

ULURP DRAWING LIST	
SHEET LIST	
T-001.00	TITLE SHEET
ZONING	
Z-001.00	ZONING ANALYSIS
Z-002.00	ZONING DIAGRAMS
Z-010.00	ZONING SITE PLAN
ARCHITECTURAL	
Z-100.00	CELLAR AND SUB CELLAR PLAN
Z-101.00	1ST FLOOR PLAN
Z-102.00	2ND AND 3RD FLOOR PLAN
Z-103.00	4TH AND 5TH FLOOR PLAN
Z-104.00	6TH-9TH AND 10TH FLOOR PLAN
Z-200.00	ELEVATIONS
Z-210.00	DETAIL ELEVATIONS
Z-211.00	DETAIL ELEVATIONS
Z-300.00	SECTIONS
Z-301.00	SECTIONS
Z-302.00	SECTIONS
Z-400.00	NEIGHBORHOOD CHARACTER
Z-401.00	NEIGHBORHOOD CHARACTER
LANDSCAPE	
L-000.00	ZONING LOT SITE PLAN
L-001.00	PUBLIC PLAZA PLAN
L-100.00	KEY AND DIMENSION PLAN
L-101.00	SEATING, SIGNAGE AND AMENITIES PLAN
L-102.00	MATERIALS, PAVING AND GRADING PLAN
L-103.00	PLANTING PLAN
L-104.00	IRRIGATION PLAN
L-105.00	PERMITTED OBSTRUCTIONS PLAN
L-106.00	LIGHTING PLAN
L-107.00	PLAZA ELEVATIONS
L-108.00	COMPLIANCE CHART 1
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L-110.00	COMPLIANCE CHART 3
L-111.00	COMPLIANCE CHART 4
L-112.00	COMPLIANCE CHART 5
L-113.00	COMPLIANCE CHART 6
L-301.00	SECTION 1
L-302.00	SECTION 2
L-500.00	PAVING, CURBS AND EDGES DETAILS
L-501.00	SITE FURNISHING DETAILS

ULURP DRAWING LIST	
SHEET LIST	
L-502.00	BENCH DETAILS
L-503.00	SIGNANGE DETAILS
L-504.00	PLANTING DETAILS

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DATE	DRAWN BY	CHECKED BY
6.5.2025	KL	

REGISTERED ARCHITECT
RISHI VACHANI
031076
STATE OF NEW YORK

SHEET TITLE
TITLE SHEET

SCALE
1/16" = 1'-0"

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1 of 17

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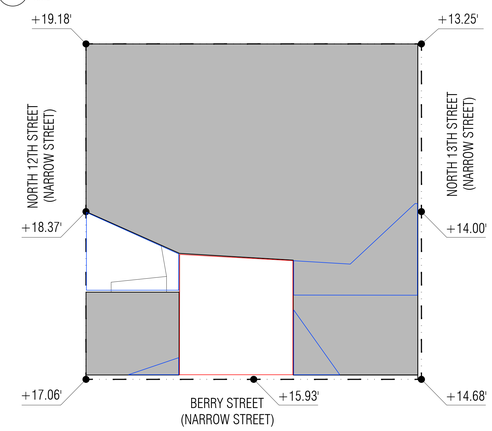
ZR	ITEM/DESCRIPTION				PERMITTED/REQUIRED BY UNDERLYING ZONING DISTRICT		PERMITTED BY ZR 74-96 SPECIAL PERMIT		PROPOSED		COMPLIANCE WITH UNDERLYING ZONING DISTRICT / COMPLIANCE WITH ZR 74-96 SPECIAL PERMIT
42-00	USE REGULATIONS PER M1-2 DISTRICT REGULATIONS				PERMITTED USES UG III(A),(B), UG IV(A), UG IV(B), UG V, UG VI, UGVII, UG VIII IX(A),(B),(C), UG X		PERMITTED USES UG III(A),(B), UG IV(A), UG IV(B), UG V, UG VI, UGVII, UG VIII, UG IX(A),(B),(C), UG X REQUIRED INDUSTRIAL USES UG I - AGRICULTURAL USES, INCLUDING GREENHOUSES, NURSERIES, OR TRUCK GARDENS UG VI - ALL USES LISTED UNDER REPAIR AND MAINTENANCE, AND INDUSTRIAL DRYCLEANING AND LAUNDRY SERVICES UG VII - LABORATORIES UG VIII - ART, MUSIC, DANCING, THEATRICAL, PRODUCTION, OR ENTERTAINMENT STUDIOS UG X - ALL USES INCENTIVE USES PERMITTED USES EXCEPT: ALL USES LISTED UNDER UG V, ALL USES LISTED UNDER UG VI (OTHER THAN INDUSTRIAL CLEANING AND LAUNDRY SERVICES OR LISTED UNDER REPAIR AND MAINTENANCE), ALL USES LISTED UNDER UG VII (OTHER THAN ART GALLERIES AND STUDIOS) AND ALL USES LISTED UNDER UG IX(A) OR IX(C)		PERMITTED USES UG VI - RETAIL AND RESTAURANT UG VII - OFFICES REQUIRED INDUSTRIAL USES UG VII - LABORATORIES UG UG VIII - ART, MUSIC, DANCING, THEATRICAL, PRODUCTION, OR ENTERTAINMENT STUDIOS UG X - ALL USES INCENTIVE USES UG VII -OFFICES		COMPLIES WITH UNDERLYING ZONING DISTRICT
43-12 43-122	FLOOR AREA RATIO					MAX FAR		MAX FAR		FAR	DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT
					COMMERCIAL / MANUFACTURING COMMUNITY FACILITY	2.0 4.8	BASE MAX FAR MAX ADDITIONAL FAR FOR REQUIRED INDUSTRIAL USES MAX FAR FOR INCENTIVE USES	2.0 0.8 2.0	PERMITTED USES REQUIRED USES INCENTIVE USES	2.0 0.8 * 2.0	* SPECIAL PERMIT PER ZR 74-96 REQUIRED
					TOTAL PERMITTED	4.8	TOTAL PERMITTED	4.8	TOTAL PROPOSED	4.8	
	FLOOR AREA					MAX FLOOR AREA (SF)		MAX FLOOR AREA (SF)		FLOOR AREA (SF)	DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT
					COMMERCIAL / MANUFACTURING COMMUNITY FACILITY	80,000 192,000	BASE MAX FA MAX ADDITIONAL FA FOR REQUIRED INDUSTRIAL USES MAX FA FOR INCENTIVE USES	80,000 32,000 80,000	PERMITTED USES REQUIRED USES INCENTIVE USES	80,000 32,000 * 80,000	* SPECIAL PERMIT PER ZR 74-96 REQUIRED
					TOTAL PERMITTED	192,000	TOTAL PERMITTED	192,000	TOTAL PROPOSED	192,000	
43-25 43-28 43-312	YARD REQUIREMENT				NO SIDE YARDS REQUIRED NO REAR YARD REQUIRED WITHIN 100' OF A FRONT LOT LINE THAT COINCIDES WITH A STREET LINE MEASURING LESS THAN 230' IN LENGTH BETWEEN TWO INTERSECTING STREETS REAR YARD EQUIVALENT IS REQUIRED ON THROUGH LOT PORTIONS OF THE LOT		NO SIDE YARDS REQUIRED NO REAR YARD REQUIRED WITHIN 100' OF A FRONT LOT LINE THAT COINCIDES WITH A STREET LINE MEASURING LESS THAN 230' IN LENGTH BETWEEN TWO INTERSECTING STREETS REAR YARD REGULATIONS DO NOT APPLY TO DEVELOPMENTS ON THROUGH LOT PORTIONS OF ZONING LOT		NO SIDE YARDS, REAR YARD OR REAR YARD EQUIVALENT PROVIDED		DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT * SPECIAL PERMIT PER ZR 74-96 REQUIRED
43-40	HEIGHT & SETBACK	BERRY STREET	BASE HEIGHT	MINIMUM	N/A	FEET	40	FEET	48	FEET	COMPLIES WITH UNDERLYING ZONING DISTRICT
				MAXIMUM	60 FT OR 4 STORIES, WHICHEVER IS LESS	FEET	75	FEET	54'-6"	FEET	
			INITIAL SETBACK	MIN-NARROW ST	20	FEET	15	FEET	15	FEET	SEE Z-210, Z-211 FOR AGGREGATE STREET WALL AREA CALCULATIONS
			SKY EXPOSURE PLANE	NARROW ST	2.7:1		N/A		N/A		
			BUILDING HEIGHT	MAXIMUM	N/A	FEET	135	FEET	135	FEET	
			% OF STREET WALL ON STREET LINE BELOW 12 FT.	MINIMUM	N/A	PERCENT	70	PERCENT	100	PERCENT	
			% OF STREET WALL ON STREET LINE UP TO BASE HT.	MINIMUM	N/A	PERCENT	70	PERCENT	77	PERCENT	
			AGGREGATE WIDTH OF DORMERS	MAXIMUM	N/A	PERCENT	50	PERCENT	N/A	PERCENT	
		N 12TH STREET	BASE HEIGHT	MINIMUM	N/A	FEET	40	FEET	48'-0"	FEET	COMPLIES WITH UNDERLYING ZONING DISTRICT
				MAXIMUM	60 FT OR 4 STORIES, WHICHEVER IS LESS	FEET	75	FEET	54'-6"	FEET	
			INITIAL SETBACK	MIN-NARROW ST	20	FEET	15	FEET	15	FEET	SEE Z-200.00 FOR AGGREGATE STREET WALL AREA CALCULATIONS
			SKY EXPOSURE PLANE	NARROW ST	2.7:1		N/A		N/A		
			BUILDING HEIGHT	MAXIMUM	N/A	FEET	135	FEET	135	FEET	
			% OF STREET WALL ON STREET LINE BELOW 12 FT.	MINIMUM	N/A	PERCENT	70	PERCENT	86	PERCENT	
			% OF STREET WALL ON STREET LINE UP TO BASE HT.	MINIMUM	N/A	PERCENT	70	PERCENT	73	PERCENT	
			AGGREGATE WIDTH OF DORMERS	MAXIMUM	N/A	PERCENT	50	PERCENT	N/A	PERCENT	
		N 13TH STREET	BASE HEIGHT	MINIMUM	N/A	FEET	40	FEET	54'-6"	FEET	COMPLIES WITH UNDERLYING ZONING DISTRICT
				MAXIMUM	60 FT OR 4 STORIES, WHICHEVER IS LESS	FEET	75	FEET	54'-6"	FEET	
			INITIAL SETBACK	MIN-NARROW ST	20	FEET	15	FEET	15	FEET	SEE Z-200.00 FOR AGGREGATE STREET WALL AREA CALCULATIONS
			SKY EXPOSURE PLANE	NARROW ST	2.7:1		N/A		N/A		
			BUILDING HEIGHT	MAXIMUM	N/A	FEET	135	FEET	135	FEET	
			% OF STREET WALL ON STREET LINE BELOW 12 FT.	MINIMUM	N/A	PERCENT	70	PERCENT	72	PERCENT	
			% OF STREET WALL ON STREET LINE UP TO BASE HT.	MINIMUM	N/A	PERCENT	70	PERCENT	81	PERCENT	
			AGGREGATE WIDTH OF DORMERS	MAXIMUM	N/A	PERCENT	50	PERCENT	N/A	PERCENT	
44-20	REQUIRED ACCESSORY OFF-STREET PARKING				PERMITTED USES UG VI AND UG VII - PRC A2, A3 & A4 MAX 1 PER 300 SF OF FLOOR AREA 80,000 SF + 26,153 SF (CELLAR) = 106,153 SF /300 = UP TO 354 PARKING SPACES REQUIRED USES UG VII, UG VIII, UG X - PRC A2, A3, A4, B1, & D1 MAX 1 PER 300 SF OF FLOOR AREA OR 1 PER 8 PERSONS-RATED CAPACITY 32,000 SF /300 = 107 PARKING SPACES INCENTIVE USES UG VII - PRC A3 1 PER 300 SF OF FLOOR AREA 80,000 SF /300 = 267 PARKING SPACES 354+107+267 = 728 PARKING SPACES REQUIRED				80 SPACES PROPOSED WAIVER REQUESTED FOR 648 SPACES		DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT * SPECIAL PERMIT PER ZR 74-96 REQUIRED
44-52	REQUIRED ACCESSORY OFF-STREET LOADING BERTH				LOADING PER USE PERMITTED USES UG VI, UG VII - LRC-B AND LRC-C MAX. FIRST 8,000 SF: NONE, NEXT 17,000 SF: 1, NEXT 15,000 SF: 1, NEXT 20,000 SF: 1, NEXT 40,000 SF: 1, EA 150,000 SF:1 80,000 SF + 26,153 SF (CELLAR) = 106,153 SF => UP TO 5 LOADING BERTHS REQUIRED USES UG VII, UG VIII, UGX - LRC-C, LRC-B & LRC-A MAX. FIRST 8,000 SF: NONE, NEXT 17,000 SF: 1, NEXT 15,000 SF: 1, NEXT 20,000 SF: 1, EA 80,000 SF: 1 32,000 SF => UP TO 2 LOADING BERTHS INCENTIVE USES UG VII - LRC-C FIRST 25,000 SF: NONE, NEXT 75,000 SF: 1, NEXT 200,000 SF: 1, EA 300,000 SF: 1 80,000 SF => 1 LOADING BERTH 5+2+1 = 8 LOADING BERTHS REQUIRED		2 LOADING BERTHS PROPOSED (FOR INDUSTRIAL USE AND COMMERCIAL USE RESPECTIVELY)				DOES NOT COMPLY WITH UNDERLYING ZONING DISTRICT * SPECIAL PERMIT PER ZR 74-96 REQUIRED FOR WAIVER OF 6 LOADING BERTHS
44-60 36-70	BICYCLE PARKING				BICYCLE PARKING PER USE UG VI, UG VII, UG VIII & UG IX MAX. 1 PER 7,500 SF OF FLOOR AREA, 192,000 SF + 26,153 SF (CELLAR) = 218,153 SF / 7,500 SF => UP TO 29 BICYCLE PARKING SPACES REQUIRED				29 ENCLOSED BICYCLE SPACES PROPOSED		COMPLIES WITH UNDERLYING ZONING DISTRICT
34-02 26-41	STREET TREES			LENGTH OF SIDEWALK	1 TREE PER 25 LINEAR FEET OF STREET FRONTAGE OF ZONING LOT						COMPLIES WITH UNDERLYING ZONING DISTRICT
		20 BERRY STREET		200'-0"	8	TREES			5	TREES	NOTE: 17 TREES TO BE PROVIDED ON-SITE AND 7 TREES TO BE PROVIDED OFF-SITE PURSUANT TO 26-41; CONTRIBUTION TO DPR
		N 12TH STREET		200'-0"	8	TREES			7	TREES	
		N 13TH STREET		200'-0"	8	TREES			5	TREES	
					24 (TOTAL)	TREES			17 (TOTAL)	TREES	

