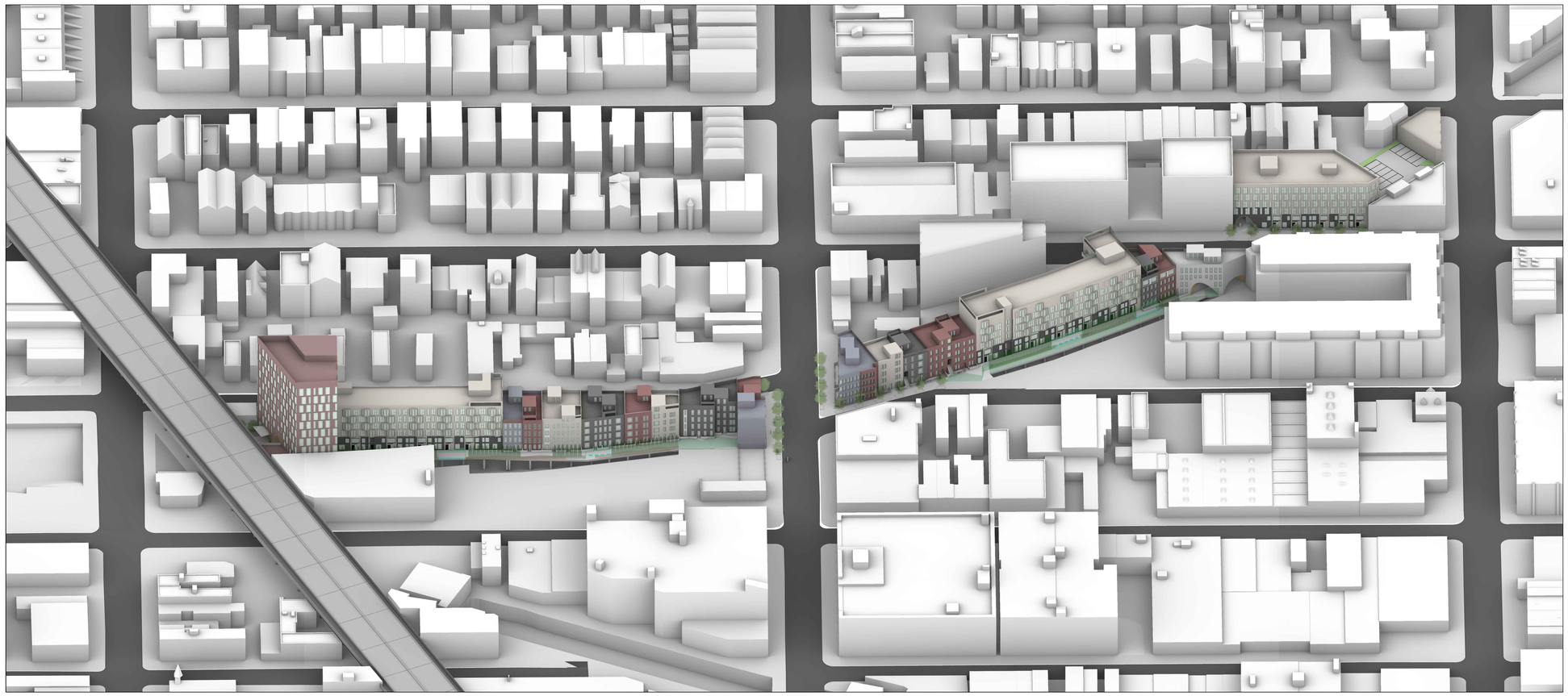


Owner:	BROOKLYN YARDS DEVELOPMENT, LLC
Project:	BROOKLYN YARDS
SVA Project:	15002
Project Phase:	REVISED ULURP SUBMISSION
SHEET LIST	
T-001.00	TITLE SHEET
ZONING	
Z-002.00	SURVEY
Z-003.00	SURVEY
Z-004.00	SURVEY
Z-010.00	LSGD ZONING ANALYSIS
Z-011.00	LSGD ZONING DIAGRAMS
Z-012.00	LSGD SITE PLAN
ARCHITECTURAL	
Z-110.00	ZONING SITE PLAN LOT 1
Z-111.00	PLATFORM DIAGRAM LOT 1
Z-112.00	GROUND FLOOR PLAN LOT 1
Z-113.00	SECOND FLOOR PLAN LOT 1
Z-114.00	WAIVER PLAN LOT 1
Z-115.00	ZONING SECTIONS LOT 1
Z-116.00	ZONING SECTIONS LOT 1
Z-117.00	ELEVATIONS LOT 1
Z-210.00	ZONING SITE PLAN LOT 2
Z-211.00	PLATFORM DIAGRAM LOT 2
Z-212.00	GROUND FLOOR PLAN LOT 2
Z-213.00	SECOND FLOOR PLAN LOT 2
Z-214.00	WAIVER PLAN LOT 2
Z-215.00	ZONING SECTIONS LOT 2
Z-216.00	ELEVATIONS LOT 2
Z-217.00	ELEVATIONS LOT 2
Z-310.00	ZONING SITE PLAN LOT 3
Z-311.00	PLATFORM DIAGRAM LOT 3
Z-312.00	GROUND FLOOR PLAN LOT 3
Z-313.00	SECOND FLOOR PLAN LOT 3
Z-314.00	WAIVER PLAN LOT 3
Z-315.00	ZONING SECTIONS LOT 3
Z-316.00	ELEVATIONS LOT 3
Z-401.00	NEIGHBORHOOD CHARACTER
Z-402.00	NEIGHBORHOOD CHARACTER

LANDSCAPE	
L-100.00	LANDSCAPE ZONING LOT SITE PLAN
L-110.00	LAYOUT PLANS - PAA 1 & 2
L-111.00	LAYOUT PLANS - PAA 3
L-120.00	PLANTING PLANS - PAA 1& 2
L-121.00	FURNITURE & AMENITIES PLAN - PAA 3
L-130.00	PLANTING PLANS - PAA 1 & 2
L-200.00	SECTIONS & ELEVATIONS
L-201.00	SECTIONS & ELEVATIONS
L-300.00	PAA PAVING AND FURNISHING DETAILS
L-301.00	PAA SIGNAGE DETAILS
LIGHTING	
LC-100	ARCH 1 LIGHTING PLAN
LC-101	ARCH 2 LIGHTING PLAN
LC-102	ARCH 3 LIGHTING PLAN
LC-103	LIGHTING CUT SHEETS

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
BOROUGH PARK
BROOKLYN, NY

NO. 15002

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
REGINALD VALDES
031075
STATE OF NEW YORK

SHEET TITLE

TITLE SHEET

SCALE

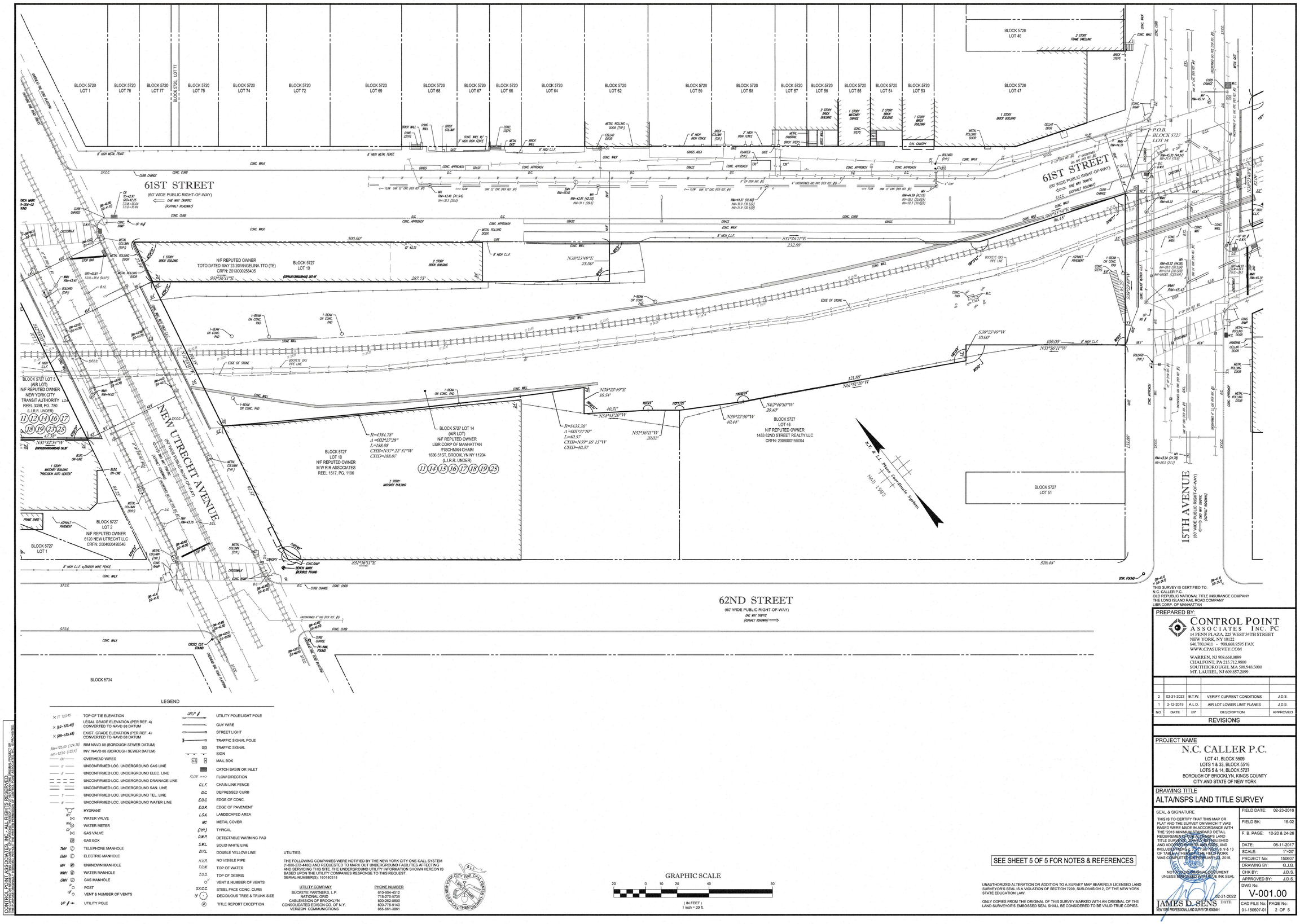
N.T.S

SHEET NO.

T-001.00

1 of 25

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


61ST STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)
62ND STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)
15TH AVENUE
(80' WIDE PUBLIC RIGHT-OF-WAY)
NEW UTRECHT AVENUE
(60' WIDE PUBLIC RIGHT-OF-WAY)
BLOCK 5727
LOT 19
N/F REPUTED OWNER
TOTO DATED MAY 23 20/ANGELINA TTO (TE)
CRFN: 2013000258405
BLOCK 5727
LOT 46
N/F REPUTED OWNER
1453 62ND STREET REALTY LLC
CRFN: 2008000155004
BLOCK 5727
LOT 10
N/F REPUTED OWNER
M W R R ASSOCIATES
REEL 1517, PG. 1196
BLOCK 5727 LOT 14
(AIR LOT)
N/F REPUTED OWNER
LIBR CORP OF MANHATTAN
FISCHMAN CHAIM
1836 51ST, BROOKLYN NY 11204
(L.I.R.R. UNDER)
BLOCK 5727 LOT 5
(AIR LOT)
N/F REPUTED OWNER
NEW YORK CITY
TRANSIT AUTHORITY L.I.
REEL 3398, PG. 780
(L.I.R.R. UNDER)
BLOCK 5727
LOT 2
N/F REPUTED OWNER
6120 NEW UTRECHT LLC
CRFN: 2004000498546
BLOCK 5727
LOT 1
BLOCK 5727
LOT 51
BLOCK 5734
P.O.B.
BLOCK 5727
LOT 14
N.Y.S. L.I. Plane Coordinate System
NAD 1983
S51°36'11"E 232.58'
S38°23'49"E 25.00'
S51°36'11"E 287.75'
S38°23'49"W 10.00'
N51°36'11"W 100.00'
N38°23'49"E 16.54'
N54°45'20"W 40.31'
N59°22'50"W 40.44'
N62°40'10"W 20.40'
N51°36'11"W 20.02'
N61°51'20"W 121.58'
S51°36'11"E 526.48'
S60°55'54"E 190.45'
N53°22'54"W 207.07'
N53°22'54"W 84.25'
N53°22'54"W 47.36'
S38°23'49"W 135.68'
R=4384.78'
Δ =002°27'28"
L=188.08
CHD=N57° 22' 51"W
CHD=188.07
R=1435.36'
Δ =001°57'10"
L=40.57
CHD=N59° 16' 15"W
CHD=40.57
300.00'
100.00'
135.68'
BLOCK 5720 LOT 77
6' HIGH METAL FENCE
8' HIGH C.L.F.
4' HIGH C.L.F.
CONC. WALK
CONC. CURB
GRASS
GRASS AREA
CONC. APPROACH
D.C.
EDGE OF STONE
BUCKEYE GAS PIPE LINE
I-BEAM ON CONC. PAD
STONE WALL
CONC. WALL
METAL ROLLING DOOR
METAL COLUMN (TYP.)
ROLLARD (TYP.)
CROSSWALK
CURB CHANGE
CONC. RAMP
UP. R&I
DEP. SHT.
ASPHALT PAVEMENT
FENCE END
BLDG. ON-LINE
BLDG. OFF-LINE
CANOPY
BEACH NAIL RECORDS FOUND
DISK FOUND
CROSS CUT FOUND
CONCRETE MONUMENT FOUND
1 STORY BRICK BUILDING
2 STORY BRICK BUILDING
1 STORY MASONRY GARAGE
2 STORY FRAME DWELLING
1 STORY MASONRY BUILDING "FREEMAN AUTO CENTER"
2 STORY MASONRY BUILDING
O.H. CANOPY
BRICK STEPS
CONC. STEPS
BRICK WALL
CONC. WALL
BRICK COLUMN
METAL GATE
METAL WINDOW
BRICK STEPS
CELLAR DOOR
6' HIGH IRON FENCE
2' HIGH IRON FENCE
3' HIGH IRON FENCE
6' HIGH METAL FENCE
8' HIGH C.L.F. w/ROTOR WIRE FENCE
GATE
FLAGPOLE (TYP.)
C/B
C/O
I/P
BRICK WALL
CONC. WALL w/ 3' HIGH IRON FENCE
METAL ROLLING DOOR (TYP.)
CELLAR DOOR
METAL WINDOW BRICK STEPS
BRICK WALL
CONC. STEPS
METAL GATE
BRICK COLUMN (TYP.)
CONC. WALL
CONC. STEPS
METAL ROLLING DOOR
CELLAR DOOR
CONC. WALL
CONC. CURB
CURB CHANGE
CONC. RAMP
BRICK STEPS
CONC. WALL
CONC. CURB
CURB CHANGE
CONC. RAMP

LEGEND

- TOP OF TIE ELEVATION
- LEGAL GRADE ELEVATION (PER REF. 4) CONVERTED TO NAVD 88 DATUM
- EXIST. GRADE ELEVATION (PER REF. 4) CONVERTED TO NAVD 88 DATUM
- RIM NAVD 88 (BOROUGH SEWER DATUM)
- INV. NAVD 88 (BOROUGH SEWER DATUM)
- OVERHEAD WIRES
- UNCONFIRMED LOC. UNDERGROUND GAS LINE
- UNCONFIRMED LOC. UNDERGROUND ELEC. LINE
- UNCONFIRMED LOC. UNDERGROUND DRAINAGE LINE
- UNCONFIRMED LOC. UNDERGROUND SAN. LINE
- UNCONFIRMED LOC. UNDERGROUND TEL. LINE
- UNCONFIRMED LOC. UNDERGROUND WATER LINE
- HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS BOX
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- WATER MANHOLE
- GAS MANHOLE
- POST
- VENT & NUMBER OF VENTS
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- SIGN
- MAIL BOX
- CATCH BASIN OR INLET
- FLOW DIRECTION
- CHAIN LINK FENCE
- DEPRESSED CURB
- EDGE OF CONC.
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- METAL COVER
- TYPICAL
- DETECTABLE WARNING PAD
- SOLID WHITE LINE
- DOUBLE YELLOW LINE
- NO VISIBLE PIPE
- TOP OF WATER
- TOP OF DEBRIS
- VENT & NUMBER OF VENTS
- STEEL FACE CONC. CURB
- DECIDUOUS TREE & TRUNK SIZE
- TITLE REPORT EXCEPTION

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK CITY ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 19018031S

UTILITY COMPANY	PHONE NUMBER
BUCKEYE PARTNERS, L.P.	610-904-4512
NATIONAL GRID	718-270-5735
CABLEVISION OF BROOKLYN	800-252-5500
CONSOLIDATED EDISON CO. OF N.Y.	800-778-9140
VERIZON COMMUNICTIONS	855-661-3881

NEW YORK CITY ONE CALL CENTER
1-800-272-4480
IT'S THE LAW - CALL TWO (2) DAYS BEFORE YOU DIG

60TH STREET
(80' WIDE PUBLIC RIGHT-OF-WAY)
⟺ TWO WAY TRAFFIC
(ASPHALT ROADWAY)

15TH AVENUE
(80' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)

61ST STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)

BLOCK 5509 LOT 62
N/F REPUTED OWNER
KLEIN ABRAHAM M

BLOCK 5509 LOT 58
N/F REPUTED OWNER
1547-55 60TH ST LLC

(AIR LOT)
N/F REPUTED OWNER
LIBR CORP OF MANHATTAN
(L.I.R.R. UNDER)
14 16 17 18 19 21 25

BLOCK 5509 LOT 57
N/F REPUTED OWNER
DEMBITZER JOSHUA
REEL 2738, PG. 388

BLOCK 5509 LOT 48
N/F REPUTED OWNER
16TH AVENUE EQUITIES LLC
5926 16TH AVE, BROOKLYN, NY 11204

BLOCK 5516 LOT 21
N/F REPUTED OWNER
1530 REALTY LLC
CRFN: 2013000068882

BLOCK 5516 LOT 20
N/F REPUTED OWNER
1526 SOUTH STREET LLC

BLOCK 5516 LOT 17
N/F REPUTED OWNER
1522 REALTY LLC
CRFN: 2005000383872

BLOCK 5516 LOT 14
N/F REPUTED OWNER
1514 60TH DEV LLC
CRFN: 2015000258627

BLOCK 5516 LOT 4
N/F REPUTED OWNER
6013 15TH AVENUE LLC
20130002162B8

BLOCK 5516 LOT 33 (AIR LOT)
N/F REPUTED OWNER
LIBR CORP OF MANHATTAN
60TH ST, BROOKLYN NY
(L.I.R.R. UNDER)
14 16 17 18 19 24 25

BLOCK 5516 LOT 34
N/F REPUTED OWNER
MAPLETON GROUP LLC
39 W 37TH ST, NEW YORK NY 10018

BLOCK 5516 LOT 1 (AIR LOT)
N/F REPUTED OWNER
LIBR CORP. OF MANHATTAN
REEL 3398, PG. 790
(L.I.R.R. UNDER)
14 15 16 17 18 19 25

BLOCK 5516 LOT 33 (AIR LOT)
N/F REPUTED OWNER
LIBR CORP OF MANHATTAN
REEL 3398, PG. 792
(L.I.R.R. UNDER)
14 16 17 18 19 24 25

BLOCK 5523 LOT 9
BLOCK 5523 LOT 12
BLOCK 5523 LOT 13
BLOCK 5523 LOT 14
BLOCK 5523 LOT 15
BLOCK 5523 LOT 16
BLOCK 5523 LOT 19
BLOCK 5523 LOT 20
BLOCK 5523 LOT 22
BLOCK 5523 LOT 23
BLOCK 5523 LOT 24
BLOCK 5523 LOT 26
BLOCK 5523 LOT 28
BLOCK 5523 LOT 32
BLOCK 5523 LOT 6

BLOCK 5516 LOT 5
BLOCK 5516 LOT 10
BLOCK 5516 LOT 11
BLOCK 5516 LOT 12
BLOCK 5516 LOT 13

P.O.B. BLOCK 5727 LOT 14
P.O.B. BLOCK 5516 LOTS 1 & 33

TAX MAP LOT LINE

8' CONDEMNATION PER LIBER 3026, PG. 339 (8)

R=1960.08'
Δ=01°52'38"
L=390.56
CHB=N82° 28' 50"W
CHD=389.71

SEE SHEET 5 OF 5 FOR NOTES & REFERENCES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

N.Y. S. L.I. State Coordinate System
NAD 1983

THIS SURVEY IS CERTIFIED TO:
N.C. CALLER P.C.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THE LONG ISLAND RAIL ROAD COMPANY
LIBR CORP. OF MANHATTAN

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED
THIS SURVEY MAP AND PLAT IS AN INSTRUMENT OF SERVICE PREPARED BY CONTROL POINT ASSOCIATES, INC. IS PROPERTY OF THE CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

PREPARED BY:
CONTROL POINT ASSOCIATES INC. PC
14 PENN PLAZA, 225 WEST 34TH STREET
NEW YORK, NY 10122
646.780.0411 - 908.668.9595 FAX
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
SOUTHBOROUGH, MA 508.948.3000
MT. LAUREL, NJ 609.857.2099

NO.	DATE	BY	DESCRIPTION	APPROVED
2	02-21-2022	B.T.W.	VERIFY CURRENT CONDITIONS	J.D.S.
1	2-12-2019	A.L.D.	AIR LOT LOWER LIMIT PLANES	J.D.S.

REVISIONS

PROJECT NAME
N.C. CALLER P.C.
LOT 41, BLOCK 5509
LOTS 1 & 33, BLOCK 5516
LOTS 5 & 14, BLOCK 5727
BOROUGH OF BROOKLYN, KINGS COUNTY
CITY AND STATE OF NEW YORK

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

SEAL & SIGNATURE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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 2, 3, 4, 6(b), 7(a), 8, 9 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 20, 2016.

NOT VALID UNLESS ORIGINAL DOCUMENT WITH EMBOSSED SEAL

02-21-2022
JAMES D. SENS DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #050844

FIELD DATE:	02-23-2016
FIELD BK:	16-02
F. B. PAGE:	10-20 & 24-26
DATE:	08-11-2017
SCALE:	1"=20'
PROJECT No:	150807
DRAWING BY:	G.J.G.
CHK BY:	J.D.S.
APPROVED BY:	J.D.S.
DWG No:	V-001.00
CAD FILE No:	01-150607-01
PAGE No:	3 OF 5

LEGEND

TF 123.45	TOP OF TIE ELEVATION
(LG-125.45)	LEGAL GRADE ELEVATION (PER REF. 4) CONVERTED TO NAVD 88 DATUM
(EG-125.45)	EXIST. GRADE ELEVATION (PER REF. 4) CONVERTED TO NAVD 88 DATUM
RIM=125.00 (124.36)	RIM NAVD 88 (BOROUGH SEWER DATUM)
INV.=123.0 (122.4)	INV. NAVD 88 (BOROUGH SEWER DATUM)
OH	OVERHEAD WIRES
G	UNCONFIRMED LOC. UNDERGROUND GAS LINE
E	UNCONFIRMED LOC. UNDERGROUND ELEC. LINE
	UNCONFIRMED LOC. UNDERGROUND DRAINAGE LINE
SAN	UNCONFIRMED LOC. UNDERGROUND SAN. LINE
T	UNCONFIRMED LOC. UNDERGROUND TEL. LINE
W	UNCONFIRMED LOC. UNDERGROUND WATER LINE
HYD.	HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
	GAS BOX
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
MH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
GMH	GAS MANHOLE
P	POST
V	VENT & NUMBER OF VENTS
UP	UTILITY POLE
UP/LP	UTILITY POLE/LIGHT POLE
	GUY WIRE
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	SIGN
	MAIL BOX
	CATCH BASIN OR INLET
FLOW ==>	FLOW DIRECTION
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
L.S.A.	LANDSCAPED AREA
MC	METAL COVER
(TYP.)	TYPICAL
D.W.P.	DETECTABLE WARNING PAD
S.W.L.	SOLID WHITE LINE
D.Y.L.	DOUBLE YELLOW LINE
N.V.P.	NO VISIBLE PIPE
T.O.W.	TOP OF WATER
T.O.D.	TOP OF DEBRIS
S.F.C.C.	STEEL FACE CONC. CURB
	DECIDUOUS TREE & TRUNK SIZE
(T)	TITLE REPORT EXCEPTION

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK CITY ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 160180318

UTILITY COMPANY	PHONE NUMBER
BUCKEYE PARTNERS, L.P.	610-904-4512
NATIONAL GRID	718-270-5735
CABLEVISION OF BROOKLYN	800-262-8600
CONSOLIDATED EDISON CO. OF N.Y.	800-778-9140
VERIZON COMMUNICTIONS	855-561-3861

NEW YORK CITY ONE CALL CENTER, INC. 811 DIG SAFELY

N.Y.S. PLANE COORDINATE SYSTEM NAD 1983

59TH STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
ONE WAY TRAFFIC
(ASPHALT ROADWAY)

16TH AVENUE
(80' WIDE PUBLIC RIGHT-OF-WAY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

60TH STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

BLOCK 5503 LOT 7 — N/F REPUTED OWNER 16TH AVENUE PROPERTIES LLC 5809 16TH AVE, BROOKLYN NY 11204

BLOCK 5503 LOT 1 — N/F REPUTED OWNER LIBR CORP OF MANHATTAN/FISCHMAN CHAIM REEL 3398, PG. 6740

BLOCK 5503 LOT 21 — N/F REPUTED OWNER BYPASS JOSEF LEVI CRFN: 20040000211905

BLOCK 5503 LOT 80 | BLOCK 5503 LOT 78 | BLOCK 5503 LOT 74

BLOCK 5503 CONDO #900

N/F REPUTED OWNER 1525 59TH LLC 1525 59TH ST BROOKLYN NY 11204

BLOCK 5509 LOT 41 — P.O.B. BLOCK 5509 LOTS 41

N/F REPUTED OWNER BIAGINI MARIA BLOCK 5509 LOT 39

BLOCK 5509 LOT 36 — N/F REPUTED OWNER TUCCI VICTORIA

BLOCK 5509 LOT 35 — N/F REPUTED OWNER BIAGINI MARIA

BLOCK 5509 LOT 34 — N/F REPUTED OWNER FUDIS ABRAHAM

BLOCK 5509 LOT 41 (AIR LOT) — N/F REPUTED OWNER LIBR CORP OF MANHATTAN (L.I.R.R. UNDER) (14)(16)(17)(18)(19)(21)(25)

BLOCK 5509 LOT 57 — N/F REPUTED OWNER DEMBITZER JOSHUA REEL 2738, PG. 388

BLOCK 5509 LOT 62 — N/F REPUTED OWNER KLEIN ABRAHAM M

BLOCK 5509 — N/F REPUTED OWNER 1547-55 60TH ST LLC

BLOCK 5509 LOT 48 — N/F REPUTED OWNER 16TH AVENUE EQUITIES LLC 5926 16TH AVE, BROOKLYN, NY 11204

BLOCK 5516 LOT 21 — N/F REPUTED OWNER 1520 REALTY LLC CRFN: 20130000088882

BLOCK 5516 LOT 33 (AIR LOT) — N/F REPUTED OWNER LIBR CORP. OF MANHATTAN 60TH ST, BROOKLYN NY (L.I.R.R. UNDER) (14)(16)(17)(18)(19)(24)(25)

BLOCK 5516 LOT 1 (AIR LOT) — N/F REPUTED OWNER LIBR CORP. OF MANHATTAN REEL 3398, PG. 790 (L.I.R.R. UNDER) (14)(15)(16)(17)(18)(19)(25)

BLOCK 5516 LOT 34 — N/F REPUTED OWNER MAPLETON GROUP LLC 39 W 37TH ST, NEW YORK NY 10018

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SEE SHEET 5 OF 5 FOR NOTES & REFERENCES

THIS SURVEY IS CERTIFIED TO:
N.C. CALLER P.C.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THE LONG ISLAND RAIL ROAD COMPANY
LIBR CORP. OF MANHATTAN

PREPARED BY:
CONTROL POINT ASSOCIATES INC. PC
14 PENN PLAZA, 225 WEST 34TH STREET
NEW YORK, NY 10122
646.780.0411 - 908.668.9595 FAX
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
SOUTHBOROUGH, MA. 508.948.3000
MT. LAUREL, NJ 609.857.2099

NO.	DATE	BY	DESCRIPTION	APPROVED
2	02-21-2022	B.T.W.	VERIFY CURRENT CONDITIONS	J.D.S.
1	2-12-2019	A.L.D.	AIR LOT LOWER LIMIT PLANES	J.D.S.

