

INNOVATIVE URBAN LIVING

12020 Flatlands Ave, Brooklyn, NY 11207

ULURP DRAWING SET
DECEMBER 31, 2021

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We are a practice for architecture and urbanism

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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022

Key Plan

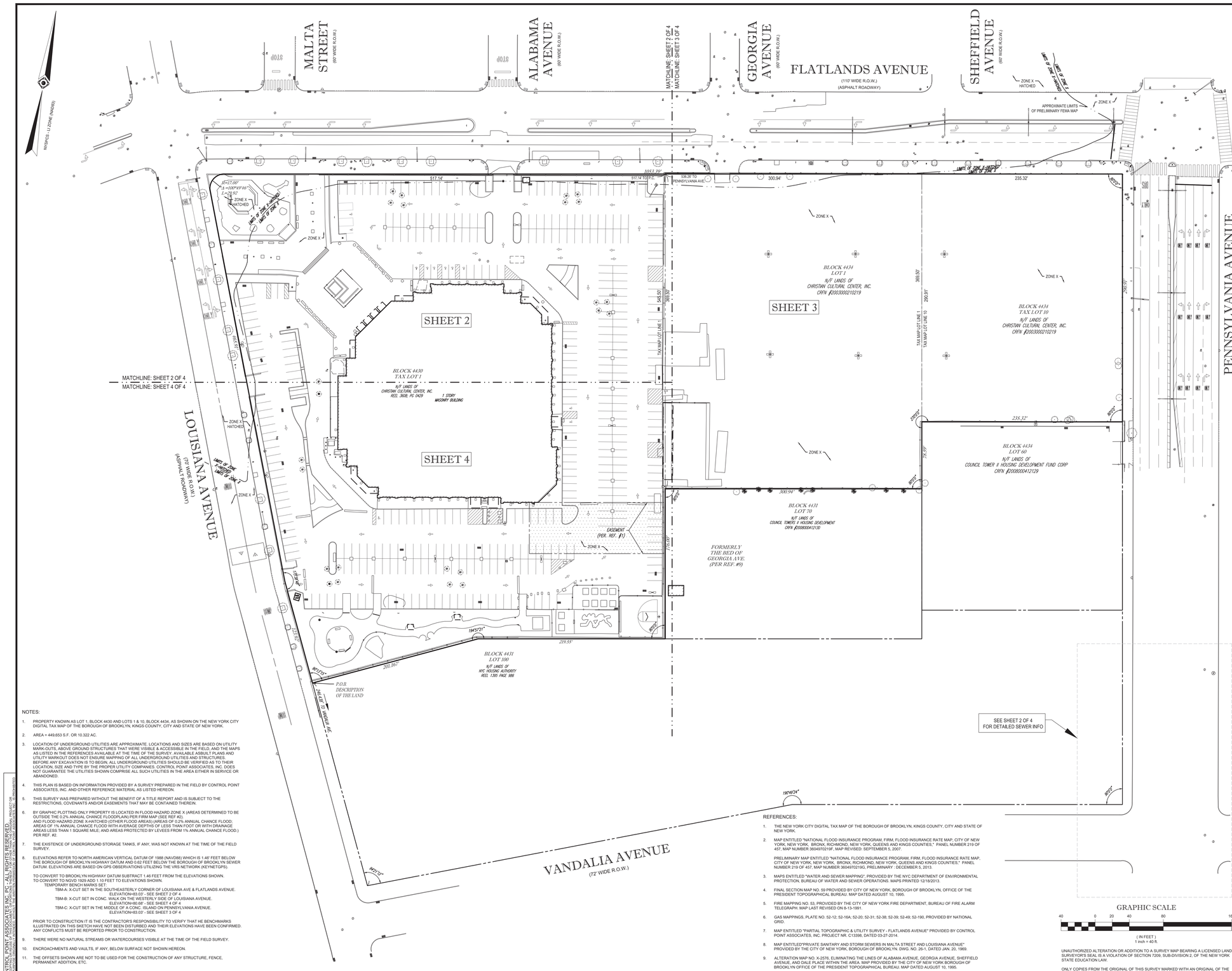
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

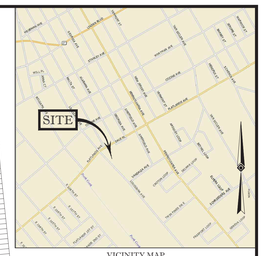
Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Title Sheet

REGISTERED ARCHITECT
YIBHAN CHAKRABARTI
027960-1
STATE OF NEW YORK

Date: 05/09/22
Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
A-000.00





VICINITY MAP
© 2008 DeLorme, Street Atlas USA

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× G 122.95	EXIST. GUTTER ELEVATION
× TW 123.45	EXIST. TOP OF WALL ELEVATION
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELEC. LINE
T	APPROX. LOC. UNDERGROUND TEL. LINE
	DEPRESSED CURB
	HYDRANT
WV	WATER VALVE
VALVE	UNKNOWN VALVE
GV	GAS VALVE
SMH	SANITARY/SEWER MANHOLE
MH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
(R)	RECORD MANHOLE (PER REF. #8)
UP	UTILITY POLE
	GUY WIRE
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	PAINTED ARROWS
	SIGN
	BOLLARD
MW	MONITORING WELL
	CATCH BASIN OR INLET
	TREE STUMP & SIZE
	DECIDUOUS TREE & TRUNK SIZE
	CONIFEROUS TREE & TRUNK SIZE
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
S.Y.L.	SOLID YELLOW LINE
D.Y.L.	DOUBLE YELLOW LINE
DA.W.L.	DASHED WHITE LINE
N.V.P.	NO VISIBLE PIPE
(UTO)	UNABLE TO OPEN
B.O.S.	BOTTOM OF STRUCTURE
WC	WALL CORNER
FC	FENCE CORNER
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
(TM)	TAX MAP DIMENSION
P.C.	POINT OF CURVATURE

NOTES:

1. PROPERTY KNOWN AS LOT 1, BLOCK 4430 AND LOTS 1 & 10, BLOCK 4434, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK.
2. AREA = 449,653 S.F. OR 10.322 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP (SEE REF #2). AND FLOOD HAZARD ZONE X-HATCHED (OTHER FLOOD AREAS) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.46' FEET BELOW THE BOROUGH OF BROOKLYN HIGHWAY DATUM AND 0.62 FEET BELOW THE BOROUGH OF BROOKLYN SEWER DATUM. ELEVATIONS ARE BASED ON GPS OBSERVATIONS UTILIZING THE VRS NETWORK (KEYNETGPS).

   TO CONVERT TO BROOKLYN HIGHWAY DATUM SUBTRACT 1.46 FEET FROM THE ELEVATIONS SHOWN.
   TO CONVERT TO NGVD 1929 ADD 1.10 FEET TO ELEVATIONS SHOWN.
   TEMPORARY BENCH MARKS SET:
   TBM-A: X-CUT SET IN THE SOUTHEASTERLY CORNER OF LOUISIANA AVE & FLATLANDS AVENUE. ELEVATION=83.03' - SEE SHEET 2 OF 4
   TBM-B: X-CUT SET IN CONC. WALK ON THE WESTERLY SIDE OF LOUISIANA AVENUE. ELEVATION=80.68' - SEE SHEET 4 OF 4
   TBM-C: X-CUT SET IN THE MIDDLE OF A CONC. ISLAND ON PENNSYLVANIA AVENUE. ELEVATION=83.03' - SEE SHEET 3 OF 4

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT HE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
10. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
11. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM. FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES." PANEL NUMBER 219 OF 457, MAP NUMBER 3604970219F, MAP REVISED: SEPTEMBER 5, 2007.

   PRELIMINARY MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM. FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES." PANEL NUMBER 219 OF 457, MAP NUMBER 3604970219G, PRELIMINARY : DECEMBER 5, 2013.
3. MAPS ENTITLED "WATER AND SEWER MAPPING", PROVIDED BY THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS. MAPS PRINTED 12/18/2013.
4. FINAL SECTION MAP NO. 59 PROVIDED BY CITY OF NEW YORK, BOROUGH OF BROOKLYN, OFFICE OF THE PRESIDENT TOPOGRAPHICAL BUREAU. MAP DATED AUGUST 10, 1995.
5. FIRE MAPPING NO. 53, PROVIDED BY THE CITY OF NEW YORK FIRE DEPARTMENT, BUREAU OF FIRE ALARM TELEGRAPH. MAP LAST REVISED ON 8-13-1991.
6. GAS MAPPINGS, PLATE NO. 52-12; 52-16A; 52-20; 52-31; 52-38; 52-39; 52-49; 52-190, PROVIDED BY NATIONAL GRID.
7. MAP ENTITLED "PARTIAL TOPOGRAPHIC & UTILITY SURVEY - FLATLANDS AVENUE" PROVIDED BY CONTROL POINT ASSOCIATES, INC. PROJECT NR. C13398, DATED 03-27-2014.
8. MAP ENTITLED"PRIVATE SANITARY AND STORM SEWERS IN MALTA STREET AND LOUISIANA AVENUE" PROVIDED BY THE CITY OF NEW YORK, BOROUGH OF BROOKLYN. DWG. NO. 26-1, DATED JAN. 20, 1969.
9. ALTERATION MAP NO. X-2576, ELIMINATING THE LINES OF ALABAMA AVENUE, GEORGIA AVENUE, SHEFFIELD AVENUE, AND SALE PLACE WITHIN THE AREA, MAP PROVIDED BY THE CITY OF NEW YORK BOROUGH OF BROOKLYN OFFICE OF THE PRESIDENT TOPOGRAPHICAL BUREAU. MAP DATED AUGUST 10, 1995.

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ALBANY, NY 518.217.7010

NO.	DATE	BY	DESCRIPTION	APPROVED
3.	1-20-2022	GJS	REVISED PER UPDATED TAX MAP	WTW
2.	10-14-2021	AB	REVISED CLIENT COMMENTS	WTW
1.	06-22-2021	AB	REVISED CLIENT COMMENTS	WTW

REVISIONS

PROJECT NAME
FLATLANDS AVENUE
LOT 1 / BLOCK 4430, LOTS 1 & 60 / BLOCK 4434
BOROUGH OF BROOKLYN, KINGS COUNTY
CITY AND STATE OF NEW YORK

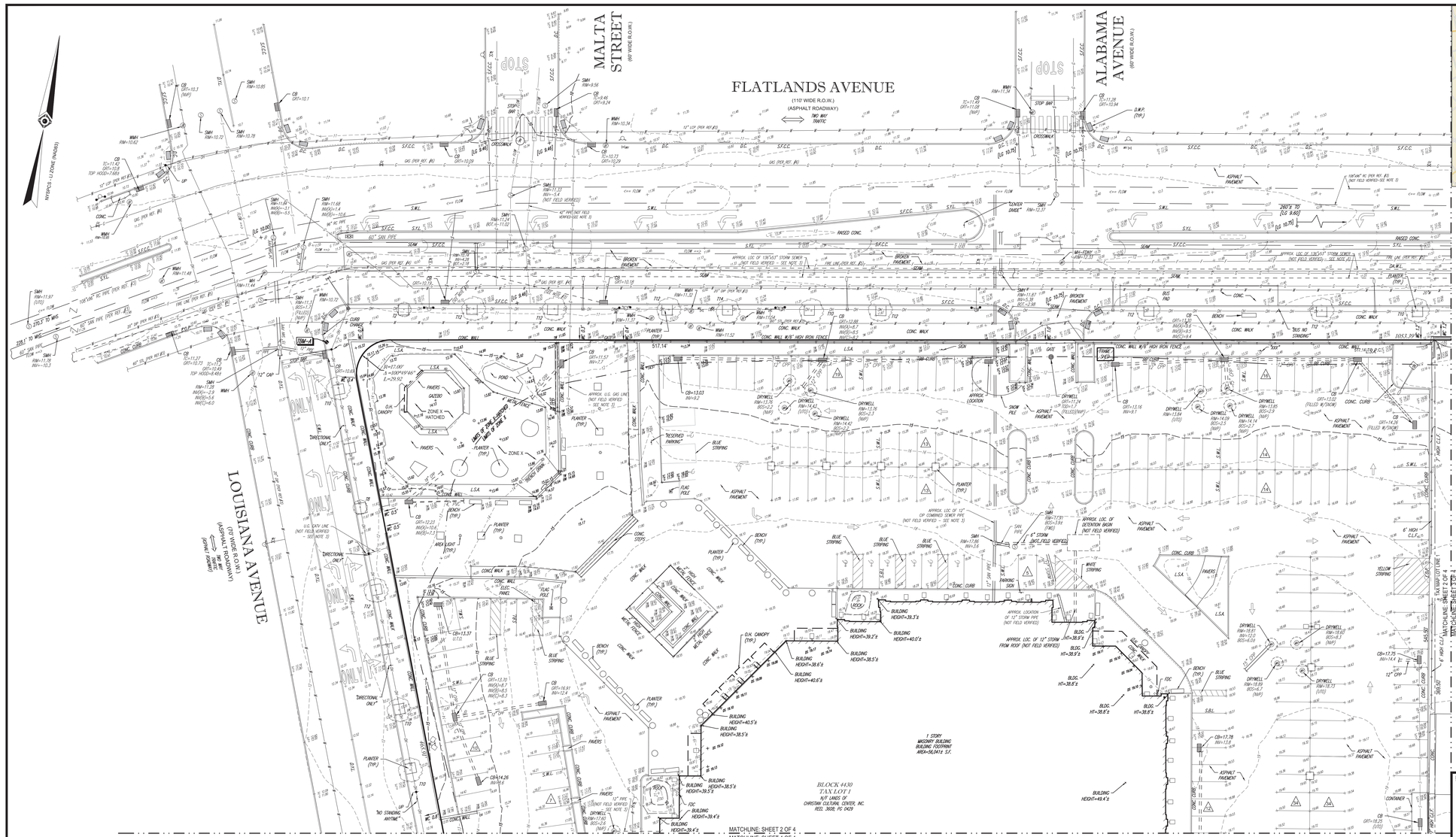
DRAWING TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

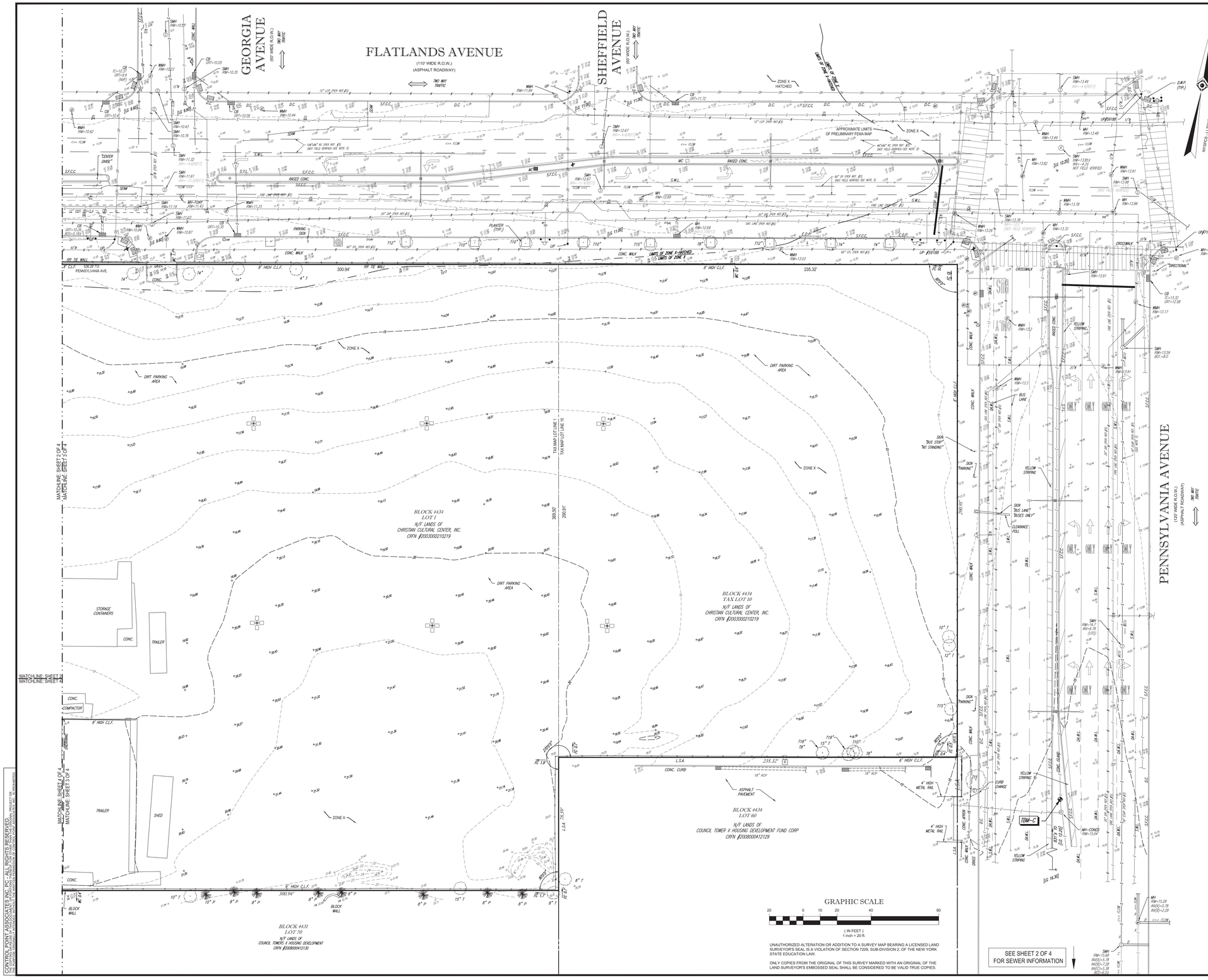
SEAL & SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED IMPRESSION SEAL OF NYS P.L.S.

1-20-2022
WILLIAM T. WHIMPLE DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #53535

FIELD DATE:	03-02-2020 11-20-2020
FIELD BK:	20-09
F. B. PAGE:	112-113
FIELD CREW:	WR/SP/DQ
DATE:	03-17-2021
SCALE:	1"=40'
PROJECT No:	04-200032
DRAWING BY:	AB
CHK BY:	WTW
APPROVED BY:	WTW
DWG No:	V-001
CAD FILE No:	PAGE No:
04-200032	1 OF 4


FLATLANDS AVENUE
(110' WIDE R.O.W.)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
MALTA STREET
(60' WIDE R.O.W.)
ALABAMA AVENUE
(60' WIDE R.O.W.)
LOUISIANA AVENUE
(70' WIDE R.O.W.)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
NYSPCS - LI ZONE (NAD83)
STOP
STOP BAR
CROSSWALK
DIRECTIONAL ONLY
"NO STANDING ANYTIME"
"NO STANDING 8AM TO 9AM"
"NO STANDING 4PM TO 7PM"
"NO STANDING 9AM TO 4PM"
"NO STANDING 7PM TO 8AM"
"NO STANDING 8AM TO 6PM"
"NO STANDING 6PM TO 8AM"
"NO STANDING 8AM TO 4PM"
"NO STANDING 4PM TO 8AM"
"NO STANDING 8AM TO 8PM"
"NO STANDING 8PM TO 8AM"
"NO STANDING 8AM TO 10AM"
"NO STANDING 10AM TO 8AM"
"NO STANDING 8AM TO 12PM"
"NO STANDING 12PM TO 8AM"
"NO STANDING 8AM TO 2PM"
"NO STANDING 2



SEE SHEET 1 OF 4
FOR NOTES & REFERENCES

SEE SHEET 2 OF 4
FOR SEWER INFORMATION

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LONG ISLAND, NY 631.780.2845
SOUTHBOROUGH, MA 508.568.3000
ALBANY, NY 518.217.7010

NO.	DATE	BY	DESCRIPTION	APPROVED
3.	1-20-2022	GJS	REVISED PER UPDATED TAX MAP	WTW
2.	10-14-2021	AB	REVISED CLIENT COMMENTS	WTW
1.	06-22-2021	AB	REVISED CLIENT COMMENTS	WTW

REVISIONS

PROJECT NAME
FLATLANDS AVENUE
LOT 1 / BLOCK 4430, LOTS 1 & 60 / BLOCK 4434
BOROUGH OF BROOKLYN, KINGS COUNTY
CITY AND STATE OF NEW YORK

DRAWING TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL & SIGNATURE

STATE OF NEW YORK · WILLIAM THOMAS WHIMPLE · LICENSED LAND SURVEYOR · 050525

NOT A VALID COPY OF THIS DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

1-20-2022
WILLIAM T. WHIMPLE DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50525

FIELD DATE:	03-02-2020 11-20-2020
FIELD BK:	20-09
F. B. PAGE:	112-113
FIELD CREW:	WRS/PDQ
DATE:	03-17-2021
SCALE:	1"=20'
PROJECT No:	04-200032
DRAWING BY:	AB
CHK BY:	WTW
APPROVED BY:	WTW
DWG No:	V-003
CAD FILE No:	04-200032
PAGE No:	3 OF 4