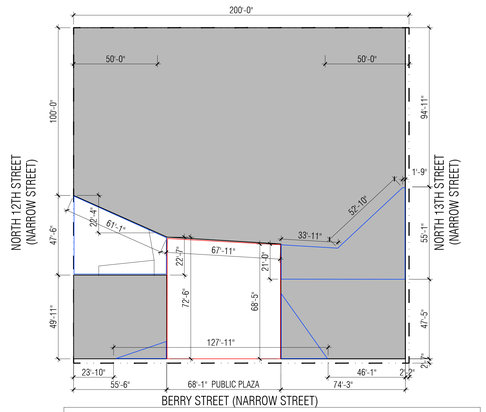
1 ZONING ANALYSIS
N.T.S



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

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

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



NORTH 12TH PROPOSED STREET WALL = 100' + 49'-11" = 149'-11"
% OF STREET WALL ON STREET LINE BELOW 12FT. = 86 % *(COMPLIES)*
% OF STREET WALL ON STREET LINE UP TO BASE HT. = 73.32 % *(COMPLIES)*
BERRY STREET PROPOSED STREET WALL = 46'-1" + 23'-10"= 69'-11"
% OF STREET WALL ON STREET LINE BELOW 12FT. = 100 %
(COMPLIES EXCLUDING PUBLICLY ACCESSIBLE OPEN SPACES, PER EXCEPTION)
% OF STREET WALL ON STREET LINE UP TO BASE HT. = 77.15% *(COMPLIES)*
NORTH 13TH STREET PROPOSED STREET WALL = 47'-5" + 94'-11" = 142'-4"
% OF STREET WALL ON STREET LINE BELOW 12FT. = 72 % *(COMPLIES)*
% OF STREET WALL ON STREET LINE UP TO BASE HT. = 81.26 % *(COMPLIES)*

LEGEND
PROPOSED PUBLIC PLAZA AREA
PROPOSED PAA AREA
PROPOSED BUILDING FOOTPRINT

SITE DATA

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

AREA CHART

USE	GFA	DEDUCTION	ZFA	FAR
C2				
PARKING / LOADING / BIKE STORAGE	40,000 SF	40,000 SF	0 SF	0.00
SUBTOTAL	40,000 SF	40,000 SF	0 SF	0.00
C1				
PARKING / LOADING	8,806 SF	8,806 SF	0 SF	0.00
MECHANICAL	5,041 SF	5,041 SF	0 SF	0.00
PERMITTED USES	26,153 SF	26,153 SF	0 SF	0.00
SUBTOTAL	40,000 SF	40,000 SF	0 SF	0.00
1ST FLOOR				
PARKING / LOADING	4,217 SF	2,088 SF	2,129 SF	0.05
PERMITTED USES	22,254 SF	668 SF	21,586 SF	0.54
REQUIRED INDUSTRIAL USES	0 SF	0 SF	0 SF	0.00
INCENTIVE USES	0 SF	0 SF	0 SF	0.00
SUBTOTAL	26,471 SF	2,756 SF	23,715 SF	0.59
2ND FLOOR				
PERMITTED USES	5,203 SF	156 SF	5,047 SF	0.13
REQUIRED INDUSTRIAL USES	24,342 SF	730 SF	23,612 SF	0.59
INCENTIVE USES	0 SF	0 SF	0 SF	0.00
SUBTOTAL	29,545 SF	886 SF	28,659 SF	0.72
3RD FLOOR				
PERMITTED USES	18,032 SF	541 SF	17,491 SF	0.44
REQUIRED INDUSTRIAL USES	8,648 SF	260 SF	8,388 SF	0.21
INCENTIVE USES	0 SF	0 SF	0 SF	0.00
TOTAL	26,680 SF	800 SF	25,880 SF	0.65
4TH FLOOR				
PERMITTED USES	0 SF	0 SF	0 SF	0.00
REQUIRED INDUSTRIAL USES	0 SF	0 SF	0 SF	0.00
INCENTIVE USES	12,873 SF	386 SF	12,487 SF	0.31
SUBTOTAL	12,873 SF	386 SF	12,487 SF	0.31
5TH FLOOR				
PERMITTED USES	11,379 SF	341 SF	11,038 SF	0.28
REQUIRED INDUSTRIAL USES	0 SF	0 SF	0 SF	0.00
INCENTIVE USES	7,158 SF	215 SF	6,943 SF	0.17
SUBTOTAL	18,537 SF	556 SF	17,981 SF	0.45
6TH FLOOR				
PERMITTED USES	11,379 SF	341 SF	11,038 SF	0.28
REQUIRED INDUSTRIAL USES	0 SF	0 SF	0 SF	0.00
INCENTIVE USES	7,158 SF	215 SF	6,943 SF	0.17
SUBTOTAL	18,537 SF	556 SF	17,981 SF	0.45
7TH FLOOR				
PERMITTED USES	0 SF	0 SF	0 SF	0.00
REQUIRED INDUSTRIAL USES	0 SF	0 SF	0 SF	0.00
INCENTIVE USES	18,429 SF	553 SF	17,876 SF	0.45
SUBTOTAL	18,429 SF	553 SF	17,876 SF	0.45
8TH FLOOR				
PERMITTED USES	0 SF	0 SF	0 SF	0.00
REQUIRED INDUSTRIAL USES	0 SF	0 SF	0 SF	0.00
INCENTIVE USES	18,429 SF	553 SF	17,876 SF	0.45
SUBTOTAL	18,429 SF	553 SF	17,876 SF	0.45
9TH FLOOR				
PERMITTED USES	0 SF	0 SF	0 SF	0.00
REQUIRED INDUSTRIAL USES	0 SF	0 SF	0 SF	0.00
INCENTIVE USES	18,429 SF	553 SF	17,876 SF	0.45
SUBTOTAL	18,429 SF	553 SF	17,876 SF	0.45
10TH FLOOR				
PERMITTED USES	12,032 SF	361 SF	11,671 SF	0.29
REQUIRED INDUSTRIAL USES	0 SF	0 SF	0 SF	0.00
INCENTIVE USES	0 SF	0 SF	0 SF	0.00
SUBTOTAL	12,032 SF	361 SF	11,671 SF	0.29
TOTAL				
PERMITTED USES	164,495 SF	84,495 SF	80,000 SF	2.00
REQUIRED INDUSTRIAL USES	32,990 SF	990 SF	32,000 SF	0.80
INCENTIVE USES	82,475 SF	2,475 SF	80,000 SF	2.00
GRAND TOTAL	279,960 SF	87,960 SF	192,000 SF	4.80

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DATE 6.5.2025 DRAWN BY KL CHECKED BY

REGISTERED ARCHITECT RICHARD VALSON 031076 STATE OF NEW YORK

SHEET TITLE
ZONING ANALYSIS

SCALE
1/16" = 1'-0"

SHEET NO.
Z-001.00
2 of 17

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NOTES TO USERS

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

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

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

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

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

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

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

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Silver Spring, Maryland 20910-3182
(301) 713-3242

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

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

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

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

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

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

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



LEGEND

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

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

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

FLOODWAY AREAS IN ZONE AE

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

OTHER FLOOD AREAS

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

OTHER AREAS

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

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

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

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the National Geodetic Vertical Datum of 1929
A—A Cross section line
23—23 Transect line
87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
²476⁰⁰⁰ᵐN — 1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT — 5000-foot grid ticks: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

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

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

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

NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 0202F

FIRM
FLOOD INSURANCE RATE MAP

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

PANEL 202 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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

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

MAP NUMBER
3604970202F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency

1 2007 EFFECTIVE FIRM MAP

NOT TO SCALE

NOTES TO USERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



LEGEND

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CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Limit of Moderate Wave Action
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988
A—A Cross section line
23—23 Transect line
Culvert, Flume, Penstock or Aqueduct
Road or Railroad Bridge
Footbridge
87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
²476⁰⁰⁰ᵐN — 1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT — 5000-foot grid values: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS

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

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150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 0202G

FIRM
FLOOD INSURANCE RATE MAP

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

PANEL 202 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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

PRELIMINARY
DECEMBER 5, 2013

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

MAP NUMBER
3604970202G

MAP REVISED

Federal Emergency Management Agency

2 2013 PRELIMINARY FIRM FLOOD MAP

NOT TO SCALE

STUDIO V
ARCHITECTURE

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BROOKLYN
NEW YORK,NY 11249

NO. 19010

OWNER/CLIENT

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LIGHTING DESIGNER/ TILLOTSON DESIGN ASSOCIATES
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REVISIONS

01	10.16.2020	PRE APPLICATION STATEMENT
02	12.21.2021	DRAFT LAND USE APPLICATION
03	03.31.2023	DRAFT LAND USE APPLICATION
04	02.08.2024	FILED LAND USE APPLICATION V1
05	11.05.2024	FILED LAND USE APPLICATION V2
06	04.21.2025	FILED LAND USE APPLICATION V3
07	06.05.2025	FILED LAND USE APPLICATION V4

DATE	DRAWN BY	CHECKED BY
6.5.2025	KL	

REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

SHEET TITLE

ZONING DIAGRAMS

SCALE

NTS

SHEET NO.

Z-002.00

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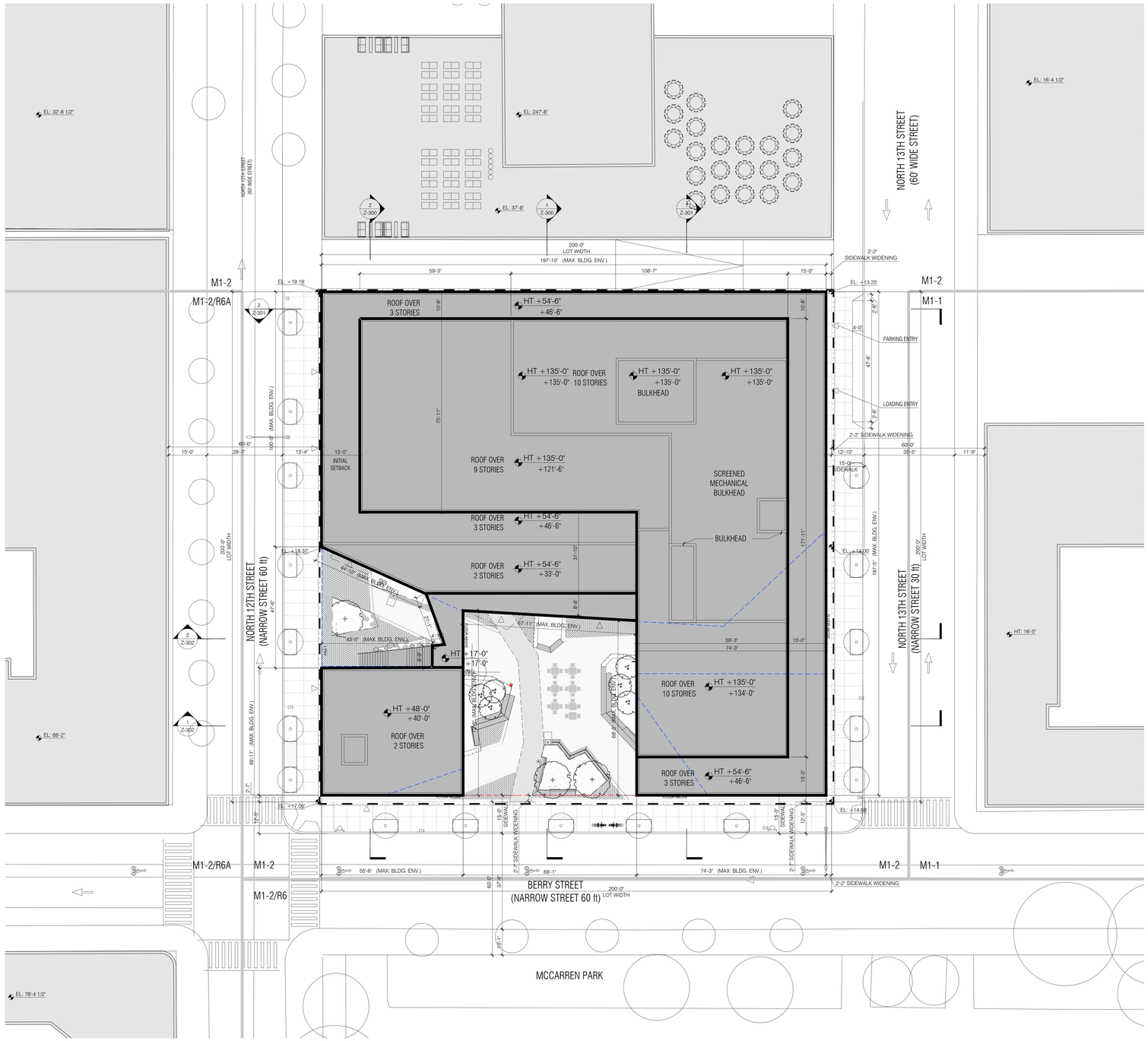

