

INNOVATIVE URBAN LIVING

12020 Flatlands Ave, Brooklyn, NY 11207

ULURP DRAWING SET
DECEMBER 31, 2021

INDEX OF DRAWINGS

A-000.00 Title Sheet

Survey of Existing Condition
V-001.00 Boundary & Topographic Survey
V-002.00 Boundary & Topographic Survey
V-003.00 Boundary & Topographic Survey
V-004.00 Boundary & Topographic Survey

LSGD Drawings
Z-020.00 LSGD Zoning Analysis
Z-021.00 LSGD Zoning Diagram
Z-030.00 Overall Large Scale Site Plan
Z-040.00 Ground Floor Plan
Z-050.00 Waiver Plan
Z-060.00 Zoning Section
Z-061.00 Zoning Section
Z-062.00 Zoning Section
Z-063.00 Zoning Section
Z-064.00 Zoning Section - Street Frontages
Z-070.00 Urban Design Notes
Z-071.00 Urban Design Notes
Z-080.00 Illustrative Building Elevation
Z-081.00 Illustrative Building Elevation
Z-082.00 Illustrative Building Elevation
Z-090.00 Neighborhood Character Diagram - Pennsylvania Ave
Z-091.00 Neighborhood Character Diagram - Louisiana Ave
Z-092.00 Neighborhood Character Diagram - Flatlands Ave
Z-093.00 Neighborhood Character Diagram - Vandalia Ave

Landscape Plans
L-000.00 Overall Landscape & Phasing Plan
L-001.00 Publicly Accessible Area Plan
L-002.00 Overall Key Plan
L-100.00 Key & Dim Plan
L-101.00 Key & Dim Plan
L-102.00 Key & Dim Plan - Garage Roof
L-200.00 Materials & Grading Plan
L-201.00 Materials & Grading Plan
L-202.00 Materials Plan - Garage Roof
L-300.00 Planting, Furniture & Lighting Plan
L-301.00 Planting, Furniture & Lighting Plan

Parking Special Permit
P-000.00 Public Parking Garage Plan - Zoning Lot
P-100.00 Enlarged Public Parking Garage Plan
P-101.00 Enlarged Public Parking Garage Plan - Level 1
P-102.00 Enlarged Public Parking Garage Plan - Level 2 & 3
P-103.00 Enlarged Public Parking Garage Plan - Level 4 & 5
P-104.00 Enlarged Public Parking Garage Plan - Level 6 & 7
P-105.00 Enlarged Public Parking Garage Plan - Roof

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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

