ACME FISH EXPANSION PROJECT

30 Gem Street, Brooklyn, NY 11222



DRAWING INDEX - ULURP	
	SHEET NAME
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Z-051	NEIGHBORHOOD CHARACTER DIAGRAMS
Z-070	FLOOD ELEVATION PLAN

ULURP SUBMISSION

P:2018K0297

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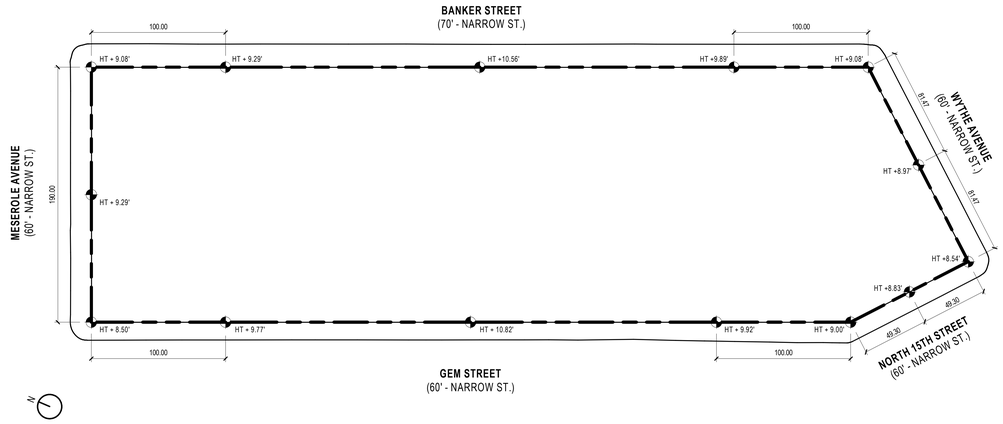
BOROUGH: BROOKLYN
BLOCK: 2615
LOTS: 1, 6, 19, 21, 25, 50, 125
ADDRESS: 30 GEM STREET, BROOKLYN, NY 11222
ZONING DISTRICT: M1-5
LOT AREA: 116,755.62 SQFT
COMMUNITY DISTRICT: BROOKLYN 1
BOUNDARY STREETS: BANKER STREET, WYTHE AVENUE, NORTH 15TH STREET, GEM STREET, MESEROLE AVENUE



LEGEND

ZONING LOT LINE

0 10 20 40 80

CURB LEVEL CALCULATION (ELEVATION BASED ON NAVD88)

BANKER STREET : (9.08' + 9.29' + 10.56' + 9.89' + 9.08') / 5 = 9.58'

WYTHE AVENUE : (9.08' + 8.97' + 8.54') / 3 = 8.86'

NORTH 15TH STREET : (8.54' + 8.83' + 9.00') / 3 = 8.79'

GEM STREET : (9.00' + 9.92' + 10.82' + 9.77' + 8.50') / 5 = 9.60'

MESEROLE AVENUE : (8.50' + 9.29' + 9.08') / 3 = 8.96'

TOTAL : (9.58' + 8.86' + 8.79' + 9.60' + 8.96') / 5 = **9.16' AVERAGE LOT CURB LEVEL**

BASE FLOOD ELEVATION = 11.00' (SUPERSEDES CURB LEVEL CALCULATION)

PROPOSED BASE PLANE = 12.00' (1.00' ABOVE BASE FLOOD ELEVATION)

01 BASE PLANE DIAGRAM
SCALE: 1" = 40'-0"

ZR	ZONING REGULATION	PERMITTED / REQUIRED BY UNDERLYING ZONING DISTRICT		PROPOSED		COMMENTS
42-00 42-21	**PERMITTED USES**	USE GROUPS • RETAIL & COMMERCIAL : UG 6-11 • GENERAL SERVICE : UG 16 • RECREATION : UG 12-14 • INDUSTRIAL / MANUFACTURING : UG 17-18 (WITH LIMITATIONS) • COMMUNITY FACILITY : UG 4		INDUSTRIAL / MANUFACTURING : UG 18A (MEAT OR FISH PRODUCTS) COMMERCIAL : UG 6B OFFICE & UG 6C RETAIL		**COMPLIES**
43-12	**FAR**	**MAX FAR**		**FAR**		**COMPLIES**
		COMMERCIAL / MANUFACTURING	5.0	COMMERCIAL / MANUFACTURING	5.0	
		COMMUNITY FACILITY	6.5			
		MAX TOTAL	**6.5**		**5.0**	
43-12	**FLOOR AREA**	**MAX FLOOR AREA**		**FLOOR AREA**		**COMPLIES**
		COMMERCIAL / MANUFACTURING	583,778.10 SF	INDUSTRIAL / MANUFACTURING : UG 18A (MEAT OR FISH PRODUCTS)	95,299 SF	
		COMMUNITY FACILITY	758,911.53 SF	COMMERCIAL : UG 6B OFFICE & UG 6C RETAIL	488,479 SF	
		MAX TOTAL	**758,911.53 SF**		**583,778 SF**	
43-25 43-26 43-28	**YARD REQUIREMENTS**	FRONT YARD	NONE REQUIRED	NO YARDS PROVIDED		**COMPLIES**
		SIDE YARD	NONE REQUIRED			
		REAR YARD	NONE REQUIRED			
43-43	**HEIGHT & SETBACK**	BANKER STREET (NARROW STREET)	FRONT WALL HEIGHT INITIAL SETBACK SKY EXPOSURE PLANE MAX. BUILDING HEIGHT 85 FEET OR 6 STORIES 20 FEET 2.7 TO 1 NONE	85 FEET AT NORTH HALF, 53 FEET AT SOUTH HALF 20 FEET 2.7 TO 1 178'-6"		**COMPLIES** **SEE LSGD SITE PLAN Z-002.00**
		WYTHE AVENUE (NARROW STREET)	FRONT WALL HEIGHT INITIAL SETBACK SKY EXPOSURE PLANE MAX. BUILDING HEIGHT 85 FEET OR 6 STORIES 20 FEET 2.7 TO 1 NONE	53 FEET VARIES 2.7 TO 1 178'-6"		**COMPLIES** **SEE LSGD SITE PLAN Z-002.00**
		NORTH 15TH STREET (NARROW STREET)	FRONT WALL HEIGHT INITIAL SETBACK SKY EXPOSURE PLANE MAX. BUILDING HEIGHT 85 FEET OR 6 STORIES 20 FEET 2.7 TO 1 NONE	53 FEET VARIES 2.7 TO 1 178'-6"		**COMPLIES** **SEE LSGD SITE PLAN Z-002.00**
		GEM STREET (NARROW STREET)	FRONT WALL HEIGHT INITIAL SETBACK SKY EXPOSURE PLANE MAX. BUILDING HEIGHT 85 FEET OR 6 STORIES 20 FEET 2.7 TO 1 NONE	104 FEET 20 FEET 2.7 TO 1 178'-6"		**DOES NOT COMPLY** **CPC SPECIAL PERMIT REQUESTED PER ZR74-743**
		MESEROLE AVENUE (NARROW STREET)	FRONT WALL HEIGHT INITIAL SETBACK SKY EXPOSURE PLANE MAX. BUILDING HEIGHT 85 FEET OR 6 STORIES 20 FEET 2.7 TO 1 NONE	104 FEET 40 FEET 2.7 TO 1 178'-6"		**DOES NOT COMPLY** **CPC SPECIAL PERMIT REQUESTED PER ZR74-743**
44-21	**OFF-STREET PARKING**	NONE REQUIRED		150 ACCESSORY SPACES PROVIDED		**COMPLIES**
44-52 44-54	**ACCESSORY OFF-STREET LOADING**	BUILDINGS WITH BOTH MANUFACTURING FLOOR AREA AND COMMERCIAL FLOOR AREA: 50% OF TOTAL FLOOR AREA SUBJECT TO LOADING BERTH REQUIREMENT FOR MANUFACTURING USE. REMAINING FLOOR AREA SHALL BE SUBJECT TO THE OTHER APPLICABLE REQUIREMENTS.	UG 18A: 50% X 583,778 SF = 291,889 SF 5 LOADING BERTHS REQUIRED UG6B: 93% X (50% X 583,778 SF) = 271,456.77 SF 1 LOADING BERTH REQUIRED UG6C: 7% X (50% X 583,778 SF) = 20,432.23 SF NONE REQUIRED 6 TOTAL LOADING BERTHS REQUIRED	6 TOTAL BERTHS PROVIDED		**COMPLIES**
44-60 36-70	**BICYCLE PARKING**	UG 18A (MEAT OR FISH PRODUCTS)	NONE REQUIRED	65 SPACED PROVIDED		**COMPLIES**
		UG 6B OFFICE 1 SPACE PER 7,500 SF OF FLOOR AREA	454,661 SF / 7,500 SF = 61 SPACES REQUIRED			
		UG 6C GENERAL RETAIL 1 SPACE PER 10,000 SF OF FLOOR AREA	33,818 SF / 10,000 SF = 4 SPACES REQUIRED			
			65 SPACES REQUIRED			
43-02 23-03 26-41	**STREET TREES**	1 TREE PER 25 FEET OF FRONTAGE	GEM STREEET = 565.70' / 25' = 22.628 (23 TREES) N 15TH STREET = 98.60' / 25' = 3.944 (4 TREES) WYTHE AVENUE = 162.94' / 25' = 6.5176 (7 TREES) BANKER STREET = 578.75' / 25' = 23.15 (23 TREES) MESEROLE STREET = 190' / 25' = 7.6 (8 TREES) TOTAL REQUIRED = 65 TREES	GEM STREEET: 21 TREES PROVIDED N 15TH STREET: 4 TREES PROVIDED WYTHE AVENUE: 5 TREES PROVIDED BANKER STREET: 18 TREES PROVIDED MESEROLE STREET: 6 TREES PROVIDED TOTAL PROVIDED = 54 TREES*		**DOES NOT COMPLY** ***REQUIRE 11 MORE TREES** **REMAINING REQUIRED TREES WILL BE PROVIDED OFF-SITE OR PAID INTO A FUND PURSUANT TO ZR26-41**