1 SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES
7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF OF 1988 (NAVD88) WHICH IS 1.095 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
8. LAYOUT OF ROOF TERRACES AND LANDSCAPE AREAS SUBJECT TO CHANGE
9. ADDITINAL ENTRANCES FOR GROUND FLOOR RETAIL AND SECONDARY ENTRANCE AND EGRESS PERMITTED
10. APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMETN SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT . THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES
11. FOOTPRINT EXISTING BUILDINGS PER NYC PLUTO DATABASE

LEGEND

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

STUDIO V
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REVISIONS

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DATE	DRAWN BY	CHECKED BY
6.5.2025	KL	

REGISTERED ARCHITECT · JOSEPH VACCARO · 031076 · STATE OF NEW YORK

SHEET TITLE
ZONING SITE PLAN

SCALE
1/16" = 1'-0"

SHEET NO.
Z-010.00
4 of 17

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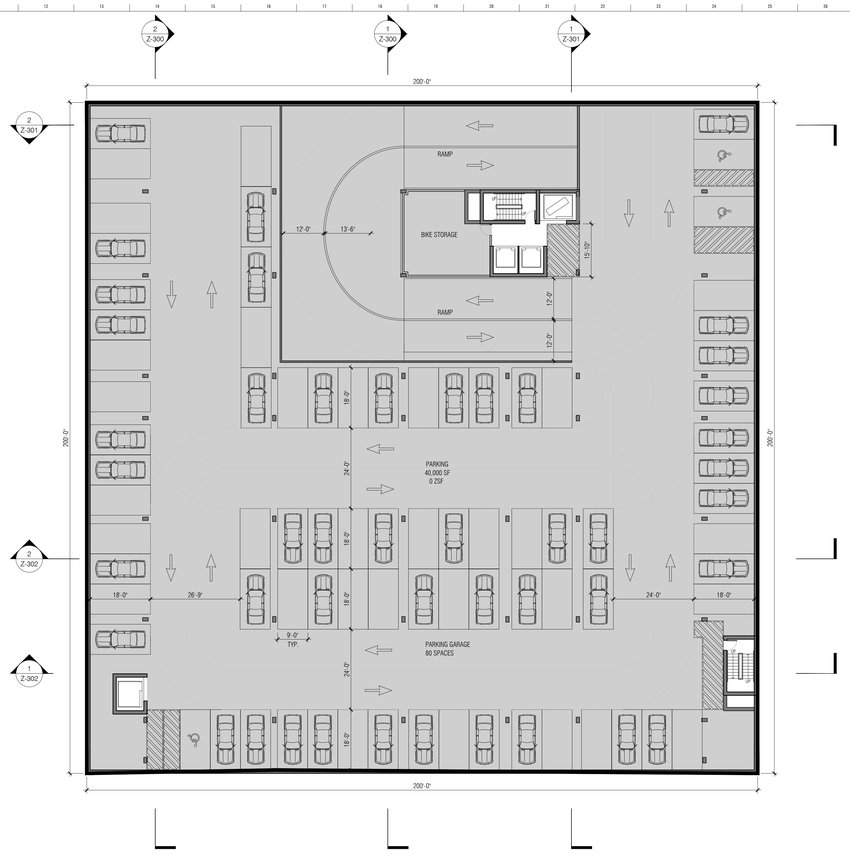
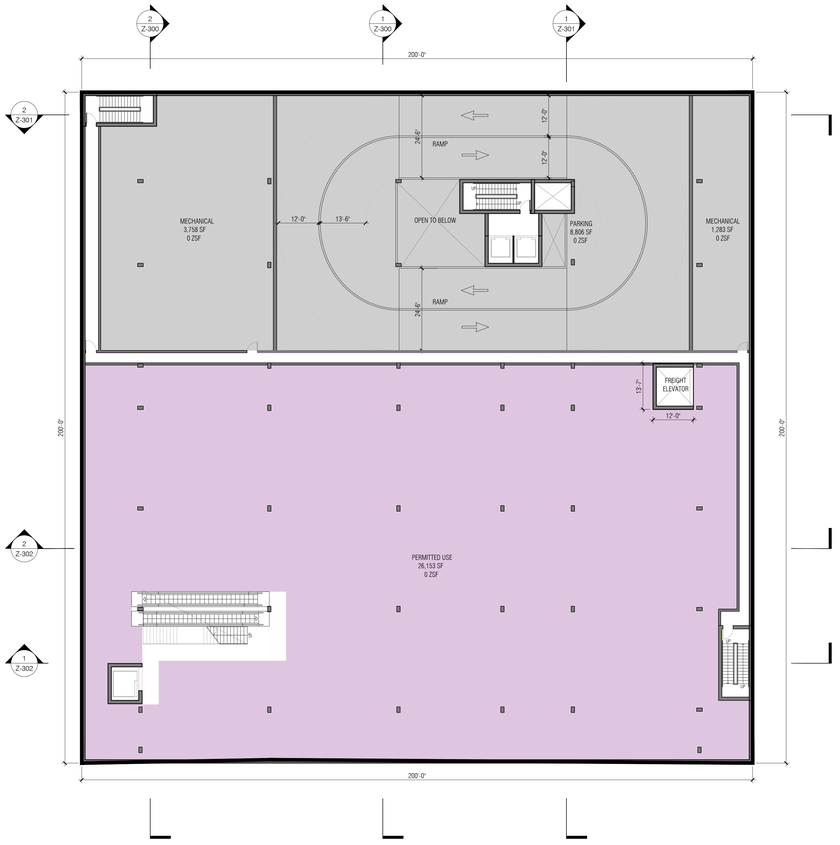


1 SUB CELLAR PLAN
1/16" = 1'-0"



2 CELLAR PLAN
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REVISIONS

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06	04.21.2025	FILED LAND USE APPLICATION V3
07	06.05.2025	FILED LAND USE APPLICATION V4

DATE	DRAWN BY	CHECKED BY
6.5.2025	CB	

REGISTERED ARCHITECT — DANIEL VALCOVA — 031075 — STATE OF NEW YORK

SHEET TITLE
CELLAR/SUBCELLAR PLAN

SCALE
1/16" = 1'-0"

SHEET NO.
Z-100.00
5 of 17

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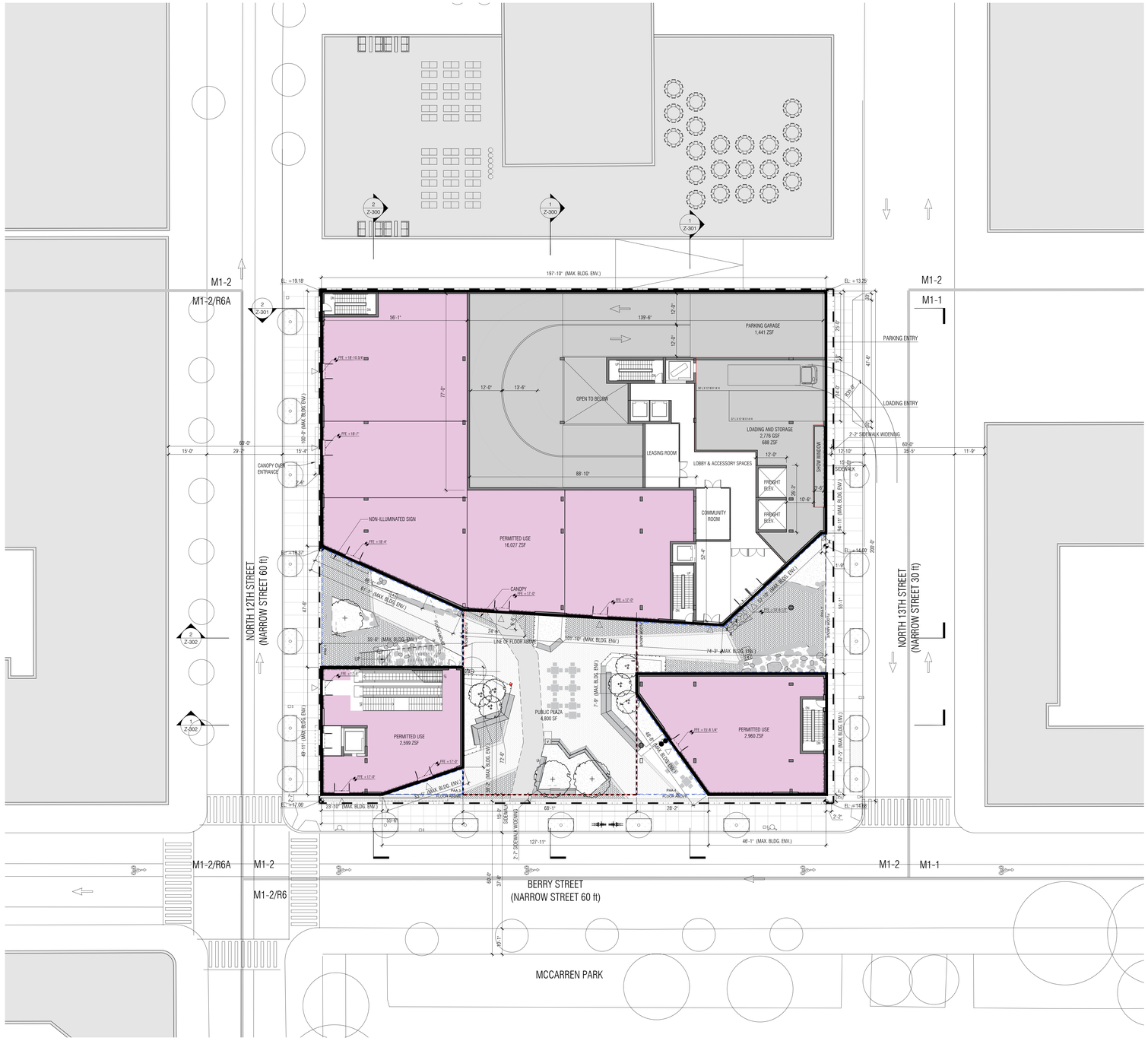

1 1ST FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
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7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF OF 1988 (NAVD88) WHICH IS 1.095 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
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- COMMUNITY ACCESS POINT
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- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R9 /C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PROPOSED PUBLIC PLAZA AREA
- PROPOSED PAA AREA
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- EXISTING POST
- EXISTING MANHOLE
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- EXISTING STREET VENT GRILLE
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- PARKING / MECHANICAL / LOADING
- PERMITTED USE
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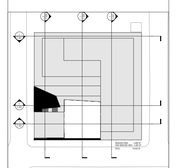

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DATE: 6.5.2025 | DRAWN BY: CB | CHECKED BY:

REGISTERED ARCHITECT EDUARD VALCOVA 031078 STATE OF NEW YORK

SHEET TITLE
1ST FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NO.
Z-101.00

