
Checked By: Checker

REGISTERED ARCHITECT
STATE OF NEW YORK

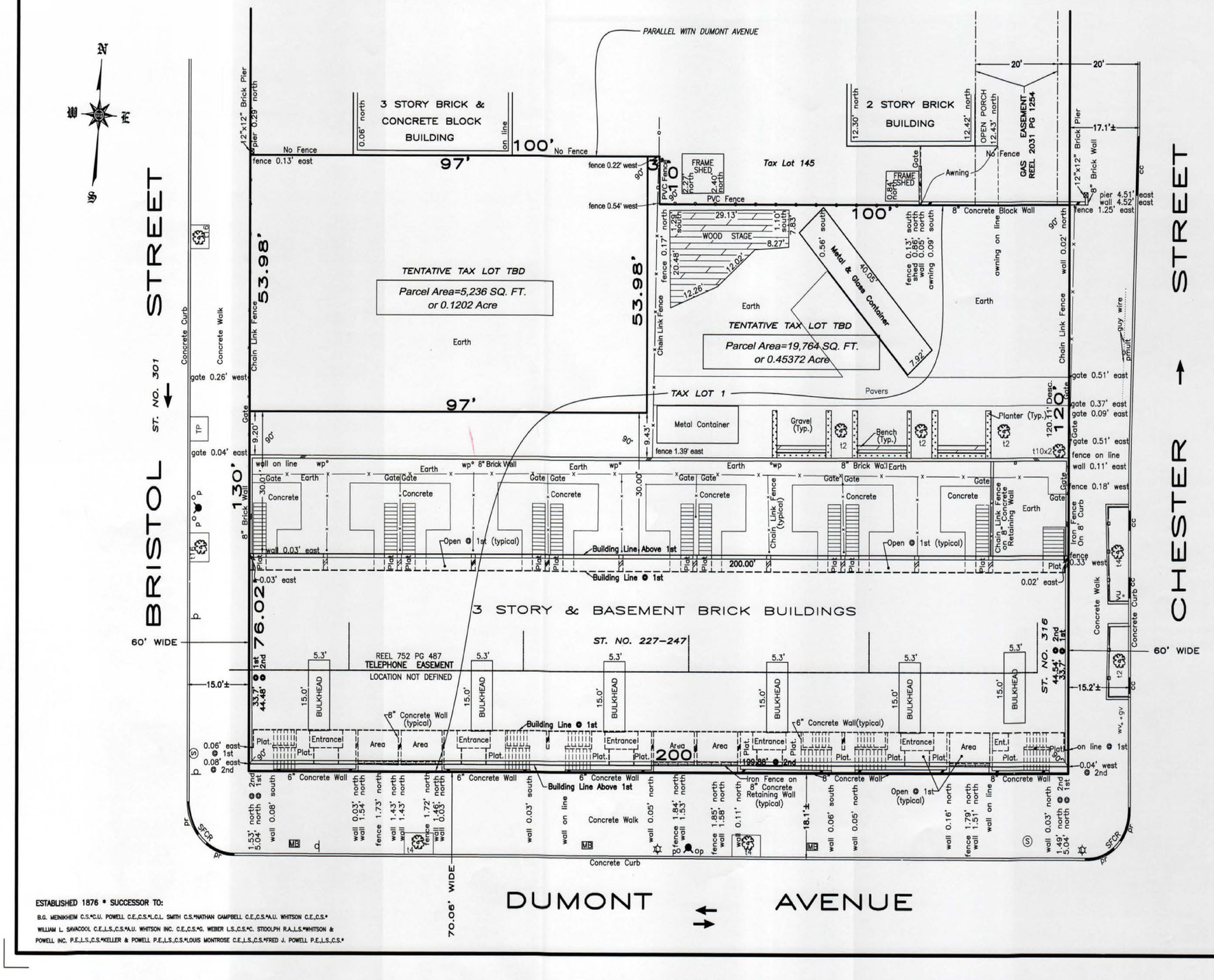
Sheet No.:
___ of
Z-001H.

TITLE NO.

SURVEY NO. 64988–8

64988–8.dwg

REV	DATE	DESCRIPTION	ck
—	10–17–16	TITLE SURVEY WITH SUBDIVISION	
A	---	SUBDIVISION REVISED AS OF 5–21–2018	



TOTAL TAX LOT 1 AREA = 25,000 SQ. FT. or 0.57392 Acre

COUNTY: KINGS — SCALE: 1" = 16'

TAX BLOCK 3559 — LAND BLOCK NO.

TAX LOT 1 — STANDARD: U.S.

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DRAWN: GP

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MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418–1090 • (718) 849–0600

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ESTABLISHED 1876 • SUCCESSOR TO:

B.G. MEINKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*C. WEBER L.S.,C.S.*C. STODOLPH R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

NOTE: THIS LOT WILL BE UPDATED PENDING A NEW SURVEY

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MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE I - SURVEY (FOR REFERENCE ONLY)

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Job No.: 1510
Scale:
Drawn By: Author
Checked By: Checker

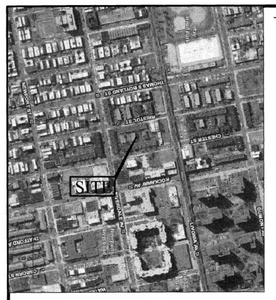
Sheet No.:
___ of
Z-001I.

TITLE NO: 908991

ALTA/NSPS LAND TITLE SURVEY

SURVEY NO. 64993-4

64993-4.DWG
64993001.CRD
64988001.CRD
64993-4.CRD



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

Parcel 7 – (Block 3588 Lot 1):

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Riverdale Avenue and the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE northerly along the easterly side of Bristol Street a distance of 340.46 feet to a point;

THENCE easterly and parallel with the northerly side of Riverdale Avenue a distance of 100.00 feet to a point;

THENCE northerly and parallel with the easterly side of Bristol Street a distance of 60.00 feet to a point;

THENCE easterly and parallel with the northerly side of Riverdale Avenue a distance of 100.00 feet to a point on the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street a distance of 400.46 feet to the corner formed by the intersection of the westerly side of Chester Street with the northerly side of Riverdale Avenue;

THENCE westerly along the northerly side of Riverdale Avenue a distance of 200.00 feet to the corner formed by the intersection of the northerly side of Riverdale Avenue with the easterly side of Bristol Street, the point or place of BEGINNING.

SCHEDULE "B" ITEMS

13. Telephone Easement Agreement made by and between Marcus Garvey Brownstone Houses, Inc. and New York Telephone Company, dated 12/4/1974 and recorded 12/10/1974 in Reel 752 Page 462. (Plotted)

15. Revocable Consent Agreement (Owner) made between New York City Department of Transportation acting through the Commissioner of Transportation and Dubor Associates, dated 7/25/2011 and recorded 10/13/2011 as CRFN 2011000361627. (Not Plottable).

A) Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 4/10/2015 as CRFN 2015000121231.

B) Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 5/17/2015 as CRFN 2015000154492.

18. Revocable Consent Agreement made by and between New York City Department of Transportation and HP Marcus Garvey Preservation Housing Company, Inc., dated 7/7/2016 and recorded 7/22/2016 as CRFN 2016000251403. (Not Plottable).

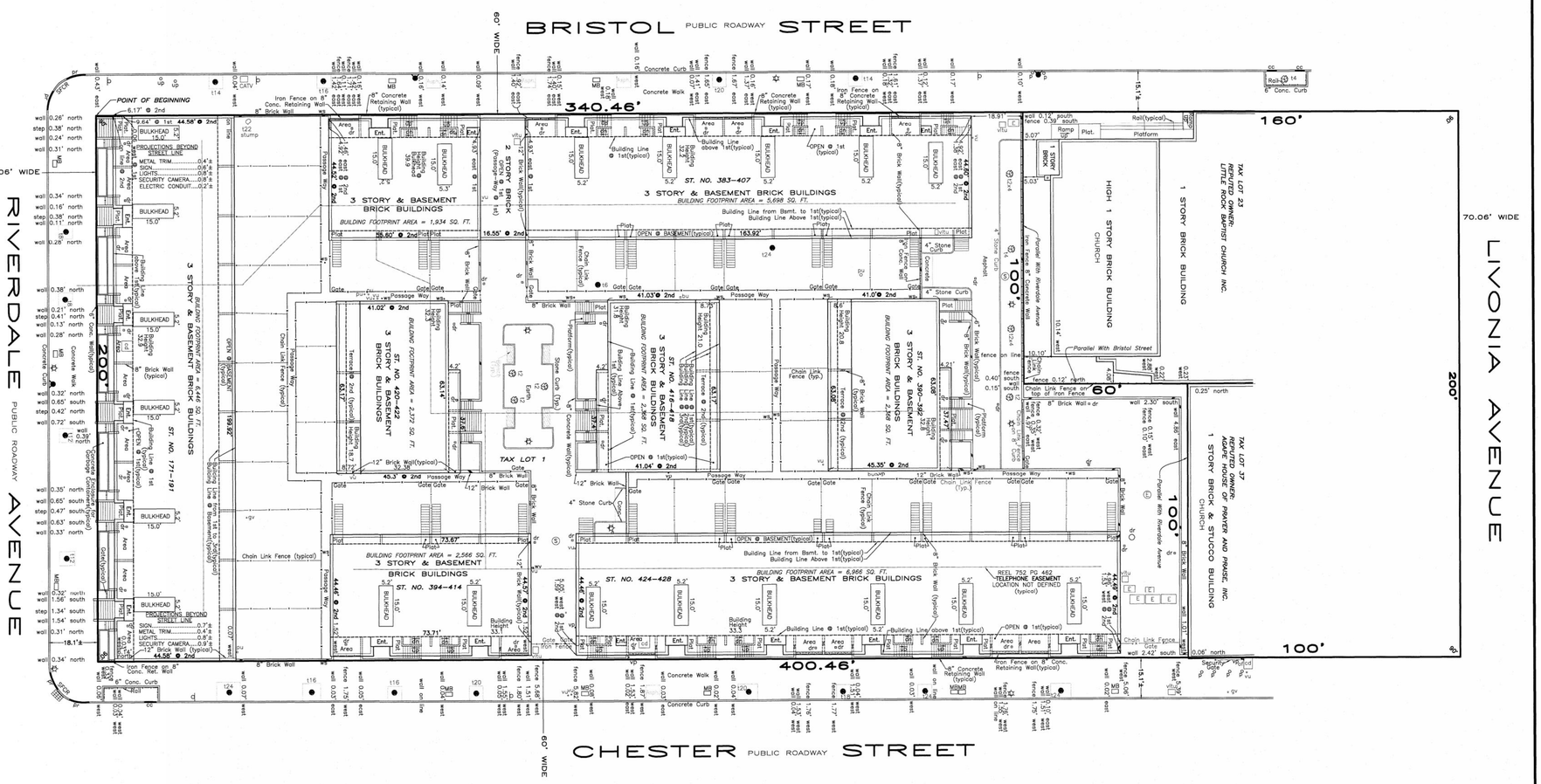
SURVEYOR'S CERTIFICATE

To: Marcus Garvey Preservation LLC; L&M Marcus Garvey Preservation LLC; L&M BK Leasing LLC; HP Marcus Garvey Preservation Housing Company, Inc.; NYC Partnership Housing Development Fund Company, Inc.; C&C Apartment Management LLC; New York State Housing Finance Agency, its successors and/or assigns; Citibank NA, ISAOA; Wells Fargo Affordable Housing Community Development Corporation, its successors and assigns, ATIMA; Wells Fargo Bank, N.A; Marcus Garvey Developer LLC; The City of New York, together with its officials and employees; The City of New York Department of Transportation, acting Through the Commissioner Transportation, its officials and employees and State of New York Mortgage Agency, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 10(a)(b) 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 12-14-2016

Date: 12/22/2016

Saeid Jalilvand L.S., C.S.
License No. 050228


BRISTOL PUBLIC ROADWAY STREET
60' WIDE
340.46'
70.06' WIDE
RIVERDALE PUBLIC ROADWAY AVENUE
200'
LIVONIA AVENUE
160'
100'
60'
400.46'
CHESTER PUBLIC ROADWAY STREET
POINT OF BEGINNING
3 STORY & BASEMENT BRICK BUILDINGS
BUILDING FOOTPRINT AREA = 1,934 SQ. FT.
ST. NO. 383-407
BUILDING FOOTPRINT AREA = 5,698 SQ. FT.
ST. NO. 420-422
BUILDING FOOTPRINT AREA = 2,372 SQ. FT.
ST. NO. 171-191
BUILDING FOOTPRINT AREA = 6,449 SQ. FT.
TAX LOT 1
ST. NO. 394-414
BUILDING FOOTPRINT AREA = 2,566 SQ. FT.
ST. NO. 424-428
BUILDING FOOTPRINT AREA = 6,966 SQ. FT.
ST. NO. 390-382
BUILDING FOOTPRINT AREA = 2,368 SQ. FT.
1 STORY BRICK BUILDING
HIGH 1 STORY BRICK BUILDING CHURCH
TAX LOT 23
REPUTED OWNER:
LITTLE ROCK BAPTIST CHURCH INC.
TAX LOT 37
REPUTED OWNER:
ABODE HOUSE OF PRAYER AND PRAISE, INC.
1 STORY BRICK & STUCCO BUILDING CHURCH
REEL 752 PG 462
TELEPHONE EASEMENT
LOCATION NOT DEFINED
(typical)
Parallel With Bristol Street
Parallel With Riverdale Avenue
Chain Link Fence (typical)
Concrete Walk
Concrete Curb
Gate
Passage Way
Building Line from Bsmt. to 1st(typical)
Building Line Above 1st(typical)
OPEN @ BASEMENT(typical)
OPEN @ 1st(typical)
Building Line @ 1st(typical)
Building Line @ 1st
Building Line from 1st to 2nd(typical)
Terrace @ 2nd (typical)
Platform (typical)
Stone Curb (Typ.)
Concrete Wall(typical)
Iron Fence on 8" Conc. Retaining Wall(typical)
8" Brick Wall(typical)
12" Brick Wall(typical)
4" Stone Curb
Asphalt
Earth
Iron Fence on 8" Conc. Ret. Wall
Security Gate
Chain Link Fence on top of Iron Fence
Chain Link Fence on line
Fence on line
Fence 0.12' north
Fence 0.15' west
Fence 0.10' east
Fence 0.39' south
Wall 0.12' south
Wall 2.30' south
Wall 2.42' south
Wall 0.25' north
Wall 0.06' north
Ramp Up
Platform
Plat.
Rail(typical)
Rail-14
6" Conc. Curb
Concrete Curb
Asphalt
Parallel With Riverdale Avenue
Parallel With Bristol Street
Iron Fence on 8" Conc. Retaining Wall(typical)
8" Concrete Retaining Wall (typical)
8" Brick Wall = dr
Chain Link Fence (typ.)
Chain Link Fence
Gate
Gate Gate
Passage Way
Gate Gate
Gate Gate
Gate Gate

TITLE NO: 908991

SURVEY NO. 64994-4

64994-4.DWG
64994001.CRD
64988001.CRD

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

Parcel 10 – (Block 3601 Lot 26):

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Riverdale Avenue with the easterly side of Bristol Street, as those streets are shown on the Final Maps of the City of New York;

RUNNING THENCE easterly along the southerly side of Riverdale Avenue a distance of 200.00 feet to the corner formed by the intersection of the southerly side of Riverdale Avenue the westerly side of Chester Street;

THENCE southerly along the westerly side of Chester Street a distance of 324.98 feet to a point;

THENCE westerly and parallel with the southerly side of Riverdale Avenue a distance of 77.56 feet to a point;

THENCE northwesterly at an interior angle of 154 degrees 17 minutes 08 seconds a distance of 24.90 feet to a point, which point is distant 100.00 feet westerly from the westerly side of Chester Street, when measured at a right angle thereto;

THENCE northerly and parallel with the westerly side of Chester Street a distance of 239.17 feet to a point

THENCE westerly and parallel with the southerly side of Riverdale Avenue a distance of 100.00 feet to a point on the easterly side of Bristol Street;

THENCE northerly along the easterly side of Bristol Street a distance of 75.00 feet to the corner formed by the intersection of the easterly side of Bristol Street with the southerly side of Riverdale Avenue, the point or place of BEGINNING.

SCHEDULE "B" ITEMS

14. Telephone Easement Agreement made by and between Marcus Garvey Brownstone Houses, Inc. and New York Telephone Company, dated 12/4/1974 and recorded 12/10/1974 in Reel 752 Page 482. (Plotted).
15. Revocable Consent Agreement (Owner) made between New York City Department of Transportation acting through the Commissioner of Transportation and Dubor Associates, dated 7/25/2011 and recorded 10/13/2011 as CRFN 2011000361627. (Not Plottable).
A) Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 4/10/2015 as CRFN 2015000121231.
B) Assignment (of Revocable Consent Agreement) made by and between Dubor Associates, as assignor and Marcus Garvey Preservation LLC, as assignee, dated as of 1/14/2015 and recorded 5/17/2015 as CRFN 2015000154492.
a0;18. Revocable Consent Agreement made by and between New York City Department of Transportation and HP Marcus Garvey Preservation Housing Company, Inc., dated 7/7/2016 and recorded 7/22/2016 as CRFN 2016000251403. (Not Plottable).

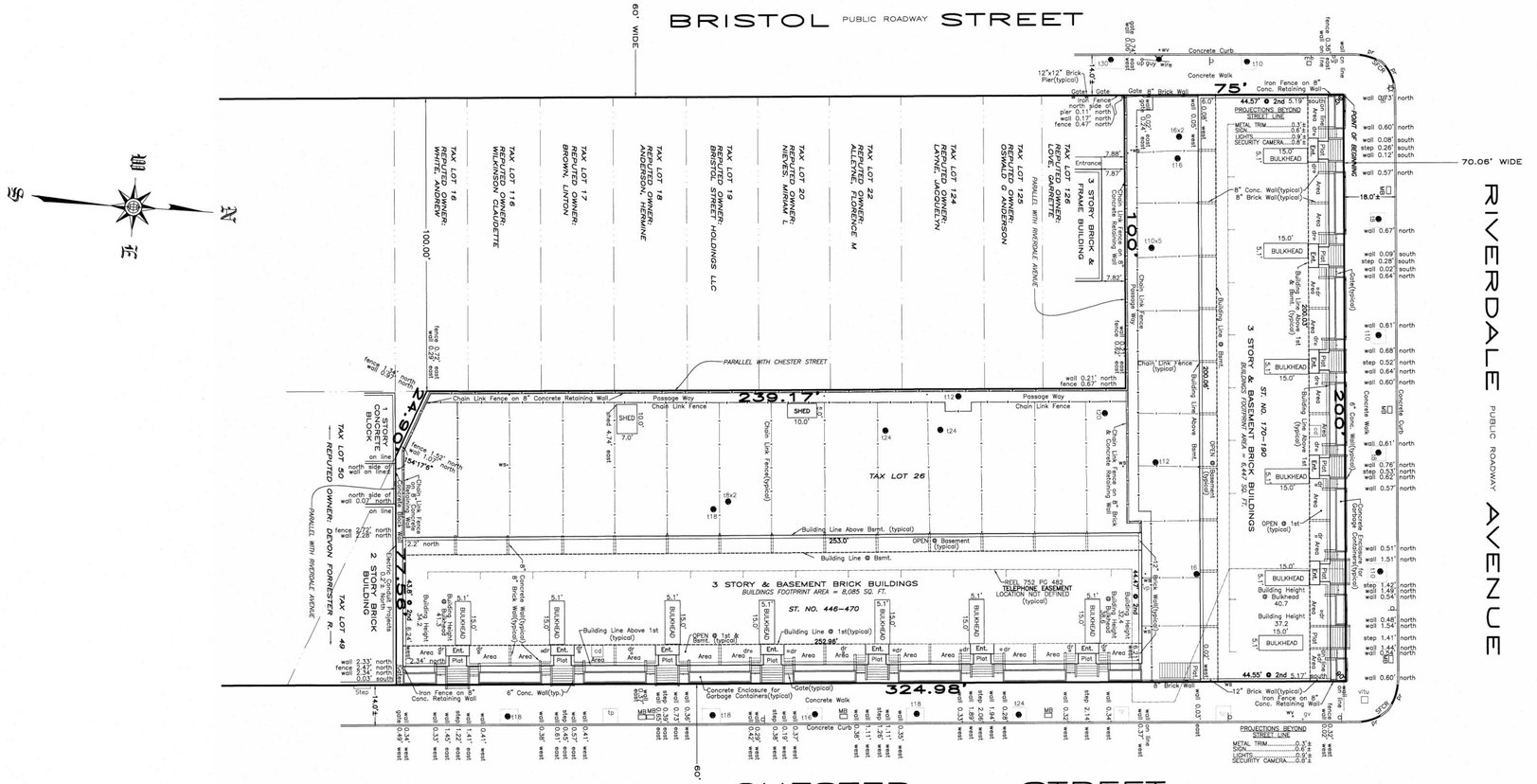
SURVEYOR'S CERTIFICATE

To: Marcus Garvey Preservation LLC; L&M Marcus Garvey Preservation LLC; L&M BK Leasing LLC; HP Marcus Garvey Preservation Housing Company, Inc.; NYC Partnership Housing Development Fund Company, Inc.; C&C Apartment Management LLC; New York State Housing Finance Agency, its successors and/or assigns; Citibank NA, ISAOA; Wells Fargo Affordable Housing Community Development Corporation, its successors and assigns, ATIMA; Wells Fargo Bank, N.A; Marcus Garvey Developer LLC; The City of New York, together with its officials and employees; The City of New York Department of Transportation, acting Through the Commissioner Transportation, its officials and employees and State of New York Mortgage Agency, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 11, 10(a)(b) 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 10/26/2016.

Date: 12/16/2016

Saeid Jalilvand L.S., C.S.
License No. 050236


BRISTOL PUBLIC ROADWAY STREET
60' WIDE
CHESTER PUBLIC ROADWAY STREET
60' WIDE
RIVERDALE PUBLIC ROADWAY AVENUE
70.06' WIDE
W
S
N
E
TAX LOT 16 REPUTED OWNER: WHITE, ANDREW
TAX LOT 16 REPUTED OWNER: WILKINSON, CLAUDETTE
TAX LOT 17 REPUTED OWNER: BROWN, LINTON
TAX LOT 18 REPUTED OWNER: ANDERSON, HERMINE
TAX LOT 19 REPUTED OWNER: BRISTOL STREET HOLDINGS LLC
TAX LOT 20 REPUTED OWNER: NEVES, MARIA L.
TAX LOT 22 REPUTED OWNER: ALLEYNE, FLORENCE M
TAX LOT 124 REPUTED OWNER: LAYNE, JACQUELYN
TAX LOT 125 REPUTED OWNER: OSWALD G ANDERSON
TAX LOT 126 REPUTED OWNER: LOPEZ, GARRETTE
TAX LOT 50 REPUTED OWNER: DEVON FORRESTER R.
TAX LOT 49
TAX LOT 26
100.00'
239.17'
154°17'08"
24.90'
77.56'
324.98'
253.0'
252.98'
75'
100'
200'
200.03'
200.06'
PARALLEL WITH CHESTER STREET
PARALLEL WITH RIVERDALE AVENUE
1 STORY CONCRETE BLOCK on ±2' north side of wall on line
2 STORY BRICK BUILDING
3 STORY & BASEMENT BRICK BUILDINGS
BUILDINGS FOOTPRINT AREA = 8,085 SQ. FT.
ST. NO. 446-470
3 STORY & BASEMENT BRICK BUILDINGS
BUILDINGS FOOTPRINT AREA = 6,447 SQ. FT.
ST. NO. 170-190
3 STORY BRICK & FRAME BUILDING
SHED 10.0' x 7.0'
SHED 10.0'
OPEN @ Basement (typical)
OPEN @ 1st (typical)
Building Line @ Bsmt.
Building Line @ 1st(typical)
Building Line Above 1st (typical)
Building Line Above Bsmt. (typical)
Passage Way
Chain Link Fence
Chain Link Fence on 8" Concrete Retaining Wall
Chain Link Fence on 8" Brick Concrete Retaining Wall
8" Concrete Wall(typical)
8" Brick Wall(typical)
Concrete Enclosure for Garbage Containers(typical)
Concrete Walk
Concrete Curb
Concrete Curb Extension (typical)
Iron Fence on 8" Conc. Retaining Wall
12"x12" Brick Pier(typical)
Gate 8" Brick Wall
Gate | Gate
Concrete Curb
REEL 752 PG 482 TELEPHONE EASEMENT LOCATION NOT DEFINED (typical)
PROJECTIONS BEYOND STREET LINE
METAL TRIM.....0.3'±
SIGN.....0.6'±
LIGHTS.....0.9'±
SECURITY CAMERA...0.6'±
44.57' @ 2nd 5.19' south
44.55' @ 2nd 5.17' south
FRONT OF BEGINNING
BULKHEAD
Post
Area
Ent.
Plot
Step
Building Height 34.2
Building Height @ Bulkhead 40.7
Building Height 37.2
Building Height @ Bulkhead 43.7
Building Height 36.7
Building Height @ Bulkhead 43.2
Building Height 36.4
Building Height @ Bulkhead 42.9
Building Height 36.2
Building Height @ Bulkhead 42.7
Building Height 37.2
Building Height @ Bulkhead 43.7
Building Height 37.2
Building Height @ Bulkhead 43.7
Building Height 37.2
Building Height @ Bulkhead 43

ZONING SECTION			SITE A	SITE B				SITE C	SITE D			SITE E			SITE F	SITE G
Map 17d	1.	Zoning District	R7-2& C2-4 (MIH)	R7-2& C2-4 (MIH)	R6 (Existing MGV)		Site B Summary	R7-2& C2-4 (MIH)	R7-2& C2-4 (MIH)	R6 (Existing MGV)	Site D Summary	R7-2& C2-4 (MIH)	R6 (Existing MGV)	Site E Summary	R7-2 (MIH)	R7-2 (MIH)
	2	Zoning Lot Area (Zoning District)	22,025	21,000	79,092		100,092	15,000	15,000	42,163	57,163	17,500	50,069	67,569	37,500	25,123
	3	**Use Groups**														
22-00; 32-00	3A.	Uses permitted	1- 4, 6,8	1- 4, 6,8	1,2,3,4			1- 4, 6,8	1- 4, 6,8	1,2,3,4		1- 4, 6,8	1,2,3,4		1,2,3,4	1,2,3,4
	3B.	Uses proposed	2,4,6	2,4,6	2			2,4,6	2,4,6	2		2,4,6	2		2,4	2,4
	4	**Floor Area Permitted**														
	4A.	FAR Permitted														
33-121		Commerical	2.0	2.0	NA			2.0	2.0	NA		2.0	NA		NA	NA
23-153 / 23-154 (d)		Residential	4.6	4.6	2.2			4.6	4.6	2.2		4.6	2.2		4.6	4.6
24-11		Community Facility	6.5	6.5	2.43			6.5	6.5	2.43		6.5	2.43		6.5	6.5
24-161		Maximum FAR (R7-2/C2-4)	6.5	6.5	NA			6.5	6.5	NA		6.5	NA		6.5	6.5
24-162		Maximum FAR (R6)	NA	NA	2.2 (no community facility)			NA	NA	2.2 (no community facility)		NA	2.2 (NA,no community facility)			
	4B.	Floor Area Permitted														
		Commerical (sqft)	22,025 SF X 2.0 FAR = 44,050	21,000 SF X 2.0 FAR = 42,000				15,000 SF X 2.0 FAR = 30,000	15,000 SF X 2.0 FAR = 30,000		30,000	17,500 SF X 2.0 FAR = 35,000			NA NA	NA NA
		Community Facility (sqft)	22,025 SF X 6.5 FAR = 143,163	21,000 SF X 6.5 FAR = 136,500	79,092 SF X 2.43 FAR =	192,194	328,694	15,000 SF X 6.5 FAR = 97,500	15,000 SF X 6.5 FAR = 97,500	42,163 SF X 2.43 FAR =	102,456 199,956	17,500 SF X 6.5 FAR = 113,750	50,069 SF X 2.43 FAR =	121,668 235,418	37,500 SF X 6.5 FAR = 243,750	25,123 SF X 6.5 FAR = 163,300
		Residential (sqft)	22,025 SF X 4.6 FAR = 101,315	21,000 SF X 4.6 FAR = 96,600	79,092 SF X 2.2 FAR =	174,002	270,602	15,000 SF X 4.6 FAR = 69,000	15,000 SF X 4.6 FAR = 69,000	42,163 SF X 2.2 FAR =	92,759 161,759	17,500 SF X 4.6 FAR = 80,500	50,069 SF X 2.2 FAR =	110,152 190,652	37,500 SF X 4.6 FAR = 172,500	25,123 SF X 4.6 FAR = 115,566
		Maximum All Use (sqft)	22,025 SF X 6.5 FAR = 143,163	21,000 SF X 6.5 FAR = 136,500	79,092 SF X 2.2 FAR =	174,002	310,502	15,000 SF X 6.5 FAR = 97,500	15,000 SF X 6.5 FAR = 97,500	42,163 SF X 2.2 FAR =	92,759 190,259	17,500 SF X 6.5 FAR = 113,750	50,069 SF X 2.2 FAR =	110,152 223,902	37,500 SF X 6.5 FAR = 243,750	25,123 SF X 6.5 FAR = 163,300
	5	**Floor Area Proposed**														
			Bldg A	Bldg B	Existing MGV	Existing MGV		Bldg C	Bldg D	Existing MGV	Existing MGV	Bldg E	Existing MGV		Bldg F	Bldg G
		Commercial (sqft)	18,000	12,000	0	0	12,000	8,500	0	0	0	8,000	0	8,000	0	0
		Community Facility (sqft)	0	0	0	0	0	0	20,000	0	20,000	10,000	0	10,000	6,000	5,000
		Residential (sqft)	91,000	76,000	1,500	146,100	223,600	75,000	60,000	69,744	129,744	66,000	90,800	156,800	144,000	98,000
		Total floor area proposed (sqft)	109,000	88,000	1,500	146,100	235,600	83,500	80,000	69,744	149,744	84,000	90,800	174,800	150,000	103,000
	6	**Lot Coverage**	Corner Lot / Intr/Through Lot	Corner Lot / Intr/Through Lot	Corner Lot / Intr/Through Lot			Corner Lot / Intr/Through Lot	Corner Lot / Intr/Through Lot	Corner Lot / Intr/Through Lot		Corner Lot / Intr/Thru Lot	Corner Lot / Intr/Through Lot		Corner Lot / Intr/Through Lot	Corner Lot / Intr/Through Lot
24-12	6A.	Coverage Permitted														
23-153/23-156(b)		Maximum Coverage (Residential)	100% 65%	100% 65%	100% 60%			100% 65%	100% 65%	100% 60%		100% 65%	100% 60% /100%		100% 65%	100% 65%
24-11/24-165(1)		Maximum Coverage (Community F.)	NA (no req. in C2-4) 65%	NA (no req. in C2-4) 65%	70% 65%			NA (no req. in C2-4) 65%	NA (no req. in C2-4) 65%	70% 65%		NA (no req. in C2-4) 65%	70% 65%		NA(1 story < 23') NA(1 story < 23')	NA(1 story < 23') NA(1 story < 23')
	6B.	Coverage Proposed														
		Residential	85% 64.99%(w/ Transfer)	76% 60%(w/ Tansfer)	64.18%	57.33%		82% NA	73.33% / 90% NA	47.29%	49.30%	73.33% / 80 % NA	See Z-051C	51.52%, See Z-051C	80% 65%	80% 65%
		Community Facility	- 64.99%(w/ Transfer)	- NA	-	NA		- NA	- NA	NA	NA	- NA	NA	NA	- -	- -
	7	**Density**														
			Bldg A	Bldg B	Existing MGV			Bldg C	Bldg D	Existing MGV		Bldg E	Existing MGV		Bldg F	Bldg G
		Available Residential FA	101,315	96,600	174,002	270,602		69,000	69,000	92,759	190,259	80,500	110,152	190,652	172,500	115,566
23-22		Factor	680	680	680			680	680	680		680	680		680	680
	7A.	Dwelling units permitted	149	142	256	398		101	101	136	238	118	162	280	254	170
	7B.	Dwelling units proposed	107	90	152	242		80	66	52	118	74	73	147	158	101
	8	**YARDS(Residential)**														
			Required / Proposed	Required / Proposed	Required / Existing MGV			Required / Proposed	Required / Proposed	Required / Existing MGV		Required / Proposed	Required / Existing MGV		Required / Proposed	Required / Proposed
23-462(C)		Side yard (ft)	None or 8' Min / Not provided	None or 8' Min / Not provided	None or 8' Min / Not provided			None or 8' Min / Not provided	None or 8' Min / Not provided	None or 8' Min / More than 8' provided		None or 8' Min / Not provided	Required / None or 8' Min / More than 8' provided		None or 8' Min / Not provided	None or 8' Min / Not provided
23-47		Rear yard (Interior Lot) (ft)	30' 30'	NA NA	NA NA			NA NA	NA NA	30' Existing None Provided		NA NA	30' Existing None Provided		30' 30'	30' 30'
23-471		Rear yard beyond 100' (ft)	NA NA	NA NA	NA NA			NA NA	NA NA	NA NA		NA NA	NA NA		NA NA	NA NA
23-532		Rear yard equivelent (ft)	NA NA	60' Existing None Provided	60' Existing None Provided			NA NA	NA NA	NA NA		NA NA	NA NA		NA NA	NA NA
	9	**Height and Setback**														
			Bldg A	Bldg B	Existing MGV			Bldg C	Bldg D	Existing MGV		Bldg E	Existing MGV		Bldg F	Bldg G
23-662		Min Base Height Required (ft)			30					30			30			
		Max. Base Height Permitted (ft)	NA	NA	45			NA	NA	45		NA	45		NA	NA
		Maximum Building Height Permitted (ft)			55					55			55			
		Existing Base Height (ft)			30-35					30-35			30-35			
		Existing Building Height (ft)			30-35					30-35			30-35			
23-664(C)		Max. Base Height Permitted for MIH in Non-Contextual District (ft)	75	75				75	75			75			75	75
		Base Height Provided (ft)	65-95	65-85				85-95	85-95			85-95			62-92	62-92
		Max. Building Height Permitted for MIH in Non-Contextual District (ft)	135	135	NA			135	135	NA		135	NA		135	135
		Building Height Proposed (ft)	95	85				95	95			95			92	92
		Max. Number of Stories (ft)	13	13				13	13			13			13	13
		Stories Proposed (ft)	8	7				8	8			8			8	8
23-71		Distance Between Buildings		SEE Z-023 , WAIVER REQUIRED					SEE Z-043 , WAIVER REQUIRED			SEE Z-053 , WAIVER REQUIRED				
	10	**Street Trees**														
26-41		Street trees required	(100+220)/25 = 13	(500+200+500+200)/25 = 56	NA			(75+200+75)/25 = 14	(75+200+75)/25 = 14	NA		(200+500+200)/25 = 36	NA		(100+375)/25 = 19	(100+252)/25 = 14
		Street trees proposed														
	11	**Parking**														
			Building A	Building B	Existing MGV			Building C	Building D	Existing MGV		Building E	Existing MGV		Building F	Building G
25-251		income restricted housing unit	107 DU x 0%= 0	90 DU x 0%= 0	NA			80 DU x 0%= 0	66 DU x 0%= 0	NA		74 DU x 0%= 0	NA		158 DU x 0%= 0	101 DU x 0%= 0
	11A.	Residential Parking Requirement	NA NA	NA NA	50% of Residential Unit			NA NA	NA NA	50% of Residential Unit		NA NA	50% of Residential Unit		NA NA	NA NA
	11B.	Commerical/C.F. Parking Requirement	NA NA	NA NA	1 per 8000 sqft			NA NA	NA NA	1 per 8000 sqft		NA NA	1 per 8000 sqft		NA NA	NA NA
	11C.	Accessory Parking Proposed	14	0	0	0		0	0	0	0	0	0	0	36	18
	12	**Bicycle Parking**														
			Building A	Building B	Existing MGV			Building C	Building D	Existing MGV		Building E	Existing MGV		Building F	Building G
25-811		Residential (1/2 DU)	107 DU /2= 54	90 DU /2= 45	NA			80 DU /2= 40	66 DU /2= 33	NA		74 DU /2= 37	NA		158 DU /2= 79	101 DU /2= 51
36-711,36-711(d)		Commerical (1/10,000)	18,000SF/10,000SF= 2(Waived)	12,000SF/10,000SF= 2(Waived)	NA			8,000SF/10,000SF= 2(Waived)	- 0	NA		9,000SF/10,000SF= 0	NA		- 0	- 0
25-811,36-711(d)		Community Facility (1/10,000)	0SF/10,000SF= NA	0SF/10,000SF= NA	NA			22,000SF/10,000SF= 3(Waived)	20,000SF/10,000SF= 2(Waived)	NA		11,000SF/10,000SF= 2(Waived)	NA		14,000SF/10,000SF= 2(Waived)	9,000SF/10,000SF= 1(Waived)
		Accesory bicycle parking required	54	45	NA			40	33	NA		37	NA		79	51
		Accesory bicycle parking proposed	54	45	NA			40	33	NA		37	NA		79	51

ZONING SECTION			SITE H	SITE I	SITE J	SITE K	GLSD TOTAL			COMMENTS
Map 17d	1.	Zoning District	R&& C2-3(Existing MGV)	R6 (Existing MGV)	R6 (Existing MGV)	R6 (Existing MGV)	R7-2& C2-4 ; R7-2(MIH)	R6& C2-3; R6	GLSD Total	
	2	Zoning Lot Area (Zoning District)	25,024	40,205	19,762	74,092	39,876	153,148	370,283	523,431
	3	**Use Groups**								
22-00; 32-00	3A.	Uses permitted	1-9	1,2,3,4	1,2,3,4	1,2,3,4	1,2,3,4			
	3B.	Uses proposed	2,6	2	2	2	2			Complies
	4	**Floor Area Permitted**								
	4A.	FAR Permitted								
33-121		Commerical	2.0	NA	NA	NA	NA			No FAR transfer between
23-153 / 23-154 (d)		Residential	2.2	2.2	2.2	2.2	2.2			R6 and R7-2 Districts
24-11		Community Facility	2.43	2.43	2.43	2.43	2.43			
24-161		Maximum FAR (R7-2/C2-4)	NA	NA	NA	NA	NA			
24-162		Maximum FAR (R6)	2.2	2.2 (NA,no community facility)	2.2	2.2	2.2			
	4B.	Floor Area Permitted								
		Commerical (sqft)	25,024 SF X 2.0 FAR = 50,048		NA NA	NA NA	181,050	50,048	231,098	No FAR transfer between
		Community Facility (sqft)	25,024 SF X 2.43 FAR = 60,808	40,205 SF X 2.43 FAR = 97,698 158,506	19,762 SF X 2.43 FAR = 48,022	74,092 SF X 2.43 FAR = 180,044	995,462	899,788	1,895,250	R6 and R7-2 Districts
		Residential (sqft)	25,024 SF X 2.2 FAR = 55,053	40,205 SF X 2.2 FAR = 88,451 143,504	19,762 SF X 2.2 FAR = 43,476	74,092 SF X 2.2 FAR = 163,002	39,876 SF X 2.2 FAR = 87,727	704,481	726,895	1,431,376
		Maximum All Use (sqft)	20,000 SF X 2.2 FAR = 55,053	40,205 SF X 2.2 FAR = 88,451 143,504	19,762 SF X 2.2 FAR = 43,476	74,092 SF X 2.2 FAR = 163,002	39,876 SF X 2.2 FAR = 87,727	995,462	726,895	1,722,357
	5	**Floor Area Proposed**								
			Existing MGV	Existing MGV	Existing MGV	Existing MGV	Existing MGV			
		Commercial (sqft)	6,500	0 6,500	0	0	0	46,500	6,500 53,000	
		Community Facility (sqft)	0	0 0	0	0	0	41,000	0 41,000	Total Floor Area of new development
		Residential (sqft)	36,260	33,484 69,744	32,666	125,225	58,560	611,500	592,839 1,204,339	will not exceed the total number on EAS
		Total floor area proposed (sqft)	42,760	33,484 76,244	32,666	125,225	58,560	699,000	599,339 1,298,339	column
	6	**Lot Coverage**	Corner Lot / Intr/Through Lot	Corner Lot / Intr/Through Lot	Corner Lot / Intr/Through Lot	Corner Lot / Intr/Through Lot	Corner Lot / Intr/Through Lot	Corner Lot / Intr/Thr. Lot	Corner Lot / Intr/Thr. Lot	
24-12	6A.	Coverage Permitted								Site A : Lot coverage transfer between
23-153/23-156(b)		Maximum Coverage (Residential)	100% 60%	100% 60%	100% 60%	100% 60%	100% 65%	100% 60%	60% 60%	interior and corner lot within same
24-11/24-165(1)		Maximum Coverage (Community F.)	70% (or Res. coverage) 65%	70% (or Res. coverage) 65%	70% (or Res. coverage) 65%	70% (or Res. coverage) 65%	70% or<=R.C) 65%	70% or<=R.C) 65%	65% 65%	zoning lot, see Z-011C for detail.
										Site B : Lot coverage transfer between
	6B.	Coverage Proposed								interior and corner lot within same
		Residential	58% 40%	49.6% NA	59% 47%	59% 46%				zoning lot, see Z-021C for detail.
		Community Facility	NA NA	NA NA	NA NA	NA NA				
	7	**Density**								
			Existing MGV	Existing MGV	Existing MGV	Existing MGV	New Development Site	Existing MGV		
		Available Residential FA	143,504 143,504	43,476	163,002	87,727				
23-22		Factor	680	680	680	680				
	7A.	Dwelling units permitted	211 211	64	240	129	1,036	1,198	2,234	
	7B.	Dwelling units proposed	107 107	32	134	74	676	624	1,300	Complies
	8	**YARDS(Residential)**								
			Required / Existing MGV	not required; if provided min 8'	not required; if provided min 8'	not required; if provided min 8'				
23-462(C)		Side yard (ft)	None or 8' Min / Not provided	NA	30'	30'				
23-47		Rear yard (Interior Lot) (ft)	30' 30'	not required	not required	not required				
23-471		Rear yard beyond 100' (ft)	NA NA	not required	not required	not required				
23-532		Rear yard equivelent (ft)	60' 60'	Existing None Provided	Existing None Provided	Existing None Provided				
	9	**Height and Setback**								
			Existing MGV	Existing MGV	Existing MGV	Existing MGV				Special permit required per ZR 74-743
23-662		Min Base Height Permitted (ft)	30	30	30	30				See Drawings: Z-13, Z-14A, Z-14B, Z-15,
		Max. Base Height Permitted (ft)	45	45	45	45				Z-23, Z-24A, Z-24B, Z-24C, Z-25A, Z-25B,
		Maximum Building Height Permitted (ft)	55	55	55	55				Z-33, Z-34, Z-35, Z-43, Z-44A, Z-44B,
		Existing Base Height (ft)	30-35	30-35	30-35	30-35				Z-45A, Z-45B, Z-53, Z-54A, Z-54B, Z-55A,
		Existing Building Height (ft)	30-35	30-35	30-35	30-35				Z-55B, Z-63, Z-64A, Z-64B, Z-65, Z-73,
										Z-74A, Z-74B, Z-75
23-664(C)		Max. Base Height Permitted for MIH in Non-Contextual District (ft)								
		Base Height Provided (ft)								
		Max. Building Height Permitted for MIH in Non-Contextual District (ft)	NA	NA	NA	NA				
		Building Height Proposed (ft)								
		Max. Number of Stories (ft)								
		Stories Proposed (ft)								
	10	**Street Trees**								
26-41		Street trees required	NA NA	- NA	- NA	- NA				Will provide street trees at new
		Street trees proposed								development frontages only
	11	**Parking**								
			Existing MGV	Existing MGV	Existing MGV	Existing MGV	New Development Site	Existing MGV	Existing MGV	
25-251		income restricted housing unit	NA NA	NA	NA	NA				
	11A.	Residential Parking Requirement	50% of Residential Unit 50% of Residential Unit	50% of Residential Unit	50% of Residential Unit	50% of Residential Unit				
	11B.	Commerical/C.F. Parking Requirement	1 per 8000 sqft 1 per 8000 sqft	1 per 8000 sqft	1 per 8000 sqft	1 per 8000 sqft				
	11C.	Accessory Parking Proposed	0 0 0	0	0	0	68	0	68	pursuant to special permit #74-532
	12	**Bicycle Parking**								
			Existing MGV	Existing MGV	Existing MGV	Existing MGV	New Development Site	Existing MGV	Existing MGV	
25-811		Residential (1/2 DU)	NA	NA	NA	NA				
36-711,36-711(d)		Commerical (1/10,000)	NA	NA	NA	NA				Waived if required is 3 or less
25-811,36-711(d)		Community Facility (1/10,000)	NA	NA	NA	NA				Waived if required is 3 or less
		Accesory bicycle parking required	NA	NA	NA	NA	367	NA	NA	
		Accesory bicycle parking proposed	NA	NA	NA	NA	367	NA	NA	Complies

ZONING FLOOR AREA TABLE PER NEW DEVELOPMENT BUILDING*

Building	Floor Area by Use				
	Residential	Community Facility	Commercial	Total Non- Residential	Total
Building A	91,000	0	18,000	18,000	109,000
Building B	76,000	0	12,000	12,000	88,000
Building C	75,000	0	8,500	8,500	83,500
Building D	60,000	20,000	0	20,000	80,000
Building E	66,000	10,000	8,000	18,000	84,000
Building F	144,000	6,000	0	6,000	150,000
Building G	98,000	5,000	0	5,000	103,000
Overall Total	610,000	41,000	46,500	87,500	

General Note for Chart:
1. Allocation of Commercial and Community Facility floor area within individual buildings may vary, provided that the total aggregate of non-residential floor area within the general large scale shall not exceed the Totals specified in the large-scale plan for such combined non-residential floor area.
2. Community facility uses in a proposed building shall not be located above the second floor.
3. Except for lobbies, ground floors within commercial districts shall be developed with only non-residential uses.
4. Total floor area of new development will not exceed floor area listed in "Overall Total" row

PARKING PER NEW DEVELOPMENT BUILDING

Building	Parking Space
Building A	14
Building B	0
Building C	0
Building D	0
Building E	0
Building F	36
Building G	18
Total	68*

* Allocation of parking spaces between proposed buildings A,F, and G provided that the minimal total aggregate number of parking spaces within the large scale is 68.