02 ZONING SUMMARY

A. ZONING MAP AMENDMENT TO REZONE THE DEVELOPMENT SITE FROM AN M3-1 ZONING DISTRICT TO AN M1-5 ZONING DISTRICT;

B. A LARGE-SCALE GENERAL DEVELOPMENT SPECIAL PERMIT PURSUANT TO SECTION 74-743(A)(2) OF THE ZONING RESOLUTION TO ALLOW THE PROPOSED DEVELOPMENT TO PENETRATE THE REQUIRED SKY EXPOSURE PLANE OF 2.7 TO 1 AND THE REQUIRED INITIAL SETBACK OF 20 FEET, ABOVE A HEIGHT OF 85 FEET.

03 LAND USE ACTIONS

ZONING FLOOR AREA SCHEDULE (ALL BUILDINGS)

	COMMERCIAL OFFICE (UG 6B)	MANUFACTURING (UG 18A)	RETAIL (UG 6C)	TOTAL
	ZFA	ZFA	ZFA	ZFA
ACME BUILDING		95,299	N/A	95,299
COMMERICAL BUILDING	454,661	N/A	33,818	488,479
TOTAL	**454,661**	**95,299**	**33,818**	**583,778**

LARGE SCALE GENERAL DEVELOPMENT PLAN LIMITS ZONING FLOOR AREA FOR THE DEVELOPMENT SITE. PERMITTED USES MAY SHIFT WITHIN AND BETWEN BUILDINGS. ZONING FLOOR AREA TOTALS BY USE AND TOTAL ZONING FLOOR AREA FOR DEVELOPMENT SITE MAY NOT BE EXCEEDED.

04 ZONING FLOOR AREA SCHEDULE

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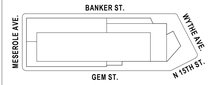
KEY PLAN



△	Date	Description
	07.15.2019	DRAFT ULURP PRELIMINARY SUBMISSION
	05.26.2020	ULURP SUBMISSION
	09.23.2020	ULURP SUBMISSION
	10.21.2020	ULURP SUBMISSION

P:2018K0297

Seal / Signature



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Project Name
ACME FISH EXPANSION PROJECT

Project Number
06.2422.001

Description
ZONING ANALYSIS

Scale
As indicated

Z-001.00

DRAWING NO. 2 OF 12

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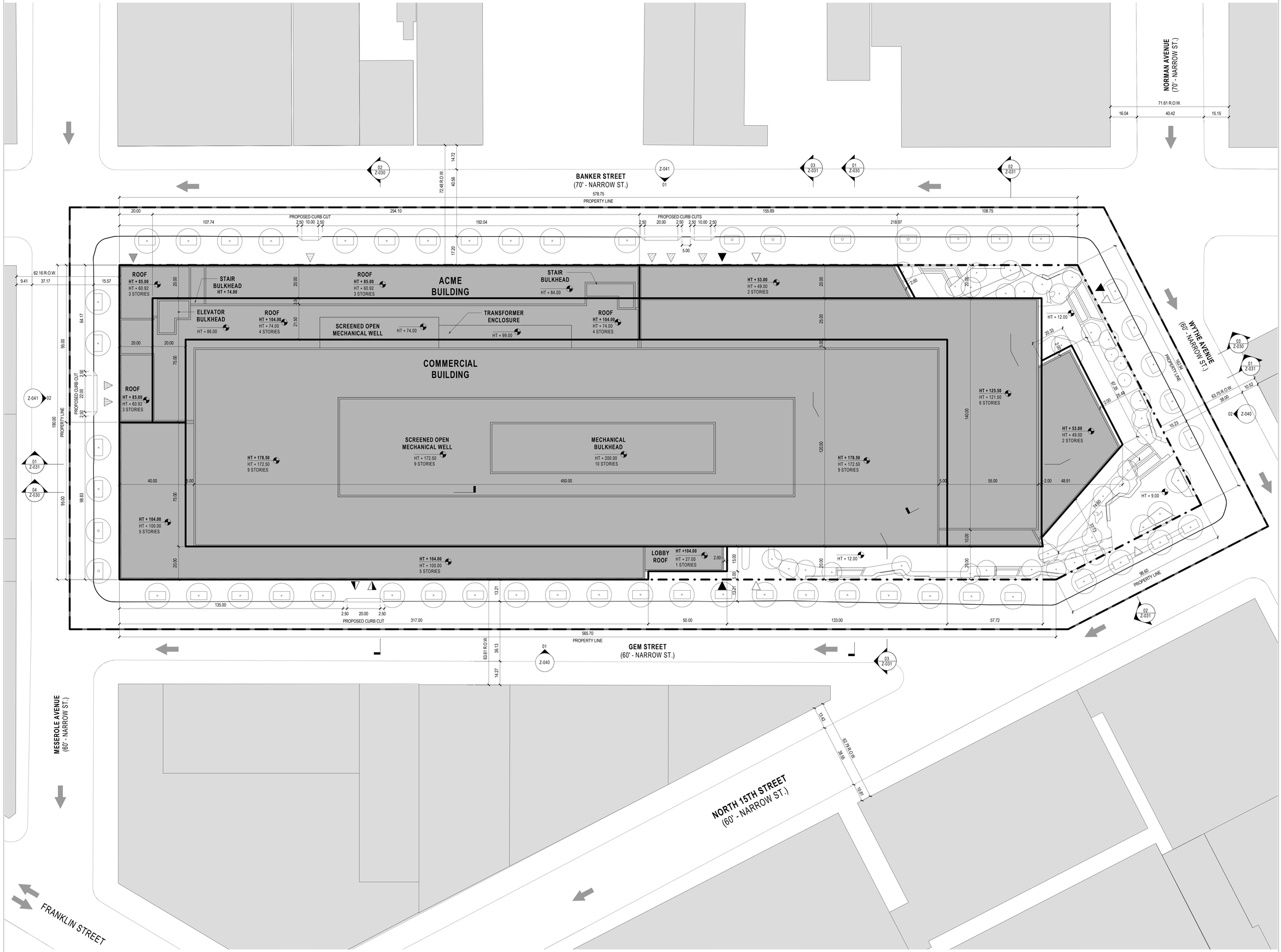

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LEGEND

GENERAL

- ZONING DISTRICT LINE
- LSGD BOUNDARY
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING
- ILLUSTRATIVE BUILDING LINE
- DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

SITE PLAN

- OFFICE ACCESS POINT
- PARKING ACCESS
- ACME ACCESS POINT
- COMMUNITY ACCESS POINT
- LOADING DOCK USE GROUP 6
- LOADING DOCK USE GROUP 18A
- ACME TRASH COMPACTOR ACCESS
- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE
- PROPOSED NEW TREE

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KEY PLAN

Date	Description
07.15.2019	DRAFT ULURP PRELIMINARY SUBMISSION
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Project Name
ACME FISH EXPANSION PROJECT