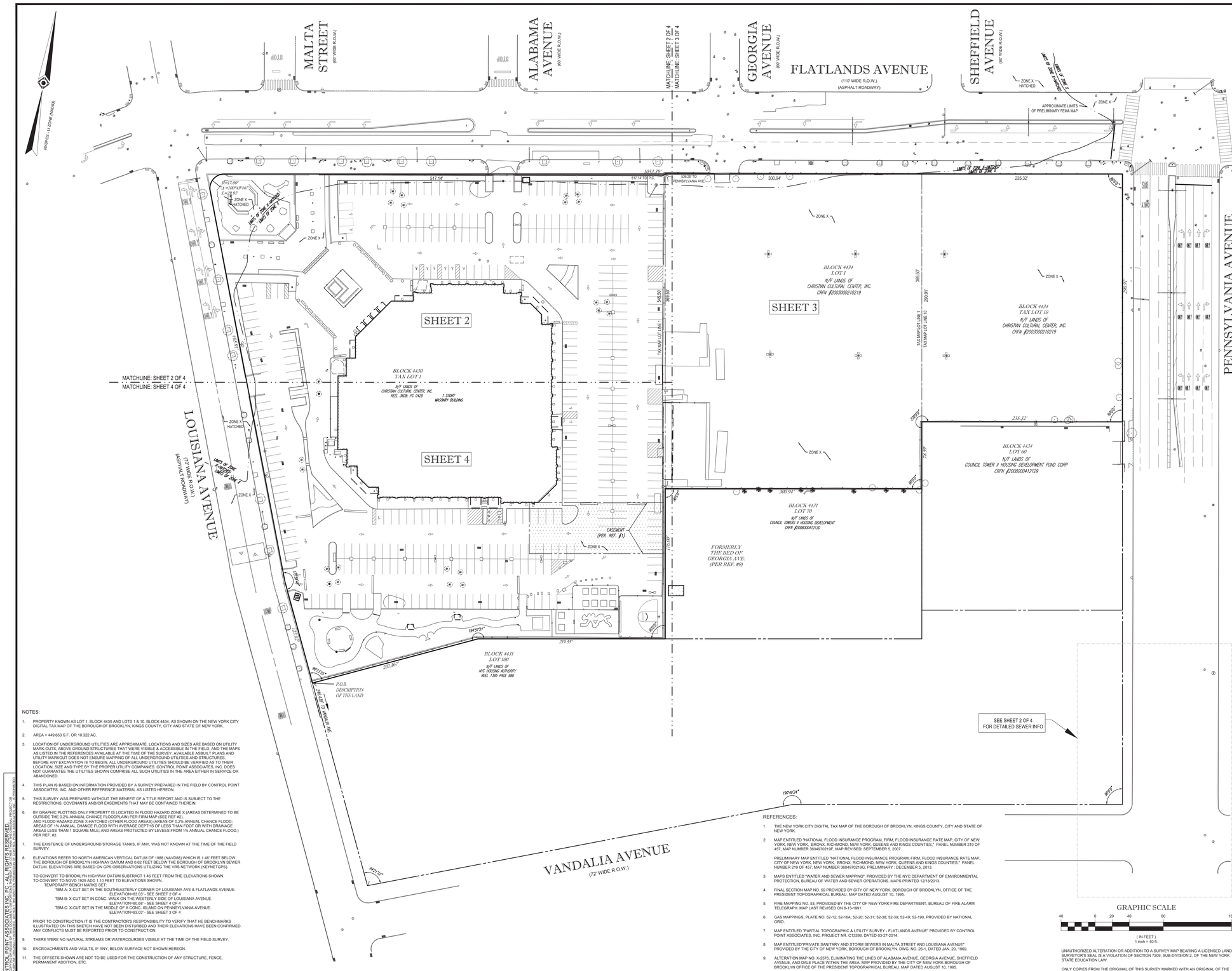
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

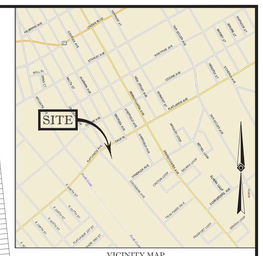
Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2500

Drawing Title
Title Sheet

REGISTERED ARCHITECT
JOSEPHAN CHAKKUNNY
027940
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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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