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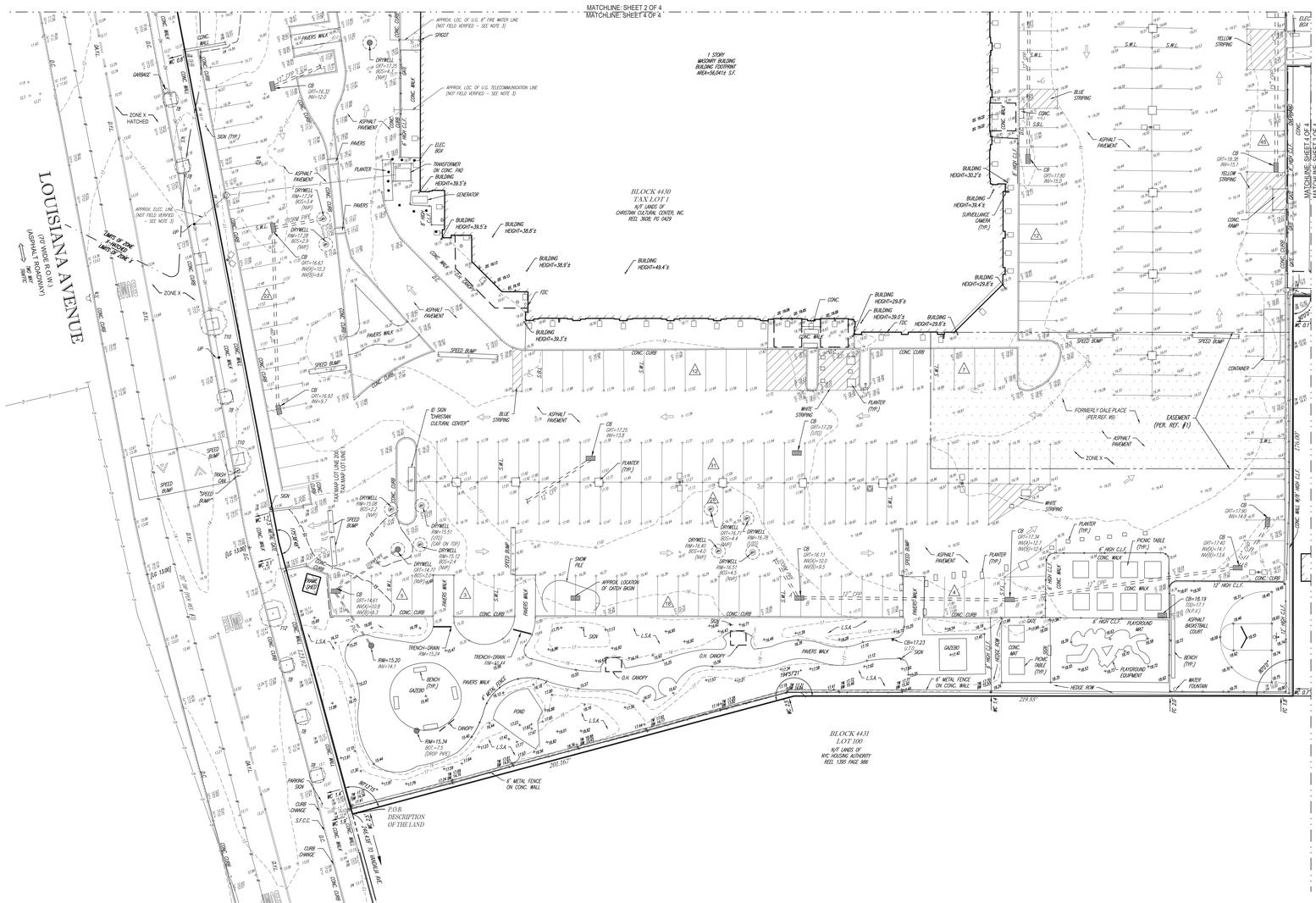
MATCHLINE: SHEET 2 OF 4
MATCHLINE: SHEET 4 OF 4
LOUISIANA AVENUE
(70' WIDE R.O.W.)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
1 STORY MASONRY BUILDING
BUILDING FOOTPRINT
AREA=59,841± S.F.
BLOCK 4430
TAX LOT 1
N/F LANDS OF
CHRISTIAN CULTURAL CENTER, INC.
REEL 3608, PG 0429
BLOCK 4430
TAX LOT 100
N/F LANDS OF
NYC HOUSING AUTHORITY
REEL 1393, PAGE 986
P.O.B.
DESCRIPTION
OF THE LAND
TAX LOT 100 (NOW KNOWN AS LOT 1)
TBM-B
VANDALIA AVENUE
(72' WIDE R.O.W.)
TWO WAY TRAFFIC
FLATLANDS AVENUE
(80' WIDE R.O.W.)
TWO WAY TRAFFIC
EASEMENT (PER. REF. #1)
FORMERLY DALE PLACE (PER REF. #9)
TBM-A
TBM-B
TBM-C
BUILDING HEIGHT=39.5'±
BUILDING HEIGHT=38.8'±
BUILDING HEIGHT=38.9'±
BUILDING HEIGHT=49.4'±
BUILDING HEIGHT=29.8'±
BUILDING HEIGHT=39.0'±
BUILDING HEIGHT=30.2'±
BUILDING HEIGHT=39.4'±
BUILDING HEIGHT=29.8'±
ELEC. BOX
TRANSFORMER ON CONC. PAD
GENERATOR
FDC
ID SIGN "CHRISTIAN CULTURAL CENTER"
SURVEILLANCE CAMERA (TYP.)
CONDAER
GARAGE
GAZEBO
CANOPY
POND
PICNIC TABLE (TYP.)
BENCH (TYP.)
WATER FOUNTAIN
PLAYGROUND EQUIPMENT
6' HIGH CLF.
12' HIGH CLF.
6' METAL FENCE ON CONC. WALL
HEDGE ROW
PARKING SIGN
CURB LOWAGE
S.F.C.C.
CURB CHANGE
APPROX. LOC. OF U.G. 8" FIRE WATER LINE (NOT FIELD VERIFIED - SEE NOTE 3)
APPROX. LOC. OF U.G. TELECOMMUNICATION LINE (NOT FIELD VERIFIED - SEE NOTE 3)
APPROX. ELEC. LINE (NOT FIELD VERIFIED - SEE NOTE 3)
APPROX. LOCATION OF CATCH BASIN
APPROX. LOCATION OF U.G. GAS LINE PER REF. #4
POSSIBLE 12" CONNECTION
12" CAPPED PIPE
SNOW PILE
TRENCH-DRAIN
O.H. CANOPY
SPEED BUMP
PAVERS WALK
CONC. CURB
CONC. WALK
ASPHALT PAVEMENT
PLANTER (TYP.)
BLUE STRIPING
WHITE STRIPING
YELLOW STRIPING
CONC. RAMP
SIGN
SIGN (TYP.)
ZONE X
ZONE X HATCHED
LIMITS OF ZONE X HATCHED
DRYWELL
CB
SMH
MH
DRAIN
TYP.
N/F
S.W.L.
L.S.A.
D.C.
E.O.C.
E.O.P.
CONC.
ASPHALT
PLANTER
GAZEBO
CANOPY
POND
BENCH
PICNIC TABLE
WATER FOUNTAIN
HEDGE ROW
PLAYGROUND EQUIPMENT
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SNOW PILE
TRENCH-DRAIN
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BLUE STRIPING
WHITE STRIPING
YELLOW STRIPING
CONC. RAMP
SIGN
SIGN (TYP.)
ZONE X
ZONE X HATCHED
LIMITS OF ZONE X HATCHED
DRYWELL
CB
SMH
MH
DRAIN
TYP.
N/F
S.W.L.
L.S.A.
D.C.
E.O.C.
E.O.P.
CONC.
ASPHALT
PLANTER
GAZEBO
CANOPY
POND
BENCH
PICNIC TABLE
WATER FOUNTAIN
HEDGE ROW
PLAYGROUND EQUIPMENT
6' METAL FENCE ON CONC. WALL
N/F LANDS OF CHRISTIAN CULTURAL CENTER, INC.
N/F LANDS OF NYC HOUSING AUTHORITY
N/F LANDS OF NYC HOUSING AUTHORITY
N/F LANDS OF NYC HOUSING AUTHORITY

SITE DATA

Address	12020 Flatlands Ave, Brooklyn, NY 11207	
Blocks & Lots	Block 4430 Lot 1	Block 4434 Lot 1,10
Zoning Map Number	17d	
Community District	Brooklyn 5	
Lot Area	449,653 SF	

ZONING FLOOR AREA BY BUILDING

BUILDING	RESIDENTIAL USE*	COMMERCIAL USE*	COMMUNITY FACILITY USE*	TOTAL*
Existing CCC		13,677 SF	76,323 SF	90,000 SF
Building 1	210,092 SF	13,871 SF		223,963 SF
Building 2	175,948 SF	12,484 SF		188,432 SF
Building 3	198,889 SF	13,871 SF		212,760 SF
Building 4	246,584 SF		11,950 SF	258,534 SF
Building 5	202,303 SF	10,243 SF	3,521 SF	216,067 SF
Building 6	137,856 SF	8,749 SF		146,605 SF
Building 7/8	153,115 SF	11,097 SF		164,212 SF
Building 9/10	207,318 SF	7,256 SF	6,082 SF	220,656 SF
PAC		16,005 SF		16,005 SF
SUBTOTAL		**107,253 SF**	**97,876 SF**	**1,737,234 SF**
Public Parking Garage		191,633 SF		191,633 SF
TOTAL *	**1,532,105 SF**	**298,886 SF**	**97,876 SF**	**1,928,867 SF**

NOTE: * Floor area allocations by use are illustrative, but in no event shall residential floor area exceed 1,532,105 SF, commercial floor area exceed 310,000 SF, community facility floor area exceed 130,000 SF, or total floor area exceed 1,928,867 SF. As-of-right uses under zoning permitted.

ZONING ANALYSIS CHART

ZR Section	Item/Description	Permitted/Required		Proposed: Existing to Remain	Proposed: New	Proposed: Total	Notes/Compliance
Use Regulations							
22-10 33-10	Use Groups		Use Groups 1-9, 14	Use Group 4	Use Groups 2, 3, 4, 6, 8, 9, Public Parking Garage	Use Groups 2, 3, 4, 6, 8, 9, Public Parking Garage	Complies
FAR							
23-154(d)(2)(ii)		Residential (MIH)	4.60	NA	3.41	3.41	Complies
33-121		Community Facility	6.50	0.17	0.05	0.22	
33-121		Commercial	2.00		0.66	0.66	
		Max Total	6.50	0.17	4.12	4.29	
Floor Area							
23-154(d)(2)(ii)		Residential (MIH)	2,068,404	NA	1,532,105	1,532,105	Complies
33-121		Community Facility	2,922,745	76,323	21,553	97,876	
33-121		Commercial	899,306	NA	298,886	298,886	
		Max Total	2,922,745	76,323	1,852,544	1,928,867	
Lot Coverage							
23-153	Lot Area	Corner Lot	20,101				
		Interior Lot	231,657				
		Through Lot	197,895				
		Total	449,653				
	Lot Coverage	Corner Lot	100% = 20,101 SF x 100% = 20,101 SF	NA	45.1% (9,057 SF)	45.1% (9,057 SF)	Complies
		Interior / Through Lots	65% = 429,552 SF x 65% = 279,209 SF	NA	37.4% (160,700 SF)	37.4% (160,700 SF)	
Yard Regulations							
35-50	Front Yard	Commercial	None Required	None provided			Complies
23-45		Residential	None Required	None provided			
35-54	Side Yard	Commercial	8' wide side yard provided along the entire length of the common side lot line for zoning lots adjacent to zoning lots in R5 district	None provided *			*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify yard regulations**
23-51		Residential	8' wide side yard required along the entire length of a common site lot line for zoning lots adjacent to a zoning lot located wholly or partially within an R5 district	None provided *			*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify yard regulations**
33-261	Rear Yard	Commercial	20' along side lot lines beyond 100 feet of the street line coinciding with a rear lot line of an adjoining zoning lot; none required coinciding a side lot line	Building 9/10: 20 ft provided (up to a height of 23 ft is permitted obstruction)			Complies
23-471		Residential	30' along side lot lines beyond 100 feet of the street line coinciding with a rear lot line of an adjoining zoning lot; none required coinciding a side lot line	Building 9/10: 30 ft provided			Complies
33-301	Rear Yard - Within	Commercial	None required within 100 feet of corners	NA			Complies
23-541	100 feet of corners	Residential	None required within 100 feet of corners				
33-303	Rear Yard - zoning lots with multiple	Commercial	Minimum 20' along rear lot lines coinciding rear lot lines of adjoining zoning lots; none required coinciding a side lot line	Garage & PAC: None provided * Building 2: 20 ft provided			*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify yard regulations**
23-471 23-543	rear lot lines	Residential	Minimum 30' along rear lot lines coinciding rear lot lines of adjoining zoning lots; none required coinciding a side lot line	Building 4: none provided along some portions of rear lot line* Building 9/10: 30 ft rear yard provided above lowest residential story			
35-53	Rear Yard Equivalent		for a residential portion of mixed buildings, residential rear yard provided above the lowest story used for dwelling or rooming unit	rear yard provided above lowest story used for dwelling or rooming unit			Complies
33-283		Commercial	an open area with a minimum depth of 40' midway (or within 5' of being midway) between two street lines; or	40 ft provided midway between two street lines (up to a height of 23 ft is permitted obstruction)			Complies
23-53 23-531		Residential	zoning lots containing quality housing buildings, no rear yard regulations apply to any through lot portions	NA			Complies
Height and Setback Regulations							
35-651 35-654(b)	Street wall location		For quality housing buildings in R7-2/C2-4 (MIH), street wall location provisions need not apply	NA			Complies
35-654 23-664(c)	Setback	Wide Street Pennsylvania Avenue	10 ft	CCC: NA	Building 1: 5.5 ft - 15.5 ft * Building 2: 0 ft *		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**
		Flatlands Avenue			Building 1: 4 ft - 14 ft * Building 3: 4 ft - 14 ft * Building 5: 5 ft - 15 ft * Building 6: 5 ft - 15 ft *		
		Narrow Street Louisiana Avenue	15 ft	CCC: NA	Building 7/8: 0 ft - 7.6 ft * Building 9/10: 0 ft - 9.5 ft *		
35-652 23-662 23-664(c)	Base Height	Minimum	40 ft	CCC: NA	Building 1: 12 ft to 40 ft * Building 2: none requested Building 3: 12 ft to 40 ft* Building 5: 0 ft to 40 ft * Building 6: 12 ft to 40 ft* Building 7/8: 12 ft to 40 ft* Building 9/10: none requested		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**
		Maximum	75 ft	CCC: NA	Building 1: 130.87 ft - 160.87 ft * Building 2: 119.77 ft * Building 3: 99.79 ft - 149.79 ft * Building 5: 112.75 ft - 152.75 ft * Building 6: 114.84 ft - 154.84 ft * Building 7/8: 104.17 ft - 134.17 ft * Building 9/10: 113.48 ft - 133.48 ft *		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**
35-654 23-664(c)	Building Height	Maximum	135 ft	CCC: 43 ft (58 ft to bulkhead)	Building 1: 140.87 ft & 160.87 ft (175.87 ft to bulkhead) * Building 2: 139.77 ft (154.77 to bulkhead) * Building 3: 139.79 ft & 149.79 ft (154.79 ft & 164.79 ft to bulkhead) * Building 4: 128.72 ft (143.72 ft to bulkhead) Building 5: 152.75 ft (167.75 ft to bulkhead) * Building 6: 154.84 ft (169.84 ft to bulkhead) * Building 7/8: 134.17 ft (149.17 ft to bulkhead) Building 9/10: 133.48 ft (148.48 ft to bulkhead) Garage: 87.03 ft (102.03 ft to bulkhead) PAC: 49.45 ft (64.45 ft to bulkhead)		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**
23-664(c)	No. of Stories		13 stories	CCC: 2 stories	Building 1: 14 stories (15 stories with Maisonettes)* Building 2: 13 stories Building 3: 13 stories (14 stories with Maisonettes)* Building 4: 12 stories Building 5: 13 stories Building 6: 13 stories Building 7/8: 12 stories Building 9/10: 12 stories Garage: 7 stories PAC: 2 stories		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**
23-693	Building Height - Transition Area	Narrow Street & beyond 100 ft of wide street	Within 25 ft of R5 district, 45 ft	CCC: NA	Building 2: 23 ft Building 4: 98.72ft & 108.72 ft (123.72 ft to bulkhead) * Building 9/10: 113.15 ft (128.15 ft to bulkhead) * Garage: 87.03 ft (102.03 ft to bulkhead) * PAC: 49.45 ft (64.45 ft to bulkhead) *		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**
		Within 100 ft of a wide street	Within 25 ft of R5 district, 55 ft	CCC: NA	Building 2: 119.77 ft *		

ZONING ANALYSIS CHART (CONTINUED)

ZR Section	Item/Description	Permitted/Required		Proposed: Existing to Remain	Proposed: New	Proposed: Total	Notes/Compliance
Minimum Distance between Buildings							
23-711		Wall to Wall	40'	CCC: NA	Building 1: 60 ft to Buildings 2 and 3 Building 2: 60 ft to Buildings 1 and 4 Building 3: 60 ft to Buildings 1 and 4; 79 ft to Building 5 Building 4: 229 ft to CCC; 60 ft to Buildings 2 and 3; 34.5 ft to PAC * Building 5: 79 ft to Building 3; 50 ft to Building 6 *; 39.5 ft to CCC * Building 6: 50 ft to Building 5 *; 36.5 ft to CCC * Building 7/8: 85 ft to Building 6; 30.5 ft to CCC *; 53.5 ft to Building 9/10 *; 60.5 ft between Building 7/8 portions Building 9/10: 53.5 ft to Building 7/8 *; 48 ft to CCC *; 39 ft between Building 9/10 portions *		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify distance between buildings regulations**
		Wall to Window	50'				
		Window to window	60'				
Parking Regulations							
36-12	Maximum size of Accessory Group Parking Facilities		200 spaces permitted for Quality Housing building	386*			Complies *Total no. of parking spaces is based on proposed uses and subject to change pursuant to ZR 25-23, 25-25, 36-21.
25-23	Required Accessory Off-Street Parking						
25-25 36-21	Residential	Residential - Moderate Income Housing	50% of dwelling units = 512 / 2 = 256 spaces				
		Residential - IRHU	none required in transit zone				
	Commercial	Food Stores with 2,000 or more SF per establishment	1 per 1,000 SF= 13,871 SF / 1,000 = 13.9 = 14 spaces				
		General retail	1 per 1,000 SF= 63,700 SF / 1,000 = 63.7 = 64 spaces				
		Performing Arts Center (Theater)	1 per 25 persons rated capacity = 299 / 25 = 12 spaces				
		Trade or other schools	1 per 1,000 SF = 13,677 SF / 1,000 = 13.7 = 14 spaces				
	Community Facility	Healthcare/Medical	1 per 1,000 SF= 9,603 SF / 1,000 = 9.6 = 10 spaces				
		Day care	none required				
		House of Worship	none required				
		Total Required	**370**				
36-57	Accessory Off-street Parking Spaces in Public Garages		permitted or required provided accessory off-street parking spaces may be provided in a public parking garage located on the same zoning lot; spaces included with all other spaces in the public parking garage facility	up to 500*			***Special permit pursuant to ZR 74-512 to permit public parking garage with rooftop parking** ***Required parking accessory to commercial and community facility uses may be located in public parking garage**
Bicycle Parking							
36-711	Residential	Residential	1 per 2 D.U. = 2,050 D.U. / 2 = 1,025 spaces	1,088 provided*			Complies * Total no. of bike parking spaces is based on proposed uses and subject to change pursuant to ZR 36-711.
	Commercial	Food Stores with 2,000 or more SF per establishment	1 per 10,000 sf = 13,871 sf / 10,000 = 1.4 spaces				
		General retail	1 per 10,000 sf = 63,700 sf / 10,000 = 6.4 spaces				
		Performing Arts Center (Theater)	1 per 20,000 sf = 16,005 sf / 20,000 = 0.8 spaces				
		Trade or other schools	1 per 10,000 sf = 13,677 sf / 10,000 = 1.4 spaces				
		Public Parking Garage	1 per 10 automobile parking spaces = 500 / 10 = 50 spaces				
	Community Facility	Office/Healthcare	1 per 10,000 sf = 9,603 sf / 10,000 = 1.3 spaces				
		Day care	1 per 10,000 sf = 11,950 sf / 10,000 = 1.2 spaces				
		House of Worship	none required				
		Total Required	**1087.5**				
Street Trees							
33-03 23-03	1 Tree per 25 ft of frontage	Louisiana Avenue	605 lf / 25 ft = 24.2 trees; 24 trees	14 trees *			* Subject to change pursuant to ZR 26-41; 43 trees may be provided on-site; 36 trees or remaining trees provided off-site or paid into a fund pursuant to ZR 26-41.
		Flatlands Avenue	1068.5 lf / 25 ft = 42.7 trees; 43 trees required	21 trees *			
		Pennsylvania Avenue	291 lf / 25 ft = 11.6 trees; 12 trees required	8 trees *			
		Total	79 trees required	43 trees provided *			

LIST OF REQUIRED ACTIONS

1	Zoning map amendment to change an R5 district to an R7-2 district with a C2-4 commercial overlay.
2	Zoning text amendment to (i) Appendix F of the Zoning Resolution (ZR) to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area; and (ii) Appendix I of the ZR to expand the boundary of the Transit Zone to include the Project Area.
3	Zoning special permit pursuant to ZR 74-743(a)(2) to locate buildings within a large-scale general development without regard to yard, court, distance between buildings, and height and setback regulations.
4	Zoning special permit pursuant to ZR 74-512 to permit a public parking garage with more than 150 spaces with some spaces located on the roof of the public parking garage.

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

SUBJECT TO VERIFICATION BY THE BUREAU OF FIRE PREVENTION FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE 2014 NYC FIRE CODE OF THE CITY OF NEW YORK.