Grey hatch indicates waiver requirement

List of Waiver Request:
- ZR § 23-153 to calculate lot coverage without regard for zoning lot lines at Development Sites A and B pursuant to ZR § 74-743(a)(1);
- ZR § 23-664 to increase the maximum base height to between 80-100 feet at the Development Sites pursuant to ZR § 74-743(a)(2);
- ZR § 23-711 to reduce the required minimum distance between legally required windows and walls to 30 feet at Development Sites B, D, and E pursuant to ZR § 74-743(a)(2);
- ZR § 23-711 to reduce the required minimum distance between window to window to 40 feet at Development Site B, and 55 feet at Development Sites D and E pursuant to ZR § 74-743(a)(2);

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SPECIAL PERMITS
ZR 74-743, 74-532

CPC APPROVED: 10/31/2018 (CAL. Nos. 19, 21)
CC ADOPTED: 12/20/2018 (Res Nos. 709, 711)
EFFECTIVE DATE: 12/20/2018

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

No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
ZONING ANALYSIS

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1 Zoning Chart - 3/32"1
Z-002A 12" = 1'-0"

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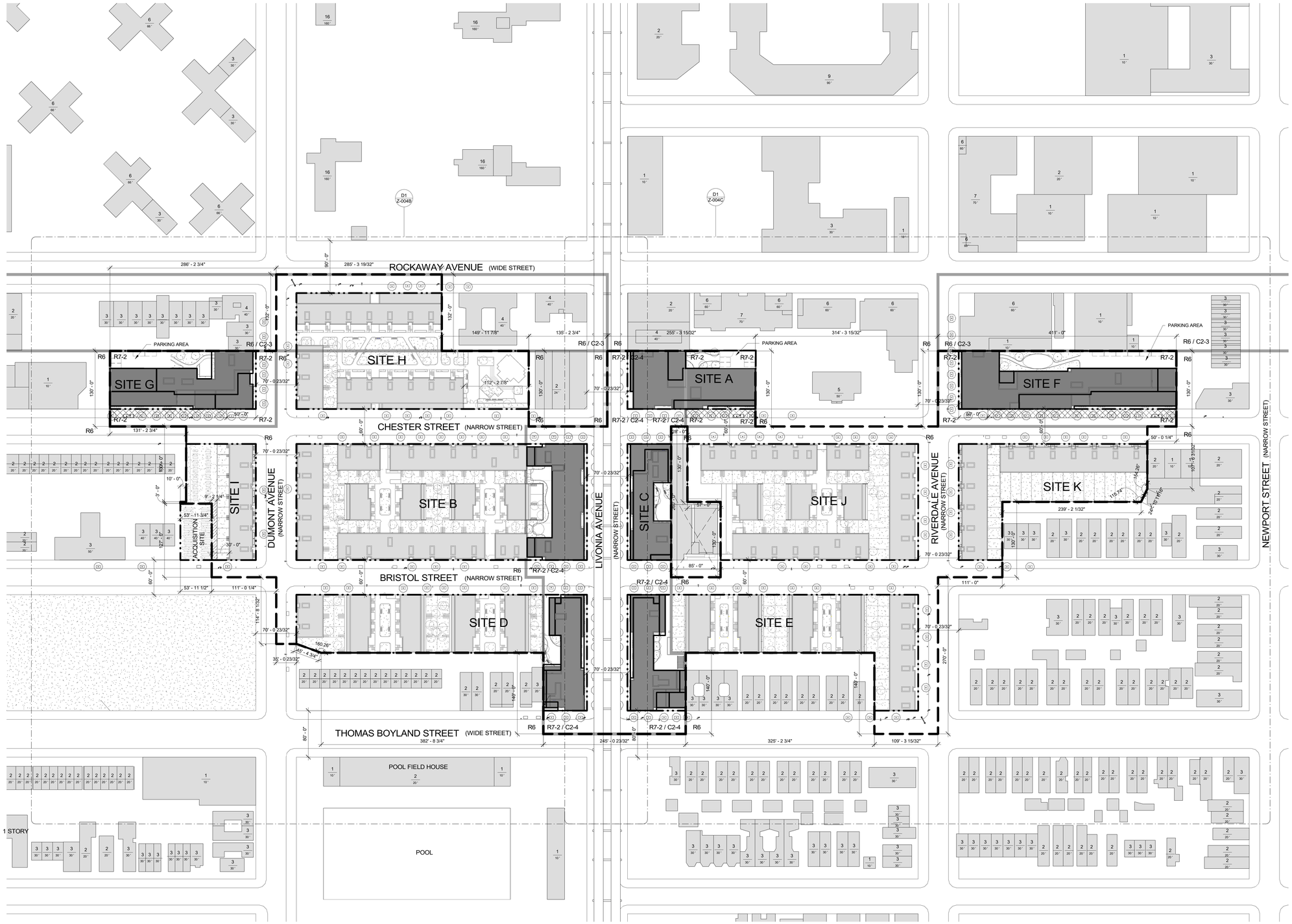

D1 Z-004A OVERALL SITE PLAN
1" = 60'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY

EASEMENT AREA
SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

PROPOSED CURB CUT
PROPOSED CURB CUT ZONE
6 / 66' # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

LIGHT POLE
P POLE
UP UTILITY POLE
TRAFFIC SIGN
TRAFFIC LIGHT

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANITITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT MUST COMPLY WITH ZONING REQUIREMENTS.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 30' 60' 120'

N

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

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SPECIAL PERMITS
ZR 74-743, 74-532

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OVERALL SITE PLAN

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D1 SITE PLAN - NORTH
Z-004B 1/32" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
EASEMENT AREA
SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT
PROPOSED CURB CUT
PROPOSED CURB CUT ZONE
STORIES
BUILDING HEIGHT
DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT
LIGHT POLE
P POLE
UP UTLITY POLE
TRAFFIC SIGN
TRAFFIC LIGHT

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NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 16' 32' 64'

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SITE PLAN - NORTH

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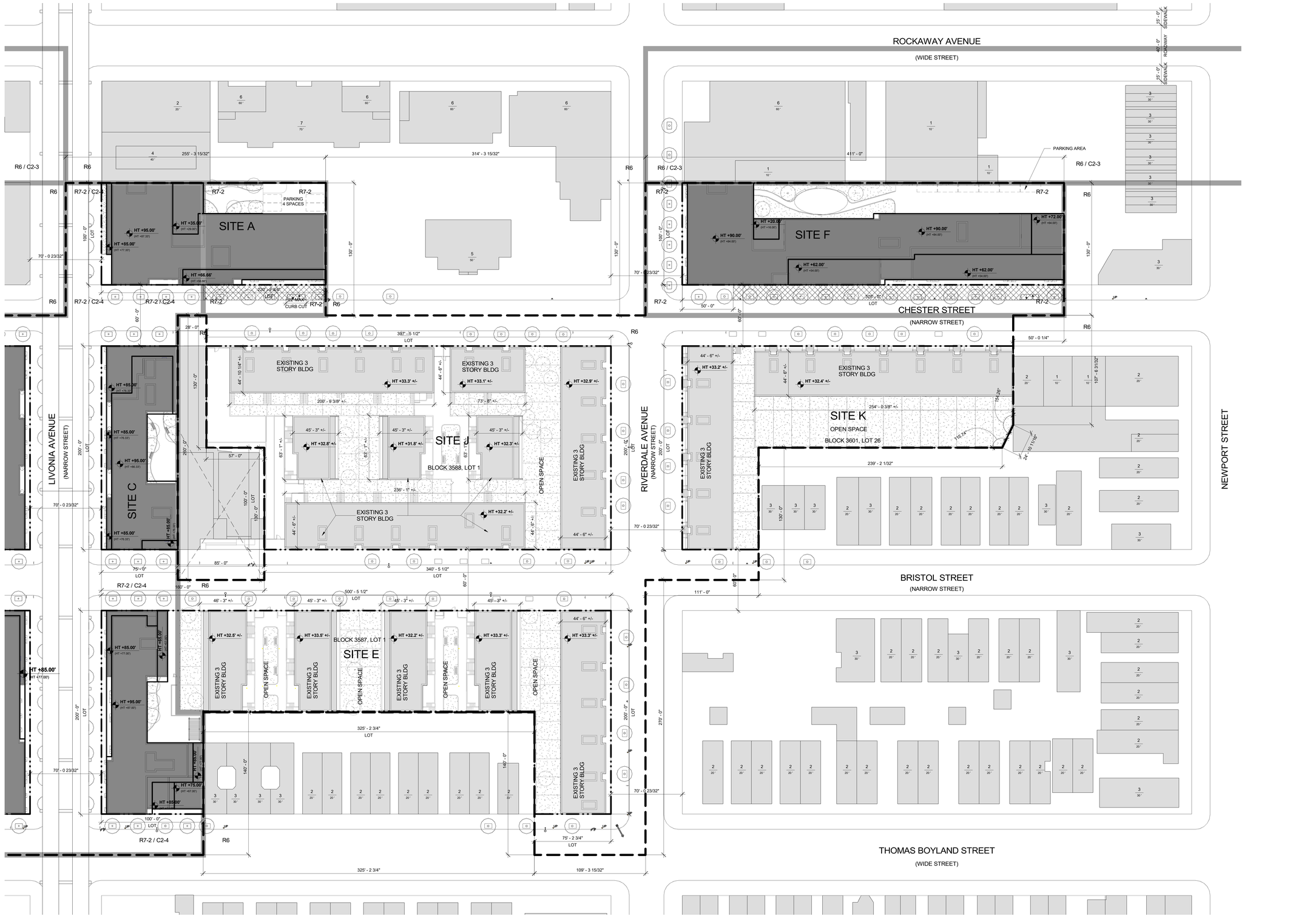

D1 SITE PLAN - SOUTH
Z-004C 1/32" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT
PROPOSED CURB CUT ZONE
PROPOSED CURB CUT
6 66' # STORIES BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT
LIGHT POLE
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TRAFFIC LIGHT

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NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 16' 32' 64'

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SITE PLAN - SOUTH

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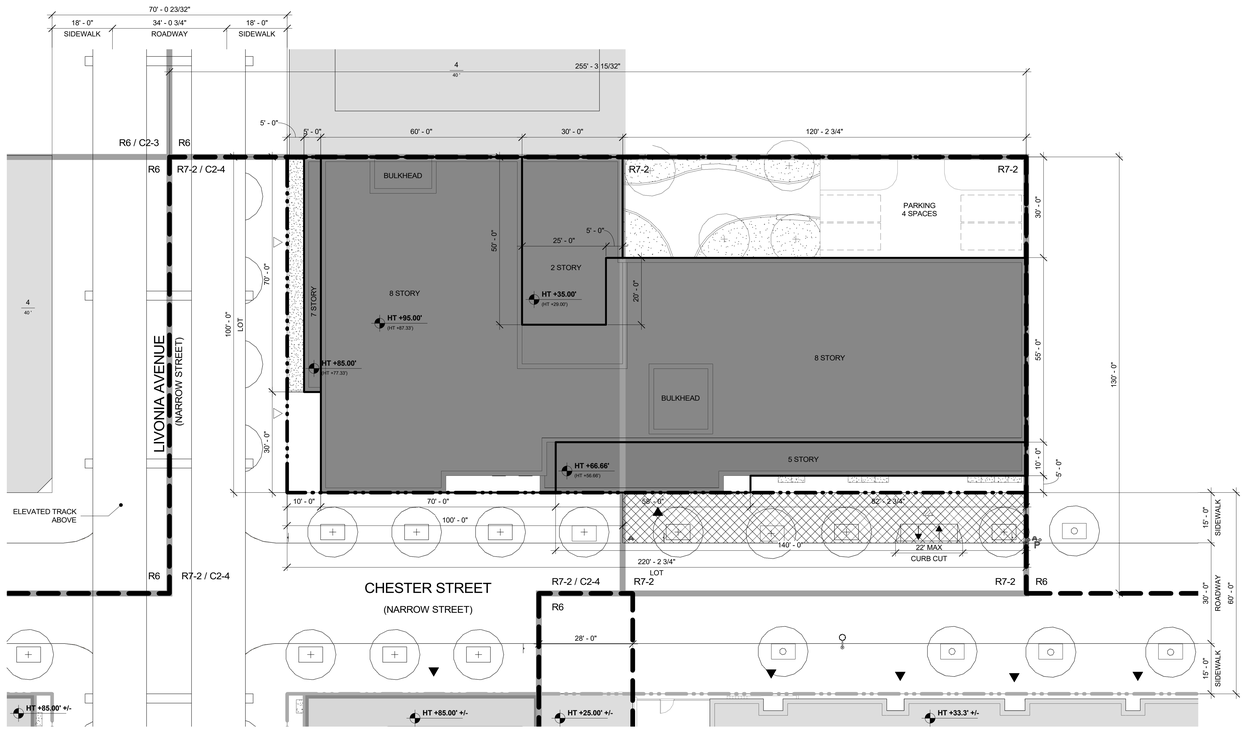

C1 / Z-011A SITE A - SITE PLAN
1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
POLE
TRAFFIC SIGN

6 / 66' # STORIES
BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT
PROPOSED CURB CUT ZONE
PROPOSED CURB CUT

COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

N

MARCUS GARVEY REZONING

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Brownsville Livonia Associates LLC
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Architect
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120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

C 180488 ZSK & C 180490 ZSK
SPECIAL PERMITS
ZR 74-743, 74-532

CPC APPROVED: 10/31/2018 (CAL. Nos. 19, 21)
CC ADOPTED: 12/26/2018 (Res Nos. 709, 711)
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No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE A - ZONING LOT SITE PLAN

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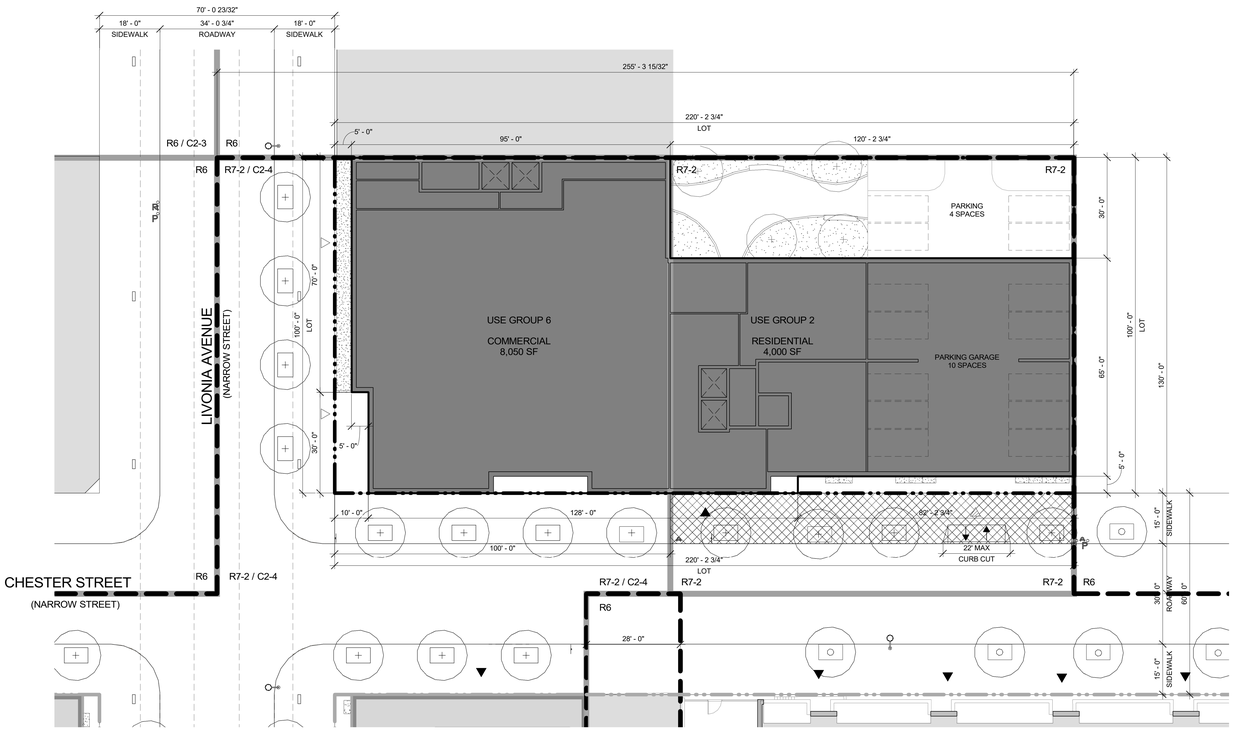

C1 SITE A - GROUND FLOOR PLAN
Z-011B 1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
ELEVATED RAIL
STRUCTURAL MEMBERS FOR ELEVATED RAIL

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
POLE
TRAFFIC SIGN

6 / 66' # STORIES / BUILDING HEIGHT
HT =85.0' (HT =77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT
PROPOSED CURB CUT ZONE
PROPOSED CURB CUT

COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

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No.	Date	Submission

Title:
SITE A - GROUND FLOOR PLAN

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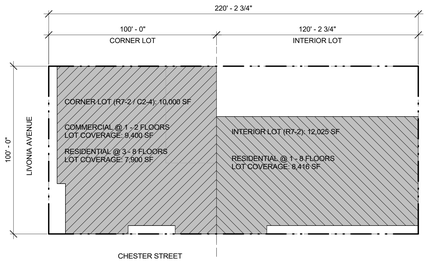
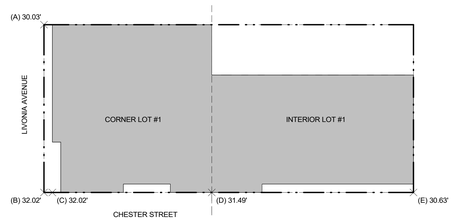


C1 Z-011C BLDG A - LOT COVERAGE DIAGRAM
1/32" = 1'-0"

INTERIOR LOT (R7-2): 12,025 SF		
	CALCULATION	COVERAGE
RESIDENTIAL	8,416 SF / 12,025 SF = 70.00%	(MAX 65%, WAIVER REQUIRED) *ALLOCATE 600 SF OF INTERIOR LOT COVERAGE TO CORNER LOT COVERAGE*
ADUSTED RESIDENTIAL LOT COVERAGE	(8,416 SF - 600 SF) / 12,025 SF = 64.99%	**(MAX 65%, COMPLIES)**

CORNER LOT (R7-2 / C2-4): 10,000 SF		
	CALCULATION	
RESIDENTIAL	7,900 SF / 10,000 SF = 79.00%	(MAX 100%)
ADJUSTED RESIDENTIAL LOT COVERAGE	(7,900 SF + 600 SF) / 10,000 SF = 85.00%	**(MAX 100%)**



1 Z-011C BLDG A - BASE PLANE DIAGRAM
1/32" = 1'-0"

BASE PLANE CALCULATION			
LOT	CALCULATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
CORNER LOT #1	[30.03' (A) + 32.02' (B)] / 2 = 31.03' [32.02' (C) + 31.49' (D)] / 2 = 31.76'	(31.03' + 31.76') / 2 = 31.40'	53.62%
INTERIOR LOT #1	[31.49' (D) + 30.63' (E)] / 2 = 31.06'	31.06'	46.38%
WEIGHTED TOTAL	**(31.40' * 53.62%) + (31.06' * 46.38%) = 31.24'**	**31.24'**	

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

(B) 32.50' ELEVATION

NOTE:
ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 16' 32' 64'

N

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SITE A - ZONING ANALYSIS

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B1 Z-012 SITE A - WEST ELEVATION
1/16" = 1'-0"



B3 Z-012 SITE A - SOUTH ELEVATION
1/16" = 1'-0"



C1 Z-012 SITE A - EAST ELEVATION
1/16" = 1'-0"



C3 Z-012 SITE A - NORTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

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Title:
SITE A - ELEVATIONS

REGISTERED ARCHITECT 026-015934 STATE OF NEW YORK
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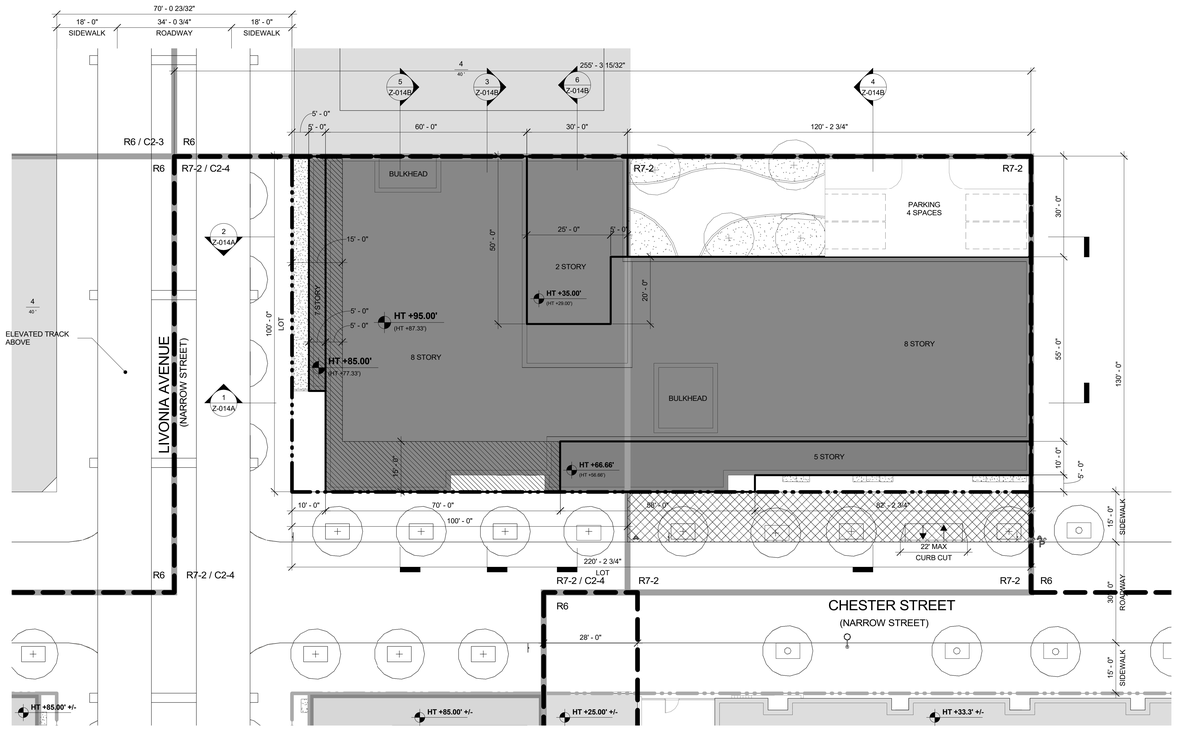

C1 / Z-013 BLDG A - WAIVER PLAN
1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)
SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE

LIGHT POLE
POLE
TRAFFIC SIGN

PROPOSED CURB CUT ZONE
PROPOSED CURB CUT
6 / 66' # STORIES
BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

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0' 8' 16' 32'

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ZR 74-743

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+16 2.5+

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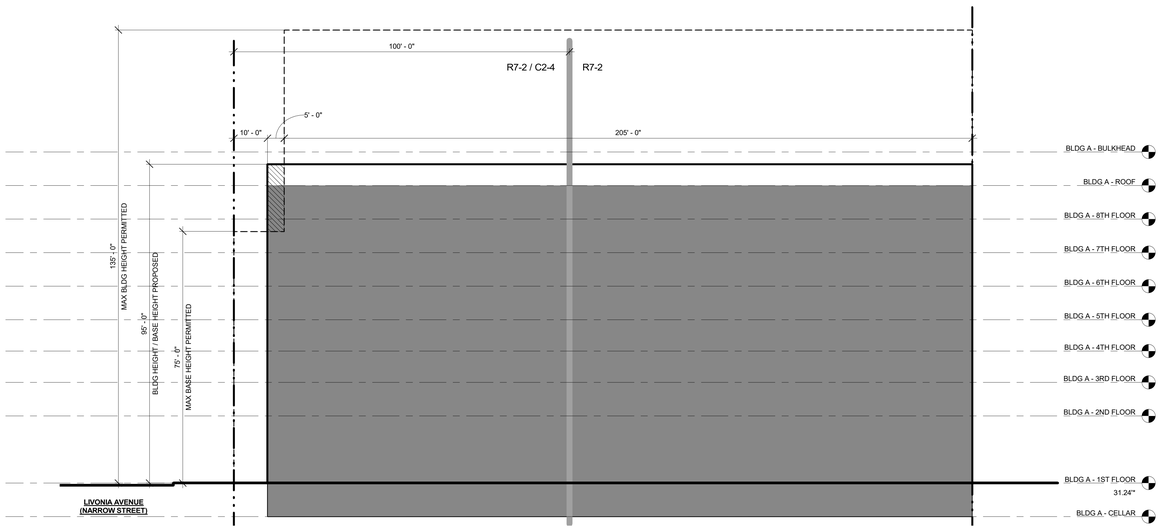
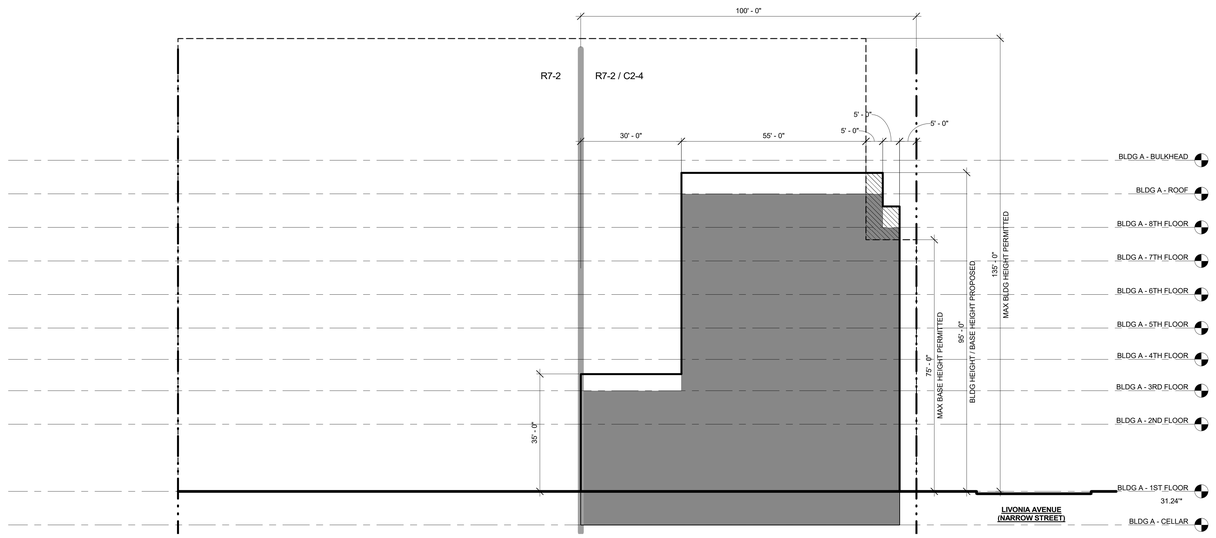


1 Z-014A/ SITE A - ZONING SECTION - EAST
1/16" = 1'-0"



2 Z-014A/ BLDG A ZONING SECTION - WEST
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

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*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

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SITE A - WAIVER SECTIONS I

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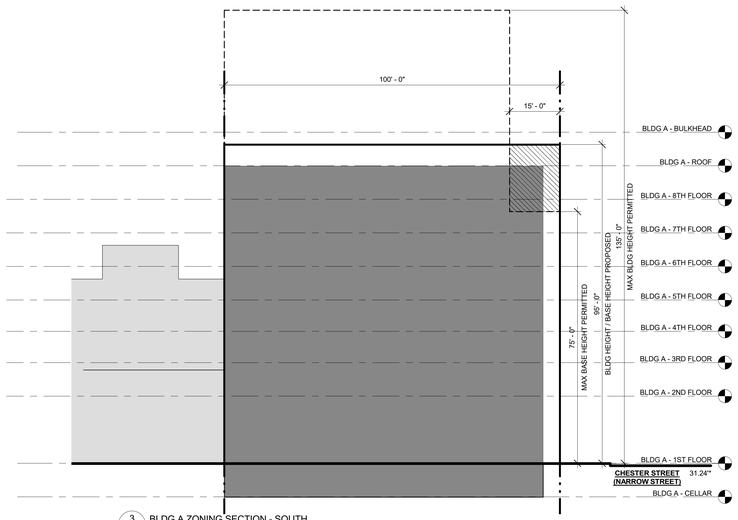
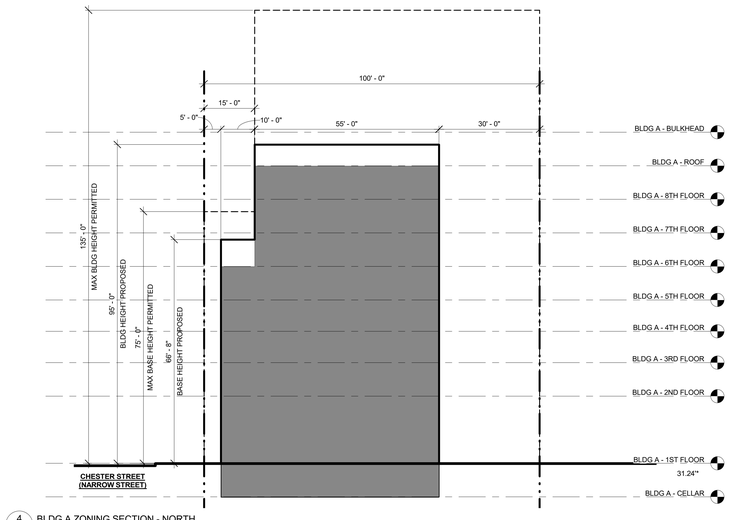
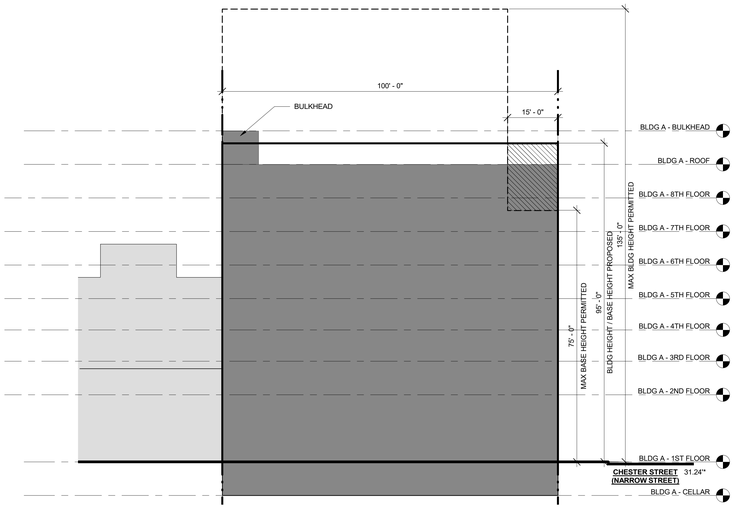


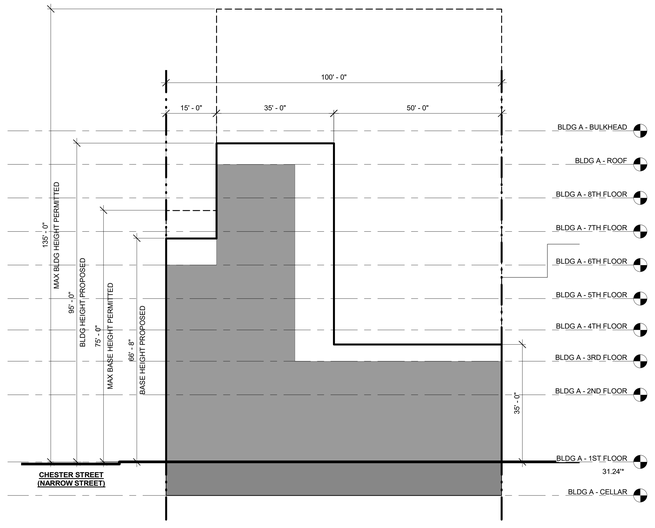
3 Z-014B BLDG A ZONING SECTION - SOUTH
1/16" = 1'-0"



4 Z-014B BLDG A ZONING SECTION - NORTH
1/16" = 1'-0"



5 Z-014B BLDG A ZONING SECTION - SOUTH II
1/16" = 1'-0"



6 Z-014B BLDG A ZONING SECTION - NORTH II
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

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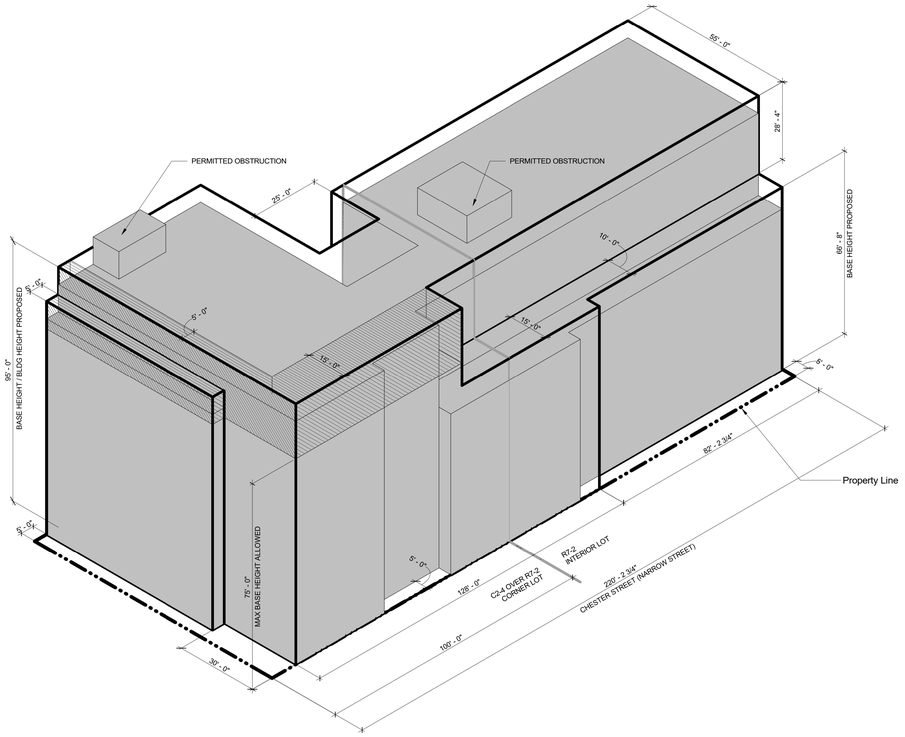
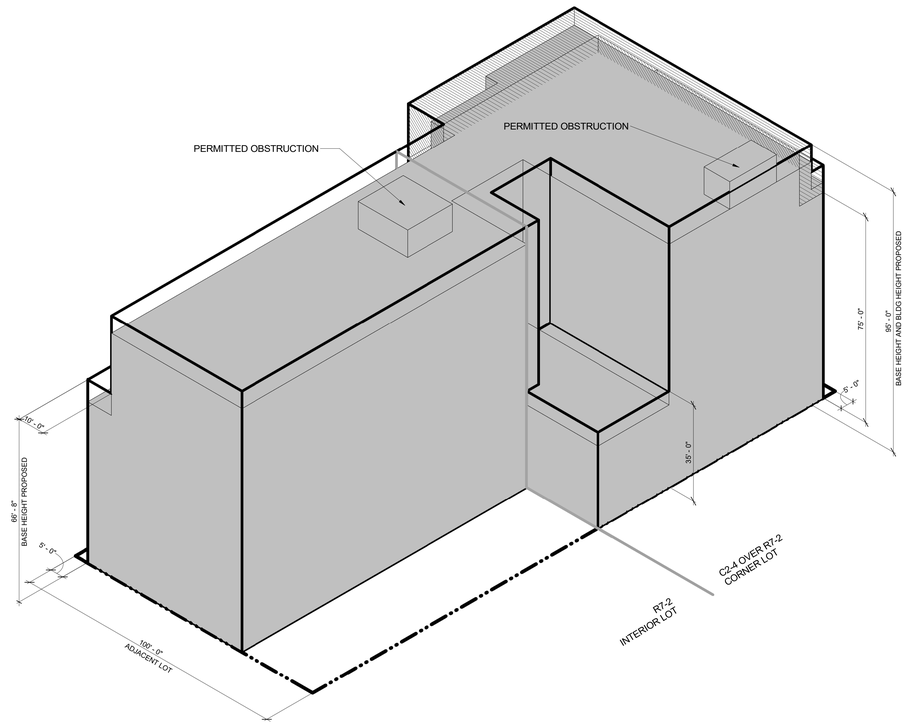


C1 Z-015 WAIVER AXON - BLDG A - NORTH CORNER



C3 Z-015 WAIVER AXON - BLDG A - SOUTH CORNER

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

35-654(B) / 23 -664(C)
MAXIMUM BUILDING BASE HEIGHT WIDE/NARROW STREET (MIH) : 75'-0"
MAXIMUM BUILDING HEIGHT ON NARROW STREET WITH QUALIFIED GROUND FLOOR (MIH) : 95'-0"

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

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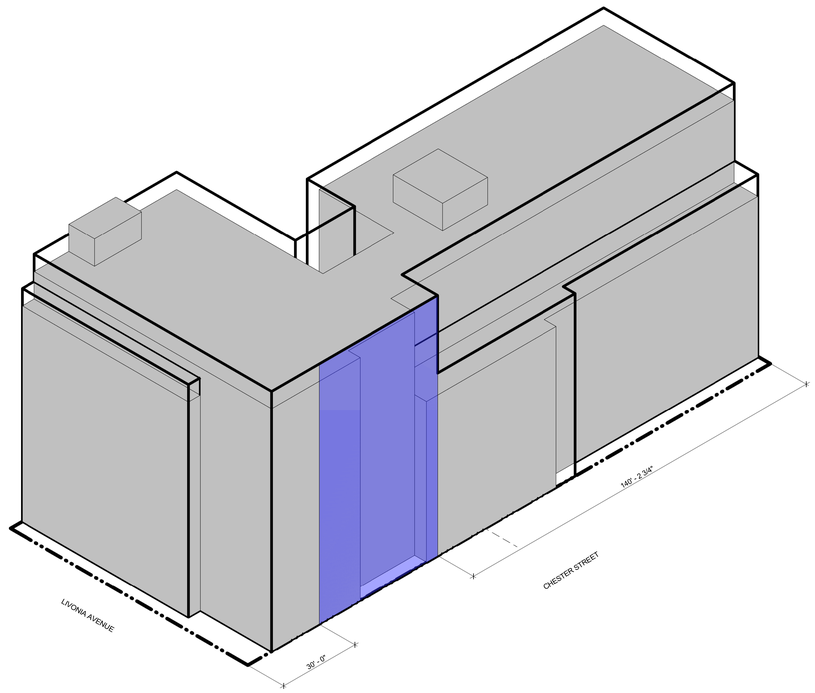

1 Z-016 DESIGN CONTROLS - BLDG A

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

DESIGN CONTROLS:

THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN ONE (1) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 8TH STORIES. THE RECESS SHALL BE A MINIMUM OF 40' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESS MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED.