Project Number
06.2422.001

Description
LSGD SITE PLAN

Scale
As indicated
0 5 10 20 40

Z-002.00

DRAWING NO. 3 OF 12

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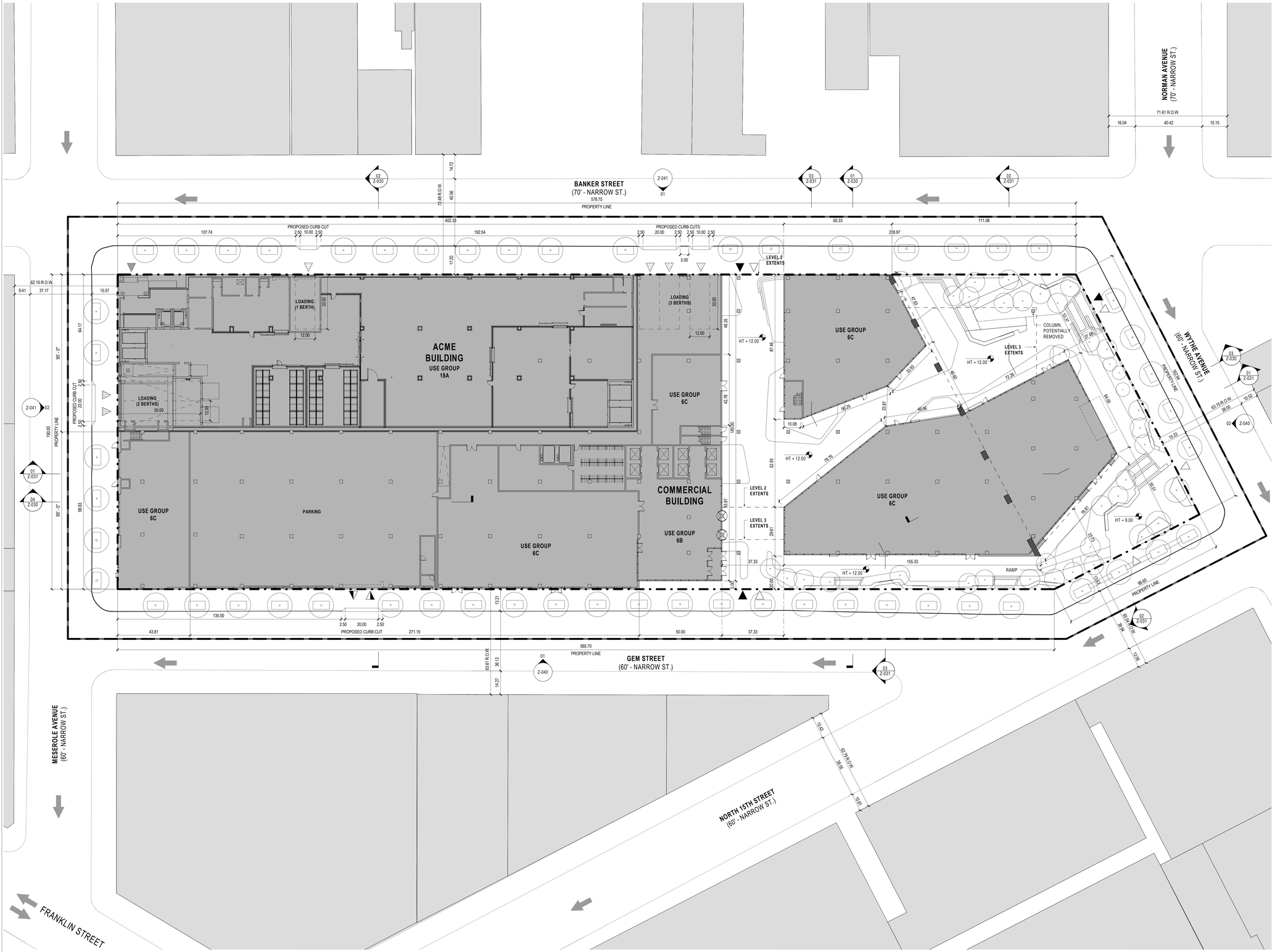

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LEGEND

GENERAL

- ZONING DISTRICT LINE
- LSGD BOUNDARY
- ZONING LOT LINE
- BUILDING ABOVE
- EXISTING BUILDING
- PROPOSED BUILDING

SITE PLAN

- OFFICE ACCESS POINT
- ACME ACCESS POINT
- PARKING ACCESS
- COMMUNITY ACCESS POINT
- LOADING DOCK USE GROUP 6
- LOADING DOCK USE GROUP 18A
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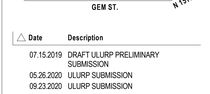
KEY PLAN



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Project Name
ACME FISH EXPANSION PROJECT

Project Number
06.2422.001

Description
ILLUSTRATIVE GROUND FLOOR PLAN

Scale
As indicated
0 5 10 20 40

Z-011.00

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- ZONING LOT LINE
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- DIRECTION OF TRAFFIC
- EXISTING TREE
- PROPOSED NEW TREE

ZONING WAIVER

- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743

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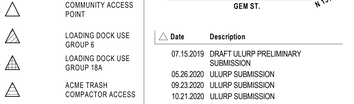
KEY PLAN



Date	Description
07.15.2019	DRAFT ULURP PRELIMINARY SUBMISSION
05.26.2020	ULURP SUBMISSION
09.23.2020	ULURP SUBMISSION
10.21.2020	ULURP SUBMISSION

P:2018K0297

Seal / Signature

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Project Name
ACME FISH EXPANSION PROJECT

Project Number
06.2422.001

Description
ZONING DIAGRAM WAIVER

Scale
As indicated
0 5 10 20 40

Z-020.00

DRAWING NO. 5 OF 12

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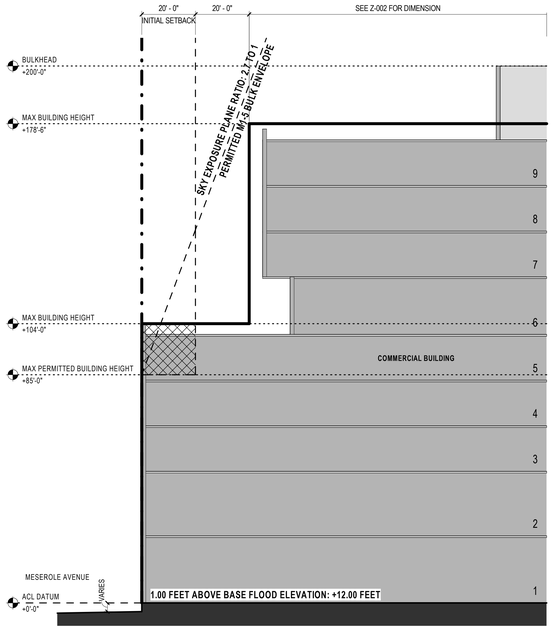
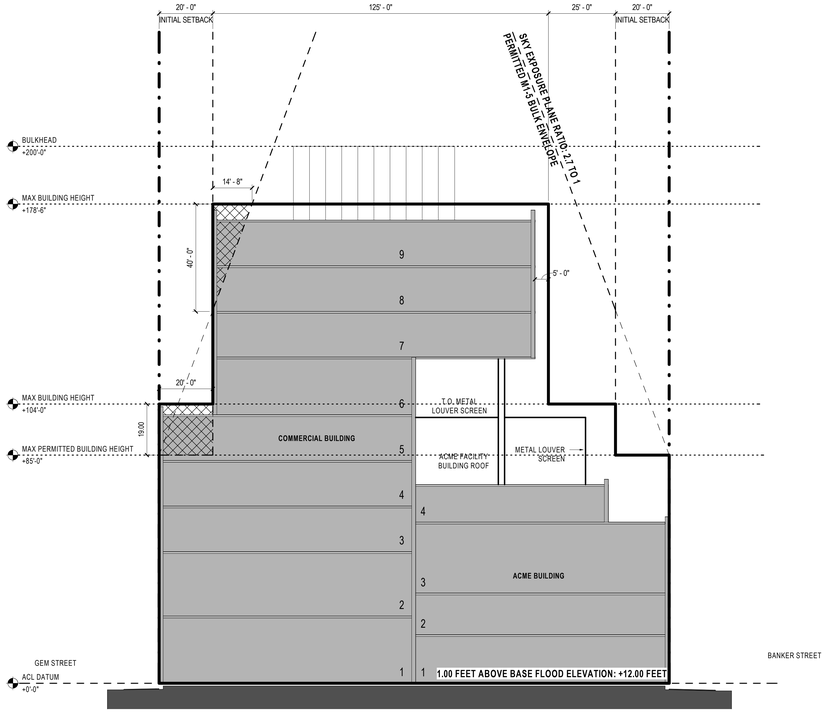


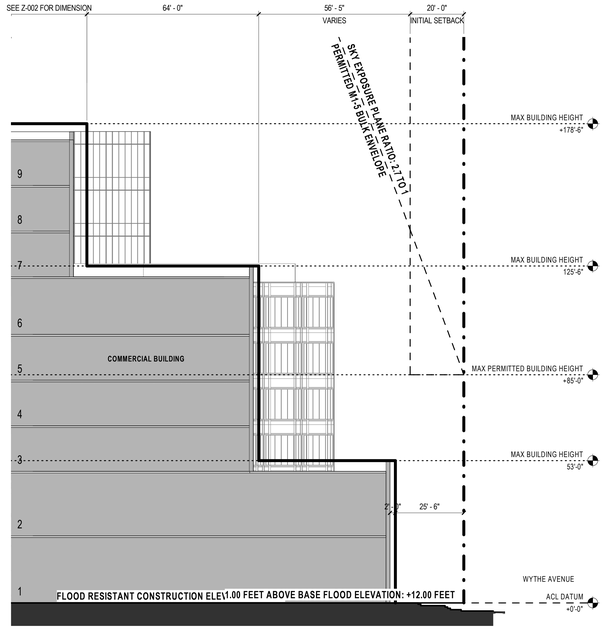
04 SECTION - SETBACK AND SKY EXPOSURE PLANE - MESEROLE AVENUE

SCALE: 1" = 20'-0"