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Fried, Frank, Harris, Shriver & Jacobson LLP
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212 859 8602

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

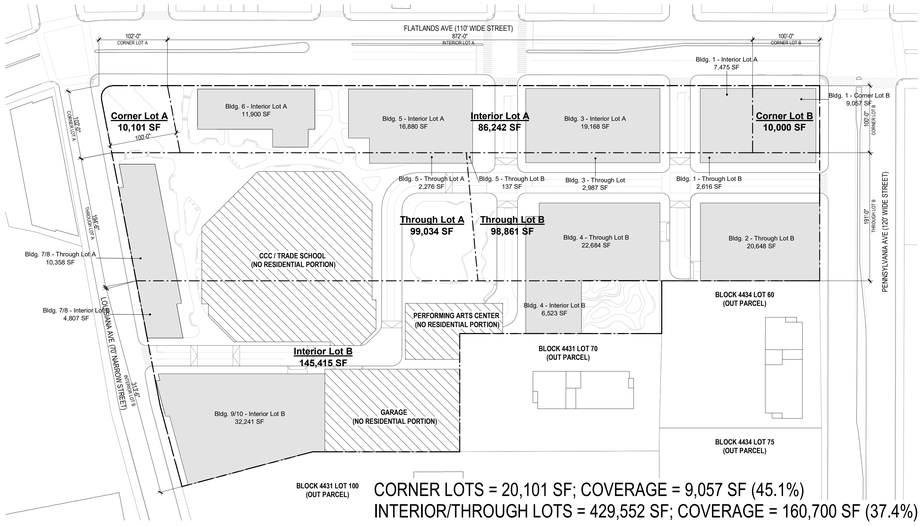
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
LSGD Zoning Analysis

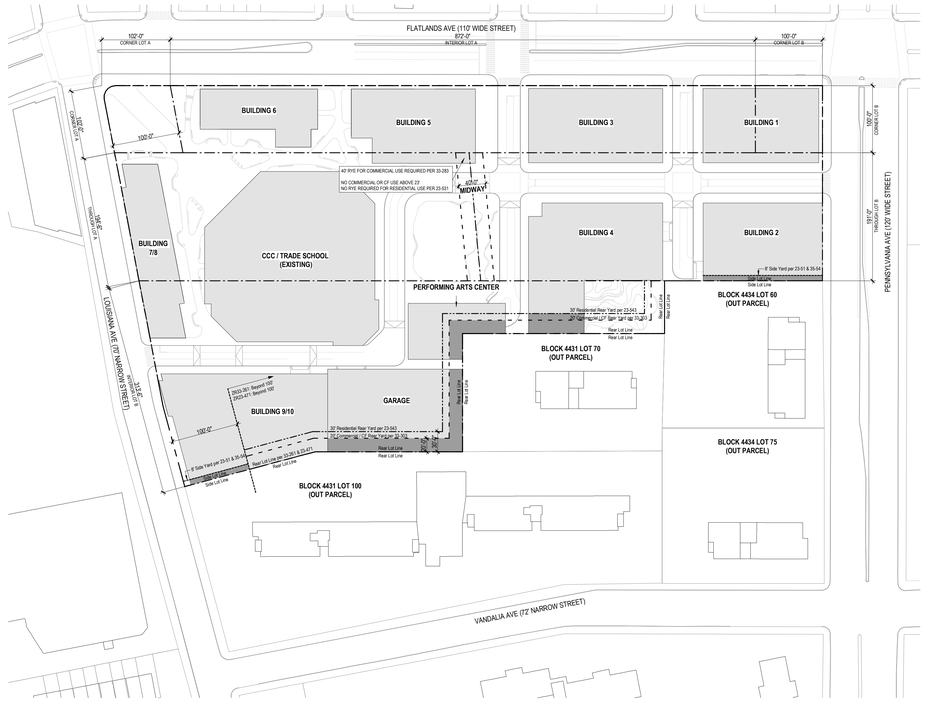
REGISTERED ARCHITECT — JOSHUA CHARKOWSKI — 037660-1 — STATE OF NEW YORK

Date: 08/05/22
Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
Z-020.00



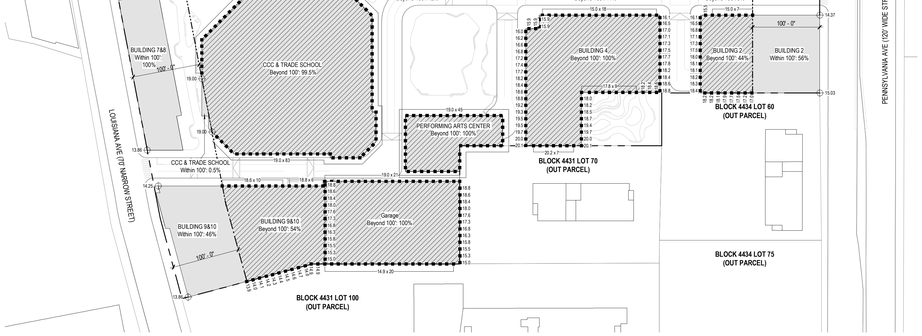
CORNER LOTS = 20,101 SF; COVERAGE = 9,057 SF (45.1%)
INTERIOR/THROUGH LOTS = 429,552 SF; COVERAGE = 160,700 SF (37.4%)

3 LOT COVERAGE CALCULATION
1" = 80'-0"



1 YARD ANALYSIS
1" = 80'-0"

LEGEND
- ZONING LOT LINE
- 100' OFFSET FROM STREET LINE
- 30' OFFSET FROM ZONING LOT LINE
- 20' OFFSET FROM ZONING LOT LINE
- AREA REQUIRED FOR YARD MODIFICATION



LEGEND
- ZONING LOT LINE
- 100' OFFSET FROM STREET LINE
- CURB LEVEL HEIGHT
- ADJOINING GRADE SAMPLE POINTS
- BUILDING PORTION BEYOND 100' OFFSET FROM STREET LINE

2 ADJUSTED BASE PLANE CALCULATION
1" = 80'-0"

ADJUSTED BASE PLANE CALCULATION

Building	Street Frontage	Within 100 ft 12-10 Base Plane definition (a)(1)	% Bldg. Coverage	Beyond 100 ft Per NYC Building Code average of measurements every 10'	% Bldg. Coverage	Sum of Products 12-10 Base Plane Definition (c)
Building 1	Pennsylvania Avenue	(14.06+13.37)/2 = 13.72	95%	(15.0x10) / 10 = 15.00	5%	(13.47 x 95%) + (15.00 x 5%) = 13.54
	Flatlands Avenue	(13.04+13.37)/2 = 13.21 (13.72+13.21)/2 = 13.47				
Building 2	Pennsylvania Avenue	(14.37+15.03)/2 = 14.70	56%	(17.0+17.2+17.5+17.7+17.9+18.1+(18.2x2)+18.4+18.3+18.2+(18.1x2)+18.0+17.5 +17.3+17.1+16.8+16.5+16.1+15.5+(15.0x7)) / 28 = 16.88	44%	(14.70 x 56%) + (16.88 x 44%) = 15.66
Building 3	Flatlands Avenue	(12.50+11.00)/2 = 11.75	89%	((15.0x16)+14.9+14.8+(14.7x2)+(14.6x2)+14.5+14.0)) / 24 = 14.87	11%	(11.75 x 89%) + (14.87 x 11%) = 12.09
Building 4	N/A	N/A	0%	((15.0x18)+16.1+16.5+17.0+17.1+17.3+17.5+(17.7x2)+(18.2x4)+(18.4x3)+(18.6x3)+(18.8x2)+(17.8x10)+18.0+18.5+18.7+19.4+(19.7x2)+(20.0x2)+(20.1x2)+(20.2x7) +(19.5x2)+19.3+19.2+17.4+17.2+16.8+16.6+16.2+16.0+(15.9x4)) / 80 = 17.29	100%	(17.29 X 100%) = 17.29
Building 5	Flatlands Avenue	(12.00+12.00)/2 = 12.00	88%	(14.5+14.8+15.2+15.6+15.8+16.0+16.2+16.4+16.6+17.0+17.2+17.5+17.7+17.9+1 8.1+(18.2x2)+18.0+17.8) / 19 = 16.77	12%	(12.00 x 88%) + (16.77 x 12%) = 12.57
Building 6	Flatlands Avenue	(11.80+12.00)/2 = 11.90	100%	N/A	0%	(11.85 x 100%) = 11.90
Building 7&8	Louisiana Avenue	(12.20+13.86)/2 = 13.03	100%	N/A	0%	(13.03 x 100%) = 13.03
Building 9&10	Louisiana Avenue	(14.25+13.86)/2 = 14.06	46%	((18.6x11)+(18.8x6)+18.4+18+17.6+17.3+16.8+16.3+15.8+15.5+15.3+15+(14.9x3)+14.8+14.7+14.6+14.5+14.4+14.3+14.2+14.1+14+13.9 / 40 = 16.79	54%	(14.06 x 46%) + (16.79 x 54%) = 15.53
Garage	N/A	N/A	0%	((19.0x21)+(18.8x2)+(18.6x2)+(18.4x2)+(18.0x2)+(17.6x2)+(17.3x2)+(16.8x2)+(16. 3x2)+(15.8x2)+(15.5x2)+(15.3x2)+(15.0x2)+(14.9x20)) / 65 = 16.98	100	(16.98 x 100%) = 16.98
Performing Arts Center	N/A	N/A	0%	(19.0x43) / 45 = 19.00	100%	(19.00 X 100%) = 19.00
CCC	Louisiana Avenue	(19.00+19.00)/2 = 19.00	0.5%	(19.0x83) / 83 = 19.00	99.5%	(19.00 x 0.5%) + (19.00 x 99.5%) = 19.00

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING ARTS CENTER WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF PUBLICLY ACCESSIBLE AREA DETAILS.
2. INFORMATION REGARDING THE EXISTING CCC WITHIN THE LSGD IS DERIVED FROM SURVEY (V-001.0) PREPARED BY CONTROL POINT ASSOCIATES, INC. PC., DATED JULY 22,2021.
3. BUILDINGS WITHIN THE MAXIMUM BUILDING ENVELOPES SHOWN FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE.
4. NUMBER OF STORIES INDICATED MAY BE SUBJECT TO CHANGE, PROVIDED THAT ANY BUILDING SHALL NOT EXCEED THE MAXIMUM NUMBER OF STORIES WAIVED PURSUANT TO THE LSGD.
5. ALL INTERIOR PARTITIONS, AND LOCATION AND QUANTITY OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
6. INTERIOR LAYOUT OF GROUND FLOOR USES SUBJECT TO CHANGE.
7. FLOOR-TO-FLOOR HEIGHTS AND NOTATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
8. WITH IN BULKHEAD ZONES, ROOFTOP MECHANICAL AND STAIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE IN COMPLIANCE WITH LOCATION AND SIZE RESTRICTIONS APPLICABLE TO PERMITTED OBSTRUCTIONS. HVAC/BOILER STACKS MAY EXTEND ABOVE THE BULKHEAD ZONE TO MEET THE REQUIREMENTS OF THE FEIS AND APPLICABLE CODES.
9. STREET TREES ADJACENT TO THE ZONING LOT WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO NYC DEPARTMENT OF PARKS AND RECREATION.
10. THE ELEVATION FROM WHICH HEIGHTS ARE MEASURED IS SUBJECT TO ADJUSTMENT UP TO THE REFERENCE PLANE ESTABLISHED PURSUANT TO ZR SECTION 64-11 AND APPLIED IN ACCORDANCE WITH ZR SECTIONS 64-21 AND 64-31, INCLUSIVE.
11. PRIVATE STREET NETWORK NAMES (STREET A, STREET B, AND STREET C) ARE PLACEHOLDERS AND SUBJECT TO CHANGE.
12. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
13. STORIES INDICATED ON THE PLANS SHOW THE NUMBER OF STORIES OF THE BUILDING EXCLUSIVE OF THE MAISONETTES. TWO STORIES OF MAISONETTE MAY BE LOCATED WITHIN THE FIRST STORY OF THE BUILDING.

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
LSGD Zoning Diagram

REGISTERED ARCHITECT — CHRISTOPHER CHARLES — 027985-1 — STATE OF NEW YORK

Date: 08/05/22
Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
Z-021.00



1 ZONING SITE PLAN
1" = 30'-0"

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING ARTS CENTER WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF PUBLICLY ACCESSIBLE AREA DETAILS.
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6. INTERIOR LAYOUT OF GROUND FLOOR USES SUBJECT TO CHANGE.
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13. STORIES INDICATED ON THE PLANS SHOW THE NUMBER OF STORIES OF THE BUILDING EXCLUSIVE OF THE MAISONETTES. TWO STORIES OF MAISONETTE MAY BE LOCATED WITHIN THE FIRST STORY OF THE BUILDING.

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING BUILDING
- NEW BUILDING
- HT. + 0.00' (BLDG) — PROPOSED MAX ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- EXISTING TREE & TREE PIT
- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING

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New York, NY 10005
212.532.2211

Land Use Attorney
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, NY 10004
212 859 8602

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

Key Plan

Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Overall Large Scale Site Plan

REGISTERED ARCHITECT — CHRISTOPHER CHARKOWSKI — 037949-1 — STATE OF NEW YORK

Date:	08/05/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-030.00**



1 GROUND FLOOR PLAN
1" = 30'-0"

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING ARTS CENTER WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF PUBLICLY ACCESSIBLE AREA DETAILS.
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LEGEND

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- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING BUILDING
- NEW BUILDING
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

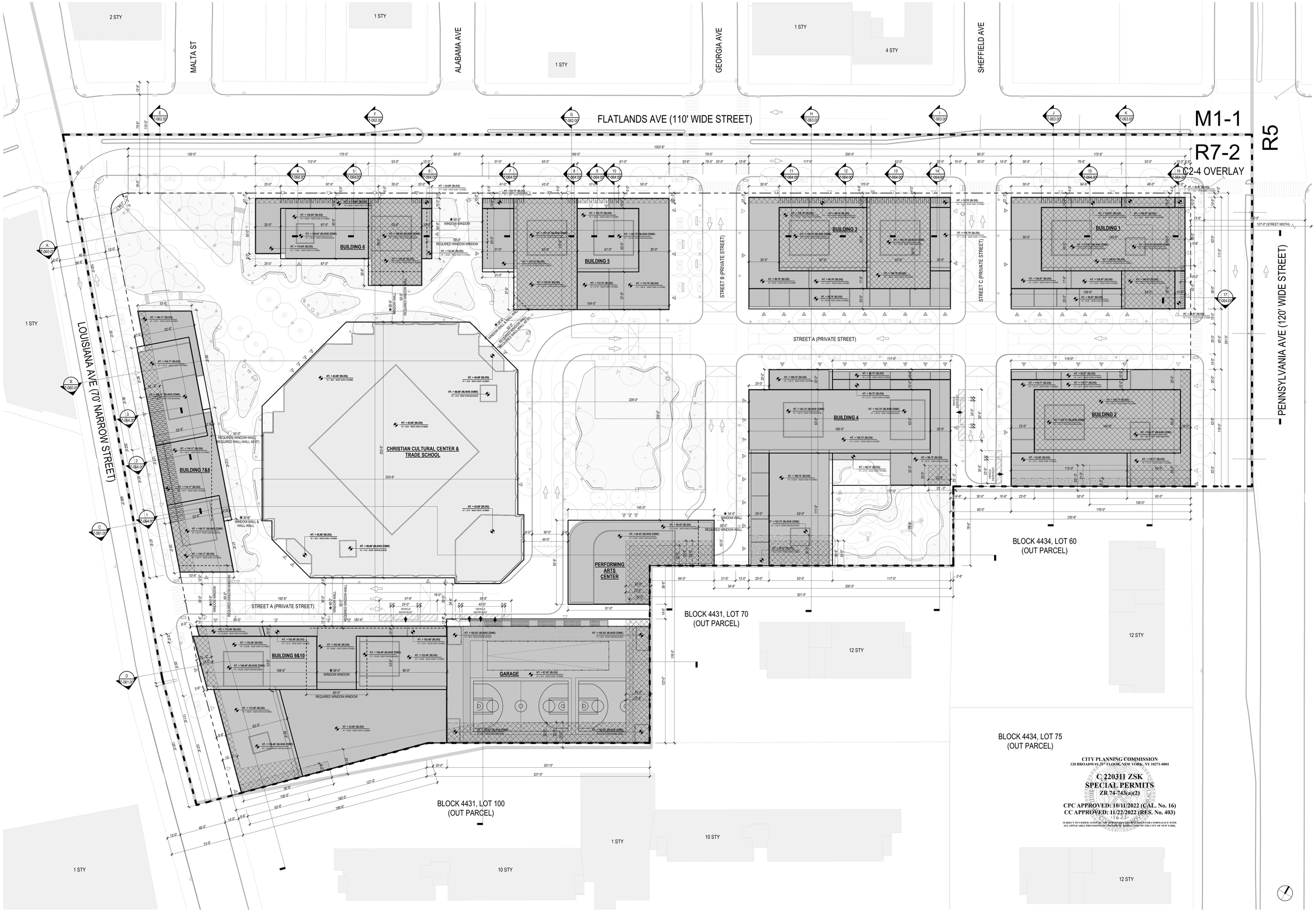
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2500

Drawing Title
Ground Floor Plan

REGISTERED ARCHITECT — JORDAN CHARLES MAY — STATE OF NEW YORK

Date:	08/05/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-040.00**



1 WAIVER PLAN
1" = 30'-0"

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- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING BUILDING
- NEW BUILDING
- PROPOSED MAX ENVELOPE HEIGHT (HT. = 0.00' (BLDG.))
- ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
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- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING

MODIFICATION LEGEND

- REQUIRED MINIMUM BASE HEIGHT WAIVER AREA PURSUANT TO ZR 74-743(A)(2)
- REQUIRED HEIGHT AND SETBACK WAIVER AREA PURSUANT TO ZR 74-743(A)(2)
- REQUIRED YARD WAIVER AREA PURSUANT TO ZR 74-743(A)(2)
- ★ REQUIRED MINIMUM DISTANCE WAIVER PURSUANT TO ZR 74-743(A)(2)

CITY PLANNING COMMISSION
120 BROADWAY,31ST FLOOR, NEW YORK, NY 10271-0001

C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

SUBJECT TO VERIFICATION BY THE APPROPRIATE DEPARTMENTS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS IN THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

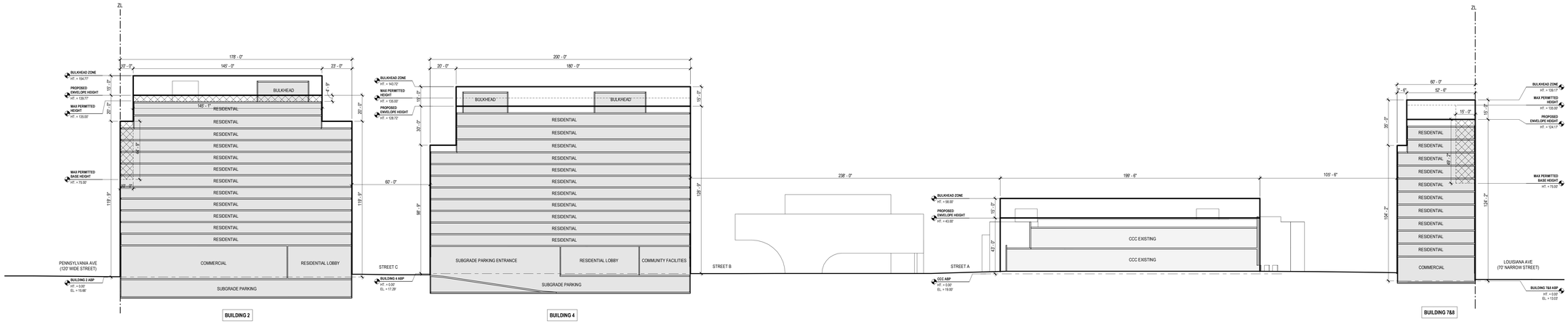
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Waiver Plan

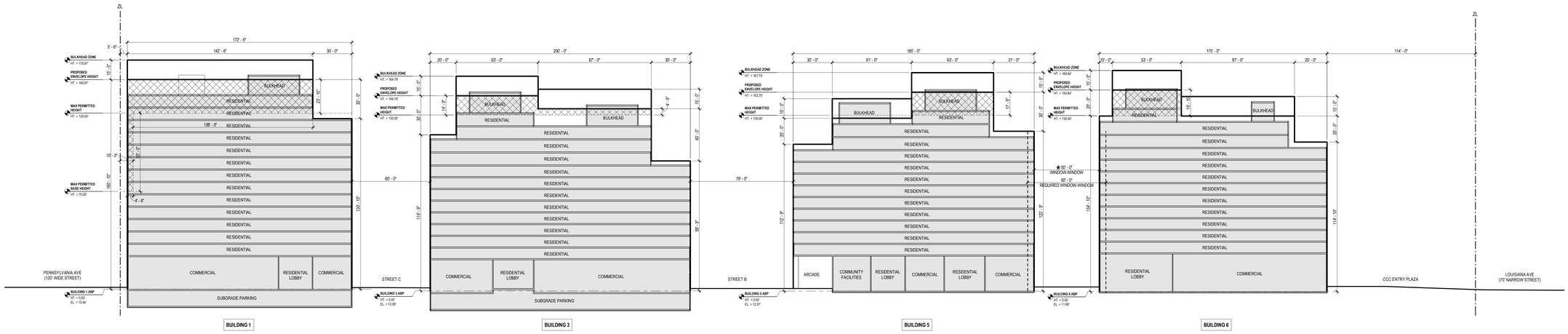
REGISTERED ARCHITECT — BENJAMIN CHAMPAGNE — 027992 — STATE OF NEW YORK

Date:	08/05/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-050.00**



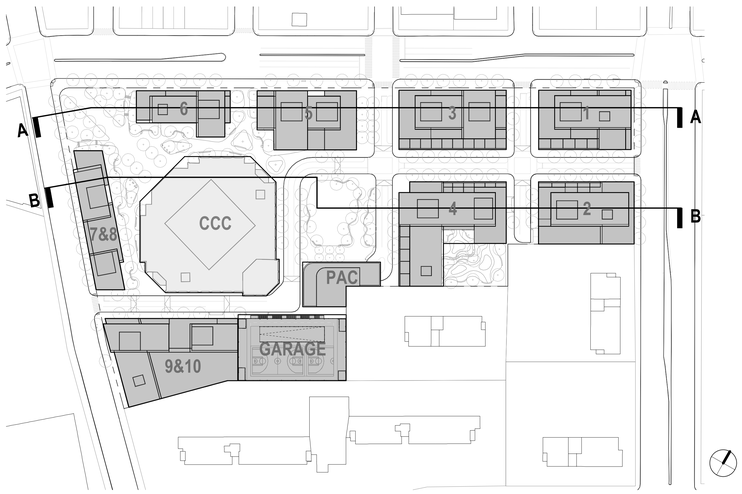
B ZONING SECTION B

1" = 30'-0"



A ZONING SECTION A

1" = 30'-0"



KEY PLAN

SCALE: N.T.S.