REVISIONS

PROJECT NAME
N.C. CALLER P.C.
LOT 41, BLOCK 5509
LOTS 1 & 33, BLOCK 5516
LOTS 5 & 14, BLOCK 5727
BOROUGH OF BROOKLYN, KINGS COUNTY
CITY AND STATE OF NEW YORK

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

SEAL & SIGNATURE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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 2, 3, 4, TABLE A ITEMS 6, 8 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2016.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND EMBOSSED SURVEYOR'S INK SEAL

02-21-2022
JAMES D. SENS DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #050961

FIELD DATE:	02-23-2016
FIELD BK:	16-02
F. B. PAGE:	10-20 & 24-26
DATE:	08-11-2017
SCALE:	1"=20'
PROJECT No:	150907
DRAWING BY:	G.J.G.
CHK BY:	J.D.S.
APPROVED BY:	J.D.S.
DWG No:	V-001.00
CAD FILE No:	01-150907-01
PAGE No:	4 OF 5

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED
THIS SURVEY, DRAWING, DESIGN, ARRANGEMENT, AND PLAN OF ALL SHEETS THEREOF IS THE ORIGINAL PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

SITE DATA					
Borough		BROOKLYN			
Blocks		5727, 5516, 5509			
Lots		P/O 14 (Block 5727) P/O 1, P/O 33 (Block 5516) 41,57 (Block 5509)			
Street Address		1558 60TH STREET			
Community District		BROOKLYN 11, 12			
Zoning Section Map N°		22d			
Existing Zoning Districts		M1-1 and R5			
Lot area		Lot 1	Lot 2	Lot 3	Total
Zoning Lot Area	Lot Area Terra Firma	0 sf	0 sf	6,103 sf	6,103 sf
	Platform Area	43,594 sf	34,738 sf	20,843 sf	99,175 sf
	Total Area	43,594 sf	34,738 sf	26,946 sf	105,278 sf

ZONING ACTIONS
1. Zoning Map Amendment to rezone the project area from M1-1 and R5 to C4-5, R6 and R6/ C2-4
2 Three Special Permits pursuant to ZR 74-681 to permit development within or over a railroad right of way
3 Zoning Text Amendment to appendix F to designate the affected area a Mandatory Inclusionary Housing (MIH) area
4. Zoning Text Amendment to appedix I to make the affected area part of the transit zone
5. Two Special Permits pursuant to ZR 74-533 to permit a reduction of parking spaces to facilitate affordable housing
6. Special permit pursuant to ZR 74-743 for bulk modifications to distribute floor area and lot coverage within a LSGD without regard for zoning lot lines or district boundaries and to modify yard and legal light and air requirements
7. Authorizations pursuant to ZR 36-72 and 25-82 to waive required commercial and residential enclosed bicycle parking spaces
8. Special permit pursuant to ZR 74-744 to waive location requirements for commercial and residential uses in a single building
9. Authorizations pursuant to ZR 74-745 to waive required parking spaces within a large scale general development

ZONING RESOLUTION	ZONING LOT 1 (BLOCK 5727)		COMPLIANCE / LACK OF COMPLIANCE	ZONING LOT 2 (BLOCK 5516)		COMPLIANCE / LACK OF COMPLIANCE	ZONING LOT 3 (BLOCK 5509)		COMPLIANCE / LACK OF COMPLIANCE	LSGD TOTAL PERMITTED/ REQUIRED	LSGD TOTAL PROPOSED	COMPLIANCE / LACK OF COMPLIANCE
	PERMITTED / REQUIRED	PROPOSED		PERMITTED / REQUIRED	PROPOSED		PERMITTED / REQUIRED	PROPOSED				
	C4-5	C4-5		R6	R6		R6 / C2-4	R6 / C2-4				
USES												
22-10 Residential Uses	UG1–4	UG2	DOES NOT COMPLY; Special permit being sought pursuant to ZR 74-744	UG1–4	UG2	COMPLIES	UG1–4	UG2	COMPLIES	UG1-6,8,9,10,12	UG 2 and 6	Special permit being sought pursuant to ZR 74-744(b) for zoning lot 1
32-10 Commerical Uses	UG1–6,8,9,10,12	UG6		n/a	n/a		UG1-9, 14	UG6				
32-422 Location of floors occupied by commercial uses	Commercial uses shall be located below lowest story occupied by dwelling units	Commercial uses and dwelling units proposed on same stories in Building 1; commercial uses proposed on stories above dwelling units in Building 1		n/a	n/a		n/a	n/a				
FLOOR AREA RATIO (FAR)												
23-154(b)(d)(2) / 35-31 Residential FAR, beyond 100 ft of a wide street	3.60 MAX	2.73	COMPLIES	2.42 MAX	1.37	COMPLIES	2.42 MAX	0.00	COMPLIES	3.43	3.18	Special permit being sought pursuant to ZR 74-743(a)(1)(i)
23-154(b)(d)(2) / 35-31 Residential FAR, within 100 ft of a wide street	4.60 MAX	1.81		3.60 MAX	10.96	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-743(a)(1)(i)	3.60 MAX	2.04				
33-122 / 35-31 Commercial FAR	3.40 MAX	1.35		n/a	n/a	COMPLIES	2.00 MAX	0.17				
MAX FAR	4.60 MAX	3.75		2.60 MAX	3.24	n/a	3.60 MAX	2.19				
FLOOR AREA												
23-154(b)(d)(2) / 35-31 Residential Floor Area, beyond 100 ft of a wide street (MIH)	3.60 x 27,773 = 99,983 sf MAX	75,787 sf	COMPLIES	2.42 x 27,976 = 67,701 sf MAX	38,393 sf	COMPLIES	2.42 x 158 = 382	0 sf	COMPLIES	168,066 sf	114,180 sf	Special permit being sought pursuant to ZR 74-743(a)(1)(i)
23-154(b)(2)(ii) / 35-31 Residential Floor Area, within 100 feet of a wide street (MIH)	4.60 x 15,821 =72,777 sf MAX	28,662 sf		3.60 x 6,762 = 24,343 sf MAX	74,114 sf	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-743(a)(1)(i)	3.60 x 26,788 = 96,437 sf MAX	54,565 sf		193,557 sf	83,227 sf	
33-121 , 33-122/ 35-31 Commercial Floor Area	3.40 x 43,594 = 148,220 sf MAX	58,978 sf		n/a	n/a		2.00 x 26,946 = 53,892 sf MAX	4,604 sf		202,112 sf	63,582 sf	29,308 sf transferred from Zoning Lot 2 (beyond 100' of wide street) and 20,463 sf transferred from Zoning Lot 3 to Zoning Lot 2 (within 100' of wide street)
Total Floor Area	172,760 sf MAX	163,427 sf MAX		92,044 sf MAX	112,507 sf	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-743(a)(1)(i)	96,819 sf MAX	59,169 sf		361,623 sf	335,103 sf	
LOT COVERAGE												
23-153 Maximum Residential Lot Coverage (Quality Housing)	Corner Lot: 100%	77%	COMPLIES	Corner Lot: 100%	77%		Corner Lot: 100%	23%		100%	Varies 77%-23%	
	Interior Lot : 65%	66%	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-743(a)(1)(i)	Interior Lot < 100' of wide Street: 65%	53%	COMPLIES	Interior Lot < 100' of wide Street: 65%	63%	COMPLIES	65%	Varies 66%-53%	Special permit being sought pursuant to ZR 74-743(a)(1)(i)
				Interior Lot: 60%	45%		Interior Lot: 60%	0%		60%	Varies 45%- 0%	
YARD REQUIREMENTS												
23-44 (a)) Permitted obstructions in Required Rear Yards	Walls < 4' in yard	3'-6" walls in side and rear yard	COMPLIES	Unenclosed balconies with 6' max. projection in yard	Unenclosed balconies with 6' max. projection in rear	COMPLIES	Unenclosed balconies with 7' max. projection ; Walls < 4' , Open accessory parking spaces for cars	Unenclosed balconies with 7' max. projection, 3'-6" walls , parking spaces for cars	COMPLIES	n/a	n/a	Special permit being sought pursuant to ZR 74-743 (a)(2)
23-462(c), 33-25 Minimum Required Side Yard	none required, ≥8 ft if provided	n/a	COMPLIES	none required, ≥8 ft if provided	n/a	COMPLIES	none required, ≥8 ft if provided	46'-6"				
23-47 Minimum Required Rear Yard	30'	0' to 30'	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-743(a)(2)	30'	0' to 30'	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-743(a)(2)	30' MIN.	30'				
23-51 Special Provisions for Yards in R6 adjacent to R5 district	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES	8' side yard along entire length of common side lot line	46'-6"				
35-54 Special Provisions for Yards in C2-4 adjacent to R5 district	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES	8' along entire length of common side lot line	46'-6"				
HEIGHT & SETBACK CONTROLS												
61stStreet												
23-664(b) Minimum Base Height for Quality Housing MIH	40'	40'	COMPLIES	40'	40'	COMPLIES	n/a	n/a	COMPLIES	n/a	n/a	n/a
23-664(a)(3) / 23-664(c)(1) Maximum Base Height Quality Housing MIH	75'	60'		65'	65'		n/a	n/a				
23-664(a)(3) / 23-664(c)(1) Maximum Building Height Quality Housing MIH	135' or 13 stories	60'		115'	65'		n/a	n/a				
23-662(c) Minimum Required Setback for Quality Housing (narrow street)	15'	15'		15'	15'		n/a	n/a				
15th Avenue												
23-664(b) Minimum Base Height for Quality Housing MIH	40'	40'	COMPLIES	40'	40'	COMPLIES	n/a	n/a	COMPLIES			
23-664(a)(3) / 23-664(c)(1) / 35-654 Maximum Base Height Quality Housing MIH	75'	55'		65'	55'		n/a	n/a				
23-664(a)(3) / 23-664(c)(1) / 35-654 Maximum Building Height Quality Housing MIH	135'	55'		115'	55'		n/a	n/a				
23-662(c) Minimum Required Setback for Quality Housing (wide street)	10'	10'		10'	10'		n/a	n/a				
16th Avenue												
23-664(b) Minimum Base Height for Quality Housing MIH	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES	40'	30'	COMPLIES			
23-664(a)(3) / 23-664(c)(1) / 35-654 Maximum Base Height Quality Housing MIH	n/a	n/a		n/a	n/a		65'	30'				
23-664(a)(3) / 23-664(c)(1) / 35-654 Maximum Building Height Quality Housing MIH	n/a	n/a		n/a	n/a		70'	30'				
35-63(a) Basic Height and Setback modification for any portion of a building in C2-4	n/a	n/a		n/a	n/a		Maximum height : 115'	30'				
23-662(c) Minimum Required Setback for Quality Housing (wide street)	n/a	n/a		n/a	n/a		10'	10'				
59th Street												
23-664(b) Minimum Base Height for Quality Housing MIH	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES	40'	30'	COMPLIES			
23-664(a)(3) / 23-664(c)(1) / 35-654 Maximum Base Height Quality Housing MIH	n/a	n/a		n/a	n/a		65'	30'				
23-664(a)(3) / 23-664(c)(1) / 35-654 Maximum Building Height Quality Housing MIH	n/a	n/a		n/a	n/a		70'	30'				
23-662(c) Minimum Required Setback for Quality Housing (narrow street)	n/a	n/a		n/a	n/a		15'	15'				
35-63(a) Basic Height and Setback modification for any portion of a building in C2-4	n/a	n/a		n/a	n/a		Maximum height : 115'	30'				
60th Street												
23-664(b) Minimum Base Height for Quality Housing MIH	n/a	n/a	COMPLIES	40'	40'	COMPLIES	40'	40'	COMPLIES			
23-664(a)(3) / 23-664(c)(1) Maximum Base Height Quality Housing MIH	n/a	n/a		65'	55'		65'	65'				
23-664(a)(3) / 23-664(c)(1) / 35-654 Maximum Building Height Quality Housing MIH	n/a	n/a		n/a	n/a		115'	75'				
23-662(c) Minimum Required Setback for Quality Housing (wide street)	n/a	n/a		n/a	n/a		10'	10'				
New Utrecht Avenue												
23-664(a)(3) / 23-664(c)(1) / 35-654 Maximum Building Height Quality Housing MIH	n/a	n/a	COMPLIES	115'	55'	COMPLIES	n/a	n/a	COMPLIES			
23-693 Maximum Building Height Adjacent to R5 District	n/a	n/a		n/a	n/a		n/a	n/a				
23-662(c) Minimum Required Setback for Quality Housing (wide street)	n/a	n/a		n/a	n/a		n/a	n/a				
33-431, 33-432 Maximum Height of Front Wall and Required Setbacks for commercial buildings	Initital front setback wide street: 15' Maximum Height Front Wall UG6: 60' Sky Exposure Plane: 5.6 to1	Initital front setback wide street: 26'-9" Maximum Height Front Wall UG6: 20' Maximum height: 30'		n/a	n/a		n/a	n/a				
23-861 Minimum distance between legally required windows and any wall, rear lot line, or side lot line	30'	minimum 15.90'	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-743 (a)(6)	30'	minimum 6.30'	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-743 (a)(6)	n/a	n/a	COMPLIES	30'	Varies 6.30' - 20.50'	Special permit being sought pursuant to ZR 74-743 (a)(6)
PARKING REQUIREMENTS (AUTOMOBILE)												
25-23 / 36-33 Parking Spaces Required for group parking facilities pursuant to Quality Housing in R6/R7-2 50% of total number of non income-restricted DU's pursuant to Quality Housing.	50% of Dwelling Units	0 spaces	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-533	50% of Dwelling Units	48% of spaces will be distributed to Zoning Lot 3	DOES NOT COMPLY, Special permit being sought pursuant to ZR 74-533, 74-745	50% of Dwelling Units	40 spaces *Includes 19 Spaces distributed from Zoning Lot 2	COMPLIES	50% of DU	33% of spaces being provided, with distribution	Special permits being sought pursuant to ZR 74-745, ZR 74-533
25-251 Modification of Parking requirements for Income-restricted DU's (30% of total number of DU's) No accessory parking spaces required within transit zone (Assumes MIH Option 2)	None Required	0 spaces	COMPLIES	None Required	0 spaces	COMPLIES	None Required	0 spaces	COMPLIES	0 spaces	0 spaces	
25-631(e)(2), 36-532 Location and width of curb cuts in R6	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES	12'-0" including splays (fewer than 50 spaces)	12'-0" including splays	COMPLIES	n/a	n/a	COMPLIES
36-21 Required Off Street Parking Spaces for UG 6 in C2-4	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES,waived for small number of spaces	1 per 1000 sf: 4,604 / 1,000 = 5 spaces	0 spaces	COMPLIES,waived for small number of spaces	0 spaces	0 spaces	
36-21 Required Off Street Parking Spaces for UG 6 in C4-5	None Required	0 spaces	COMPLIES	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES	n/a	n/a	
36-232(a) Waiver for small number of spaces for commercial use in C2-4	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES,waived for small number of spaces	total number of required off street parking spaces in UG6 < 40	5 < 40. WAIVED	COMPLIES,waived for small number of spaces	0 spaces	0 spaces	
36-531 Location of entrance and exit of required accesory group parking facility in C2-4	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES	> 50' from intersection of 2 street lines	120'-2"	COMPLIES	n/a	n/a	
OFF-STREET LOADING REGULATIONS												
36-62 Required Loading Berths for UG 6 in commercial districts	None required for first 100,000 sf in UG 6B (Offices) None required for first 25,000 sf in UG 6A (Retail)	56,069 sf < 100,000 sf None required 2,909 sf < 25,000 sf None required	COMPLIES	n/a	n/a		none required for first 8,000 sf	4,604<8,000. none required	COMPLIES	0 berths	0 berths	COMPLIES
BICYCLE PARKING												
25-811(a) Enclosed Bicycle Parking, UG2 Building Segments > 10 Dus 1 per 2 Dwelling Units (DU)	41 DUs / 2 (Building 1) 21	0	DOES NOT COMPLY, Authorization being sought as pursuant to 25-82	82 DUs / 2 (Building 11) 41	0	DOES NOT COMPLY, Authorization being sought as pursuant to 25-82	58 DUs / 2 29	20	DOES NOT COMPLY, Authroization being sought as pursuant to 25-82	91 spaces	20 spaces	Authorizations being sought pursuant to ZR 25-82 and ZR 36-72
36-711 Enclosed Bicycle Parking, UG6	1 per 7,500 sf for UG 6B (Offices) 56,147 / 7,500 = 8 1 per 10,000 sf for UG 6A (General Retail) 2,831 /10,000 = 0	0 0	DOES NOT COMPLY, Authorization being sought as pursuant to ZR 36-72 COMPLIES	n/a	n/a	COMPLIES COMPLIES	1 per 7,500 sf for UG 6A,6C (general retail) 4,604/7,500= 1	1	COMPLIES COMPLIES	9 Spaces	1 space	
STREET TREE PLANTING												
23-03 Street tree planting in Residence District R6/R7-2	n/a	n/a		1 tree per 25' of street frontage			1 tree per 25' of street frontage	1 tree per 25' of street frontage			48 Street trees to	
59th Street	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES	17 / 25 = 1	1	COMPLIES	1	be provided on	COMPLIES
60th Street	n/a	n/a		167 / 25 = 7	8		150 / 25 = 6	6		14	site. 6 trees will be	
61 st Street	329 / 25 = 13	10		128 / 25 = 5	6		n/a	n/a		18	provided off-site or	
15th Avenue	95 / 25 = 4	4		82 / 25 = 3	4		n/a			7	paid into tree fund	
33-03 Street tree planting in commercial districts C2-4/C4-5 per ZR 26-41	1 tree per 25' of street frontage						1 tree per 25' of street frontage				as approved by	
16th Avenue	n/a	n/a	COMPLIES	n/a	n/a	COMPLIES	115 / 25 = 5	5	COMPLIES	5	DPR pursuant to	
New Utrecht Av	101 / 25 = 4	4		n/a	n/a		n/a	n/a		4	ZR 26-41	

1 ZONING ANALYSIS

PROPOSED ZONING FLOOR AREA PER BUILDING				
BUILDING	RESIDENTIAL ZFA	OFFICE ZFA	RETAIL ZFA	TOTAL ZFA
1	44,694	56,147	2,831	103,672
2	10,380	–	–	10,380
3	10,368	–	–	10,368
4	10,345	–	–	10,345
5	10,220	–	–	10,220
6	9,401	–	–	9,401
7	9,041	–	–	9,041
8	10,922	–	–	10,922
9	10,130	–	–	10,130
10	10,750	–	–	10,750
11	71,514	–	–	71,514
12	9,190	–	–	9,190
13	54,565	–	–	54,565
14	–	–	4,604	4,604
TOTAL	271,520	56,147	7,435	335,102

2 FLOOR AREA SCHEDULE

N/A

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476758637

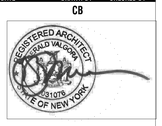
ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

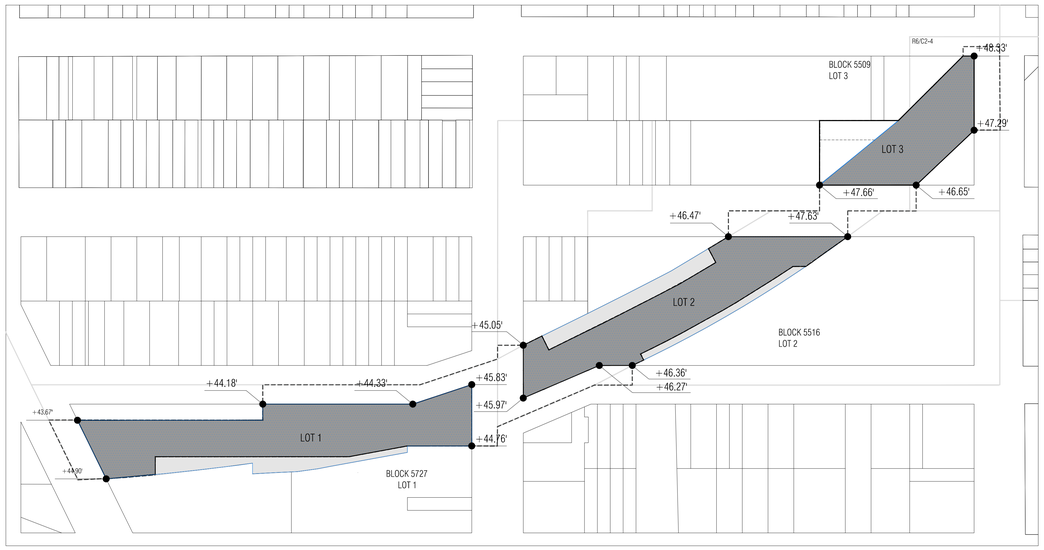
DATE | DRAWN BY | CHECKED BY
CB



SHEET TITLE
ZONING ANALYSIS

SCALE
AS NOTED

SHEET NO.
Z-010.00
2 of 25



1 LOT AREA & BASE PLANE DIAGRAM

1" = 1000'-0"

BASE PLANE CALCULATION

LOT 1:

NEW UTRECHT AVENUE: 43.67 + 44.90 / 2 = 44.29
61ST STREET: 44.18 + 44.33 + 45.83 / 3 = 44.78
15TH AVENUE: 44.76 + 45.83 / 2 = 45.30'
BASE PLANE LOT 1 OVERALL: 44.29 + 44.78 + 45.30 / 3 = 44.79'

LOT 2:

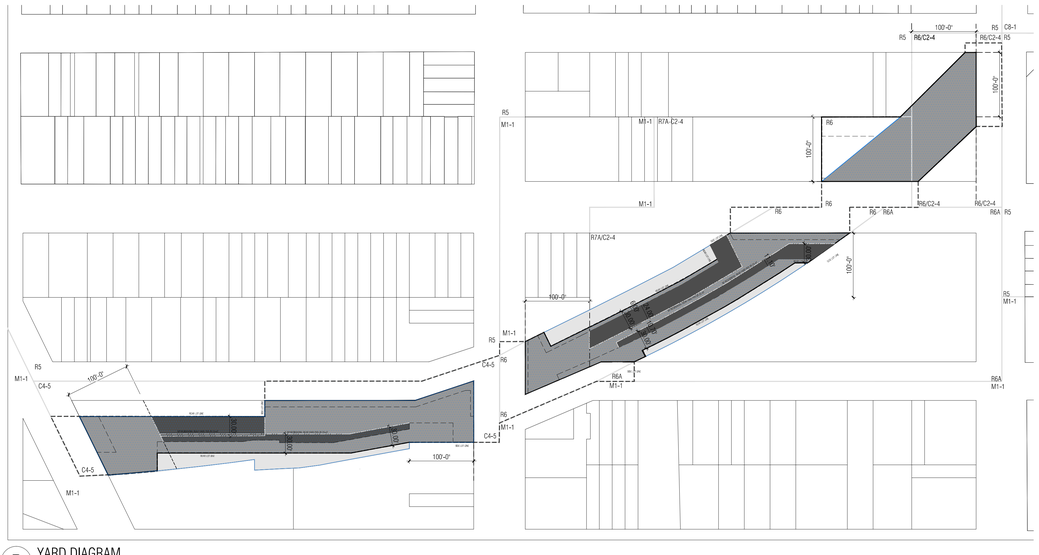
15TH AVENUE: 45.05 + 45.97 / 2 = 45.51'
61 ST STREET: 45.97 + 46.27 = 46.36 / 3 = 46.2
60TH STREET: 46.47 + 47.63 / 2 = 47.05'
BASE PLANE LOT 2 OVERALL: 45.51 + 46.2 + 47.05 / 3 = 46.25'

LOT 3:

60TH STREET: 46.65 + 47.66 / 2 = 47.2'
16TH AVENUE: 47.29 + 48.33 / 2 = 47.81'
BASE PLANE LOT 3 OVERALL: 47.2 + 47.81 / 2 = 47.51'