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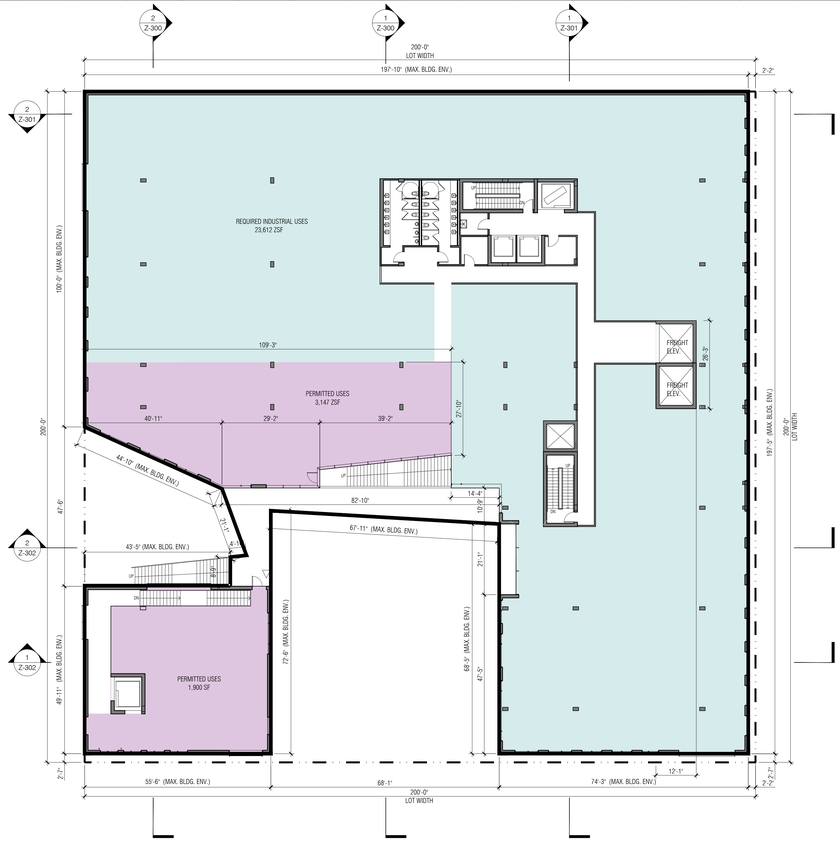
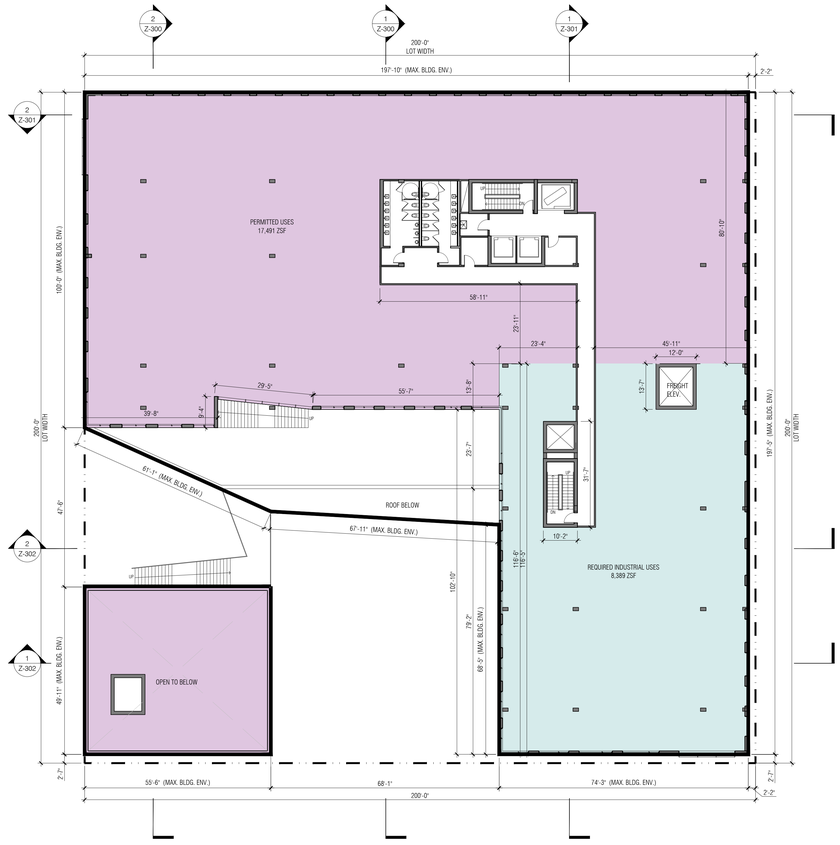


1 2ND FLOOR PLAN
1/16" = 1'-0"



2 3RD FLOOR PLAN
1/16" = 1'-0"

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- 3B — # STORIES W/ BASEMENT
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- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
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6.5.2025	KL	

REGISTERED ARCHITECT — DEBRA VARONA — 031075 — STATE OF NEW YORK

SHEET TITLE
2ND AND 3RD FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NO.
Z-102.00
7 of 17

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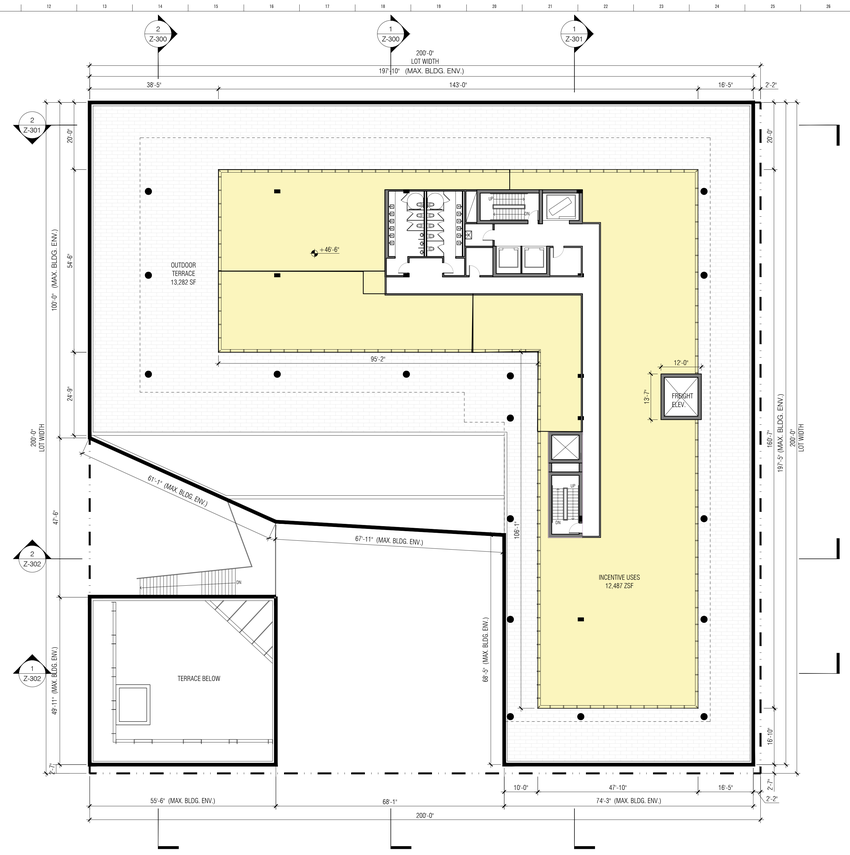
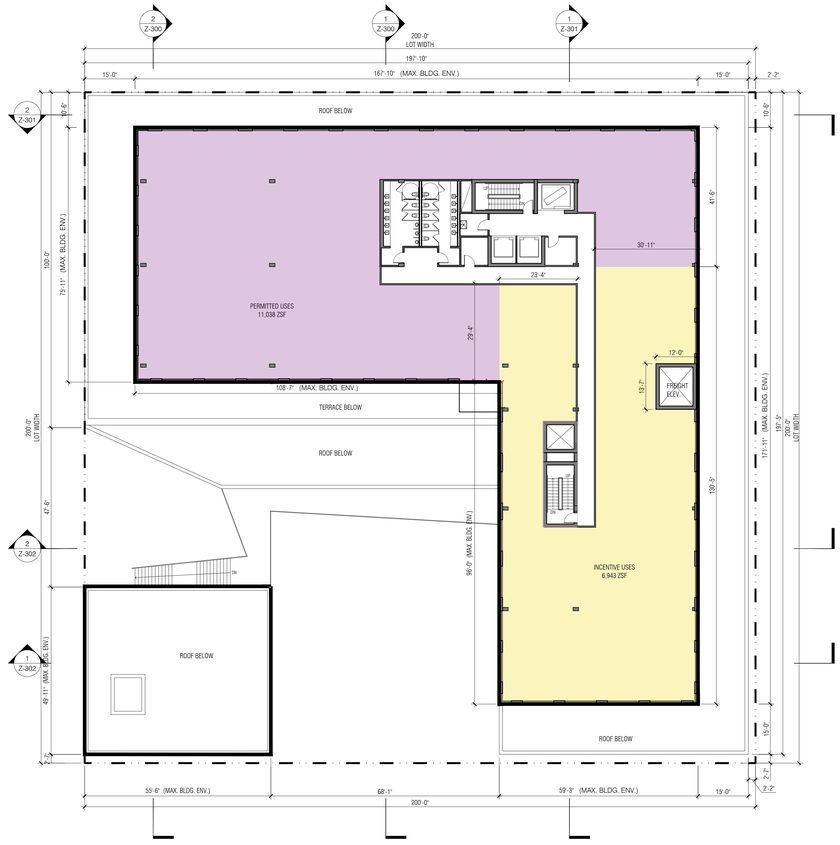


1 4TH FLOOR PLAN
1/16" = 1'-0"



2 5TH-6TH FLOOR PLAN
1/16" = 1'-0"

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- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
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REGISTERED ARCHITECT — DANIEL VALDOSTA — 031075 — STATE OF NEW YORK

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

SCALE
1/16" = 1'-0"

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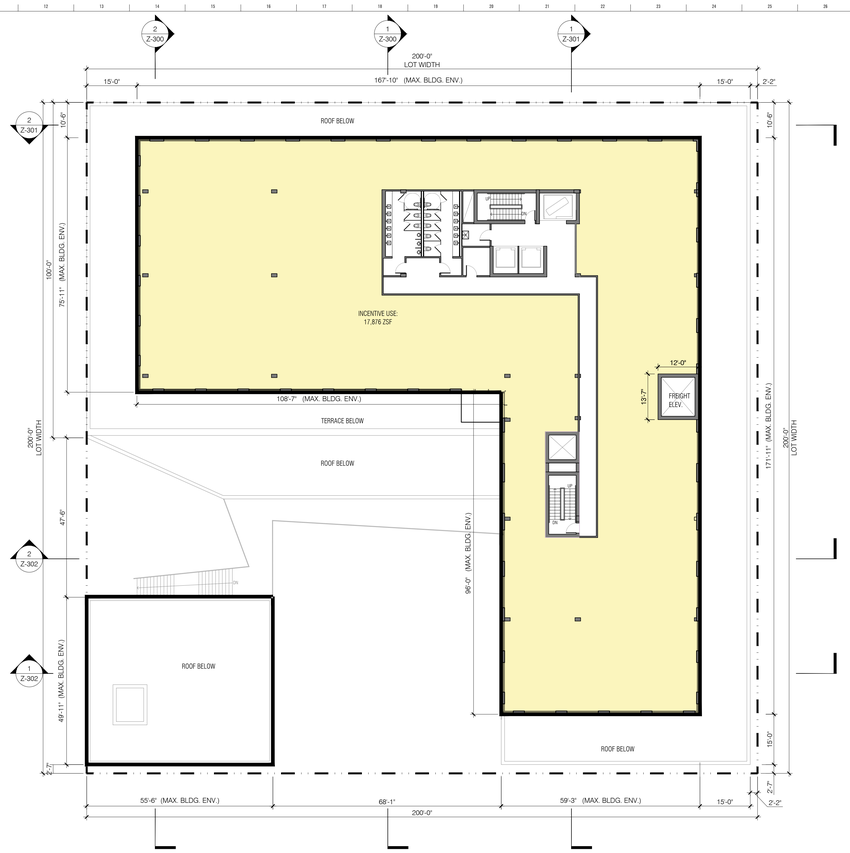

1 7TH-9TH FLOOR PLAN
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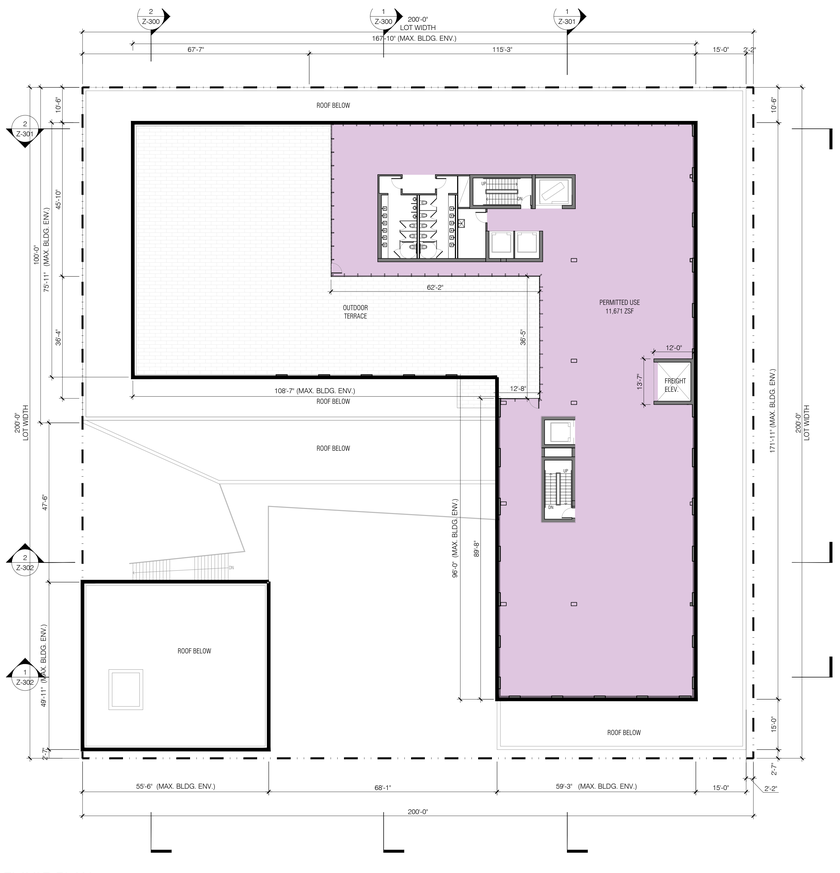

2 10TH FLOOR PLAN
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6.5.2025	KL	

REGISTERED ARCHITECT EDGARD VALDOR 031076 STATE OF NEW YORK

SHEET TITLE
7TH-9TH AND 10TH FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NO.
Z-104.00
9 of 17