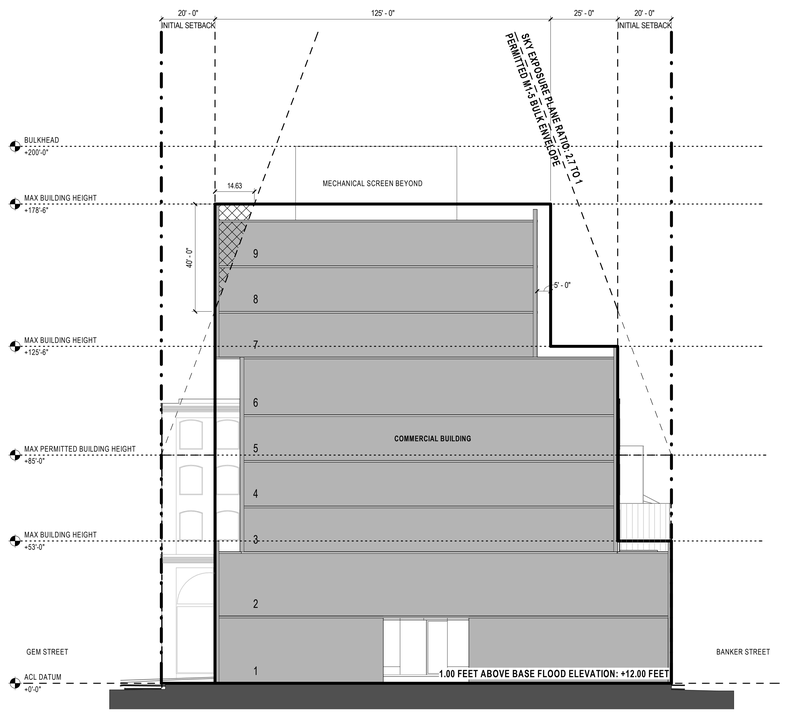
02 SECTION - SETBACK AND SKY EXPOSURE PLANE - EW NORTH

SCALE: 1" = 20'-0"



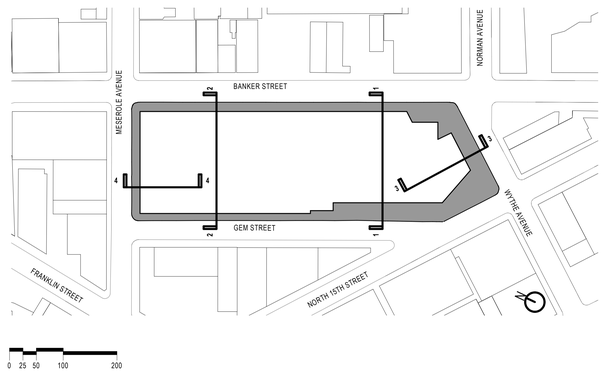
03 SECTION - SETBACK AND SKY EXPOSURE PLANE - WYTHE AVENUE

SCALE: 1" = 20'-0"



01 SECTION - SETBACK AND SKY EXPOSURE PLANE - EW SOUTH

SCALE: 1" = 20'-0"



GENERAL NOTES

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5. SITE WITHIN BASE FLOOD ELEVATION ZONE AE +11'-0" (NAVD-1988).
6. ALL SPOT ELEVATIONS ARE MEASURED FROM 1'-0" ABOVE NAVD-1988 BASE FLOOD ELEVATION.

LEGEND

GENERAL

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET WALL SETBACK LINE
- SKY EPOSURE PLANE
- PROPOSED MAXIMUM BUILDING HEIGHT

ZONING WAIVER

- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- PROPOSED BUILDING AT SECTION CUT LINE
- ZONING ENVELOPE HEIGHT ABOVE PROPOSED BASE PLANE ELEVATION

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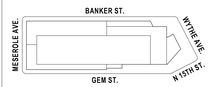
KEY PLAN



Date	Description
07.15.2019	DRAFT ULURP PRELIMINARY SUBMISSION
05.26.2020	ULURP SUBMISSION
09.23.2020	ULURP SUBMISSION
10.21.2020	ULURP SUBMISSION

P:2018K0297

Seal / Signature



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Project Name
ACME FISH EXPANSION PROJECT

Project Number
06.2422.001

Description
ZONING SECTIONS

Scale
As indicated
0 5 10 20 40

Z-030.00

DRAWING NO. 6 OF 12

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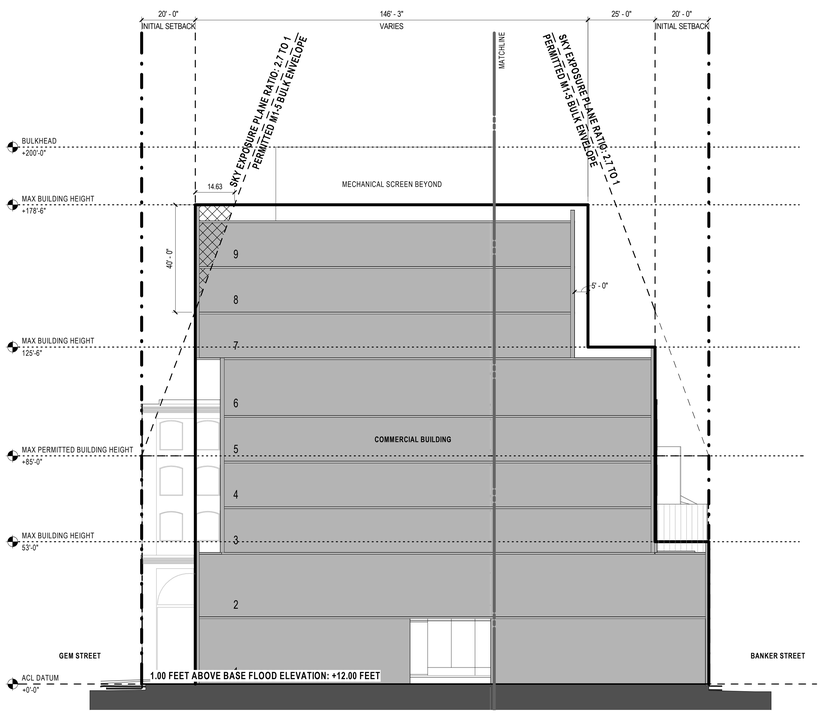
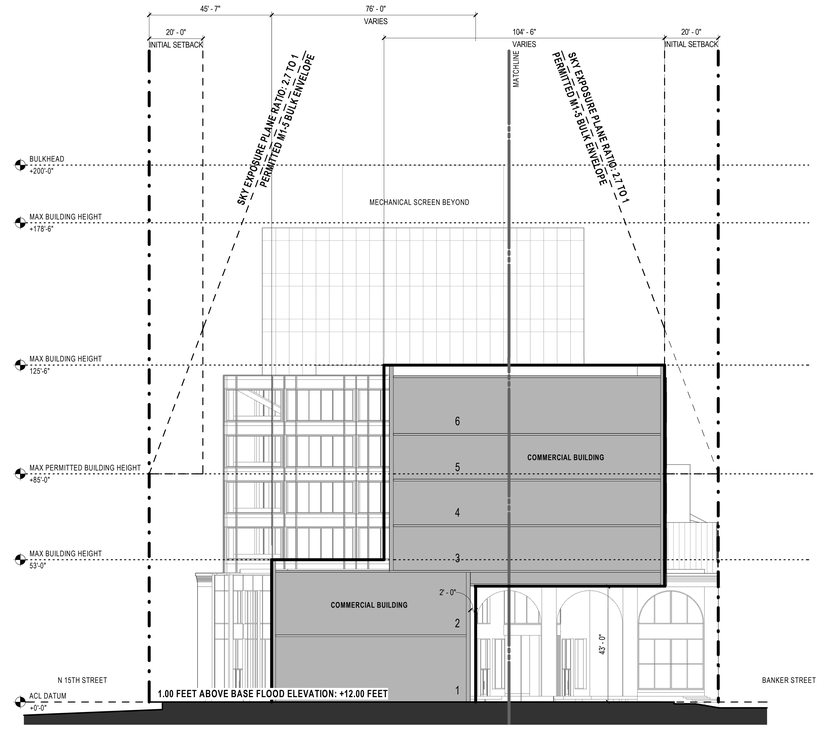
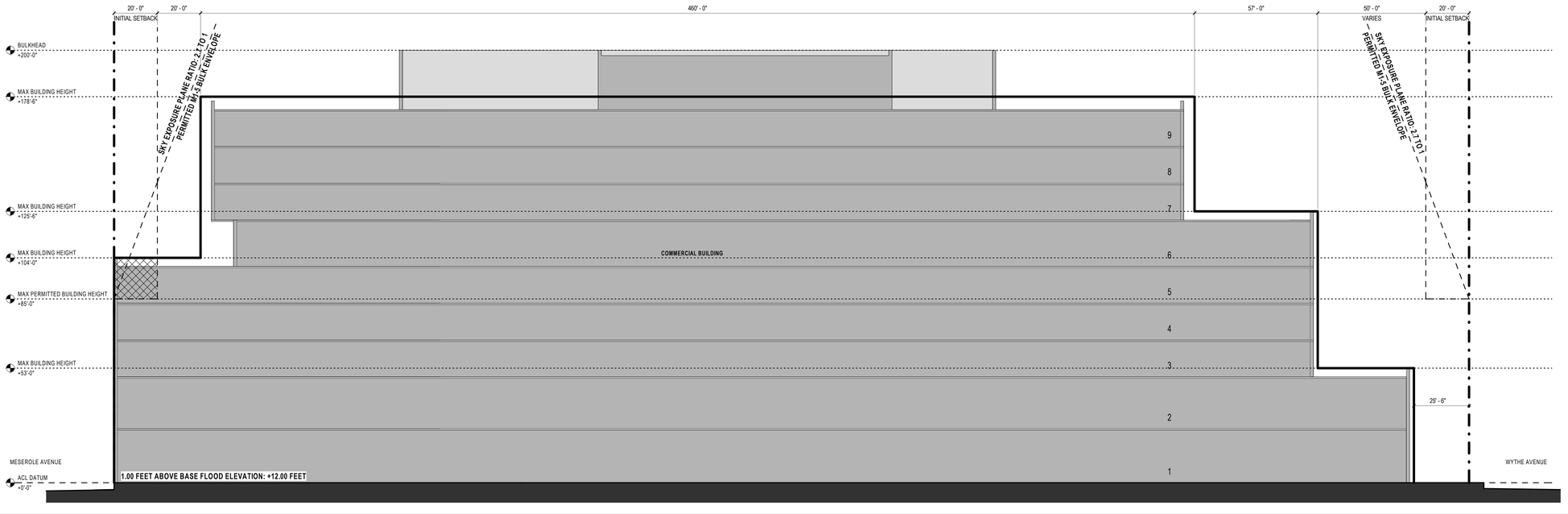