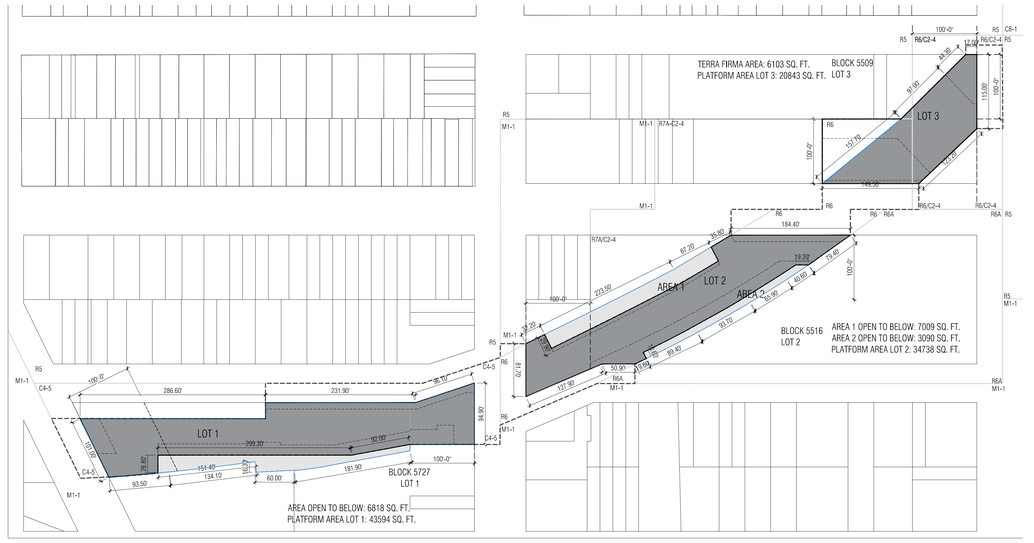
*ALL ELEVATIONS EXPRESSED IN NAVD'88

2 BASE PLANE CALCULATIONS



7 YARD DIAGRAM

1" = 1000'-0"



3 PLATFORM AREA DIAGRAM

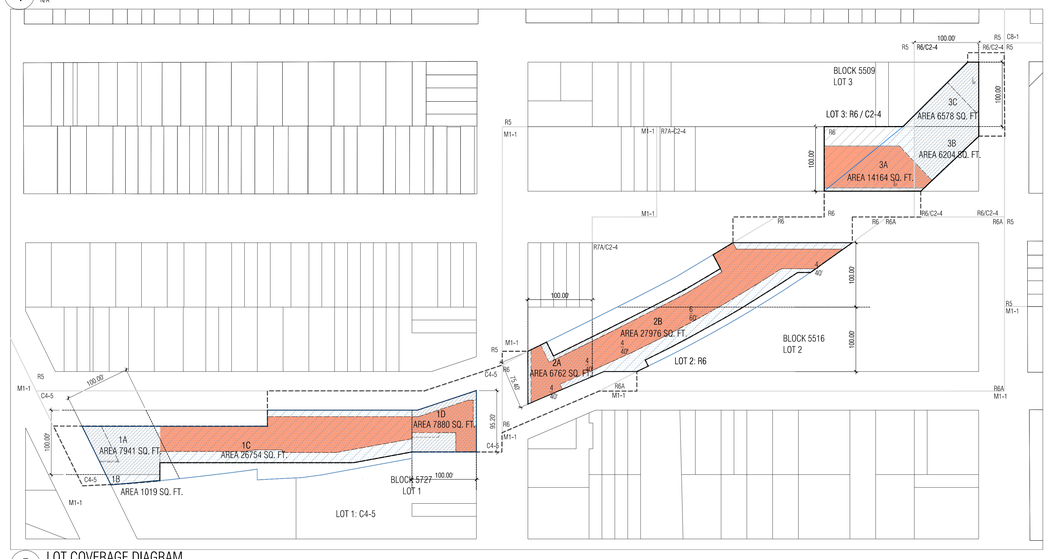
1" = 1000'-0"

LOT AREA CALCULATION						
LOT 1		LOT 2		LOT 3		TOTALS
LOT	LOT AREA	LOT	LOT AREA	LOT	LOT AREA	
CORNER LOT 1A	7,941 SF	CORNER LOT 2A	6,762 SF	INTERIOR LOT 3A	14,164 SF	
INTERIOR LOT 1B	1,019 SF	INTERIOR LOT 2B	27,976 SF	CORNER LOT 3B	6,204 SF	
INTERIOR LOT 1C	26,754 SF			CORNER LOT 3C	6,578 SF	
CORNER LOT 1D	7,880 SF					
TOTAL	43,594 SF	TOTAL	34,738 SF	TOTAL	26,946 SF	105,278 SF
PLATFORM AREA	43,594 SF	PLATFORM AREA	34,738 SF	PLATFORM AREA	20,843 SF	99,175 SF
AREA OPEN TO BELOW	6,818 SF	AREA OPEN TO BELOW	10,099 SF	TERRA FIRMA AREA	6,103 SF	6,103 SF
TOTAL LOT AREA 1+2+3 = 105,278 SF						

NOTE: PLATFORM AREA PLUS TERRA FIRMA AREA TO GENERATE FAR

4 PLATFORM AND LOT AREA CALCULATION

N/A



5 LOT COVERAGE DIAGRAM

1" = 1000'-0"

LOT COVERAGE LOT 1			
LOT	LOT AREA	BUILDING AREA	LOT COVERAGE
CORNER LOT 1A	7,941 SF	6,079 SF	6,079 / 7,941 X 100% = 77%
INTERIOR LOT 1B	1,019 SF	1,019 SF	1,019 / 1,019 X 100% = 100%
INTERIOR LOT 1C	26,754 SF	17,593 SF	17,593 / 26,754 X 100% = 66%
CORNER LOT 1D	7,880 SF	4,561 SF	4,561 / 7,880 X 100% = 58%
LOT 1A,1B,1C,1D	43,594 SF	29,252 SF	29,252 / 43,594 X 100% = 67%

LOT COVERAGE LOT 2			
LOT	LOT AREA	BUILDING AREA	LOT COVERAGE
CORNER LOT 2A	6,762 SF	5,198 SF	5,198 / 6,762 X 100% = 77%
INTERIOR LOT 2B	27,976 SF	17,915 SF	17,915 / 28,006 X 100% = 64%
LOT 2A,2B	34,738 SF	23,113 SF	23,113 / 34,738 X 100% = 67%

LOT COVERAGE LOT 3			
LOT	LOT AREA	BUILDING AREA	LOT COVERAGE
INTERIOR LOT 3A	14,164 SF	8,843 SF	8,843 / 14,164 X 100% = 62%
CORNER LOT 3B	6,204 SF	649 SF	649 / 6,204 X 100% = 10%
CORNER LOT 3C	6,578 SF	2,266 SF	2,266 / 6,578 X 100% = 34%
LOT 3A,3B,3C	26,946 SF	11,758 SF	11,758 / 26,946 X 100% = 44%

6 LOT COVERAGE CALCULATION

N/A

LEGEND

- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- BUILDING OUTLINE
- LARGE SCALE GENERAL DEVELOPMENT
- AREA REQD FOR YARD MODIFICATION 30' RESIDENTIAL REAR YARD REQUIREMENT PER ZR 23-47
- AREA OPEN TO BELOW
- PLATFORM AREA
- CORNER LOT
- INTERIOR LOT
- RESIDENTIAL LOT COVERAGE
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- AREA REQUIRED FOR YARD MODIFICATION

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — BL 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE	DRAWN BY	CHECKED BY
	CB	

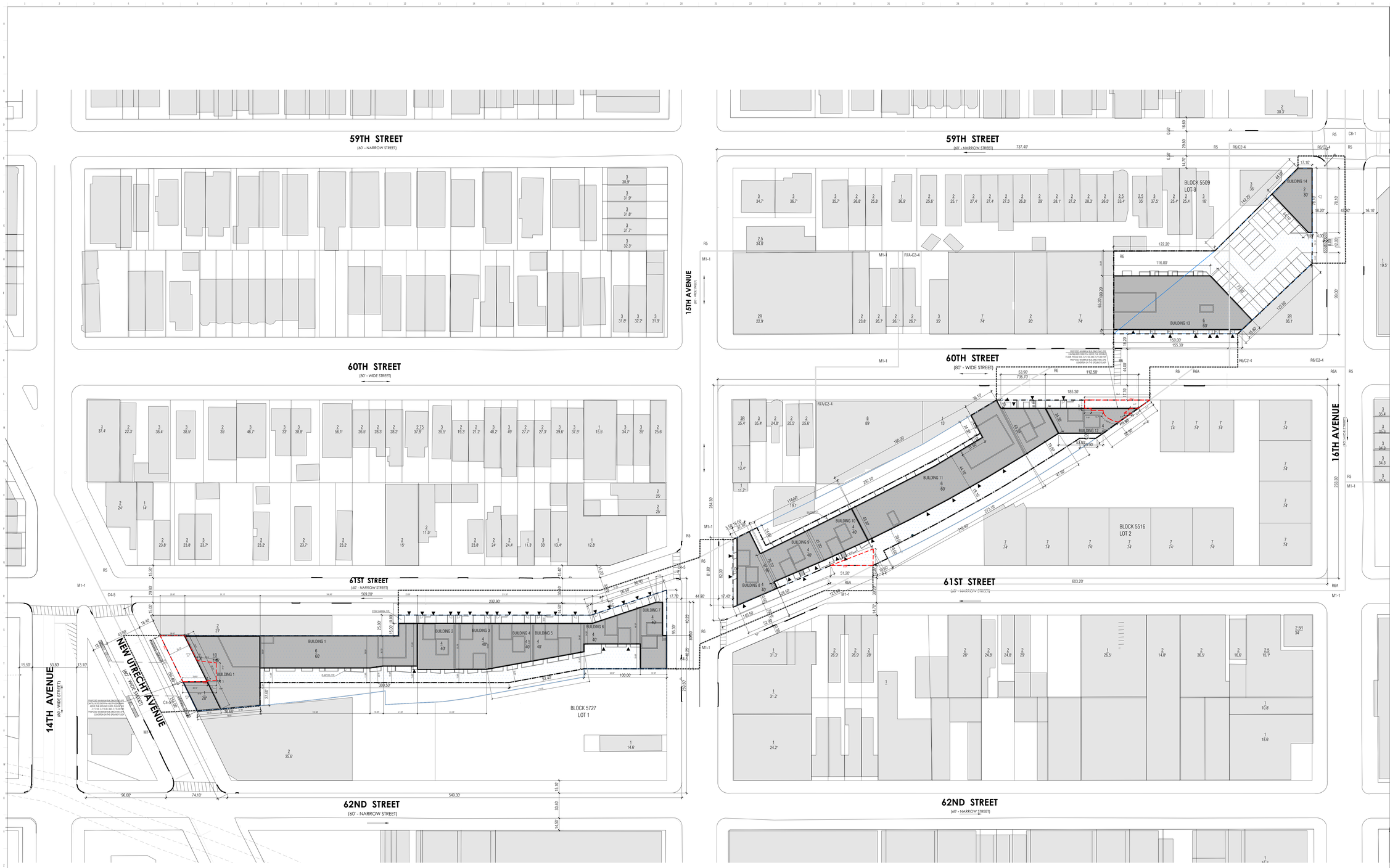
REGISTERED ARCHITECT — DAVID VALCOURT — 031075 — STATE OF NEW YORK

SHEET TITLE
ZONING DIAGRAMS

SCALE
AS NOTED

SHEET NO.
Z-011.00

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



1 LSGD SITE PLAN
1"=40'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- MT +50.00' (MT + 40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
10. PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S), ALL PLANS, DRAWINGS, AND SPECIFICATIONS SUBMITTED TO THE DEPARTMENT OF BUILDINGS SHALL BE PROVIDED TO THE DEPARTMENT OF TRANSPORATION AND MTA FOR REVIEW AND COMMENT.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
BOROUGH PARK
BROOKLYN, NY
BK. 15002

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT
DONALD WOOD
031079
STATE OF NEW YORK

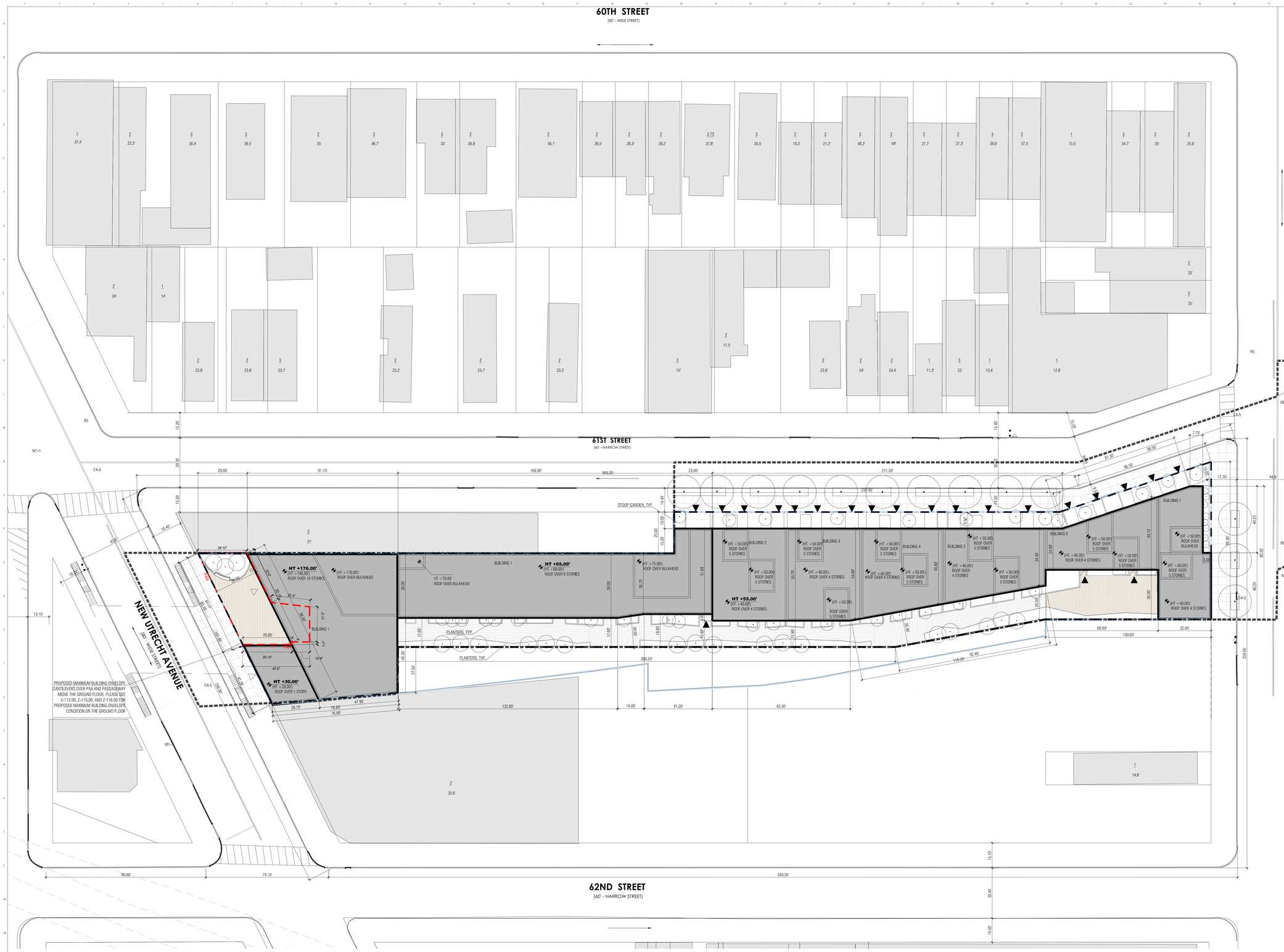
SHEET TITLE
LSGD SITE PLAN

SCALE
1"=40'-0"

SHEET NO.
Z-012.00

5 of 25

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC, of any deviation from dimensions and conditions depicted in these drawings. © 2023 STUDIO V Architecture PLLC. All rights reserved.



1 ZONING SITE PLAN LOT 1
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTOS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476758637

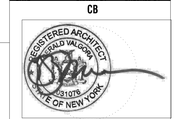
ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

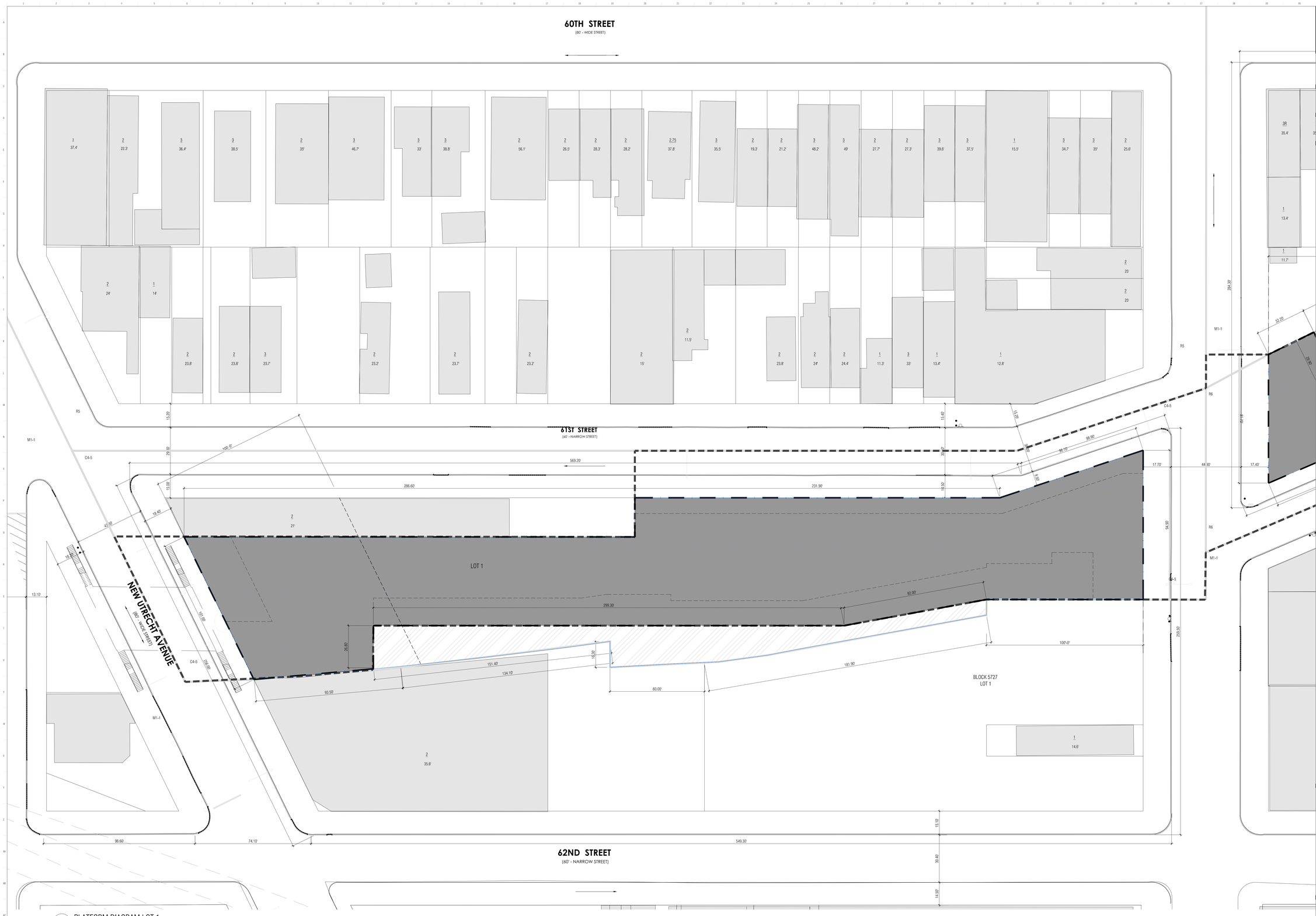


SHEET TITLE
ZONING SITE PLAN LOT 1

SCALE
1" = 20'-0"

SHEET NO.
Z-110.00

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



1 PLATFORM DIAGRAM LOT 1
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- BUILDING OUTLINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING SIGN
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.0.0' (HT +40.00) — PROPOSED MAXIMUM ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PLATFORM AREA
- AREA OPEN TO BELOW
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- CURB CUT FLEXIBLE ZONE
- LIMITS OF RAIL ROAD R.O.W.

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
10. A MINIMUM 18.5' OF CLEARANCE TO BE PROVIDED AT ALL POINTS BETWEEN TOP OF EXISTING RAIL AND BOTTOM OF PROPOSED PLATFORM. TOP OF RAIL ELEVATION VARIES THROUGHOUT SITE.

LOT 1

LOT	LOT AREA
CORNER LOT 1A	7,941 SF
INTERIOR LOT 1B	1,019 SF
INTERIOR LOT 1C	26,754 SF
CORNER LOT 1D	7,880 SF
TOTAL	43,594 SF
PLATFORM AREA	43,594 SF
AREA OPEN TO BELOW	6,818 SF

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — BQ 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — DONALD VALCOURT — 031078 — STATE OF NEW YORK

SHEET TITLE

PLATFORM DIAGRAM LOT 1

SCALE

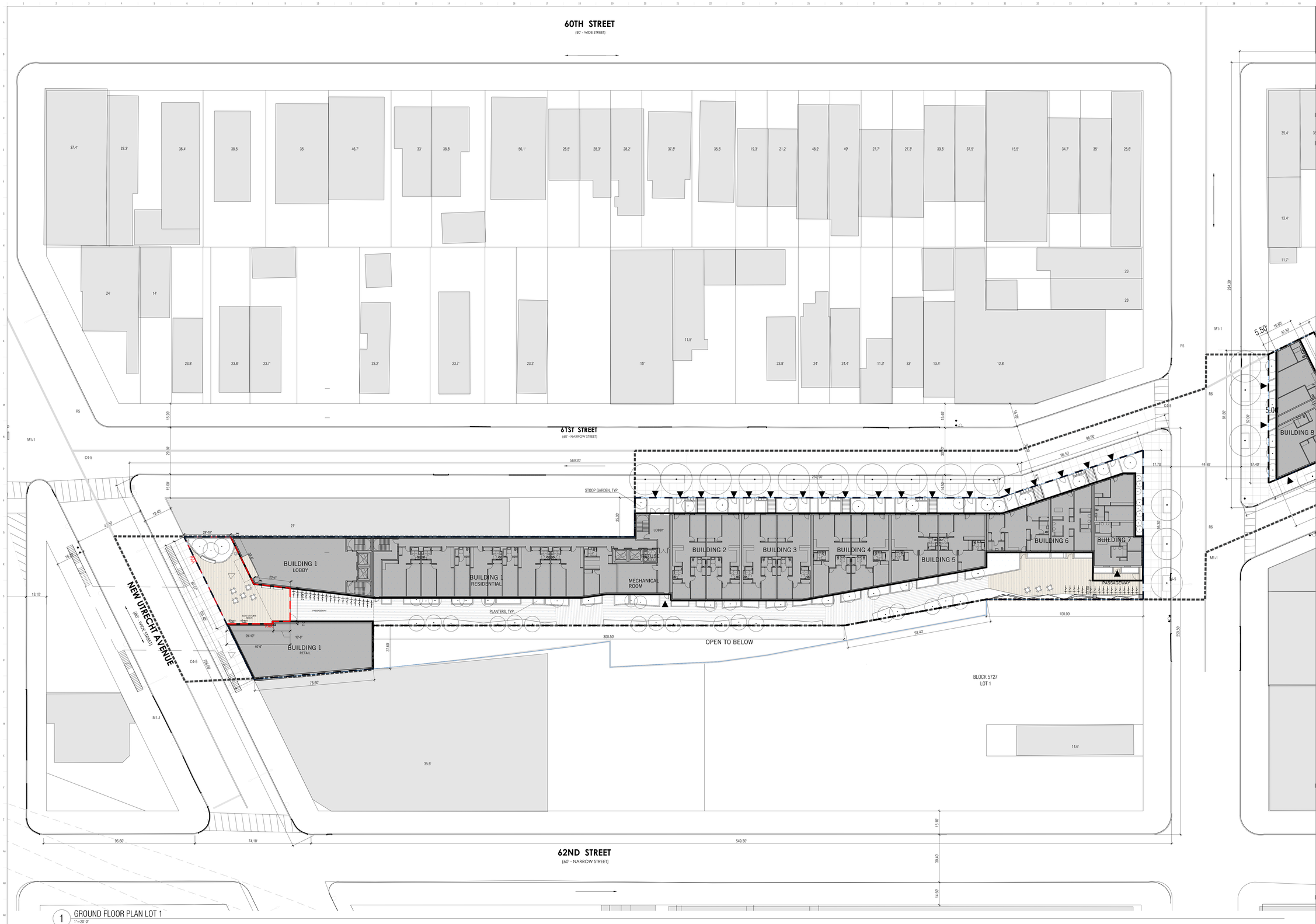
1" = 20'-0"

SHEET NO.

Z-111.00

6 of 25

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted on these drawings. © 2022 STUDIO V Architecture, PLLC. All rights reserved.



1 GROUND FLOOR PLAN LOT 1
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- BALCONY
- EXISTING SIGN
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT + 40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT — DONALD VAGOTIS — 031078 — STATE OF NEW YORK

SHEET TITLE

GROUND FLOOR PLAN LOT 1

SCALE

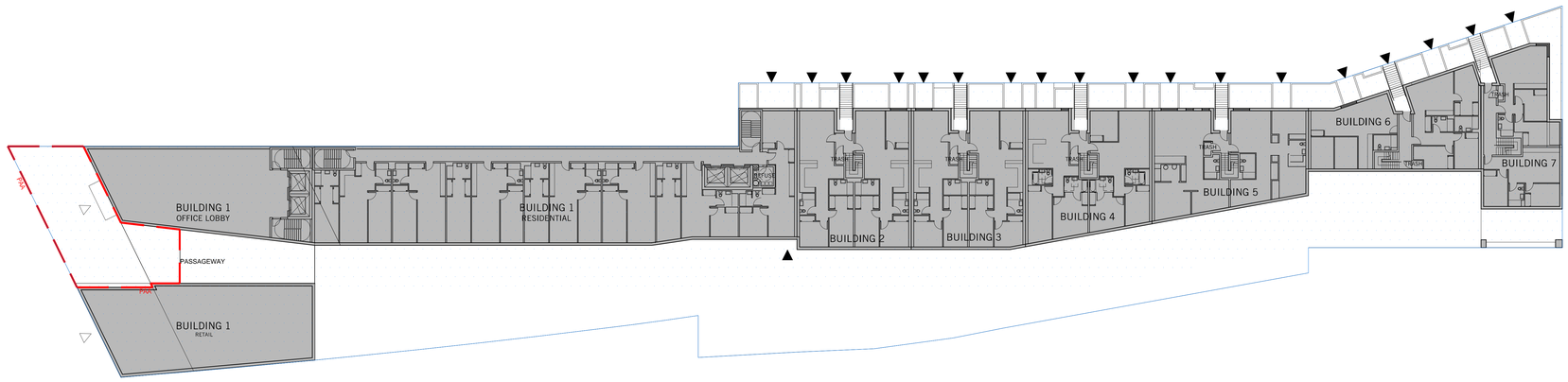
1" = 20'-0"

SHEET NO.