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING ARTS CENTER WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF PUBLICLY ACCESSIBLE AREA DETAILS.
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LEGEND

- ZONING LOT LINE (ZL)
- ZONING DISTRICT LINE
- ILLUSTRATIVE BUILDING LINES
- PROPOSED ENVELOPE
- ADJUSTED BASE PLANE
- PERMITTED ENVELOPE
- BUILDING # — BUILDING NUMBER
- EXISTING BUILDING
- NEW BUILDING
- HT. = 0.00 — HEIGHT RELATIVE TO ADJUSTED BASE PLANE
- EL. = 0.00 — ELEVATION RELATIVE TO NAVD88

MODIFICATION LEGEND

- REQUIRED MINIMUM BASE HEIGHT WAIVER AREA PURSUANT TO ZR 74-743(A)(2)
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CITY PLANNING COMMISSION
120 BROADWAY 31ST FLOOR, NEW YORK, NY 10271-0001

C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/6/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

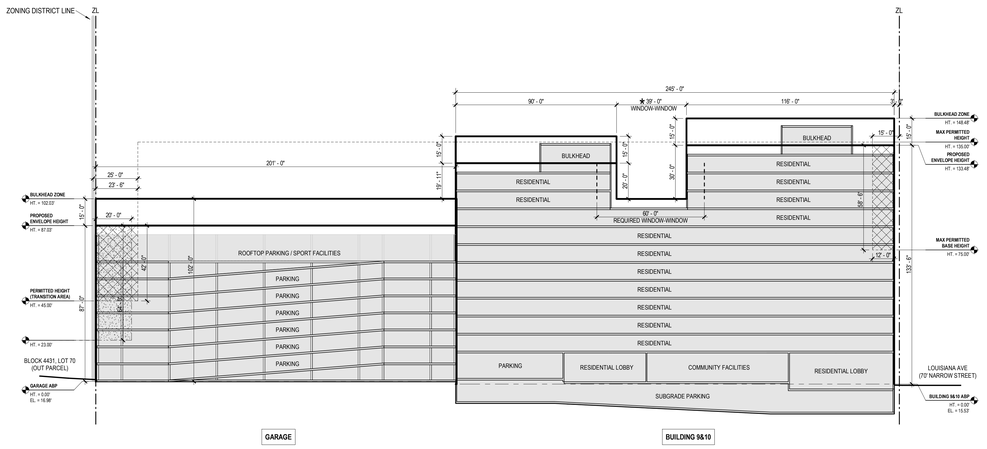
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2502

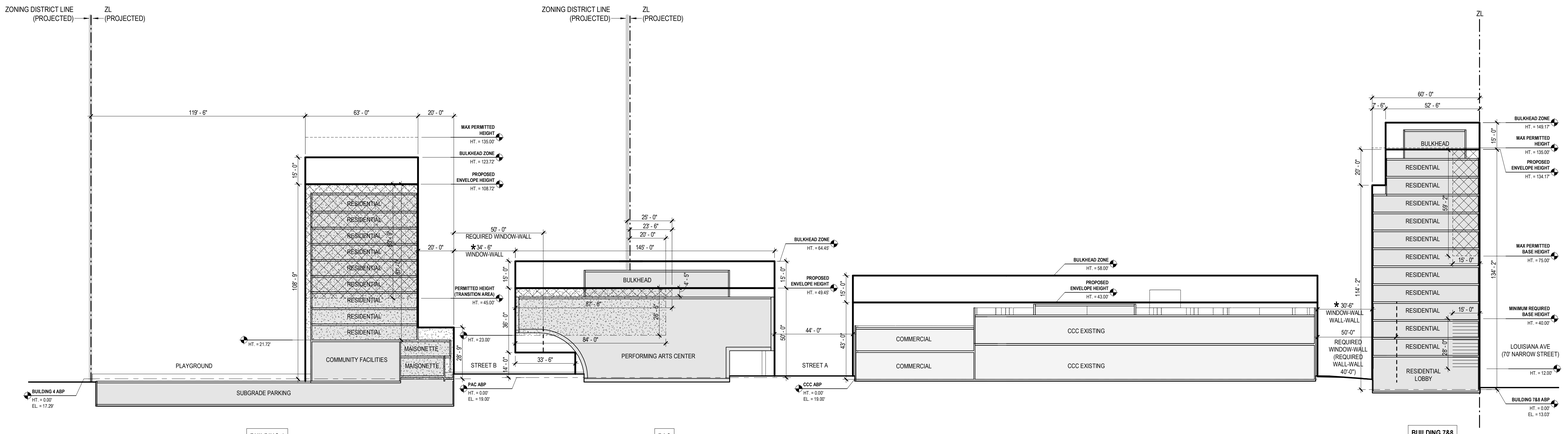
Drawing Title
Zoning Section

REGISTERED ARCHITECT — JOSHUA CHARLES ZINKANT — 037940 — STATE OF NEW YORK

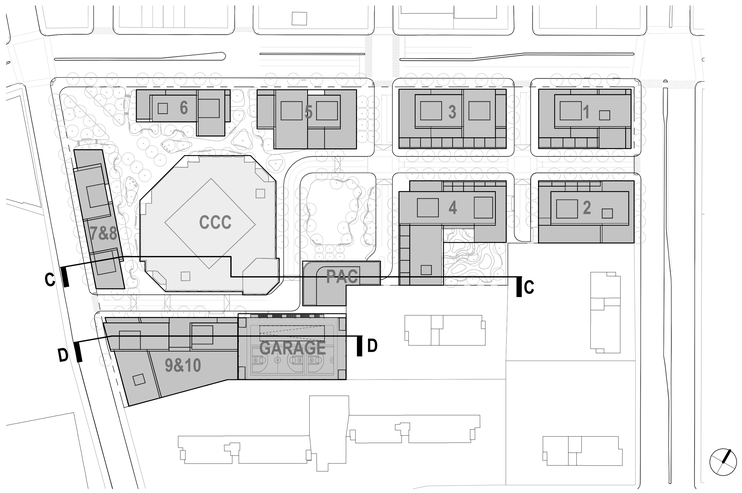
Date:	08/05/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-060.00**



D ZONING SECTION D
1" = 30'-0"



C ZONING SECTION C
1" = 30'-0"



KEY PLAN
SCALE: N.T.S.

CITY PLANNING COMMISSION
120 BROADWAY,31ST FLOOR, NEW YORK, NY 10271-0001

C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

GENERAL NOTES

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- ZONING LOT LINE (ZL)
- ZONING DISTRICT LINE
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- PROPOSED ENVELOPE
- ADJUSTED BASE PLANE
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- BUILDING # — BUILDING NUMBER
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- REQUIRED MINIMUM BASE HEIGHT WAIVER AREA PURSUANT TO ZR 74-743(A)(2)
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Key Plan

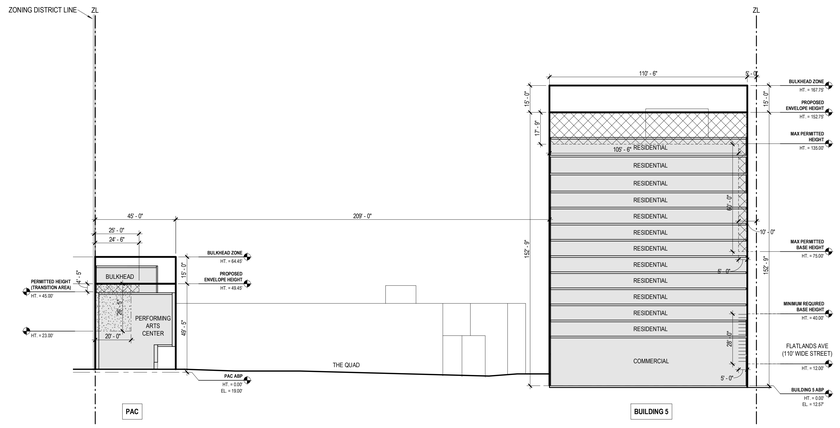
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Zoning Section

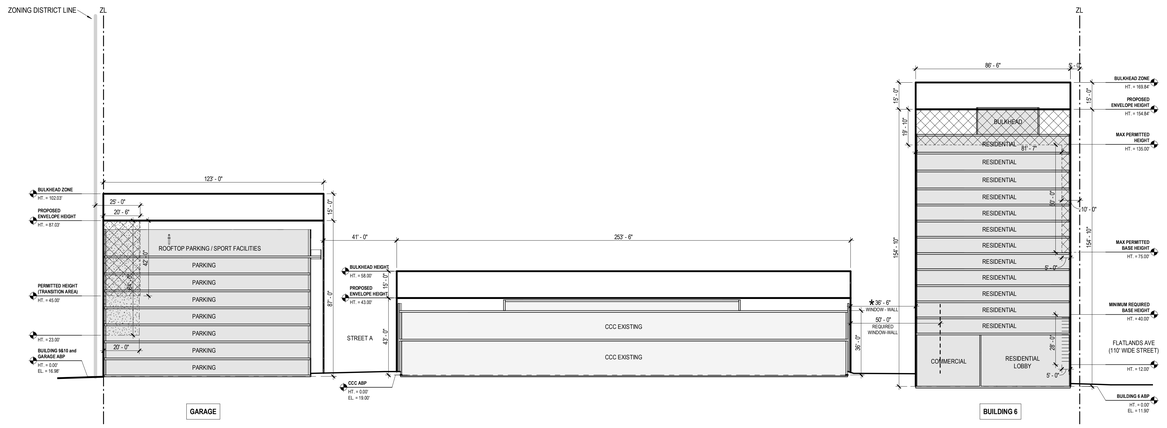
REGISTERED ARCHITECT — JOSHUA CHADWICK — 027965 — STATE OF NEW YORK

Date: 08/05/22
Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
Z-061.00



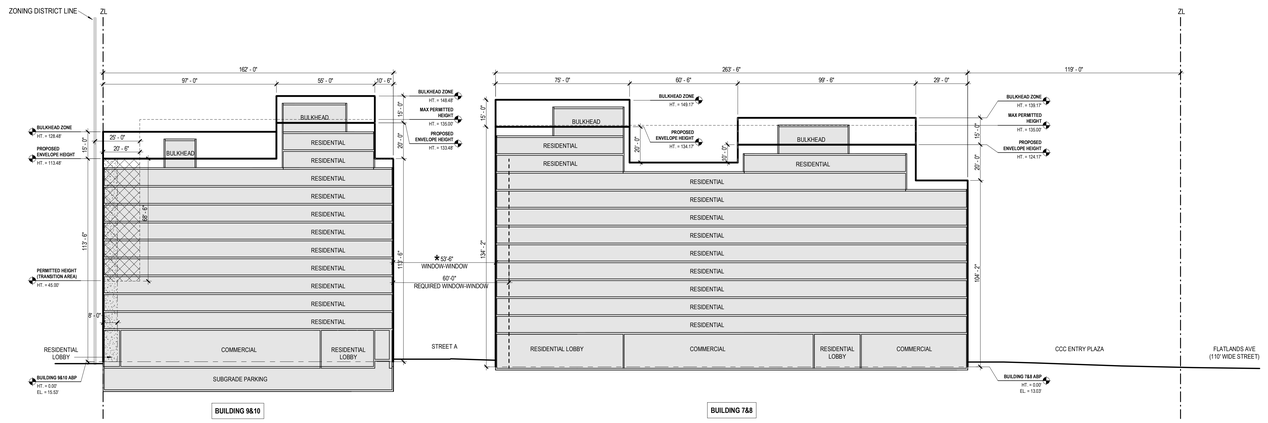
G ZONING SECTION G

1" = 30'-0"



F ZONING SECTION F

1" = 30'-0"


ZONING DISTRICT LINE
ZL
162' - 0"
97' - 0"
55' - 0"
10' - 6"
BULKHEAD ZONE
HT. = 128.48'
PROPOSED ENVELOPE HEIGHT
HT. = 113.48'
BULKHEAD
BULKHEAD ZONE
HT. = 148.48'
MAX PERMITTED HEIGHT
HT. = 135.00'
PROPOSED ENVELOPE HEIGHT
HT. = 133.48'
15' - 0"
20' - 0"
20' - 0"
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
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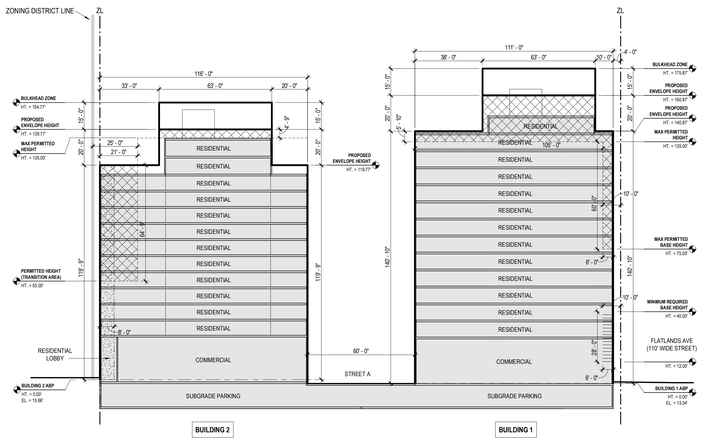
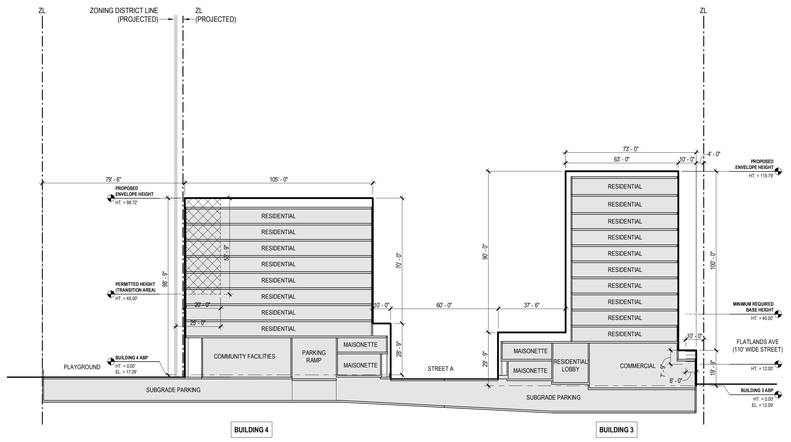
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL



K ZONING SECTION K

1" = 30'-0"



I ZONING SECTION I

1" = 30'-0"

J ZONING SECTION J

1" = 30'-0"

H ZONING SECTION H

1" = 30'-0"

KEY PLAN

SCALE: N.T.S.

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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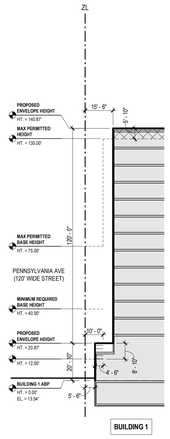
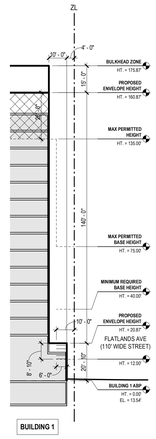


17 ZONING SECTION 17
1" = 30'-0"



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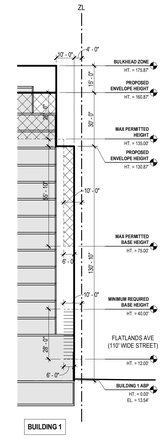

15 ZONING SECTION 15
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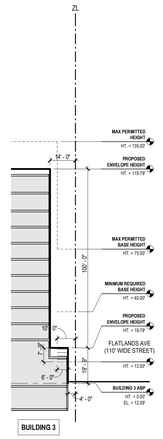

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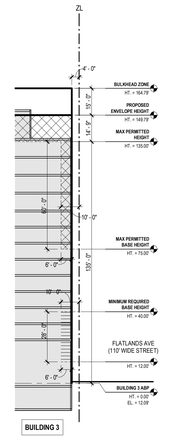

13 ZONING SECTION 13
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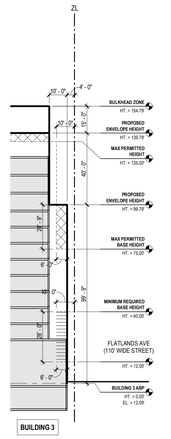

12 ZONING SECTION 12
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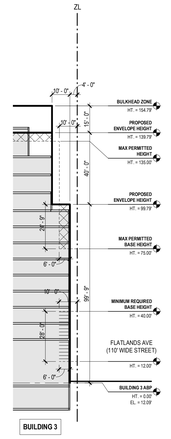

11 ZONING SECTION 11
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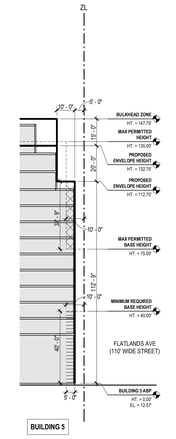

10 ZONING SECTION 10
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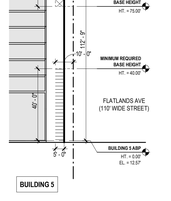

9 ZONING SECTION 9
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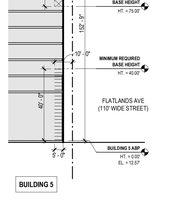

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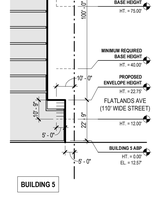

7 ZONING SECTION 7
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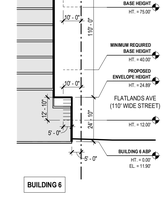

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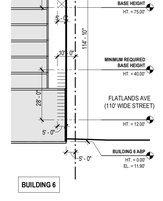

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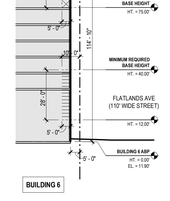

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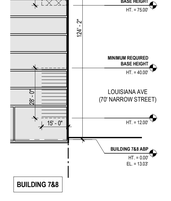

3 ZONING SECTION 3
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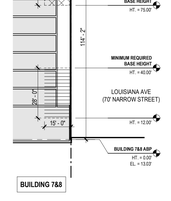

2 ZONING SECTION 2
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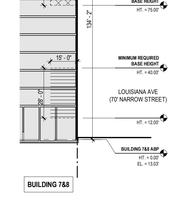

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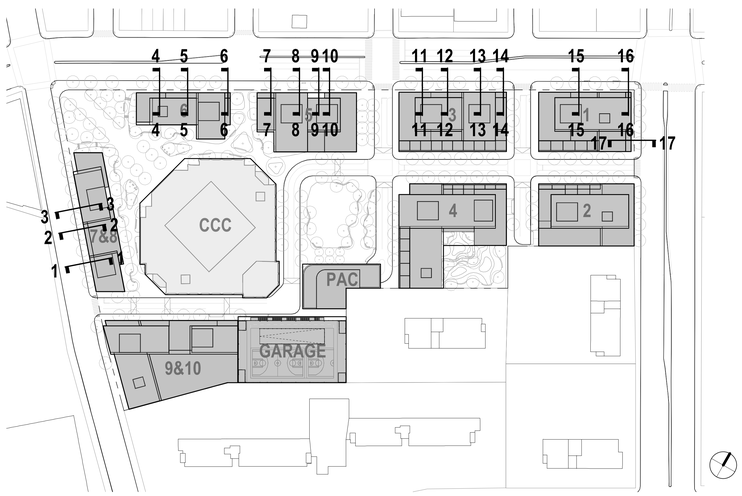

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SCALE: N.T.S.