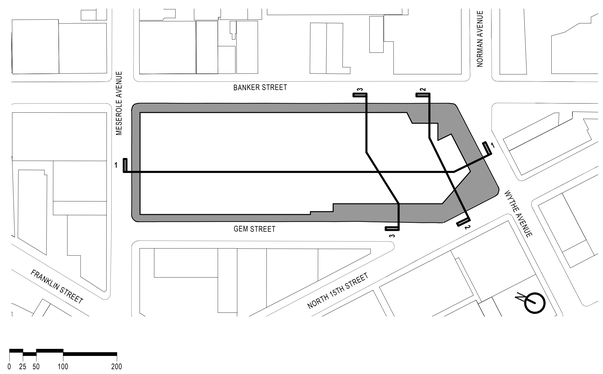
03 SECTION - SETBACK AND SKY EXPOSURE PLANE - EW SOUTH 2
SCALE: 1" = 20'-0"



02 SECTION - SETBACK AND SKY EXPOSURE PLANE - N 15TH STREET
SCALE: 1" = 20'-0"



01 SECTION - SETBACK AND SKY EXPOSURE PLANE - NS
SCALE: 1" = 20'-0"



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5. SITE WITHIN BASE FLOOD ELEVATION ZONE AE +11'-0" (NAVD-1988).
6. ALL SPOT ELEVATIONS ARE MEASURED FROM 1'-0" ABOVE NAVD-1988 BASE FLOOD ELEVATION.

LEGEND

GENERAL

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET WALL SETBACK LINE
- SKY EPOSURE PLANE
- PROPOSED MAXIMUM BUILDING HEIGHT

ZONING WAIVER

- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- PROPOSED BUILDING AT SECTION CUT LINE

ZONING ENVELOPE HEIGHT ABOVE PROPOSED BASE PLANE ELEVATION

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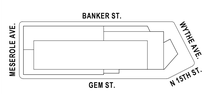
KEY PLAN



Date	Description
05.26.2020	ULURP SUBMISSION
09.23.2020	ULURP SUBMISSION
10.21.2020	ULURP SUBMISSION

P:2018K0297

Seal / Signature



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Project Name
ACME FISH EXPANSION PROJECT

Project Number
06.2422.001

Description
ZONING SECTIONS

Scale
As indicated

Z-031.00

DRAWING NO. 6 OF 12

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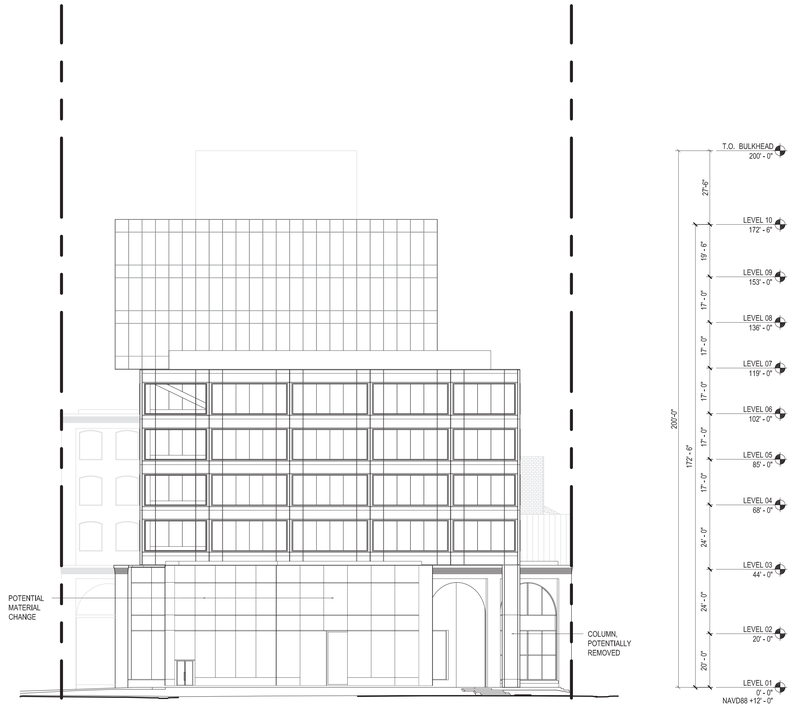

02 ZONING ELEVATION - SOUTH
SCALE: 1" = 20'-0"



01 ZONING ELEVATION - WEST
SCALE: 1" = 20'-0"

9/2/2020 12:56:37 PM

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4. ALL ELEVATIONS DIMENSIONED FROM LEVEL 01 FLOOD RESISTANT CONSTRUCTION ELEVATION AT +12'-0"
5. BASE FLOOD ELEVATION ZONE AE +11'-0" (NAVD-1988).

LEGEND

GENERAL

- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- ZONING ENVELOPE HEIGHT ABOVE PROPOSED BASE PLANE ELEVATION

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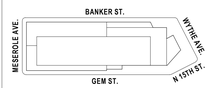
KEY PLAN



Date	Description
07.15.2019	DRAFT ULURP PRELIMINARY SUBMISSION
05.26.2020	ULURP SUBMISSION
09.23.2020	ULURP SUBMISSION
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P:2018K0297

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Project Name
ACME FISH EXPANSION PROJECT

