395 FLATBUSH AVE

BROOKLYN, NEW YORK

OWNER
FULTON DEKALB ASSOCIATES LP
505 FIFTH AVE, NEW YORK, NY 10017
P: 212.680.4500

DESIGN ARCHITECT
TENBERKE
41 MADISON AVE 17TH FLOOR, NEW YORK, NY 10010
P: 212.229.9211

EXECUTIVE ARCHITECT
DENCITYWORKS ARCHITECTURE
55 WASHINGTON ST SUITE 713
BROOKLYN, NY 11201
P: 646.690.0333

BLOCK : 2093 , LOT : 1
TOTAL LOT AREA : 49,153.08 SQFT

NEW 75 STORY BULDING
395 FLATBUSH AVE, BROOKLYN, NY

7 STY

40STY

33 STY

13 STY

DEKALB AVENUE (70FT R.O.W. NARROW STREET)

HUDSON AVENUE (50FT R.O.W. NARROW STREET)

FULTON STREET (80FT R.O.W. WIDE STREET)

FLATBUSH AVENUE EXTENSION (120FT R.O.W. WIDE STREET)

100' - 0"

CORNER LOT 1

THROUGH LOT

CORNER LOT 2

365' - 0 1/2" BL-BL

293' - 6" BL-BL

194' - 9" BL-BL

76' - 11 1/2" BL-BL

109' - 8 1/2" BL-BL

72 STY (MAIN ROOF)
832' - 5" BLDG EL (NAVD 88)
800' - 0" BLDG HT (FRM ABP)

65 STY ROOF
762' - 5" EL (NAVD 88)
730' - 0" HT (FRM ABP)

502' - 5" EL (NAVD 88)
470' - 0" HT (FRM ABP)

302' - 5" EL (NAVD 88)
270' - 0" HT (FRM ABP)

4 STY ROOF
112' - 5" EL (NAVD 88)
80' - 0" HT (FRM ABP)

(BULKHEAD ROOF)
872' - 5" EL (NAVD 88)
840' - 0" HT (FRM ABP)

66' - 0" BL-BL

41 STY ROOF

22 STY ROOF

113' - 3" BL-BL

129' - 7 1/2" PL-PL

193' - 1 1/2" PL-PL

167' - 1" BL-BL

82' - 10 1/2" BL-BL

316' - 1" BL-BL

333' - 6 1/2" PL-PL

PROPOSED OPEN SPACE +/- 4,748SF

PROPOSED SIDEWALK

EXISTING SIDEWALK

SERVICE ENTRY

LOADING DOCK

RETAIL ENTRY

RESIDENTIAL ENTRY

COMMERCIAL/ RETAIL ENTRY

OUTER COURT ABOVE 75FT HT

LINE OF SUBWAY ENTRY PLAZA BELOW

EASEMENT LINE

NEW PROPOSED SIDEWALK

NEW HYDRANT AT PROPOSED SIDEWALK

EXISTING SIDEWALK

2 Z-016.00

1 Z-016.00

2 Z-015.00

1 Z-015.00

LEGEND

- BUILDING ENTRANCE
- PROPOSED DEVELOPMENT
- UTILITY LIGHT POLE
- TRAFFIC DIRECTION
- FIRE HYDRANT
- MANHOLE
- SUBWAY LIGHT POLE
- TRAFFIC LIGHT
- SIGN
- PAVEMENT TYPE 1
- PAVEMENT TYPE 2
- PAVEMENT TYPE 3
- FOOD TRUCK / KIOSK
- NEW TREE
- PROPERTY LINE
- MTA EASEMENT LINE

EQ 25' - 0" 25' - 0" EQ

DEKALB AVENUE = 193'-2" / 25' = 8 TREES
FLATBUSH AVENUE = 333'-6" / 25' = 13 TREES
FULTON STREET = 129'-7" / 25' = 5 TREES
HUDSON AVE = 365'-0" / 25' = 11 TREES

TOTAL = 41 TREES

PROJECT NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE PROJECT SITE BASE PLANE IS EL. 82.85'

2. BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS IS A SCHEMATIC DESIGN AND SHALL BE SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BUILDINGS ON ZONING AND BLDG CODES; PLANS SHALL BE SUBJECT TO REVIEW & COMMENTS BY NYC DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES

3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, RETAIL AND EGRESS ARE PERMITTED

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

5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT PER LAND SURVEY CONDUCTED BY CONSULTING ENGINEERING DATED 1/5/2024

6. CONTEXT BUILDING LINES ARE ILLUSTRATIVE

7. CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE

NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

BUILDING SITE PLAN

SEAL & SIGNATURE

DATE	06/05/2025
PROJECT NO.	
DRAWING BY	Author
CHECKED BY	Checker

Z-007.00.

SCALE: As indicated

6/5/2025 1:16:36 PM

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PROJECT NOTES

BUILDING OUTLINE IS SUBJECT TO CHANGE ONCE INTERIOR LAYOUTS AND PROGRAMS ARE FINALIZED

THIS IS A SCHEMATIC DESIGN AND SHALL BE SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BUILDINGS ON ZONING AND BLDG CODES; PLANS SHALL BE SUBJECT TO REVIEW & COMMENTS BY NYC DEPT. OF HOUSING PRESERVATION AND DEVELOPMENT AND ALL OF ITS PREDECESSOR AGENCIES

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KEY PLAN

LEGEND

- BUILDING ENTRANCE
- PROPOSED DEVELOPMENT
- UTILITY LIGHT POLE
- TRAFFIC DIRECTION
- FIRE HYDRANT
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- SUBWAY LIGHT POLE
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- SIGN
- PAVEMENT TYPE 1
- PAVEMENT TYPE 2
- PAVEMENT TYPE 3
- FOOD TRUCK / KIOSK
- NEW TREE
- PROPERTY LINE

GROUND FLOOR PLAN

SEAL & SIGNATURE

DATE	06/05/2025
PROJECT NO.	
DRAWING BY	DWA
CHECKED BY	DWA

ZA-201.00.

SCALE: As indicated

6/5/2025 1:19:08 PM