GENERAL NOTES:

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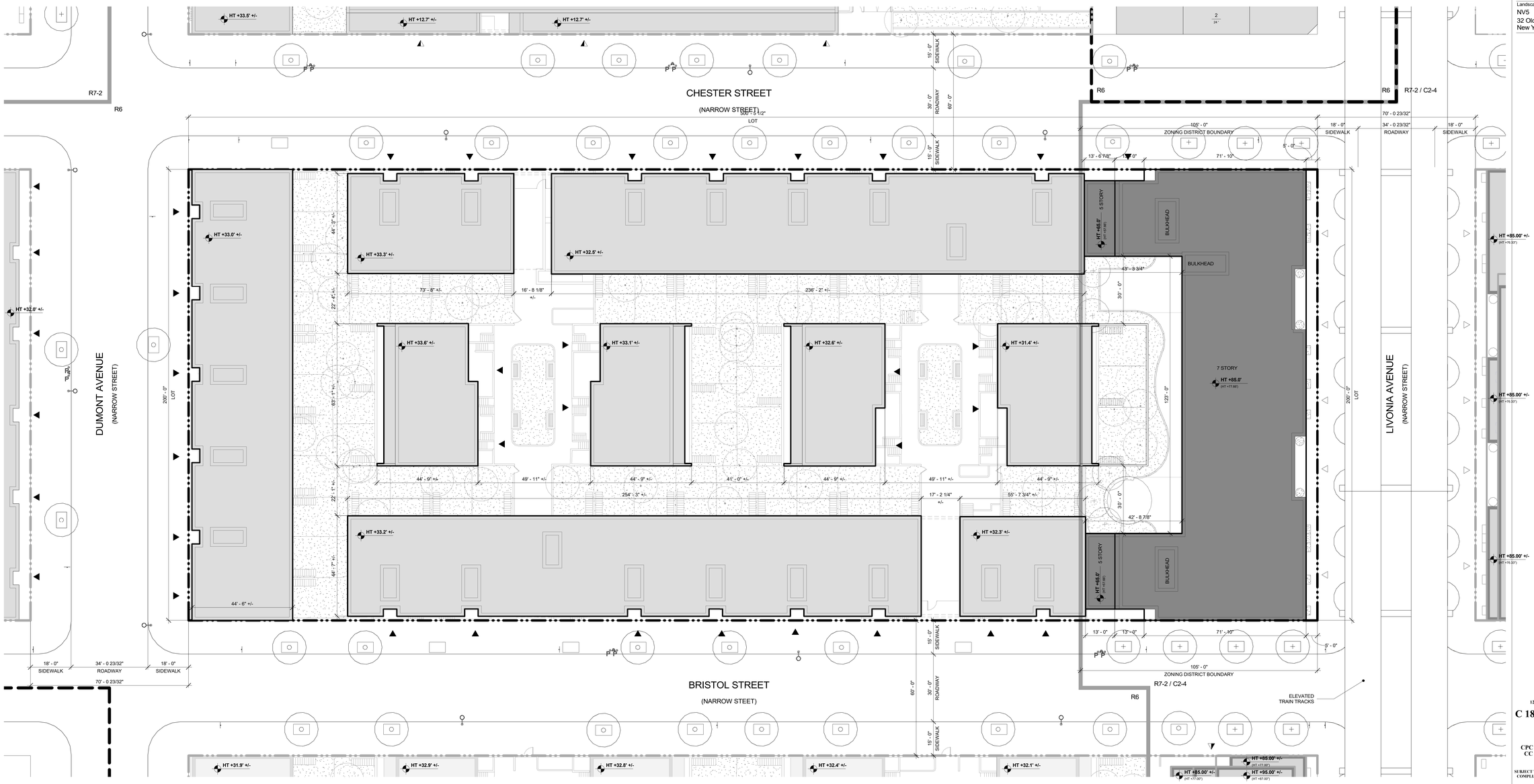

D1 BLDG B - SITE PLAN
Z-021A 1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
POLE
TRAFFIC SIGN

6 / 66' # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT
PROPOSED CURB CUT ZONE
PROPOSED CURB CUT

COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

N

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120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271

C 180488 ZSK & C 180490 ZSK
SPECIAL PERMITS
ZR 74-743, 74-532

CPC APPROVED: 10/31/2018 (CAL. Nos. 19, 21)
CC ADOPTED: 12/20/2018 (Res. Nos. 709, 711)
EFFECTIVE DATE: 12/20/2018

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No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE B - ZONING LOT SITE PLAN

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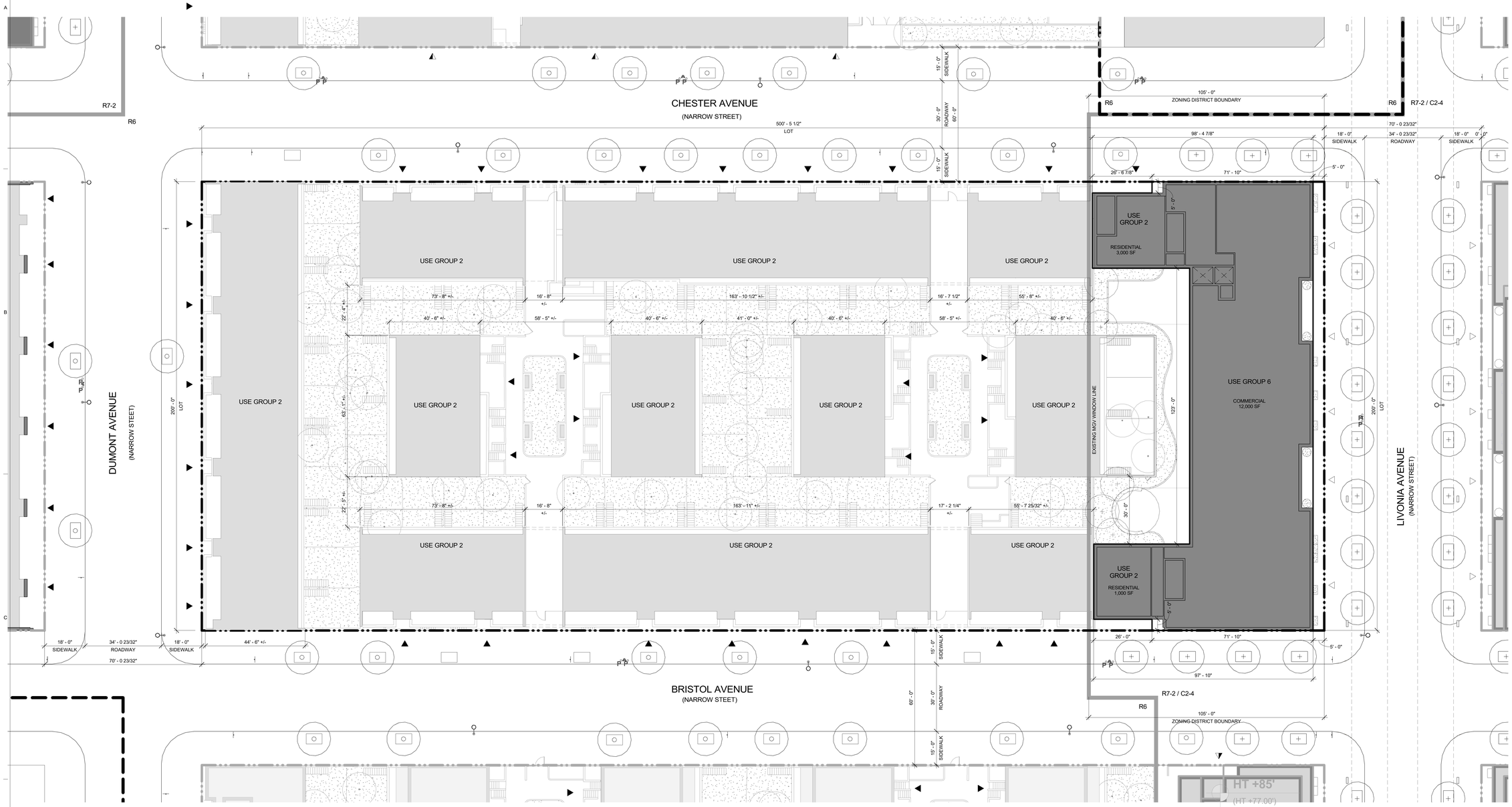

D1 LOT 3574 - GROUND FLOOR PLAN
Z-021B 1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
ELEVATED RAIL
STRUCTURAL MEMBERS FOR ELEVATED RAIL

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
POLE
TRAFFIC SIGN

6 / 65' — # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.67') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 — ZONING DISTRICT
PROPOSED CURB CUT ZONE
PROPOSED CURB CUT

COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

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NOTE:
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0' 8' 16' 32'

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CITY COUNCIL
12/18/2018 COMMENT REVISION

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Title:
SITE B - GROUND FLOOR PLAN

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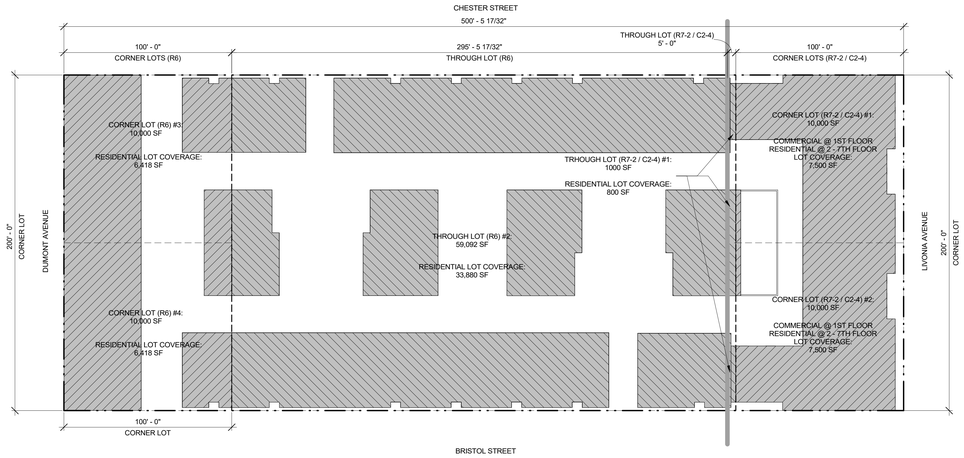
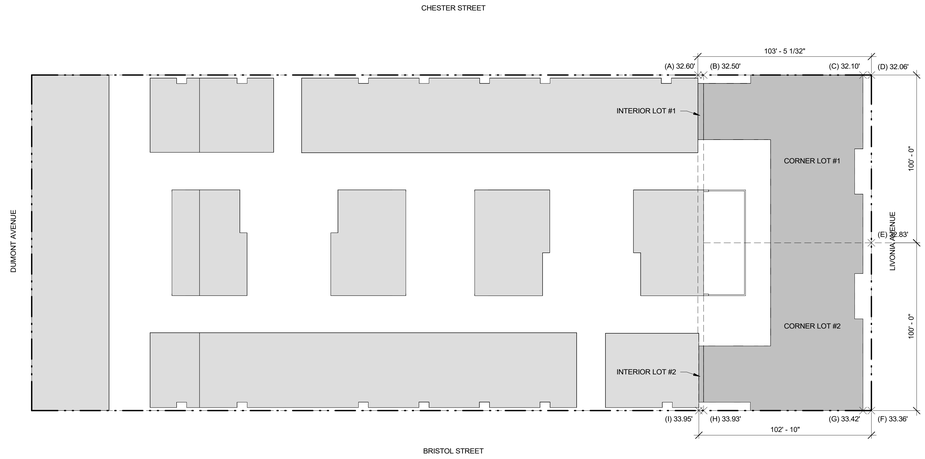


C1 Z-021C BLDG B - LOT COVERAGE DIAGRAM - 1ST - 8TH FLOOR (COMMUNITY FACILITY & RESIDENTIAL)
1/32" = 1'-0"



1 Z-021C BLDG B - BASE PLANE DIAGRAM
1/32" = 1'-0"

CORNER LOT (R6) #3: 10,000 SF		
	CALCULATION	
RESIDENTIAL	6,418 SF / 10,000 SF = 64.18%	(MAX 100%, COMPLIES)

CORNER LOT (R6) #4: 10,000 SF		
	CALCULATION	
RESIDENTIAL	6,418 SF / 10,000 SF = 64.18%	(MAX 100%, COMPLIES)

THROUGH LOT (R6) #2: 60,092 SF		
	CALCULATION	
RESIDENTIAL	33,880 SF / 59,092 SF = 57.33%	(MAX 60%, COMPLIES)

THROUGH LOT (R7-2 / C2-4) #1: 1,000 SF		
	CALCULATION	
RESIDENTIAL	800 SF / 1,000 SF = 80%	(MAX 65%, WAIVER REQUIRED) *ALLOCATE 210 SF OF INTERIOR LOT COVERAGE TO CORNER LOTS COVERAGE*
ADUSTED RESIDENTIAL LOT COVERAGE	(800 SF - 200 SF) / 1,000 SF = 60%	**(MAX 65%, COMPLIES)**

CORNER LOT (R7-2 / C2-4) #1: 10,000 SF		
	CALCULATION	
RESIDENTIAL	7,500 SF / 10,000 SF = 75.00%	(MAX 100%, COMPLIES)
ADUSTED RESIDENTIAL LOT COVERAGE	(7,500 SF + 100 SF) / 10,000 SF = 76.00%	**(MAX 100%, COMPLIES)**

CORNER LOT (R7-2 / C2-4) #2: 10,000 SF		
	CALCULATION	
RESIDENTIAL	7,500 SF / 10,000 SF = 75.00%	(MAX 100%, COMPLIES)
ADUSTED RESIDENTIAL LOT COVERAGE	(7,500 SF + 100 SF) / 10,000 SF = 76.00%	**(MAX 100%, COMPLIES)**

BASE PLANE CALCULATION			
LOT	CALCULATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
CORNER LOT #1	[32.50' (B) + 32.10' (B)] / 2 = 32.30' [32.06' (D) + 32.83' (E)] / 2 = 32.45'	(32.30 + 32.45) / 2 = 32.38	49.24%
INTERIOR LOT #1	[32.6' (A) + 32.5' (B)] / 2 = 32.55'	32.55	0.82%
CORNER LOT #2	[32.83' (E) + 33.36' (F)] / 2 = 33.10' [33.42' (G) + 33.93' (H)] / 2 = 33.68'	(33.10 + 33.68) / 2 = 33.39	49.24%
INTERIOR LOT #2	[33.95' (I) + 33.93' (H)] / 2 = 33.94'	33.94'	0.69%
WEIGHTED TOTAL	**[(32.38' + 33.39') * 49.24%] + (32.55' * 0.82%) + (33.94' * 0.69%)**	**32.89**	

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

(B) 32.50' ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 16' 32' 64'

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Title:
SITE B - ZONING ANALYSIS

REGISTERED ARCHITECT JUNHO YOO 031928 STATE OF NEW YORK

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B1 / Z-022A SITE B - SOUTH ELEVATION
1/16" = 1'-0"



D1 / Z-022A SITE B - NORTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

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GENERAL NOTE:

BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE B - ELEVATIONS

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B1 / Z-022B — SITE B - WEST ELEVATION
1" = 25'-0"



D1 / Z-022B — SITE B - EAST ELEVATION
1" = 25'-0"

0' 8' 16' 32'

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No.	Date	Submission

Title:
SITE B - ELEVATIONS II

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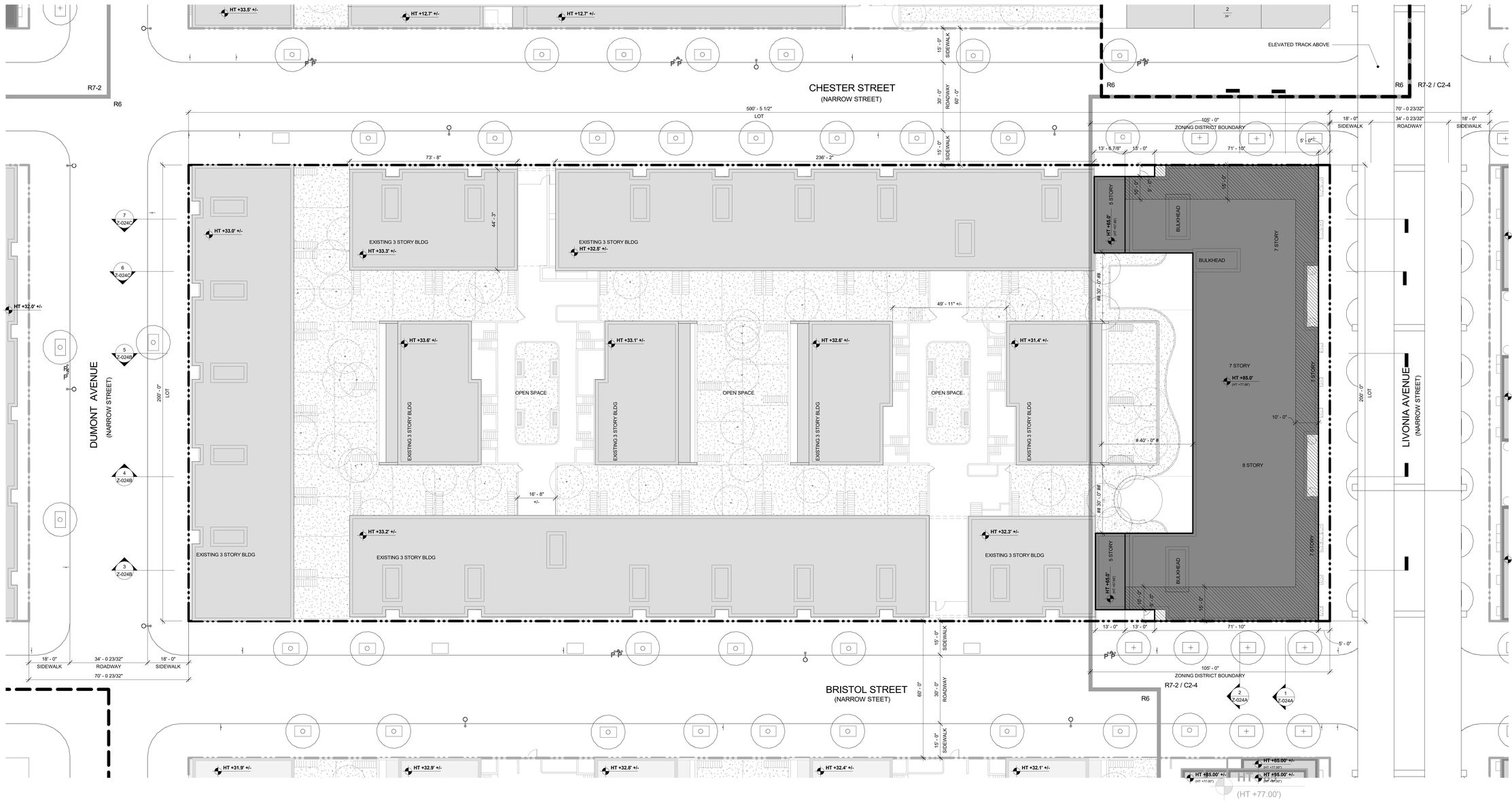

D1 BLDG B - WAIVER ROOF PLAN
Z-023 1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

PROPOSED BUILDING ENVELOPE EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)
SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE

6 — # STORIES
66' — BUILDING HEIGHT
HT +85.0' (HT +77.83') — DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 — ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

— WINDOW-TO-WINDOW MIN. DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)
— WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTES:

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5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

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ZR 74-743

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12/18/2018 COMMENT REVISION

No.	Date	Submission

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SITE B - WAIVER PLANS

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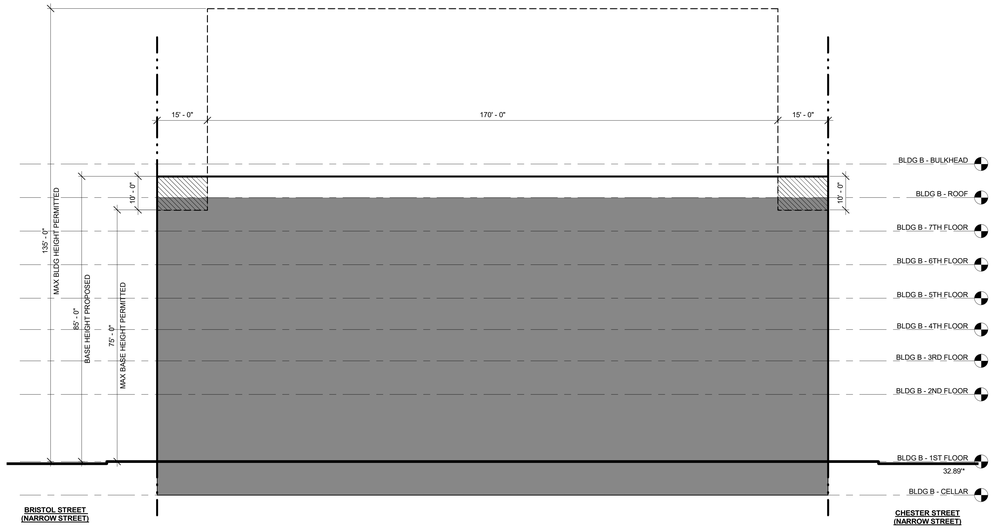
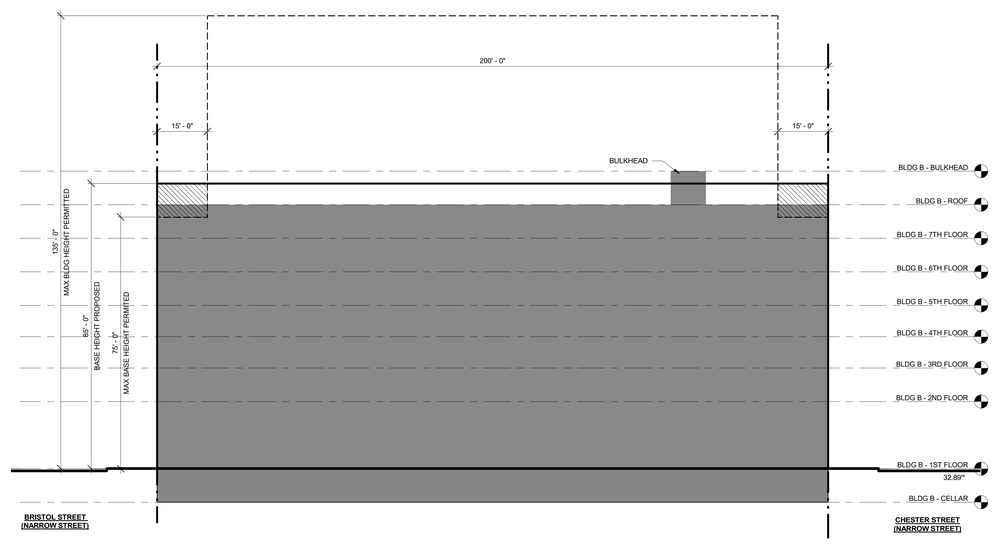


1 Z-024A BLDG B ZONING SECTION - SOUTH
1/16" = 1'-0"



2 Z-024A BLDG B ZONING SECTION - SOUTH II
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

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*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

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SITE B - WAIVER SECTIONS I

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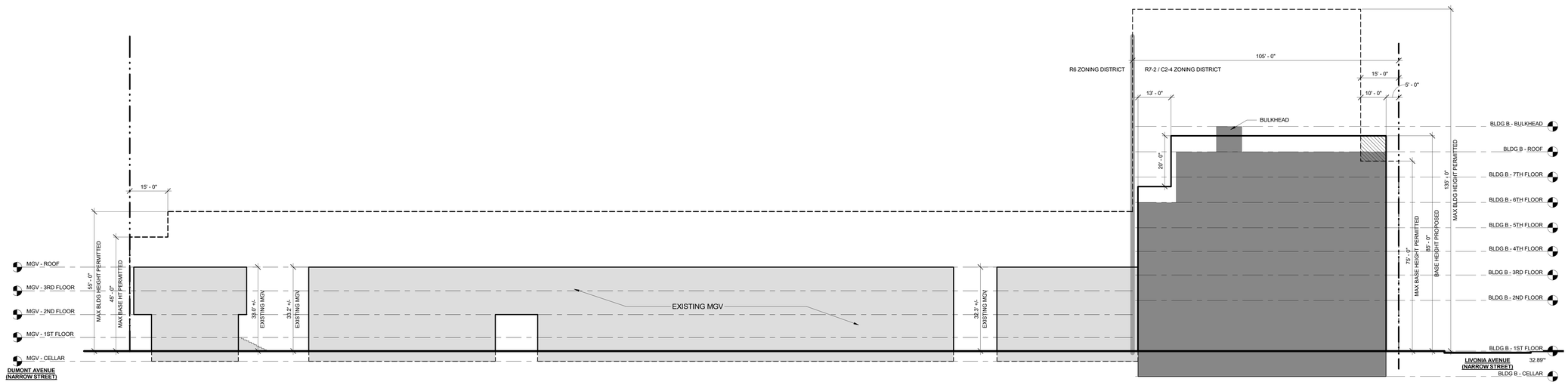
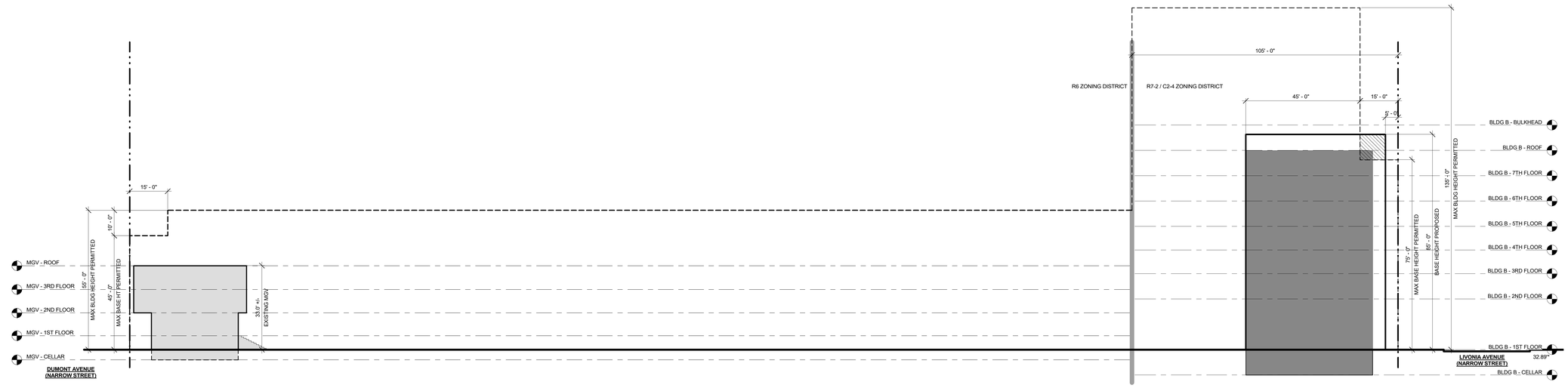
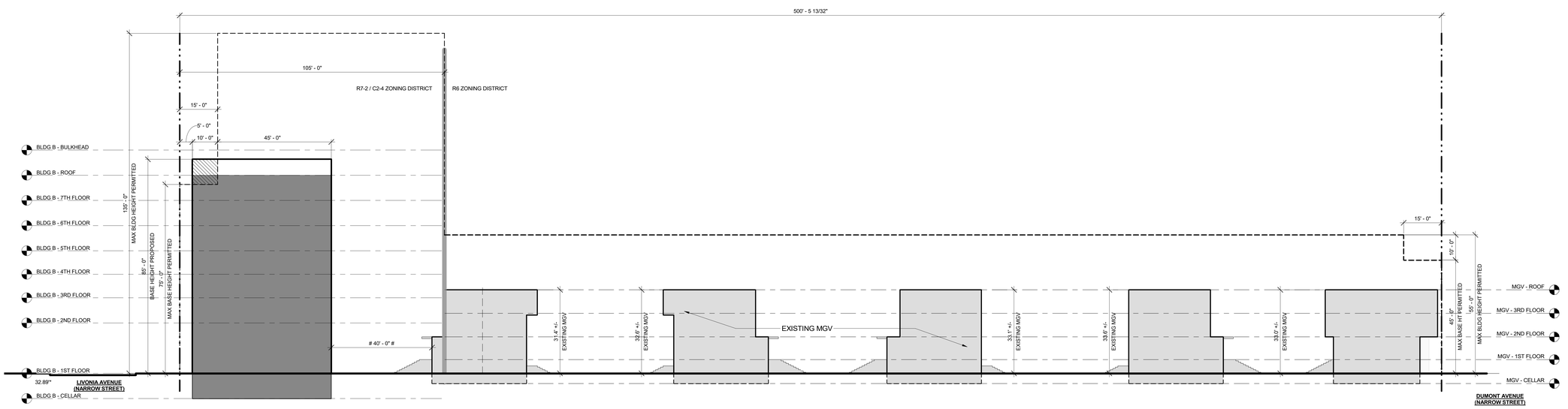


3 BLDG B ZONING SECTION - WEST
Z-024B 1/16" = 1'-0"



4 BLDG B ZONING SECTION - WEST II
Z-024B 1/16" = 1'-0"



5 BLDG B ZONING SECTION - EAST
Z-024B 1/16" = 1'-0"

ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING
PERMITTED ZONING ENVELOPE
PROPOSED MAXIMUM BUILDING ENVELOPE
PROPOSED BUILDING
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

WALL-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

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EXISTING MGV BUILDING HEIGHTS IS MEASURED FROM ADJACENT GRADE.

0' 8' 16' 32'

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SITE B - WAIVER SECTIONS II

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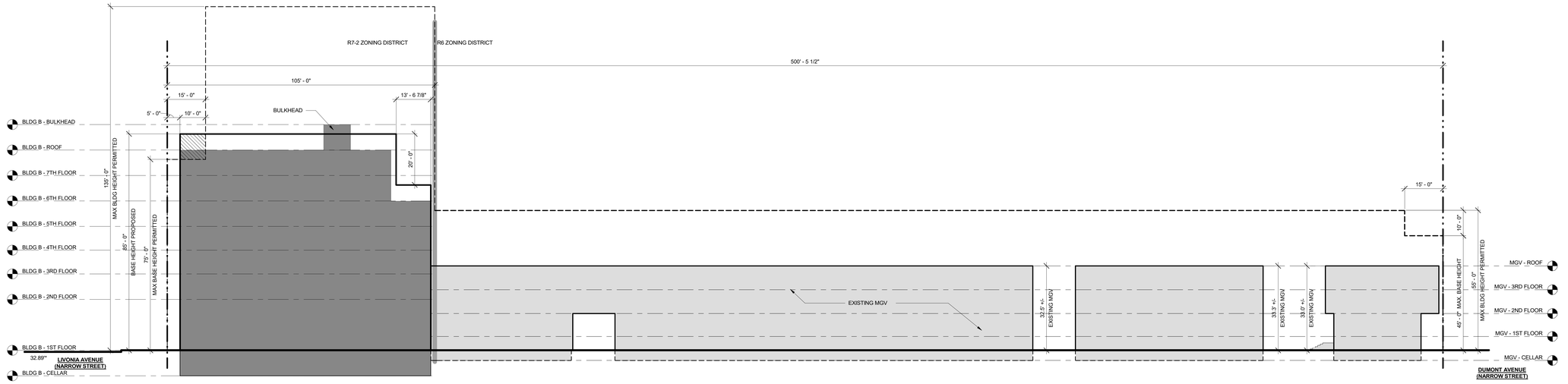
6 Z-024C BLDG B ZONING SECTION - EAST II
1/16" = 1'-0"



7 Z-024C BLDG B ZONING SECTION - EAST III
1/16" = 1'-0"

ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING
PERMITTED ZONING ENVELOPE
PROPOSED MAXIMUM BUILDING ENVELOPE
PROPOSED BUILDING
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

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No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE B -WAIVER SECTIONS III

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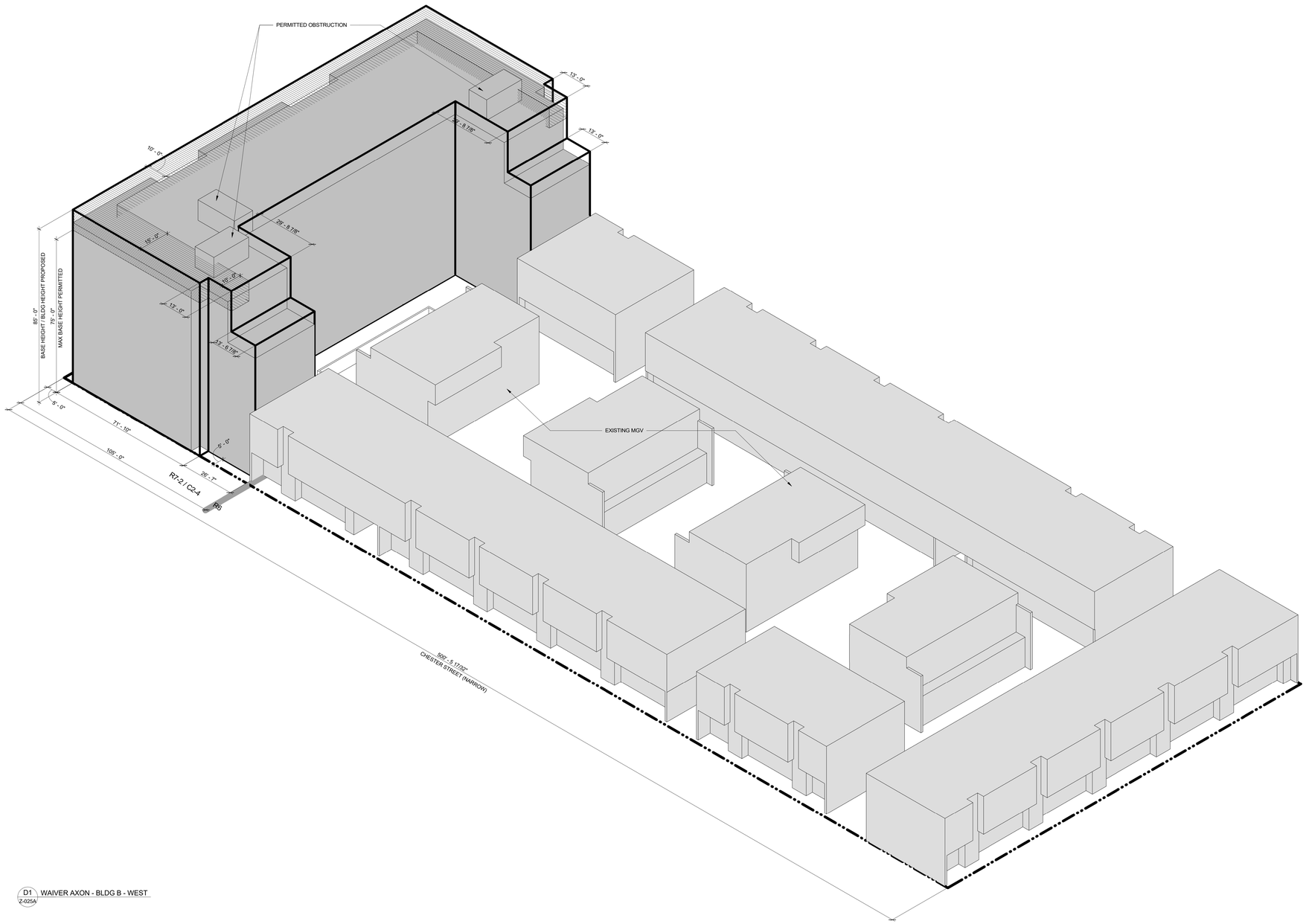

D1 WAIVER AXON - BLDG B - WEST
Z-025A

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

35-654(B) / 23 -664(C)
MAXIMUM BUILDING BASE HEIGHT WIDE/NARROW STREET (MIH) : 75'-0"
MAXIMUM BUILDING HEIGHT ON NARROW STREET WITH QUALIFIED GROUND FLOOR (MIH) : 95'-0"

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

MARCUS GARVEY REZONING

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Landscape Architect
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New York, NY 10005

No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE B - WAIVER AXONOMETRIC I

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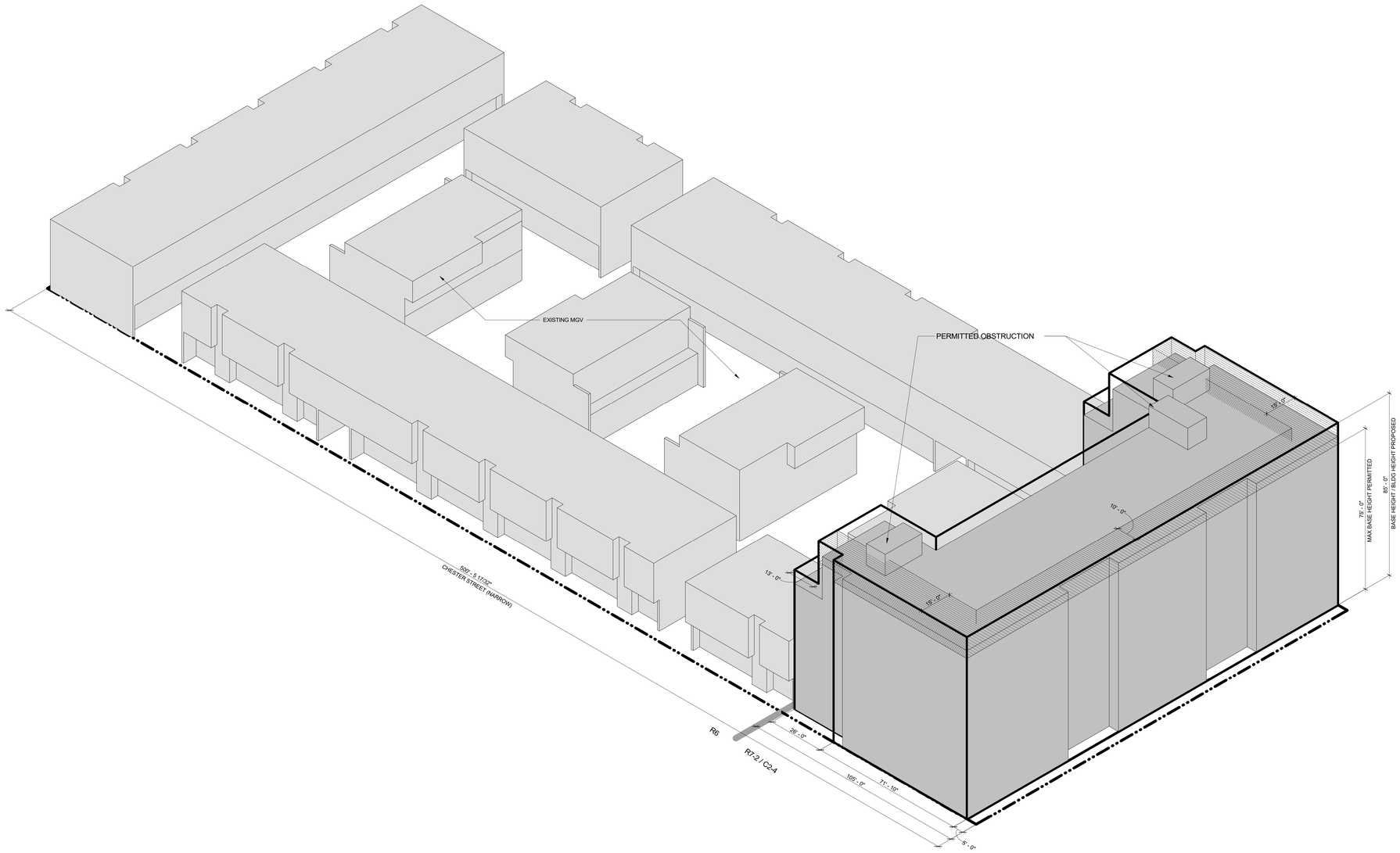

D1 WAIVER AXON - BLDG B - EAST
Z-025B

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

35-654(B) / 23 -664(C)
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12/18/2018 CITY COUNCIL COMMENT REVISION

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Title:
SITE B - WAIVER AXONIMETRIC II

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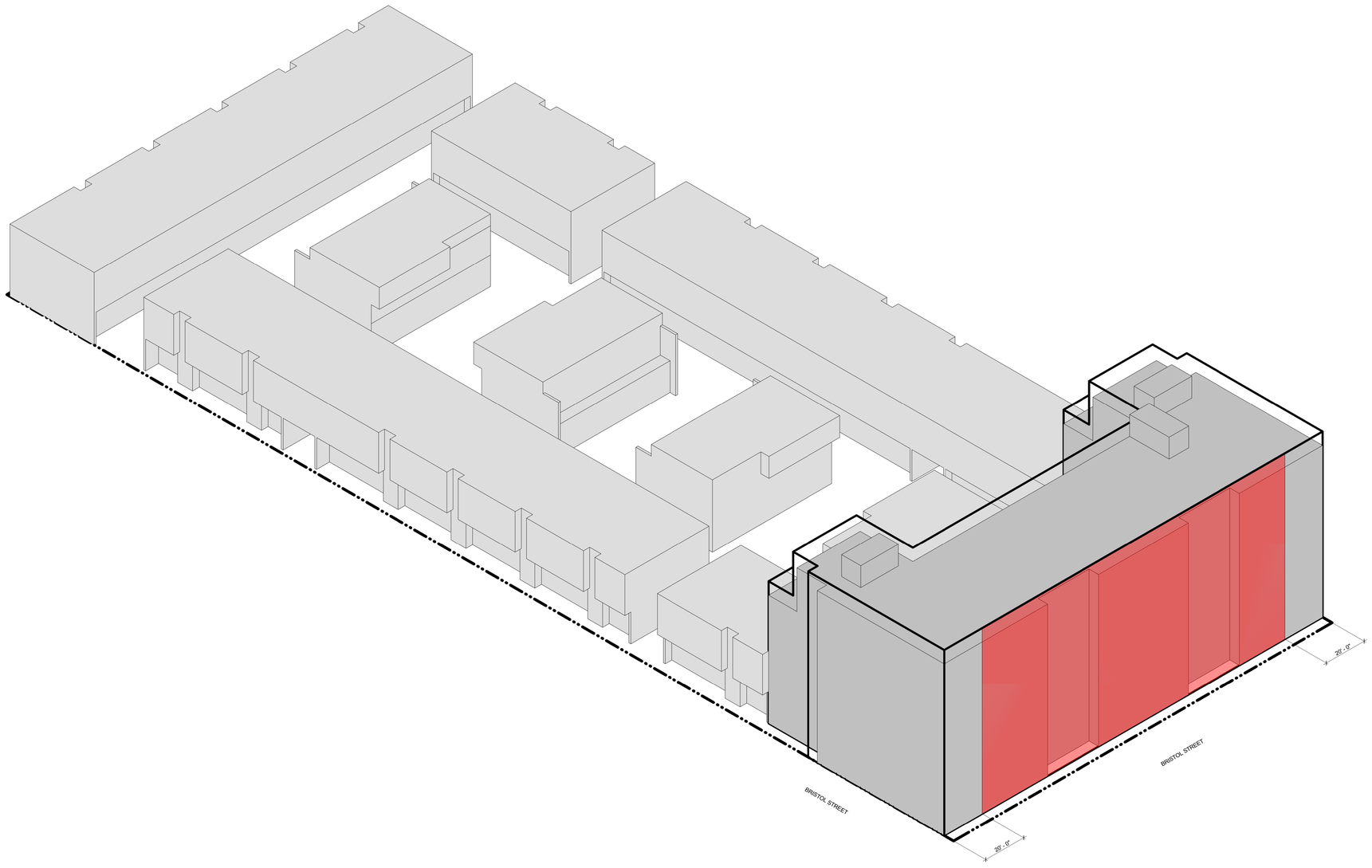

2 Z-026 WAIVER AXON - BLDG B - EAST Copy 1

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

DESIGN CONTROLS:

THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN TWO (2) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 7TH STORIES. EACH RECESS SHALL BE A MINIMUM OF 20' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESSES MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED, SO LONG AS THERE IS A MINIMUM 20 FOOT DISTANCE BETWEEN THE RECESSES AT THEIR CLOSEST POINTS.