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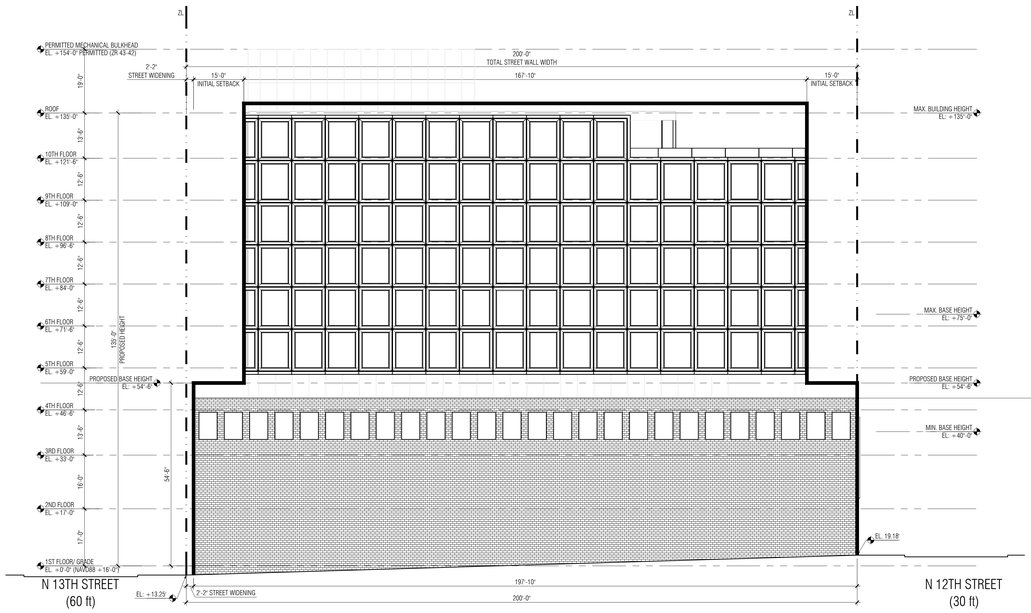
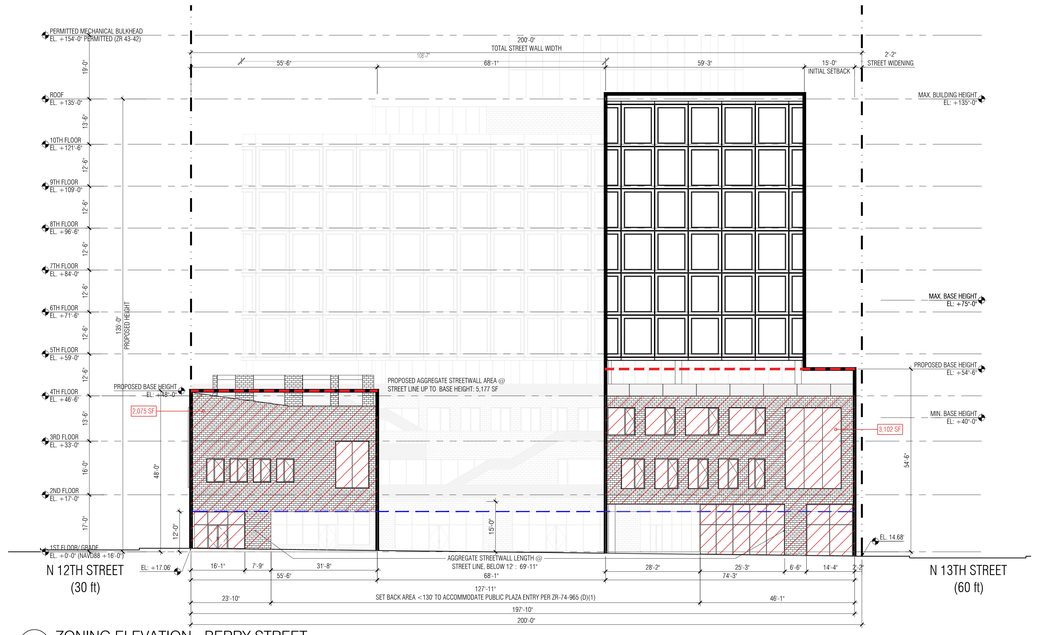


1 ZONING ELEVATION - NORTH FACING
1/16" = 1'-0"



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

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

4 ZONING ELEVATION - NORTH 13TH STREET
1/16" = 1'-0"

STREETWALL AREA @ STREETLINE, UP TO BASE HEIGHT COMPLIANCE (PER ZR 74-945(D)(1)) (70% MINIMUM)							
LOCATION	AGGREGATE STREET WALL WIDTH	PROPOSED BASE HEIGHT	TOTAL STREETWALL SURFACE AREA	MINIMUM REQUIRED STREETWALL AREA @ STREETLINE (70%)	PROPOSED STREETWALL AREA @ STREET LINE	PERCENTAGE	COMPLIANCE NOTES
BERRY STREET	55'-6" 74'-3"	48'-0" 54'-6"	2,664.00 + 4,046.63 = 6,710.63	4,697.4	2,075.0 + 3,102.0 = 5,177.0	77.15%	COMPLIES
NORTH 12TH STREET	49'-11" 125'-0"	48'-0" 54'-6"	2,396.00 + 6,813.00 = 9,209.00	6,446.3	2,166.0 + 4,586.0 = 6,752.0	73.32%	COMPLIES
NORTH 13TH STREET	197'-5"	54'-6"	10,759.21	7,531.4	8,743.0	81.26%	COMPLIES

STREETWALL WIDTH @ STREETLINE, BELOW 12' COMPLIANCE (PER ZR 74-945(D)(1)) (70% MINIMUM)					
LOCATION	AGGREGATE STREET WALL WIDTH	MINIMUM REQUIRED STREETWALL WIDTH @ STREETLINE (70%)	PROPOSED STREETWALL WIDTH @ STREET LINE	PERCENTAGE	COMPLIANCE NOTES
BERRY STREET	129'-9"	90.83	69'-11"	100% > 70%	100% (EXCLUDING PUBLICLY ACCESSIBLE OPEN SPACES, PER ZR 74-965(D)(1) EXCEPTION) COMPLIES.
NORTH 12TH STREET	174'-11"	122.44	149'-11"	86% > 70%	COMPLIES
NORTH 13TH STREET	197'-5"	138.19	142'-4"	72% > 70%	COMPLIES

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BASE HEIGHT AT STREET WALL TO DELINEATE STREET FACADE LIMIT SUBJECT TO 70% FACADE FRONTAGE AREA REQUIREMENT PER ZR 74-945(d) (1)
- 12 FT. HEIGHT AT STREET WALL TO DELINEATE MINIMUM 70% FRONTAGE REQUIREMENT AT STREET LINE PER ZR 74-945(d) (1)
- 1,234 SF — STREET FACADE AREA ANNOTATION SHOWING PROPOSED FRONTAGE PER ZR-74-945(d) (1)

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
2. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY.

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES
7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF OF 1988 (NAVD88) WHICH IS 1.095 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
8. LAYOUT OF ROOF TERRACES AND LANDSCAPE AREAS SUBJECT TO CHANGE
9. ADDITNAL ENTRANCES FOR GROUND FLOOR RETAIL AND SECONDARY ENTRANCE AND EGRESS PERMITTED
10. APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENTS SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES
11. FOOTPRINT EXISTING BUILDINGS PER NYC PLUTO DATABASE

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06	04.21.2025	FILED LAND USE APPLICATION V3
07	06.05.2025	FILED LAND USE APPLICATION V4

DATE 6.5.2025 | DRAWN BY CB | CHECKED BY

REGISTERED ARCHITECT DAVID VALCOURT 031076 STATE OF NEW YORK

SHEET TITLE
ELEVATIONS

SCALE
1/16" = 1'-0"

SHEET NO.
Z-200.00

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PUBLIC PLAZA TRANSPARENCY COMPLIANCE (PER ZR 37-76) (50% MINIMUM)					
LOCATION	GROUND FLOOR PLAZA WALL AREA	MINIMUM REQUIRED PLAZA WALL TRANSPARENCY	PROPOSED PLAZA WALL TRANSPARENCY AREA	PROPOSED PLAZA WALL TRANSPARENCY PERCENTAGE	COMPLIANCE NOTES
PAA 1 - ①	855 SF	50%	454 SF	53%	COMPLIES. THIS IS EXEMPT AS THIS IS NOT A PLAZA WALL.
PAA 1 - ②	677 SF	50%	156 SF	23%	DOES NOT COMPLY. THIS IS EXEMPT AS THIS IS NOT A PLAZA WALL.
PAA 2 - ③	740 SF	50%	407 SF	55%	COMPLIES. THIS IS EXEMPT AS THIS IS NOT A PLAZA WALL.
PAA 2 - ④	475 SF	50%	238 SF	50%	COMPLIES. THIS IS EXEMPT AS THIS IS NOT A PLAZA WALL.
PAA 2 - ⑤	1,040 SF	50%	0 SF	0%	DOES NOT COMPLY. THIS IS EXEMPT AS THIS IS NOT A PLAZA WALL.
PAA 3 - ⑥	382 SF	50%	278 SF	73%	COMPLIES. THIS IS EXEMPT AS THIS IS NOT A PLAZA WALL.
PAA 4 - ⑦	590 SF	50%	361 SF	61%	COMPLIES. THIS IS EXEMPT AS THIS IS NOT A PLAZA WALL.
PUBLIC PLAZA - ⑧	951 SF	50%	500 SF	53%	COMPLIES.
PUBLIC PLAZA - ⑨	548 SF	50%	302 SF	55%	COMPLIES.
PUBLIC PLAZA - ⑩	108 SF	50%	55 SF	51%	COMPLIES.

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- FACADE AREA DELINEATION OF GROUND FLOOR LEVEL PUBLIC PLAZA FACADE PER ZR 74-945(f) & 37-76(c) UP TO 14'-0" ABOVE THE LEVEL OF ADJOINING SIDEWALK OR THE LOWER GROUND FLOOR CEILING WHERE APPLICABLE)
- TRANSPARENT PLAZA FRONTAGE AREA PER ZR 37-76(c) (50% BELOW 14' OR CEILING HT.)
- TRANSPARENT MATERIAL

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

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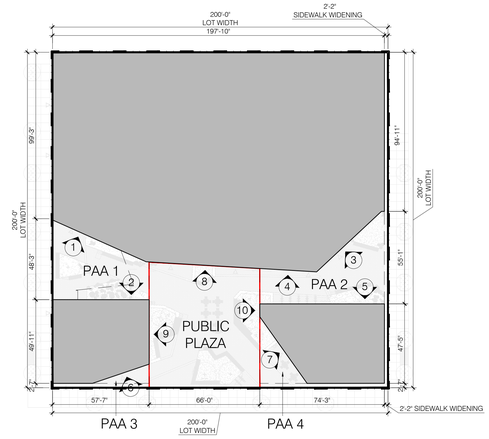
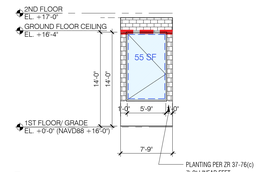
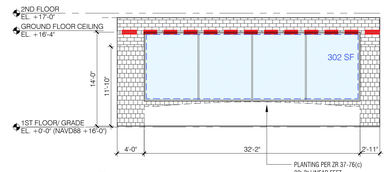


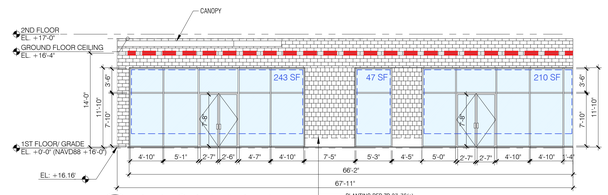
13 KEY PLAN
1/8" = 1'-0"



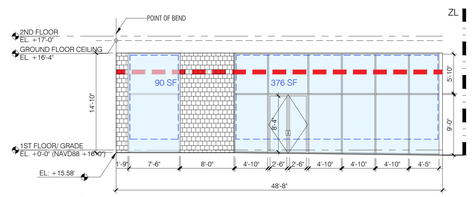
10 PUBLIC PLAZA DETAIL ELEVATION
1/8" = 1'-0"



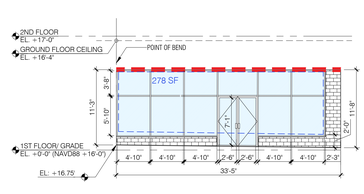
9 PUBLIC PLAZA DETAIL ELEVATION
1/8" = 1'-0"



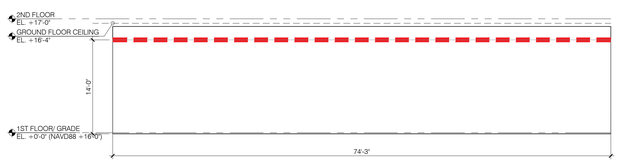
8 PUBLIC PLAZA DETAIL ELEVATION
1/8" = 1'-0"



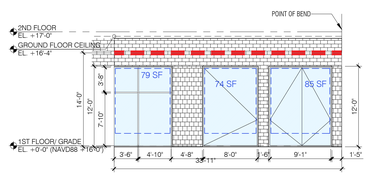
7 PAA 4 DETAIL ELEVATION
1/8" = 1'-0"



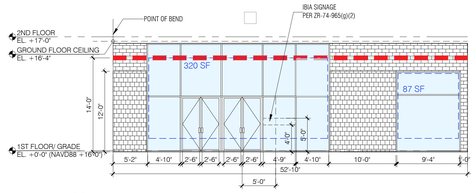
6 PAA 3 DETAIL ELEVATION
1/8" = 1'-0"



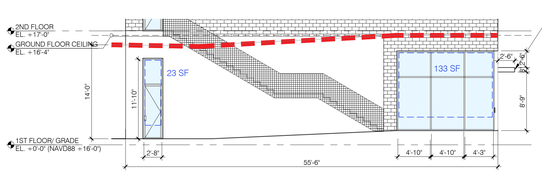
5 PAA 2 DETAIL ELEVATION
1/8" = 1'-0"