Z-112.00

10 of 28

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2023 STUDIO V Architecture, PLLC. All rights reserved.



1 SECOND FLOOR PLAN LOT 1

1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00) — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — DONALD WAGNER — 031079 — STATE OF NEW YORK

SHEET TITLE

SECOND FLOOR PLAN LOT 1

SCALE

1" = 20'-0"

SHEET NO.

Z-113.00

14 of 25

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.

60TH STREET
(80' - WIDE STREET)

61ST STREET
(60' - NARROW STREET)

62ND STREET
(60' - NARROW STREET)

NEW UTRECHT AVENUE
(80' - WIDE STREET)

PROPOSED MAXIMUM BUILDING ENVELOPE CANTILEVERS OVER PAA AND PASSAGEWAY ABOVE THE GROUND FLOOR. PLEASE SEE Z-112.00, Z-115.00, AND Z-116.00 FOR PROPOSED MAXIMUM BUILDING ENVELOPE CONDITION ON THE GROUND FLOOR

BLOCK 5727
LOT 1

STOOP GARDEN, TYP.

PLANTERS, TYP.

BUILDING 1 — HT +176.00' (HT = 146.00') ROOF OVER 10 STORIES; (HT = 176.00') ROOF OVER BULKHEAD

BUILDING 2 — (HT = 50.00') ROOF OVER 5 STORIES; (HT = 50.00') ROOF OVER BULKHEAD

BUILDING 3 — HT +65.00' (HT = 50.00') ROOF OVER 5 STORIES; (HT = 50.00') ROOF OVER BULKHEAD

BUILDING 4 — (HT = 50.00') ROOF OVER 5 STORIES; (HT = 40.00') ROOF OVER 4 STORIES

BUILDING 5 — (HT = 50.00') ROOF OVER 5 STORIES; (HT = 40.00') ROOF OVER 4 STORIES

BUILDING 6 — HT +55.00' (HT = 40.00') ROOF OVER 4 STORIES; (HT = 50.00') ROOF OVER 5 STORIES; (HT = 40.00') ROOF OVER 4 STORIES

BUILDING 7 — (HT = 50.00') ROOF OVER BULKHEAD; (HT = 50.00') ROOF OVER 5 STORIES; (HT = 40.00') ROOF OVER 4 STORIES

BUILDING 8 — (HT = 50.00') ROOF OVER 5 STORIES; HT +55.00' (HT = 40.00') ROOF OVER 4 STORIES

BUILDING 9 — HT +30.00' (HT = 20.00') ROOF OVER 1 STORY

1 WAIVER PLAN LOT 1
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60 — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT; ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- # XX # — AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

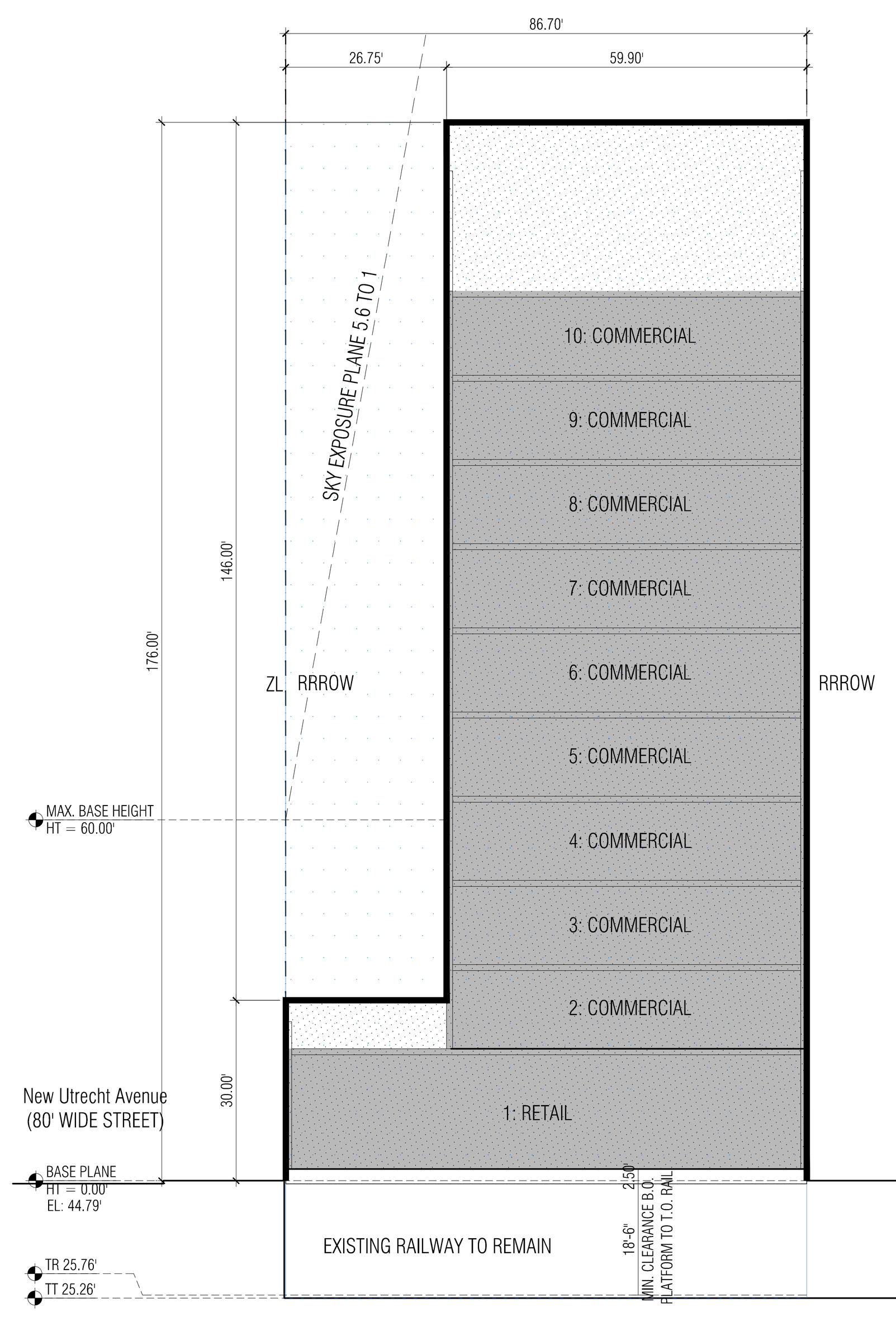
REGISTERED ARCHITECT — GERALD VALCIUS — 031079 — STATE OF NEW YORK

SHEET TITLE
WAIVER PLAN LOT 1

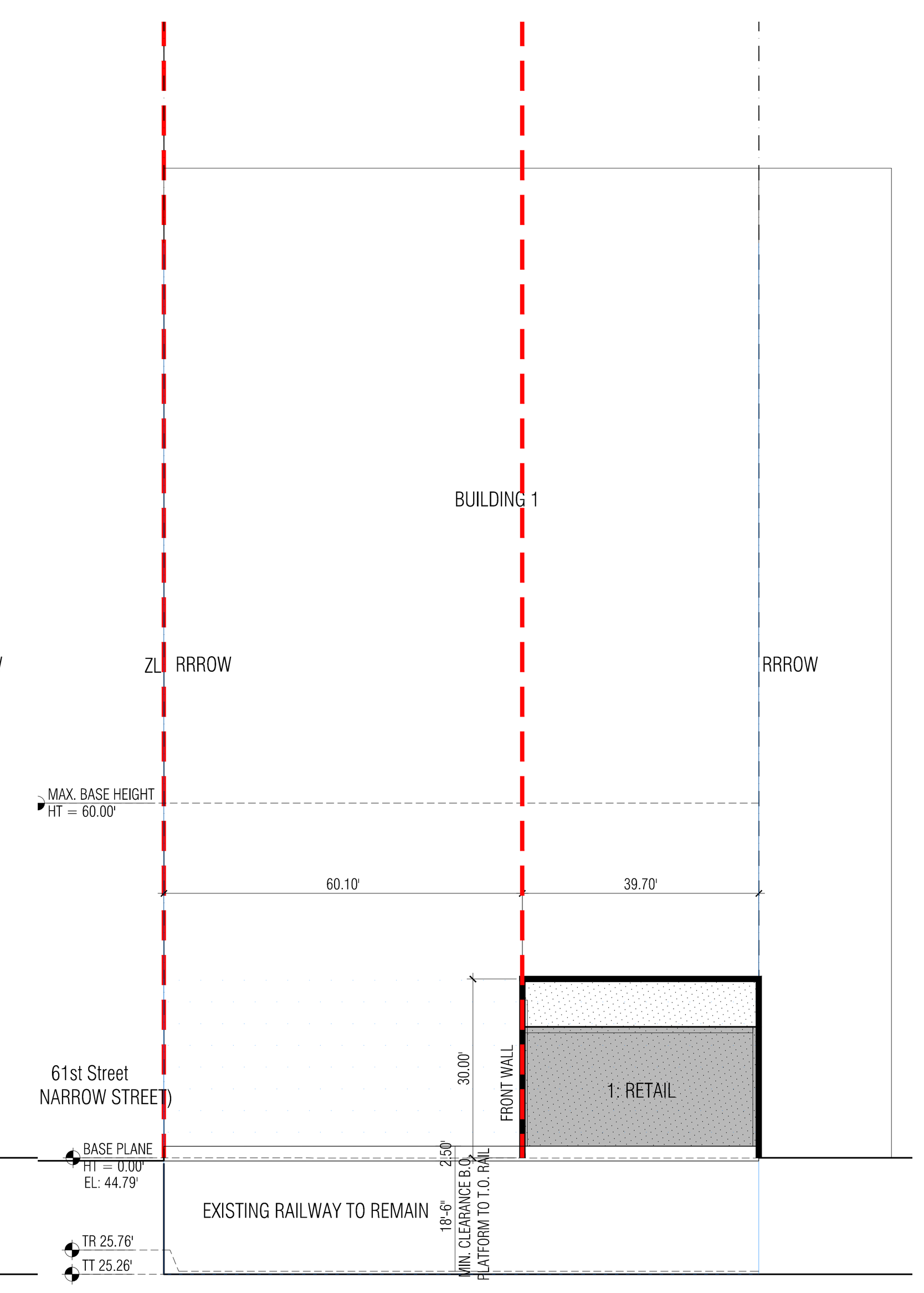
SCALE
1" = 20'-0"

SHEET NO.
Z-114.00

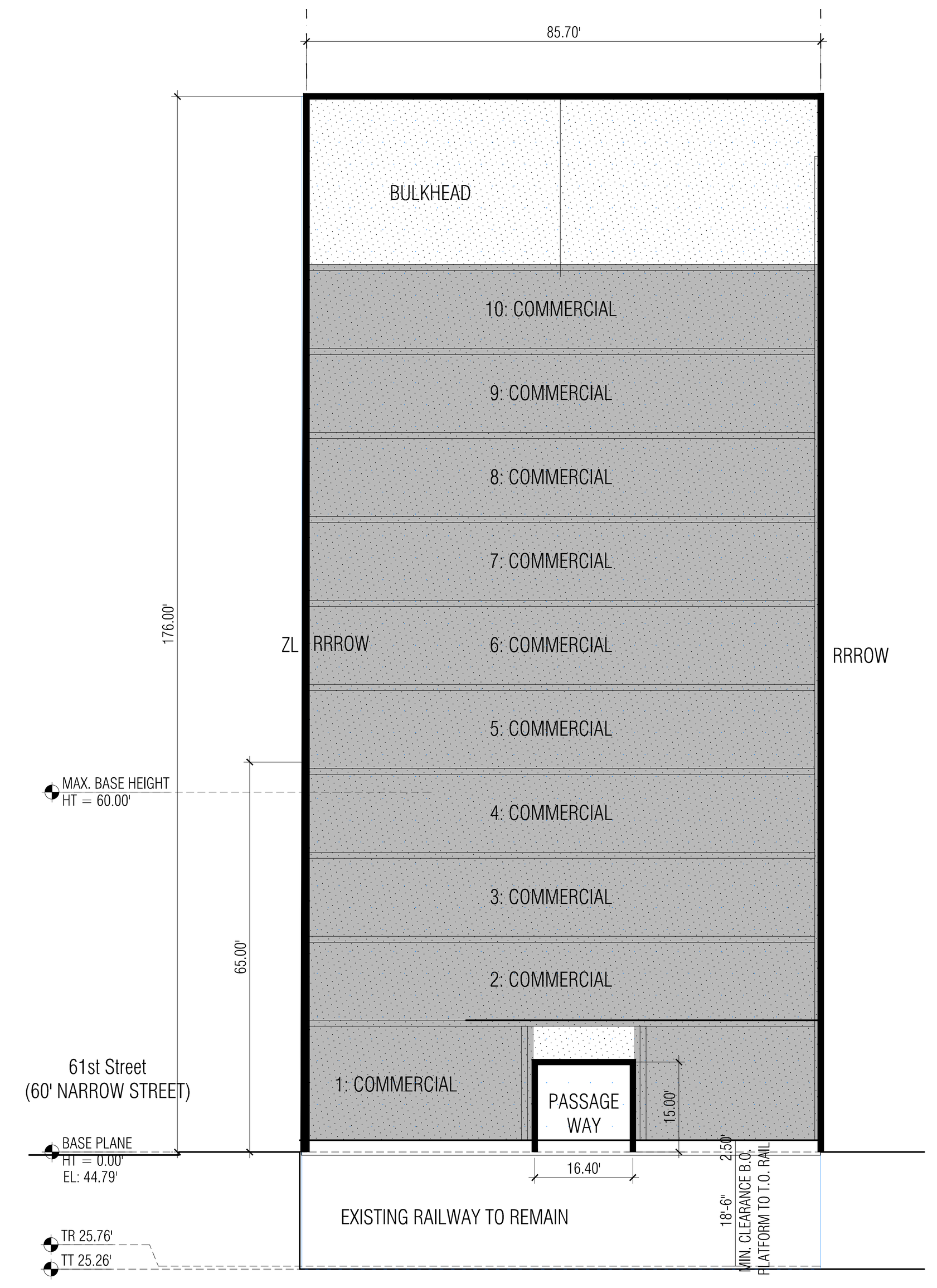
All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used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



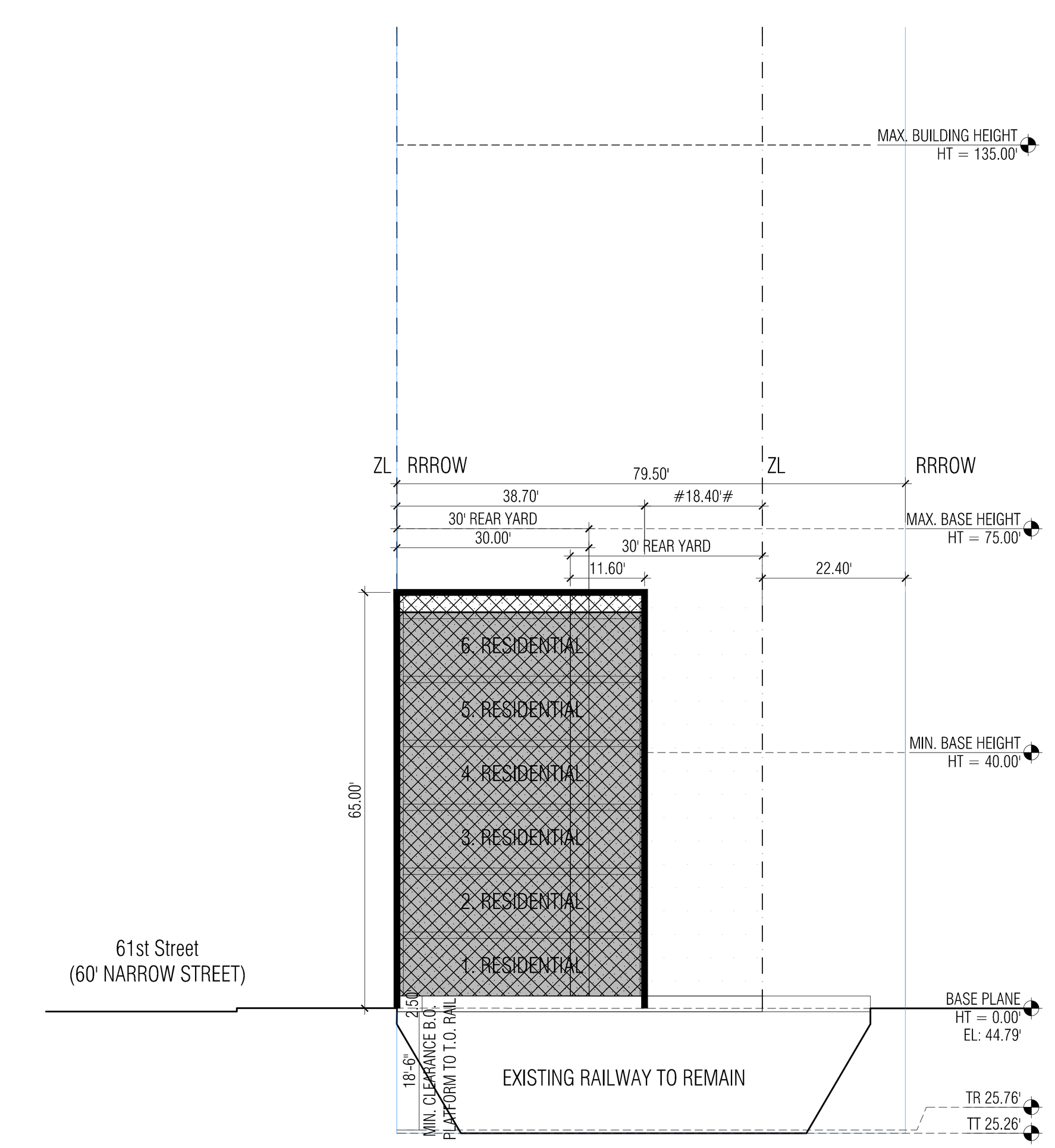
1 ZONING SECTION BUILDING 1
1" = 20'-0"



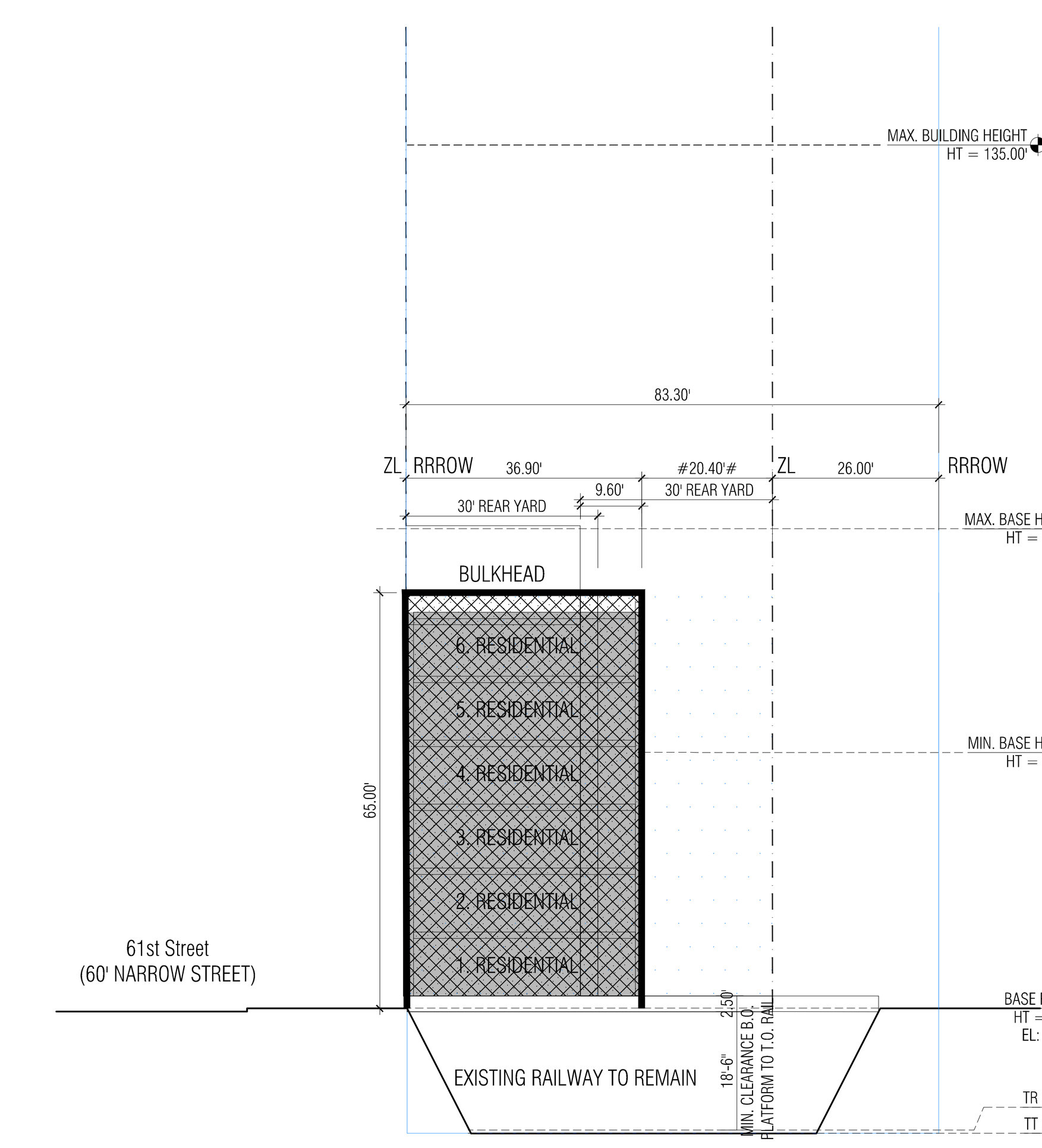
2 ZONING SECTION BUILDING 1
1" = 20'-0"



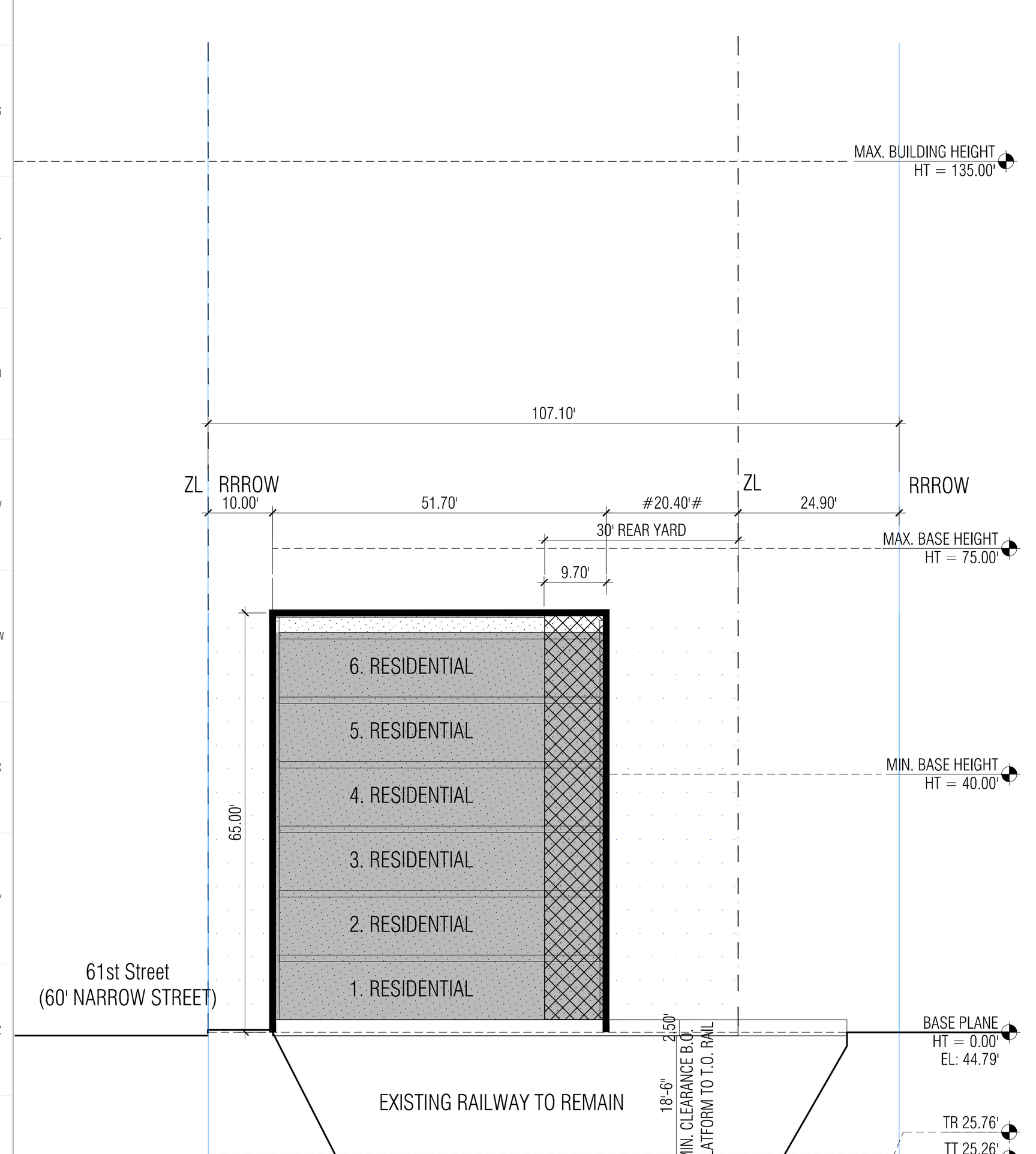
3 ZONING SECTION BUILDING 1
1" = 20'-0"



