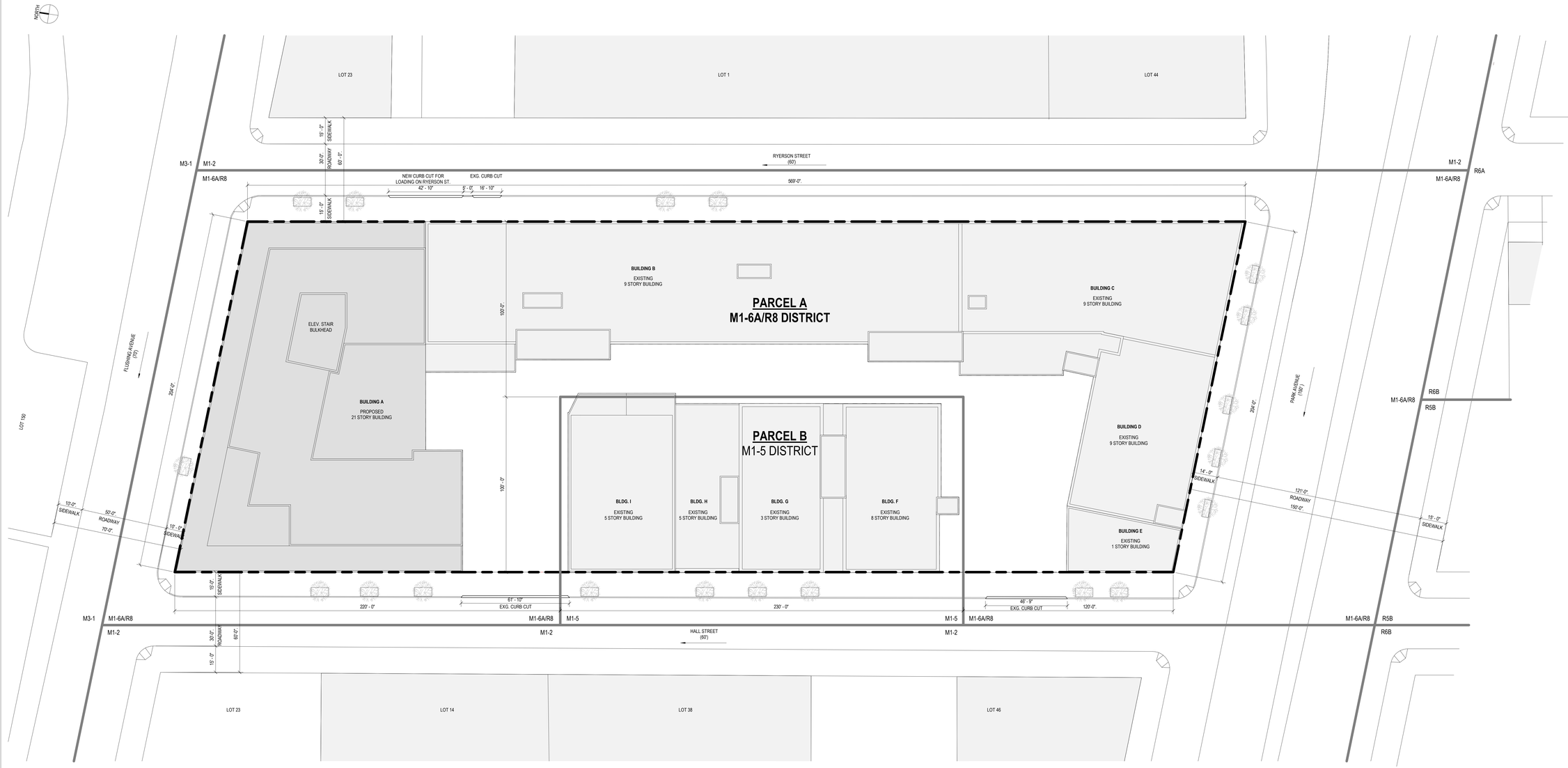


# 1 ZONING SITE PLAN

SCALE: 3/64" = 1'-0"

## PARKING REQUIREMENTS

| ZR SECTION | ITEMS / DESCRIPTION | PERMITTED / REQUIRED | | PROPOSED NEW | NOTES / COMPLIANCE |
|---|---|---|---|---|---|
| 25-23 | PARKING REQUIRED | DWELLING UNITS (NON-IRHU) | 40% OF UNITS | NONE | SPECIAL PERMIT PURSUANT TO ZR 74-52 |
| 25-251 | PARKING REQUIRED | DWELLING UNITS (IRHU) | NONE REQUIRED IN TRANSIT ZONE | NONE | COMPLIES |
| 44-21 | PARKING REQUIRED | COMMERCIAL | NONE REQUIRED | NONE | COMPLIES |

## LEGEND

- ROAD DIRECTION
- EXISTING STREET TREE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- M1-6A / R8 — ZONING DISTRICT
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE

**REQUIRED ACTIONS:**

1. ZONING MAP AMENDMENT TO REZONE AN EXISTING M1-2 DISTRICT TO A M1-6A/R8 AND M1-5 DISTRICT.
2. ZONING TEXT AMENDMENT TO ARTICLE XII, CHAPTER 3 TO REFERENCE A NEW SPECIAL MIXED USE DISTRICT AND APPENDIX F OF THE ZONING RESOLUTION TO DESIGNATE A MIH AREA.
3. SPECIAL PERMIT PURSUANT TO ZR 74-52 TO WAIVE REQUIRED ACCESSORY OFF-STREET PARKING SPACES TO FACILITATE AFFORDABLE HOUSING.

**GENERAL NOTES:**

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
3. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
4. PROJECT HEIGHTS ARE MEASURED FROM BASE PLANE.
5. CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE IN ACCORDANCE WITH APPLICABLE ZONING REQUIREMENTS.
6. PERMITTED OBSTRUCTIONS IN ACCORDANCE WITH APPLICABLE ZONING REQUIREMENTS.

**RXR 47 HALL - ULURP**
47 HALL ST, BROOKLYN, NY
11205


hlw
5 Penn Plaza
New York, New York 10001
t +1 212 353 4600 | www.hlw.design

**DESIMONE**
STRUCTURAL ENGINEER
18 WEST 18TH ST.
NEW YORK, NY 10003

**DERIVE ENGINEERS**
MEP ENGINEER
665 BROADWAY
NEW YORK, NY 10012

**LANGAN**
CIVIL / GEOTECH ENGINEER
360 WEST 31ST ST., 8TH FL.
NEW YORK, NY 10001


| NO. | DATE | ISSUE OR REVISION |
|---|---|---|
| 1 | 08/05/2024 | FLUA1 SUBMISSION |

**KEY PLAN**




**SEAL/ SIGNATURE**

REGISTERED ARCHITECT
RICHARD LEE BERGER
NO. 029178
STATE OF NEW YORK

**SHEET TITLE:**

ZONING SITE PLAN

**PROJECT NO.**
23143-1

**SCALE**
As indicated

**QA BY** Checker
**QC BY** Author

**SHEET NO.**

Z-001



© 2023 HLW INTERNATIONAL LLP