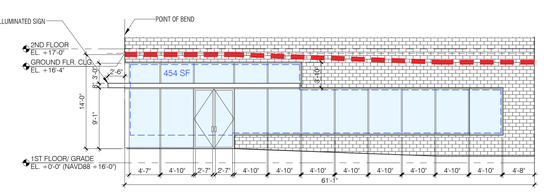
4 PAA 2 DETAIL ELEVATION
1/8" = 1'-0"



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



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



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

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DATE	DRAWN BY	CHECKED BY
6.5.2025	KL	

REGISTERED ARCHITECT EDUARD VALDES 031076 STATE OF NEW YORK

SHEET TITLE
DETAIL ELEVATIONS - PLAZA WALL COMPLIANCE

SCALE
1/8" = 1'-0"

SHEET NO.
Z-210.00

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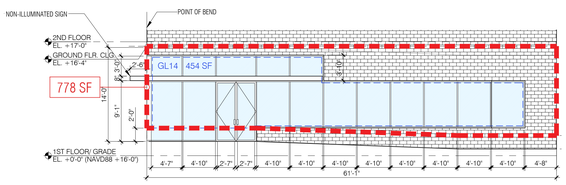
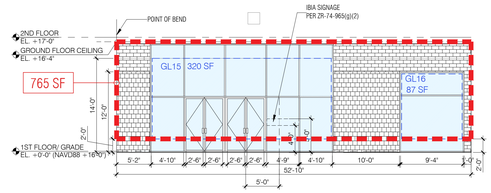
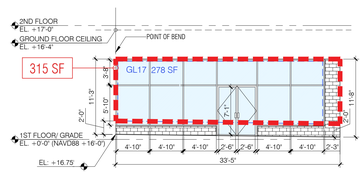


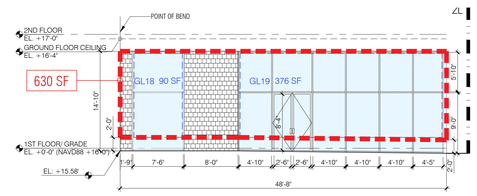
4 PAA1 DETAIL ELEVATION
1/16" = 1'-0"



7 PAA2 DETAIL ELEVATION
1/16" = 1'-0"



5 PAA3 DETAIL ELEVATION
1/16" = 1'-0"

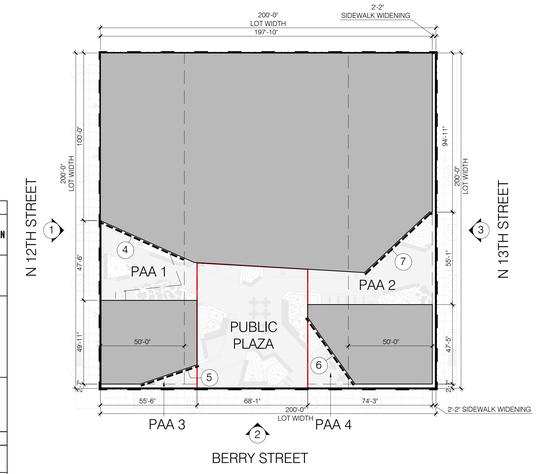


6 PAA4 DETAIL ELEVATION
1/16" = 1'-0"

LEGEND	
	ZONING LOT LINE
	PROPOSED MAXIMUM BUILDING ENVELOPE
	SURFACE AREA OF GROUND FLOOR STREET LEVEL PER ZR 74-945(e) & 37-34 (MEASURED BETWEEN 2'-0" ABOVE THE LEVEL OF ADJOINING SIDEWALK & THE GROUND FLOOR CEILING, HIGHER THAN 12' ABOVE ADJOINING SIDEWALK)
	TRANSPARENT FRONTAGE AREA PER ZR 37-34
	TRANSPARENT MATERIAL

GROUND FLOOR GLAZING ELEMENT AREA SUMMARY CHART

LOCATION	GLAZING ELEMENT	SIZE OF TRANSPARENCY AREA PROVIDED	SUM OF ALL TRANSPARENCY AREA ON FRONTAGE
BERRY STREET	GL1	127 SF	615 SF
	GL2	317 SF	
	GL3	171 SF	
NORTH 12TH ST	GL4	12 SF	1,134 SF
	GL5	299 SF	
	GL6	246 SF	
	GL7	157 SF	
	GL8	152 SF	
	GL9	268 SF	
NORTH 13TH ST	GL10	178 SF	921 SF
	GL11	178 SF	
	GL12	156 SF	
	GL13	409 SF	
PAA1	GL14	454 SF	454 SF
PAA2	GL15	320 SF	407 SF
	GL16	87 SF	
PAA3	GL17	278 SF	278 SF
PAA4	GL18	90 SF	466 SF
	GL19	376 SF	

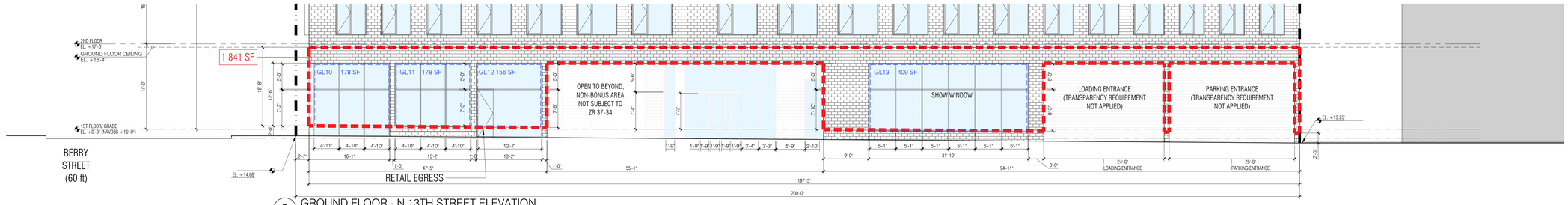


13 KEY PLAN
1/8" = 1'-0"

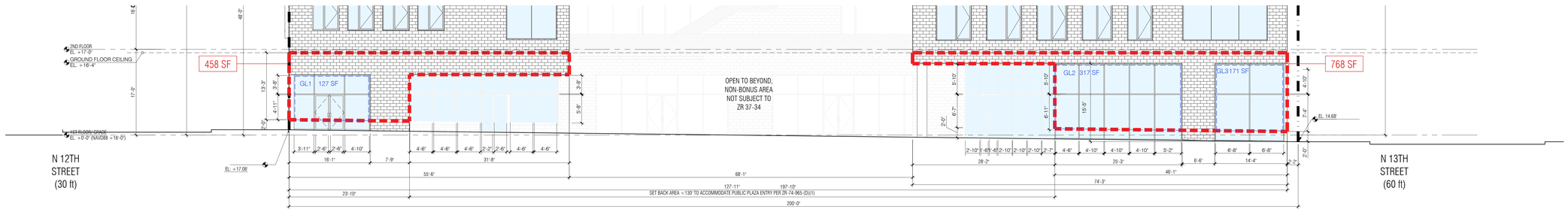
GROUND FLOOR TRANSPARENCY COMPLIANCE (PER ZR 74-965(e) & 37-34) (50% MINIMUM)

LOCATION	GROUND FLOOR STREET WALL AREA	MINIMUM REQUIRED STREETWALL TRANSPARENCY AREA (50%)	PROPOSED STREETWALL GLAZING AREA	PROPOSED STREETWALL TRANSPARENCY	COMPLIANCE NOTES
BERRY STREET+(PAA3+4)	458+768+315+630 = 2,171 SF	1,017 SF	615 + 278 + 466 = 1359 SF	63%	COMPLIES
NORTH 12TH ST +(PAA1)	1181+648+778 = 2,607 SF	1,304 SF	1134 + 454 = 1588 SF	60%	COMPLIES
NORTH 13TH ST +(PAA2)	1841+765 = 2,606 SF	1,303 SF	921 + 407 = 1328 SF	51%	COMPLIES

8 GROUND FLOOR TRANSPARENCY COMPLIANCE CHART
NO SCALE



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



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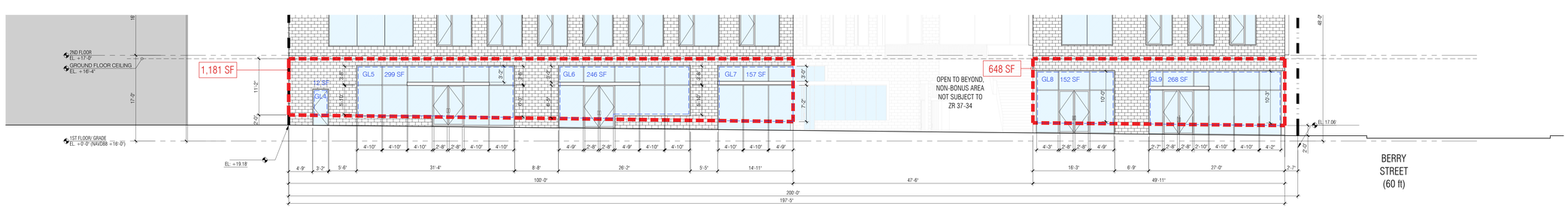
1/16" = 1'-0"



1 GROUND FLOOR - N 12TH STREET ELEVATION
1/16" = 1'-0"

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REVISIONS

01	10.16.2020	PRE APPLICATION STATEMENT
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06	04.21.2025	FILED LAND USE APPLICATION V3
07	06.05.2025	FILED LAND USE APPLICATION V4

DATE 6.5.2025 | DRAWN BY CB | CHECKED BY

REGISTERED ARCHITECT
JOHN VALDOS
031076
STATE OF NEW YORK

SHEET TITLE
DETAIL ELEVATIONS - STREET WALL COMPLIANCE

SCALE
1/8" = 1'-0"

SHEET NO.
Z-211.00
12 of 17

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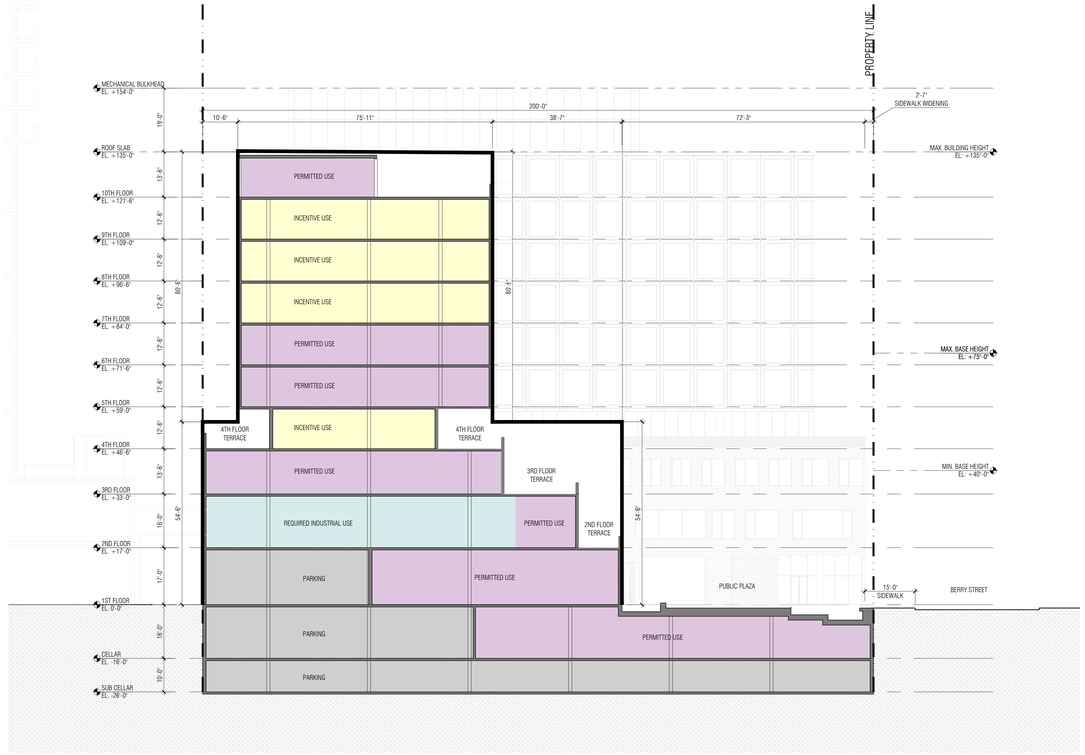
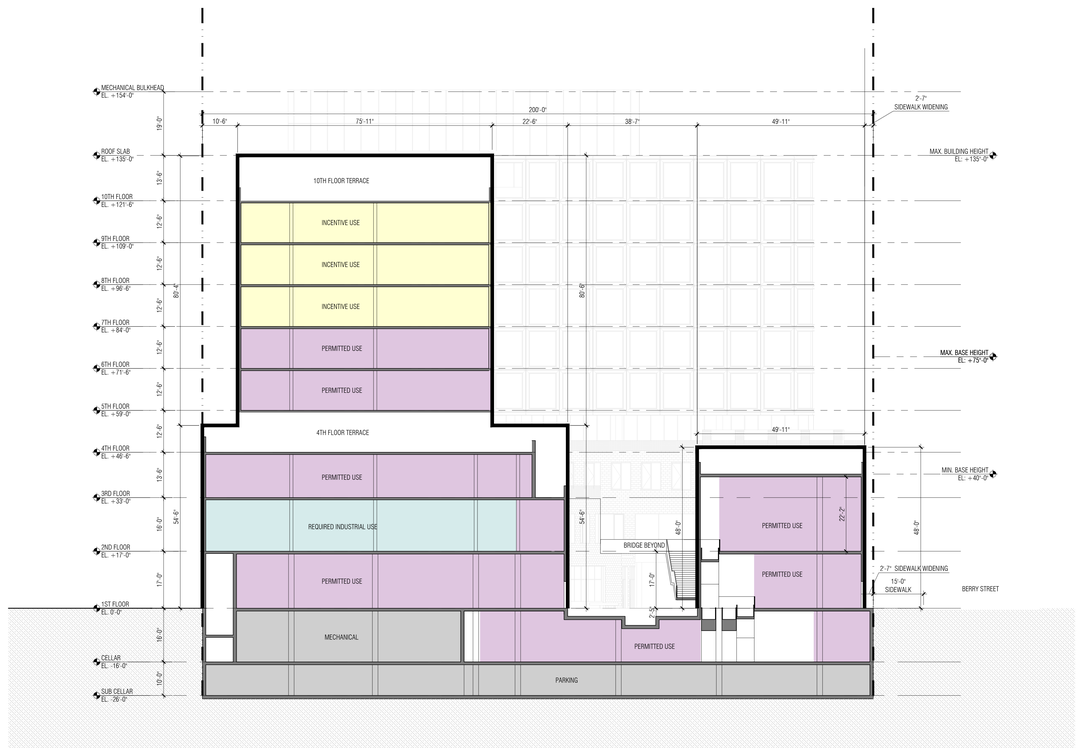
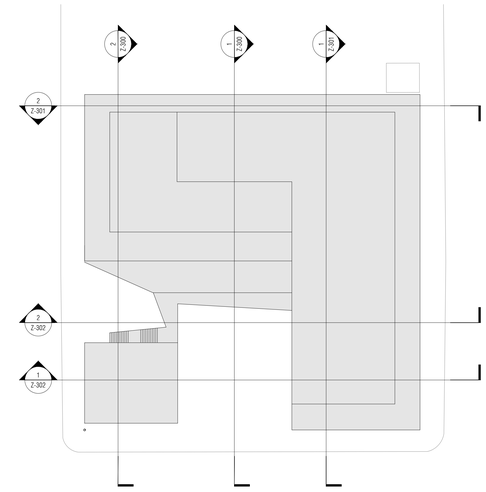