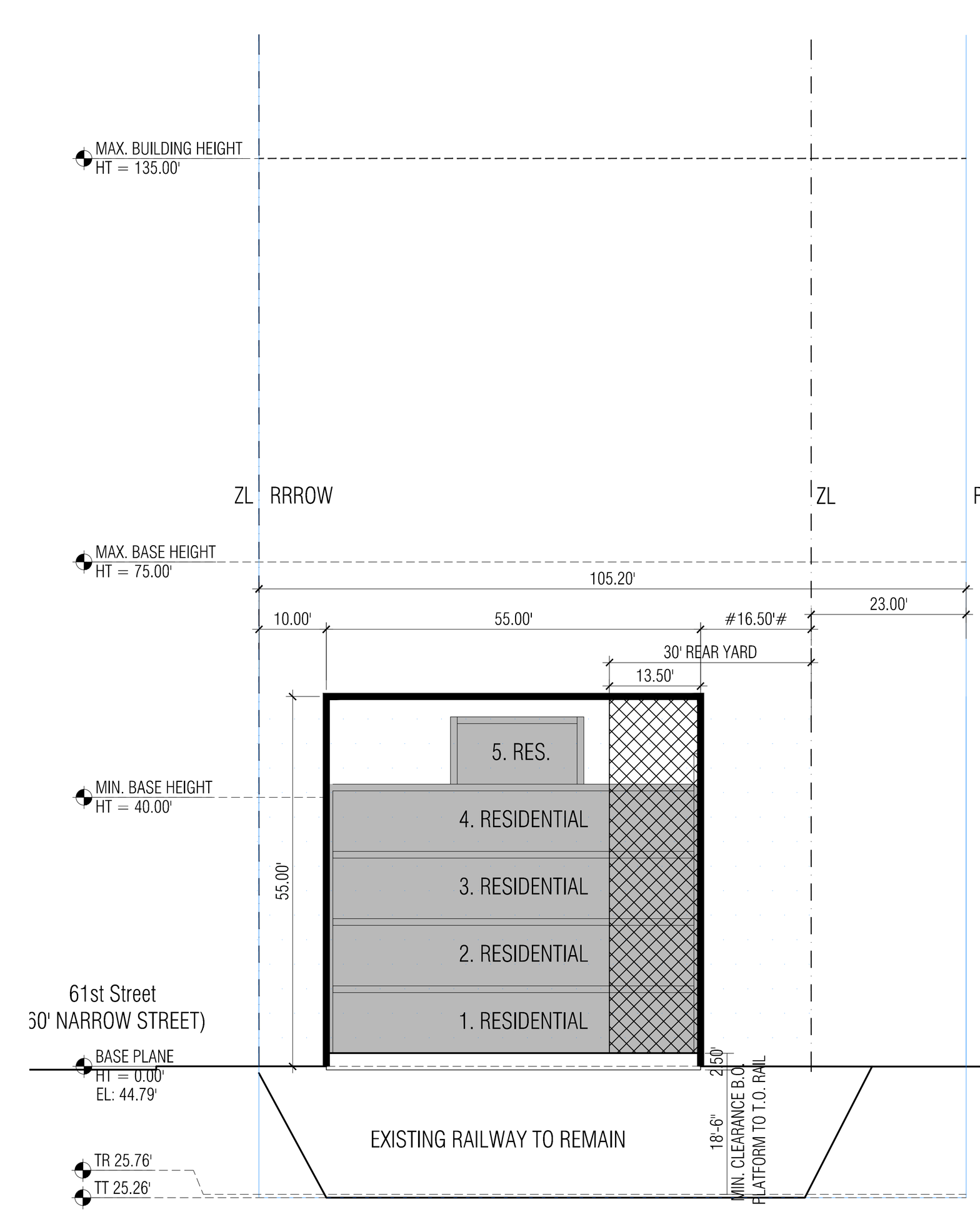
4 ZONING SECTION BUILDING 1
1" = 20'-0"



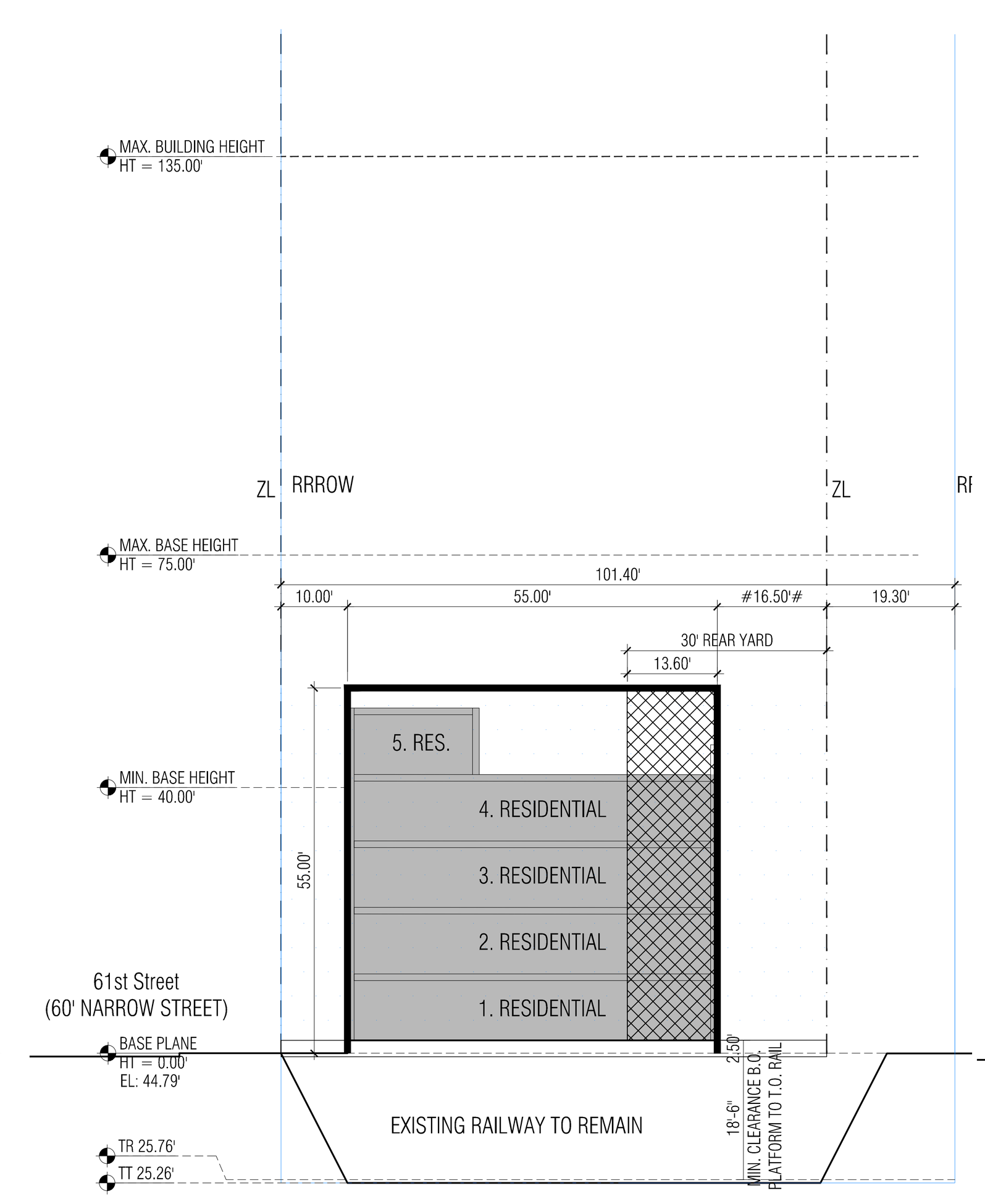
5 ZONING SECTION BUILDING 1
1" = 20'-0"



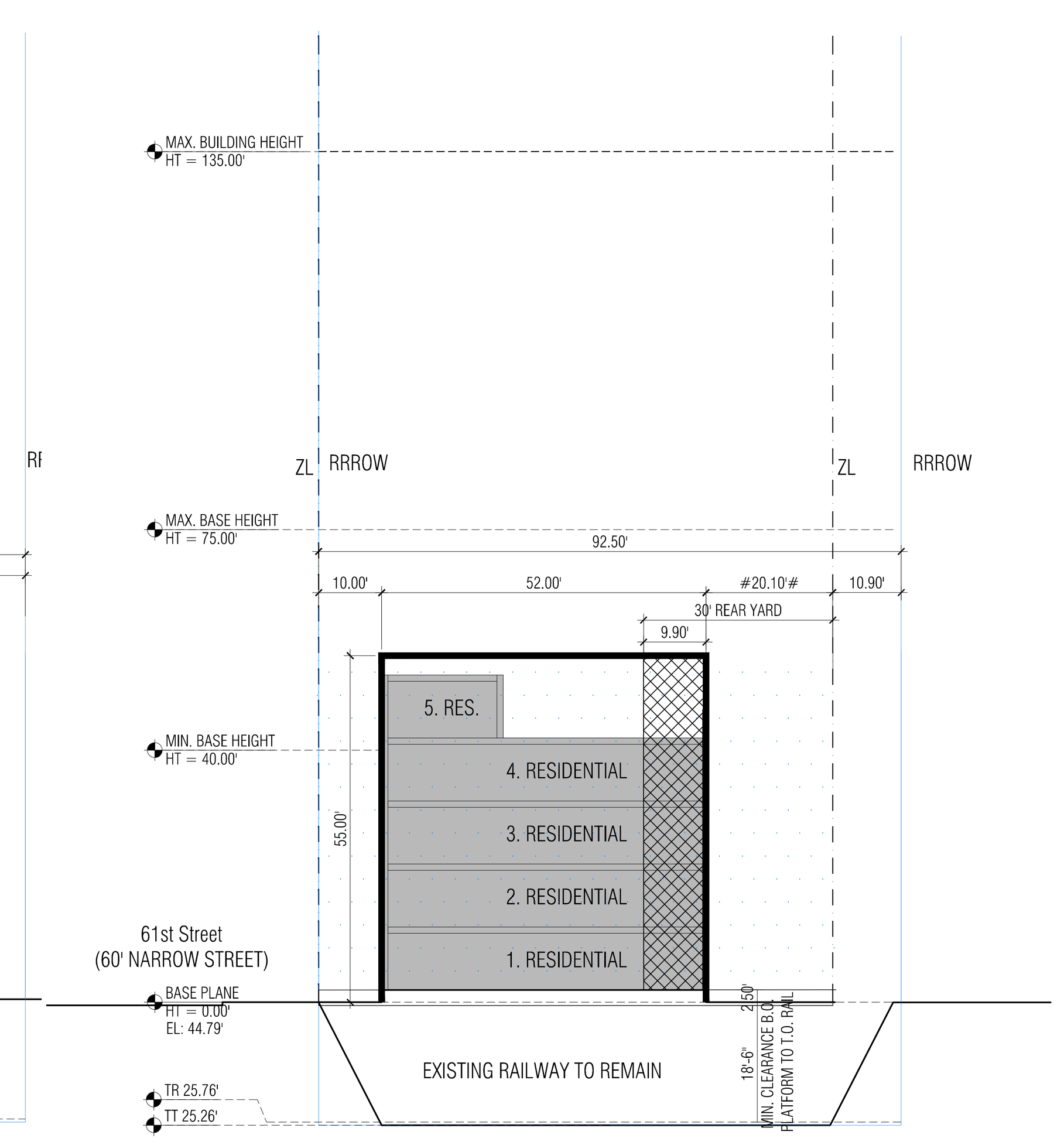
6 ZONING SECTION BUILDING 1
1" = 20'-0"



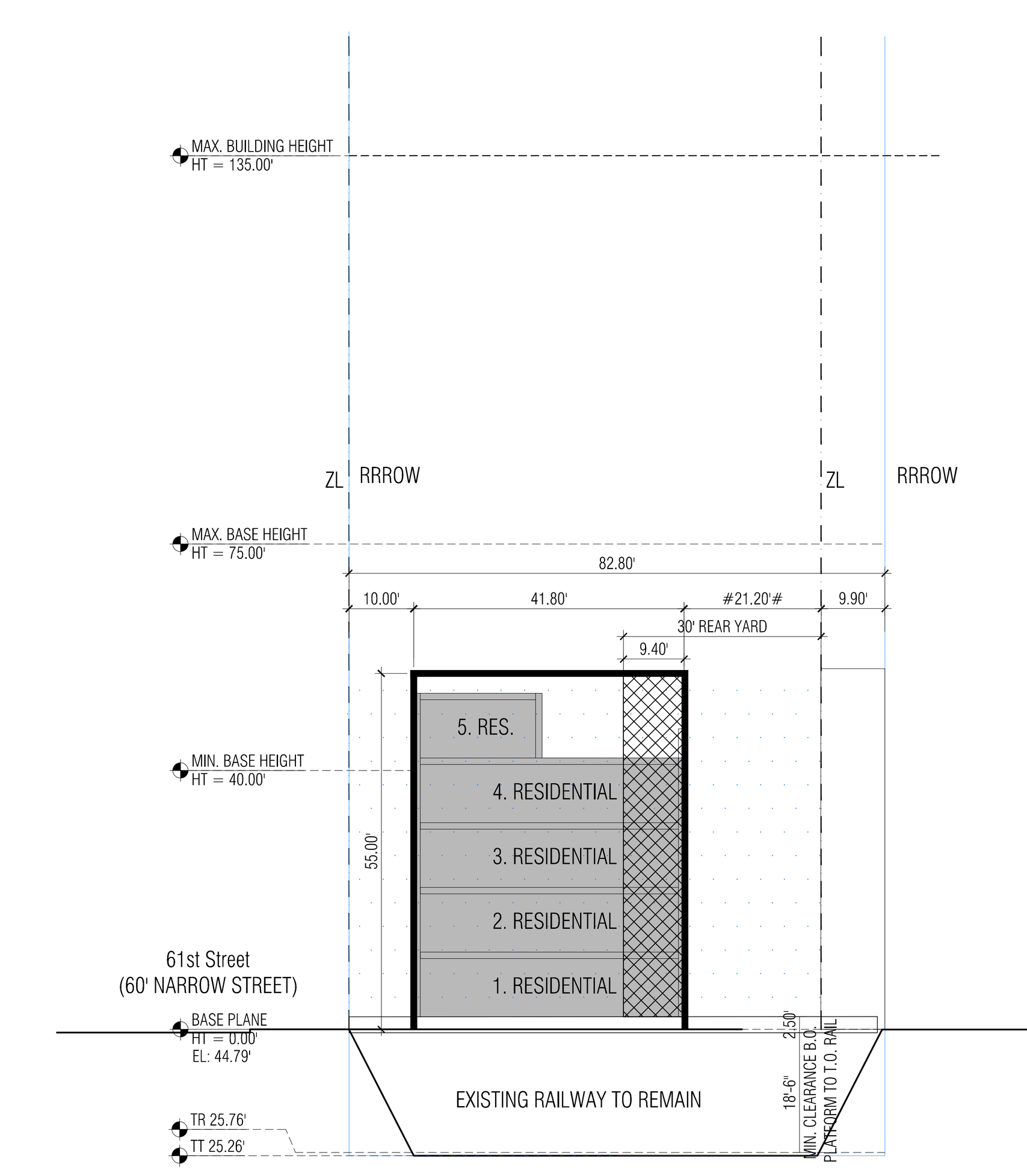
7 ZONING SECTION BUILDING 2
1" = 20'-0"



8 ZONING SECTION BUILDING 3
1" = 20'-0"



9 ZONING SECTION BUILDING 5
1" = 20'-0"



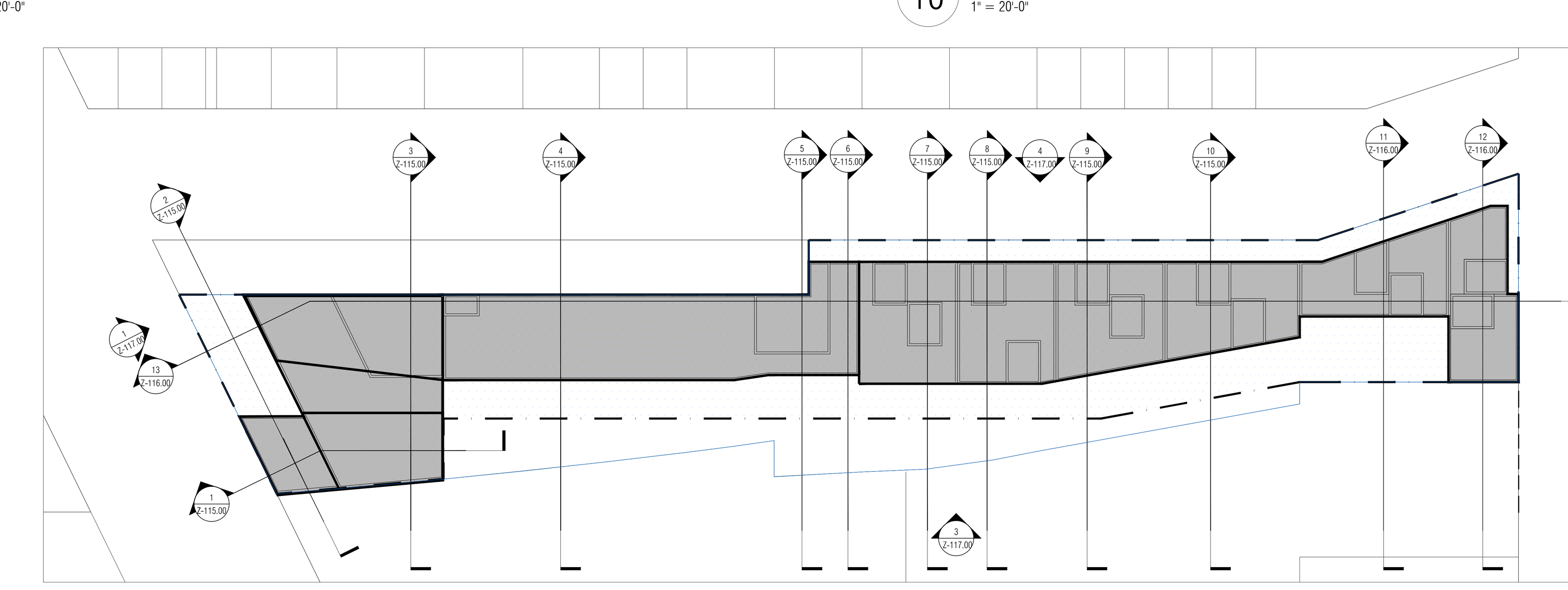
10 ZONING SECTION BUILDING 5
1" = 20'-0"

LEGEND

Symbol	Description
▽	COMMERCIAL ACCESS POINT
▼	RESIDENTIAL ACCESS POINT
	BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
R6-1/C2-3	ZONING DISTRICT
6	# STORIES
6B	# STORIES W/ BASEMENT
60'	BUILDING HEIGHT
	ROAD DIRECTION
	ZONING DISTRICT BOUNDARY
	ZONING LOT LINE
	TAX LOT LINE
	BUILDING OUTLINE
	PROPOSED MAXIMUM BUILDING ENVELOPE
	ILLUSTRATIVE BUILDING LINE
	LARGE SCALE GENERAL DEVELOPMENT
	STREET LAMP
	TRAFFIC LIGHT
	FIRE HYDRANT
	PROPOSED NEW STREET TREE
	EXISTING STREET TREE
	BIKE
P	EXISTING POST
MH	EXISTING MANHOLE
S	EXISTING SIGN
EM	EXISTING EMERGENCY PHONE
	EXISTING STREET VENT GRILLE
CB	EXISTING CATCH BASIN
BUS	EXISTING BUS STOP
HT +50.00'	PROPOSED MAXIMUM ENVELOPE HEIGHT
(HT +40.00')	ILLUSTRATIVE BUILDING HEIGHT
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
TR	HIGHEST POINT TOP OF RAIL
TT	HIGHEST POINT TOP OF TIES
	REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
	RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)
	AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
# XX #	AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
	LIMITS OF RAIL ROAD R.O.W.
	PAA

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
10. A MINIMUM 18.5' OF CLEARANCE TO BE PROVIDED AT ALL POINTS BETWEEN TOP OF EXISTING RAIL AND BOTTOM OF PROPOSED PLATFORM. TOP OF RAIL ELEVATION VARIES THROUGHOUT SITE.



KEY PLAN
1" =100'-0"

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC. and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2016 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

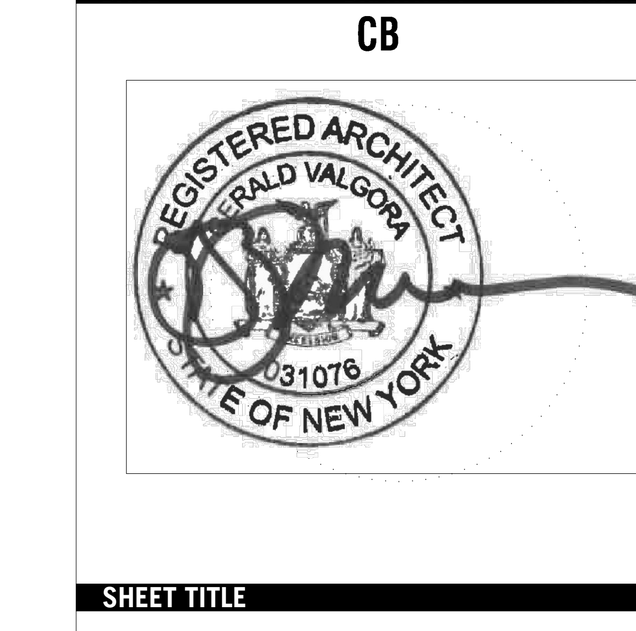
ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

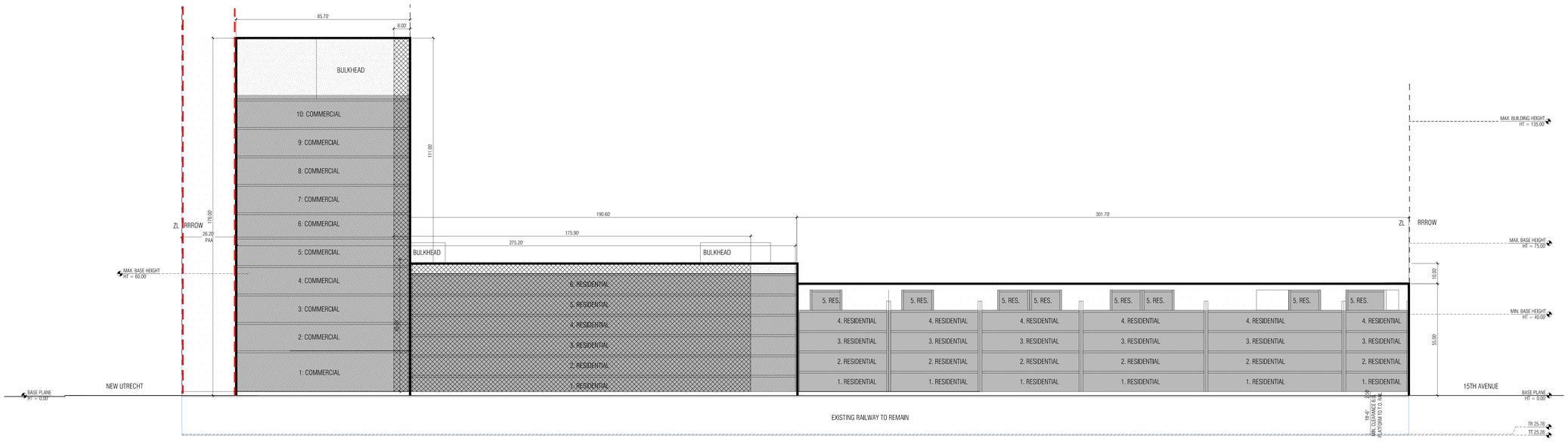
DATE	DRAWN BY	CHECKED BY
	CB	



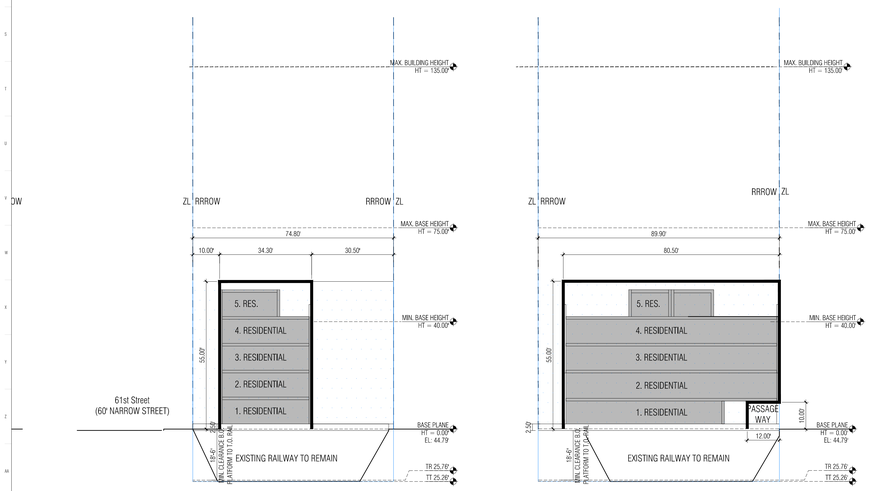
SHEET TITLE
WAIVER SECTIONS LOT 1

SCALE
AS NOTED
0' 20' 40' 80'

SHEET NO.
Z-115.00



13 ZONING LOT 1
1" = 20'-0"



11 ZONING SECTION BUILDING 6
1" = 20'-0"

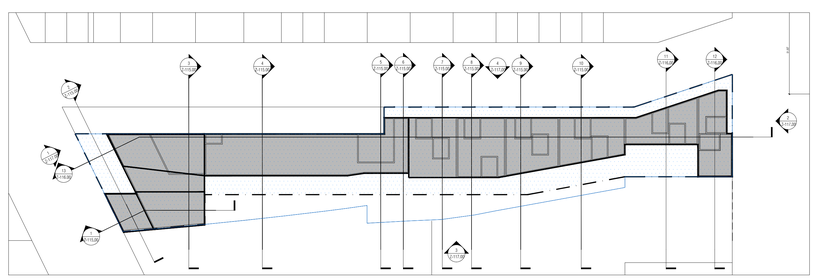
12 ZONING SECTION BUILDING 7
1" = 20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- BUILDING OUTLINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- P — EXISTING POST
- MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- TR — HIGHEST POINT TOP OF RAIL
- TT — HIGHEST POINT TOP OF TIES
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
- # XX # — LIMITS OF RAIL ROAD R.O.W.
- PAA

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
10. A MINIMUM 18.5' OF CLEARANCE TO BE PROVIDED AT ALL POINTS BETWEEN TOP OF EXISTING RAIL AND BOTTOM OF PROPOSED PLATFORM. TOP OF RAIL ELEVATION VARIES THROUGHOUT SITE.