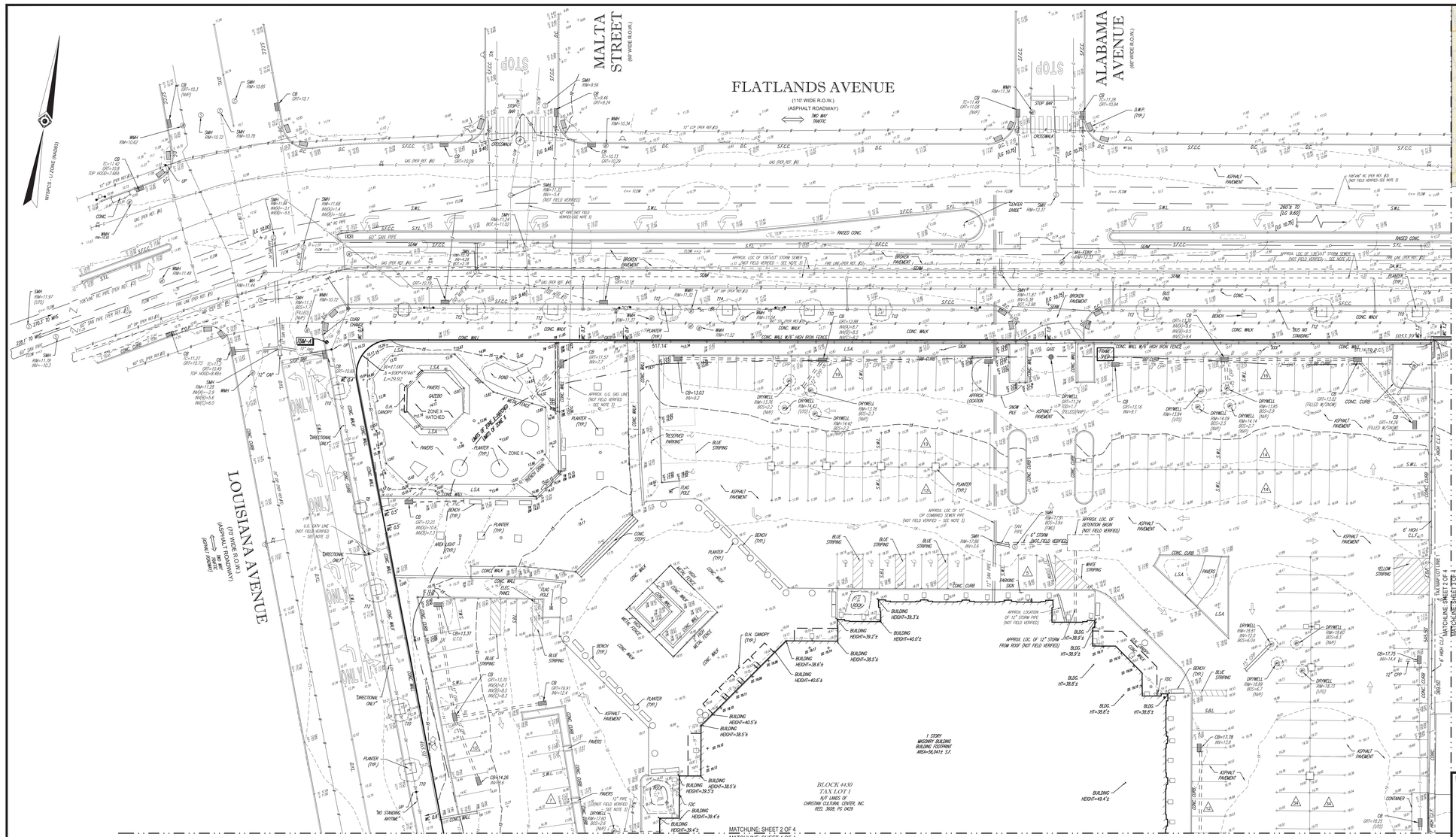
DRAWING TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