Project Number
06.2422.001

Description
ZONING ELEVATIONS

Scale
As indicated
0 5 10 20 40

Z-040.00
DRAWING NO. 7 OF 12

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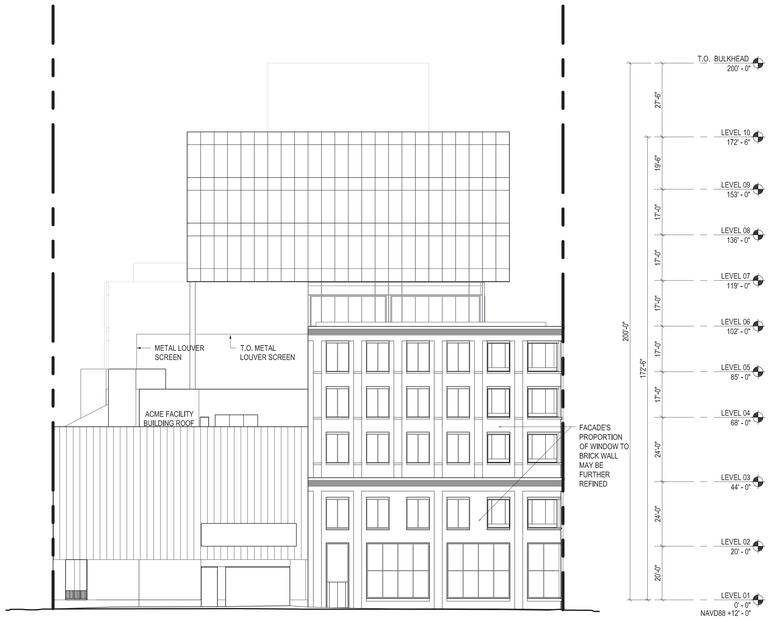
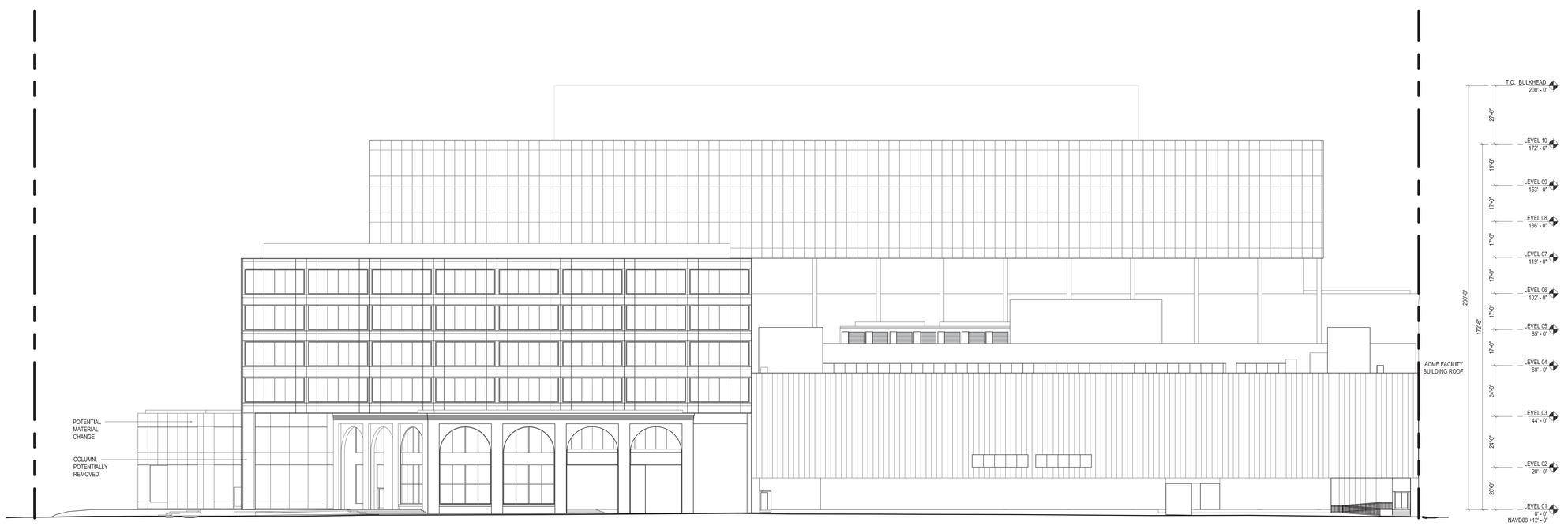


02 ZONING ELEVATION - NORTH

SCALE: 1" = 20'-0"



01 ZONING ELEVATION - EAST

SCALE: 1" = 20'-0"

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LEGEND

GENERAL

- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- ZONING ENVELOPE HEIGHT ABOVE PROPOSED BASE PLANE ELEVATION

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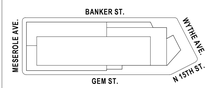
KEY PLAN



Date	Description
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10.21.2020	ULURP SUBMISSION

P:2018K0297

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Project Name

ACME FISH EXPANSION PROJECT

Project Number

06.2422.001

Description

ZONING ELEVATIONS

Scale

As indicated

0 5 10 20 40

Z-041.00

DRAWING NO. 8 OF 12

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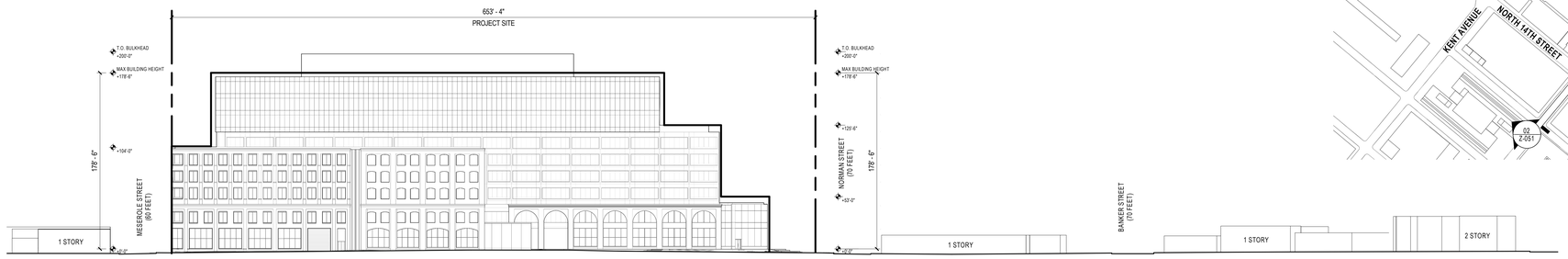
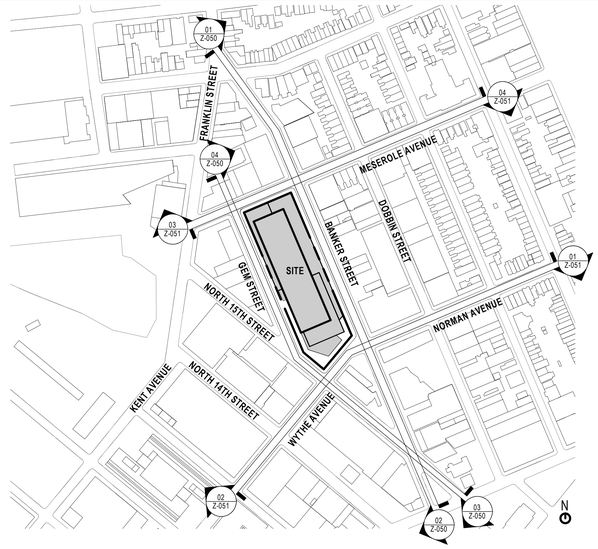
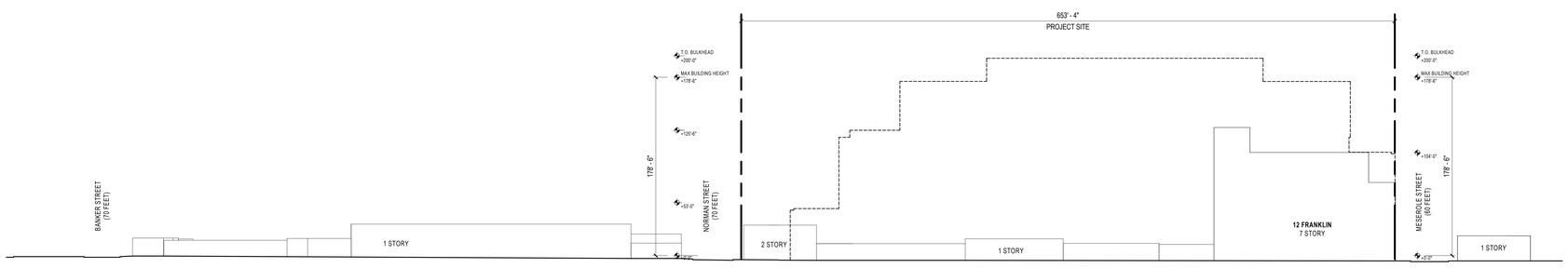
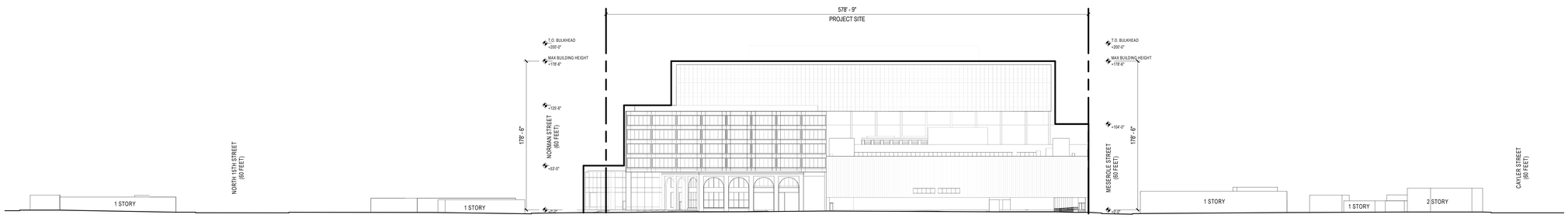




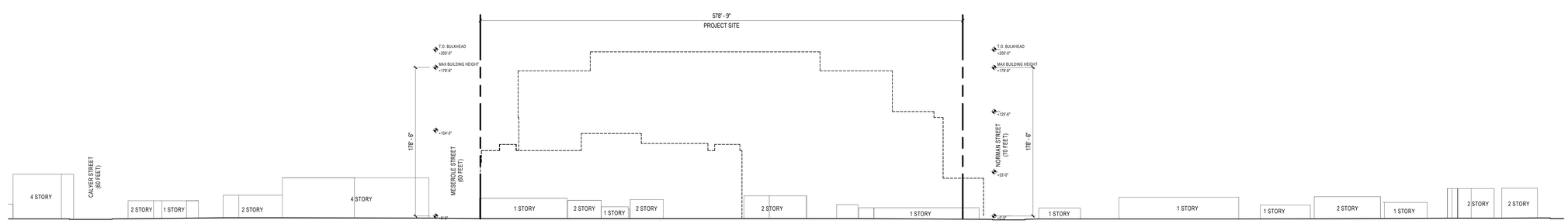
04 NEIGHBORHOOD CHARACTER DIAGRAM OF EAST SIDE OF GEM STREET



03 NEIGHBORHOOD CHARACTER DIAGRAM OF WEST SIDE OF GEM STREET



02 NEIGHBORHOOD CHARACTER DIAGRAM OF WEST SIDE OF BANKER STREET



01 NEIGHBORHOOD CHARACTER DIAGRAM OF EAST SIDE OF BANKER STREET

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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4. BASE PLANE / CURB LEVEL (0'-0") IS SET BY AVERAGE FLOOD RESISTANT CONSTRUCTION ELEVATION AT +12'-0"
5. SITE WITHIN BASE FLOOD ELEVATION ZONE AE +11'-0" (NAVD-1988).
6. ALL SPOT ELEVATIONS ARE MEASURED FROM 1'-0" ABOVE NAVD-1988 BASE FLOOD ELEVATION.