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Environmental Engineer / Geotechnical Engineer
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Structural Engineer
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New York, NY 10005
212.532.2211

Land Use Attorney
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, NY 10004
212 859 8602

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Zoning Section - Street Frontages

REGISTERED ARCHITECT — THOMAS CHAIDEZ — 027665 — STATE OF NEW YORK

Date: 08/05/22
Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
Z-064.00

PAU
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Architect
Practice for Architecture Urbanism DPC
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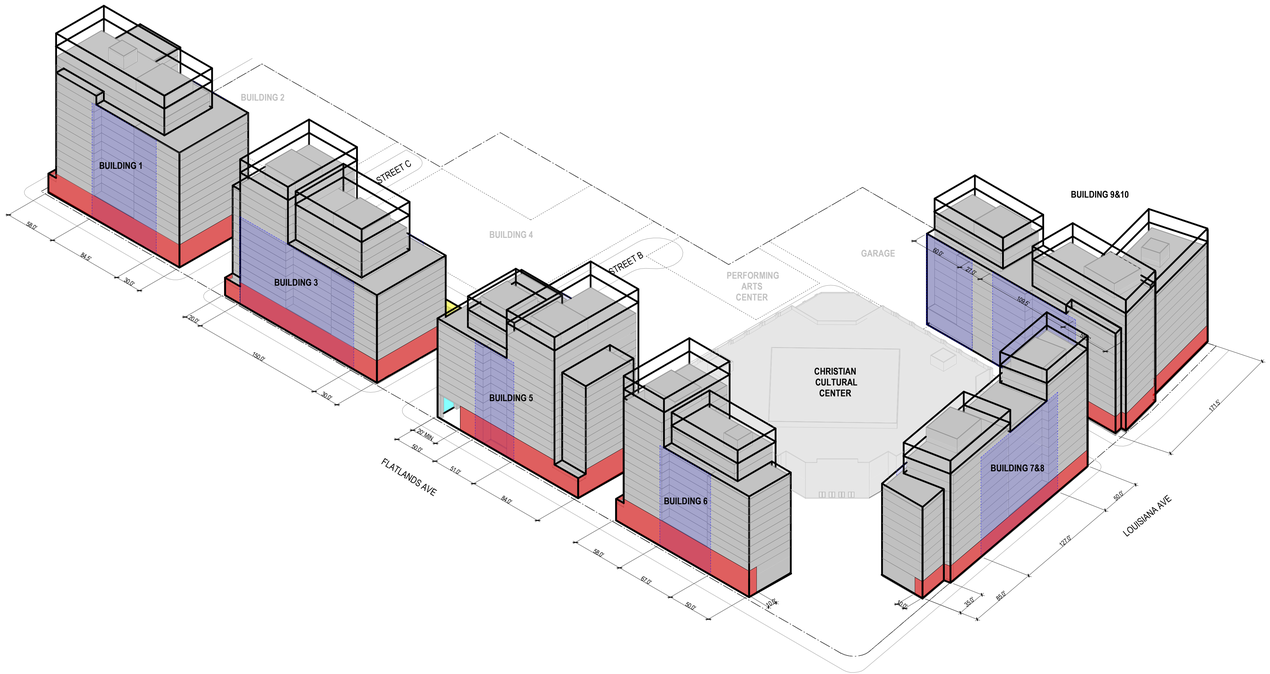
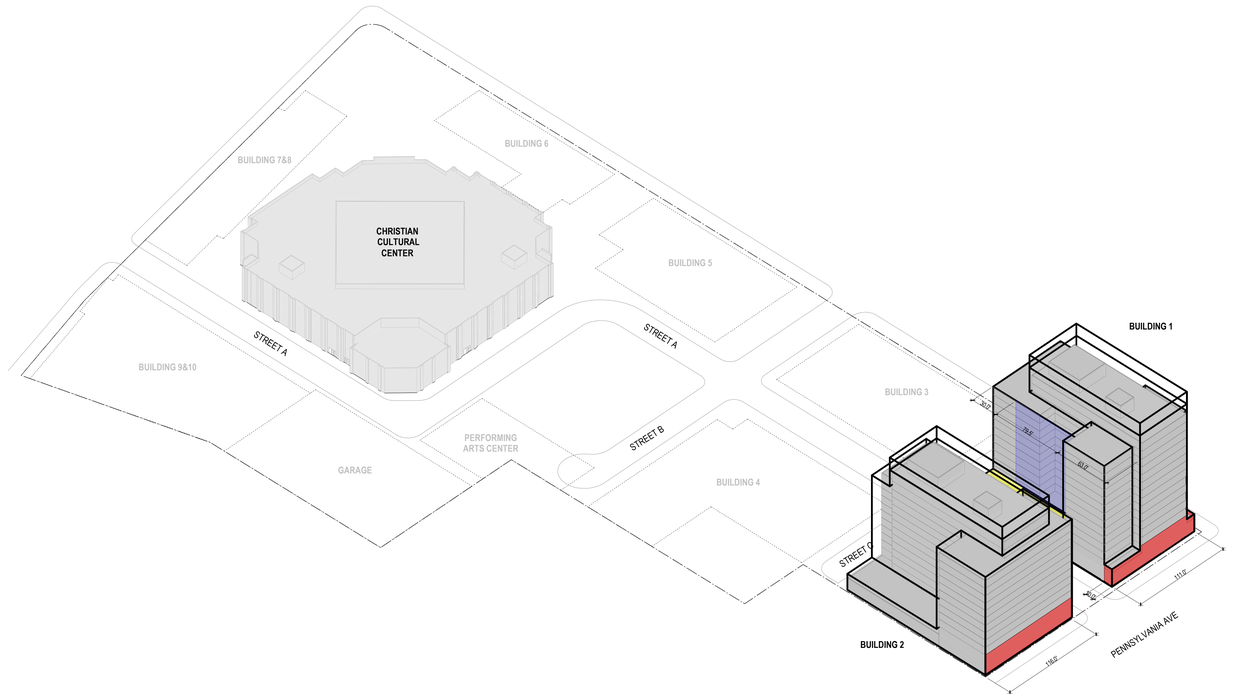


2 AXONOMETRIC - FLATLANDS AND LOUISIANA AVE FRONTAGE



1 AXONOMETRIC - PENNSYLVANIA AVE FRONTAGE

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING ARTS CENTER WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF PUBLICLY ACCESSIBLE AREA DETAILS.
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6. INTERIOR LAYOUT OF GROUND FLOOR USES SUBJECT TO CHANGE.
7. FLOOR-TO-FLOOR HEIGHTS AND NOTATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
8. WITH IN BULKHEAD ZONES, ROOFTOP MECHANICAL AND STAIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE IN COMPLIANCE WITH LOCATION AND SIZE RESTRICTIONS APPLICABLE TO PERMITTED OBSTRUCTIONS. HVAC/BOILER STACKS MAY EXTEND ABOVE THE BULKHEAD ZONE TO MEET THE REQUIREMENTS OF THE FEIS AND APPLICABLE CODES.
9. STREET TREES ADJACENT TO THE ZONING LOT WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO NYC DEPARTMENT OF PARKS AND RECREATION.
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12. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
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DESIGN NOTES

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TRANSPARENCY B: BUILDING WALLS FRONTING ON BUILDING 5'S ARCADE SHALL BE GLAZED WITH TRANSPARENT MATERIALS THAT OCCUPY 70% OF THE SURFACE AREA BETWEEN ELEVATION OF 2 FEET AND THE GROUND FLOOR CEILING OR 12 FEET, WHICHEVER IS HIGHER.

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MAISONETTE: EACH MAISONETTE UNIT WILL HAVE A MINIMUM WIDTH OF 12' AND COVERED ENTRY FROM THE PRIVATE STREET SIDEWALK.

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LEGEND

- ZONING LOT LINE (ZL)
- ILLUSTRATIVE BUILDING LINES
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING

NO.	DESCRIPTION	DATE
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432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Urban Design Notes

CITY PLANNING COMMISSION
120 BROADWAY 31ST FLOOR, NEW YORK, NY 10271-0001

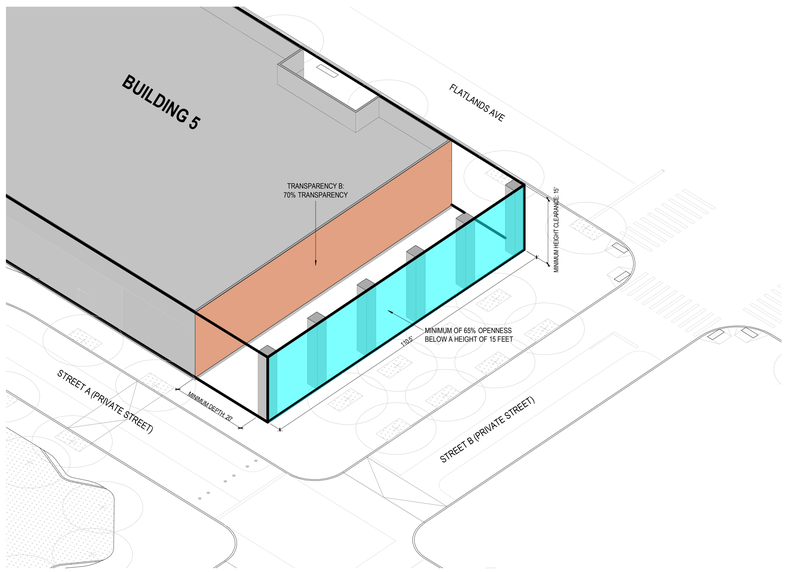
C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

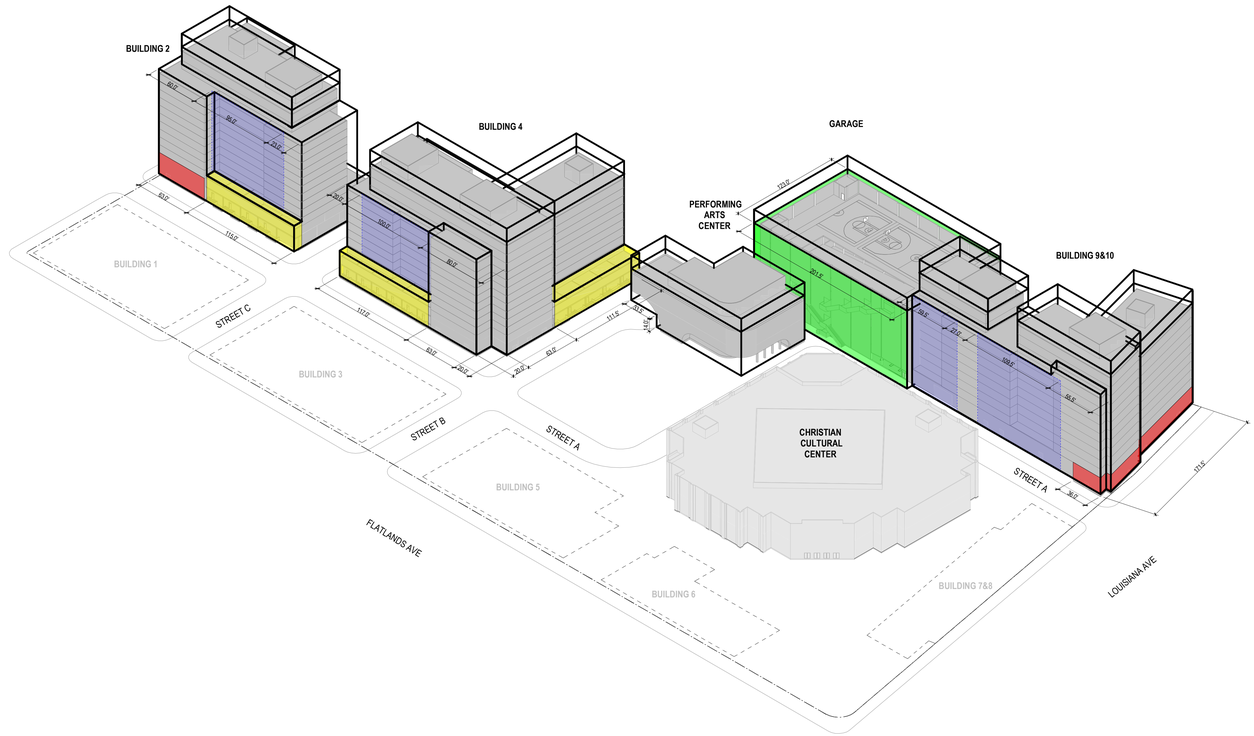
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

REGISTERED ARCHITECT RICHARD CHADDERDON 027465 STATE OF NEW YORK

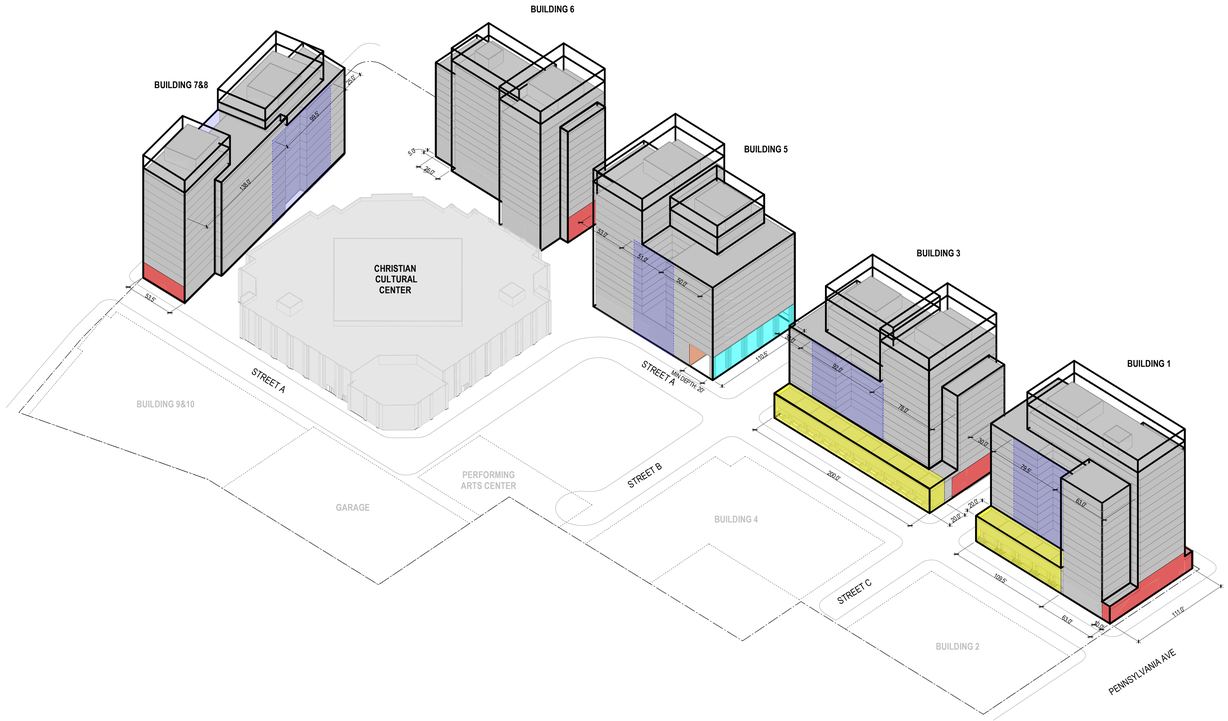
Date:	08/05/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	Z-070.00



3 AXONOMETRIC - ARCADE



2 AXONOMETRIC - INTERIOR STREET - SOUTHEAST FRONTAGE



1 AXONOMETRIC - INTERIOR STREET - NORTHWEST FRONTAGE

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LEGEND

- ZONING LOT LINE (ZL)
- ILLUSTRATIVE BUILDING LINES
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING

CITY PLANNING COMMISSION
120 BROADWAY,31ST FLOOR,NEW YORK, NY 10271-0001

C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)

CPC APPROVED: 10/11/2022 (CAL. No. 16)
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Key Plan

Project
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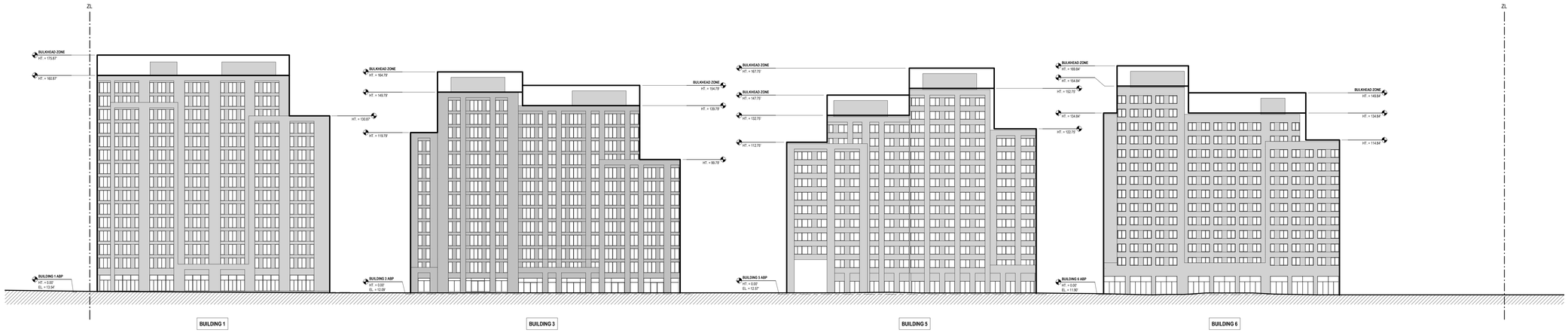
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

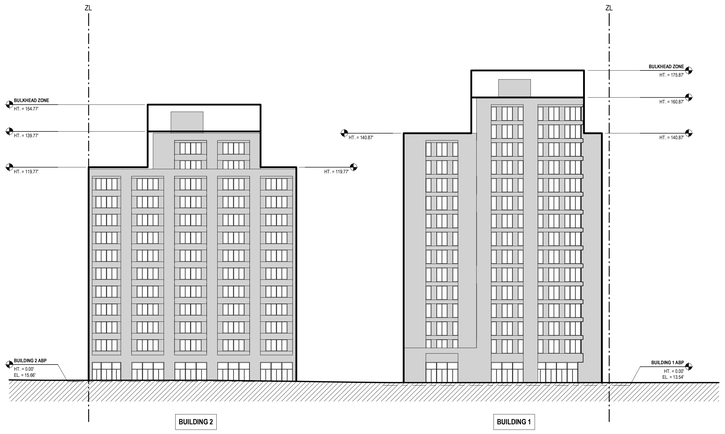
Drawing Title
Urban Design Notes

Date: 05/09/22
Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
Z-071.00



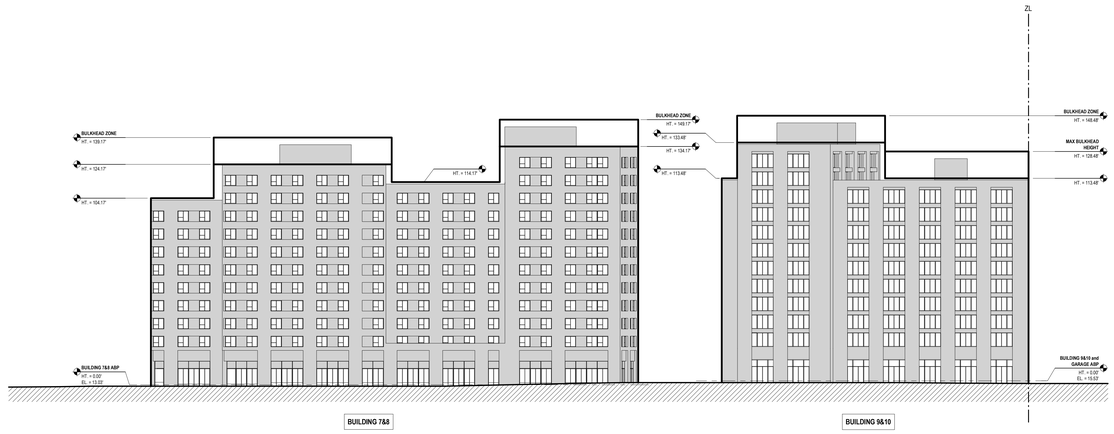
3 ILLUSTRATIVE ELEVATION - FLATLANDS AVE

1" = 30'-0"



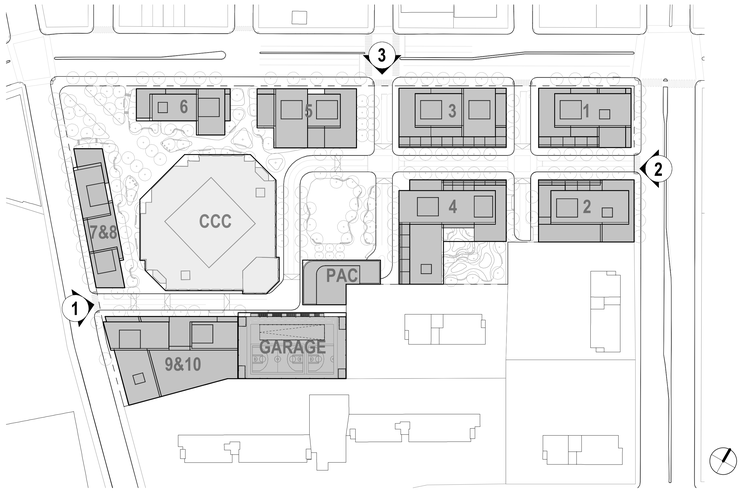
2 ILLUSTRATIVE ELEVATION - PENNSYLVANIA AVE

1" = 30'-0"



1 ILLUSTRATIVE ELEVATION - LOUISIANA AVE

1" = 30'-0"



KEY PLAN

SCALE: N.T.S.