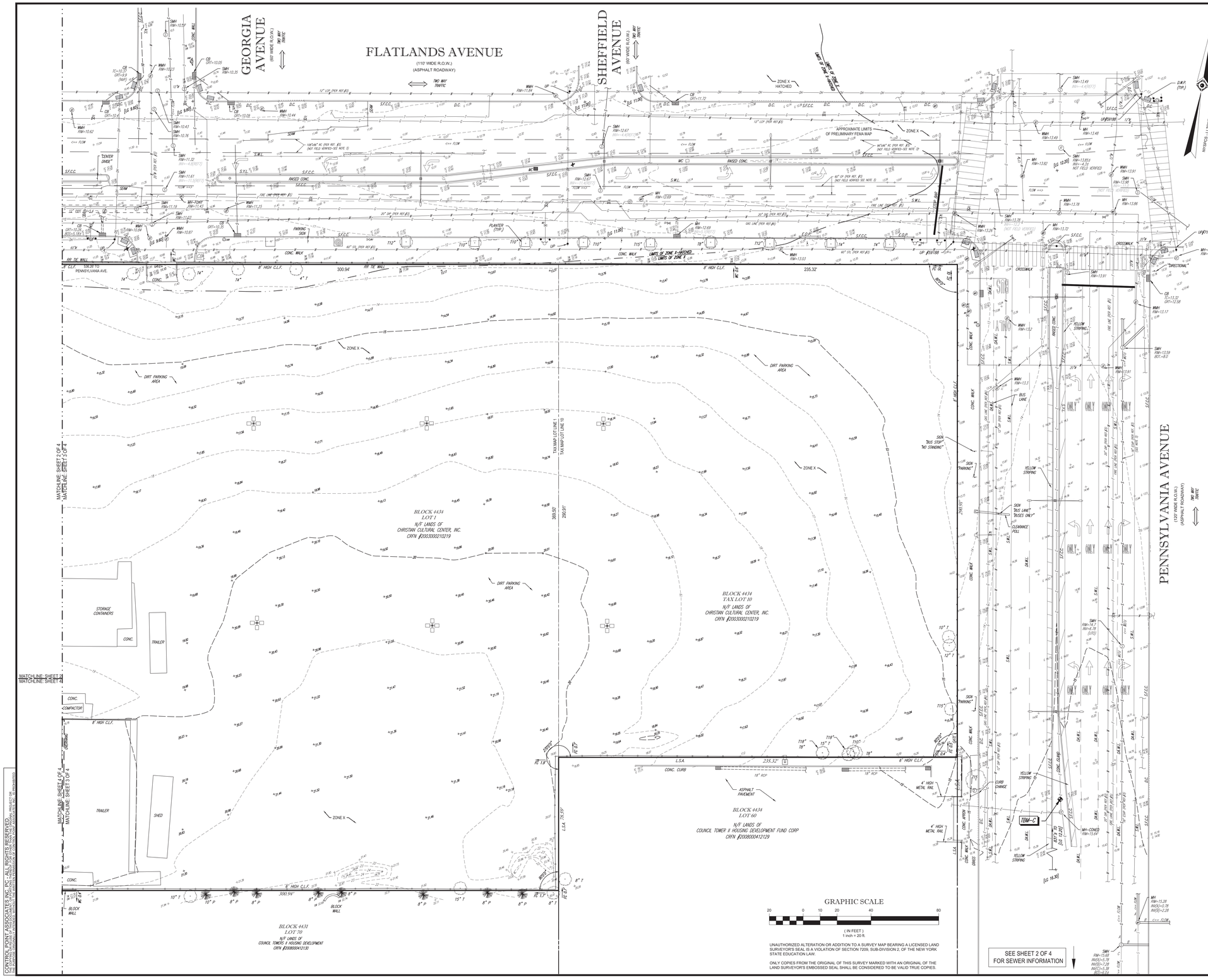
SEAL & SIGNATURE

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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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