GENERAL NOTES:

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0'

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C 180488 ZSK
SPECIAL PERMIT
ZR 74-743

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CC ADOPTED: 12/20/2018 (Res.No. 709)
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CP - 41625

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

No.	Date	Revision

No.	Date	Submission
	12/18/2018	CITY COUNCIL COMMENT REVISION

Title:
SITE B - DESIGN CONTROLS

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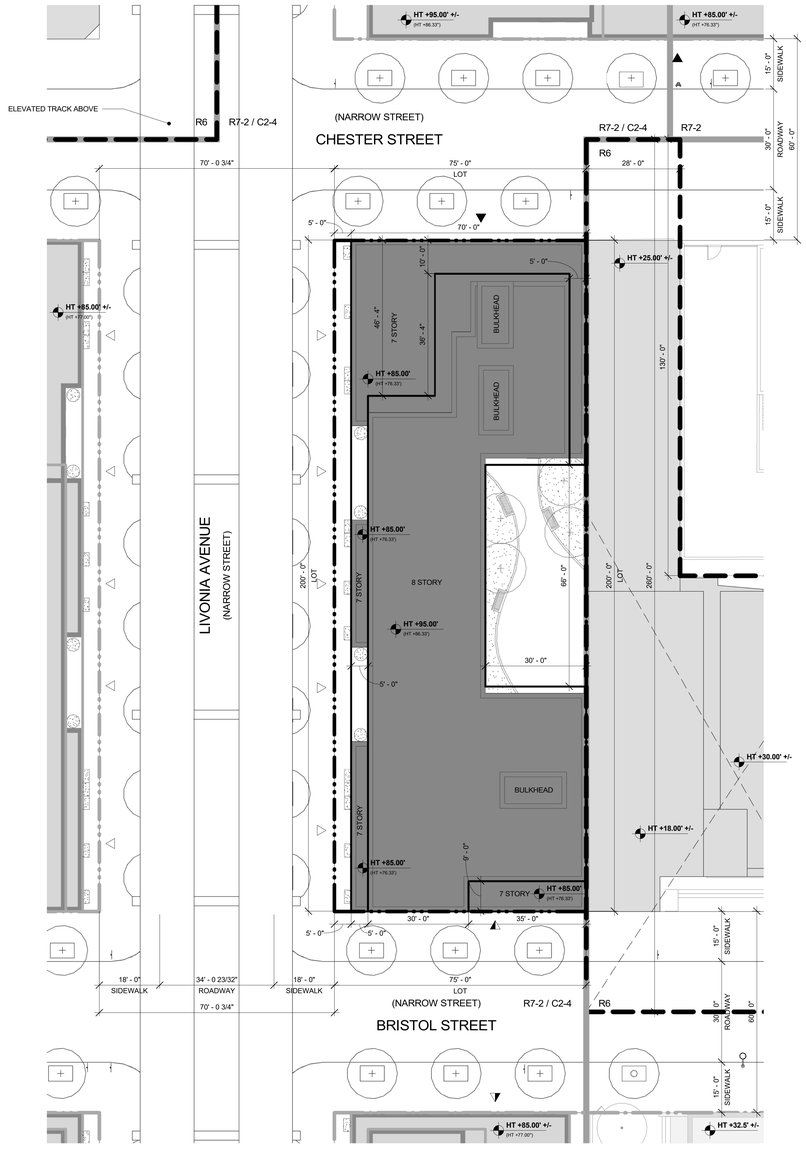

D2 / Z-031A BLDG C - SITE PLAN
1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
TRAFFIC SIGN

6 / 66' # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

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2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS
6. ALL USES ENTRANCE LOCATION ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

N

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C 180488 ZSK & C 180490 ZSK
SPECIAL PERMITS
ZR 74-743, 74-532

CPC APPROVED: 10/31/2018 (CAL. Nos. 19, 21)
CC ADOPTED: 12/20/2018 (Res Nos. 709, 711)
EFFECTIVE DATE: 12/20/2018

+16 2.5+

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

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06/04/2018	CERTIFICATION PRINT
02/02/2018	ULURP RESUBMISSION
10/20/2017	ULURP SUBMISSION

No.	Date	Submission

Title:
SITE C - ZONING LOT SITE PLAN

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REGISTERED ARCHITECT — JONATHAN BEAUMONT — 031933 — STATE OF NEW YORK

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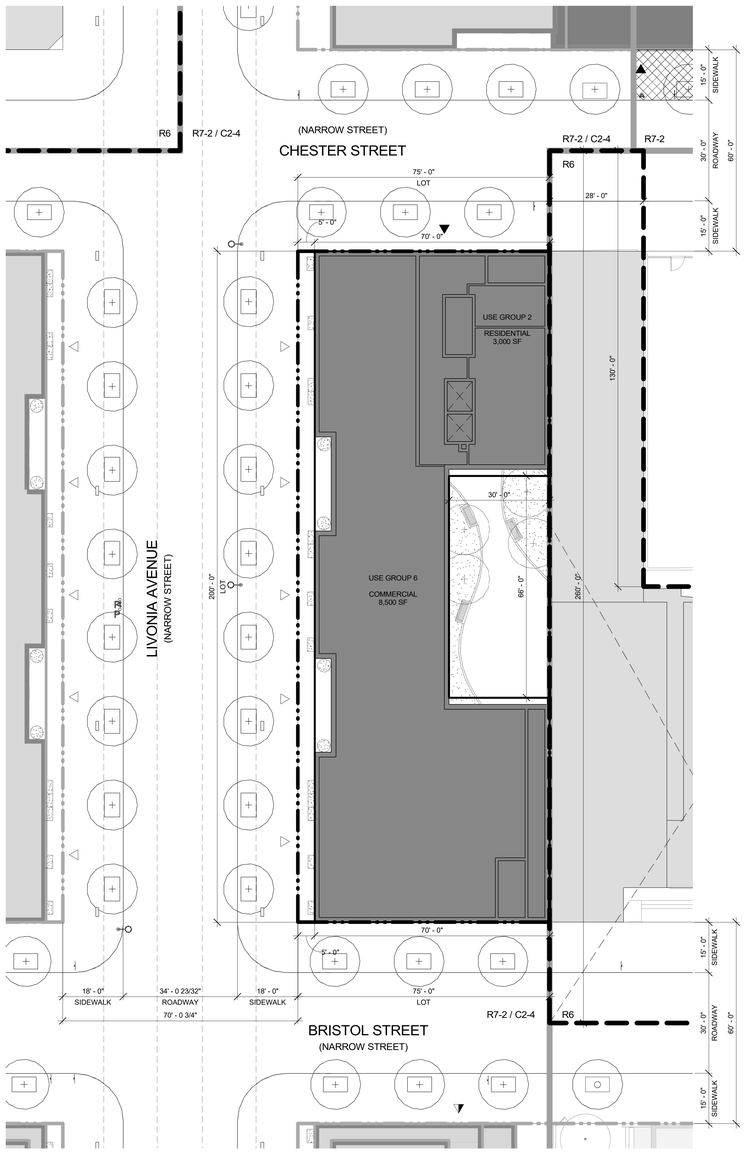

D2 (Z-031B) BLDG C - GROUND FLOOR PLAN
1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
ELEVATED RAIL
STRUCTURAL MEMBERS FOR ELEVATED RAIL

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
POLE
TRAFFIC SIGN

6 / 66' — # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.67') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 — ZONING DISTRICT
PROPOSED CURB CUT ZONE
PROPOSED CURB CUT

COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

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5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
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NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

N

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No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE C - GROUND FLOOR PLAN

REGISTERED ARCHITECT ANDREW S. GINSBERG 019024 STATE OF NEW YORK

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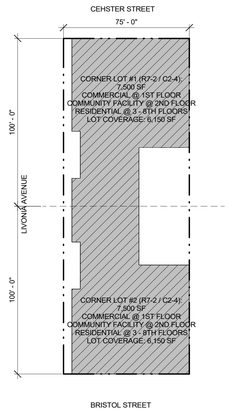
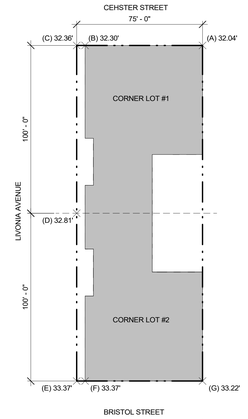


B1 Z-031C BLDG C - LOT COVERAGE DIAGRAM - 1ST - 8TH FLOOR (COMMUNITY FACILITY & RESIDENTIAL)
1" = 25'-0"

CORNER LOT #1 (R7-2 / C2-4): 7,500 SF		
	CALCULATION	
RESIDENTIAL	6,150 SF / 7,500 SF = 82.00%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY	6,150 SF / 7,500 SF = 82.00%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)

CORNER LOT #2 (R7-2 / C2-4): 7,500 SF		
	CALCULATION	
RESIDENTIAL	6,150 SF / 7,500 SF = 82.00%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY	6,150 SF / 7,500 SF = 82.00%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)



B3 Z-031C BLDG C - BASE PLANE DIAGRAM
1" = 25'-0"

BASE PLANE CALCULATION			
LOT	CALCULATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
CORNER LOT #1	[32.04' (A) + 32.30' (B)] / 2 = 32.17'	(32.17' + 32.59') / 2 = 32.38'	50%
	[32.36' (C) + 32.81' (D)] / 2 = 32.59'		
CORNER LOT #2	[32.81' (D) + 33.37' (E)] / 2 = 33.09'	(33.09' + 33.30') / 2 = 33.20'	50%
	[33.37' (F) + 33.22' (G)] / 2 = 33.30'		
WEIGHTED TOTAL	**(33.38' + 33.20') / 2 = 33.29'**	**33.29'**	

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

(B) 32.50' ELEVATION

NOTE:
ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 16' 32' 64'

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CPC APPROVED: 10/31/2018 (CAL. Nos. 19, 21)
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No.	Date	Revision

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02/02/2018 ULURP RESUBMISSION
10/20/2017 ULURP SUBMISSION

No.	Date	Submission

Title:
SITE C - ZONING ANALYSIS

REGISTERED ARCHITECT ... STATE OF NEW YORK
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B1 SITE C - NORTH ELEVATION
Z-032 1/16" = 1'-0"



B3 SITE C - EAST ELEVATION
Z-032 1/16" = 1'-0"



C1 SITE C - SOUTH ELEVATION
Z-032 1/16" = 1'-0"



C3 SITE C - WEST ELEVATION
Z-032 1/16" = 1'-0"

GENERAL NOTE:

BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

0' 8' 16' 32'

MARCUS GARVEY REZONING

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12/18/2018 CITY COUNCIL COMMENT REVISION

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Title:
SITE C - ELEVATIONS

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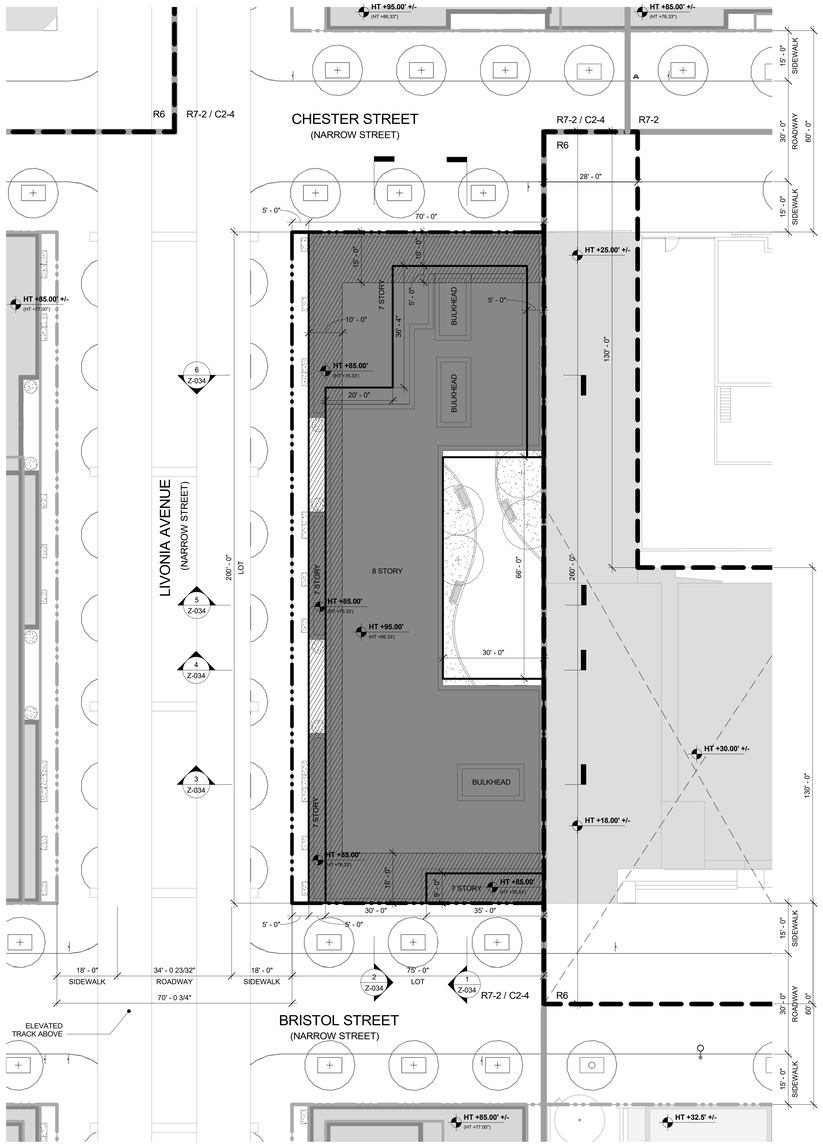

D2
Z-033
BLDG C - WAIVER ROOF PLAN
1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)
SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
LIGHT POLE
TRAFFIC SIGN

6 — # STORIES
66' — BUILDING HEIGHT
HT +85.0' (HT +77.67') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 — ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

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NOTE:
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0' 8' 16' 32'

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SITE C - WAIVER PLANS

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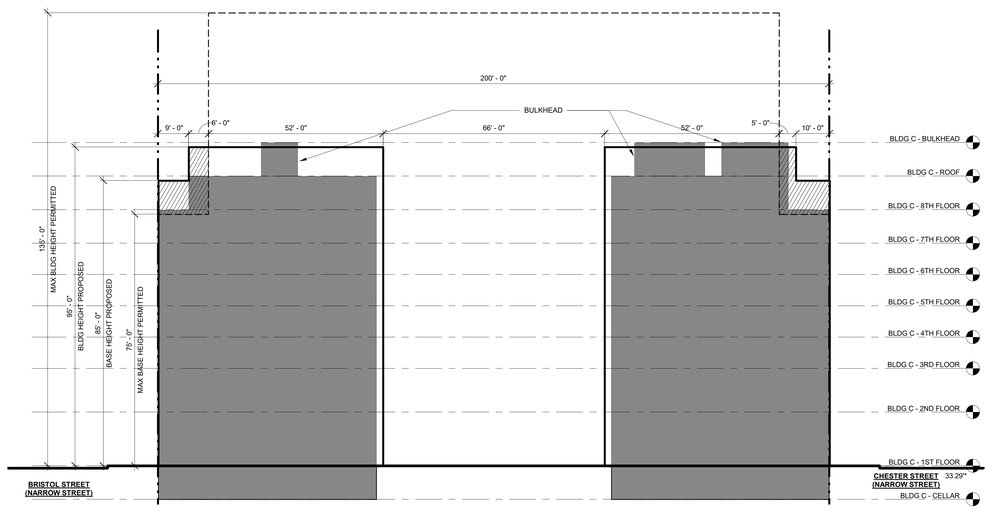
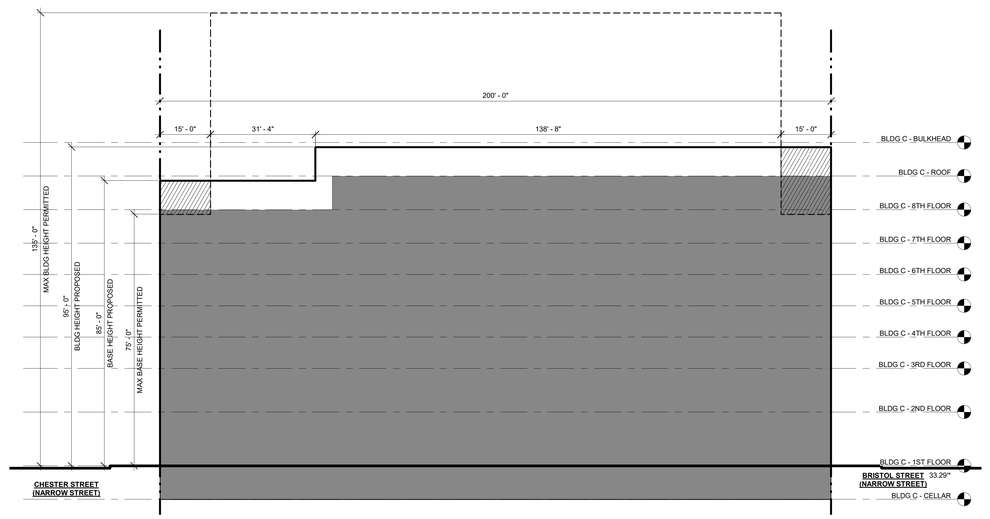
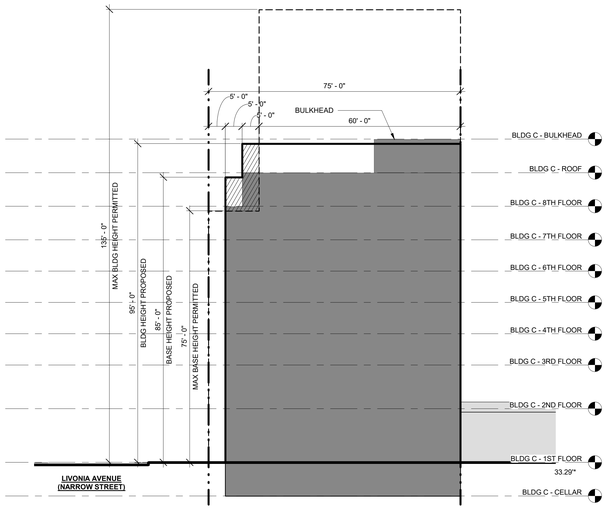


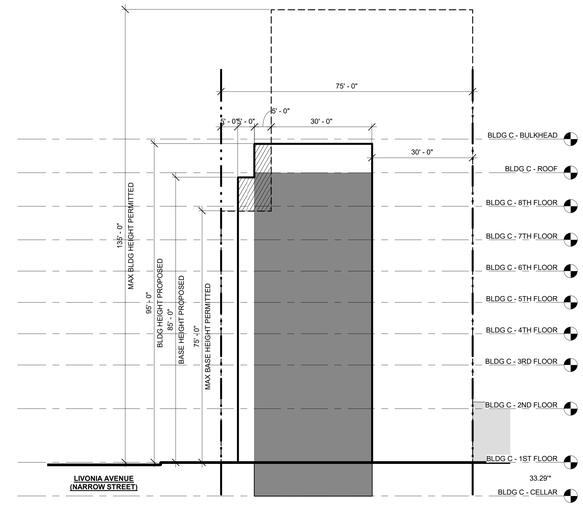
1 Z-034 BLDG C ZONING SECTION - SOUTH
1/16" = 1'-0"



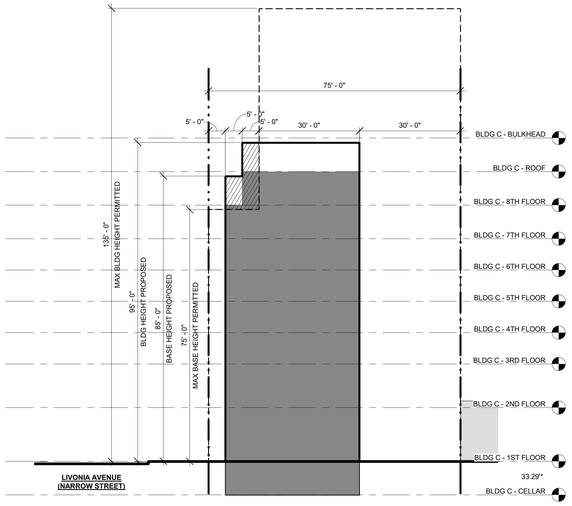
2 Z-034 BLDG C ZONING SECTION - NORTH
1/16" = 1'-0"



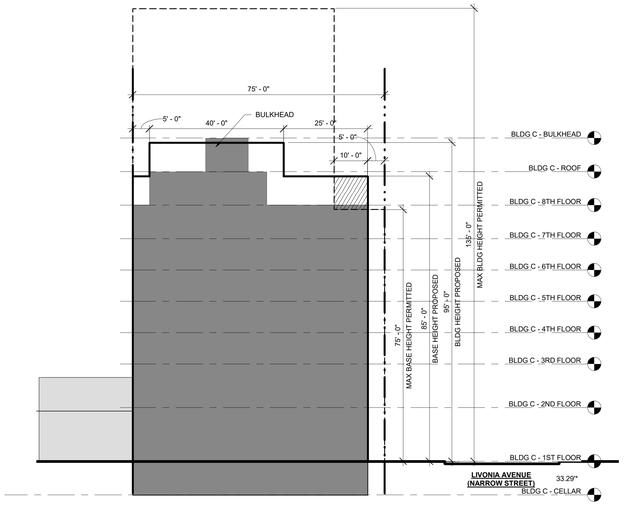
3 Z-034 BLDG C ZONING SECTION - WEST
1/16" = 1'-0"



4 Z-034 BLDG C ZONING SECTION - WEST II
1/16" = 1'-0"



5 Z-034 BLDG C ZONING SECTION - WEST III
1/16" = 1'-0"



6 Z-034 BLDG C ZONING SECTION - EAST
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

MARCUS GARVEY REZONING

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120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271

C 180488 ZSK
SPECIAL PERMIT
ZR 74-743

CPC APPROVED: 10/31/2018 (CAL. No. 19)
CC ADOPTED: 12/20/2018 (Res. No. 709)
EFFECTIVE DATE: 12/20/2018

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

No.	Date	Revision

06/04/2018	CERTIFICATION PRINT
02/02/2018	ULURP RESUBMISSION
10/20/2017	ULURP SUBMISSION

No.	Date	Submission

Title:
SITE C - WAIVER SECTIONS

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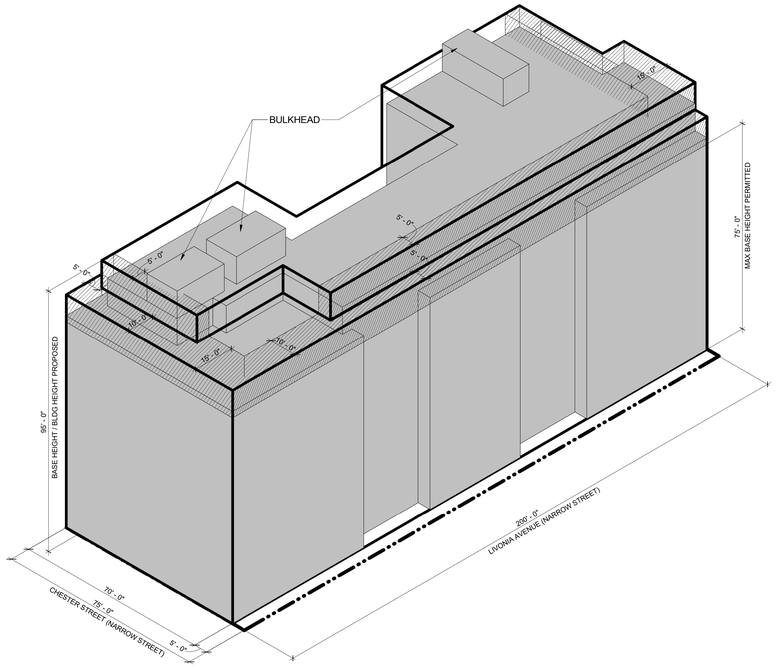
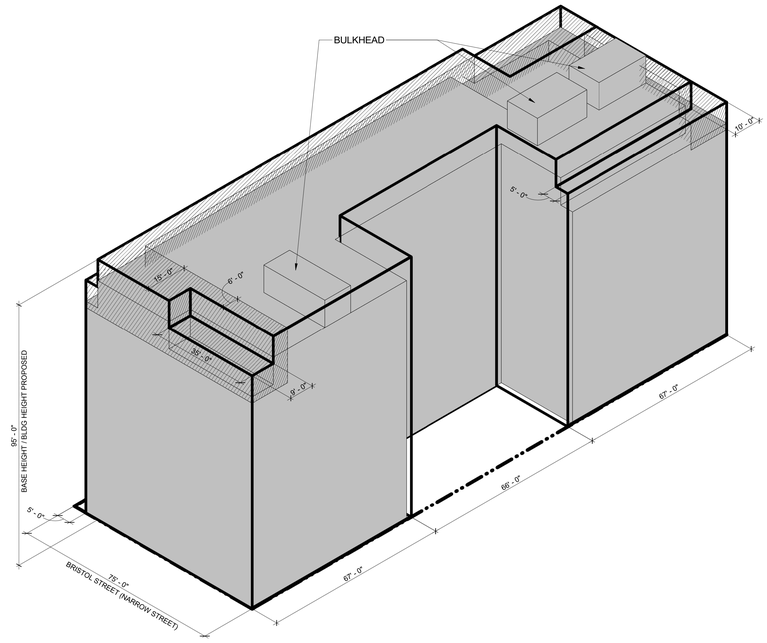


C1 Z-035 WAIVER AXON - BLDG C - WEST



C3 Z-035 WAIVER AXON - BLDG C - EAST

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

35-654(B) / 23 -664(C)
MAXIMUM BUILDING BASE HEIGHT WIDE/NARROW STREET (MIH) : 75'-0"
MAXIMUM BUILDING HEIGHT ON NARROW STREET WITH QUALIFIED GROUND FLOOR (MIH) : 95'-0"

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

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No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE C - WAIVER AXONOMETRIC

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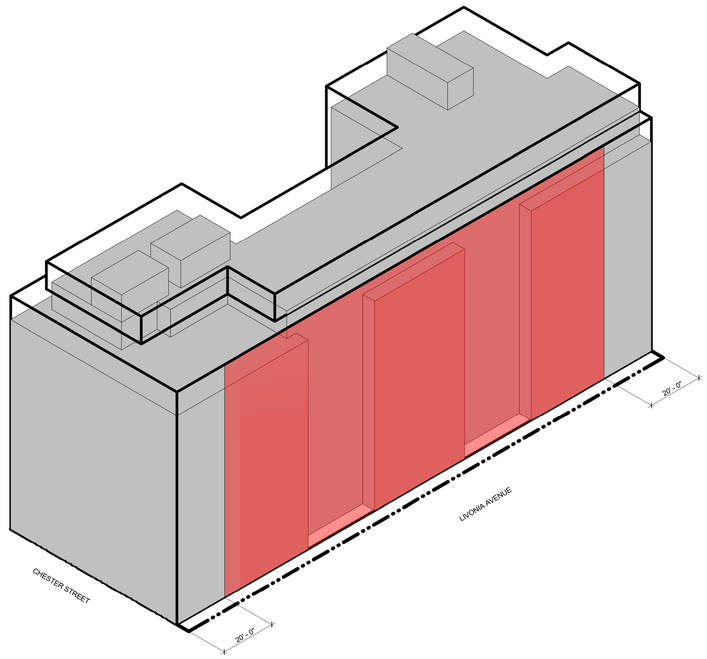

1 Z-036 WAIVER AXON - BLDG C - WEST Copy 1

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

DESIGN CONTROLS:

THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN TWO (2) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 7TH STORIES. EACH RECESS SHALL BE A MINIMUM OF 20' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESSES MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED, SO LONG AS THERE IS A MINIMUM 20 FOOT DISTANCE BETWEEN THE RECESSES AT THEIR CLOSEST POINTS.

GENERAL NOTES:

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0'

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SPECIAL PERMIT
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No.	Date	Submission

Title:
SITE C - DESIGN CONTROLS

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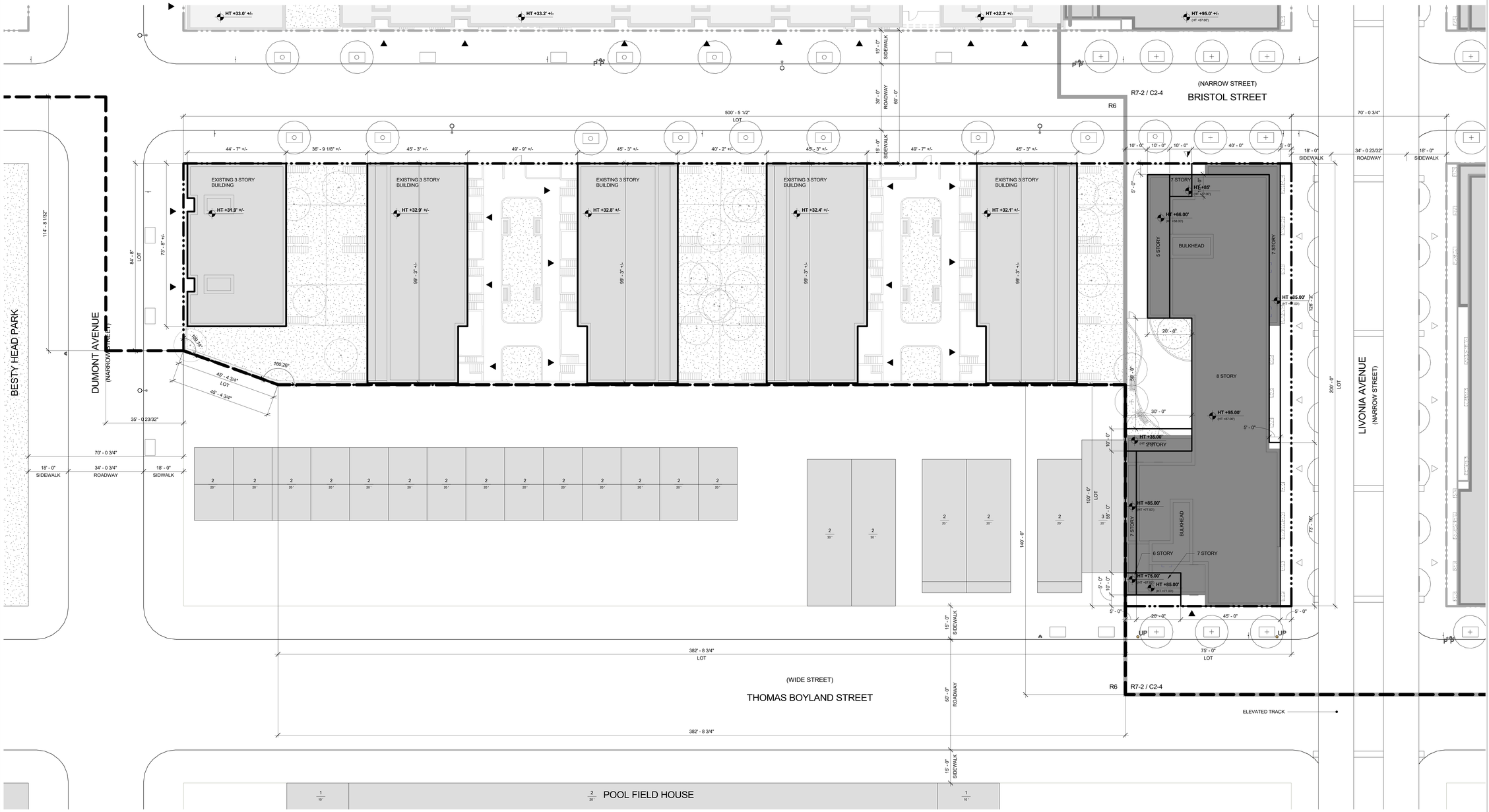

D1 BLDG D - SITE PLAN
Z-041A 1/16" = 1'-0"

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BLDG ENVELOPE
- ZONING LOT BOUNDARY
- ZONING DISTRICT BOUNDARY
- LSGD BOUNDARY
- ZONING LOT BOUNDARY OF ADJACENT LSGD SITE
- SOFTSCAPE
- NEW DEVELOPMENT
- EXISTING BUILDINGS
- PLANTER
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYRDRANT
- LIGHT POLE
- POLE
- UP UTILITY POLE
- TRAFFIC SIGN
- 6 / 66' # STORIES
- BUILDING HEIGHT
- HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- R7-2 / C4-4 ZONING DISTRICT
- COMMUNITY FACILITY ENTRY
- COMMERCIAL ENTRY
- RESIDENTIAL ENTRY
- PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

N

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

C 180488 ZSK & C 180490 ZSK
SPECIAL PERMITS
ZR 74-743, 74-532

CPC APPROVED: 10/31/2018 (CAL. Nos. 19, 21)
CC ADOPTED: 12/20/2018 (Res Nos. 709, 711)
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No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE D - ZONING LOT SITE PLAN

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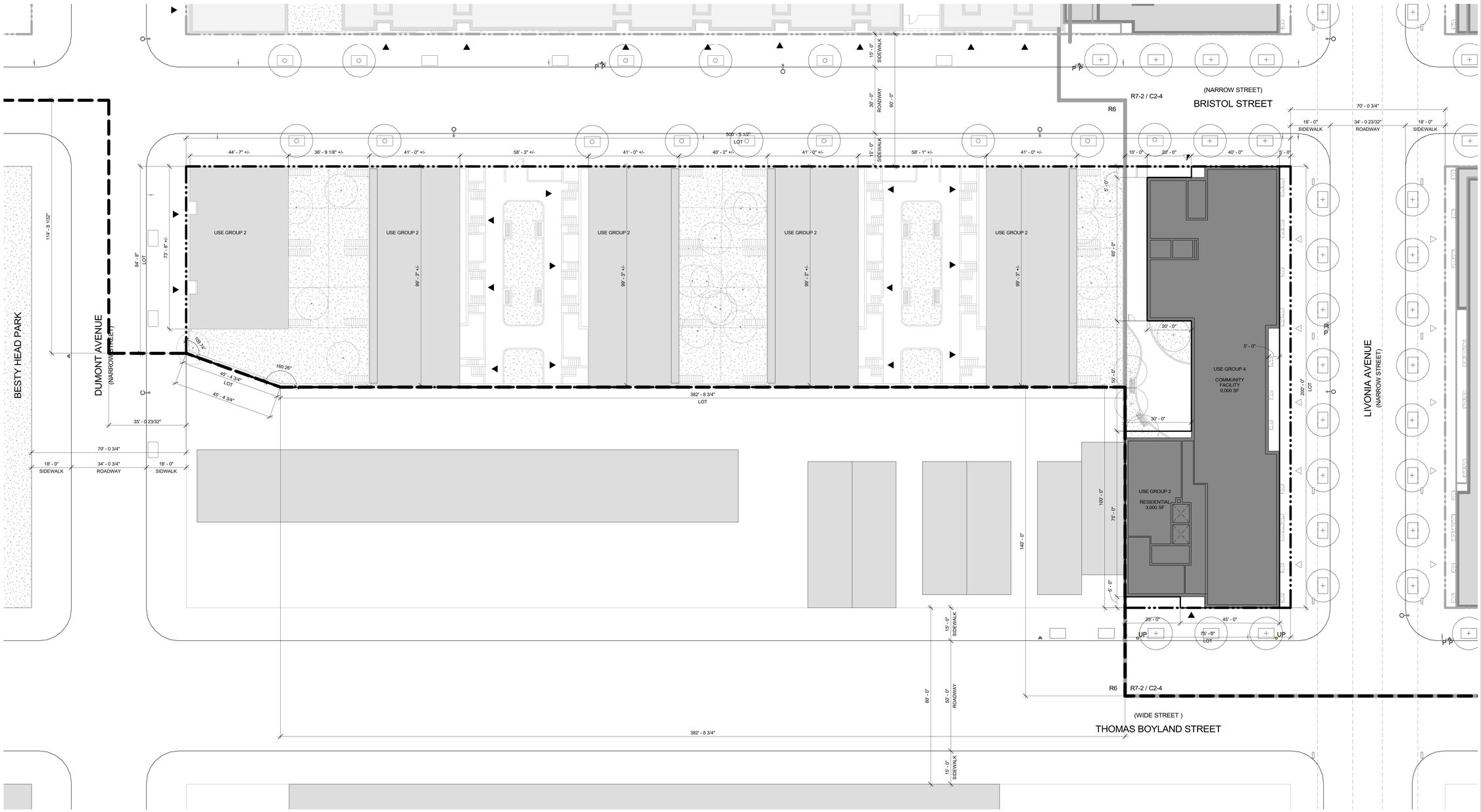

D1 BLDG D - GROUND FLOOR PLAN
Z-041B 1/16" = 1'-0"

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BLDG ENVELOPE
- ZONING LOT BOUNDARY
- ZONING DISTRICT BOUNDARY
- LSGD BOUNDARY
- ZONING LOT BOUNDARY OF ADJACENT LSGD SITE
- SOFTSCAPE
- NEW DEVELOPMENT
- EXISTING BUILDINGS
- ELEVATED RAIL
- STRUCTURAL MEMBERS FOR ELEVATED RAIL
- PLANTER
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYRDRANT
- LIGHT POLE
- POLE
- UP UTILITY POLE
- TRAFFIC SIGN
- 6 / 66' # STORIES / BUILDING HEIGHT
- HT +85.0' (AT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- R7-2 / C2-4 ZONING DISTRICT
- COMMUNITY FACILITY ENTRY
- COMMERCIAL ENTRY
- RESIDENTIAL ENTRY
- PARKING ENTRY

GENERAL NOTES:

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3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
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5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

N

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No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE D - GROUND FLOOR PLAN

REGISTERED ARCHITECT JOHN M. GINSBERG No. 019054 STATE OF NEW YORK

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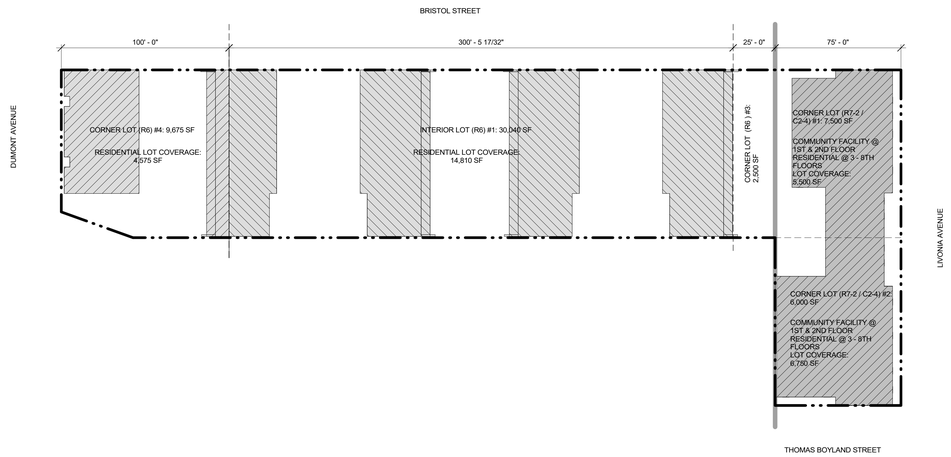
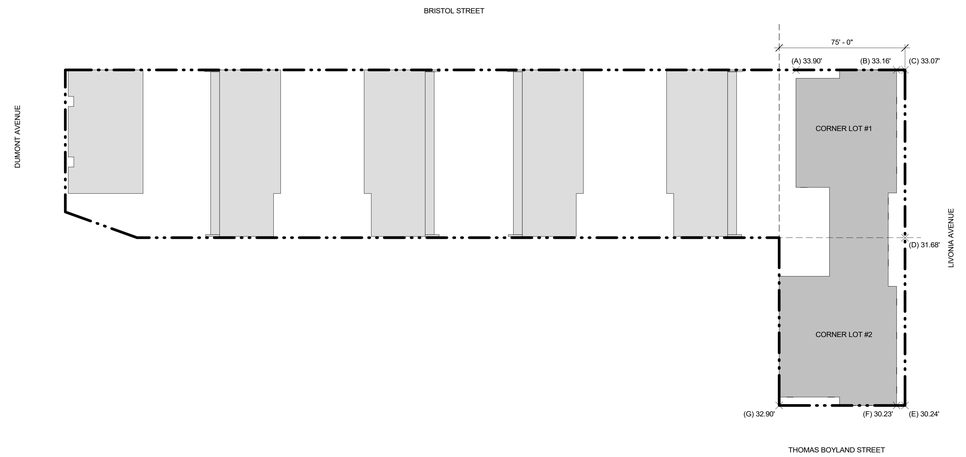


C1 Z-041C BLDG D - LOT COVERAGE DIAGRAM - 1ST - 8TH FLOOR (COMMUNITY FACILITY & RESIDENTIAL)
1" = 25'-0"



1 Z-041C BLDG D - BASE PLANE DIAGRAM
1" = 25'-0"

INTERIOR LOT (R6) #1: 30,040 SF		
	CALCULATION	
RESIDENTIAL	14,810 SF / 30,040 SF = 49.30%	(MAX 60%, COMPLIES)