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LEGEND

	ZONING LOT LINE (ZL)
	ILLUSTRATIVE BUILDING LINES
	PROPOSED ENVELOPE
	ADJUSTED BASE PLANE
BUILDING #	BUILDING NUMBER
HT. = 0.00	HEIGHT RELATIVE TO ADJUSTED BASE PLANE
EL. = 0.00	ELEVATION RELATIVE TO NAVD88

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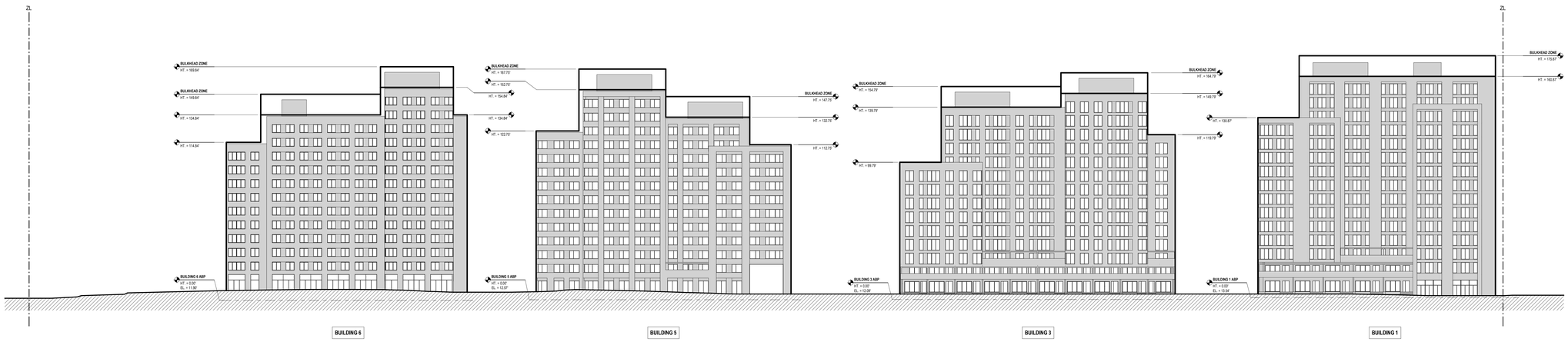
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Illustrative Building Elevation

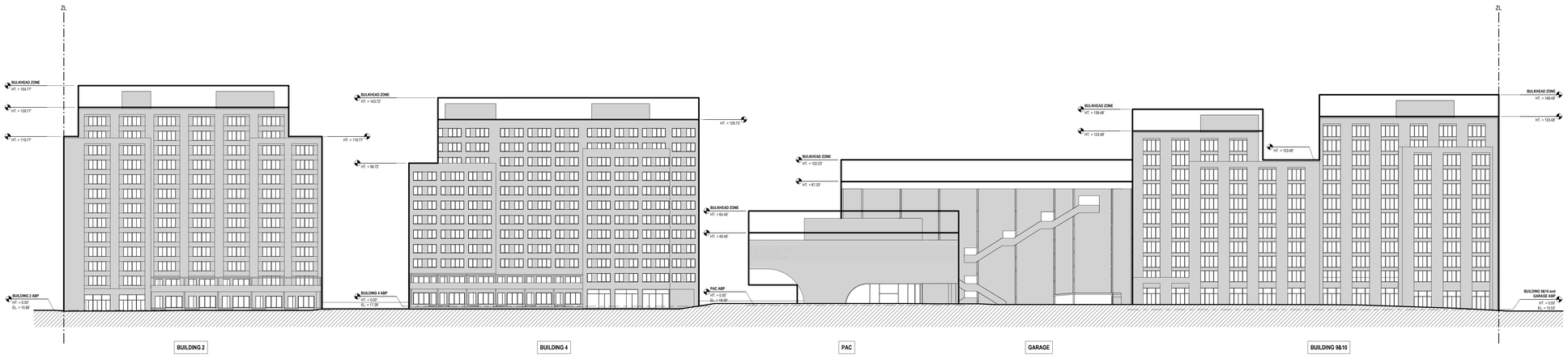
REGISTERED ARCHITECT — CHRISTIAN CHARLES HUTT — 027960 — STATE OF NEW YORK

Date: 05/09/22
Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
Z-080.00



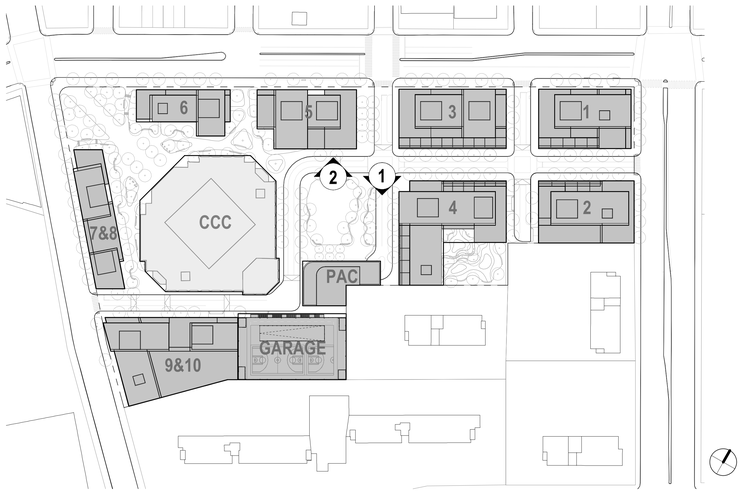
2 ILLUSTRATIVE ELEVATION - STREET A NORTH

1" = 30'-0"



1 ILLUSTRATIVE ELEVATION - STREET A SOUTH

1" = 30'-0"



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LEGEND

- ZONING LOT LINE (ZL)
- ILLUSTRATIVE BUILDING LINES
- PROPOSED ENVELOPE
- ADJUSTED BASE PLANE
- BUILDING # — BUILDING NUMBER
- HT. = 0.00 — HEIGHT RELATIVE TO ADJUSTED BASE PLANE
- EL. = 0.00 — ELEVATION RELATIVE TO NAVD88

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New York, NY 10004
212 859 8602

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022

Key Plan

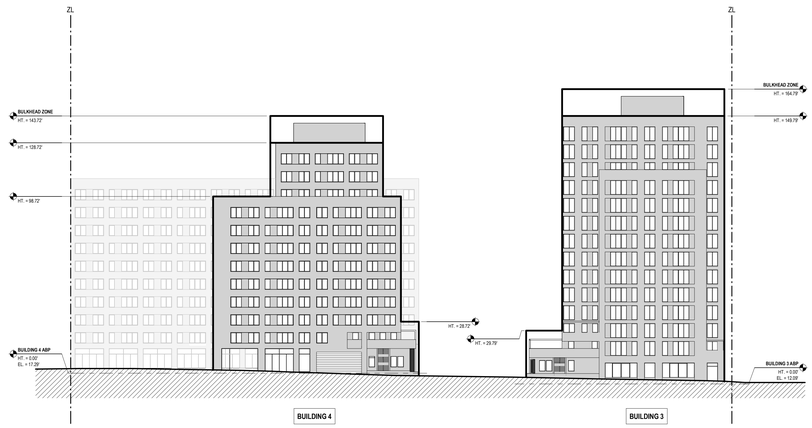
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2500

Drawing Title
Illustrative Building Elevation

REGISTERED ARCHITECT — CHRISTOPHER CHARLESWORTH — 027195-1 — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-081.00**



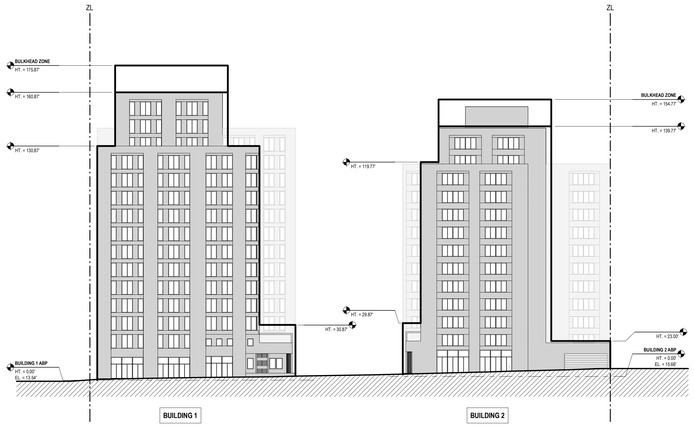
4 ILLUSTRATIVE ELEVATION - STREET C WEST

1" = 30'-0"



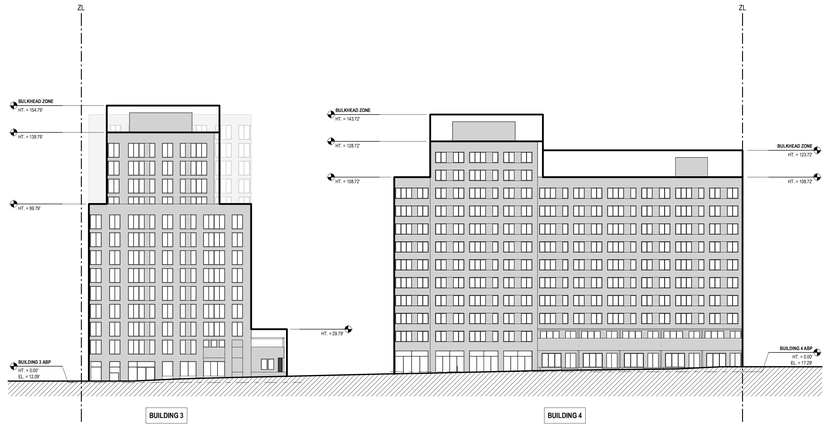
2 ILLUSTRATIVE ELEVATION - STREET B WEST

1" = 30'-0"



3 ILLUSTRATIVE ELEVATION - STREET C EAST

1" = 30'-0"



1 ILLUSTRATIVE ELEVATION - STREET B EAST

1" = 30'-0"



KEY PLAN

SCALE: N.T.S.

GENERAL NOTES

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02	FLUA 2 SUBMISSION	4/27/2022
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Key Plan

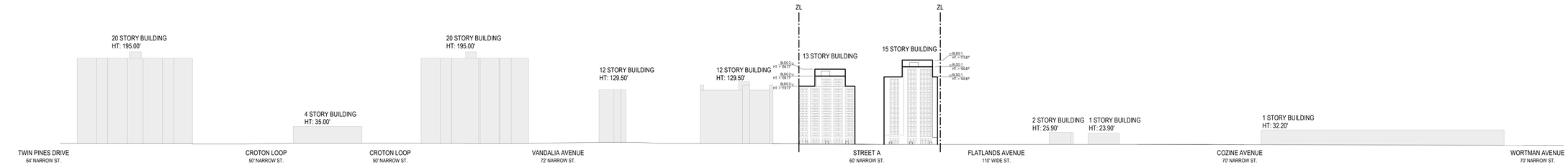
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Illustrative Building Elevation

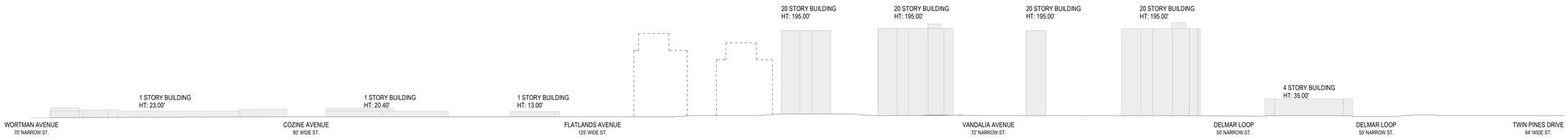
REGISTERED ARCHITECT — JOSHUA BEN-CHAIM — 037184-1 — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-082.00**



2 PENNSYLVANIA AVENUE - WEST ELEVATION

1" = 80'-0"



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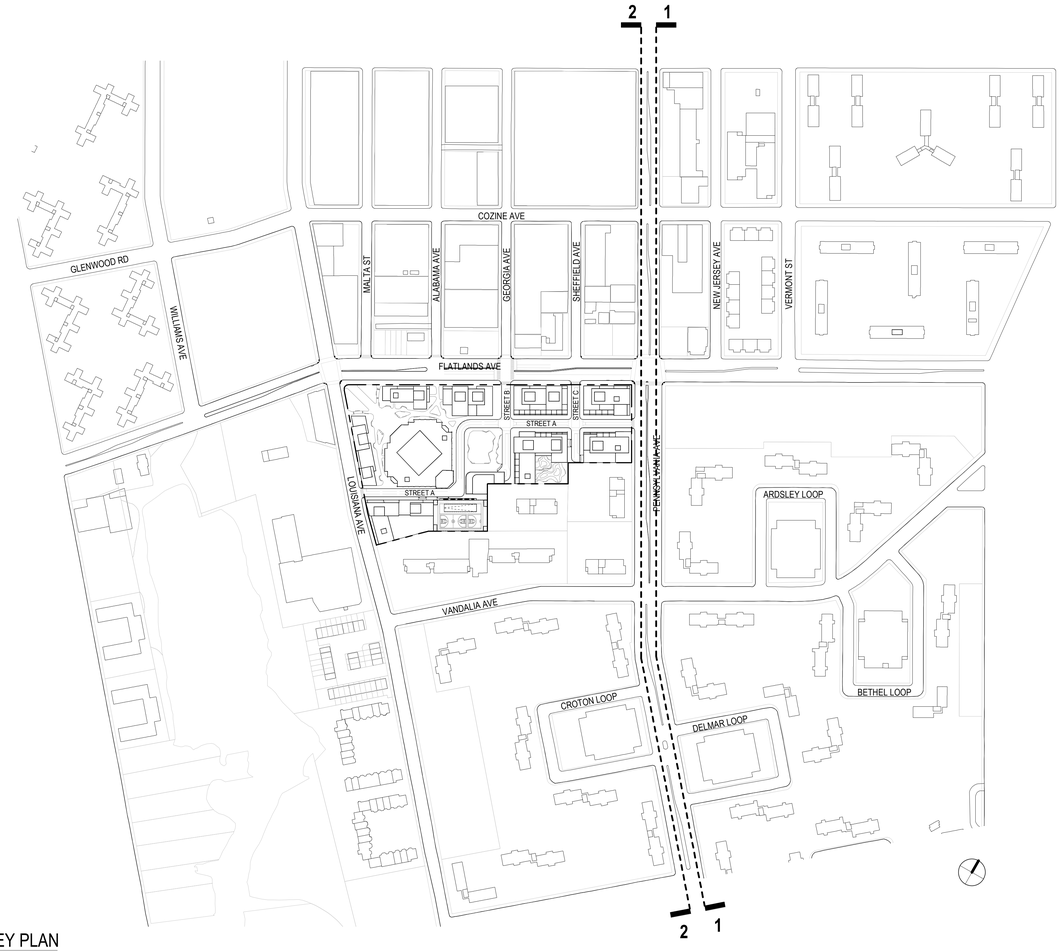

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SCALE: N.T.S.

GENERAL NOTES

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- PROPOSED ENVELOPE
- PROPOSED ENVELOPE PROJECTION
- ILLUSTRATIVE BUILDING LINE
- BLDG X HT = Y' — PROPOSED ENVELOPE HEIGHT RELATIVE TO BASE PLANE
- EXISTING BUILDINGS

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02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022

Key Plan

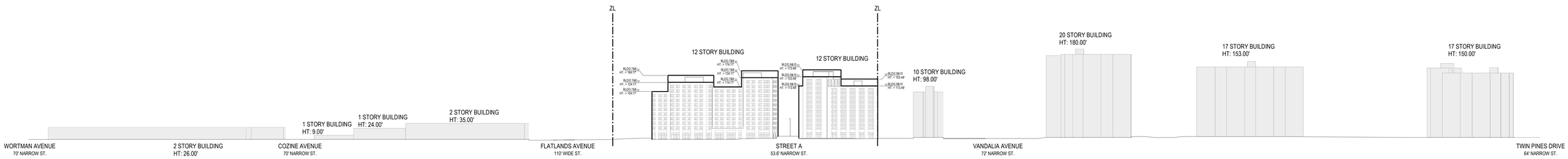
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2502

Drawing Title
Neighborhood Character Diagram - Pennsylvania Ave

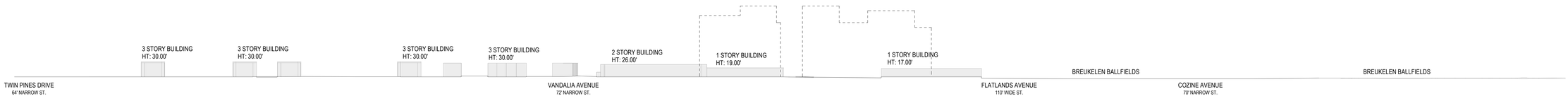
REGISTERED ARCHITECT — CHRISTIAN CHARLES HARTZ — 027194 — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-090.00**



4 LOUISIANA AVENUE - EAST ELEVATION

1" = 80'-0"



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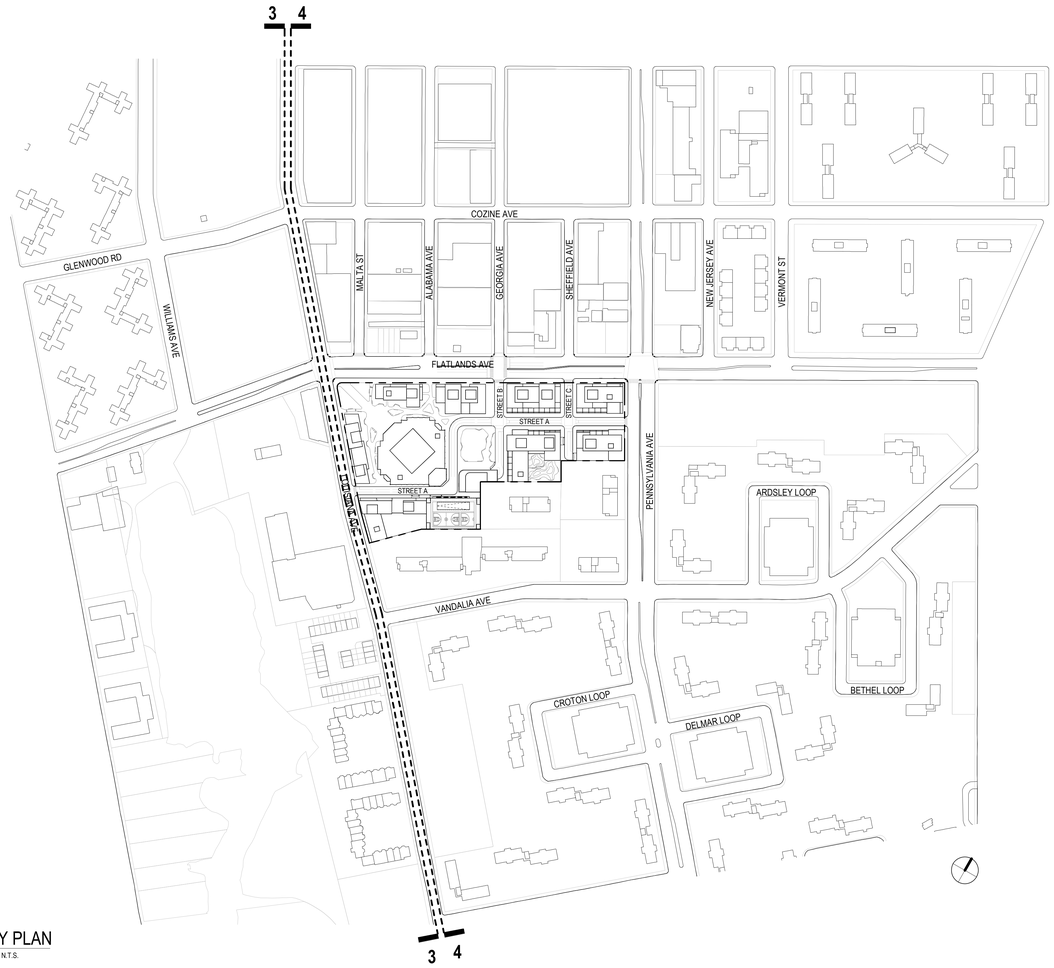

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LEGEND

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- PROPOSED ENVELOPE
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- ILLUSTRATIVE BUILDING LINE
- BLDG X HT = Z — PROPOSED ENVELOPE HEIGHT RELATIVE TO BASE PLANE
- EXISTING BUILDINGS

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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022

Key Plan

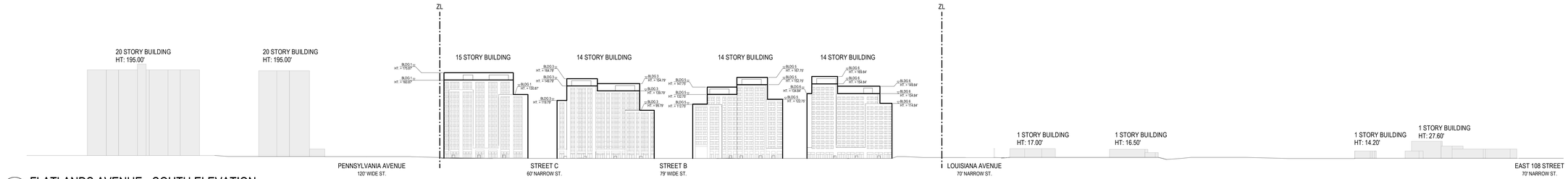
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Neighborhood Character Diagram - Louisiana Ave

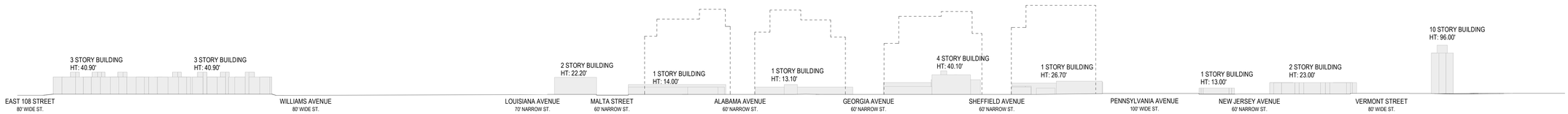
REGISTERED ARCHITECT — MEGHANN CHARDONNAY — 037940 — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-091.00**



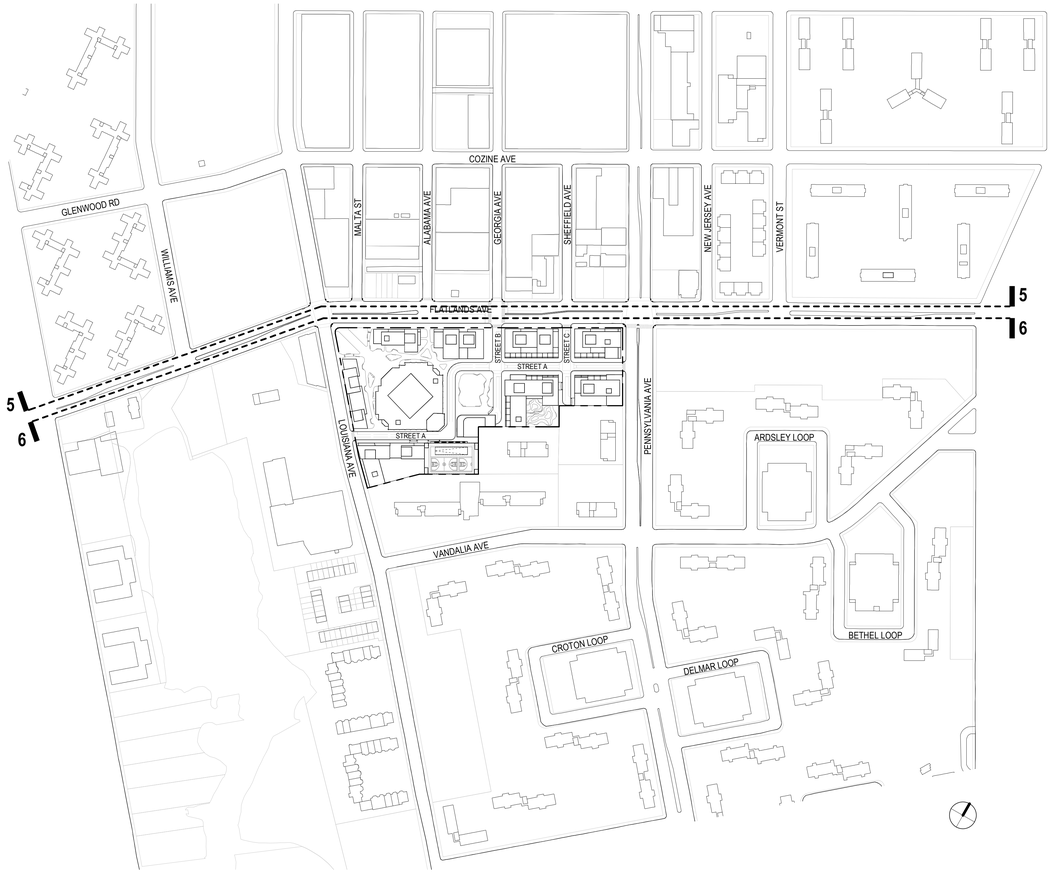
6 FLATLANDS AVENUE - SOUTH ELEVATION

1" = 80'-0"