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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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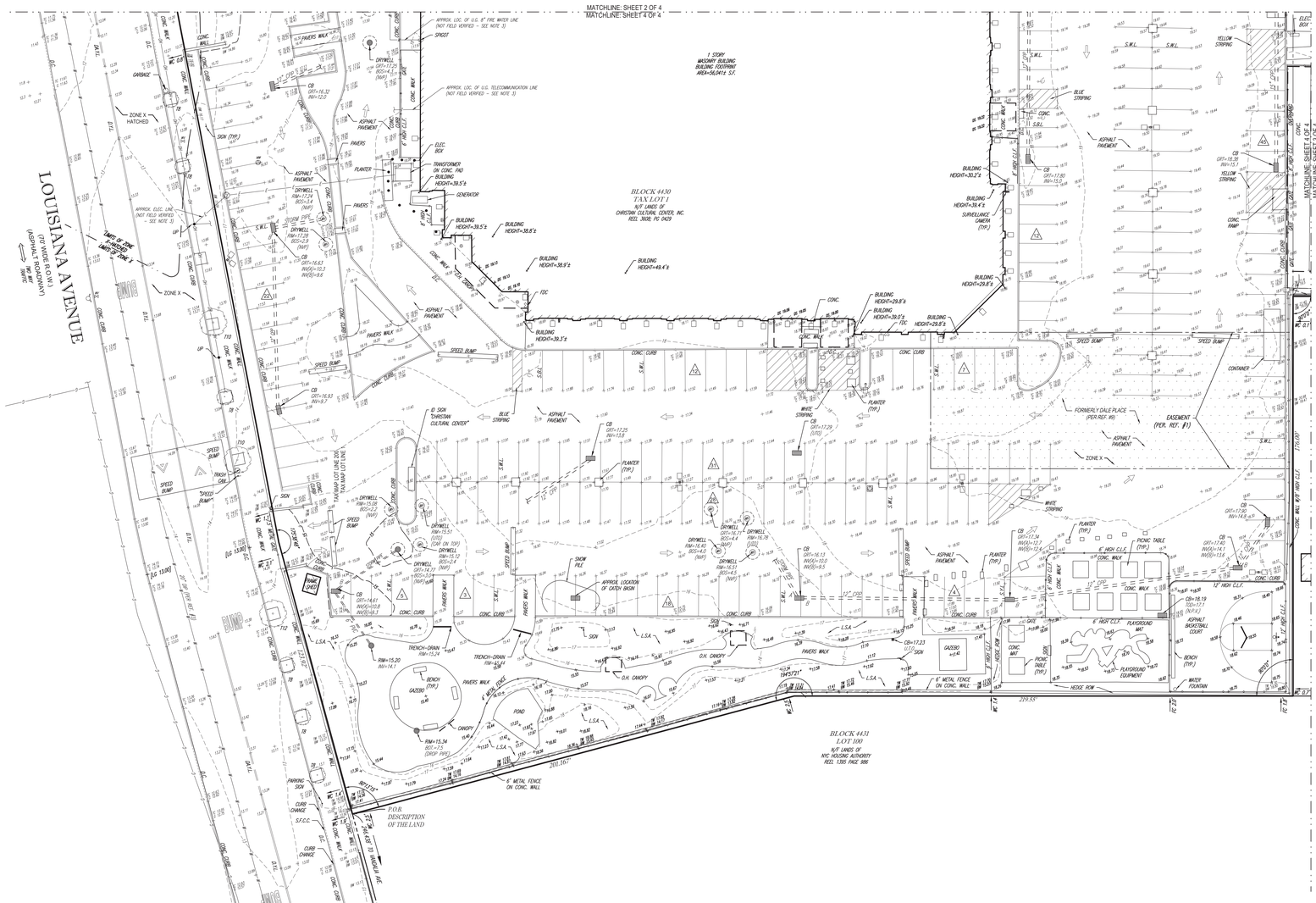
MATCHLINE: SHEET 2 OF 4
MATCHLINE: SHEET 4 OF 4
LOUISIANA AVENUE
(70' WIDE R.O.W.)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
1 STORY MASONRY BUILDING
BUILDING FOOTPRINT
AREA=59,841± S.F.
BLOCK 4430
TAX LOT 1
N/F LANDS OF
CHRISTIAN CULTURAL CENTER, INC.
REEL 3608, PG 0429
BUILDING HEIGHT=39.5'±
BUILDING HEIGHT=38.8'±
BUILDING HEIGHT=38.9'±
BUILDING HEIGHT=49.4'±
BUILDING HEIGHT=30.2'±
BUILDING HEIGHT=39.4'±
BUILDING HEIGHT=29.8'±
BUILDING HEIGHT=39.5'±
BUILDING HEIGHT=29.8'±
BUILDING HEIGHT=39.0'±
BUILDING HEIGHT=29.8'±
BUILDING HEIGHT=29.8'±
SURVEILLANCE CAMERA (TYP.)
ID SIGN "CHRISTIAN CULTURAL CENTER"
FORMERLY DALE PLACE (PER REF. #9)
EASEMENT (PER. REF. #1)
ZONE X
ZONE X HATCHED
SPEED BUMP
CONC. CURB
CONC. WALK
ASPHALT PAVEMENT
PAVERS WALK
PLANTER (TYP.)
BLUE STRIPING
WHITE STRIPING
YELLOW STRIPING
CONDAND
CONC. RAMP
GARAGE
GAZEBO
CANOPY
POND
BENCH (TYP.)
WATER FOUNTAIN
PICNIC TABLE (TYP.)
PLAYGROUND EQUIPMENT
6' HIGH CLF
12' HIGH CLF
HEDGE ROW
6' METAL FENCE ON CONC. WALL
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)
TAX MAP LOT LINE (TYP.)
TAX MAP BLOCK LINE
TBM-A
TBM-B
TBM-C
TBM-D
VANDALIA AVENUE
(72' WIDE R.O.W.)
TWO WAY TRAFFIC
N/F LANDS OF NYC HOUSING AUTHORITY REEL 1393 PAGE 986
BLOCK 4431
LOT 100
P.O.B.
DESCRIPTION
OF THE LAND
201.16'?
219.53'
S/W
CONC. WALL
CONC. CURB
CONC. WALK
PAVERS WALK
SIGN
LSA
TRENCH-DRAIN
O.H. CANOPY
