395 FLATBUSH AVE

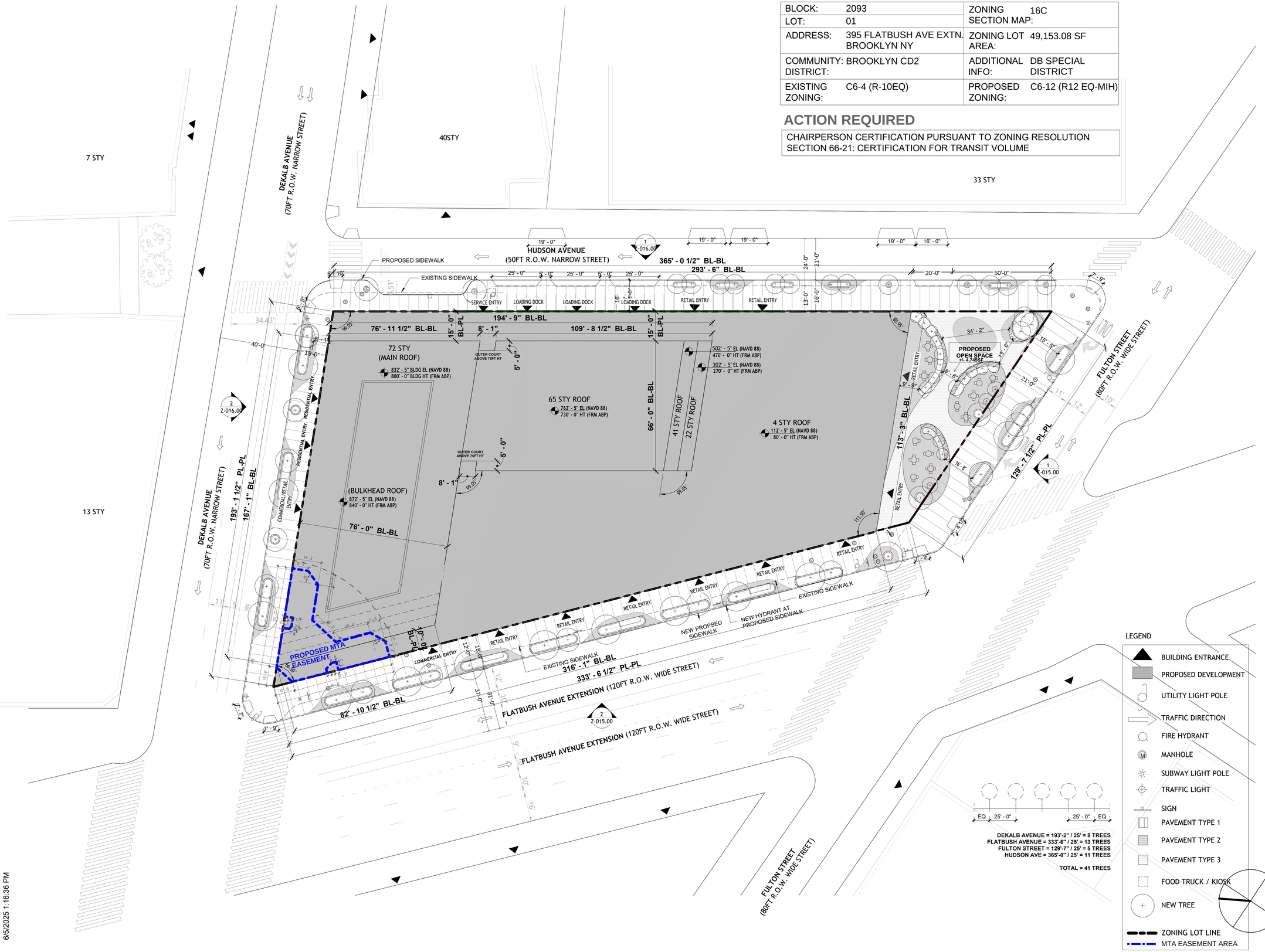
BROOKLYN, NEW YORK

SITE DATA

BLOCK:	2093	ZONING SECTION MAP:	16C
LOT:	01		
ADDRESS:	395 FLATBUSH AVE EXTN. BROOKLYN NY	ZONING LOT AREA:	49,153.08 SF
COMMUNITY DISTRICT:	BROOKLYN CD2	ADDITIONAL INFO:	DB SPECIAL DISTRICT
EXISTING ZONING:	C6-4 (R-10EQ)	PROPOSED ZONING:	C6-12 (R12 EQ-MIH)

ACTION REQUIRED

CHAIRPERSON CERTIFICATION PURSUANT TO ZONING RESOLUTION SECTION 66-21: CERTIFICATION FOR TRANSIT VOLUME



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

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

PROJECT NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE PROJECT SITE BASE PLANE IS EL: 32'-5".

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 FEHRINGER SURVEYING PC. DATED 12/4/2024

6. CONTEXT BUILDING LINES ARE ILLUSTRATIVE

7. CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE

NO.	DESCRIPTION	DATE
01	DCP SUBMISSION	07.17.2025

EASEMENT SITE PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT
BHASKAR SRIVASTAVA
033555
STATE OF NEW YORK

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

Z-010.00

SCALE: As indicated

6/5/2025 1:16:36 PM