CORNER LOT (R7-2 / C2-4) #1: 7,500 SF		
	CALCULATION	
RESIDENTIAL	5,500 SF / 7,500 SF = 73.33%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY	5,500 SF / 7,500 SF = 73.33%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)

CORNER LOT (R7-2 / C2-4) #2: 7,500 SF		
	CALCULATION	
RESIDENTIAL	6,750 SF / 7,500 SF = 90.00%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY	6,750 SF / 7,500 SF = 90.00%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)

CORNER LOT (R6) #3: 2,500 SF		
	CALCULATION	
RESIDENTIAL	0 SF / 2,500 SF = 0%	0% (MAX 100%)

CORNER LOT (R6) #4: 9,675 SF		
	CALCULATION	
RESIDENTIAL	4,575 SF / 9,675 SF = 47.29%	(MAX 100%, COMPLIES)

BASE PLANE CALCULATION			
LOT	CALCULATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
CORNER LOT #1	[33.90' (A) + 33.16' (B)] / 2 = 33.53'	(33.53' + 32.38') / 2 = 32.96'	47.71%
	[33.07' (C) + 31.68' (D)] / 2 = 32.38'		
CORNER LOT #2	[31.68' (D) + 30.24' (E)] / 2 = 33.96'	(33.96' + 31.57') / 2 = 32.77'	52.29%
	[30.23' (F) + 32.90' (G)] / 2 = 31.57'		
WEIGHTED TOTAL	**(32.96' * 47.71%) + (32.77' * 52.29%) = 32.86'**	**32.86'**	

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

(B) 32.50' ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 16' 32' 64'

N

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C 180488 ZSK & C 180490 ZSK
SPECIAL PERMITS
ZR 74-743, 74-532

CPC APPROVED: 10/31/2018 (CAL Nos. 19, 21)
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EFFECTIVE DATE: 12/20/2018

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No.	Date	Revision

No.	Date	Submission
	12/18/2018	CITY COUNCIL COMMENT REVISION

Title:
SITE D - ZONING ANALYSIS

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B1 / Z-042A SITE D - SOUTH ELEVATION
1/16" = 1'-0"



D1 / Z-042A BLDG D - NORTH ELEVATION
1/16" = 1'-0"

GENERAL NOTE:

BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

0' 8' 16' 32'

MARCUS GARVEY REZONING

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Title:
SITE D - ELEVATIONS

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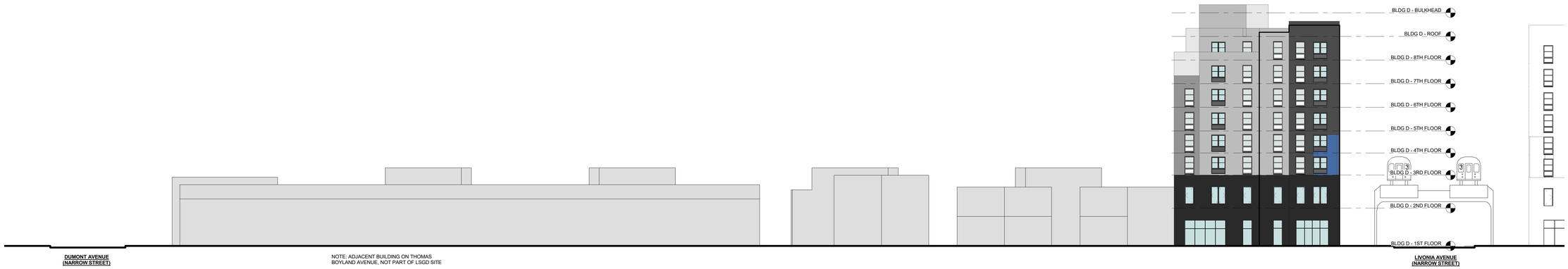
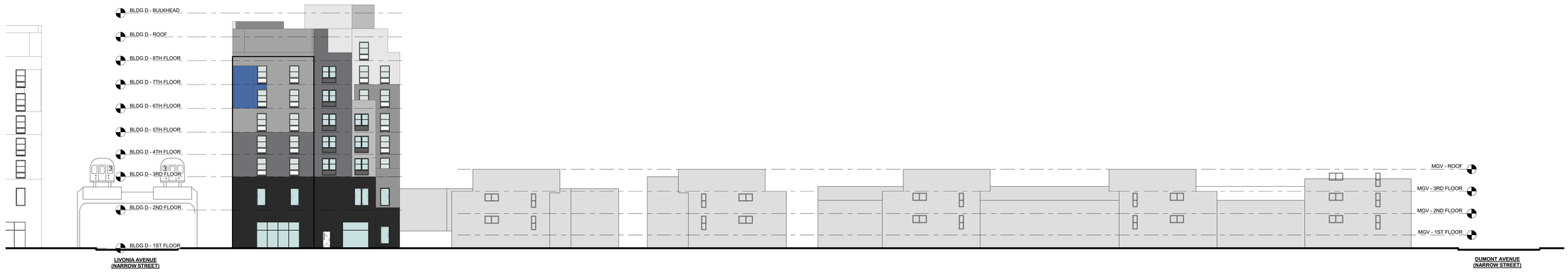


B1 Z-042B SITE D - WEST ELEVATION
1/16" = 1'-0"



D1 Z-042B SITE D - EAST ELEVATION
1/16" = 1'-0"

GENERAL NOTE:

BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

0' 8' 16' 32'

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No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE D - ELEVATIONS II

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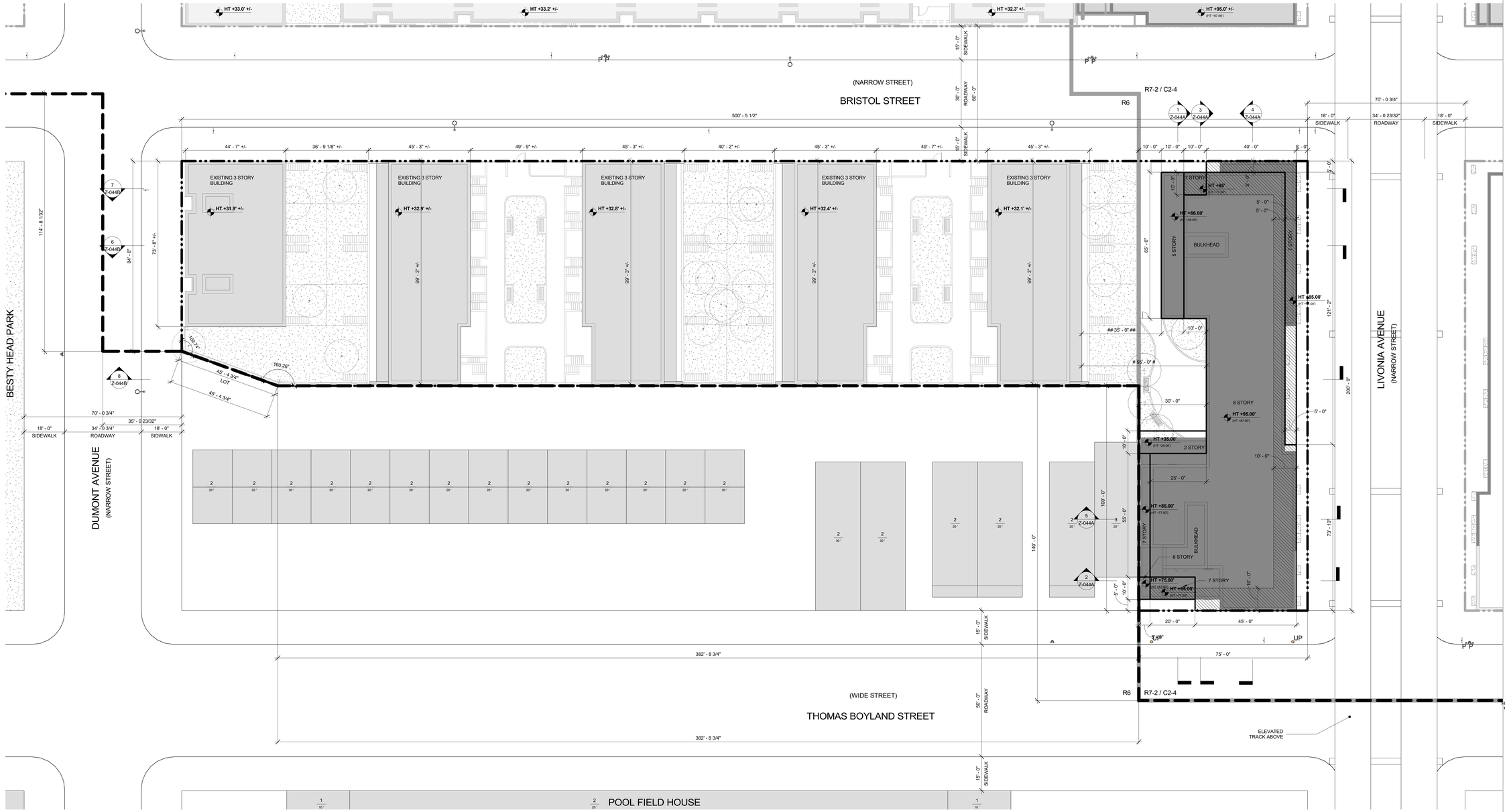

CITY PLANNING COMMISSION
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C 180488 ZSK
SPECIAL PERMIT
ZR 74-743

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No.	Date	Revision

D1 / Z-043 BLDG D - WAIVER ROOF PLAN
1/16" = 1'-0"

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BLDG ENVELOPE
- ZONING LOT BOUNDARY
- ZONING DISTRICT BOUNDARY
- LSGD BOUNDARY
- ZONING LOT BOUNDARY OF ADJACENT LSGD SITE
- BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)
- SOFTSCAPE
- NEW DEVELOPMENT
- EXISTING BUILDINGS
- PLANTER
- EXISTING STREET TREE
- PROPOSED STREET TREE
- LIGHT POLE
- POLE
- UP UTILITY POLE
- TRAFFIC SIGN
- 6 / 66' # STORIES / BUILDING HEIGHT
- HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- R7-2 / C2-4 ZONING DISTRICT
- COMMUNITY FACILITY ENTRY
- COMMERCIAL ENTRY
- RESIDENTIAL ENTRY
- PARKING ENTRY
- # # WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)
- ## ## WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTES:

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NOTE:
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0' 8' 16' 32' N

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE D - WAIVER PLANS

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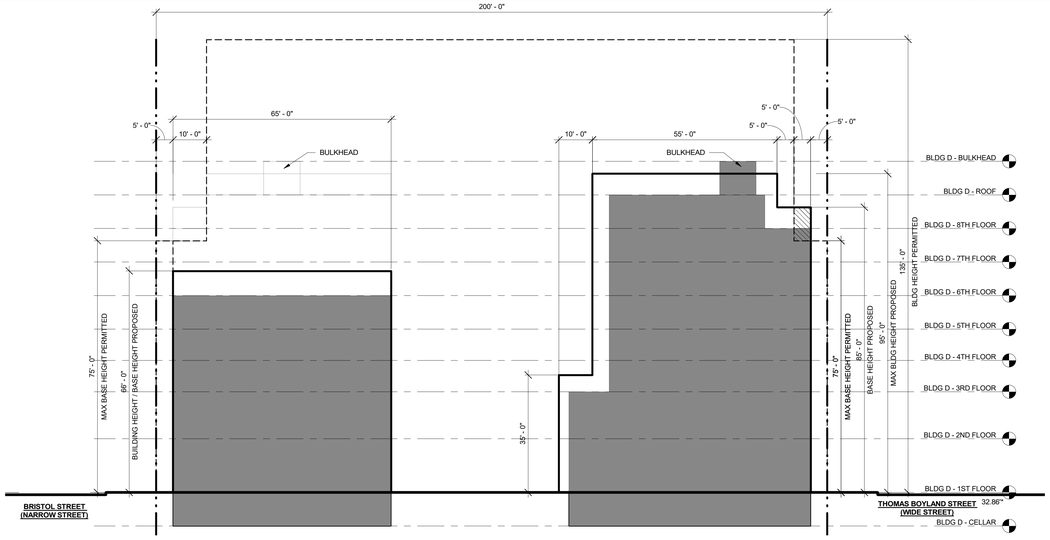
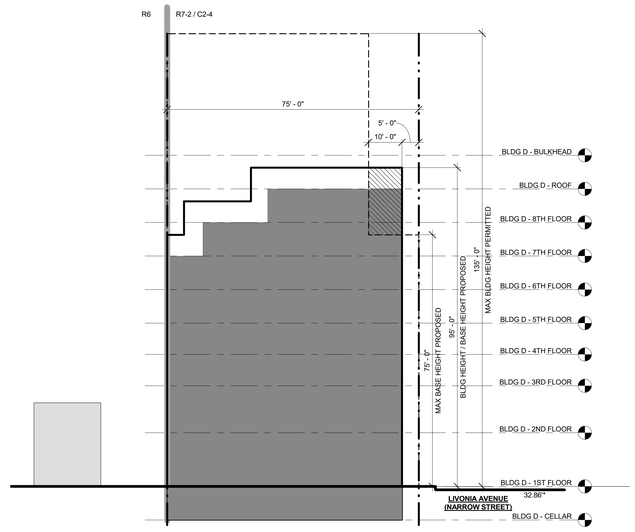
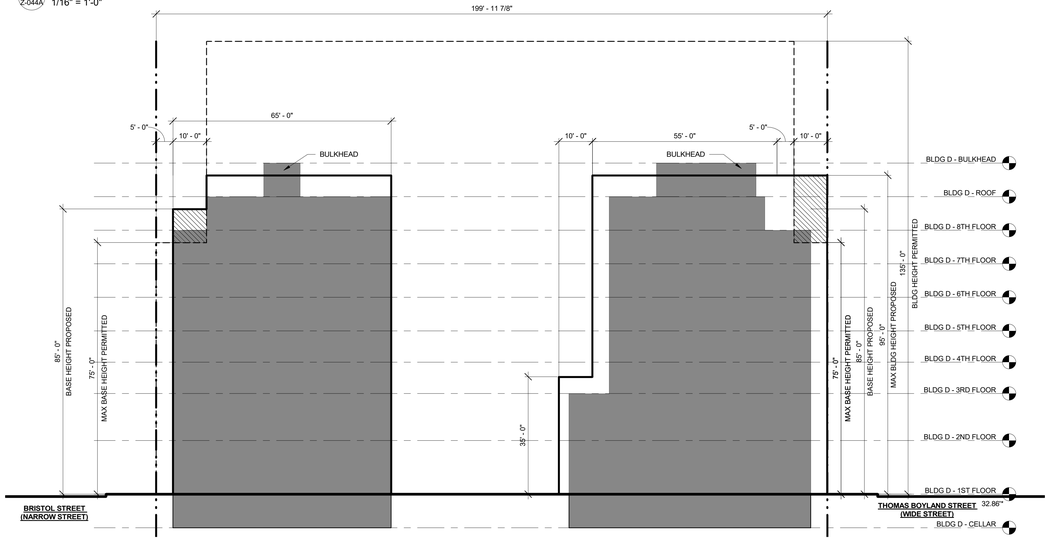


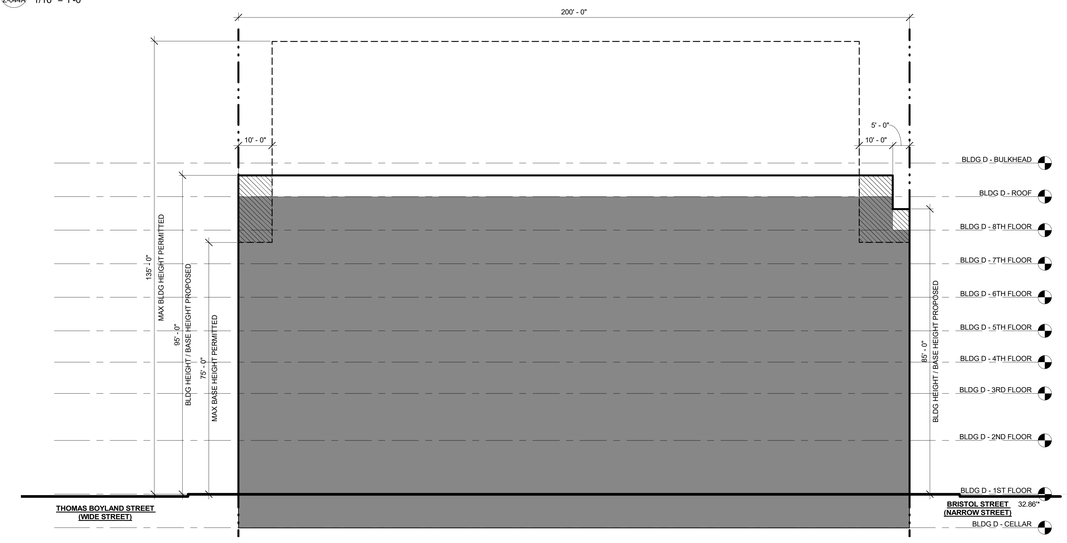
1 BLDG D ZONING SECTION - NORTH
Z-044A 1/16" = 1'-0"



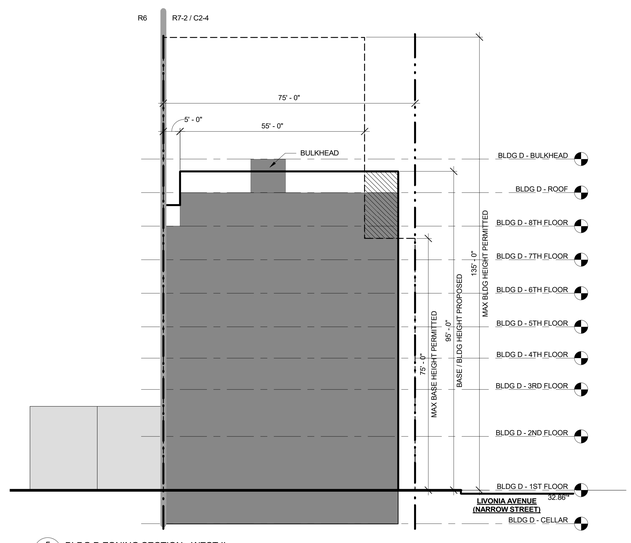
2 BLDG D ZONING SECTION - WEST
Z-044A 1/16" = 1'-0"



3 BLDG D ZONING SECTION - NORTH II
Z-044A 1/16" = 1'-0"



4 BLDG D ZONING SECTION - SOUTH
Z-044A 1/16" = 1'-0"



5 BLDG D ZONING SECTION - WEST II
Z-044A 1/16" = 1'-0"

ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING
PERMITTED ZONING ENVELOPE
PROPOSED MAXIMUM BUILDING ENVELOPE
PROPOSED BUILDING
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)
# #
WINDOW-TO-WINDOW MIN DISTANCE: WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

MARCUS GARVEY REZONING

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C 180488 ZSK
SPECIAL PERMIT
ZR 74-743

CPC APPROVED: 10/31/2018 (CAL. No. 19)
CC ADOPTED: 12/20/2018 (Res.No. 709)
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No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE D - WAIVER SECTIONS I

LICENSED ARCHITECT
CHRISTOPHER CURTIS
016558
STATE OF NEW YORK
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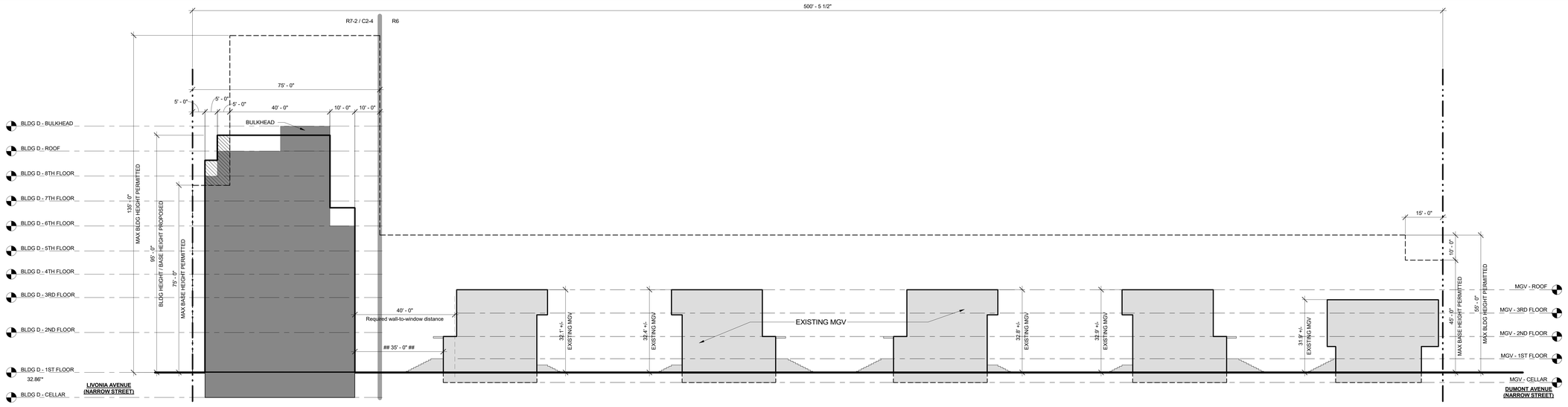
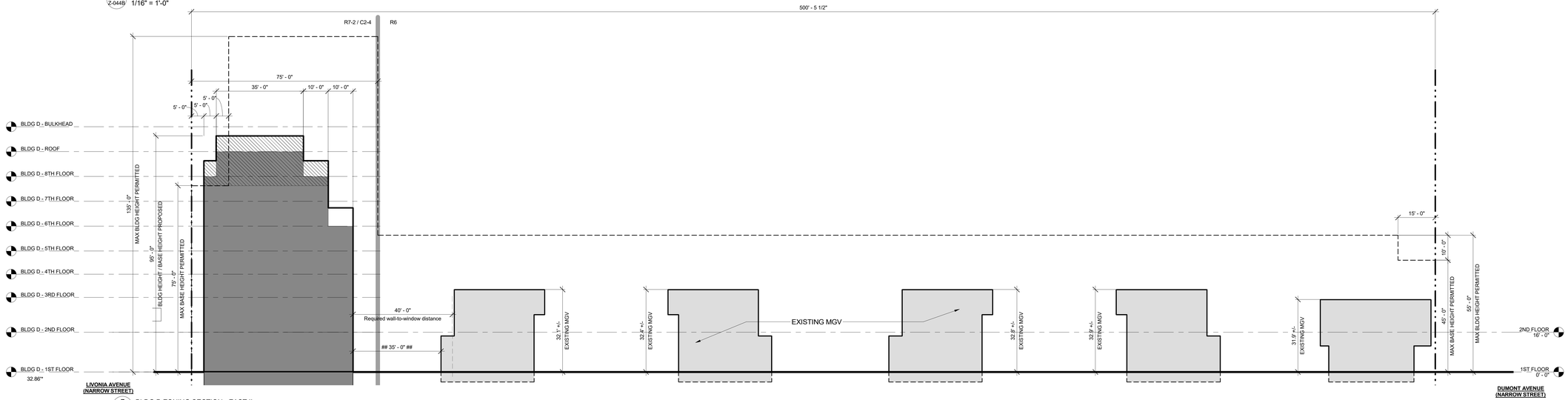
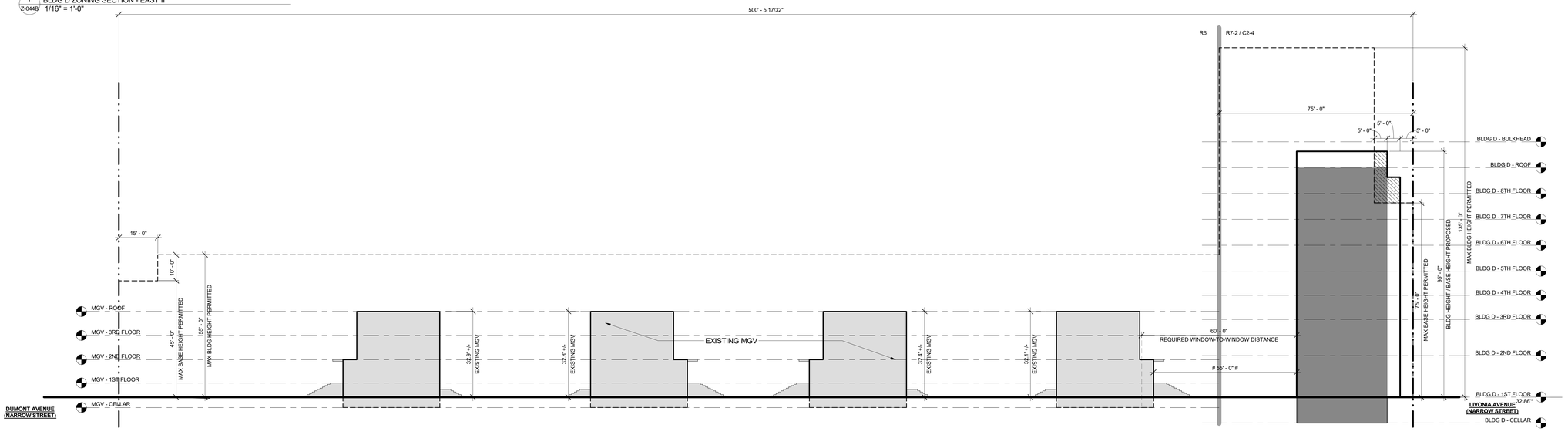


6 Z-044B BLDG D ZONING SECTION - EAST 1/16" = 1'-0"



7 Z-044B BLDG D ZONING SECTION - EAST II 1/16" = 1'-0"



8 Z-044B BLDG D ZONING SECTION - WEST 1/16" = 1'-0"

ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING
PERMITTED ZONING ENVELOPE
PROPOSED MAXIMUM BUILDING ENVELOPE
PROPOSED BUILDING
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTE:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

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ZR 74-743

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No.	Date	Revision

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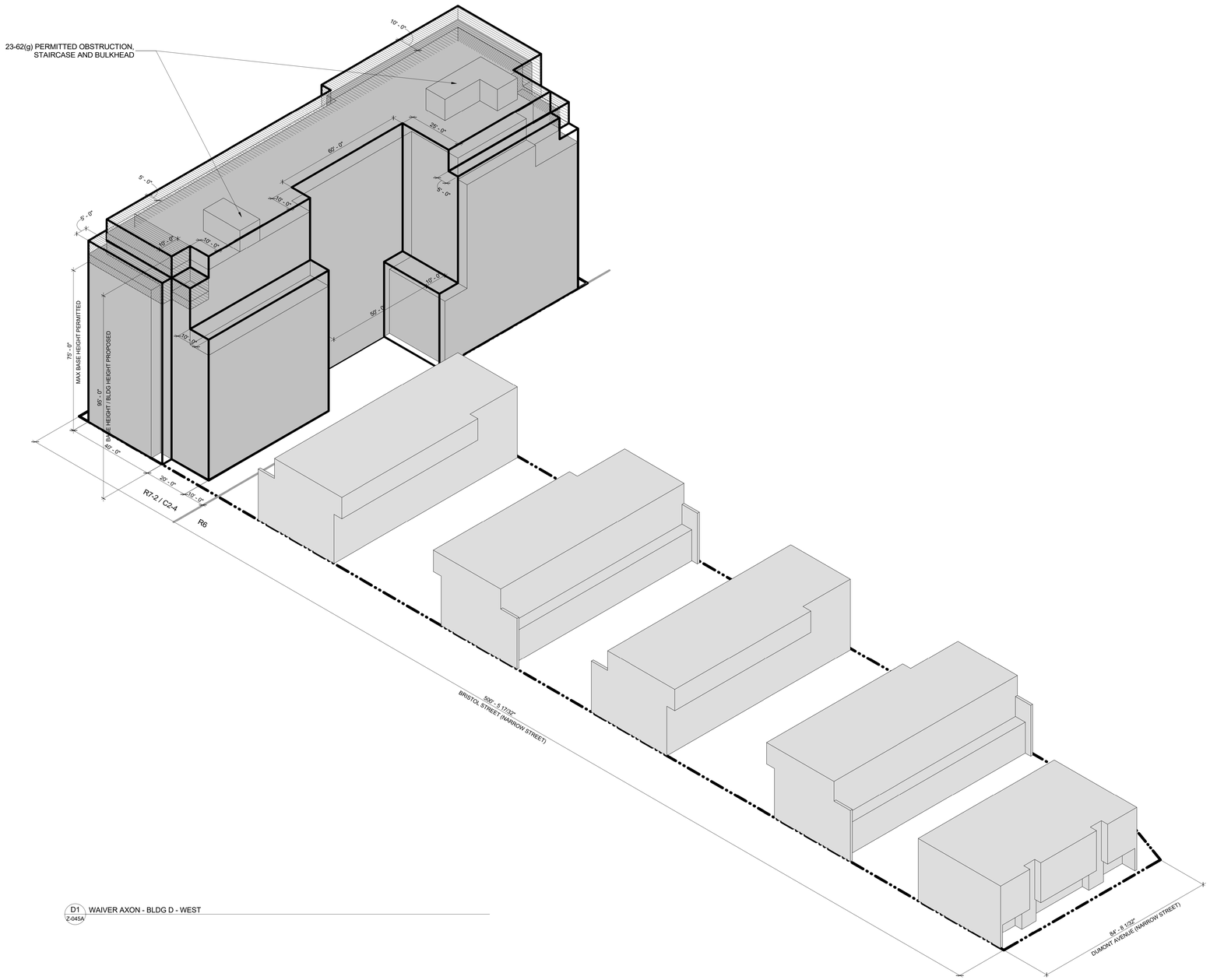

D1 WAIVER AXON - BLDG D - WEST
Z-045A

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

35-654(B) / 23 -664(C)
MAXIMUM BUILDING BASE HEIGHT WIDE/NARROW STREET (MIH) : 75'-0"
MAXIMUM BUILDING HEIGHT ON NARROW STREET WITH QUALIFIED GROUND FLOOR (MIH) : 95'-0"

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

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SITE D - WAIVER AXONOMETRIC I

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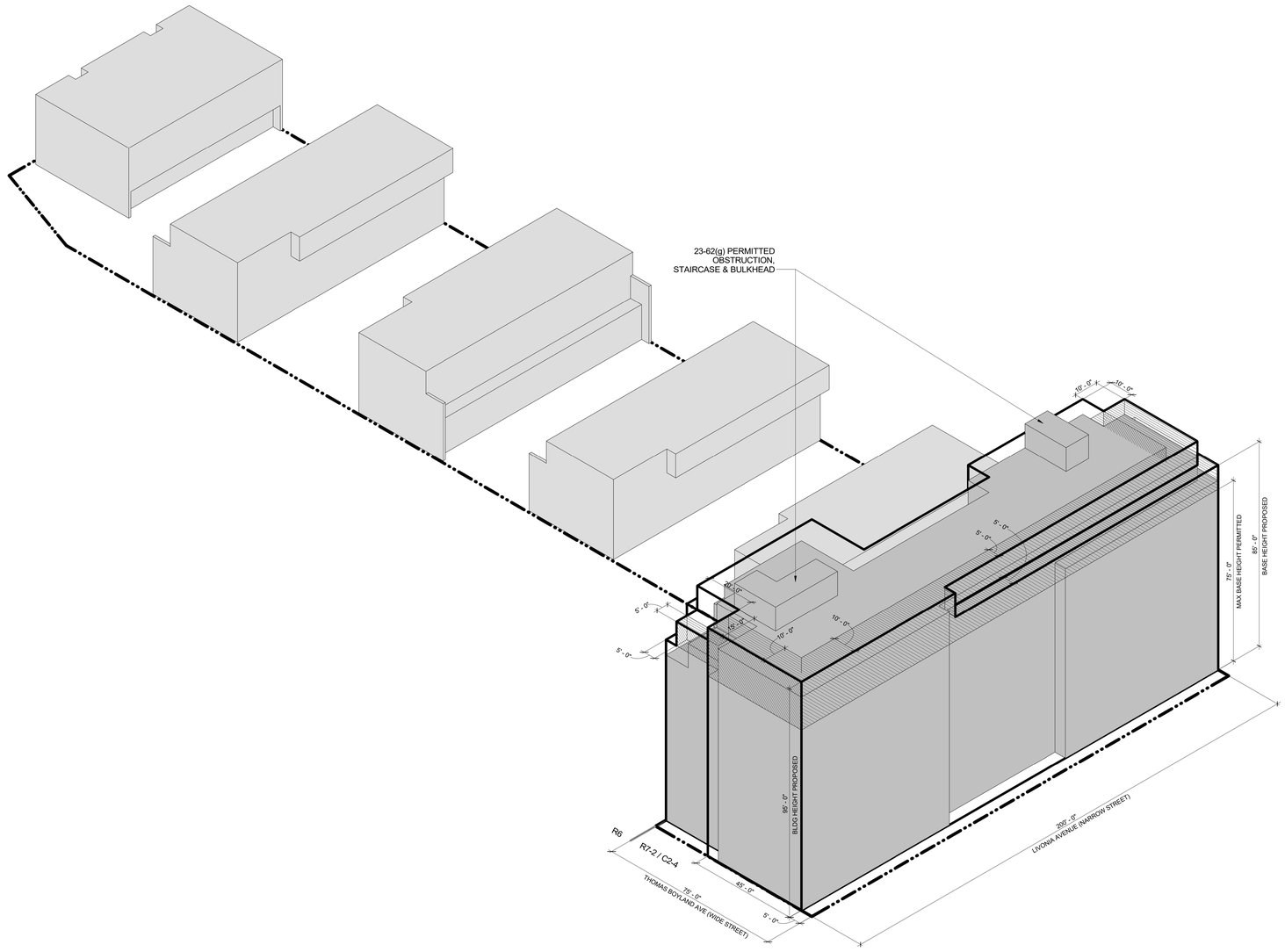

D1 WAIVER AXON - BLDG D - EAST
Z-045B

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

35-654(B) / 23 -664(C)
MAXIMUM BUILDING BASE HEIGHT WIDE/NARROW STREET (MIH) : 75'-0"
MAXIMUM BUILDING HEIGHT ON NARROW STREET WITH QUALIFIED GROUND FLOOR (MIH) : 95'-0"

GENERAL NOTES:

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No.	Date	Submission

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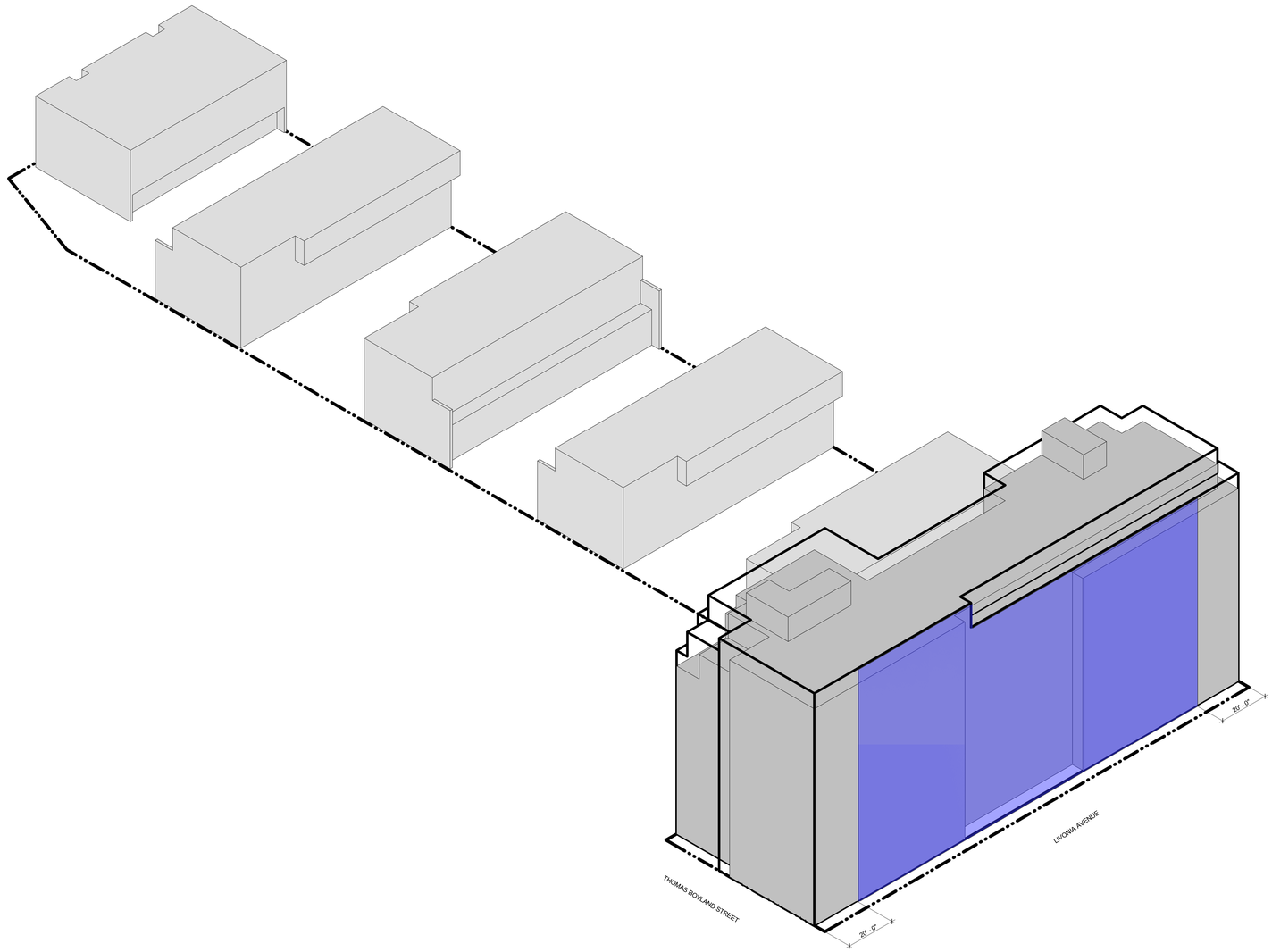

1 Z-046 WAIVER AXON - BLDG D - EAST Copy 1

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

DESIGN CONTROLS:

THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN ONE (1) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 8TH STORIES. THE RECESS SHALL BE A MINIMUM OF 40' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESS MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED.

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

0'

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CITY PLANNING COMMISSION
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C 180488 ZSK
SPECIAL PERMIT
ZR 74-743

CPC APPROVED: 10/31/2018 (CAL. No. 19)
CC ADOPTED: 12/20/2018 (Res.No. 709)
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No.	Date	Revision

No.	Date	Submission
	12/18/2018	CITY COUNCIL COMMENT REVISION

Title:
SITE D - DESIGN CONTROLS

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Z-046.