1 SECTION 1
1/16" = 1'-0"



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



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

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
3. INTERIOR PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
4. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY
5. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES
7. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF OF 1988 (NAVD88) WHICH IS 1.095 ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NEW JERSEY
8. LAYOUT OF ROOF TERRACES AND LANDSCAPE AREAS SUBJECT TO CHANGE
9. ADDITINAL ENTRANCES FOR GROUND FLOOR RETAIL AND SECONDARY ENTRANCE AND EGRESS PERMITTED
10. APPLICANT STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMETN SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUND PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT . THE ARCHITECT BEARS NO RESPONSIBILITY FOR INCORRECT INFORMATION ON SURROUNDING PROPERTIES
11. FOOTPRINT EXISTING BUILDINGS PER NYC PLUTO DATABASE

LEGEND

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

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DATE 6.5.2025 DRAWN BY KL CHECKED BY

REGISTERED ARCHITECT DIANA VALCARCEL 031076 STATE OF NEW YORK

SHEET TITLE
SECTIONS

SCALE
1/16" = 1'-0"

SHEET NO.
Z-300.00
13 of 17

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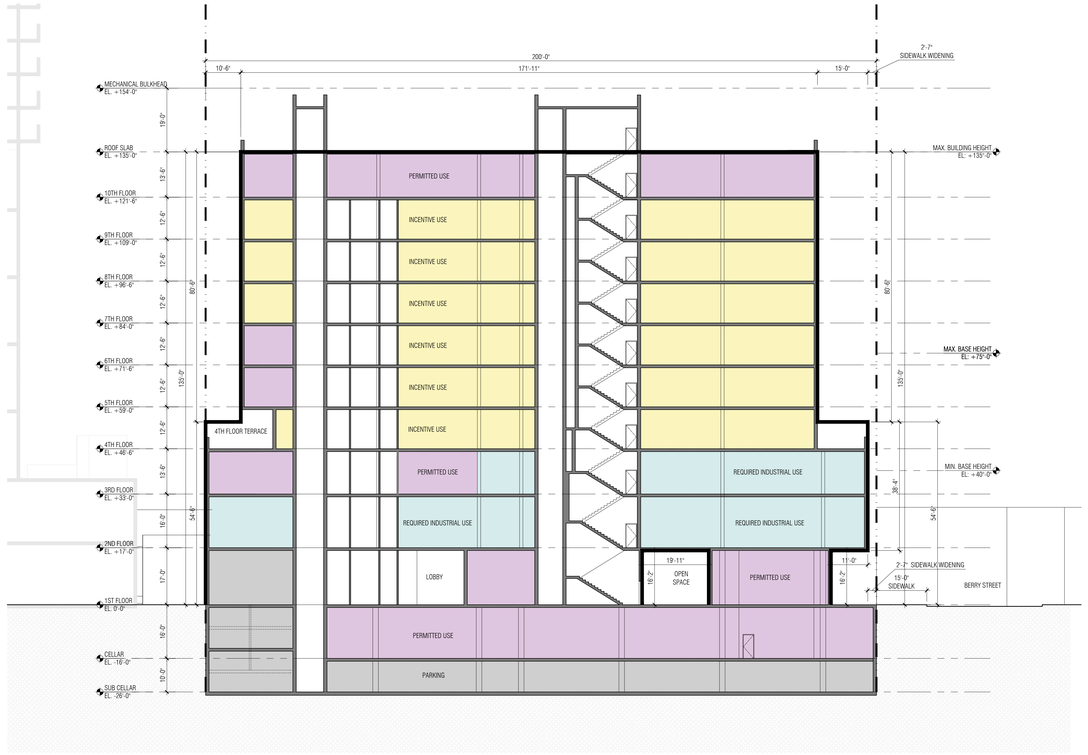
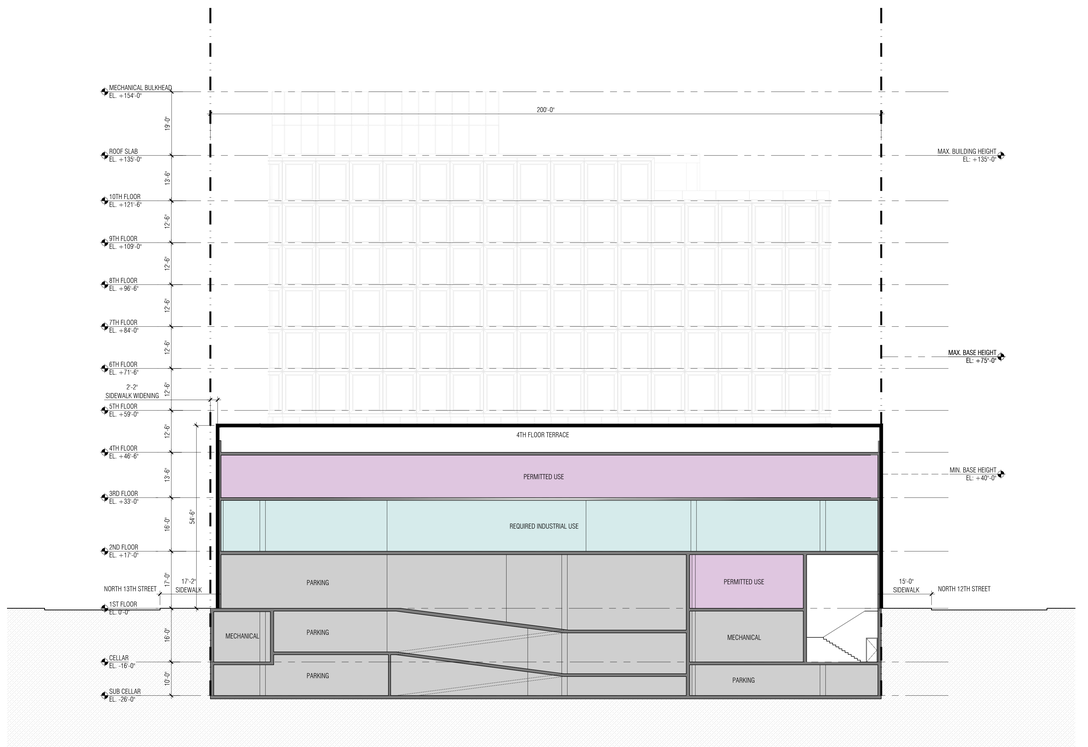
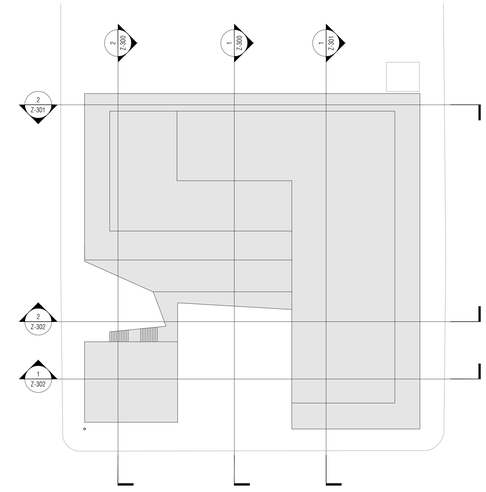


1 SECTION 1
1/16" = 1'-0"



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



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

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

STUDIO V
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DATE	DRAWN BY	CHECKED BY
6.5.2025	CB	

REGISTERED ARCHITECT BRAD VALCARE 031076 STATE OF NEW YORK

SHEET TITLE
SECTIONS

SCALE
1/16" = 1'-0"

SHEET NO.
Z-301.00
14 of 17

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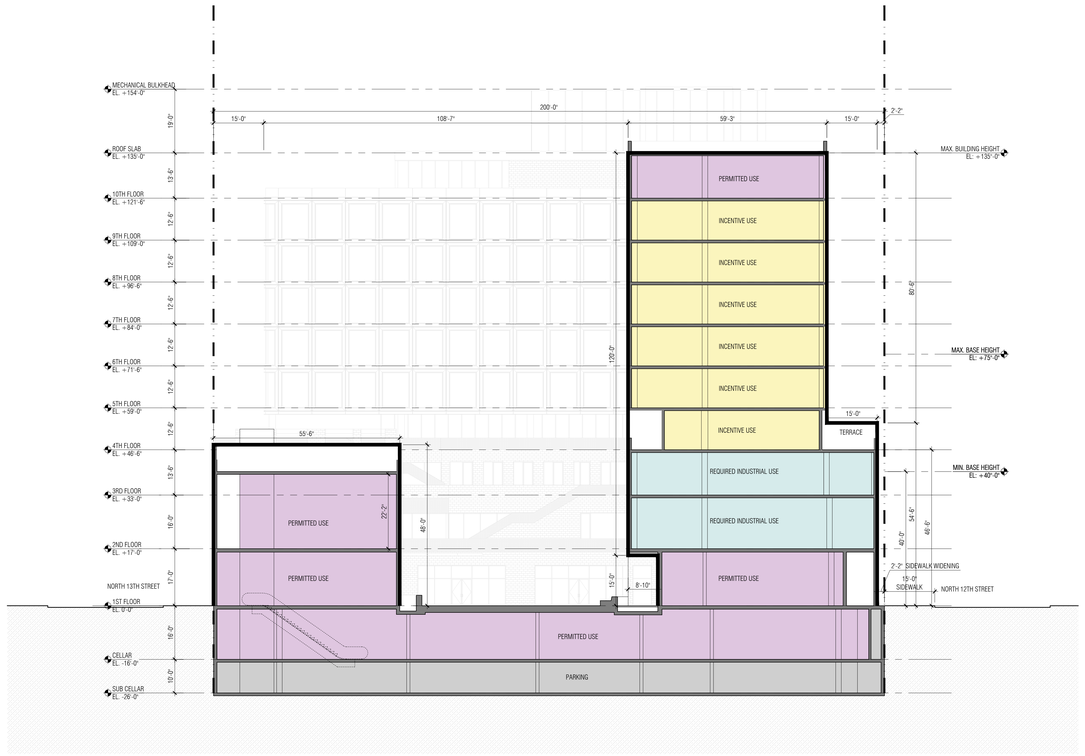