5 FLATLANDS AVENUE - NORTH ELEVATION

1" = 80'-0"



KEY PLAN

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LEGEND

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- PROPOSED ENVELOPE
- PROPOSED ENVELOPE PROJECTION
- ILLUSTRATIVE BUILDING LINE
- BLOCK 2 HT = X — PROPOSED ENVELOPE HEIGHT RELATIVE TO BASE PLANE
- EXISTING BUILDINGS

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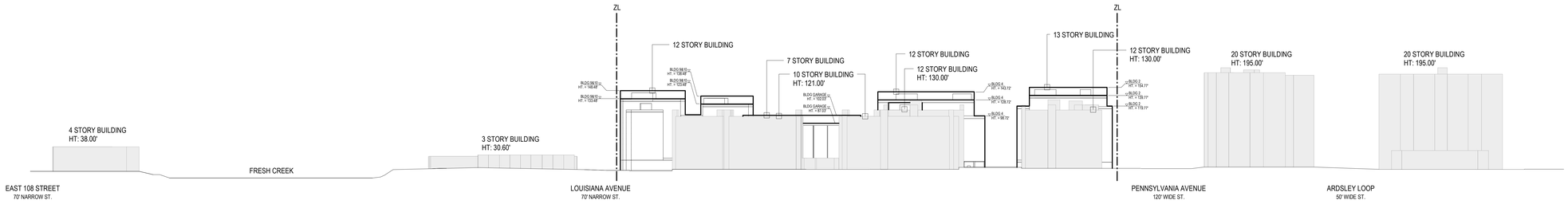
212.716.2502

Drawing Title
Neighborhood Character Diagram - Flatlands Ave

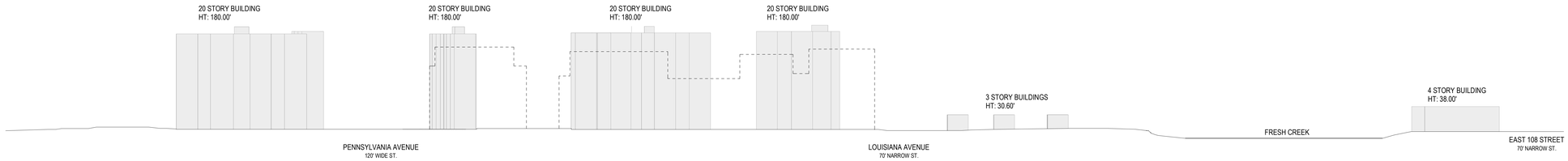
REGISTERED ARCHITECT — HOWARD CHARTERSON — 19001 — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-092.00**



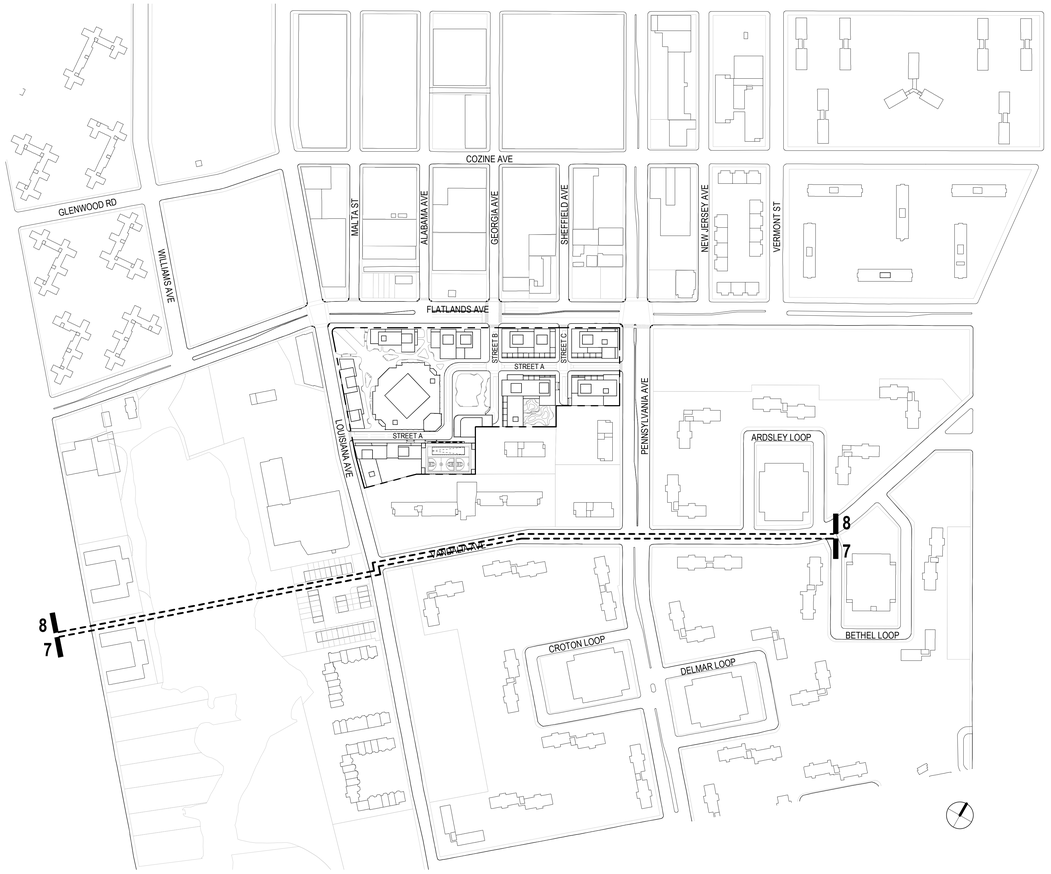
8 VANDALIA STREET - NORTH ELEVATION

1" = 80'-0"



7 VANDALIA STREET - SOUTH ELEVATION

1" = 80'-0"



KEY PLAN

SCALE: N.T.S.

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING ARTS CENTER WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF PUBLICLY ACCESSIBLE AREA DETAILS.
2. INFORMATION REGARDING THE EXISTING CCC WITHIN THE LSGD IS DERIVED FROM SURVEY (V-001.0) PREPARED BY CONTROL POINT ASSOCIATES, INC. PC., DATED JULY 22,2021.
3. BUILDINGS WITHIN THE MAXIMUM BUILDING ENVELOPES SHOWN FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE.
4. NUMBER OF STORIES INDICATED MAY BE SUBJECT TO CHANGE, PROVIDED THAT ANY BUILDING SHALL NOT EXCEED THE MAXIMUM NUMBER OF STORIES WAIVED PURSUANT TO THE LSGD.
5. ALL INTERIOR PARTITIONS, AND LOCATION AND QUANTITY OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
6. INTERIOR LAYOUT OF GROUND FLOOR USES SUBJECT TO CHANGE.
7. FLOOR-TO-FLOOR HEIGHTS AND NOTATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
8. WITH IN BULKHEAD ZONES, ROOFTOP MECHANICAL AND STAIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE IN COMPLIANCE WITH LOCATION AND SIZE RESTRICTIONS APPLICABLE TO PERMITTED OBSTRUCTIONS.
9. STREET TREES ADJACENT TO THE ZONING LOT WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO NYC DEPARTMENT OF PARKS AND RECREATION.
10. THE ELEVATION FROM WHICH HEIGHTS ARE MEASURED IS SUBJECT TO ADJUSTMENT UP TO THE REFERENCE PLANE ESTABLISHED PURSUANT TO ZR SECTION 64-11 AND APPLIED IN ACCORDANCE WITH ZR SECTIONS 64-21 AND 64-31, INCLUSIVE.
11. PRIVATE STREET NETWORK NAMES (STREET A, STREET B, AND STREET C) ARE PLACEHOLDERS AND SUBJECT TO CHANGE.
12. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

LEGEND

- ZONING LOT LINE (ZL)
- PROPOSED ENVELOPE
- PROPOSED ENVELOPE PROJECTION
- ILLUSTRATIVE BUILDING LINE
- BLDG X HT + Z — PROPOSED ENVELOPE HEIGHT RELATIVE TO BASE PLANE
- EXISTING BUILDINGS

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Land Use Attorney
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, NY 10004
212 859 8602

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022

Key Plan

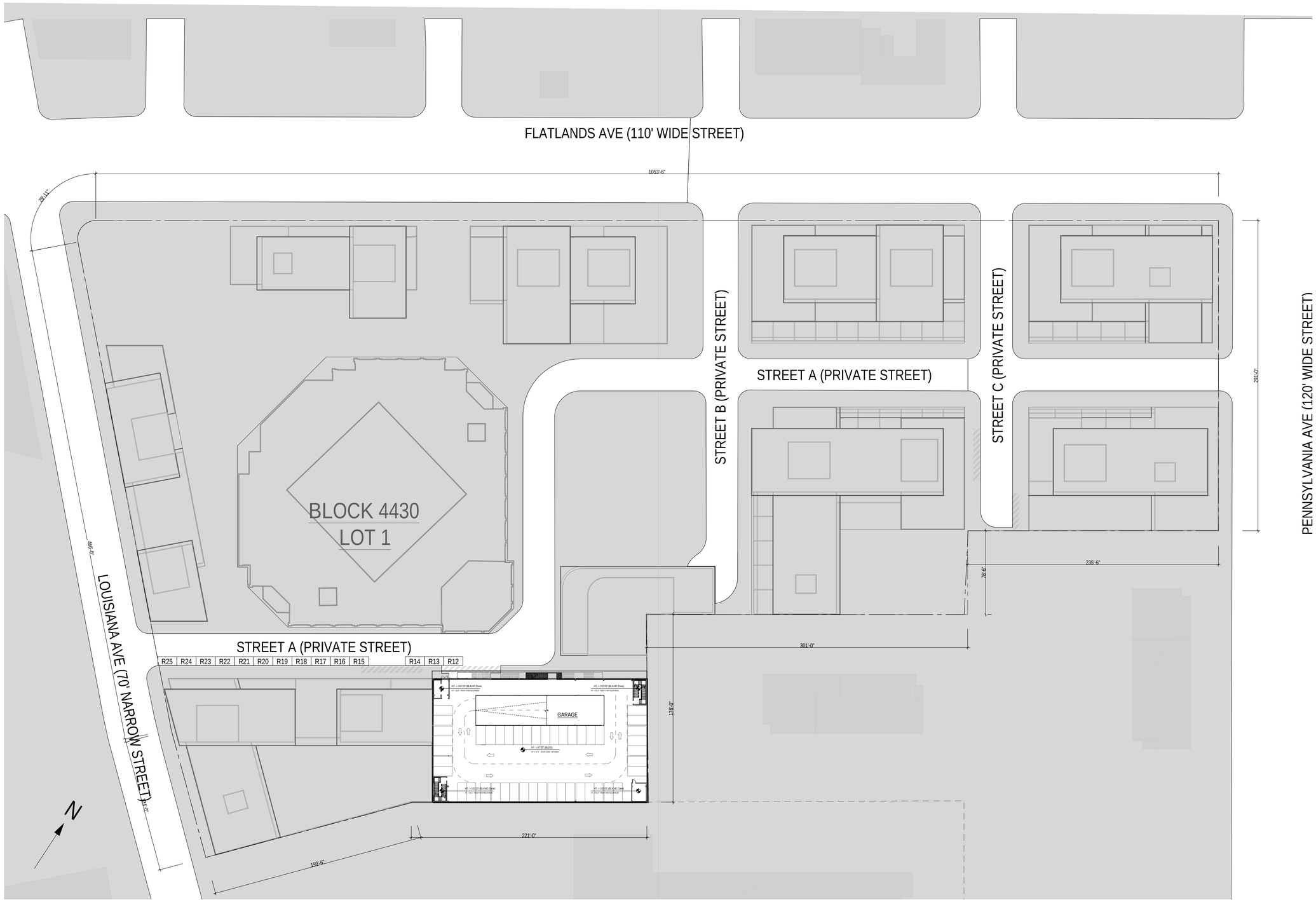
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Neighborhood Character Diagram - Vandalia Ave

REGISTERED ARCHITECT — MEGHAN CHARDONNAY — 027940 — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-093.00**



1 Zoning Lot
1/32" = 1'-0"

Notes:

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LEGEND

ZONING DISTRICT BOUNDARY	RETAIL ACCESS POINTS	PROPOSED SEATING	EXISTING FIRE HYDRANT	PROPOSED PLANTING AREA
LARGE SCALE GENERAL BOUNDARY	COMMUNITY FACILITIES ACCESS POINTS	PROPOSED MOVABLE SEATING	EXISTING STREET LIGHT	PROPOSED CURB CUT ZONE
ZONING LOT LINE	RESIDENTIAL ACCESS POINTS	MAX BULKHEAD HEIGHT / ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)	EXISTING STREET SIGN	ILLUSTRATIVE CURB CUT
PROPOSED ENVELOPE	TRAFFIC DIRECTION	PROPOSED ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)	EXISTING TREE & TREE PIT	
ILLUSTRATIVE BUILDING LINES	PARKING ACCESS		PROPOSED TREE & TREE PIT	
AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512				

CITY PLANNING COMMISSION
120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512

CPC APPROVED: 10/11/2022 (CAL. No. 15)
CC APPROVED: 11/22/2022 (RES. No. 404)

SUBJECT TO THE CONDITIONS OF THE APPROVED MODIFICATION AND CONSULTATION WITH THE APPLICABLE PROVISIONS OF THE CITY OF NEW YORK

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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	02/10/2022
02	FLUA 2 SUBMISSION	04/27/2022
03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

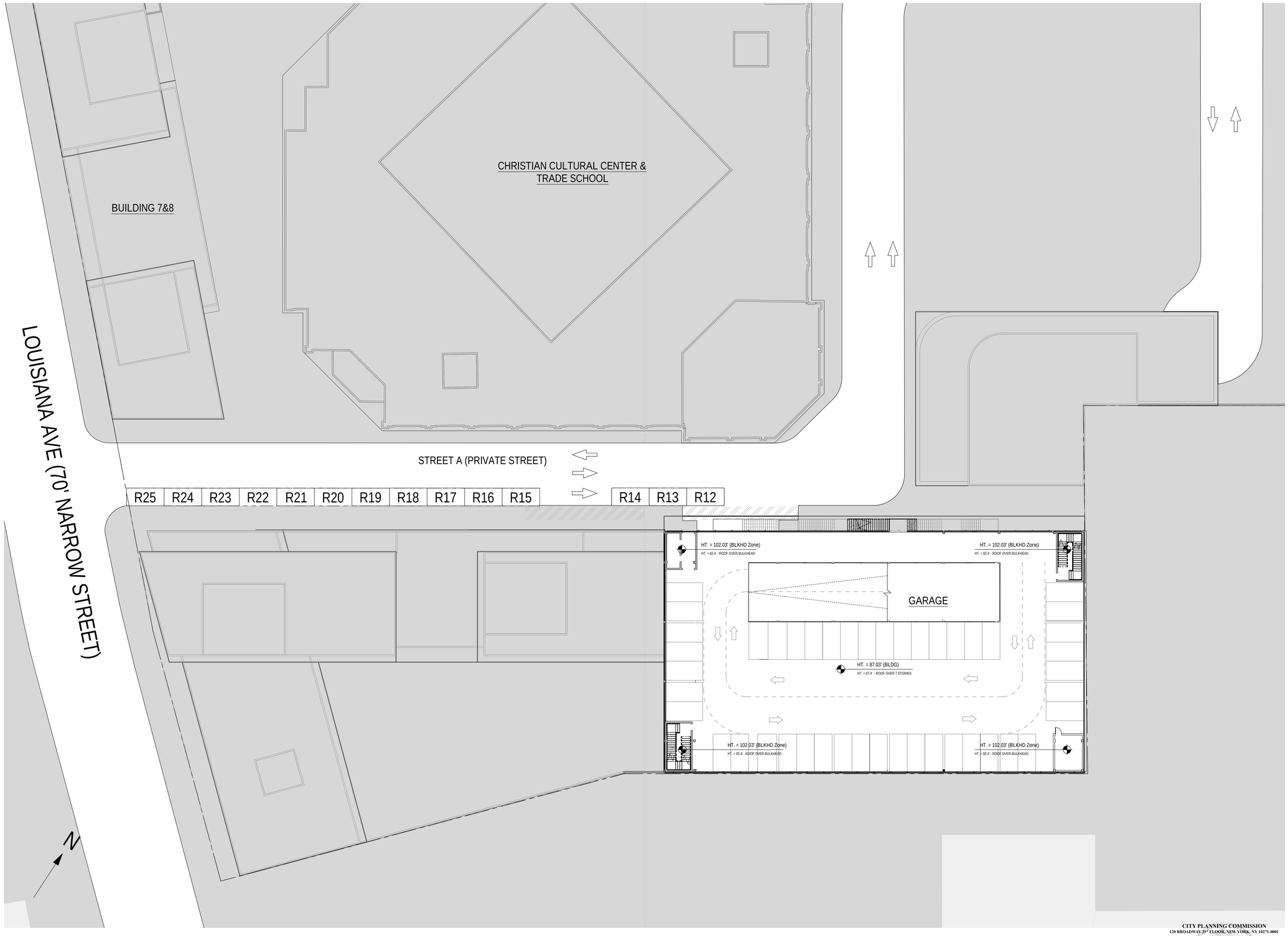
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2502

Drawing Title
Public Parking Garage Plan - Zoning Lot

Seal & Signature

Date: 02/10/22
Project No.: 1801- ENY
Drawn By: SD
Checked By: DB
Drawing Number:
P-000



2 PUBLIC PARKING GARAGE PLAN

1/16" = 1'-0"

Proposed Parking Spaces Including Within Recreation Zone	500 Spaces
Proposed Parking Spaces Outside Of Recreation Zone	455 Spaces
Required Reservoir Spaces	5% of total parking spaces (ZR 74-512) = 25 spaces
Provided Reservoir Spaces	25 spaces
Required Bicycle Spaces	1 per 10 automobile parking spaces (ZR 36-711) = 50 spaces
Provided Bicycle Spaces	60 spaces

Proposed Garage Area

Floor/Level	SF	Spaces
Ground Floor/Parking 1	20,914	32
Second Floor/Parking 2	23,374	73
Third Floor/Parking 3	23,374	73
Fourth Floor/Parking 4	23,374	72
Fifth Floor/Parking 5	23,374	73
Sixth Floor/Parking 6	23,374	73
Seventh Floor/Parking 7	22,604	59
Roof Level/ Parking Roof	21,889	45
Total	182,277	500

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LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING
- HT. = 85' (BLKHD) / HT. = 67' (BLDG) — MAX BULKHEAD HEIGHT / ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- HT. = 0' (BLDG) / HT. = 0' (BLKHD) — PROPOSED ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- EXISTING TREE & TREE PIT
- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512
CPC APPROVED: 10/11/2022 (CAL. No. 15)
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02	FLUA 2 SUBMISSION	04/27/2022
03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

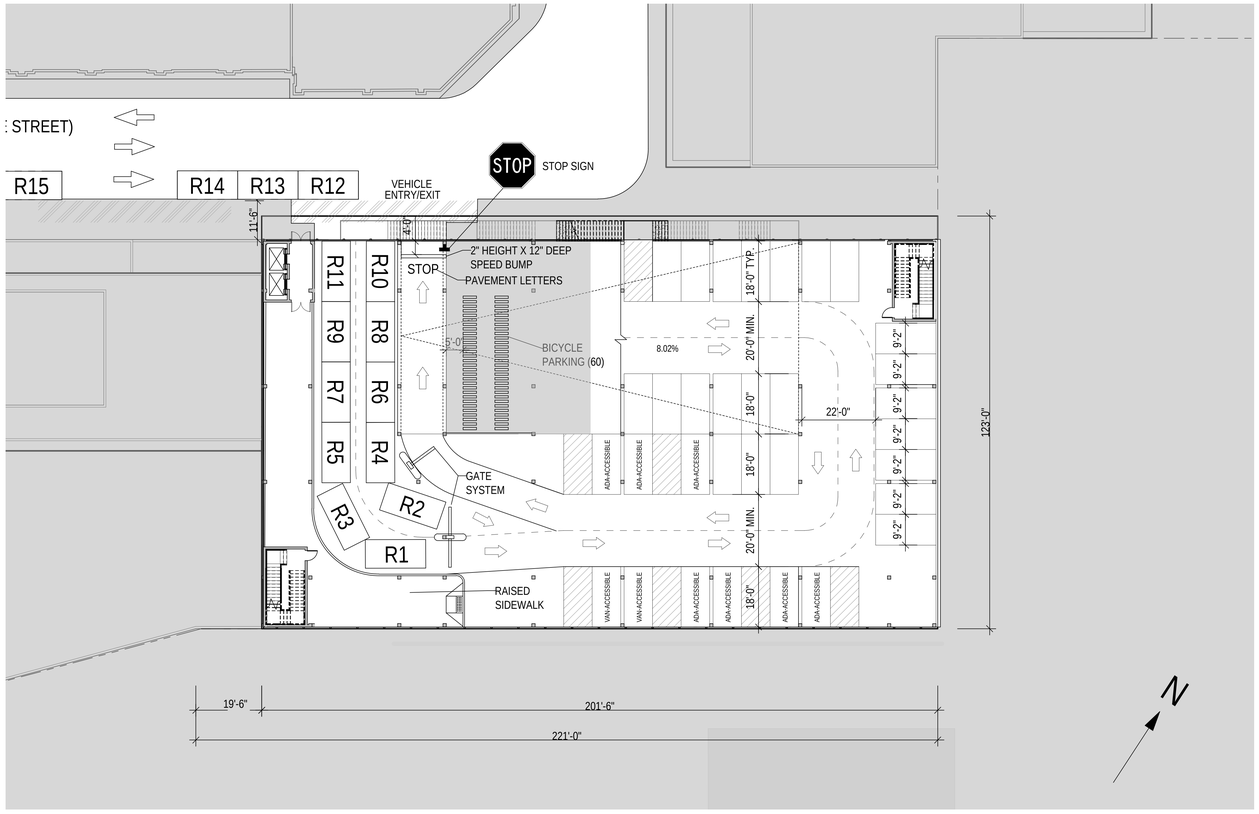
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Enlarged Public Parking Garage Plan