LEGEND

GENERAL

- LSGD AND ZONING LOT LINE
- STREET WALL
- PROPOSED BUILDING OUTLINE
- **DEVELOPMENT ENVELOPE HEIGHT** ILLUSTRATIVE BUILDING HEIGHT

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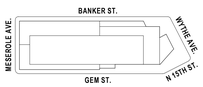
KEY PLAN



△	Date	Description
	07.15.2019	DRAFT ULURP PRELIMINARY SUBMISSION
	05.26.2020	ULURP SUBMISSION
	09.23.2020	ULURP SUBMISSION
	10.21.2020	ULURP SUBMISSION

P:2018K0297

Seal / Signature



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Project Name
ACME FISH EXPANSION PROJECT

Project Number
06.2422.001

Description
NEIGHBORHOOD CHARACTER DIAGRAMS

Scale
As indicated
0 13 25 50 100

Z-050.00

DRAWING NO. 10 OF 12

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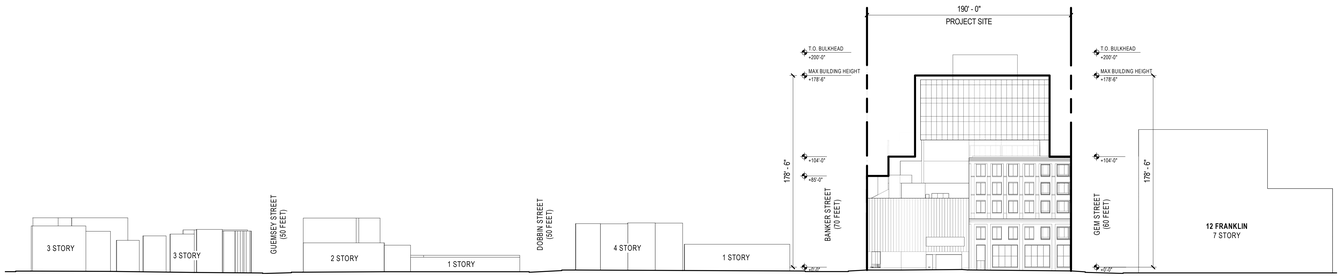
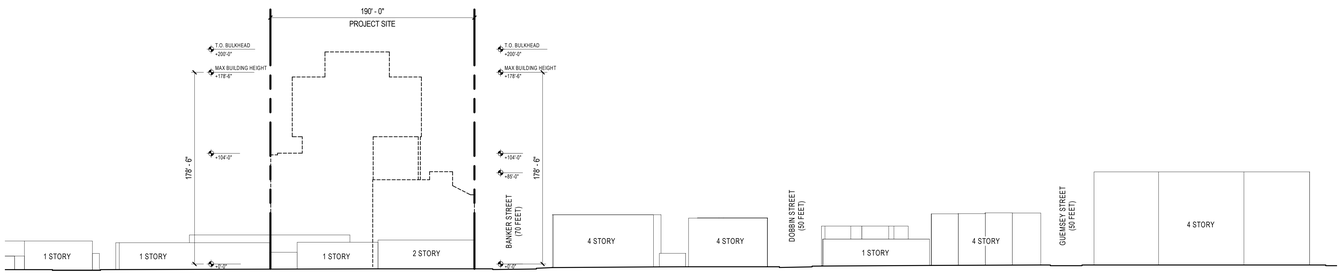
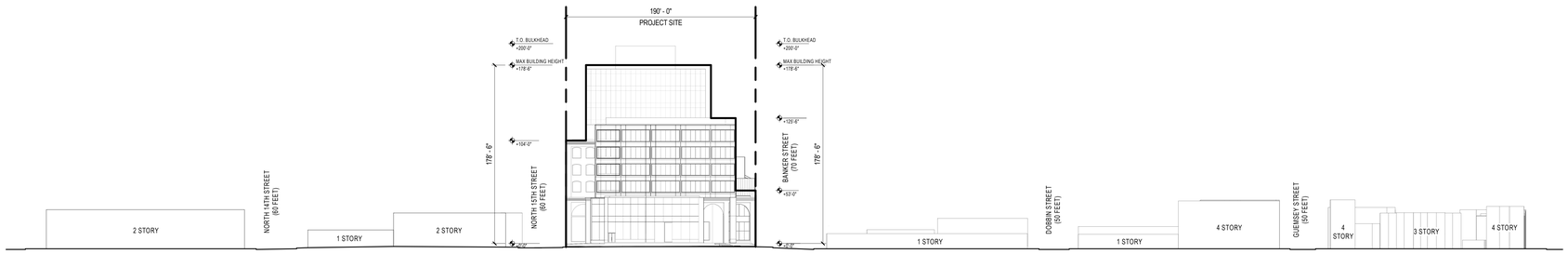


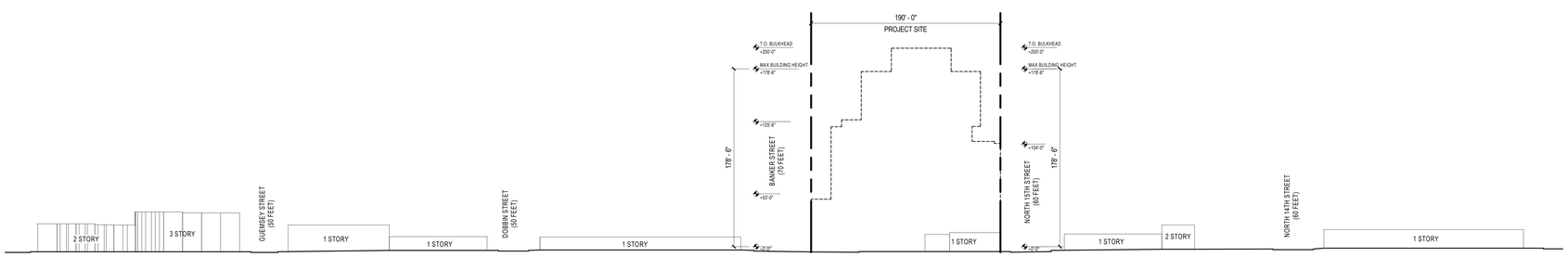
04 NEIGHBORHOOD CHARACTER DIAGRAM OF SOUTH SIDE OF MESEROLE AVENUE



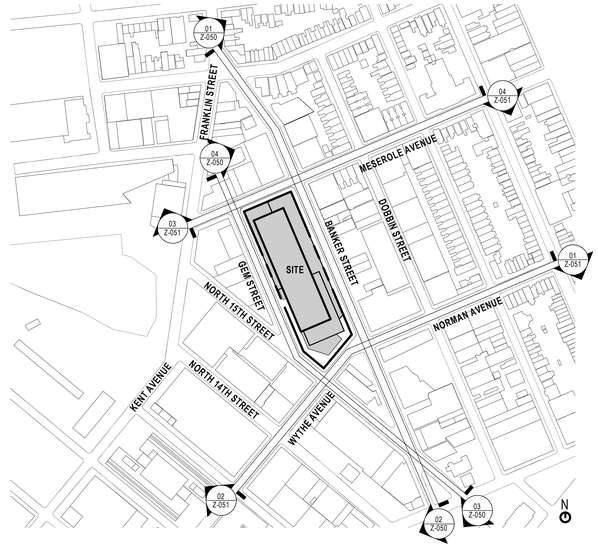
03 NEIGHBORHOOD CHARACTER DIAGRAM OF NORTH SIDE OF MESEROLE AVENUE



02 NEIGHBORHOOD CHARACTER DIAGRAM OF NORTH SIDE WYTHE/NORMAN AVENUE



01 NEIGHBORHOOD CHARACTER DIAGRAM OF SOUTH SIDE WYTHE/NORMAN AVENUE



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LEGEND

GENERAL

- LSGD AND ZONING LOT LINE
- STREET WALL
- PROPOSED BUILDING OUTLINE
- **DEVELOPMENT ENVELOPE HEIGHT** ILLUSTRATIVE BUILDING HEIGHT