KEY PLAN
1" = 100'-0"

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT — ARNOLD VALMAN — 031078 — STATE OF NEW YORK

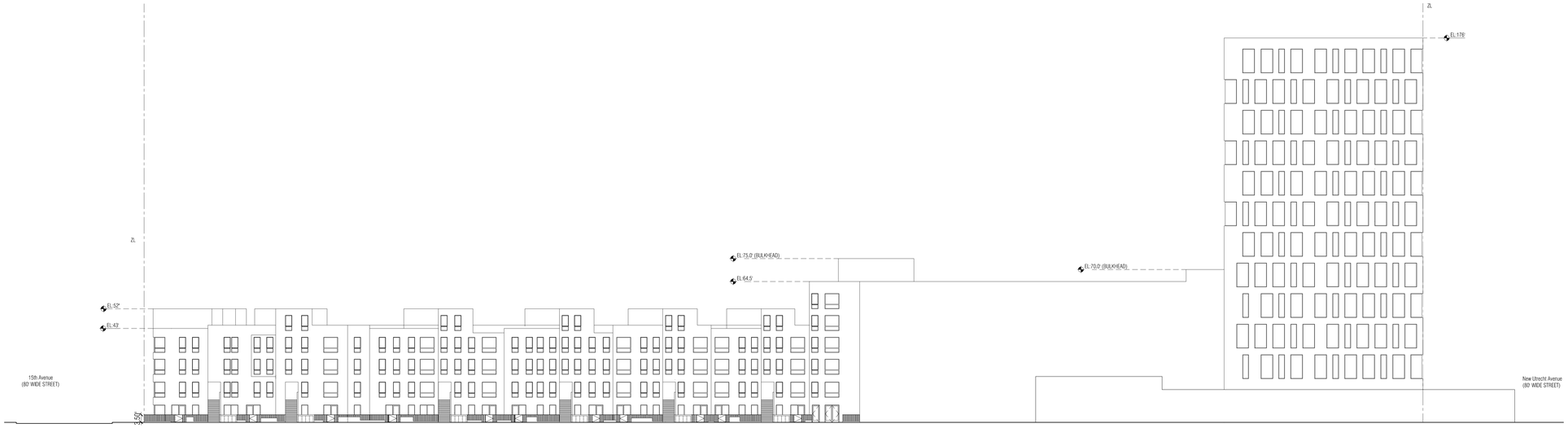
SHEET TITLE

WAIVER SECTIONS LOT 1

SCALE
AS NOTED

SHEET NO:
Z-116.00
17 of 25

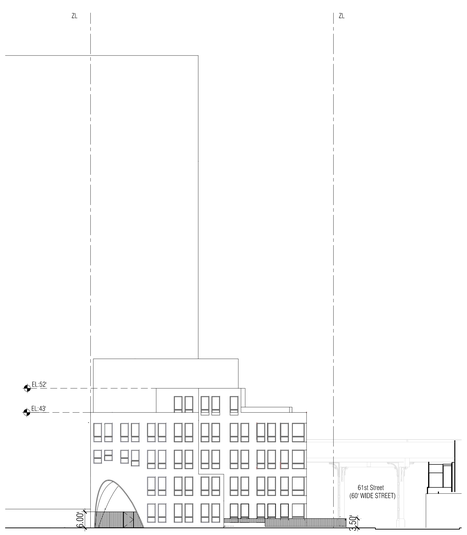
All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.



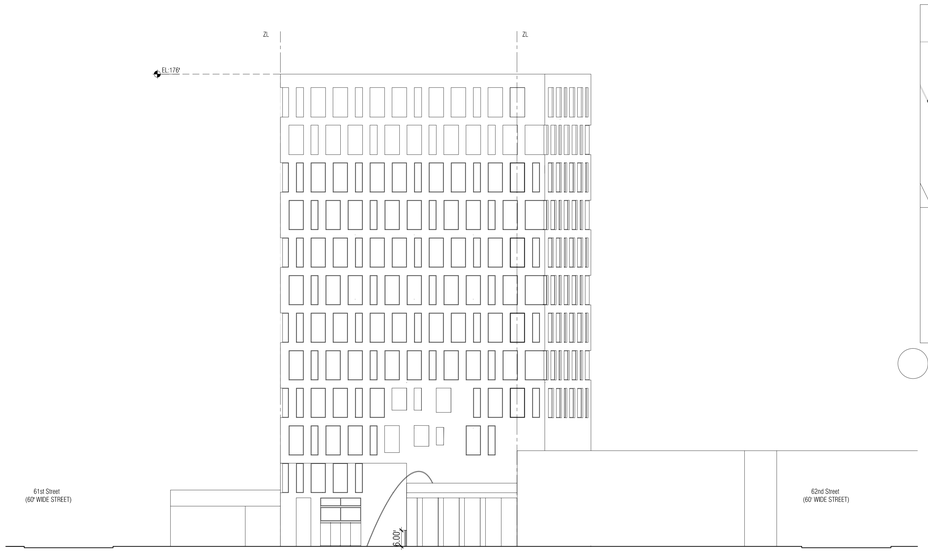
4 NORTH ELEVATION LOT 1
1" = 20'-0"



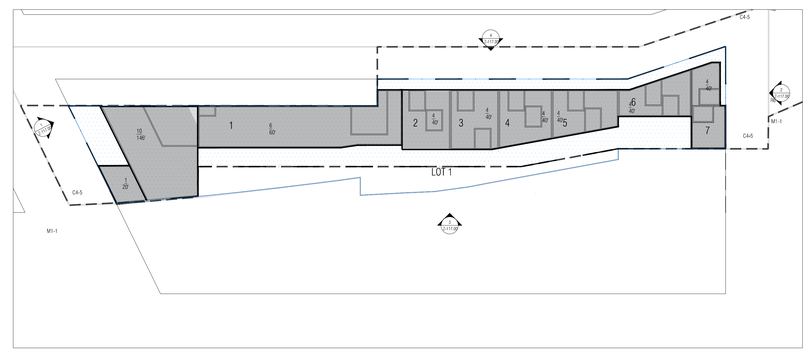
3 SOUTH ELEVATION LOT 1
1" = 20'-0"



2 EAST ELEVATION LOT 1
1" = 20'-0"



1 WEST ELEVATION LOT 1
1" = 20'-0"



KEY PLAN
1" = 100'-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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

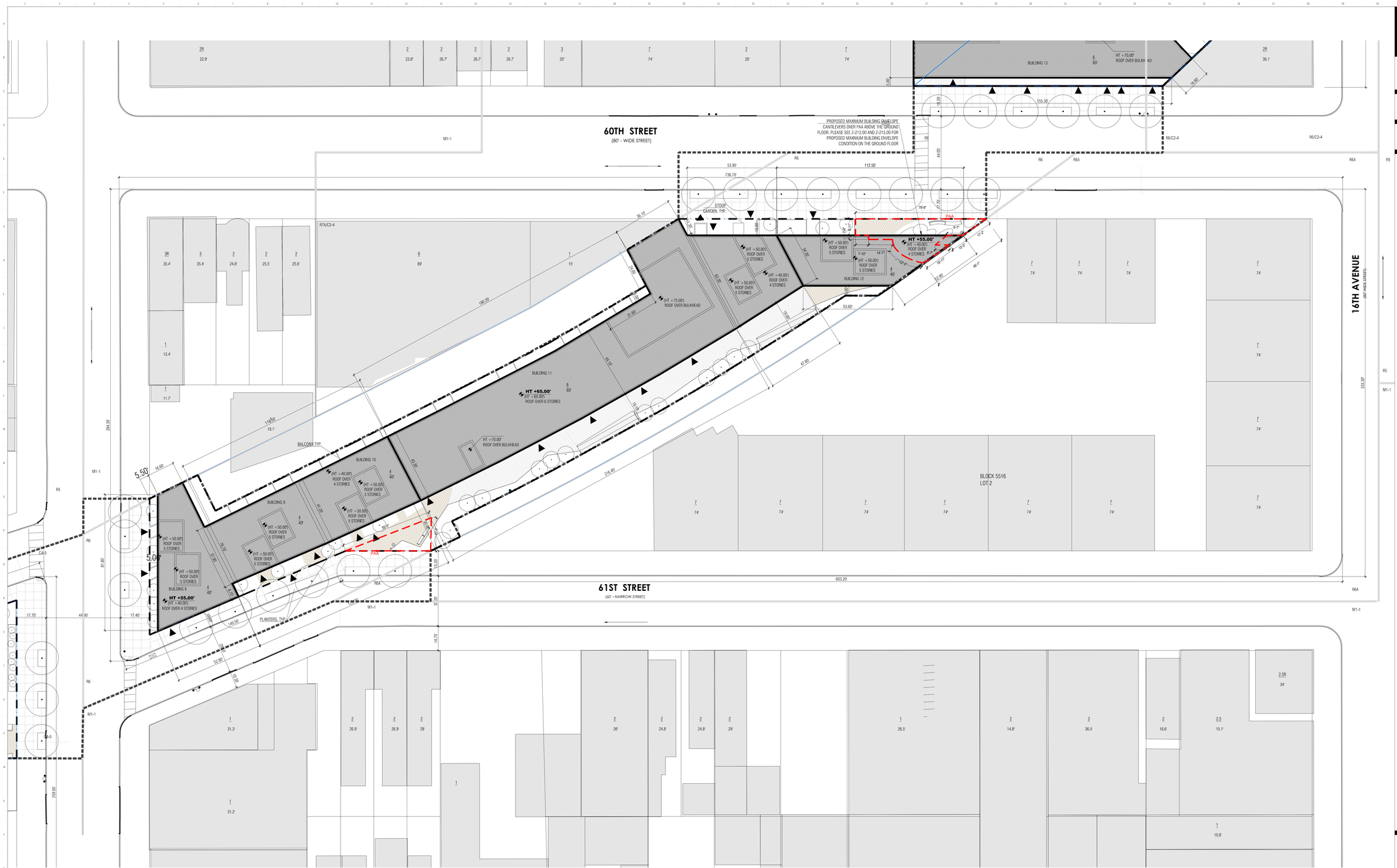
DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
CHRISTOPHER VALCARCEL
031078
STATE OF NEW YORK

SHEET TITLE
ELEVATIONS LOT 1

SCALE
1"=20'-0"
0 10' 20' 40'

SHEET NO.
Z-117.00
20 of 25



1 ZONING SITE PLAN LOT 2
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- BALCONY
- □ S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — BQ 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476738637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

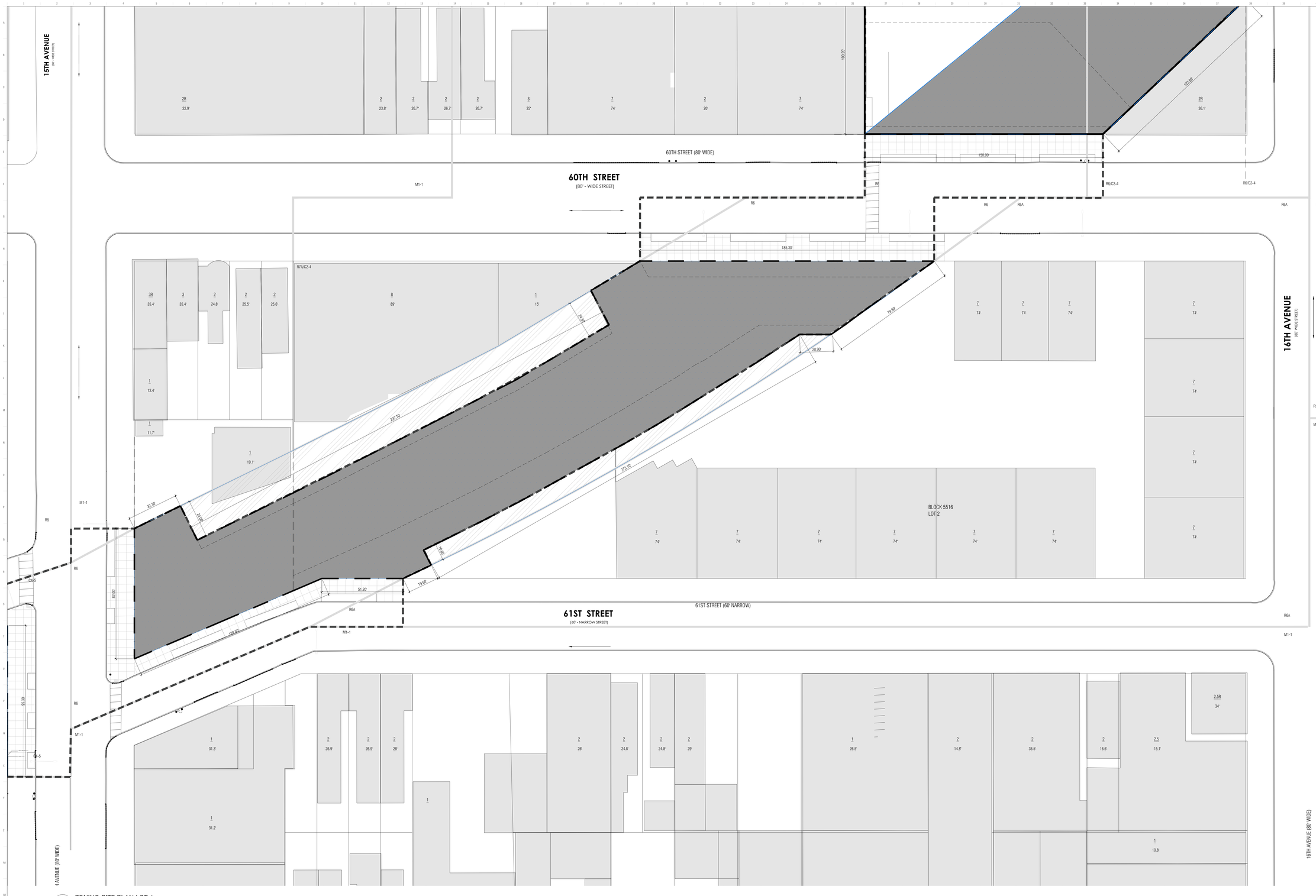
DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
GERALD VALCIUS
031079
STATE OF NEW YORK

SHEET TITLE
ZONING SITE PLAN LOT 2

SCALE
1"=20'-0"

SHEET NO.
Z-210.00



1 ZONING SITE PLAN LOT 1
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- BUILDING OUTLINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PLATFORM AREA
- AREA OPEN TO BELOW
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- CURB CUT FLEXIBLE ZONE
- LIMITS OF RAIL ROAD R.O.W.

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
10. A MINIMUM 18.5' OF CLEARANCE TO BE PROVIDED AT ALL POINTS BETWEEN TOP OF EXISTING RAIL AND BOTTOM OF PROPOSED PLATFORM. TOP OF RAIL ELEVATION VARIES THROUGHOUT SITE.

LOT 2	
LOT	LOT AREA
CORNER LOT 2A	6,762 SF
INTERIOR LOT 2B	27,976 SF
TOTAL	34,738 SF
PLATFORM AREA	34,738 SF
AREA OPEN TO BELOW	10,099 SF

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2988

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE — DRAWN BY — CHECKED BY
CB

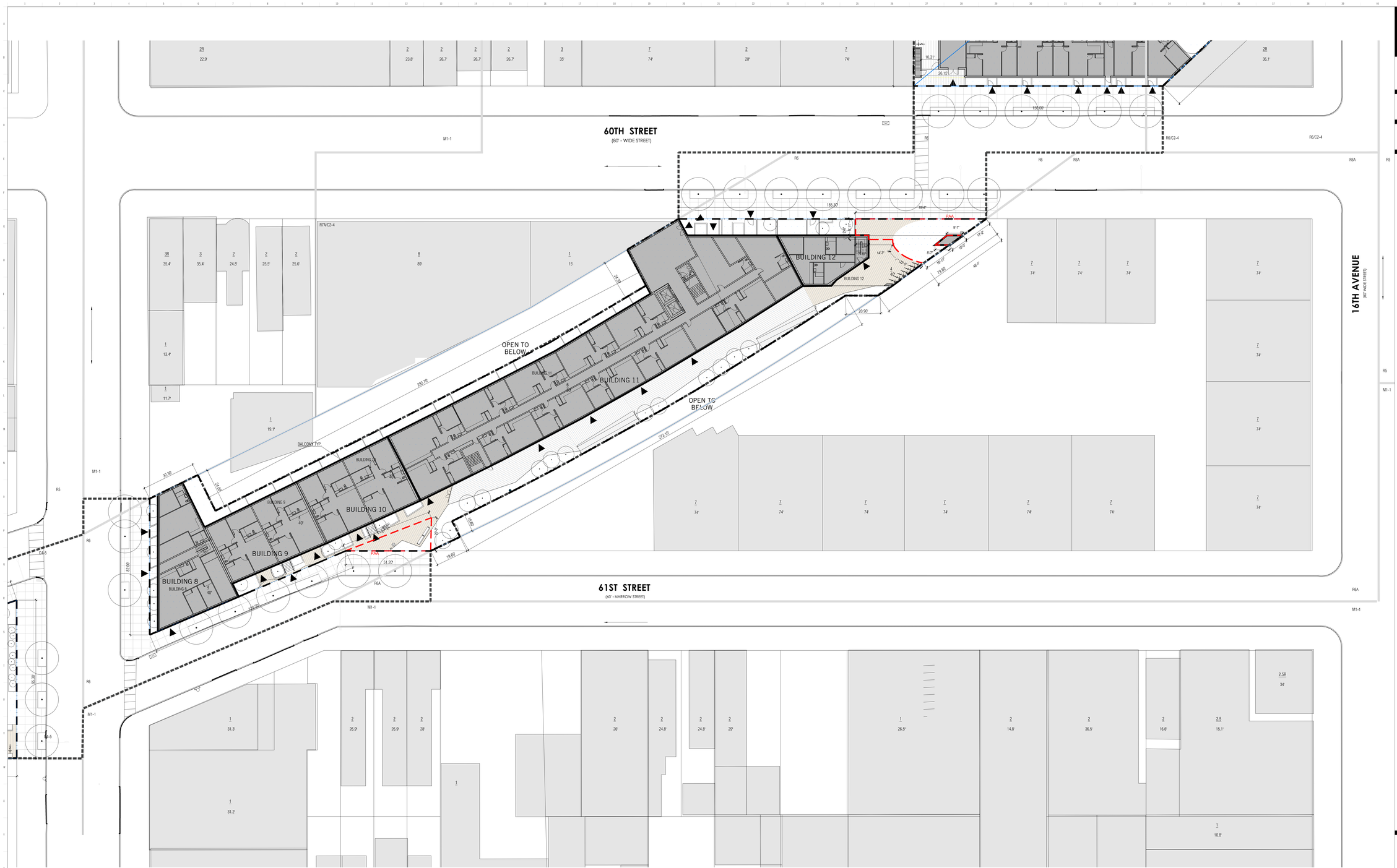
REGISTERED ARCHITECT — DONALD VALCOURT — 031078 — STATE OF NEW YORK

SHEET TITLE
PLATFORM DIAGRAM LOT 2

SCALE
1" = 20'-0"

SHEET NO.
Z-211.00

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



1 GROUND FLOOR PLAN LOT 2
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- BALCONY
- EXISTING SIGN
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

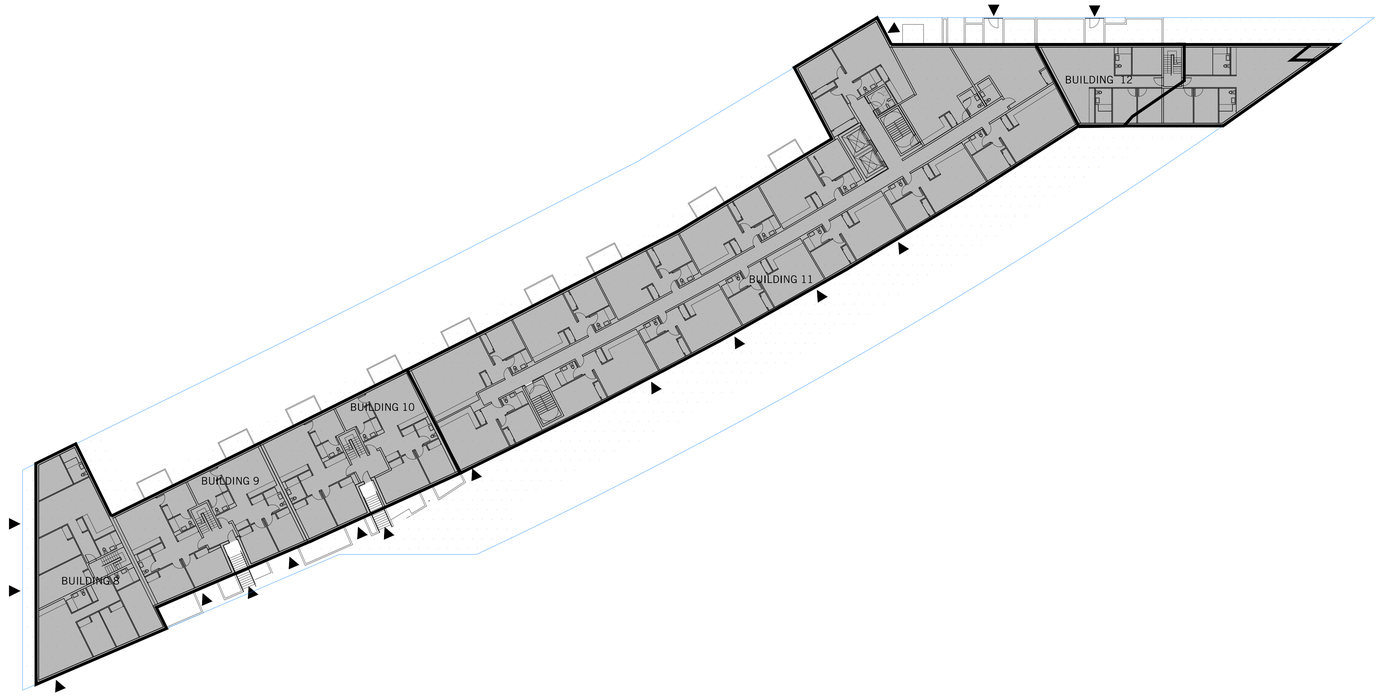
DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
GERALD VALICHA
031079
STATE OF NEW YORK

SHEET TITLE
GROUND FLOOR PLAN LOT 2

SCALE
1"=20'-0"

SHEET NO.
Z-212.00



1 SECOND FLOOR PLAN LOT 2
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC, of any deviation from dimensions and conditions depicted in these drawings. © 2006 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

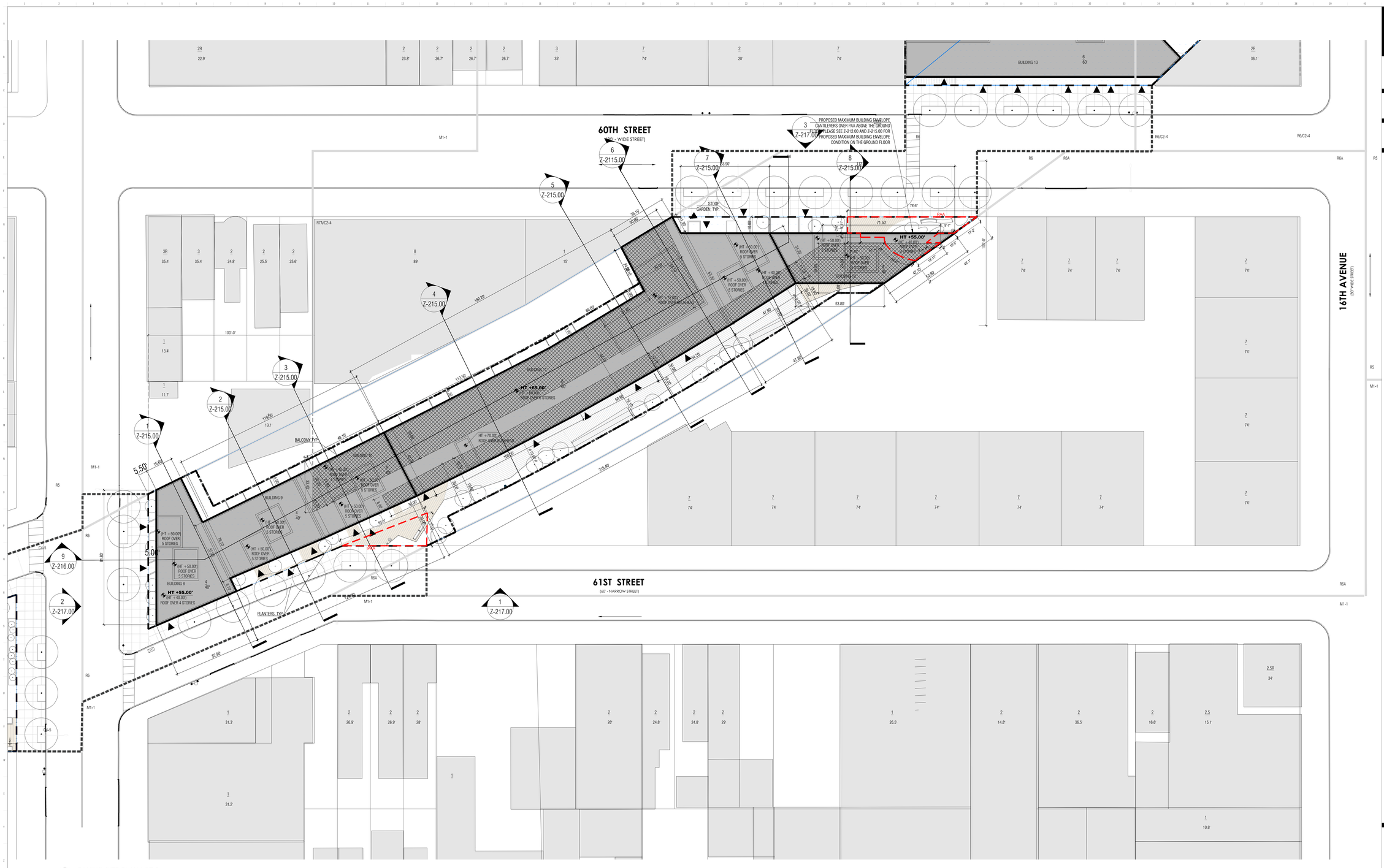
DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT — DUSTIN WILLIAM VAN DOORN — 031075 — STATE OF NEW YORK

SHEET TITLE
SECOND FLOOR PLAN LOT 2

SCALE
1"=20'-0"

SHEET NO.
Z-213.00



1 ZONING SITE PLAN LOT 2
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00) — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- # XX # — AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC, of any deviation from dimensions and conditions depicted in these drawings. © 2016 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — BL 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — DAVID VALDOSTA — 031078 — STATE OF NEW YORK

SHEET TITLE

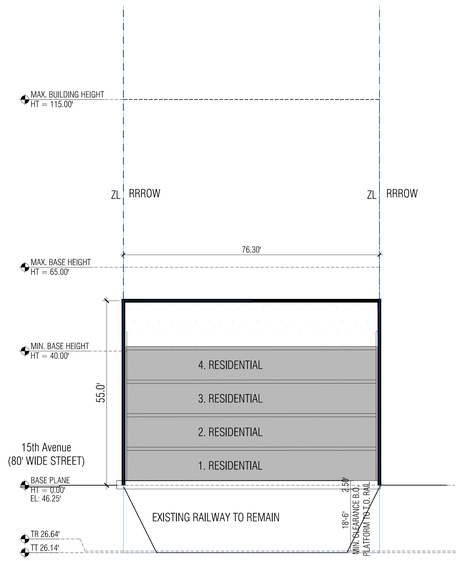
WAIVER PLAN LOT 2

SCALE

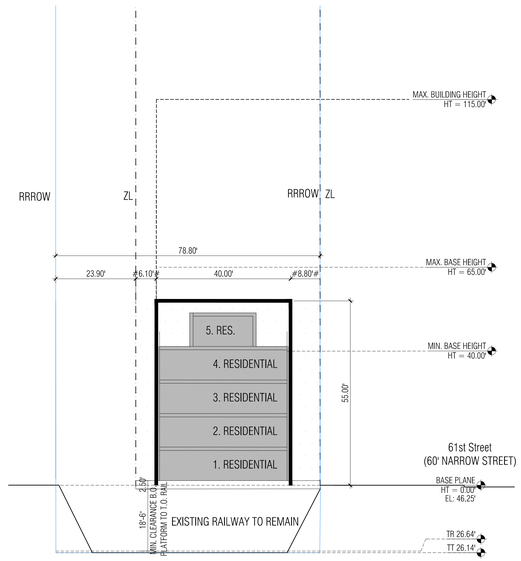
1"=20'-0"

SHEET NO.