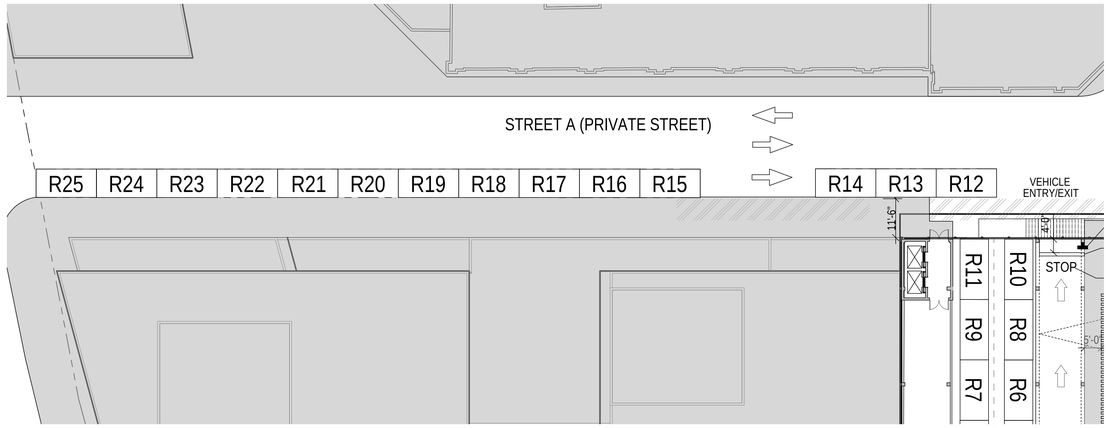
Seal & Signature

Date:	02/10/22
Project No.:	1801-ENY
Drawn By:	SD
Checked By:	DB
Drawing Number:	P-100



GROUND LEVEL PARKING
AREA = 20,914 SF
32 CARS
(23 SPACES
7 ADA-ACCESSIBLE SPACES
2 VAN-ACCESSIBLE SPACES)

3 PARKING LEVEL 1 - GROUND FLOOR
1/16" = 1'-0"



4 PARKING LEVEL 1 - PRIVATE STREET RESERVOIR SPACES
1/16" = 1'-0"

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LEGEND

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- ZONING LOT LINE
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- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
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- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING
- MAX BULKHEAD HEIGHT
- ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- PROPOSED ENVELOPE HEIGHT
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- EXISTING FIRE HYDRANT
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CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512

CPC APPROVED: 10/11/2022 (CAL. No. 15)
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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	02/10/2022
02	FLUA 2 SUBMISSION	04/27/2022
03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

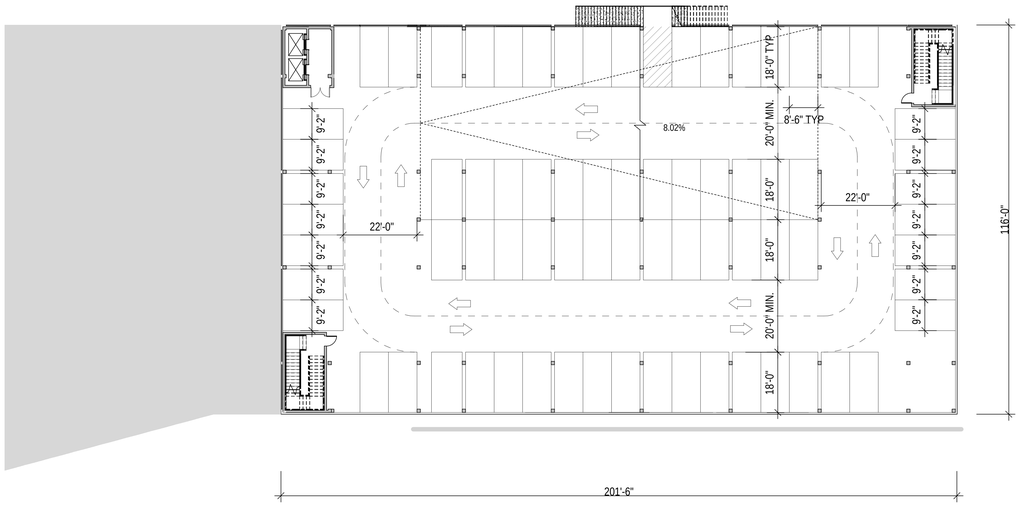
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Enlarged Public Parking Garage Plan - Level 1

Seal & Signature

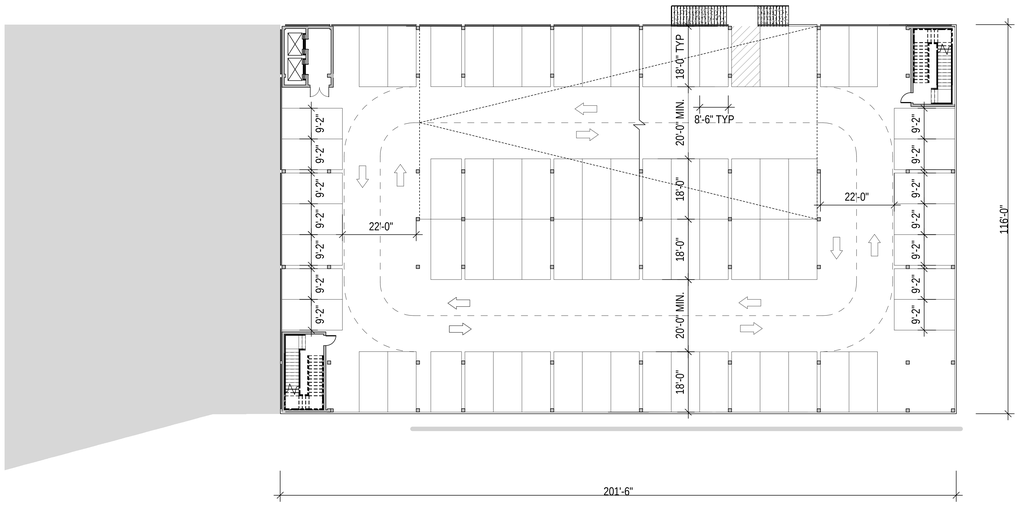
Date:	02/10/22
Project No.:	1801- ENY
Drawn By:	SD
Checked By:	DB
Drawing Number:	P-101

SECOND LEVEL PARKING
AREA = 23,374 SF
73 CARS



5 PARKING LEVEL 2 - SECOND FLOOR
1/16" = 1'-0"

THIRD LEVEL PARKING
AREA = 23,374 SF
73 CARS



6 PARKING LEVEL 3 - THIRD FLOOR
1/16" = 1'-0"

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SPECIAL PERMITS
ZR 74-512

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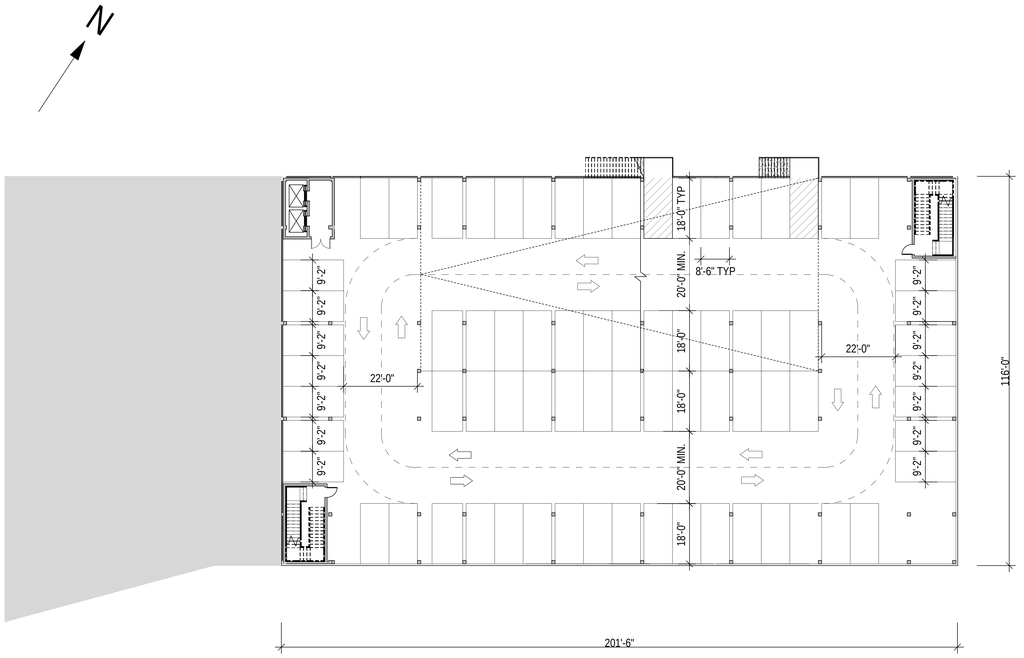
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Enlarged Public Parking Garage Plan - Levels 2 & 3

Seal & Signature

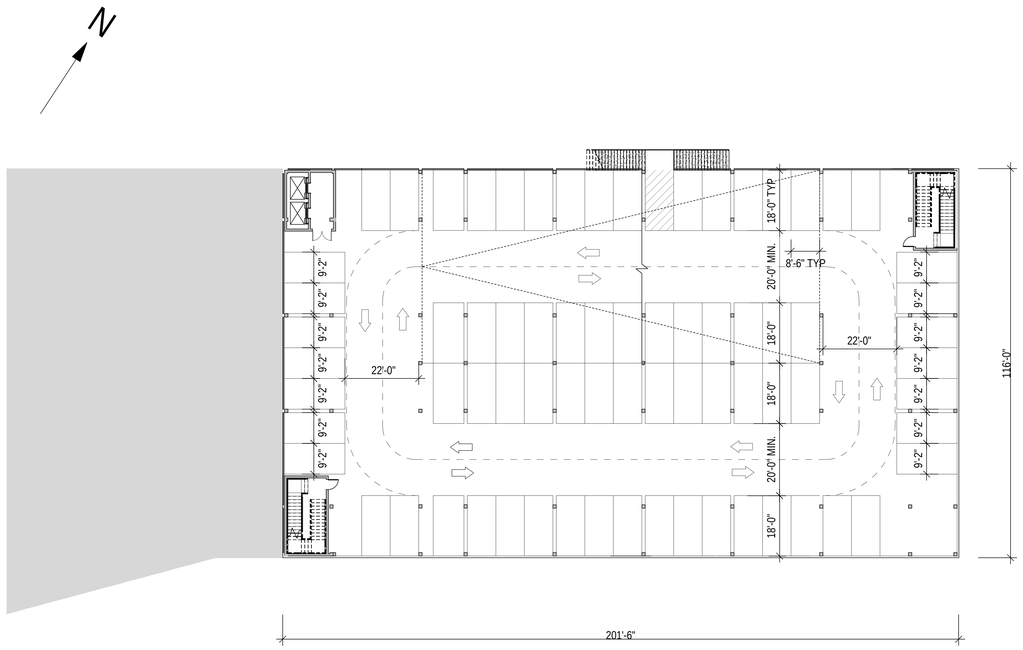
Date: 02/10/22
Project No.: 1801- ENY
Drawn By: SD
Checked By: DB
Drawing Number:
P-102

FOURTH LEVEL PARKING
AREA = 23,374 SF
72 CARS



7 PARKING LEVEL 4 - FOURTH FLOOR
1/16" = 1'-0"

FIFTH LEVEL PARKING
AREA = 23,374 SF
73 CARS



8 PARKING LEVEL 5 - FIFTH FLOOR
1/16" = 1'-0"

Notes:

1. Garage Planning and Design Standards and Guidelines Garage: Special permit for public parking garage with roof parking pursuant to section 74-512. Special permit to include the following:
2. Curb-Cuts: Curb-cuts on public streets must be at a distance of at least 50 feet from any intersecting street line
3. Reservoir Spaces: All reservoir spaces shall be located between the public street and the parking facility entrance. Each reservoir space shall be a minimum of 8'-6" X 18'-0".
4. Pedestrian Circulation: Patron circulation space shall be located so as to provide patron security and safety within the parking garage.
5. Pedestrian routes to and from garage access points shall be provided and be clearly posted. These routes shall have warning devices placed at all potential pedestrian/vehicular conflict points.
6. Stop signs and visual and audible warning devices shall be placed at all vehicular egress points (at sidewalks).
7. Accessibility for the Disabled: Garages shall conform to Local Law 58 of 1987 and to the Americans With Disabilities Act of 1991.
8. Interior subdivisions, use and other designations are illustrative only and subject to change.
9. Applicant's stamp and seal correspond to the information regarding the Garage within the proposed Large Scale General Development (LSGD). Information regarding the surrounding properties and the proposed buildings and landscape details within the LSGD is for illustrative purposes only. Refer to architectural drawings for proposed building details and landscape drawings for design of the open space and street network system details.
10. Private street network names (Street A, Street B, and Street C) are placeholders and subject to change.

LEGEND

ZONING DISTRICT BOUNDARY	RETAIL ACCESS POINTS	PROPOSED SEATING	EXISTING FIRE HYDRANT	PROPOSED PLANTING AREA
LARGE SCALE GENERAL BOUNDARY	COMMUNITY FACILITIES ACCESS POINTS	PROPOSED MOVABLE SEATING	EXISTING STREET LIGHT	PROPOSED CURB CUT ZONE
ZONING LOT LINE	RESIDENTIAL ACCESS POINTS	HT. = 40' (BLANK) MAX BULKHEAD HEIGHT / HT. = 40' (NOT SHOWN) ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)	EXISTING STREET SIGN	ILLUSTRATIVE CURB CUT
PROPOSED ENVELOPE	TRAFFIC DIRECTION	HT. = 0' (BLDG.) PROPOSED ENVELOPE HEIGHT / HT. = 0' (NOT SHOWN) ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)	EXISTING TREE & TREE PIT	
ILLUSTRATIVE BUILDING LINES	PARKING ACCESS		PROPOSED TREE & TREE PIT	
AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512				

CITY PLANNING COMMISSION
120 BROADWAY 31ST FLOOR, NEW YORK, NY 10271-0001

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512

CPC APPROVED: 10/11/2022 (CAL. No. 15)
CC APPROVED: 11/22/2022 (RES. No. 404)

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

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Land Use Attorney
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New York, NY 10004
212.859.8602

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	02/10/2022
02	FLUA 2 SUBMISSION	04/27/2022
03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

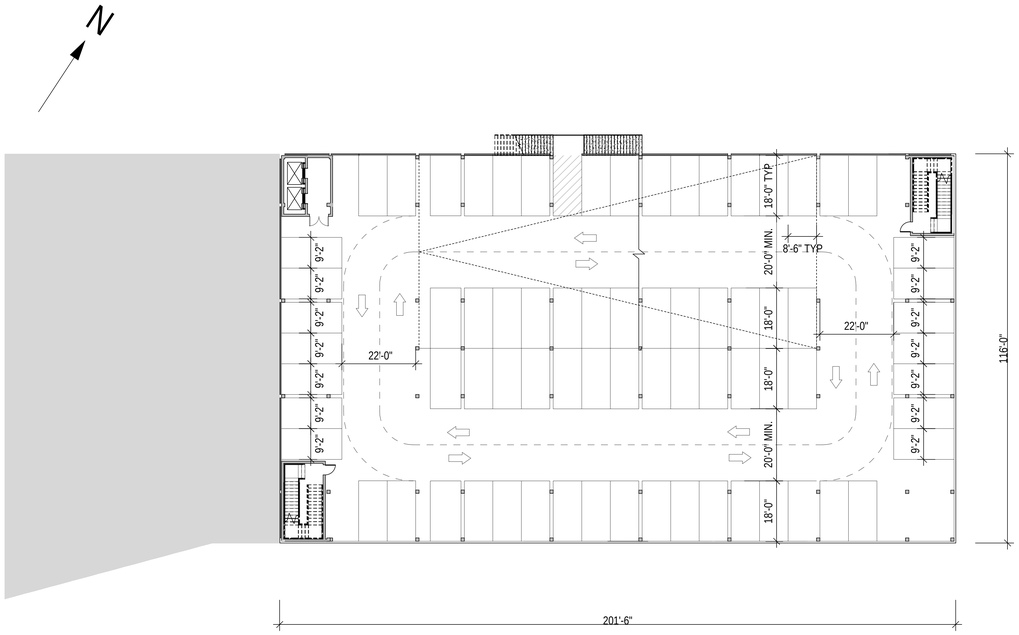
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Enlarged Public Parking Garage Plan - Levels 4 & 5

Seal & Signature

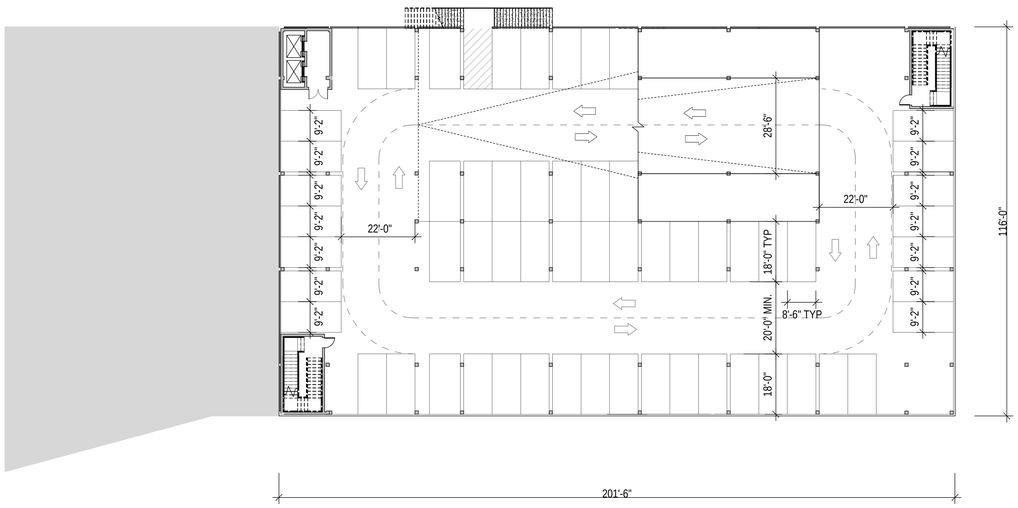
Date: 02/10/22
Project No.: 1801- ENY
Drawn By: SD
Checked By: DB
Drawing Number:
P-103

SIXTH LEVEL PARKING
AREA = 23,374 SF
73 CARS



9 PARKING LEVEL 6 - SIXTH FLOOR
1/16" = 1'-0"

SEVENTH LEVEL PARKING
AREA = 21,605 SF
59 CARS



10 PARKING LEVEL 7 - SEVENTH FLOOR
1/16" = 1'-0"

Notes:

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9. Applicant's stamp and seal correspond to the information regarding the Garage within the proposed Large Scale General Development (LSGD). Information regarding the surrounding properties and the proposed buildings and landscape details within the LSGD is for illustrative purposes only. Refer to architectural drawings for proposed building details and landscape drawings for design of the open space and street network system details.
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LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING
- MAX BULKHEAD HEIGHT
- ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- PROPOSED ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- EXISTING TREE & TREE PIT
- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT

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120 BROADWAY, 31st FLOOR, NEW YORK, NY 10271-0001

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03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

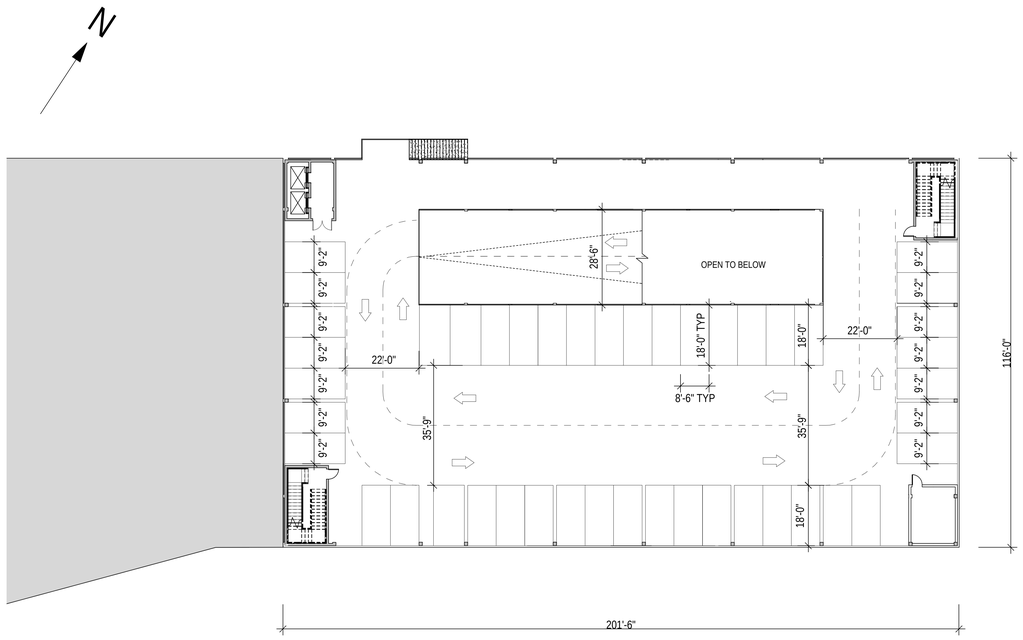
Client
Gotham Organization, Inc.
422 Park Ave South, 2nd Floor
New York, NY 10016
212.758.2922

Drawing Title
Enlarged Public Parking Garage Plan - Levels 6 & 7

Seal & Signature

Date: 02/10/22
Project No.: 1801- ENY
Drawn By: SD
Checked By: DB
Drawing Number:
P-104

ROOF LEVEL PARKING
AREA = 20,039 SF
45 CARS



11 ROOF LEVEL
1/16" = 1'-0"

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10. Private street network names (Street A, Street B, and Street C) are placeholders and subject to change.
11. The rooftop recreation area will be available for use by the public except for times of peak church utilization.

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
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- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
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- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT

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03	FLUA 3 SUBMISSON	05/09/2022

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Drawing Title
Enlarged Public Parking Garage Plan - Roof

Seal & Signature

Date: 02/10/22
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