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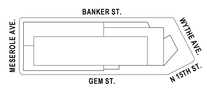

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Project Name
ACME FISH EXPANSION PROJECT

Project Number
06.2422.001

Description
NEIGHBORHOOD CHARACTER DIAGRAMS

Scale
As indicated
0 13 25 50 100

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DRAWING NO. 11 OF 12

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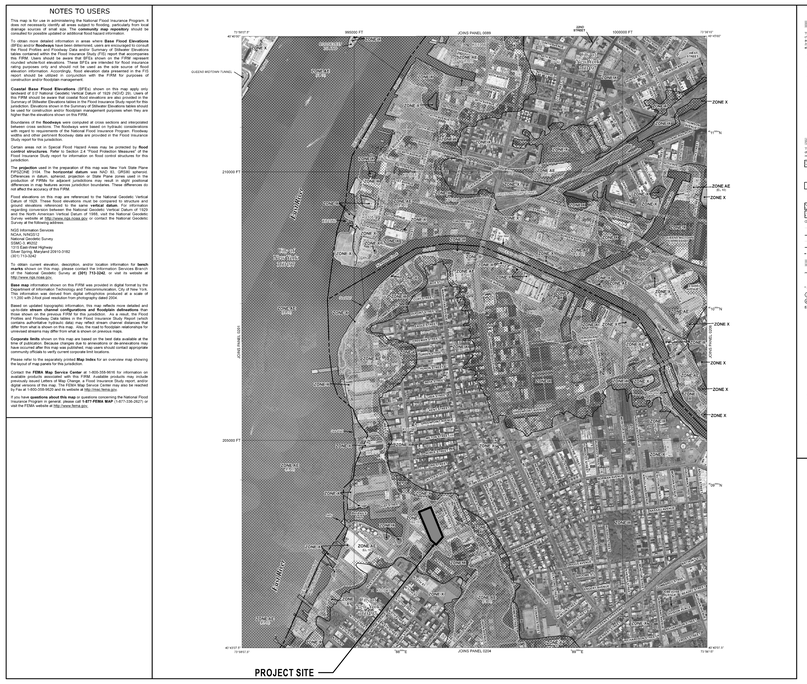
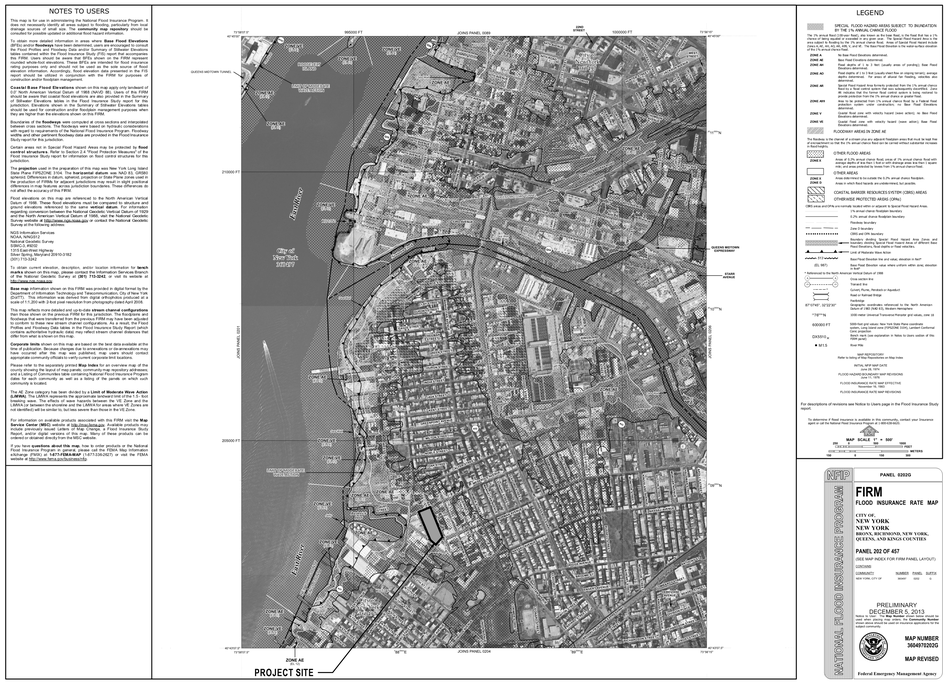
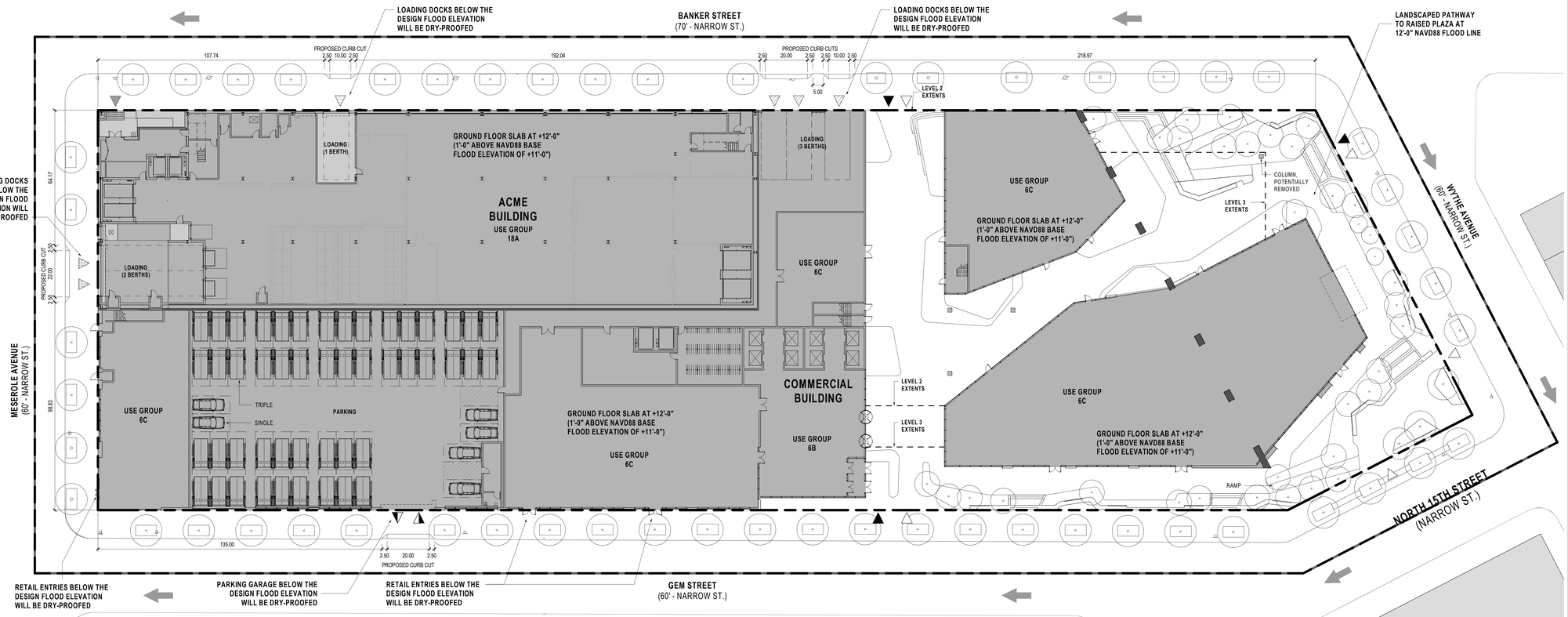


3 2007 FIRM PANEL - ZONE AE - BASE FLOOD ELEVATION 10'-0"
SCALE: 12" = 1'-0"



2 2013 FIRM PANEL - ZONE AE - BASE FLOOD ELEVATION 11'-0"
SCALE: 12" = 1'-0"



1 SITE PLAN - FLOOD ELEVATION
SCALE: 1" = 20'-0"

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LEGEND

GENERAL
- ZONING DISTRICT LINE
- LSGD BOUNDARY
- ZONING LOT LINE
- BUILDING ABOVE
- EXISTING BUILDING
- PROPOSED BUILDING

SITE PLAN
- OFFICE ACCESS POINT
- ACME ACCESS POINT
- PARKING ACCESS
- COMMUNITY ACCESS POINT
- LOADING DOCK USE GROUP 6
- LOADING DOCK USE GROUP 18A
- ACME TRASH COMPACTOR ACCESS
- EXISTING POST
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- DIRECTION OF TRAFFIC
- EXISTING TREE
- PROPOSED NEW TREE

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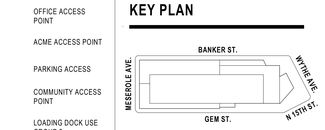

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ACME FISH EXPANSION PROJECT

Project Number
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Description
FLOOD ELEVATION PLAN

Scale
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0 5 10 20 40

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