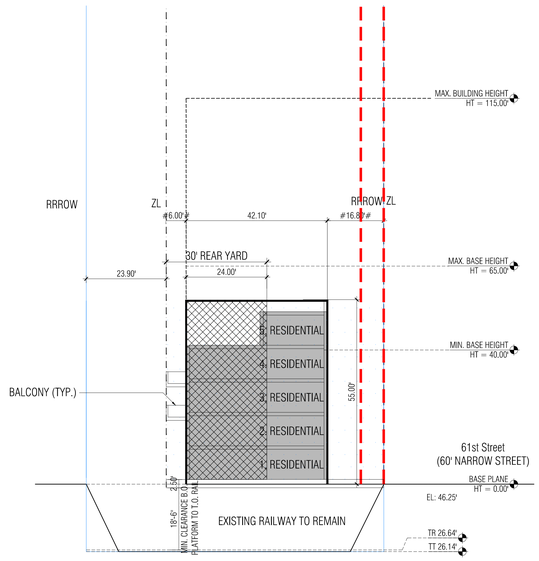
Z-214.00



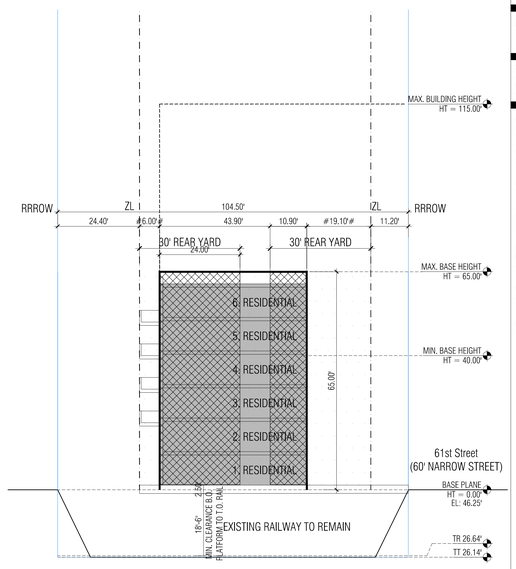
1 ZONING SECTION BUILDING 8
1" = 20'-0"



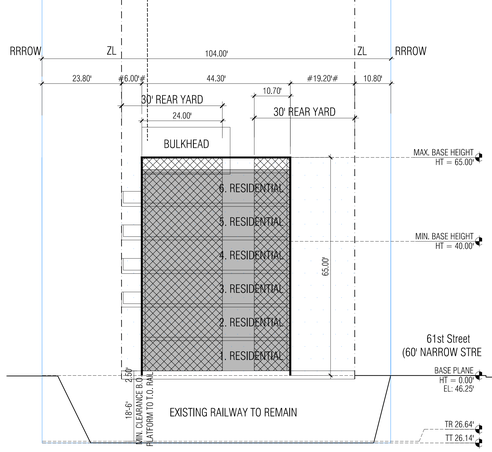
2 ZONING SECTION BUILDING 9
1" = 20'-0"



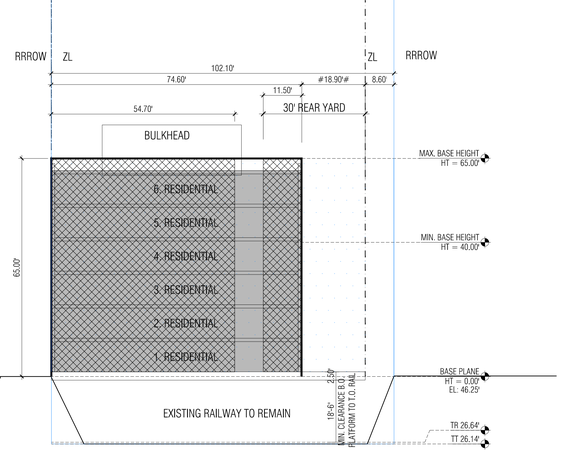
3 ZONING SECTION BUILDING 10
1" = 20'-0"



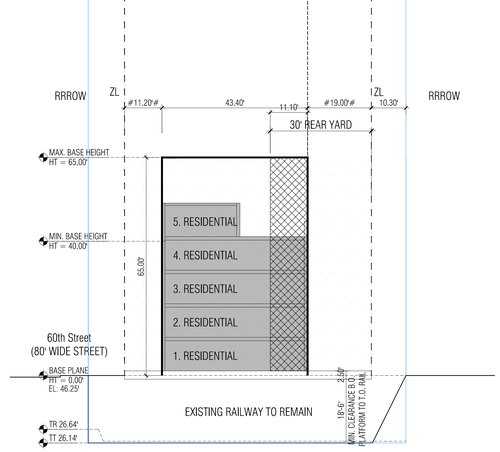
4 ZONING SECTION BUILDING 11
1" = 20'-0"



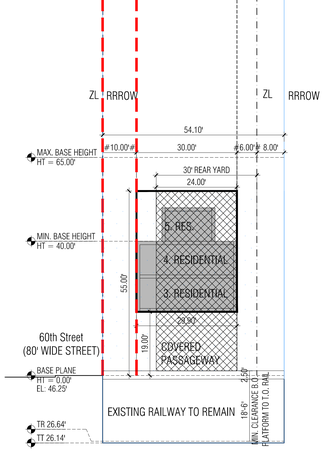
5 ZONING SECTION BUILDING 11
1" = 20'-0"



6 ZONING SECTION BUILDING 11
1" = 20'-0"



7 ZONING SECTION BUILDING 11
1" = 20'-0"



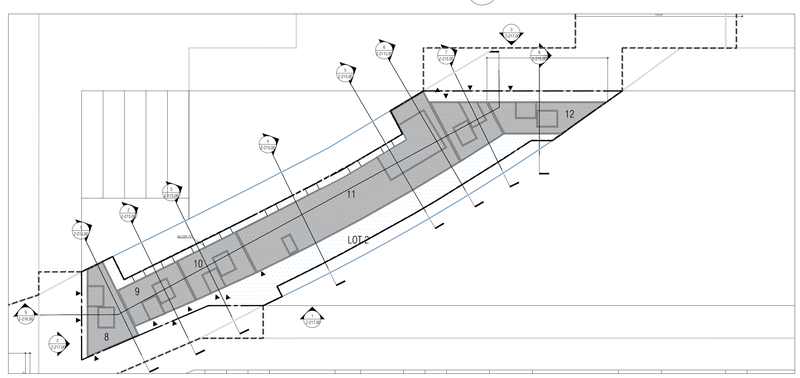
8 ZONING SECTION BUILDING 12
1" = 20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- BUILDING OUTLINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- TR — HIGHEST POINT TOP OF RAIL
- TT — HIGHEST POINT TOP OF TIES
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- # XX # — AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
- LIMITS OF RAIL ROAD R.O.W.
- PAA

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
10. A MINIMUM 18.5' OF CLEARANCE TO BE PROVIDED AT ALL POINTS BETWEEN TOP OF EXISTING RAIL AND BOTTOM OF PROPOSED PLATFORM. TOP OF RAIL ELEVATION VARIES THROUGHOUT SITE.



KEY PLAN
1" = 100'-0"

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE — DRAWN BY — CHECKED BY
CB

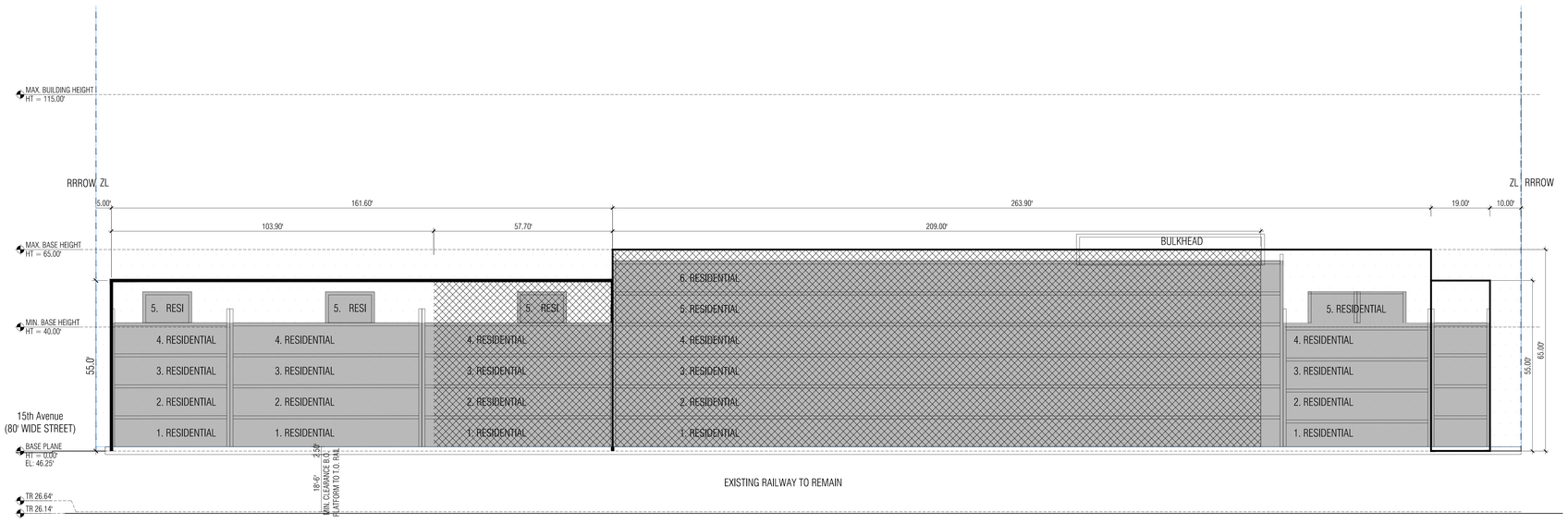
REGISTERED ARCHITECT — DONALD VALSONE — 031075 — STATE OF NEW YORK

SHEET TITLE
WAIVER SECTIONS LOT 2

SCALE
AS NOTED

SHEET NO.
Z-215.00

All ideas, design, arrangements and plans included or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.



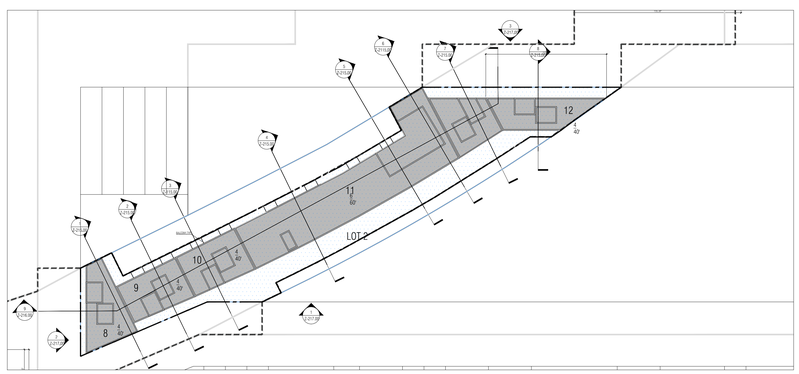
9 ZONING SECTION LOT 2
1" = 20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- BUILDING OUTLINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PLATFORM AREA
- AREA OPEN TO BELOW
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- CURB CUT FLEXIBLE ZONE
- LIMITS OF RAIL ROAD R.O.W.

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
10. A MINIMUM 18.5' OF CLEARANCE TO BE PROVIDED AT ALL POINTS BETWEEN TOP OF EXISTING RAIL AND BOTTOM OF PROPOSED PLATFORM. TOP OF RAIL ELEVATION VARIES THROUGHOUT SITE.



KEY PLAN
1" = 100'-0"

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT — DONALD VALORIANI — 031075 — STATE OF NEW YORK

SHEET TITLE

WAIVER SECTIONS LOT 2

SCALE

AS NOTED

SHEET NO.

Z-216.00

19 of 25

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.



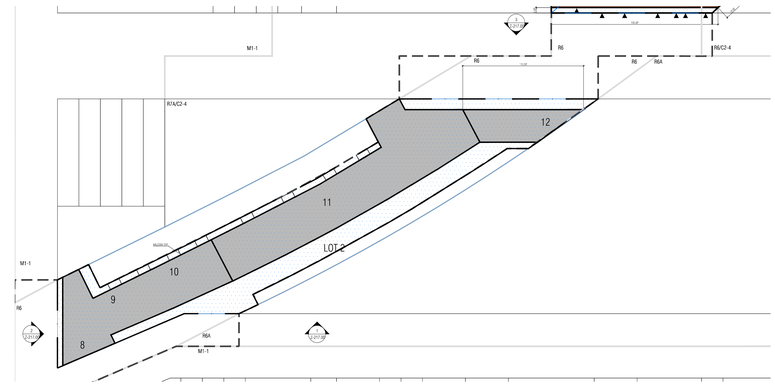
3 NORTH ELEVATION LOT 2
1" = 40'-0"



2 WEST ELEVATION LOT 2
1" = 40'-0"



1 SOUTH ELEVATION LOT 2
1" = 40'-0"



KEY PLAN
1" = 50'-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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
BOROUGH PARK
BROOKLYN, NY

NO. 15002

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

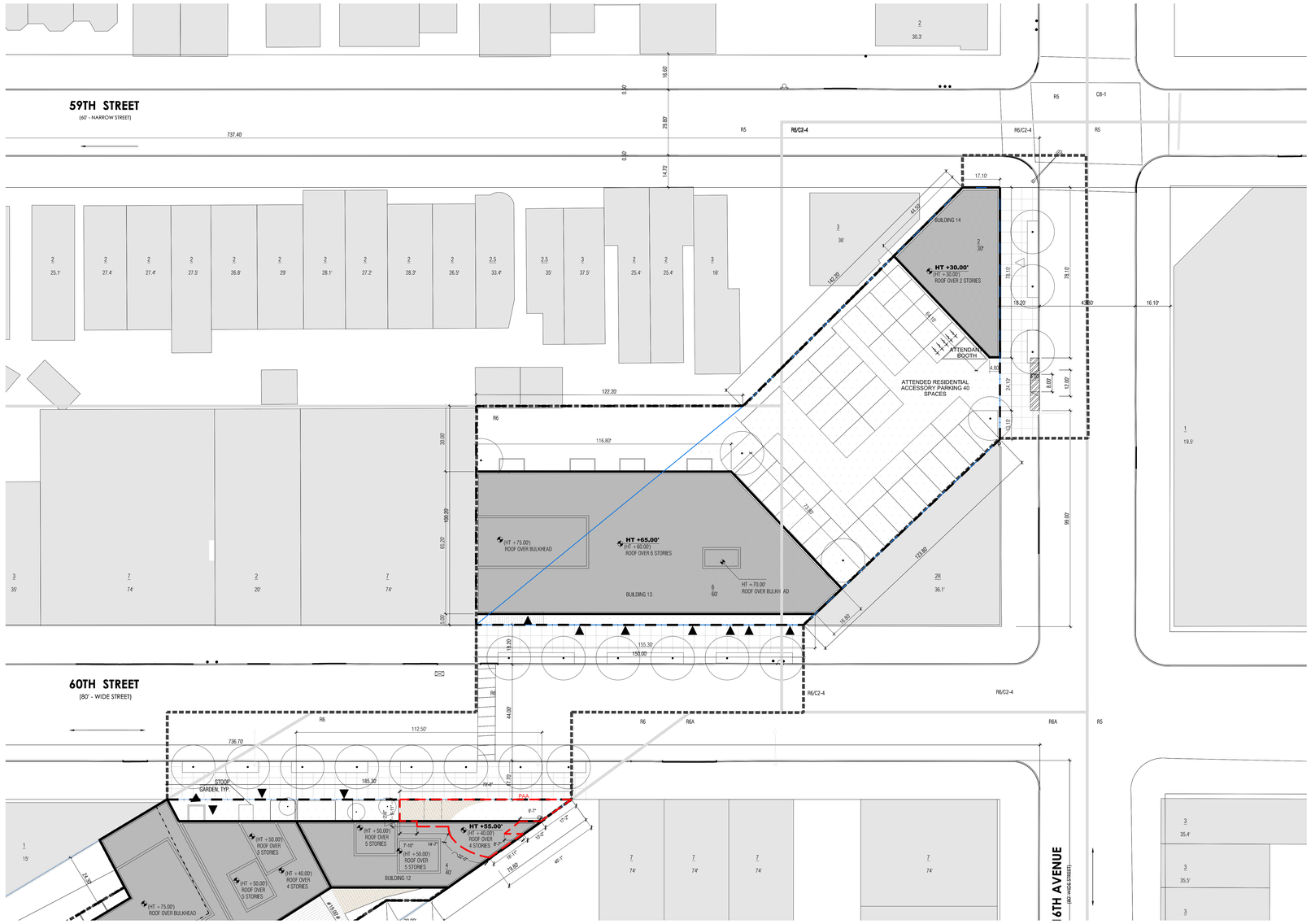
REGISTERED ARCHITECT GERALD VALCKE 031078 STATE OF NEW YORK

SHEET TITLE
ELEVATIONS LOT 2

SCALE
1" = 20'-0"
0 20' 40' 80'

SHEET NO.
Z-217.00
21 of 25

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.



1 ZONING SITE PLAN LOT 3
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTOS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted on these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — BQ 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — EDWARD VALCOSE — 031075 — STATE OF NEW YORK

SHEET TITLE:

ZONING SITE PLAN LOT 3

SCALE

1"=20'-0"

0' 10' 20' 40'

SHEET NO.

Z-310.00

8 of 25



1 PLATFORM DIAGRAM LOT 3
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- BUILDING OUTLINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- MT +50.00' / HT + 40.00' — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PLATFORM AREA
- AREA OPEN TO BELOW
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- CURB CUT FLEXIBLE ZONE
- LIMITS OF RAIL ROAD R.O.W.

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
10. A MINIMUM 18.5' OF CLEARANCE TO BE PROVIDED AT ALL POINTS BETWEEN TOP OF EXISTING RAIL AND BOTTOM OF PROPOSED PLATFORM. TOP OF RAIL ELEVATION VARIES THROUGHOUT SITE.

LOT 3	
LOT	LOT AREA
INTERIOR LOT 3A	14,164 SF
CORNER LOT 3B	6,204 SF
CORNER LOT 3C	6,578 SF
TOTAL	26,946 SF
PLATFORM AREA	20,843 SF
TERRA FIRMA AREA	6,103 SF

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — BQ 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595
COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900
RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000
COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999
FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637
ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656
LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

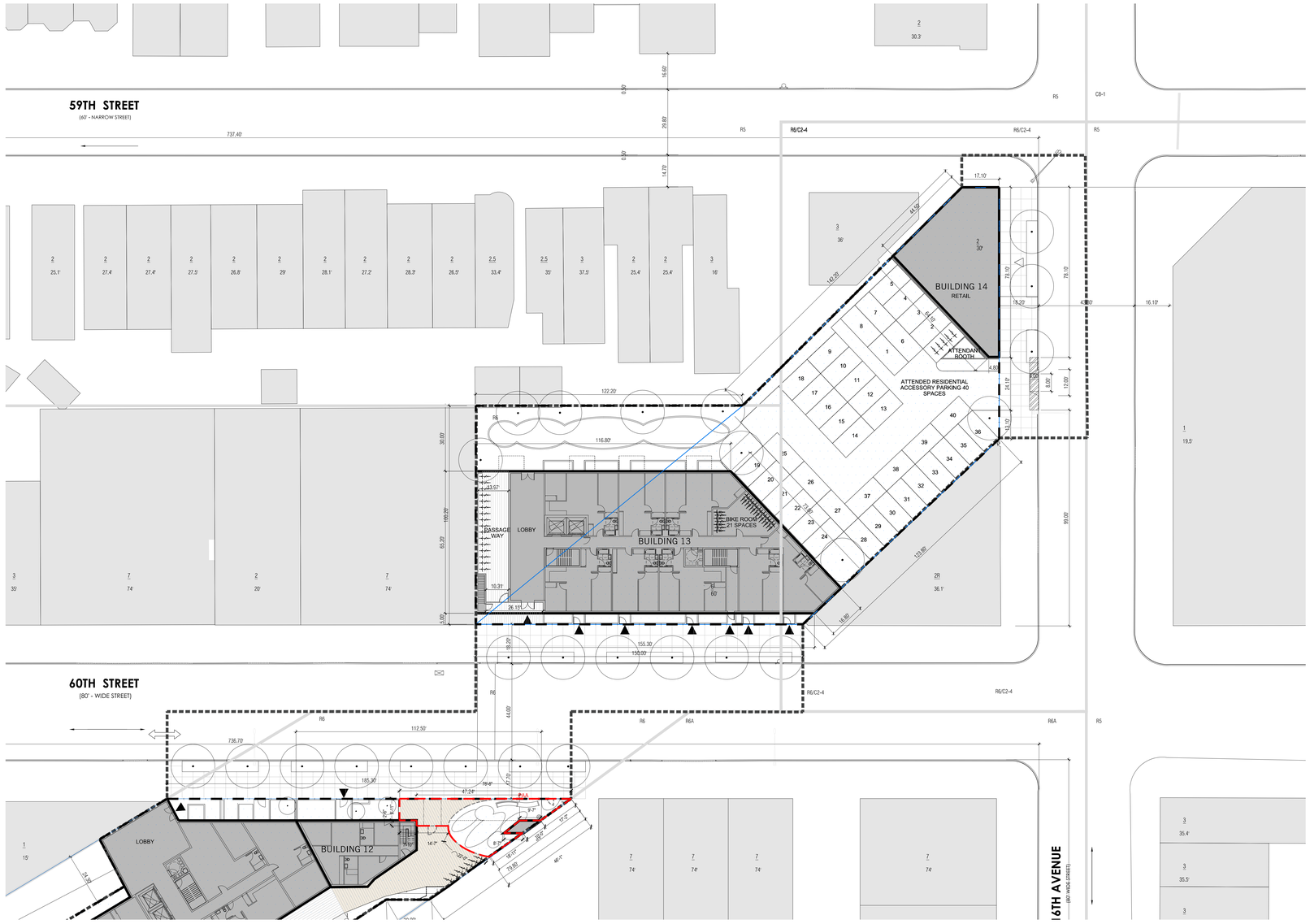
REGISTERED ARCHITECT — DONALD VAGGONE — 031079 — STATE OF NEW YORK

SHEET TITLE
PLATFORM DIAGRAM LOT 3

SCALE
1" = 20'-0"

SHEET NO.
Z-311.00

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, reviewed, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2023 STUDIO V Architecture, PLLC. All rights reserved.