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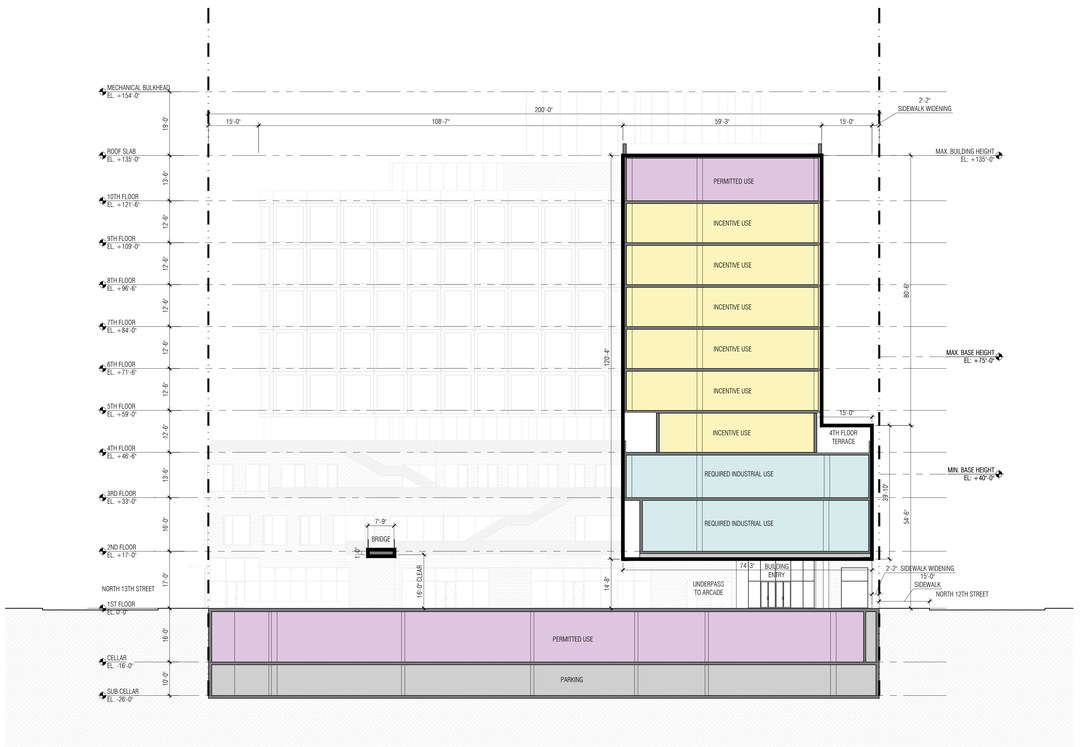
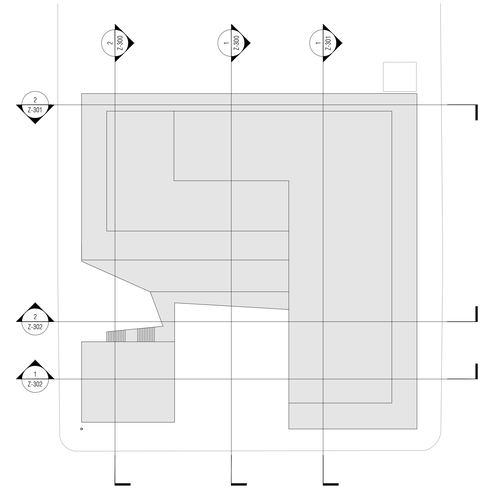


2 SECTION 2
1/16" = 1'-0"



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- PROPOSED PAA AREA
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- P — EXISTING POST
- MH MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +135' (HT +135) — PROP. MAX. BLDG. ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PARKING / MECHANICAL / LOADING
- PERMITTED USE
- REQUIRED INDUSTRIAL USE
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DATE 6.5.2025 | DRAWN BY KL | CHECKED BY

REGISTERED ARCHITECT KEVIN LAGRAND VALDEZ 031076 STATE OF NEW YORK

SHEET TITLE
SECTIONS

SCALE
1/16" = 1'-0"

SHEET NO.
Z-302.00

15 of 17

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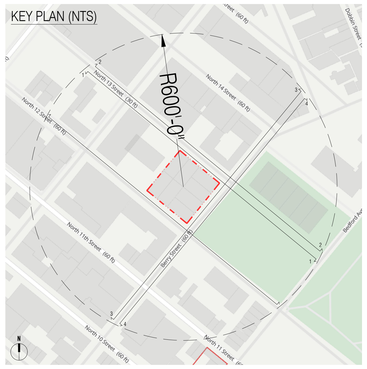
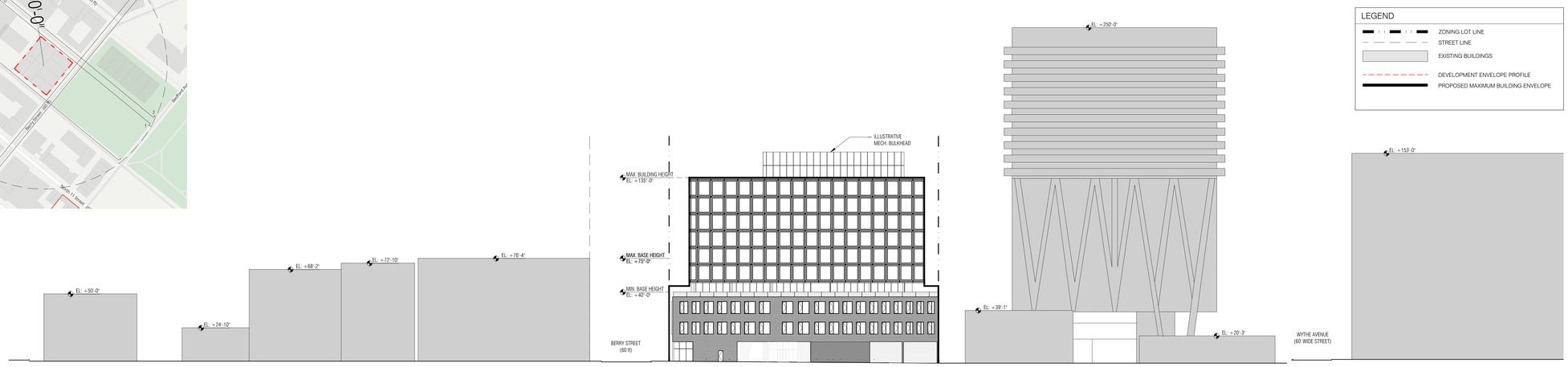
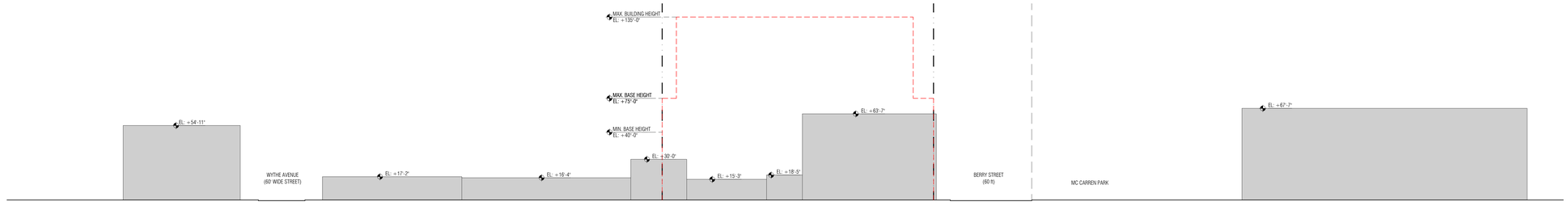
KEY PLAN (NTS)

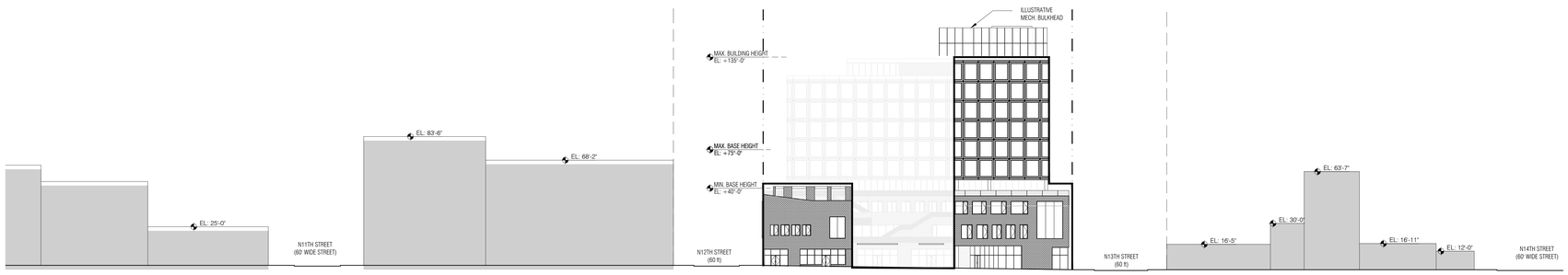




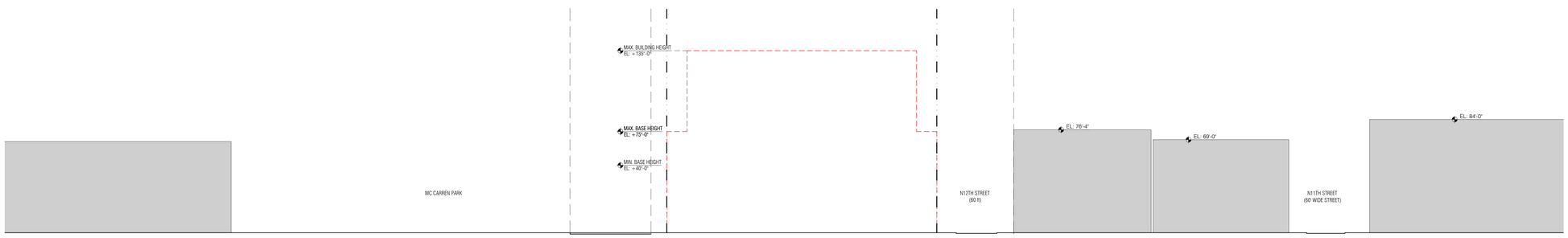
1 N13TH STREET LOOKING WEST
1/32" = 1'-0"



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



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



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

STUDIO V ARCHITECTURE

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REGISTERED ARCHITECT JOSEPH VALDEZ 031075 STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER

SCALE
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Z-400.00

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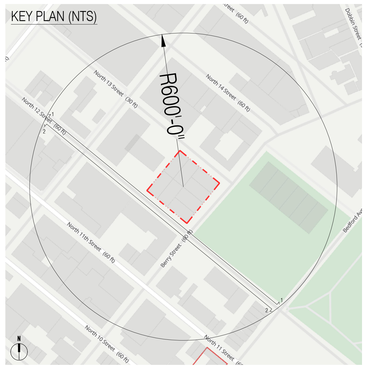
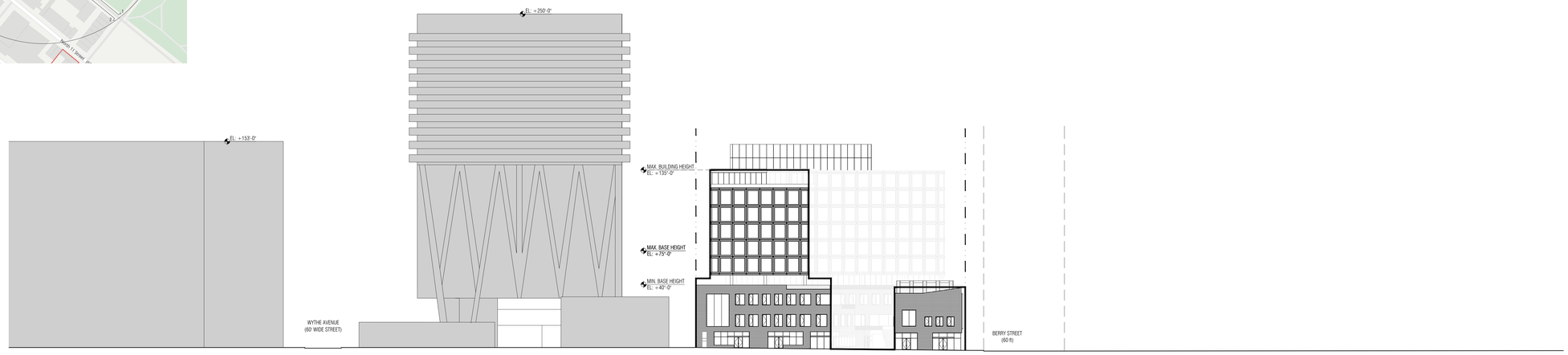
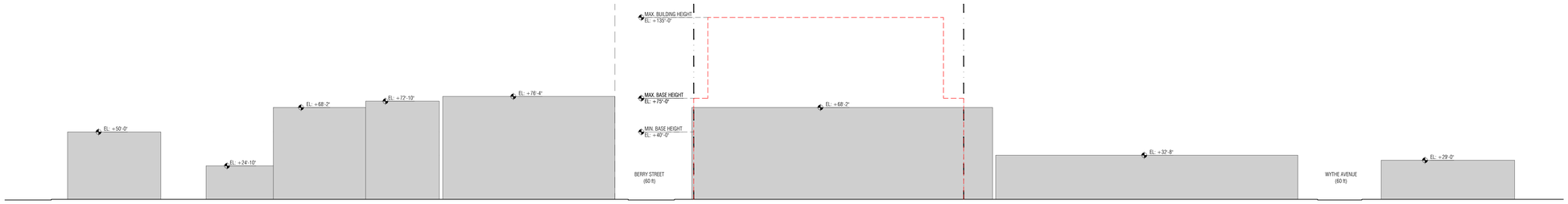




1 N12TH STREET LOOKING WEST
1/32" = 1'-0"



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

LEGEND

- ZONING LOT LINE
- STREET LINE
- EXISTING BUILDINGS
- DEVELOPMENT ENVELOPE PROFILE
- PROPOSED MAXIMUM BUILDING ENVELOPE

STUDIO V
ARCHITECTURE

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REVISIONS

01	10.16.2020	PRE APPLICATION STATEMENT
02	12.21.2021	DRAFT LAND USE APPLICATION
03	03.31.2023	DRAFT LAND USE APPLICATION
04	02.08.2024	FILED LAND USE APPLICATION V1
05	11.05.2024	FILED LAND USE APPLICATION V2
06	04.21.2025	FILED LAND USE APPLICATION V3
07	06.05.2025	FILED LAND USE APPLICATION V4

DATE 6.5.2025 DRAWN BY CB CHECKED BY

REGISTERED ARCHITECT JOSEPH VALERIOTE 031076 STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER

SCALE
1/32" = 1'-0"

SHEET NO.
Z-401.00
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