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D1 BLDG E - SITE PLAN
Z-051A 1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
POLE
UP UTILITY POLE
TRAFFIC SIGN
TRAFFIC LIGHT

6 / 66' # STORIES BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

N

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

C 180488 ZSK & C 180490 ZSK
SPECIAL PERMITS
ZR 74-743, 74-532

CPC APPROVED: 10/31/2018 (CAL. Nos. 19, 21)
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No.	Date	Revision

No.	Date	Submission
	12/18/2018	CITY COUNCIL COMMENT REVISION

Title:
SITE E - ZONING LOT SITE PLAN

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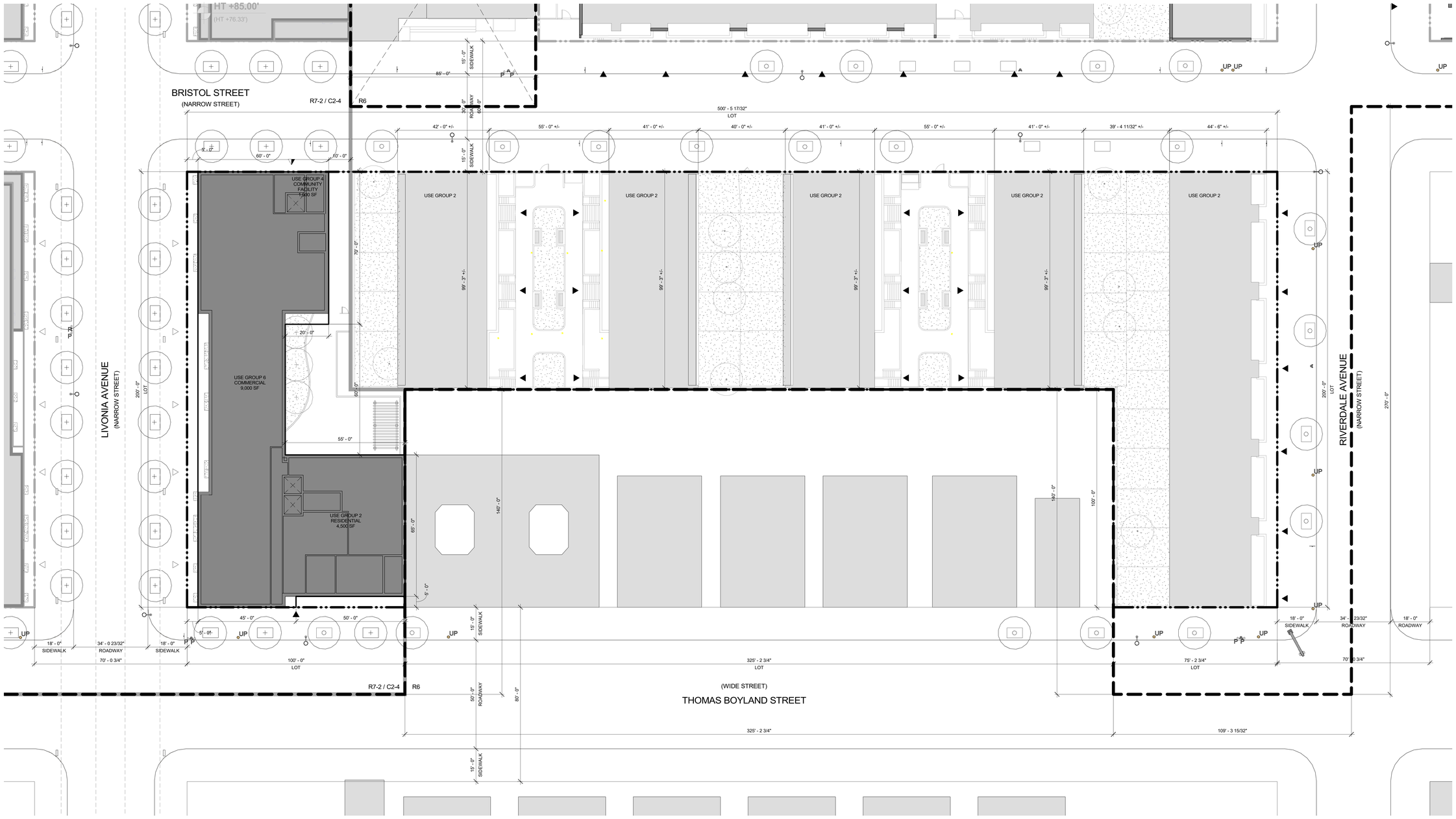

D1 BLDG E - GROUND FLOOR PLAN
Z-051B 1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
ELEVATED RAIL
STRUCTURAL MEMBERS FOR ELEVATED RAIL

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
P POLE
UP UTILITY POLE
TRAFFIC SIGN
TRAFFIC LIGHT

6 / 66 # STORIES BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

MARCUS GARVEY REZONING

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No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE E - GROUND FLOOR PLAN

LICENSED ARCHITECT
CHRISTOPHER M. GINSBERG
012938
STATE OF NEW YORK
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Job No.: 1510
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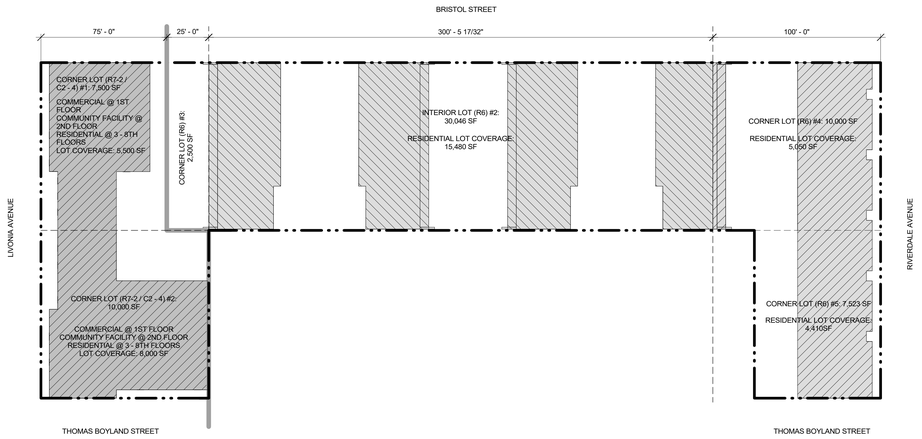
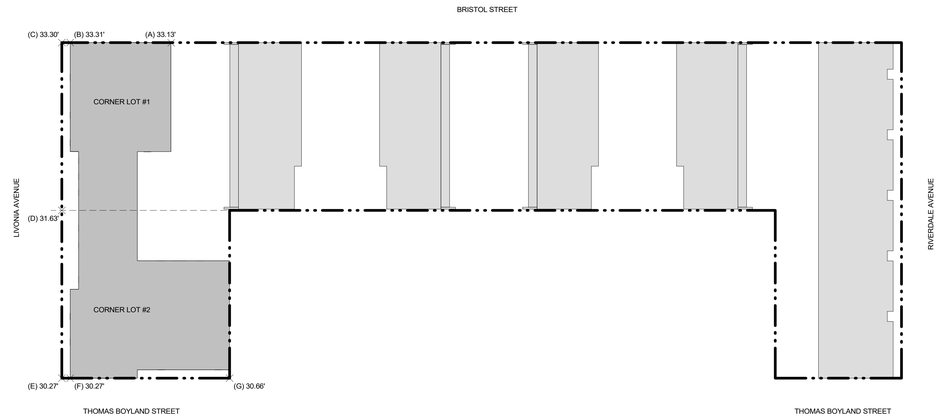


C1 BLDG E - LOT COVERAGE DIAGRAM - 1ST - 8TH FLOORS (COMMUNITY FACILITY & RESIDENTIAL)
Z-051C 1" = 25'-0"



1 BLDG E - BASE PLANE CALCULATION
Z-051C 1" = 25'-0"

CORNER LOT (R7-2 / C2-4) #1: 10,000 SF		
	CALCULATION	
RESIDENTIAL	5,500 SF / 7,500 SF = 73.33%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY	5,500 SF / 7,500 SF = 73.33%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)

CORNER LOT (R7-2 / C2-4) #2: 10,000 SF		
	CALCULATION	
RESIDENTIAL	8,000 SF / 10,000 SF = 80.00%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY	8,000 SF / 10,000 SF = 80.00%	(NO REQUIREMENT IN COMMERCIAL DISTRICT)

CORNER LOT (R6) #3: 2,500 SF		
	CALCULATION	
RESIDENTIAL	0 SF / 2,500 SF = 0%	0% (MAX 100%)

INTERIOR LOT (R6) #2: 30,046 SF		
	CALCULATION	
RESIDENTIAL	15,480 SF / 30,046 SF = 51.52%	(MAX 60%, COMPLIES)

CORNER LOT (R6) #4:10,000 SF		
	CALCULATION	
RESIDENTIAL	5,050 SF / 10,000 SF = 50.50%	(MAX 100%, COMPLIES)

CORNER LOT (R6) #5:7,532 SF		
	CALCULATION	
RESIDENTIAL	4,410 SF / 7,523 SF = 58.62%	(MAX 100%, COMPLIES)

BASE PLANE CALCULATION			
LOT	CALCULATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
CORNER LOT #1	[33.13' (A) + 33.31' (B)] / 2 = 33.22'	(33.22' + 32.47') / 2 = 32.85'	42.76%
	[33.30' (C) + 31.63' (D)] / 2 = 32.47'		
CORNER LOT #2	[32.81' (D) + 33.37' (E)] / 2 = 33.09'	(33.09' + 33.30') / 2 = 33.20'	57.24%
	[33.37' (F) + 33.22' (G)] / 2 = 33.30'		
WEIGHTED TOTAL	**(32.85' * 42.76%) + (33.20' *57.24%) = 33.05'**	**33.05'**	

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

(B) 32.50' ELEVATION

NOTE:
ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 16' 32' 64'

N

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No.	Date	Submission

Title:
SITE E - ZONING ANALYSIS

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B1 / Z-052A — SITE E - NORTH ELEVATION
1/16" = 1'-0"



D1 / Z-052A — SITE E - SOUTH ELEVATION
1/16" = 1'-0"

GENERAL NOTE:

BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

0' 8' 16' 32'

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12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE E - ELEVATIONS

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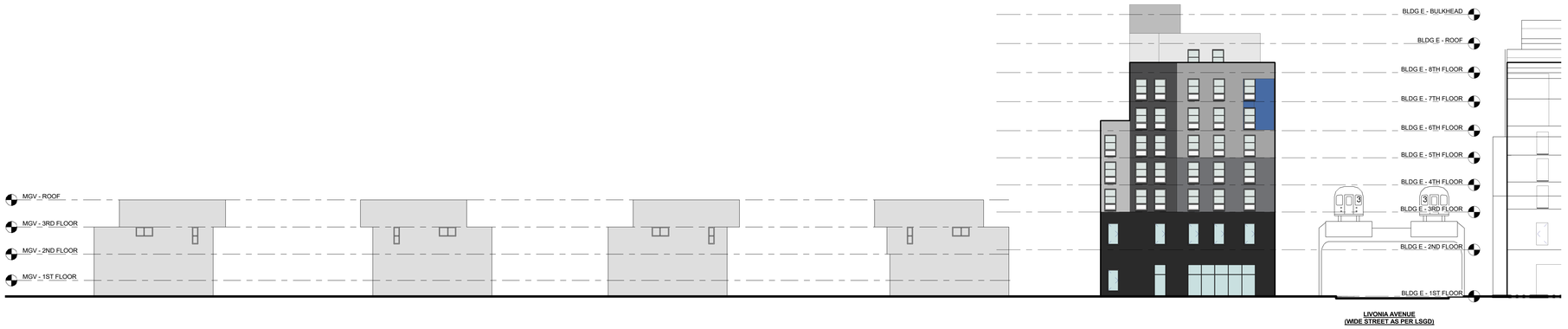
B1 Z-052B SITE E - WEST ELEVATION
1/16" = 1'-0"



D1 Z-052B SITE E - EAST ELEVATION
1/16" = 1'-0"

GENERAL NOTE:

BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

0' 8' 16' 32'

MARCUS GARVEY REZONING

Owner
Brownsville Livonia Associates LLC
1865 Palmer Ave, Suite 203
Larchmont, NY 10538

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
NV5
32 Old Slip, 4th Floor
New York, NY 10005

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE E - ELEVATIONS II

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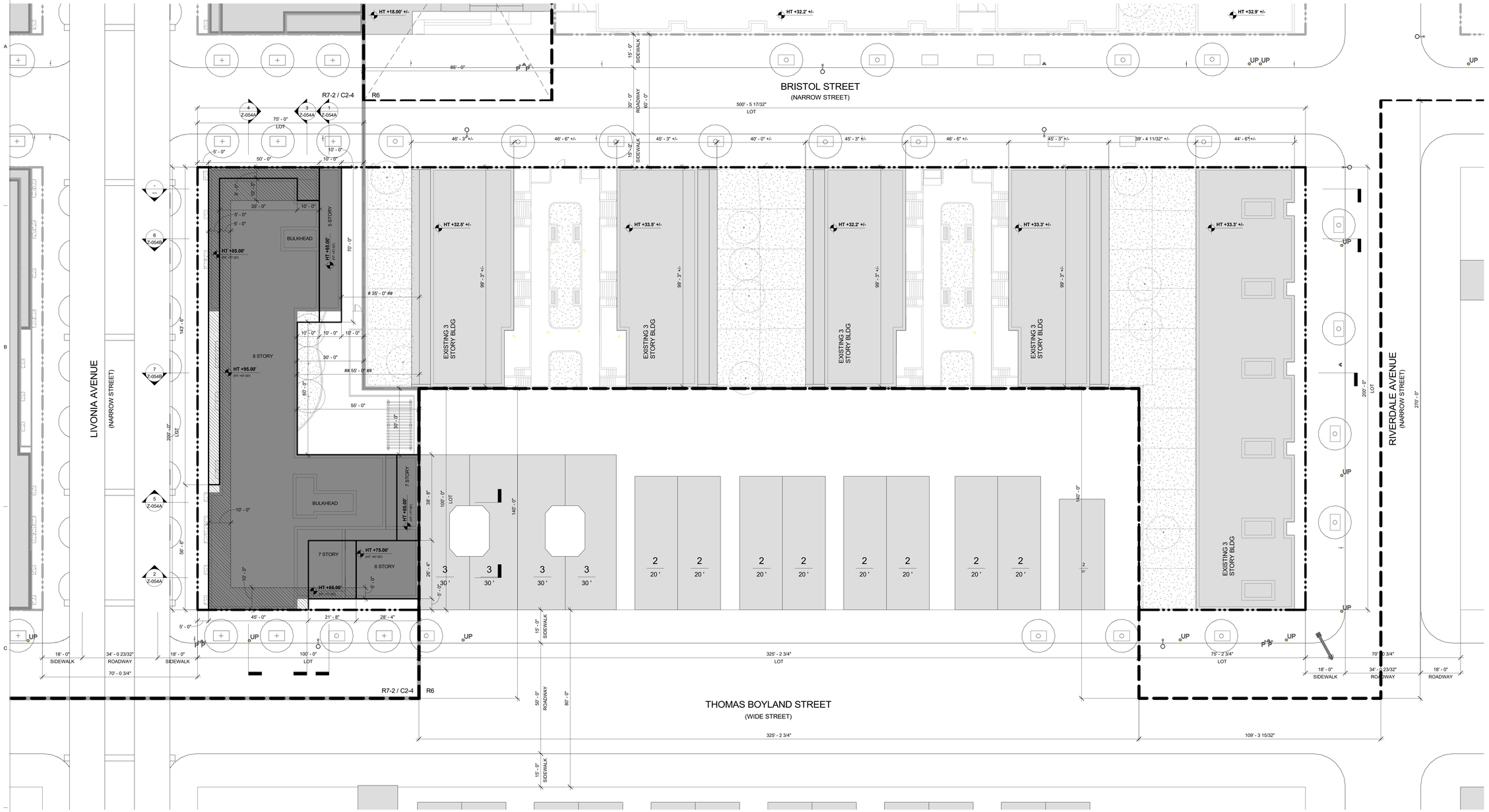
Job No.: 1510
Scale: 1/16" = 1'-0"
Drawn By: Author
Checked By: Checker

Sheet No.:
___ of Z-052B.00



D1 Z-053 BLDG E - WAIVER ROOF PLAN
1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)
SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
LANDSCAPE TRELLIS

LIGHT POLE
POLE
UP UTILITY POLE
TRAFFIC SIGN
TRAFFIC LIGHT

6 / 66' # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.87') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)
WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

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CITY PLANNING COMMISSION
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C 180488 ZSK
SPECIAL PERMIT
ZR 74-743

CPC APPROVED: 10/31/2018 (CAL. No. 19)
CC ADOPTED: 12/20/2018 (Res.No. 709)
EFFECTIVE DATE: 12/20/2018

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

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE E - WAIVER PLANS

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Job No.: 1510
Scale: As indicated
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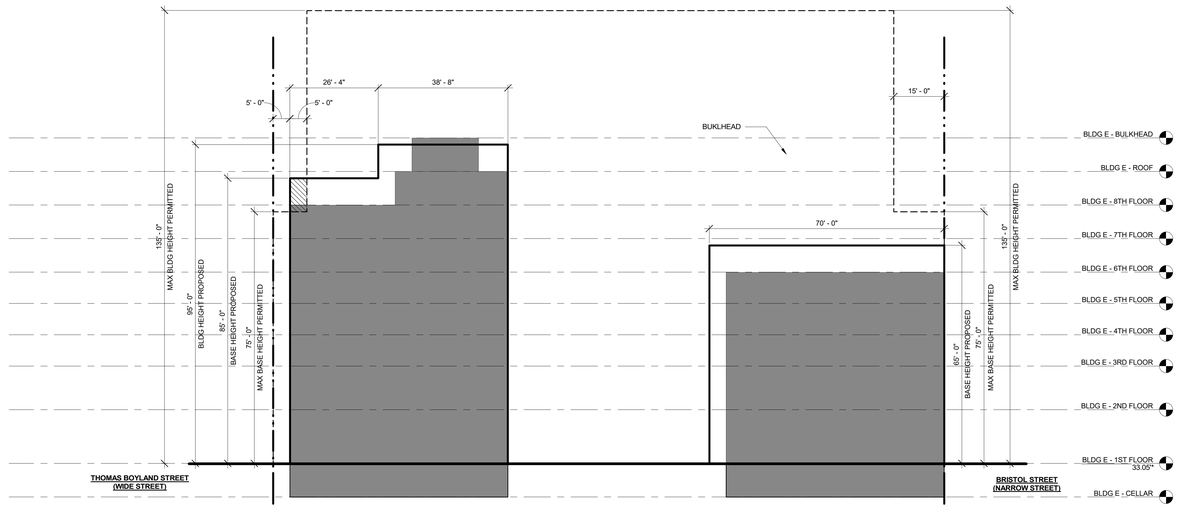
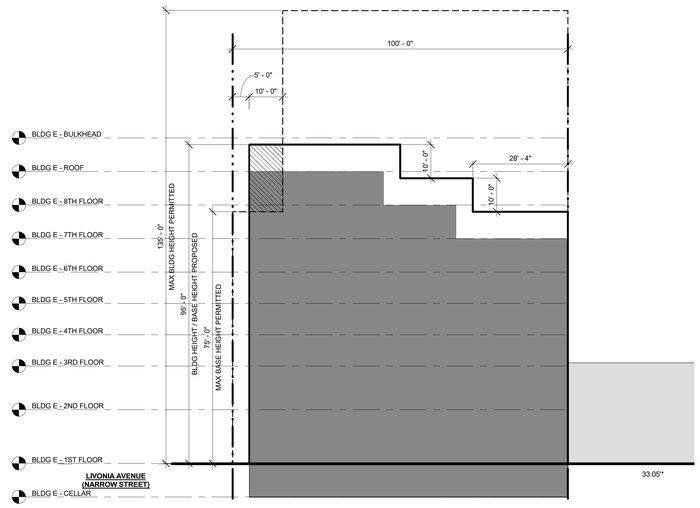
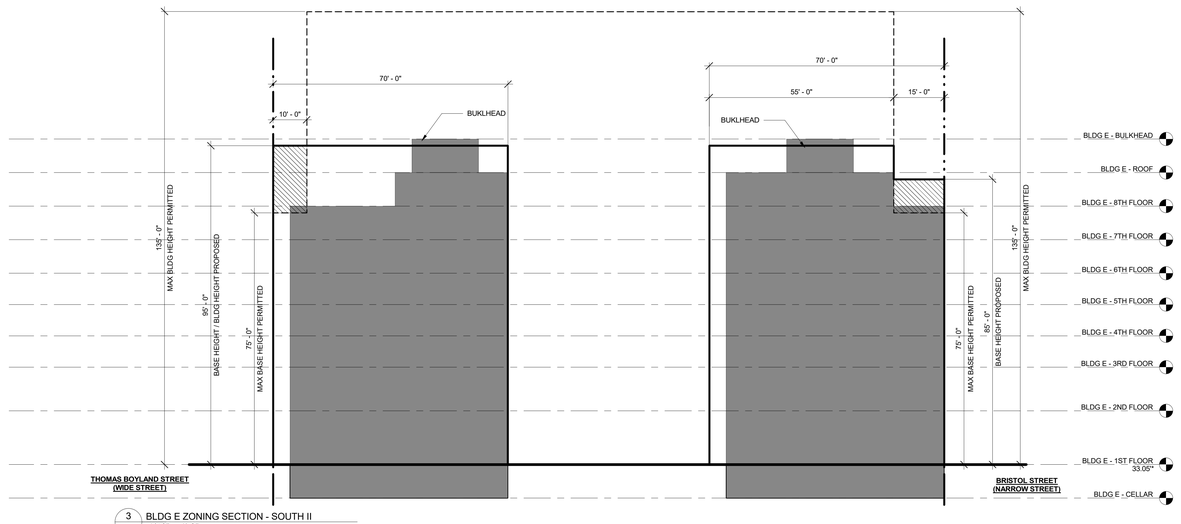
___ of
Z-053.00



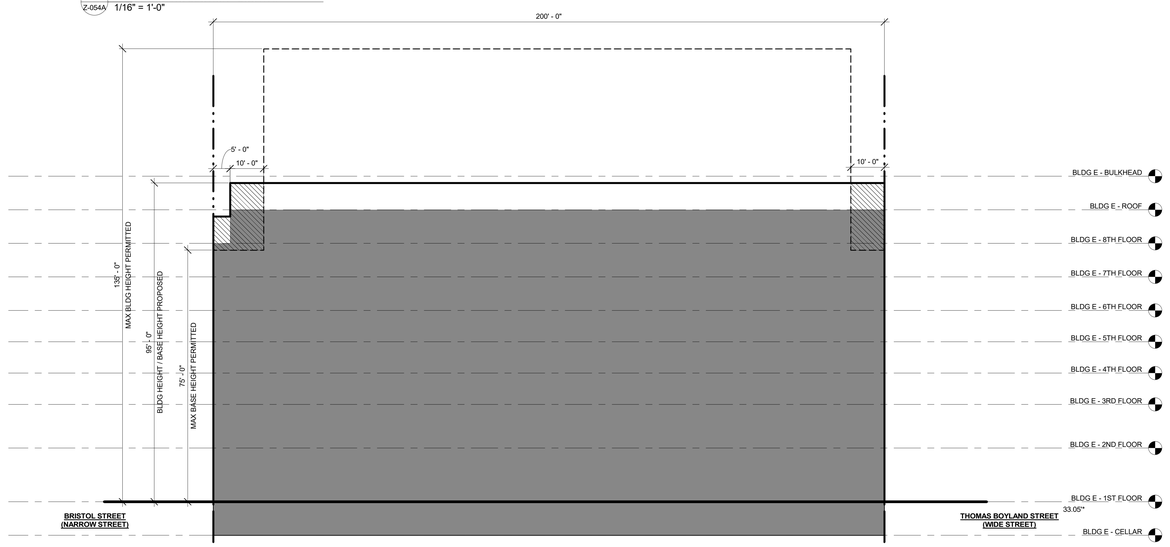
1 Z-054A BLDG E ZONING SECTION - SOUTH
1/16" = 1'-0"



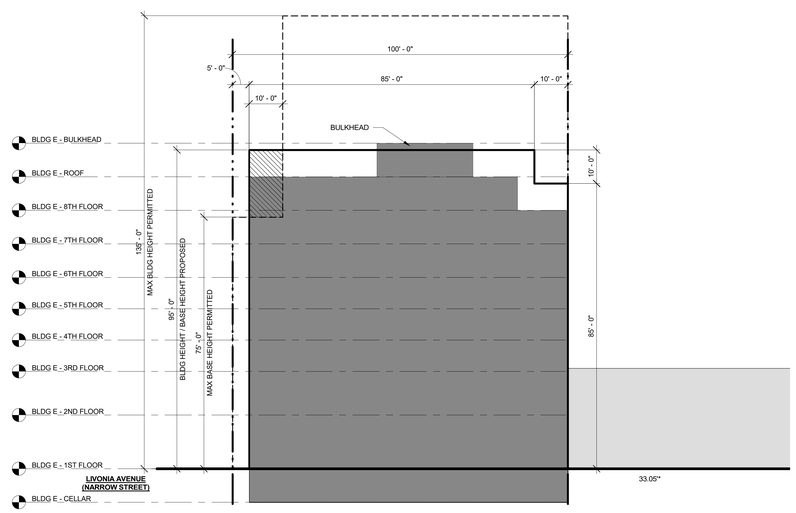
2 Z-054A BLDG E ZONING SECTION - WEST
1/16" = 1'-0"



3 Z-054A BLDG E ZONING SECTION - SOUTH II
1/16" = 1'-0"



4 Z-054A BLDG E ZONING SECTION - NORTH
1/16" = 1'-0"



5 Z-054A BLDG E ZONING SECTION - WEST II
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED BUILDING

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

MARCUS GARVEY REZONING

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C 180488 ZSK
SPECIAL PERMIT
ZR 74-743

CPC APPROVED: 10/31/2018 (CAL. No. 19)
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EFFECTIVE DATE: 12/20/2018

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

No.	Date	Revision

No.	Date	Submission
	12/18/2018	CITY COUNCIL COMMENT REVISION

Title:
SITE E - WAIVER SECTIONS I

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Job No.: 1510
Scale: 1/16" = 1'-0"
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Checked By: Checker

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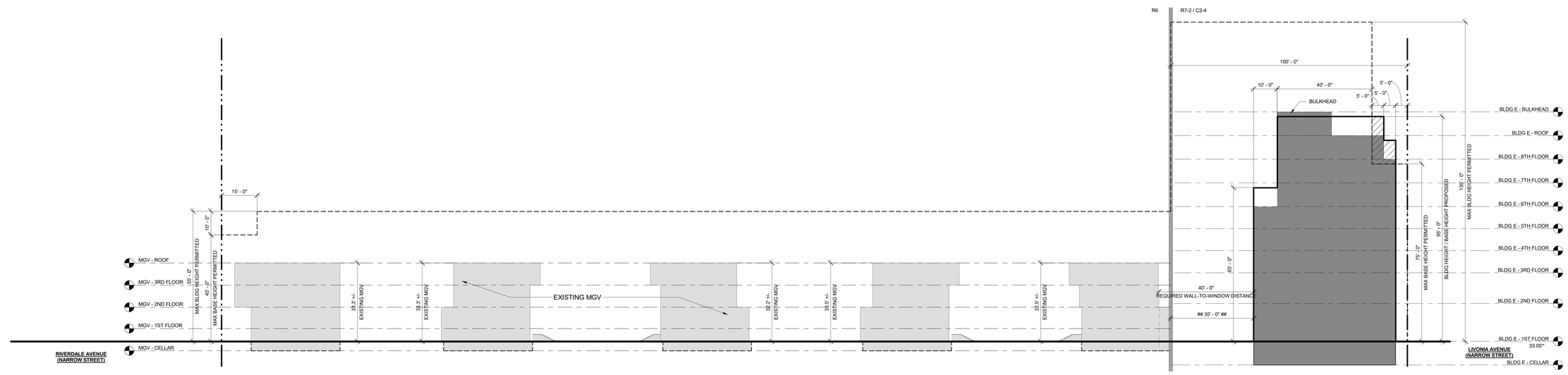
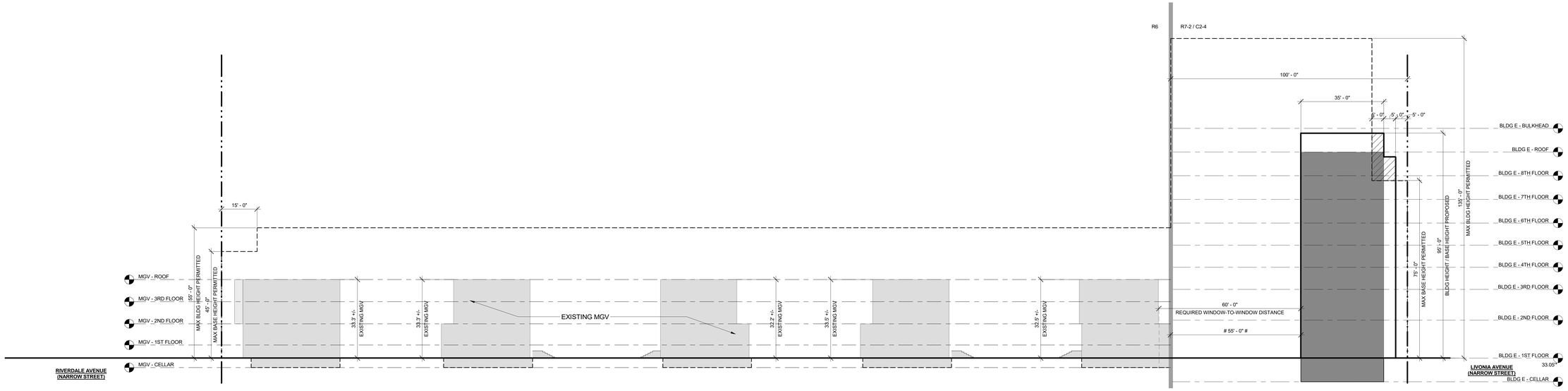


6 Z-054B BLDG E ZONING SECTION - EAST
1/16" = 1'-0"



7 Z-054B BLDG E ZONING SECTION - EAST III
1/16" = 1'-0"

ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING
PERMITTED ZONING ENVELOPE
PROPOSED MAXIMUM BUILDING ENVELOPE
PROPOSED BUILDING
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

WINDOW-TO-WINDOW MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

WINDOW-TO-WALL MIN DISTANCE; WAIVER OF ZR 23-711 PER ZR 74-743(a)(2)

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*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

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C 180488 ZSK
SPECIAL PERMIT
ZR 74-743

CPC APPROVED: 10/31/2018 (CAL. No. 19)
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No.	Date	Revision

No.	Date	Submission
	12/18/2018	CITY COUNCIL COMMENT REVISION

Title:
SITE E - WAIVER SECTIONS II

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Job No.: 1510
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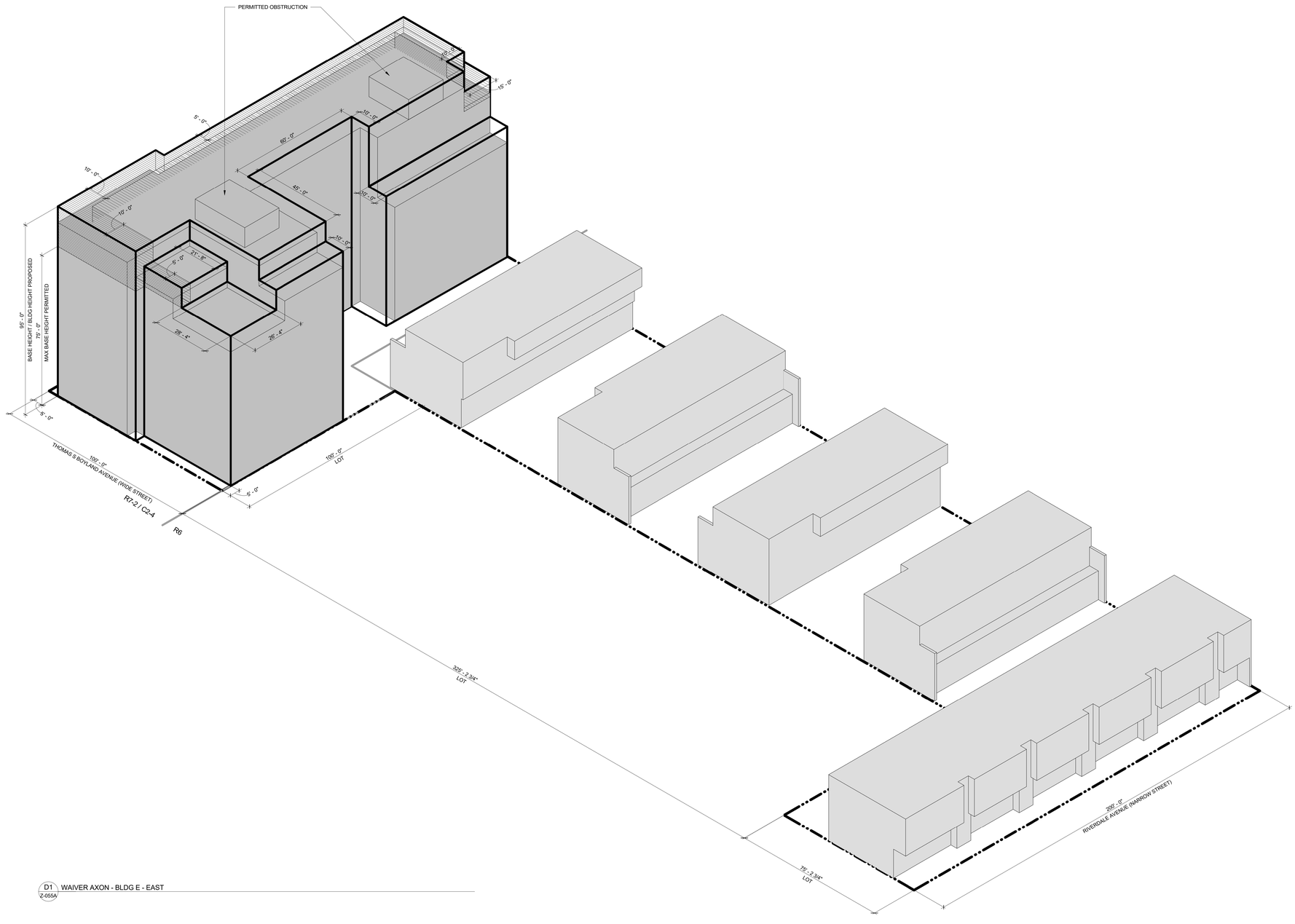

D1 / Z-055A WAIVER AXON - BLDG E - EAST

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

35-654(B) / 23 -664(C)
MAXIMUM BUILDING BASE HEIGHT WIDE/NARROW STREET (MIH) : 75'-0"
MAXIMUM BUILDING HEIGHT ON NARROW STREET WITH QUALIFIED GROUND FLOOR (MIH) : 95'-0"

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

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New York, NY 10005

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE E - WAIVER AXONOMETRIC I

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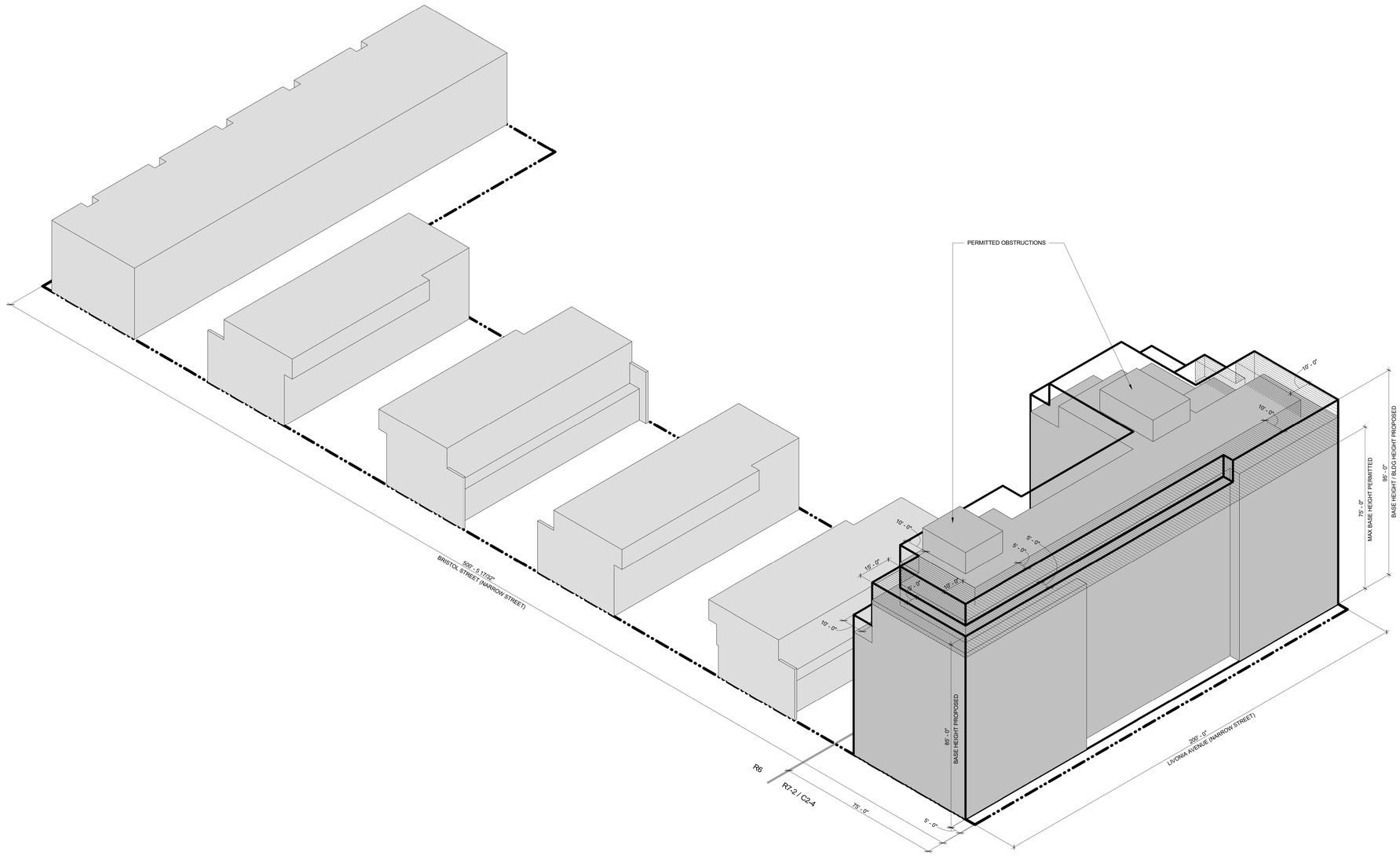

D1 WAIVER AXON - BLDG E - WEST
Z-055B

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MAXIMUM BASE HEIGHT

35-654(B) / 23 -664(C)
MAXIMUM BUILDING BASE HEIGHT WIDE/NARROW STREET (MIH) : 75'-0"
MAXIMUM BUILDING HEIGHT ON NARROW STREET WITH QUALIFIED GROUND FLOOR (MIH) : 95'-0"

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New York, NY 10005

No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE E - WAIVER AXONOMETRIC II

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Job No.: 1510
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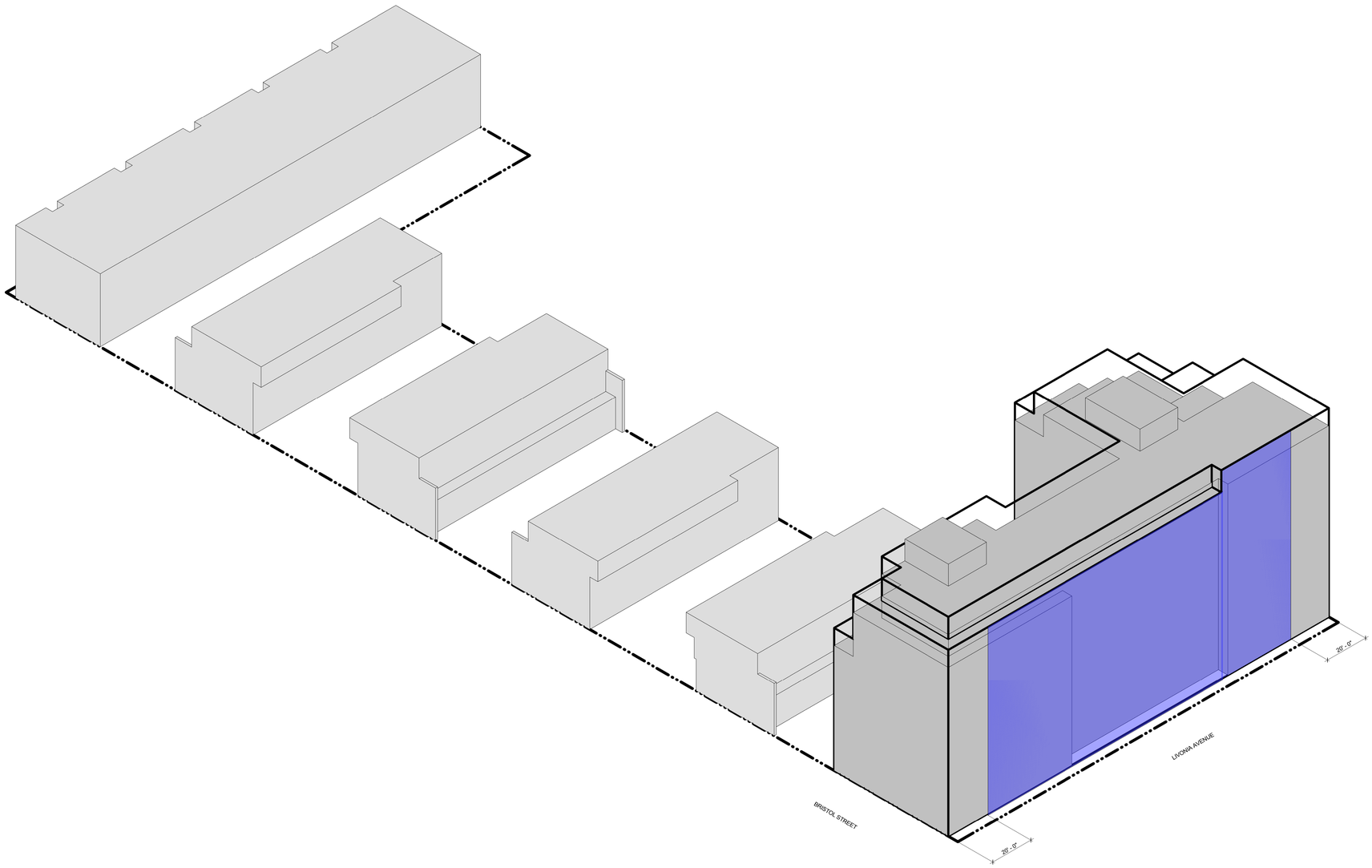

1 Z-056 WAIVER AXON - BLDG E - WEST Copy 1

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

DESIGN CONTROLS:

THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN ONE (1) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 1ST THROUGH 8TH STORIES. THE RECESS SHALL BE A MINIMUM OF 40' IN WIDTH AND A MINIMUM OF 5 FEET IN DEPTH. THE RECESS MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED.

GENERAL NOTES:

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0'

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CITY PLANNING COMMISSION
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C 180488 ZSK
SPECIAL PERMIT
ZR 74-743

CPC APPROVED: 10/31/2018 (CAL. No. 19)
CC ADOPTED: 12/20/2018 (Res.No. 709)
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No.	Date	Revision

No.	Date	Submission
	12/18/2018	CITY COUNCIL COMMENT REVISION

Title:
SITE E - DESIGN CONTROLS

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Job No.: 1510
Scale: 1" = 20'-0"
Drawn By: Author
Checked By: Checker

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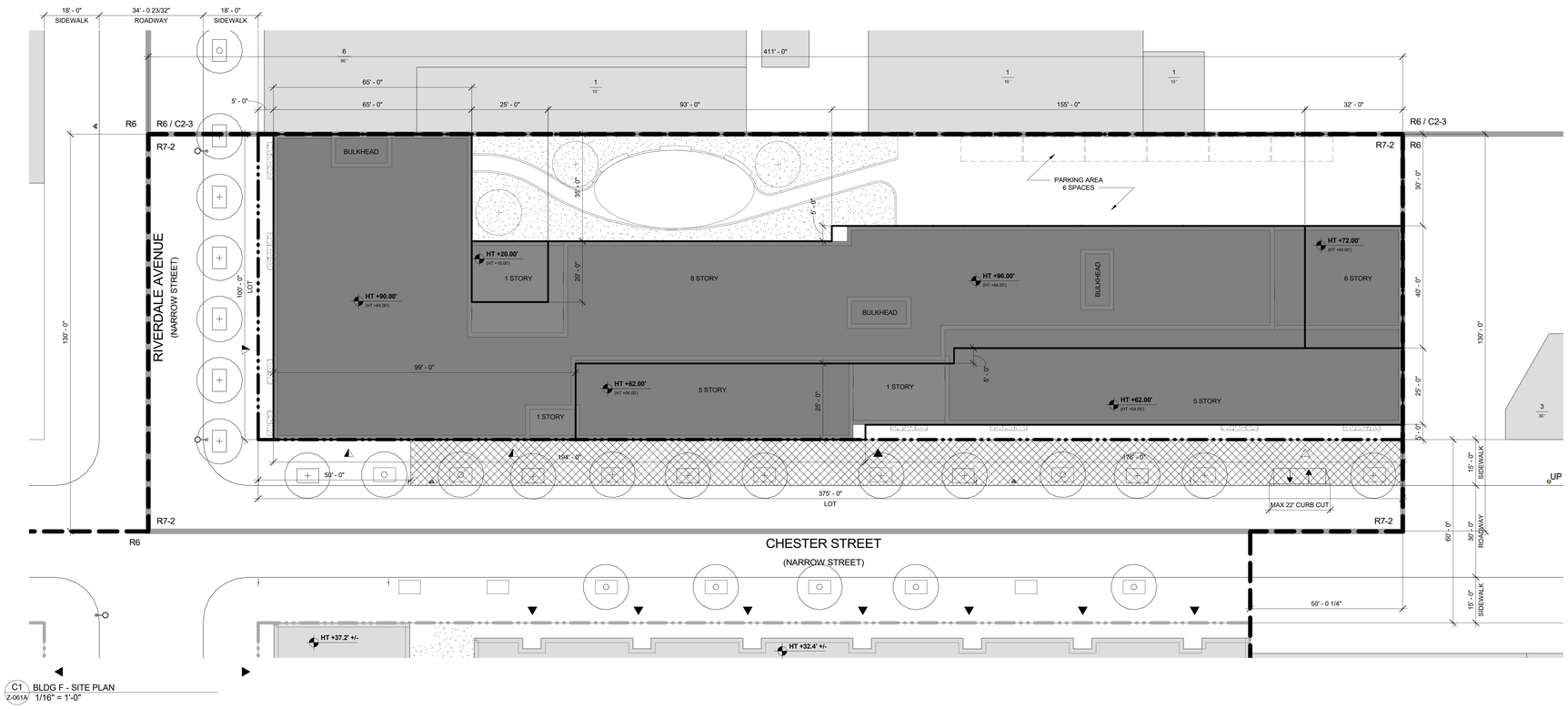
___ of
Z-056.