1 GROUND FLOOR PLAN LOT 3
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- EXISTING SIGN
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- PROPOSED MAXIMUM ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTOS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

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

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — BQ 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
110 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — GERALD VALCOSE — 031079 — STATE OF NEW YORK

SHEET TITLE

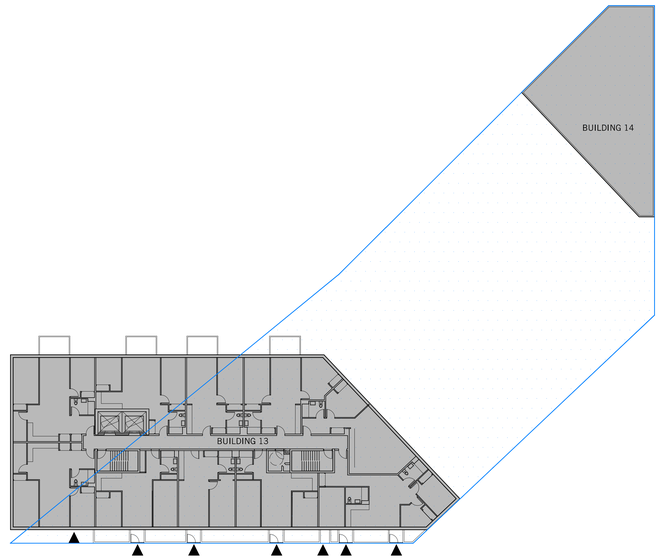
GROUND FLOOR PLAN LOT 3

SCALE

1"=20'-0"

SHEET NO.

Z-312.00



1 SECOND FLOOR PLAN LOT 3
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- S — EXISTING SIGN
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- LIMITS OF RAIL ROAD R.O.W.

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
BOROUGH PARK
BROOKLYN, NY

NO. 15002

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595
COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900
RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000
COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999
FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637
ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656
LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT GERALD VALCIN 031078 STATE OF NEW YORK

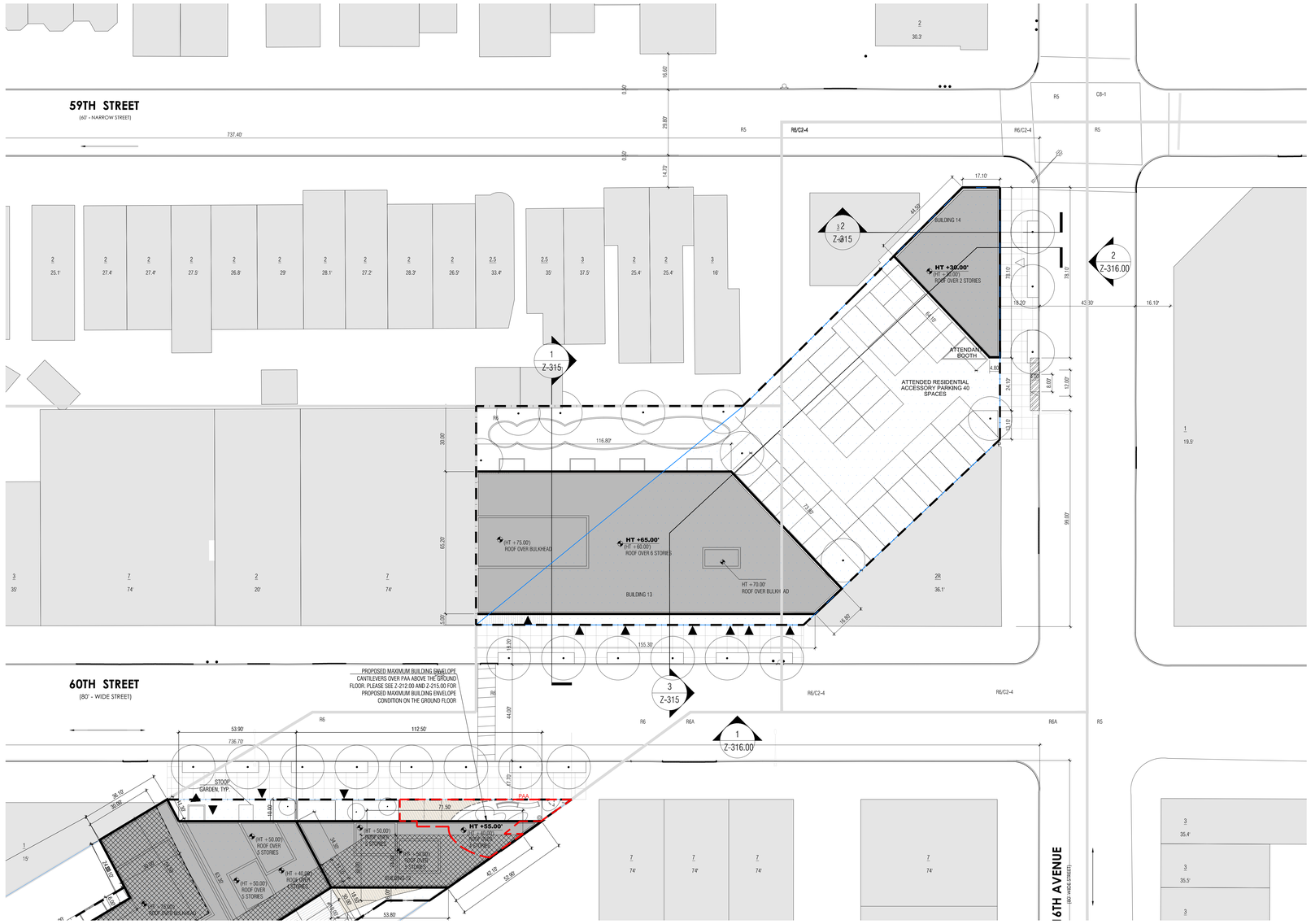
SHEET TITLE
SECOND FLOOR PLAN LOT 3

SCALE
1"=20'-0"

SHEET NO.
Z-313.00

16 of 25

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2019 STUDIO V Architecture, PLLC. All rights reserved.



1 ZONING SITE PLAN LOT 3
1"=20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- PUBLIC ACCESS AREA (PAA)
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- 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 +50.00' (HT +40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A
- CONCRETE UNIT PAVER COLOR B
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- # XX # — AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)
- LIMITS OF RAIL ROAD R.O.W.
- CURB CUT FLEXIBLE ZONE

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, reviewed, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC, of any deviation from dimensions and conditions depicted on these drawings. © 2016 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT — GERALD VALCOURT — 031079 — STATE OF NEW YORK

SHEET TITLE

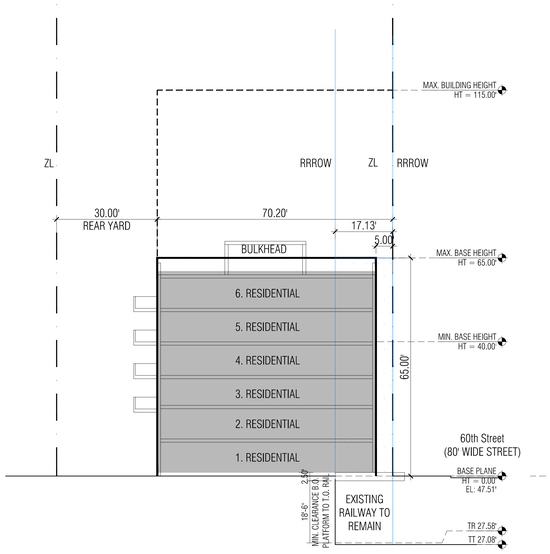
WAIVER PLAN LOT 3

SCALE

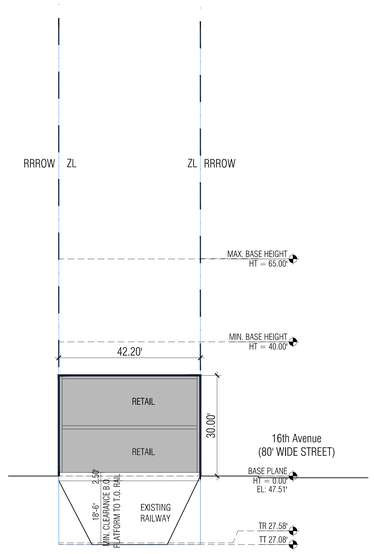
1" = 20'-0"

SHEET NO.

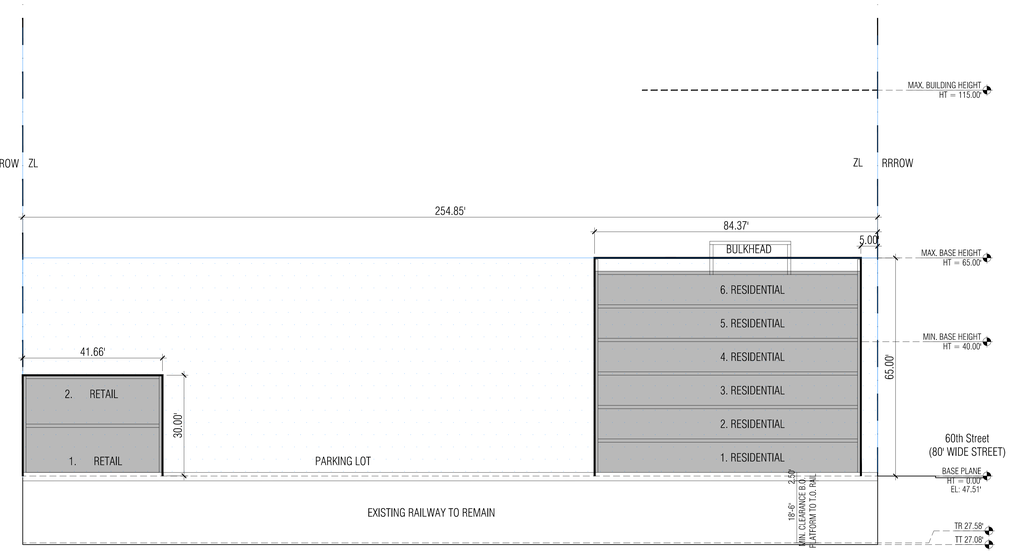
Z-314.00



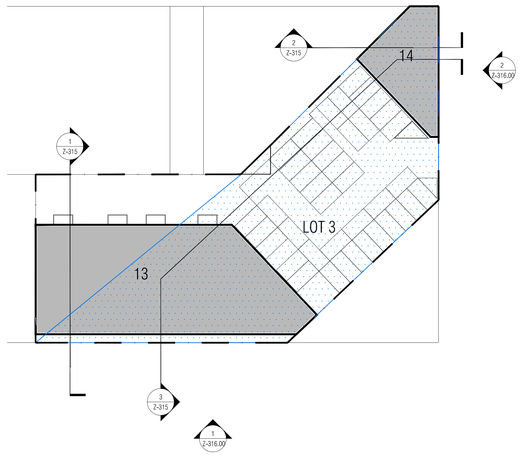
1 ZONING SECTION BUILDING 13
1" = 20'-0"



2 ZONING SECTION BUILDING 14
1" = 20'-0"



3 ZONING SECTION BUILDINGs 13 & 14
1" = 20'-0"



3 KEY PLAN
1" = 100'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- BUILDING OUTLINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- BIKE
- 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 +50.00' (HT + 40.00') — PROPOSED MAXIMUM ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- TR — HIGHEST POINT TOP OF RAIL
- TT — HIGHEST POINT TOP OF TIES
- REAR YARD WAIVER PURSUANT TO ZR 74-743(a)(2)
- RESI AND COMMERCIAL USE WITHIN A SINGLE BLDG WAIVER PURSUANT TO ZR 74-744(a)
- AREA OF RAIL ROAD R.O.W. SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-681
- # XX # — AREA OF SPECIAL PERMIT PURSUANT TO ZR 74-743 FOR MODIFICATIONS TO LEGAL LIGHT AND AIR REQUIREMENTS
- LIMITS OF RAIL ROAD R.O.W.
- PAA

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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
10. A MINIMUM 18.5'-0" CLEARANCE TO BE PROVIDED AT ALL POINTS BETWEEN TOP OF EXISTING RAIL AND BOTTOM OF PROPOSED PLATFORM. TOP OF RAIL ELEVATION VARIES THROUGHOUT SITE.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

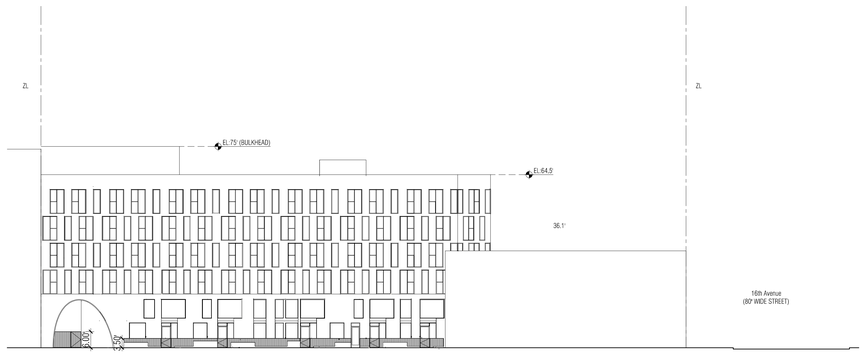
REGISTERED ARCHITECT — DAVID VALDMAN — 031075 — STATE OF NEW YORK

SHEET TITLE
WAIVER SECTIONS LOT 3

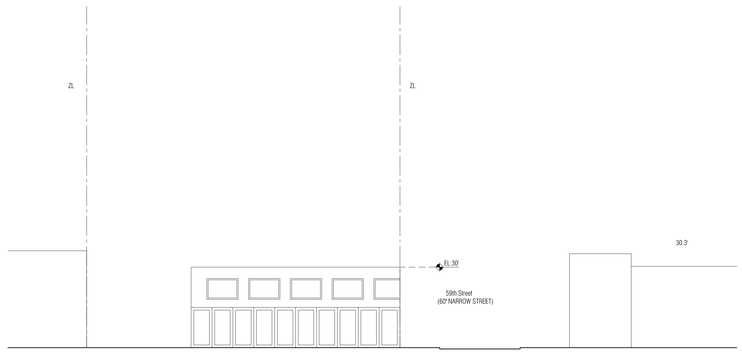
SCALE
AS NOTED

SHEET NO.
Z-315.00

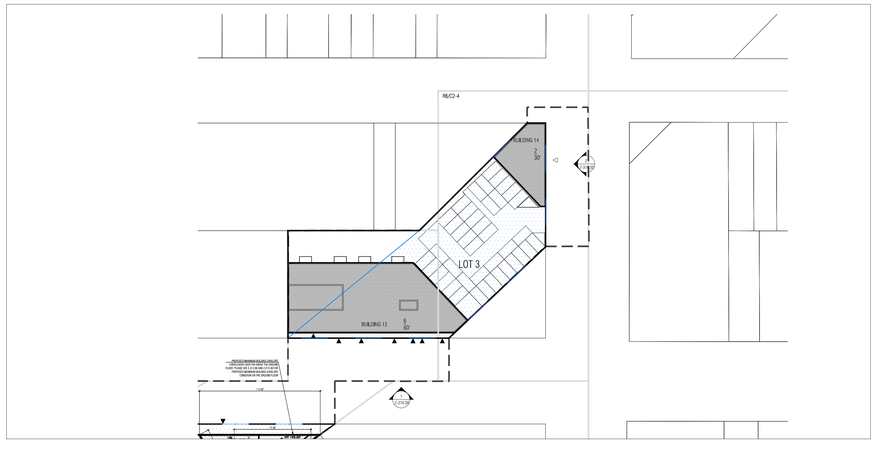
All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.



1 SOUTH ELEVATION LOT 3
1"= 20'



2 EAST ELEVATION LOT 3
1"= 20'



KEY PLAN
1" = 50'-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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
BOROUGH PARK
BROOKLYN, NY

NO. 15002

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE	DRAWN BY	CHECKED BY
	CB	

REGISTERED ARCHITECT
CHARLES BLOOM
031079
STATE OF NEW YORK

SHEET TITLE

ELEVATIONS LOT 3

SCALE

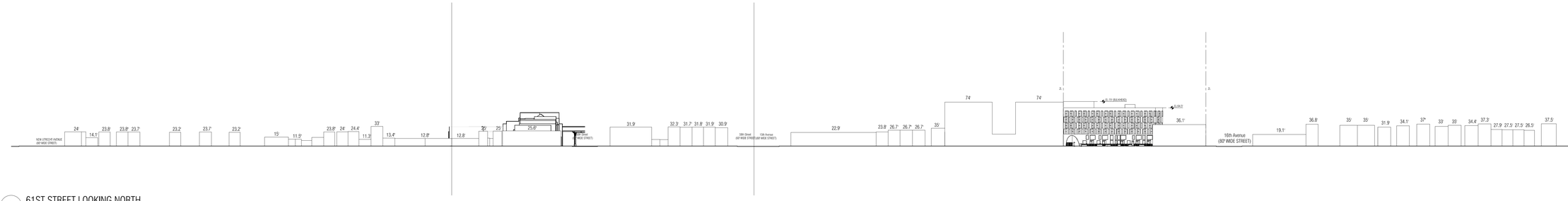
1"=20'-0"

SHEET NO.

Z-316.00

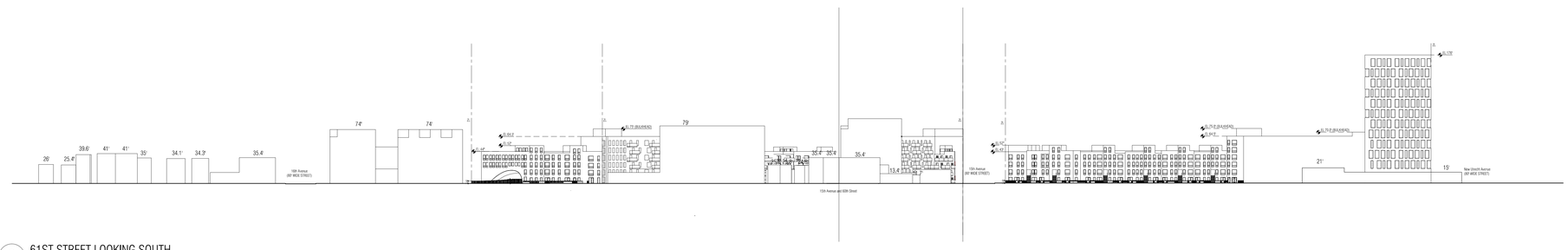
22 of 25

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.



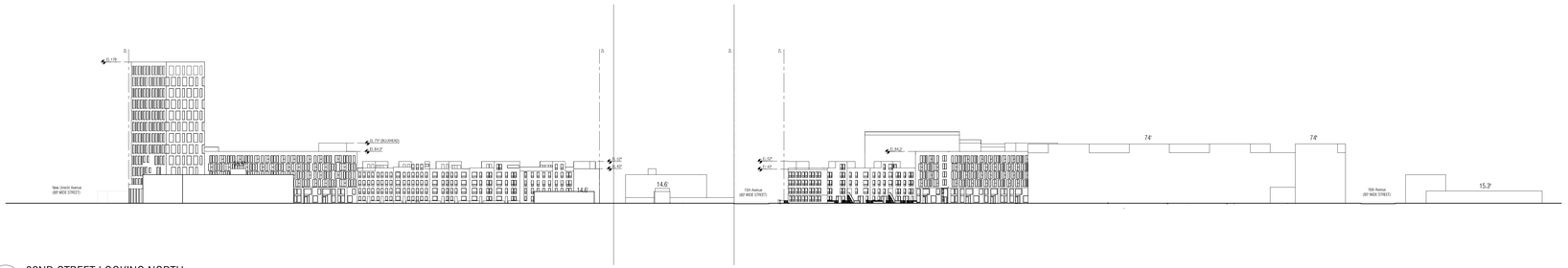
1 61ST STREET LOOKING NORTH

1" = 40'-0"



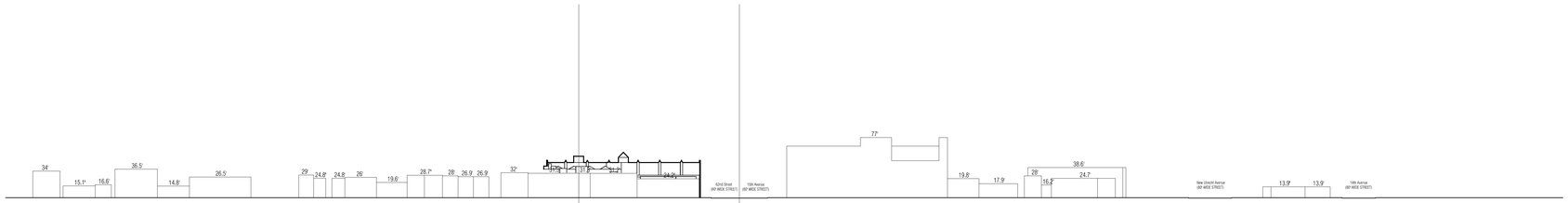
2 61ST STREET LOOKING SOUTH

1" = 40'-0"



3 62ND STREET LOOKING NORTH

1" = 40'-0"

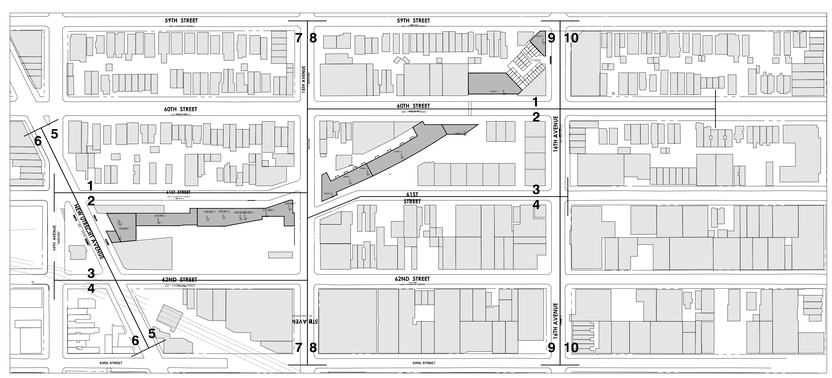


4 62ND STREET LOOKING SOUTH

1" = 40'-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 LSES 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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.



5 KEY PLAN

1" = 2000'

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 793 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

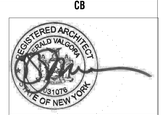
ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB



SHEET TITLE

NEIGHBORHOOD CHARACTER DIAGRAM

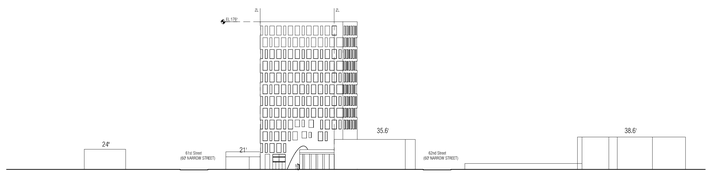
SCALE

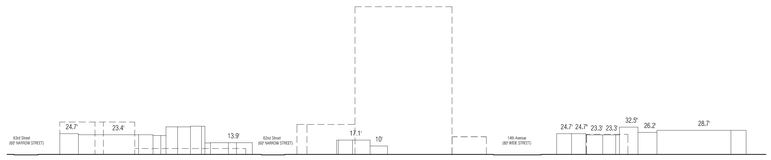
AS NOTED

SHEET NO.

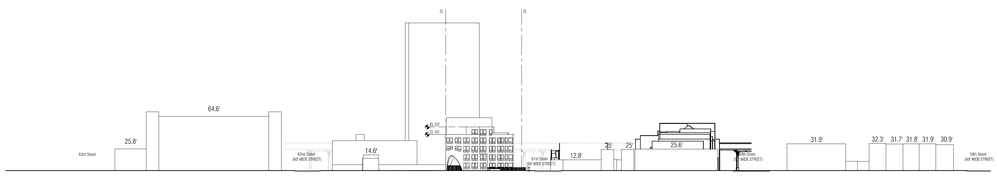
Z-401.00

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

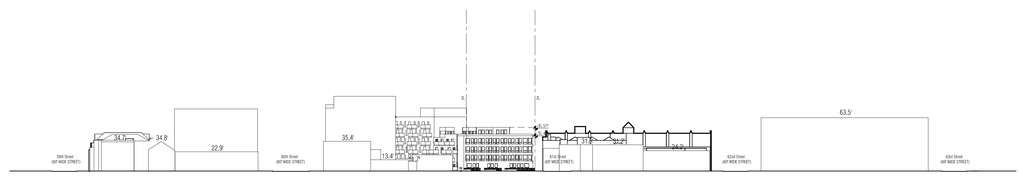




5 NEW UTRECHT AVENUE LOOKING EAST
1" = 40'-0"



6 NEW UTRECHT AVENUE LOOKING WEST
1" = 40'-0"



7 15TH AVENUE LOOKING WEST
1" = 40'-0"



8 15TH AVENUE LOOKING EAST
1" = 40'-0"

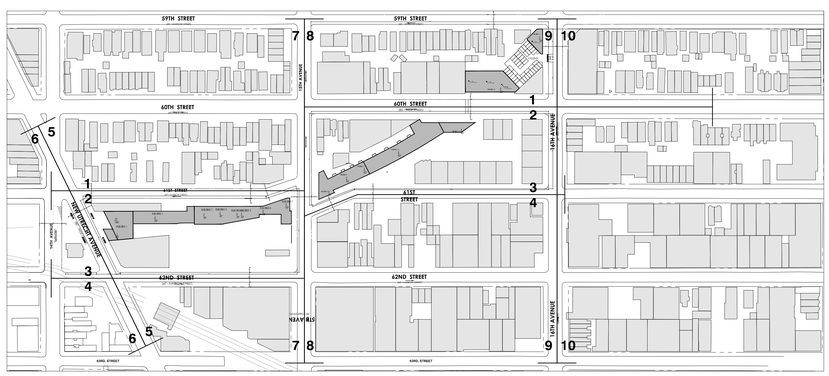
9 16TH AVENUE LOOKING WEST
1" = 40'-0"



10 16TH AVENUE LOOKING EAST
1" = 40'-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. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
8. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
9. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.



5 KEY PLAN
1" = 2000'

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
BOROUGH PARK
BROOKLYN, NY
NO. 15002

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 793 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

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

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

REVISIONS

01	05.21.21	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	12.16.22	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	09.27.23	ULURP REVISION
06	12.22.23	ULURP REVISION
07	03.15.24	ULURP REVISION

DATE | DRAWN BY | CHECKED BY
CB

REGISTERED ARCHITECT
GERALD VALCIN
031079
STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER DIAGRAM

SCALE
AS NOTED

SHEET NO.
Z-402.00
23 of 25

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