GAZEBO
CANOPY
PARKING SIGN
CURB CHANGE
S.F.C.C.
SNOW PILE
APPROX. LOCATION OF CATCH BASIN
APPROX. LOCATION OF U.G. GAS LINE PER REF. #4
12" CAPPED PIPE
POSSIBLE 12" CONNECTION
FLOW
SEE STORM (SEE NOTE #1)
36" RCP
SEE SANITARY (SEE NOTE #1)
SEE STORM (SEE NOTE #1)
12" CMP
12" RCP
8" VCP
8" PVC
CB-INLET
CB
SMH
DRYWELL
TRANSFORMER ON CONC. PAD
GENERATOR
ELEC. BOX
FDC
ID SIGN
SPIGOT
GARBAGE
SIGN (TYP.)
SPEED BUMP
CONC. WELL
CONC. WALL
CONC. CURB
CONC. WALK
ASPHALT PAVEMENT
PAVERS
PLANTER
DRYWELL RIM=17.24 BOS=13.9 (N/F)
DRYWELL RIM=17.28 BOS=3.9 (N/F)
CB QRT=16.63 INV(S)=10.3 INV(E)=9.6
CB QRT=16.63 INV=9.7
CB QRT=16.32 INV=12.0
DRYWELL RIM=17.29 BOS=4.3 (N/F)
DRYWELL RIM=15.08 BOS=4.2 (N/F)
DRYWELL RIM=15.51 (UTO) (CAN ON TOP)
DRYWELL RIM=15.12 BOS=5.4 (N/F)
DRYWELL QRT=14.73 (TYP.) BOS=3.9 (N/F)
CB QRT=14.61 INV(S)=10.8 INV(E)=9.1
CB QRT=17.25 INV=13.8
DRYWELL RIM=16.14 BOS=4.6 (N/F)
DRYWELL RIM=16.78 (UTO)
DRYWELL RIM=16.51 BOS=4.5 (N/F)
CB QRT=16.13 INV(S)=10.0 INV(E)=9.5
CB QRT=17.29 (UTO)
CB QRT=17.14 INV(S)=12.7 INV(E)=12.4
CB QRT=17.42 INV(S)=14.7 INV(E)=13.6
CB QRT=17.50 INV=14.8
CB QRT=17.77 INV=14.9
CB=18.19 TOG=17.1 (N.F.V.)
CB QRT=18.39 INV=15.1
CB QRT=17.80 INV=15.0
CB=17.23 U.T.O.
GAS
TRENCH-DRAIN RIM=15.74
RIM=15.20 INV=14.1
RIM=15.34 BOT=7.5 (CANOPY DRN.)
TRENCH-DRAIN RIM=15.14
CB QRT=11.28 BOS=8.1± (FILLED W/SNOW) (N/F)
CB QRT=11.52 BOS=7.5±
SMH RIM=11.91 INV=+/-0.5
SMH RIM=11.61 INV=+/-10.2
CB QRT=11.27 TOG=10.4±
CB QRT=10.6 BOS=7.9± (FMC) (N/F)
CB-INLET QRT=11.43 INV=4.4 (TILED)
TBM-B
TBM-D
N43°31'07"E
N47°31'07"
TBM-A
TBM-C
FLOW
FLOW
FLOW