C1 BLDG F - SITE PLAN
Z-061A 1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
TRAFFIC SIGN
UP UTILITY POLE

PROPOSED CURB CUT ZONE
PROPOSED CURB CUT
6 / 66' # STORIES
BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT
ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

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5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32' N

MARCUS GARVEY REZONING

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

C 180488 ZSK & C 180490 ZSK
SPECIAL PERMITS
ZR 74-743, 74-532

CPC APPROVED: 10/31/2018 (CAL. Nos. 19, 21)
CC ADOPTED: 12/20/2018 (Res Nos. 709, 711)
EFFECTIVE DATE: 12/20/2018

CEQR # 16Z57

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

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE F - ZONING LOT SITE PLAN

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Job No.: 1510
Scale: As indicated
Drawn By: Author
Checked By: Checker

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Z-061A.00
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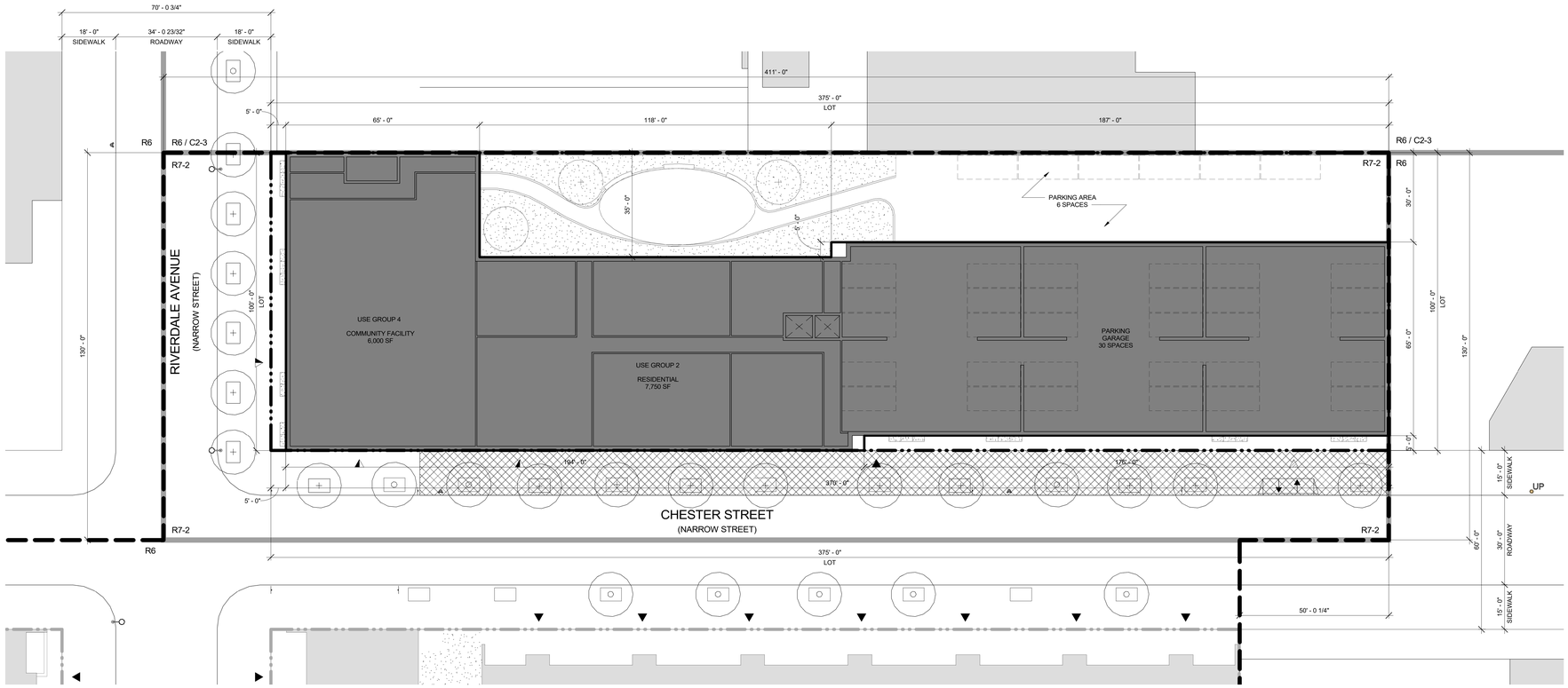

C1 BLDG F - GROUND FLOOR PLAN
Z-061B 1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
TRAFFIC SIGN
UP UTILITY POLE

PROPOSED CURB CUT ZONE
PROPOSED CURB CUT

6 / 66' # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

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NOTE:
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0' 8' 16' 32'

N

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No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE F - GROUND FLOOR PLAN

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Job No.: 1510
Scale: As indicated
Drawn By: Author
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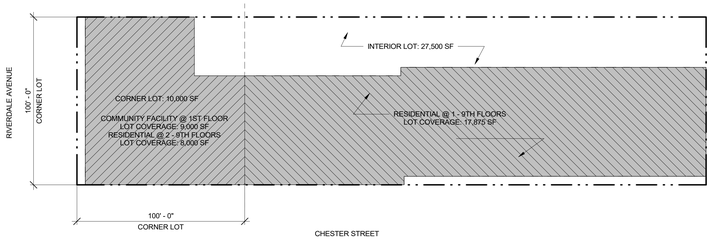
Z-061B.00



B1 Z-061C BLDG F - LOT COVERAGE DIAGRAM - 1ST FLOOR (COMMUNITY FACILITY & RESIDENTIAL)
1/32" = 1'-0"



1 Z-061C BLDG F - BASE PLANE CALCULATION
1/32" = 1'-0"

CORNER LOT (R7-2): 10,000 SF		
	CALCULATION	
RESIDENTIAL	8,000 SF / 10,000 SF = 80.00%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY (1ST FLOOR ONLY)	9,000 SF / 10,000 SF = 90.00%	(DOES NOT COUNT AGAINST LOT COVERAGE IF NOT ABOVE 23' FROM B.P.)

INTERIOR LOT (R7-2): 27,500 SF		
	CALCULATION	
RESIDENTIAL	17,875 SF / 27,500 SF = 65.00%	(MAX 65%, COMPLIES)

BASE PLANE CALCULATION			
LOT	CALCULATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
CORNER LOT #1	[28.43' (A) + 29.80' (B)] / 2 = 29.12'	(29.12' + 29.12') / 2 = 29.12'	33.09%
	[29.87' (C) + 28.36' (D)] / 2 = 29.12'		
INTERIOR LOT #1	[28.36' (D) + 25.31' (E)] / 2 = 26.83'	26.83'	67.91%
WEIGHTED TOTAL	**(29.12' * 33.09%) + (26.83' * 67.91%) = 27.86'**	**27.86'**	

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

(B) 32.50' ELEVATION

NOTE:

ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 16' 32' 64'

N

MARCUS GARVEY REZONING

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C 180488 ZSK & C 180490 ZSK
SPECIAL PERMITS
ZR 74-743, 74-532

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Title:
SITE F - ZONING ANALYSIS

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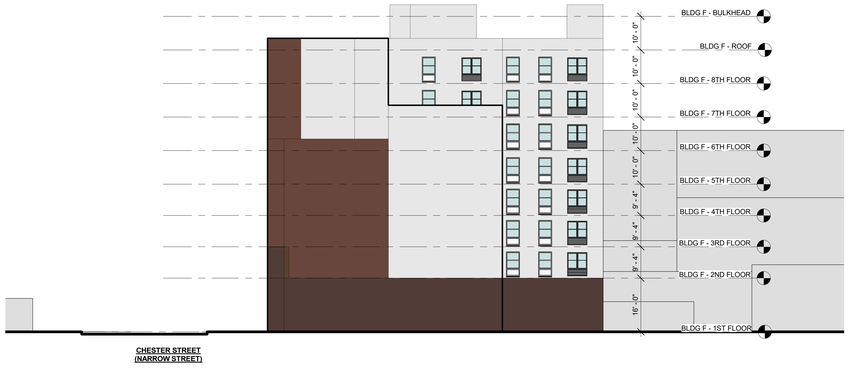
B1 SITE F - WEST ELEVATION
Z-062 1/16" = 1'-0"



C1 SITE F - EAST ELEVATION
Z-062 1/16" = 1'-0"



D1 SITE F - SOUTH ELEVATION
Z-062 1/16" = 1'-0"



D3 SITE F - NORTH ELEVATION
Z-062 1/16" = 1'-0"

GENERAL NOTE:

BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

0' 8' 16' 32'

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SITE F - ELEVATIONS

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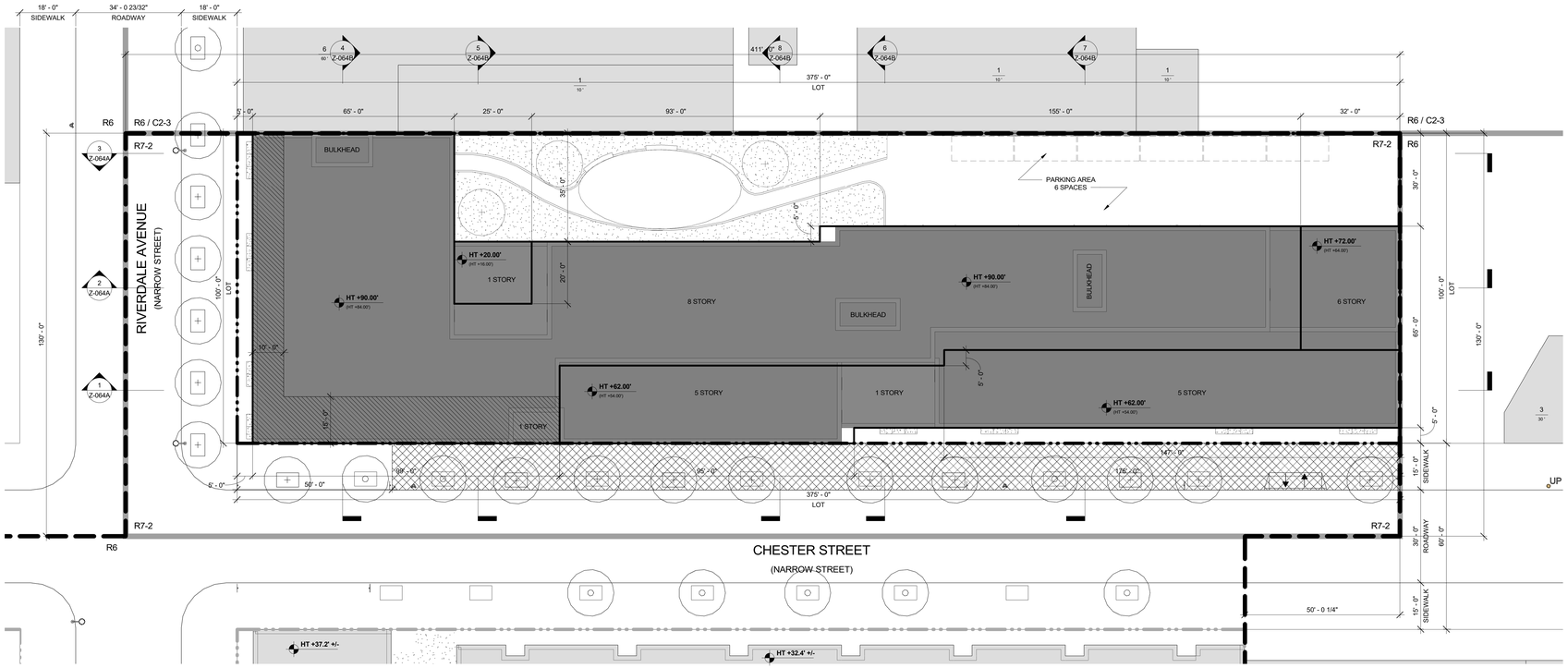

C1 / Z-063 BLDG F - WAIVER ROOF PLAN
1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

PROPOSED CURB CUT ZONE
PROPOSED CURB CUT
PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE

LIGHT POLE
TRAFFIC SIGN
UP UTILITY POLE

6 / 66' # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
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3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

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ZR 74-743

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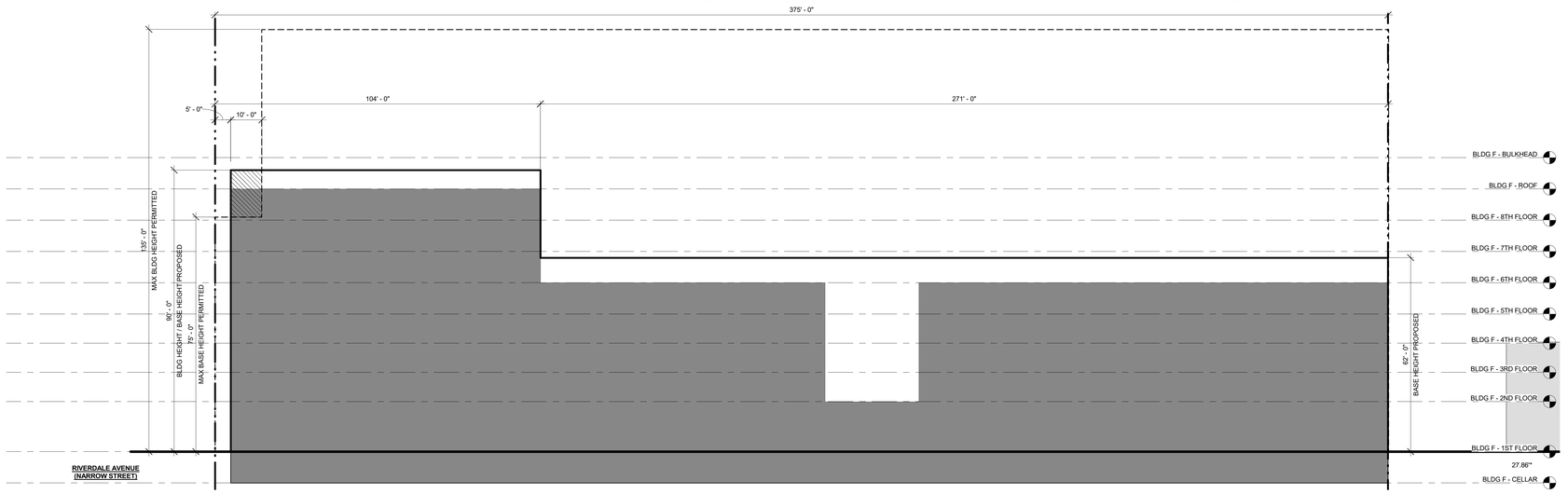
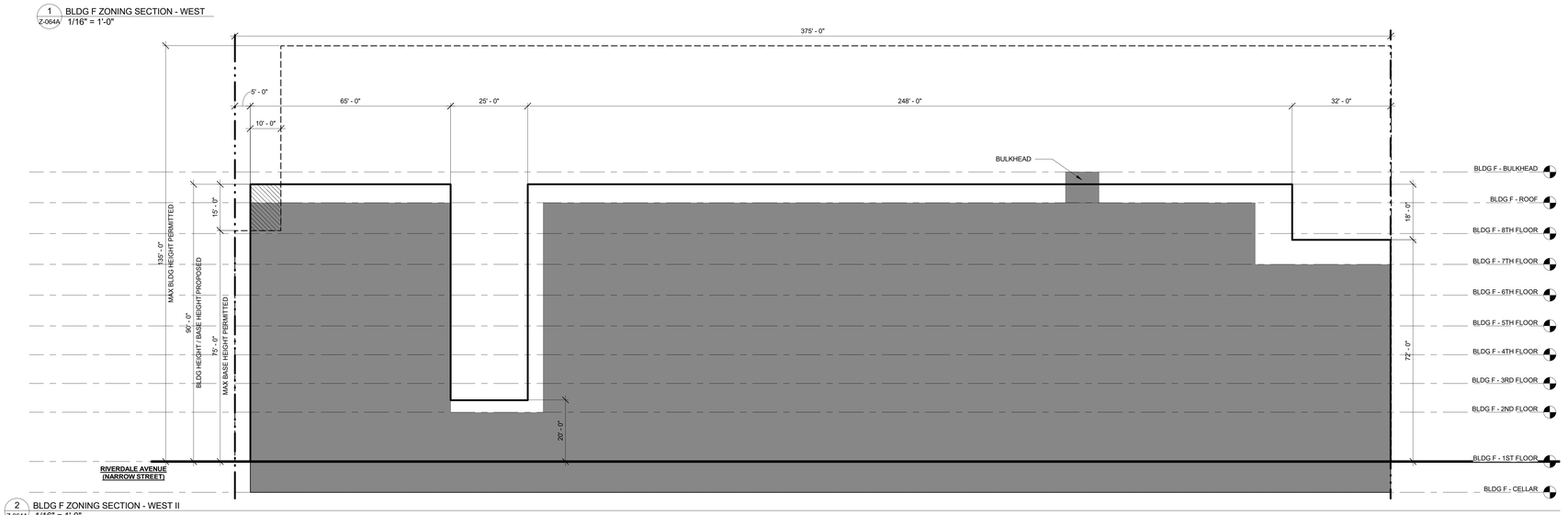
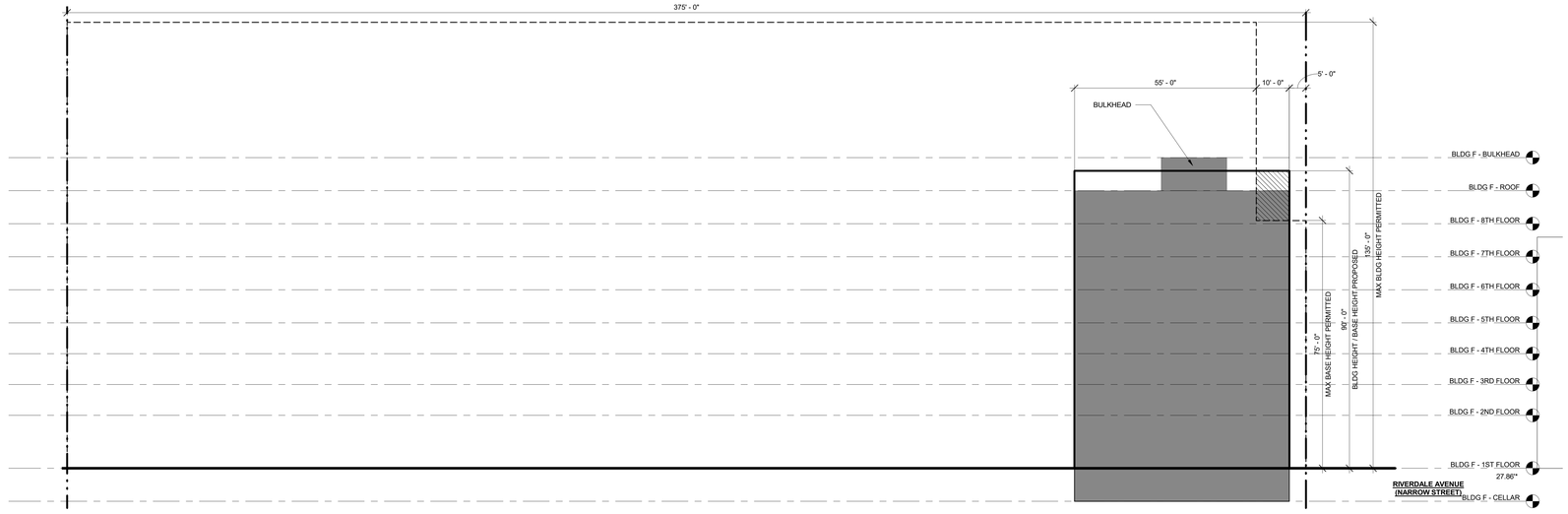


1 Z-064A BLDG F ZONING SECTION - WEST
1/16" = 1'-0"



2 Z-064A BLDG F ZONING SECTION - WEST II
1/16" = 1'-0"



3 Z-064A BLDG F ZONING SECTION - EAST
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PROPOSED BUILDING

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

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APPLICATION # 16 25 **

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SITE F - WAIVER SECTIONS I

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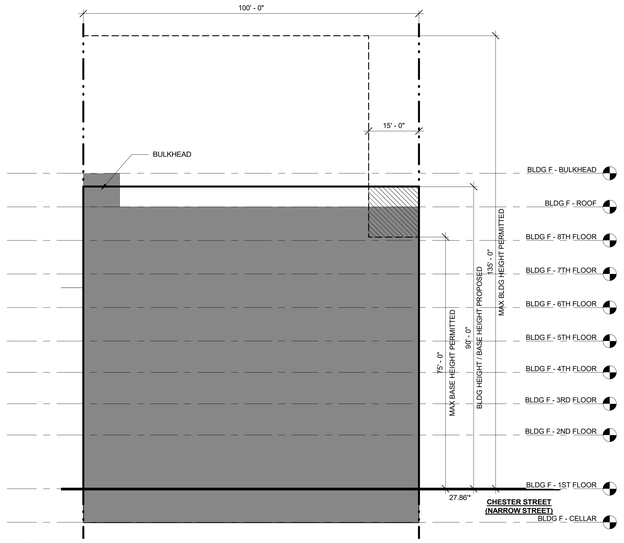
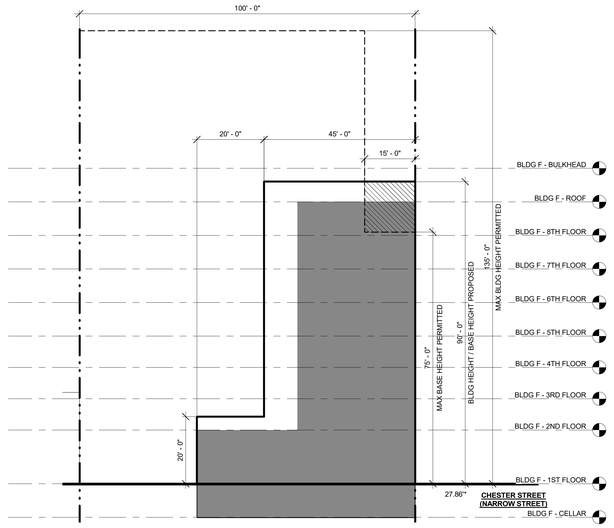
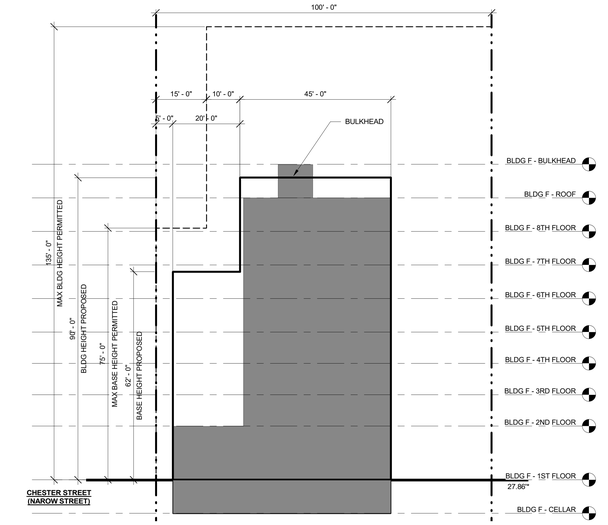


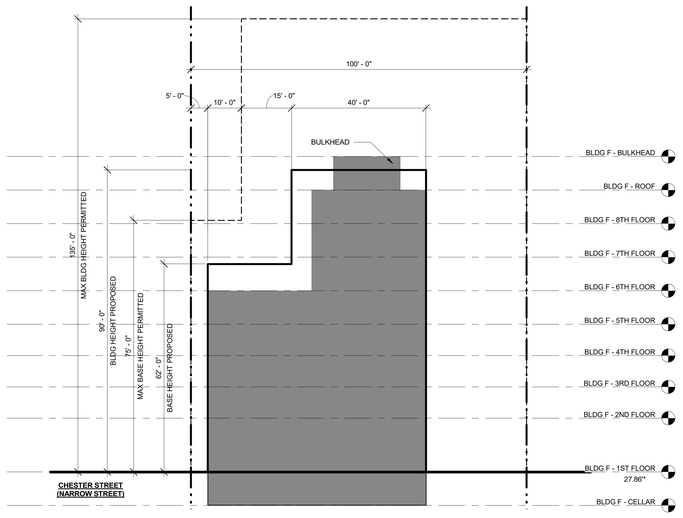
4 Z-064B BLDG F ZONING SECTION - NORTH
1/16" = 1'-0"



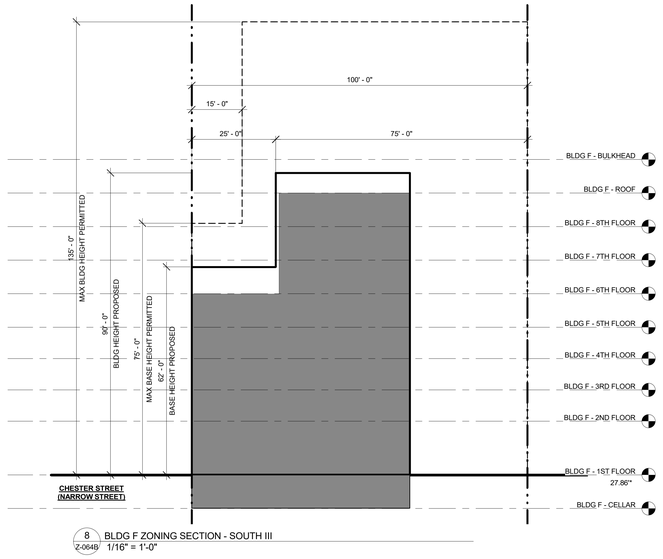
5 Z-064B BLDG F ZONING SECTION - NORTH II
1/16" = 1'-0"



6 Z-064B BLDG F ZONING SECTION - SOUTH
1/16" = 1'-0"



7 Z-064B BLDG F ZONING SECTION - SOUTH II
1/16" = 1'-0"



8 Z-064B BLDG F ZONING SECTION - SOUTH III
1/16" = 1'-0"

ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING
PROPOSED BUILDING
PERMITTED ZONING ENVELOPE
PROPOSED MAXIMUM BUILDING ENVELOPE
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

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SITE F - WAIVER SECTIONS II

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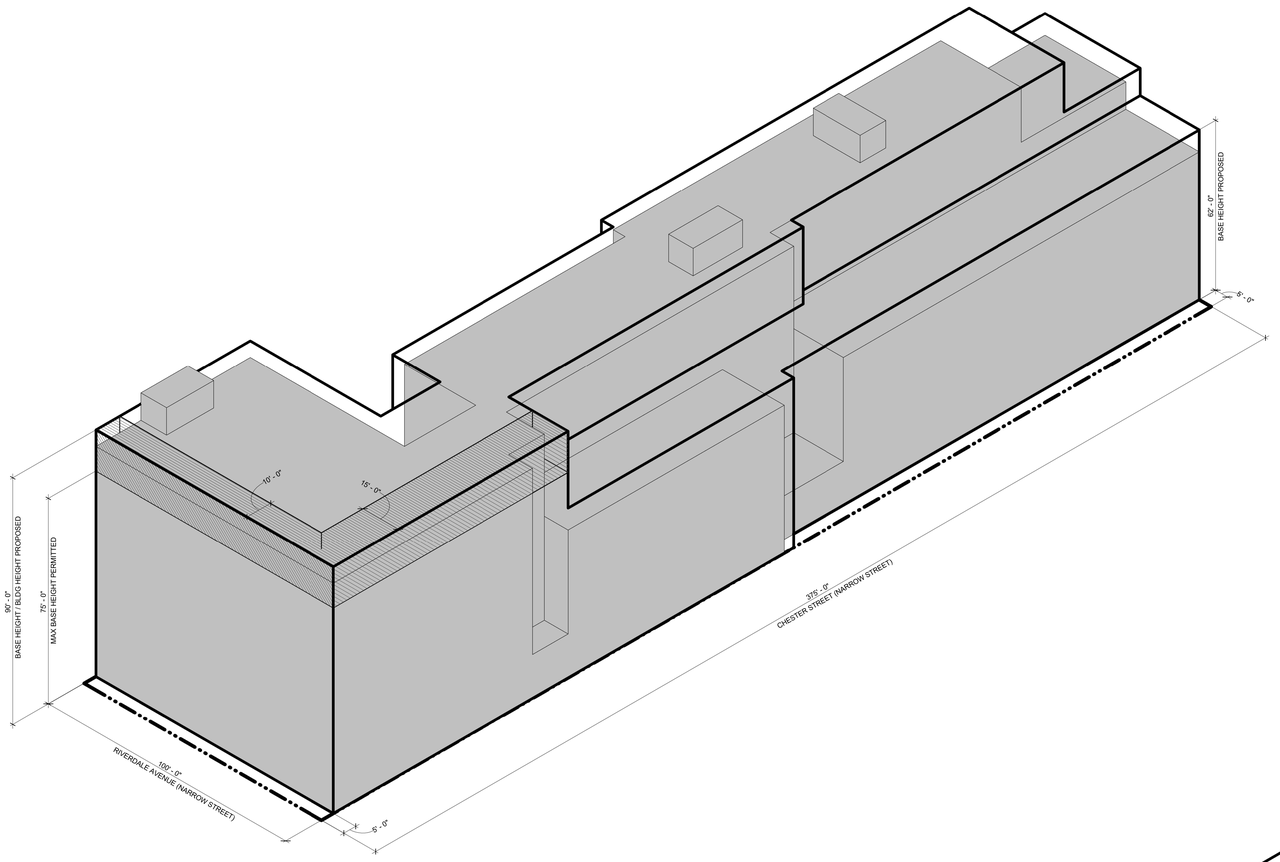
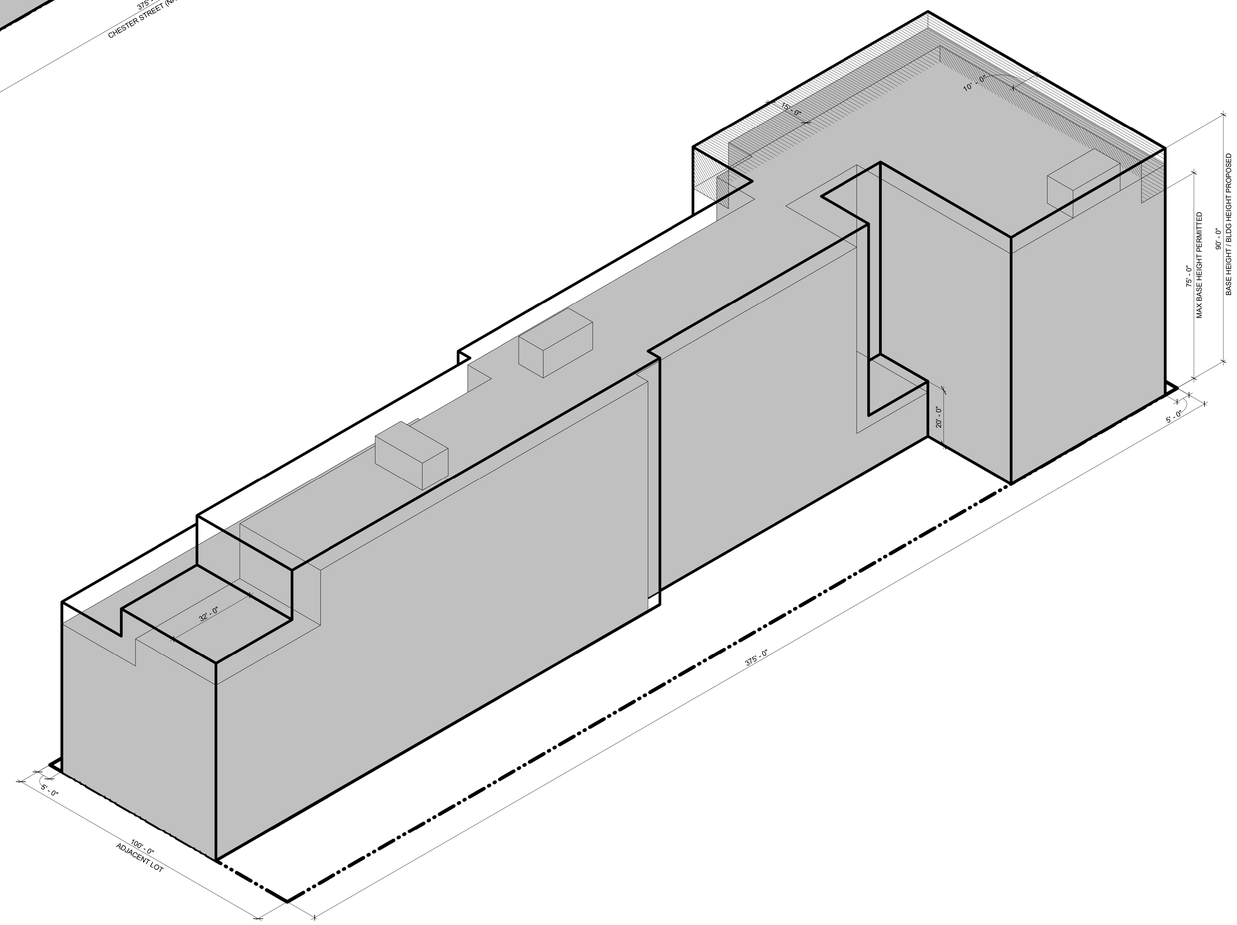


C1 Z-065 WAIVER AXON - BLDG F - EAST



D2 Z-065 WAIVER AXON - BLDG F - WEST

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MINIMUM BASE HEIGHT

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

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No.	Date	Submission

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SITE F - WAIVER AXONOMETRIC

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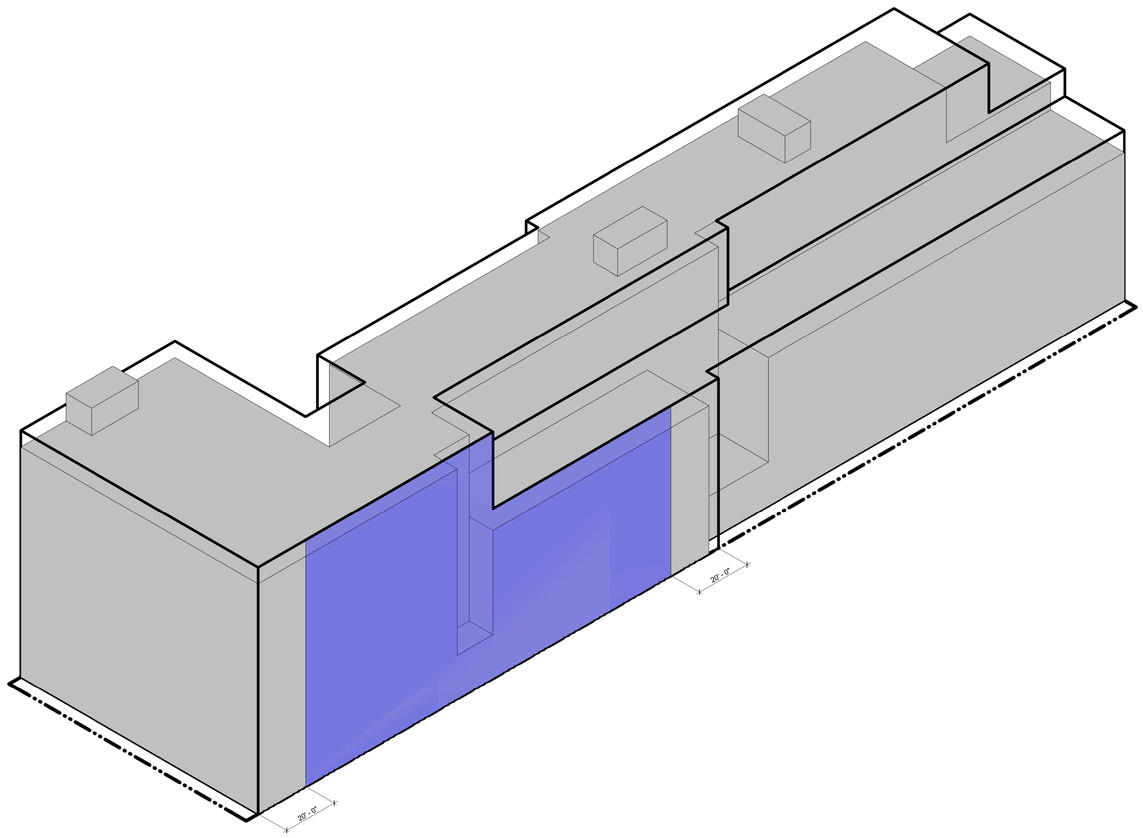

1 Z-066 DESIGN CONTROL - BLDG F

ZONING LOT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

EXISTING BUILDING

DESIGN CONTROLS:

THE STREET WALL WITHIN THE AREA INDICATED SHALL CONTAIN ONE (1) RECESS EXTENDING VERTICALLY FOR THE FULL HEIGHT OF THE STREET WALL ON THE 2ND THROUGH 8TH STORIES. THE RECESS SHALL BE A MINIMUM OF 10' IN WIDTH AND A MINIMUM OF 5' IN DEPTH. THE RECESS MAY BE LOCATED ANYWHERE WITHIN THE AREA INDICATED.

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
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0'

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No.	Date	Revision

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	12/18/2018	CITY COUNCIL COMMENT REVISION

Title:
SITE F - DESIGN CONTROLS

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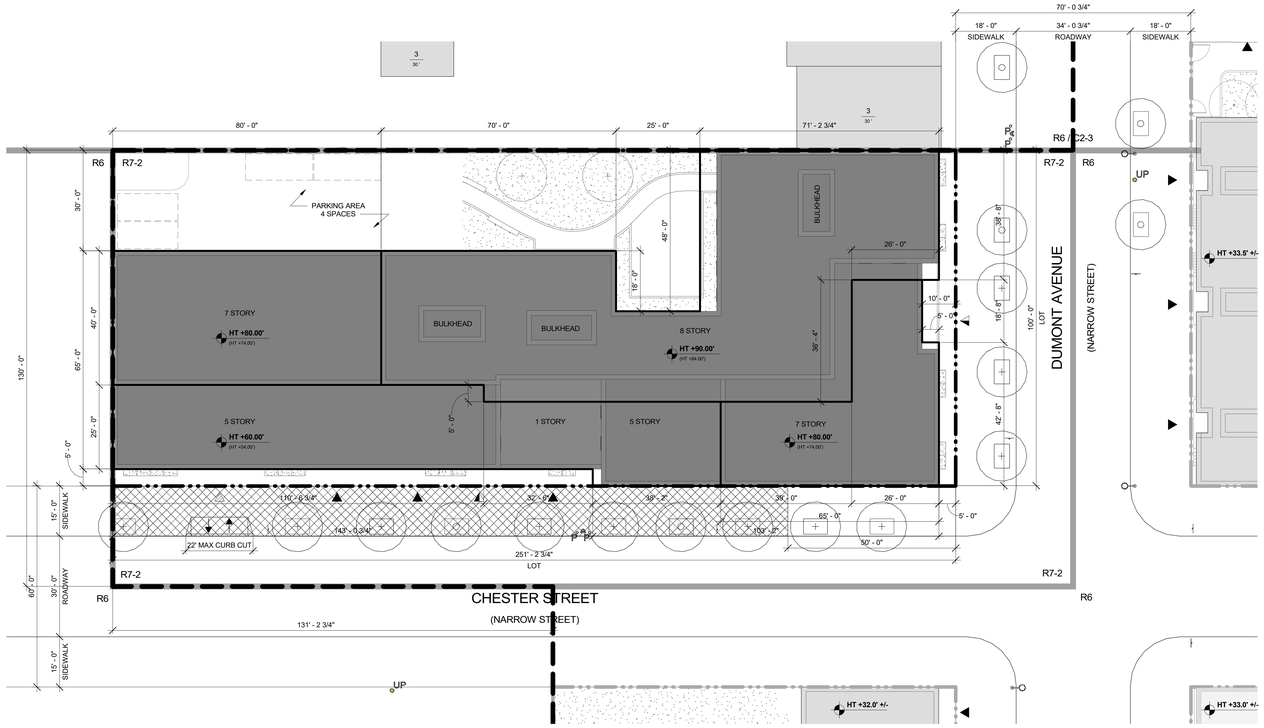

C1 Z-071A BLDG G - SITE PLAN
1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS

PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE
FIRE HYRDRANT

LIGHT POLE
P POLE
UP UTILITY POLE
TRAFFIC SIGN

PROPOSED CURB CUT ZONE
PROPOSED CURB CUT
6 / 66' # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.67') DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

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5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.
6. ALL USES ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO RELOCATE.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

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Title:
SITE G - ZONING LOT SITE PLAN

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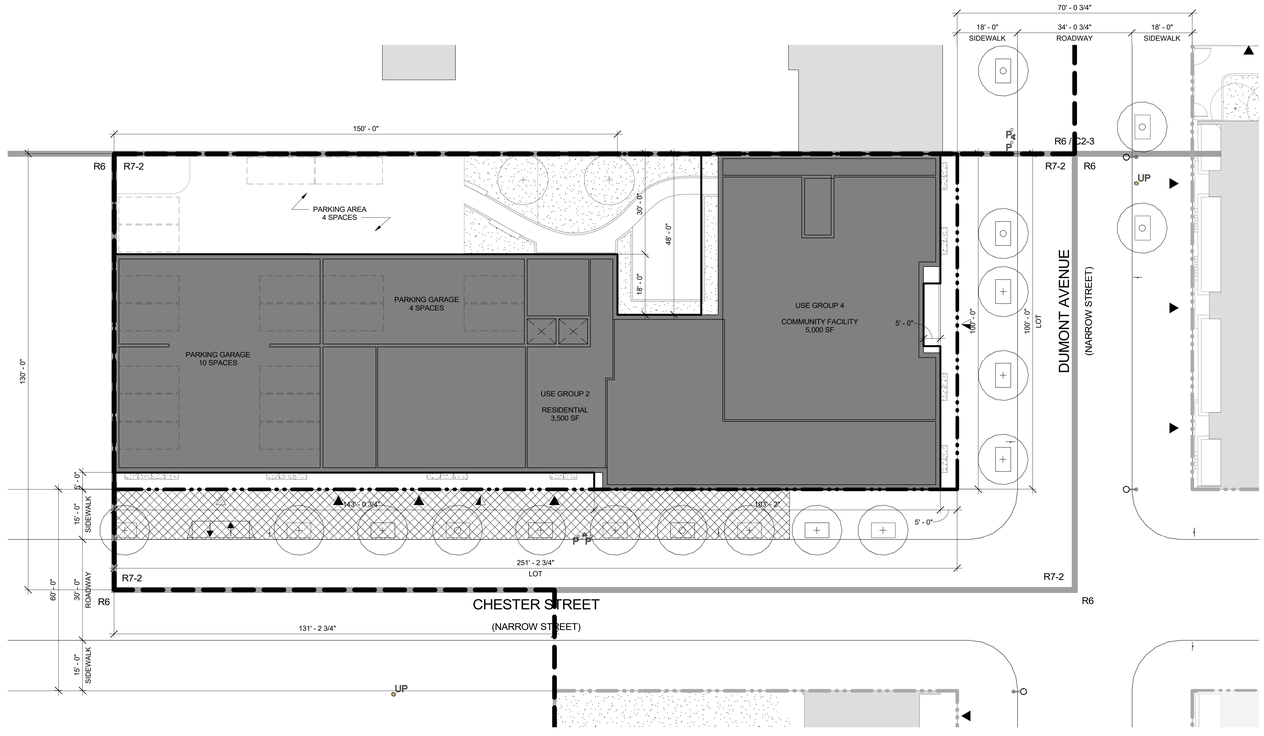

C1 / Z-071B — BLDG G - GROUND FLOOR PLAN
1/16" = 1'-0"

- PROPOSED MAXIMUM BLDG ENVELOPE
- ILLUSTRATIVE BLDG ENVELOPE
- ZONING LOT BOUNDARY
- ZONING DISTRICT BOUNDARY
- LSGD BOUNDARY
- ZONING LOT BOUNDARY OF ADJACENT LSGD SITE
- SOFTSCAPE
- NEW DEVELOPMENT
- EXISTING BUILDINGS
- PLANTER
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYRDRANT
- LIGHT POLE
- POLE
- UP UTLITY POLE
- TRAFFIC SIGN
- PROPOSED CURB CUT ZONE
- PROPOSED CURB CUT
- 6 / 66' — # STORIES / BUILDING HEIGHT
- HT +85.0' (ref: +77.67') — DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- R7-2 / C2-4 — ZONING DISTRICT
- COMMUNITY FACILITY ENTRY
- COMMERCIAL ENTRY
- RESIDENTIAL ENTRY
- PARKING ENTRY

GENERAL NOTES:

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0' 8' 16' 32'

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No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
SITE G - GROUND FLOOR PLAN

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Job No.: 1510
Scale: As indicated
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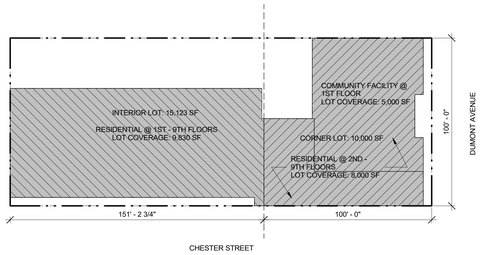

C1 Z-071C BLDG G - LOT COVERAGE DIAGRAM - 1ST FLOOR (COMMUNITY FACILITY & RESIDENTIAL)
1/32" = 1'-0"

INTERIOR LOT (R7-2): 15,123 SF		
	CALCULATION	
RESIDENTIAL	9,830 SF / 15,123 SF = 65%	(MAX 65%, COMPLIES)

CORNER LOT (R7-2): 10,000 SF		
	CALCULATION	COVERAGE
RESIDENTIAL	8,000 SF / 10,000 SF = 80.00%	(MAX 100%, COMPLIES)
COMMUNITY FACILITY (1ST FLOOR ONLY)	5,000 SF / 10,000 SF = 50.00%	(DOES NOT COUNT AGAINST LOT COVERAGE IF NOT ABOVE 23' FROM B.P.)



1 Z-071C BLDG G - BASE PLANE DIAGRAM
1/32" = 1'-0"

BASE PLANE CALCULATION			
LOT	CALCULATION	LOT AVERAGE	% OF TOTAL BLDG FOOTPRINT
CORNER LOT #1	[29.62' (A) + 30.62' (B)] / 2 = 30.12'	(30.12' + 31.31') / 2 = 30.72'	44.82%
	[30.72' (C) + 31.89' (D)] / 2 = 31.31'		
INTERIOR LOT #1	[31.89' (D) + 33.19' (E)] / 2 = 32.54'	32.54'	55.18%
WEIGHTED TOTAL	**(30.72' * 44.82%) + (32.54' * 65.18%) = 31.72'**	**31.72'**	

R7-2 / C2-4 ZONING DISTRICT

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

LOT COVERAGE AT CORNER LOT

LOT COVERAGE AT THROUGH LOT

(B) 32.50' ELEVATION

NOTE:
ELEVATIONS AND ESTABLISHED GRADES SHOWN ARE BASED ON INCLUDED SURVEYS AND HEREON REFER TO NAVD 1988.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' N

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C 180488 ZSK & C 180490 ZSK
SPECIAL PERMITS
ZR 74-743, 74-532

CPC APPROVED: 10/31/2018 (CAL. Nos. 19, 21)
CC ADOPTED: 12/20/2018 (Res. Nos. 709, 711)
EFFECTIVE DATE: 12/20/2018

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

No.	Date	Revision

No.	Date	Submission
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Title:
SITE G - ZONING ANALYSIS

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B1 Z-072 SITE G - WEST ELEVATION
1/16" = 1'-0"



DUMONT AVENUE
(NARROW STREET)

C1 Z-072 SITE G - EAST ELEVATION
1/16" = 1'-0"



D1 Z-072 SITE G - SOUTH ELEVATION
1/16" = 1'-0"



D3 Z-072 SITE G - NORTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

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12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
SITE G - ELEVATIONS

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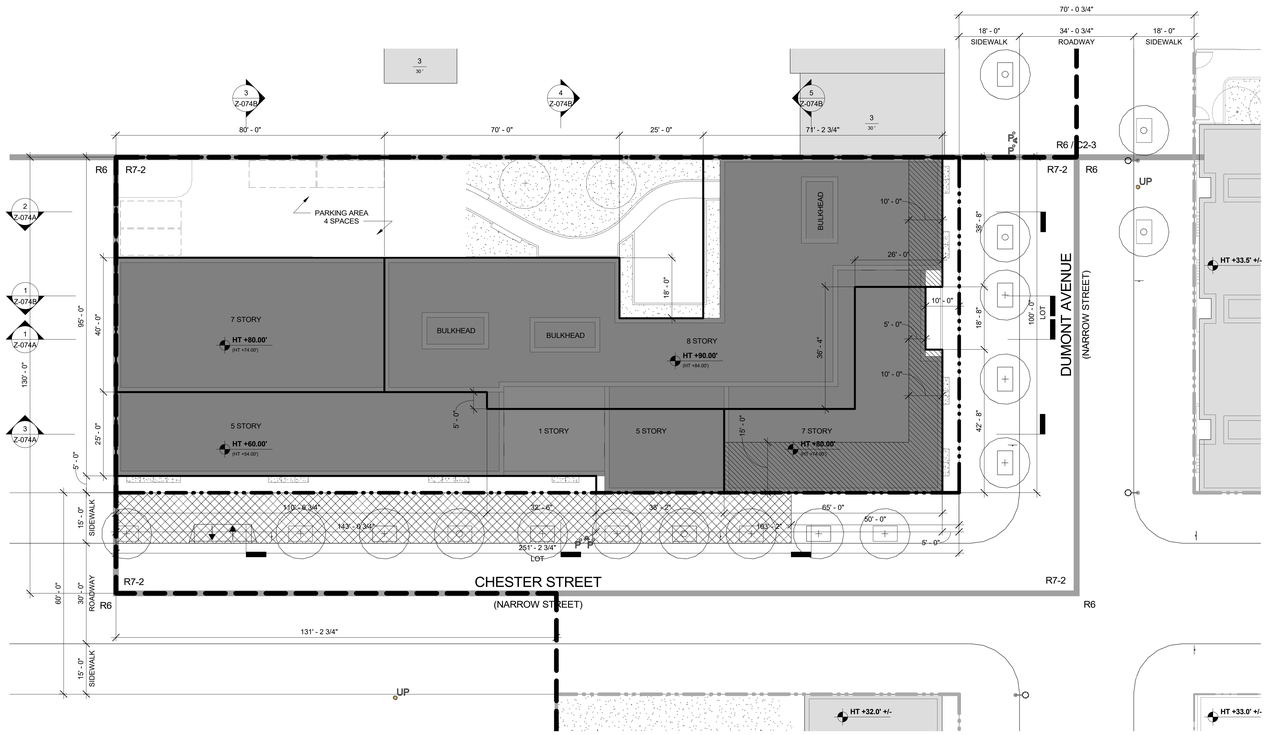

C1 / Z-073 BLDG G - WAIVER ROOF PLAN
1/16" = 1'-0"

PROPOSED MAXIMUM BLDG ENVELOPE
ILLUSTRATIVE BLDG ENVELOPE
ZONING LOT BOUNDARY
ZONING DISTRICT BOUNDARY
LSGD BOUNDARY
ZONING LOT BOUNDARY OF ADJACENT LSGD SITE

SOFTSCAPE
NEW DEVELOPMENT
EXISTING BUILDINGS
BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

PROPOSED CURB CUT ZONE
PROPOSED CURB CUT
PLANTER
EXISTING STREET TREE
PROPOSED STREET TREE

LIGHT POLE
TRAFFIC SIGN
UP UTILITY POLE
P POLE

6 / 66' # STORIES / BUILDING HEIGHT
HT +85.0' (HT +77.0FT) DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
R7-2 / C2-4 ZONING DISTRICT

COMMUNITY FACILITY ENTRY
COMMERCIAL ENTRY
RESIDENTIAL ENTRY
PARKING ENTRY

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
5. ALL OUTER COURT WILL COMPLY WITH ZONING REQUIREMENTS.

NOTE:
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

0' 8' 16' 32'

N

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ZR 74-743

CPC APPROVED: 10/31/2018 (CAL. No. 19)
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SITE G - WAIVER PLANS

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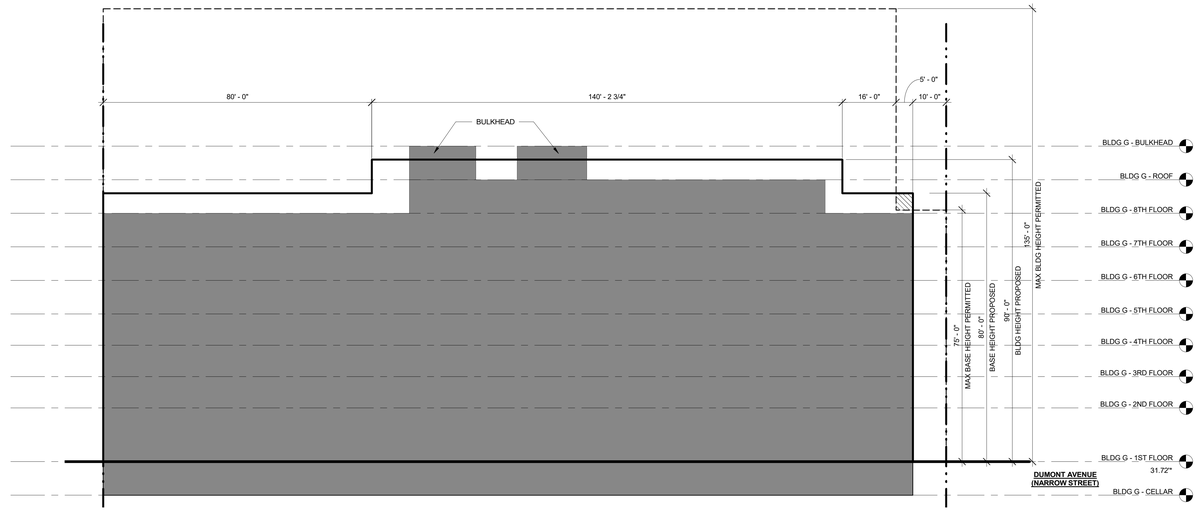
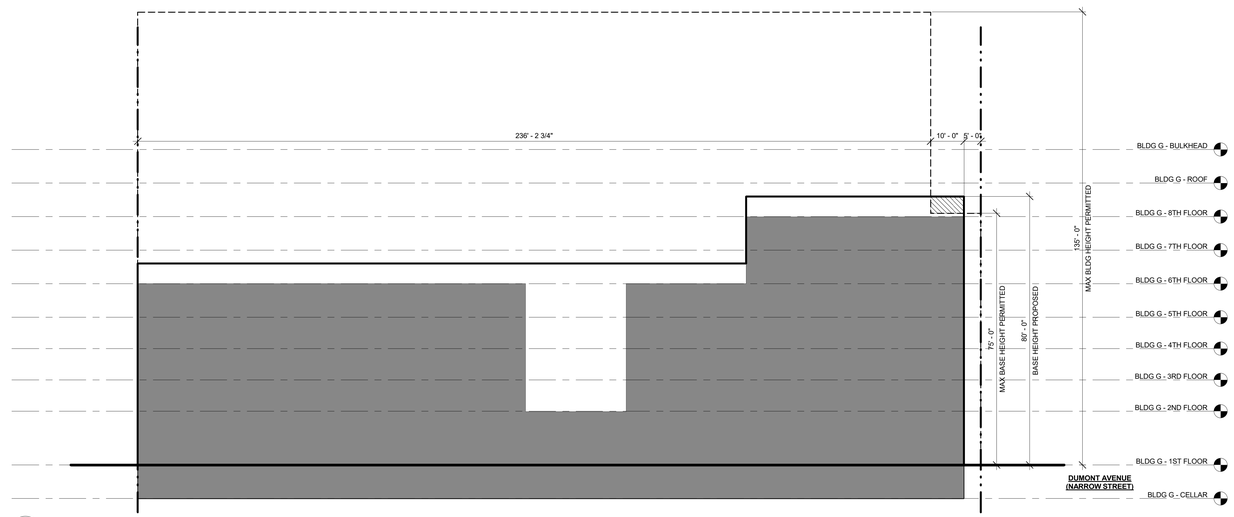
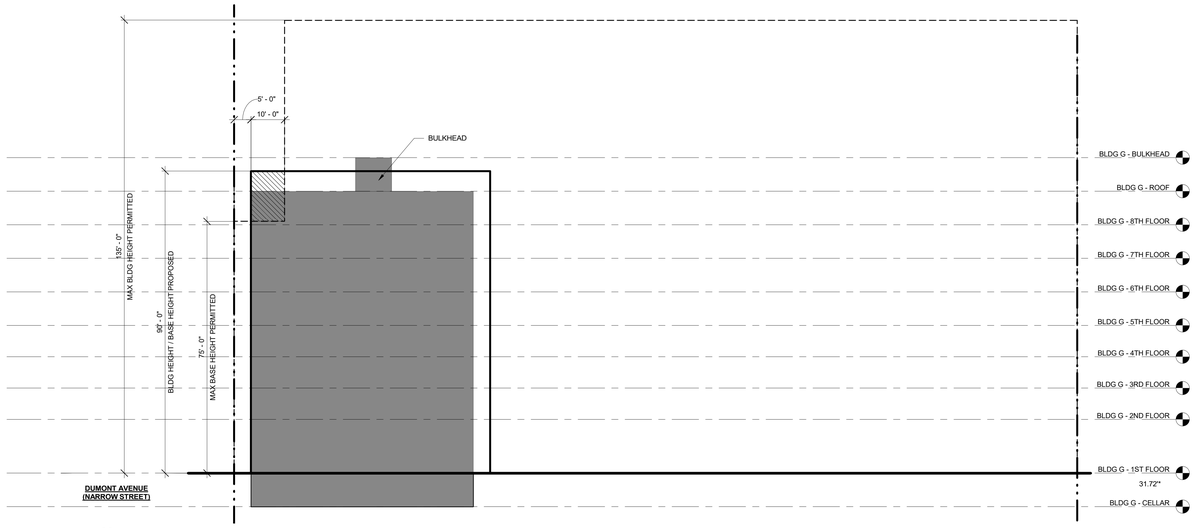


1 Z-074A BLDG G ZONING SECTION - EAST
1/16" = 1'-0"



3 Z-074A BLDG G ZONING SECTION EAST II
1/16" = 1'-0"



2 Z-074A BLDG G ZONING SECTION - WEST
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PROPOSED BUILDING

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

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Title:
SITE G - WAIVER SECTIONS I

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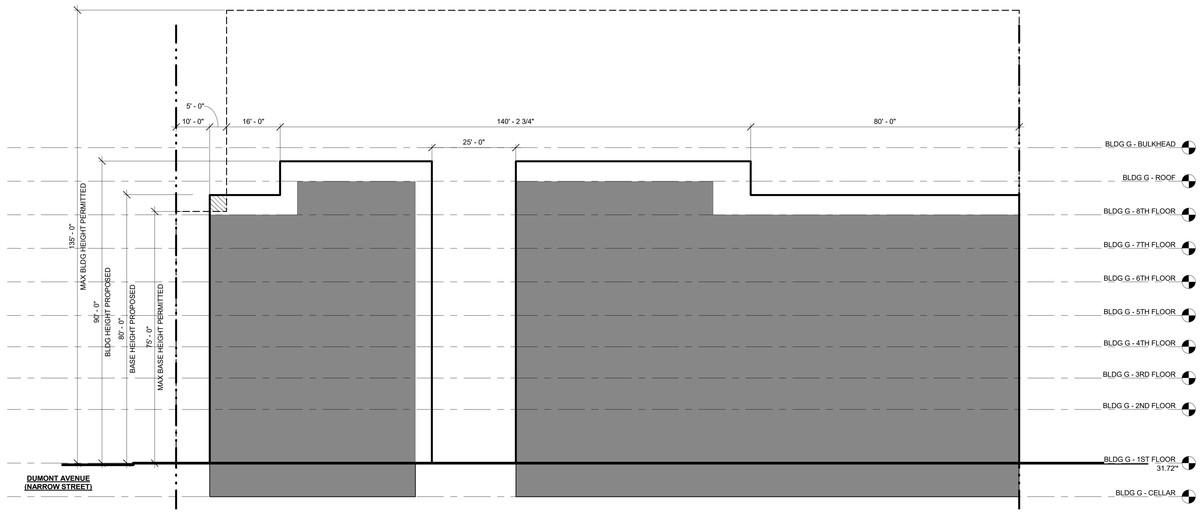
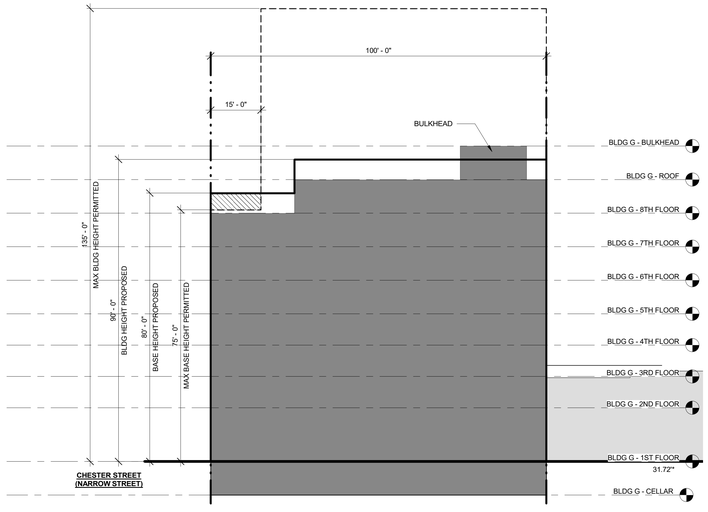
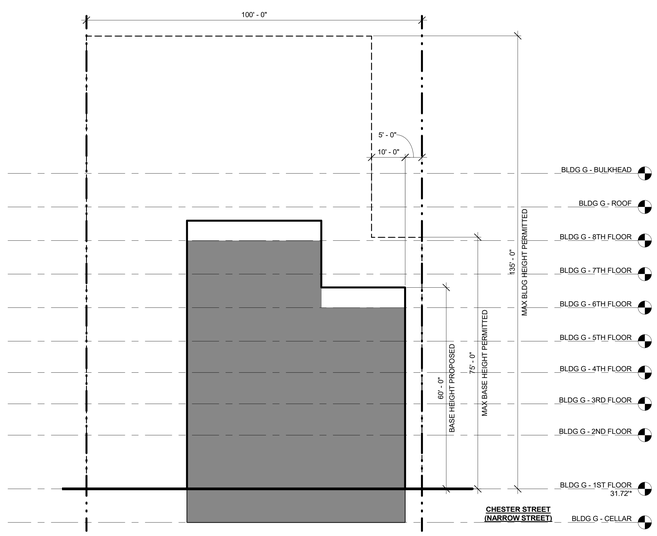


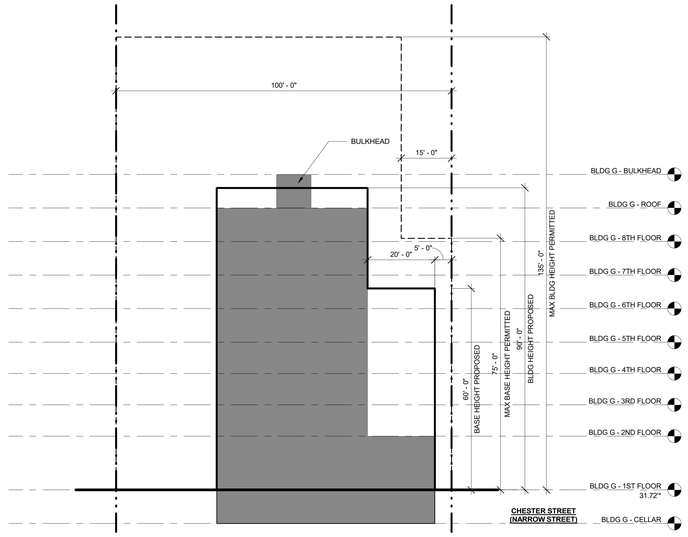
1 Z-074B BLDG G ZONING SECTION - WEST II
1/16" = 1'-0"



5 Z-074B BLDG G ZONING SECTION - SOUTH
1/16" = 1'-0"



3 Z-074B BLDG G ZONING SECTION - NORTH
1/16" = 1'-0"



4 Z-074B BLDG G ZONING SECTION - NORTH II
1/16" = 1'-0"

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

ILLUSTRATIVE BUILDING

PROPOSED BUILDING

PERMITTED ZONING ENVELOPE

PROPOSED MAXIMUM BUILDING ENVELOPE

BUILDING EXCEEDED MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK ZR 35-654(B) / 23 -664 (C)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION

0' 8' 16' 32'

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Title:
SITE G - WAIVER SECTIONS II

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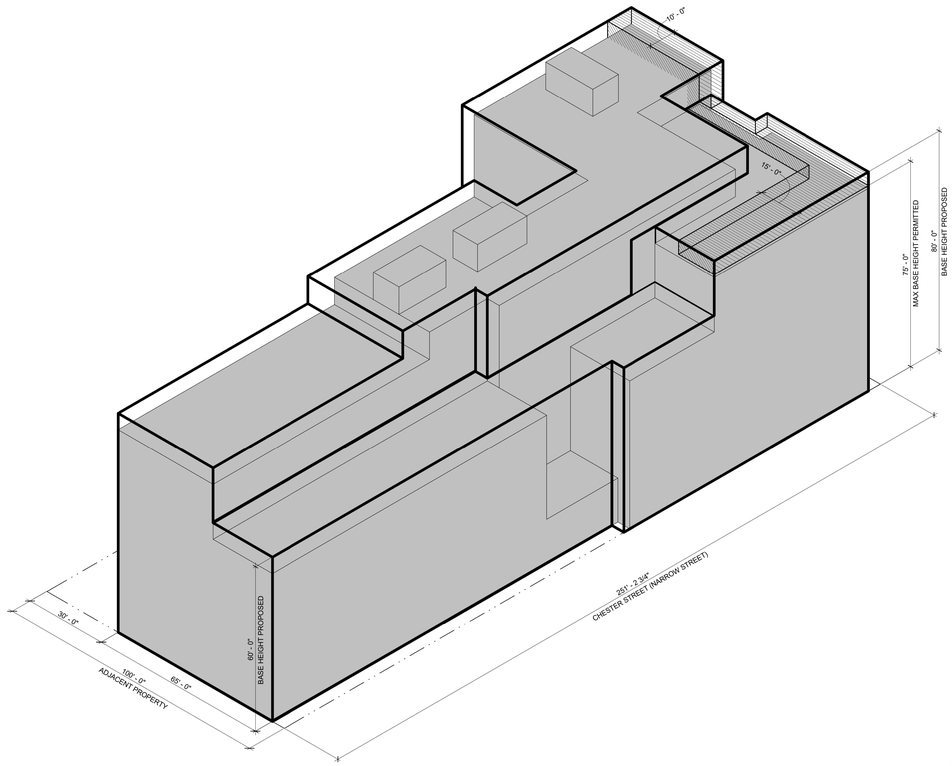
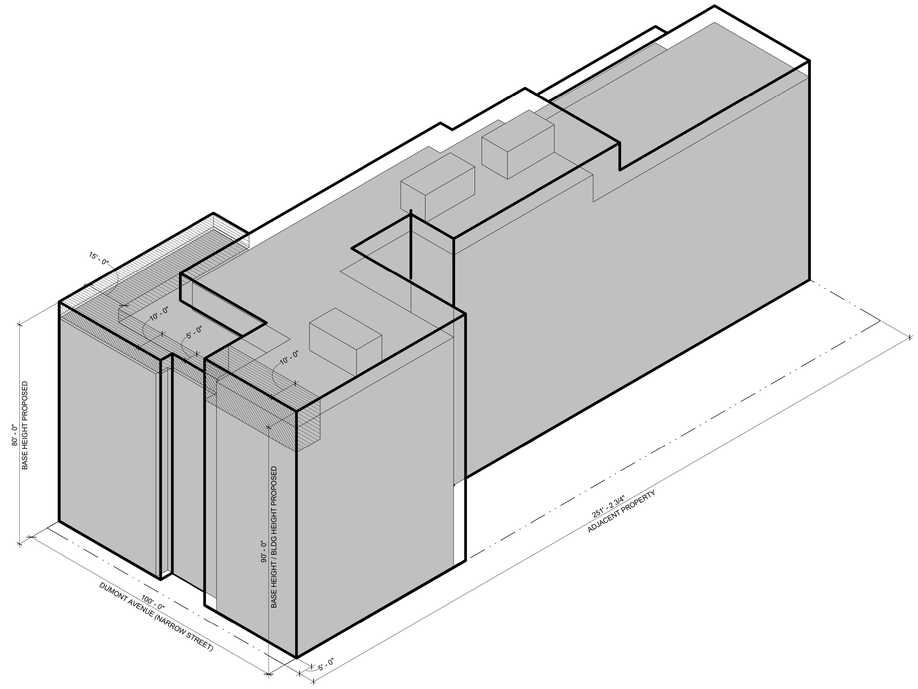


C1 WAIVER AXON - BLDG G - EAST
Z-075



D3 WAIVER AXON - BLDG G - WEST
Z-075

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

PROPOSED MAXIMUM BUILDING ENVELOPE

PROPOSED WAIVER OF ZR § 23-664(C) TO PERMIT ENCROACHMENTS ABOVE THE MINIMUM BASE HEIGHT

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LOCATION AND SIZE OF BULKHEAD PERMITTED OBSTRUCTIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

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SITE G - WAIVER AXONOMETRIC

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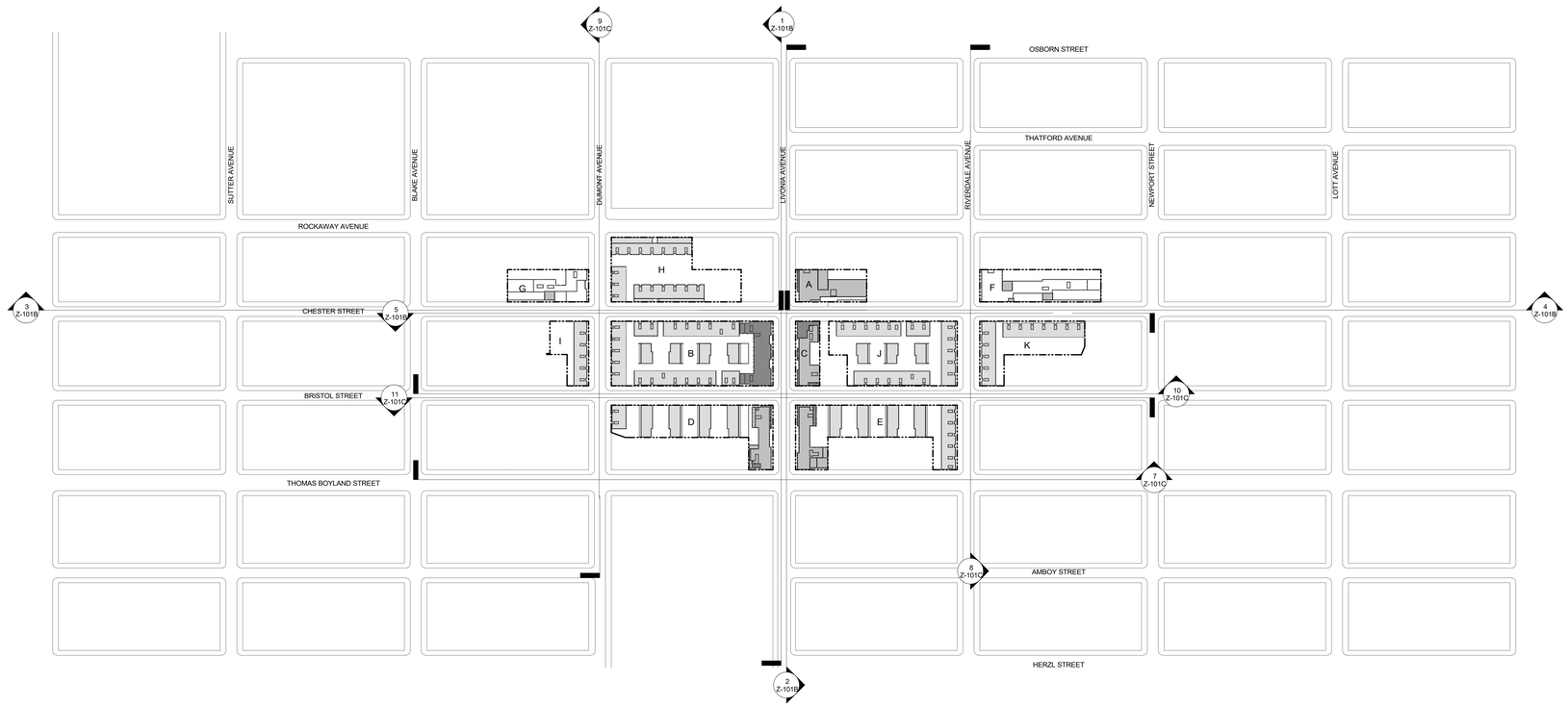

C1 / Z-101A NEIGHBORHOOD CHARACTER DIAGRAM - KEY PLAN
1" = 160'-0"

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No.	Date	Revision

CITY COUNCIL
12/18/2018 COMMENT REVISION

No.	Date	Submission

Title:
NEIGHBORHOOD CHARACTER DIAGRAM - KEY PLAN

REGISTERED ARCHITECT
STATE OF NEW YORK
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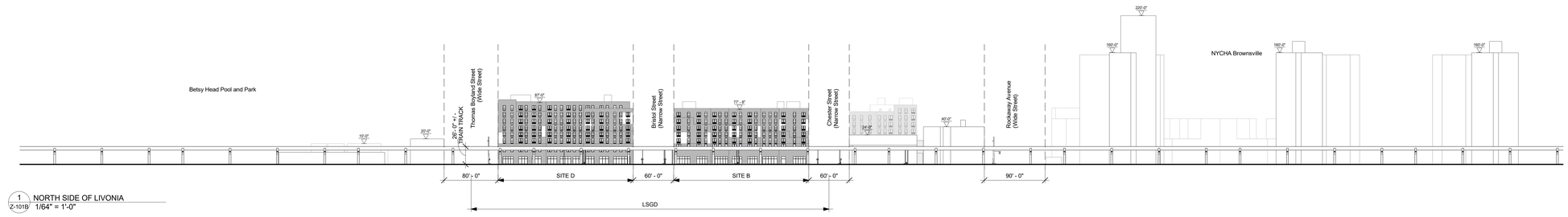
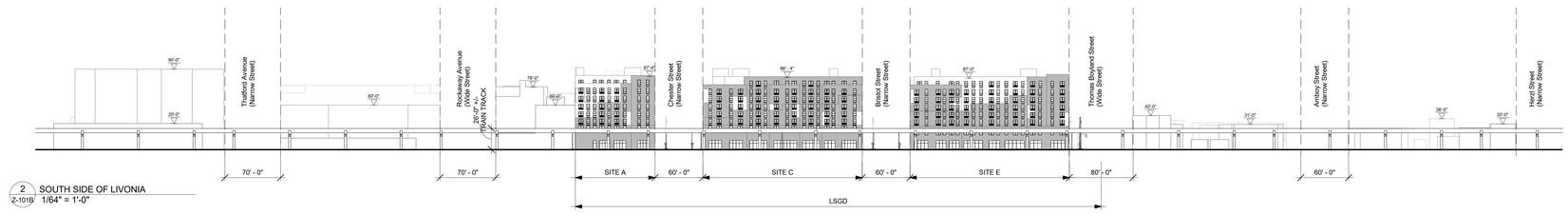
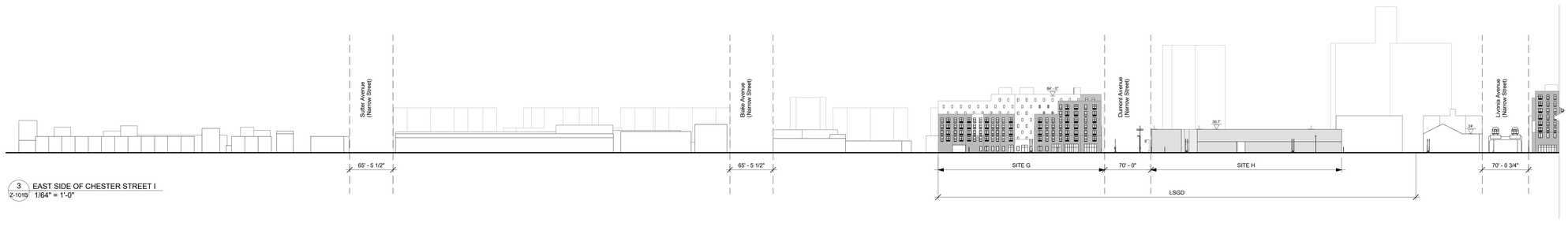


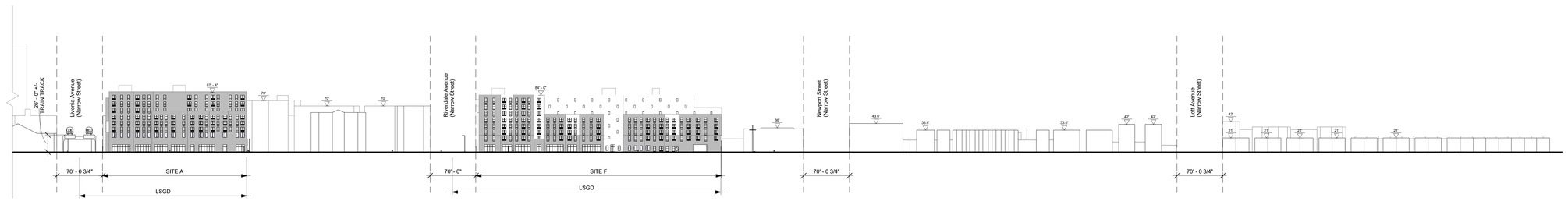
1 NORTH SIDE OF LIVONIA
Z-101B 1/64" = 1'-0"



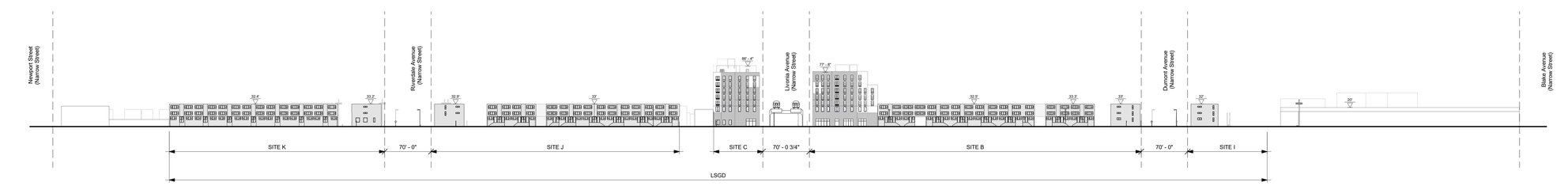
2 SOUTH SIDE OF LIVONIA
Z-101B 1/64" = 1'-0"



3 EAST SIDE OF CHESTER STREET I
Z-101B 1/64" = 1'-0"



4 EAST SIDE OF CHESTER STREET II
Z-101B 1/64" = 1'-0"



5 WEST SIDE OF CHESTER STREET
Z-101B 1/64" = 1'-0"

0' 32' 64' 128'

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NEIGHBORHOOD CHARACTER DIAGRAM I

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Scale: 1/64" = 1'-0"
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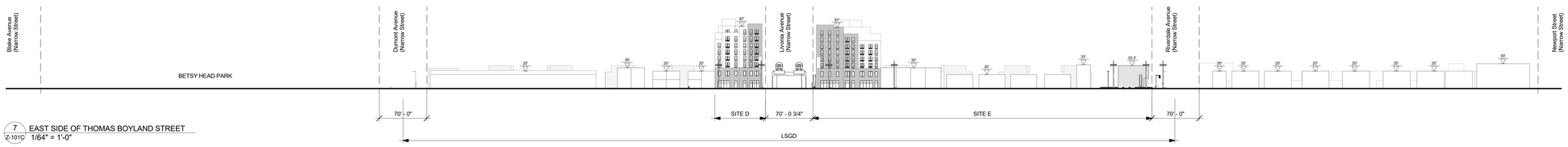
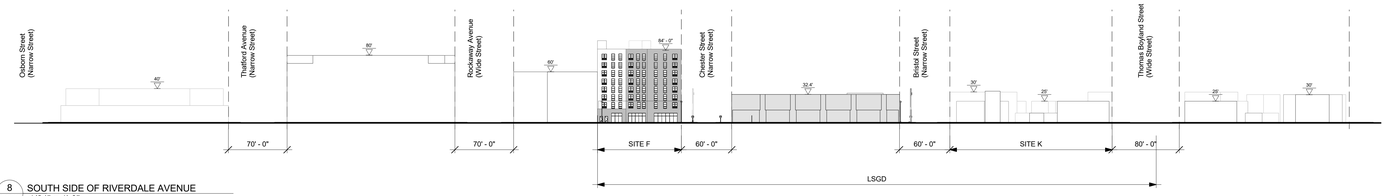
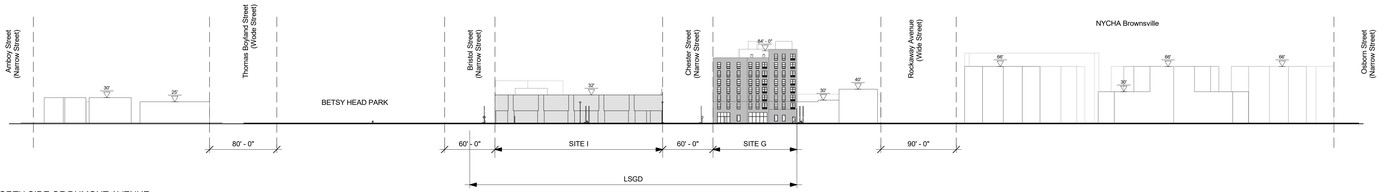


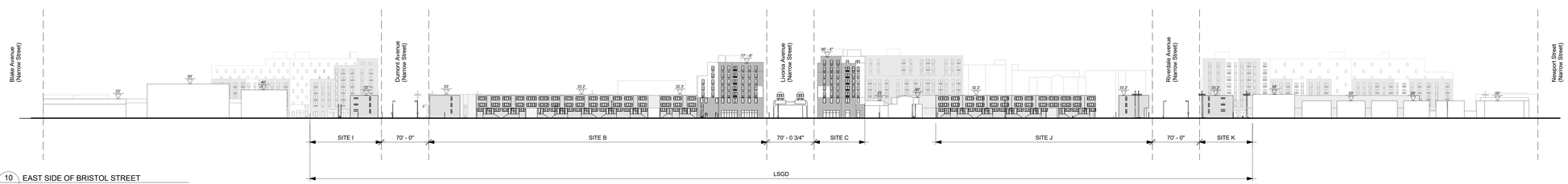
7 Z-101C EAST SIDE OF THOMAS BOYLAND STREET
1/64" = 1'-0"



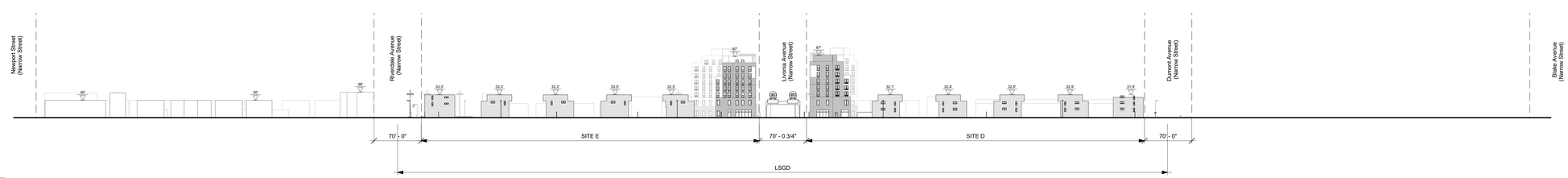
8 Z-101C SOUTH SIDE OF RIVERDALE AVENUE
1/64" = 1'-0"



9 Z-101C NORTH SIDE OF DUMONT AVENUE
1/64" = 1'-0"



10 Z-101C EAST SIDE OF BRISTOL STREET
1/64" = 1'-0"



11 Z-101C WEST SIDE OF BRISTOL STREET
1/64" = 1'-0"

0' 32' 64' 128'

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BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

No.	Date	Revision

12/18/2018 CITY COUNCIL COMMENT REVISION

No.	Date	Submission

Title:
NEIGHBORHOOD CHARACTER DIAGRAM II

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Job No.: 1510
Scale: 1/64" = 1'-0"
Drawn By: Author
Checked By: Checker

Sheet No.:
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