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	10 ft	CCC: NA			*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**
		Pennsylvania Avenue			Building 1: 5.5 ft - 15.5 ft * Building 2: 0 ft *		
		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	15 ft	CCC: NA			
		Louisiana Avenue			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: 15 stories * Building 2: 13 stories Building 3: 14 stories * Building 4: 12 stories Building 5: 14 stories * Building 6: 14 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.

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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

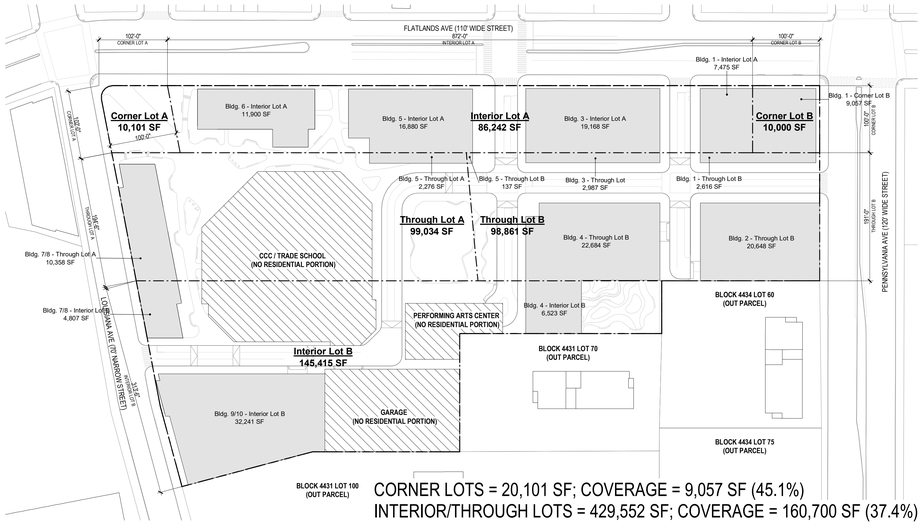
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
LSGD Zoning Analysis

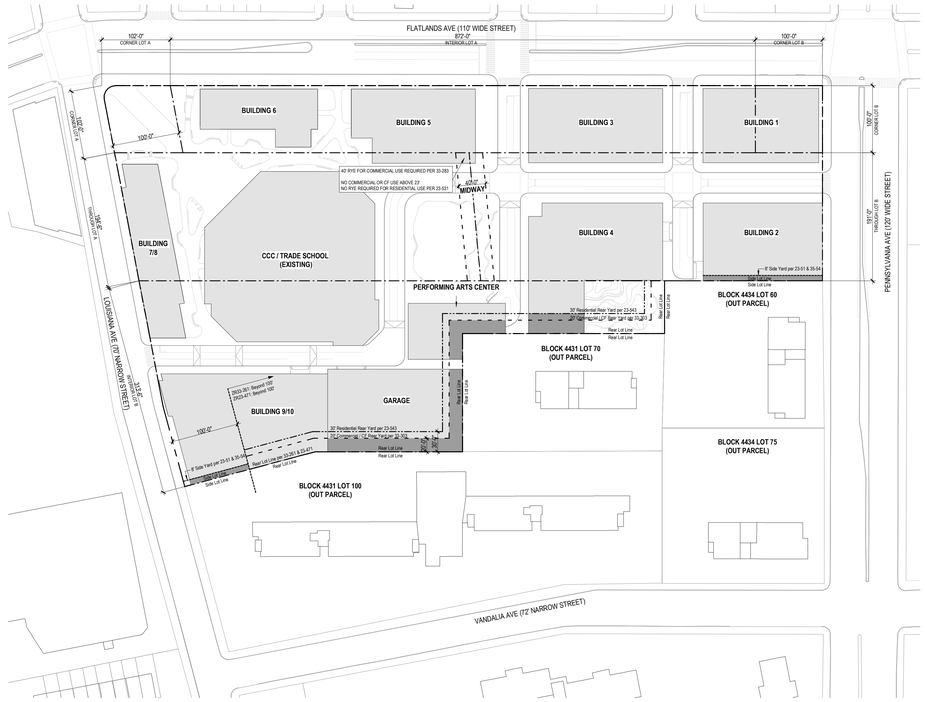
REGISTERED ARCHITECT
CHRISTIAN CHARLES PHILBIN
027980
STATE OF NEW YORK

Date: 05/09/22
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
- 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.
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.

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Key Plan

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12020 Flatlands Ave, Brooklyn, NY 11207

Client
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432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
LSGD Zoning Diagram

REGISTERED ARCHITECT — GIANNA CHARLES-ANDERSON — 037940 — STATE OF NEW YORK

Date: 05/09/22
Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
Z-021.00



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

GENERAL NOTES

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12. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

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
- 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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Land Use Attorney
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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
Overall Large Scale Site Plan

REGISTERED ARCHITECT — 027965-1 — STATE OF NEW YORK

Date:	05/09/22
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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- 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
- EXISTING TREE & TREE PIT
- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
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- PROPOSED SEATING
- PROPOSED MOVABLE SEATING

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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

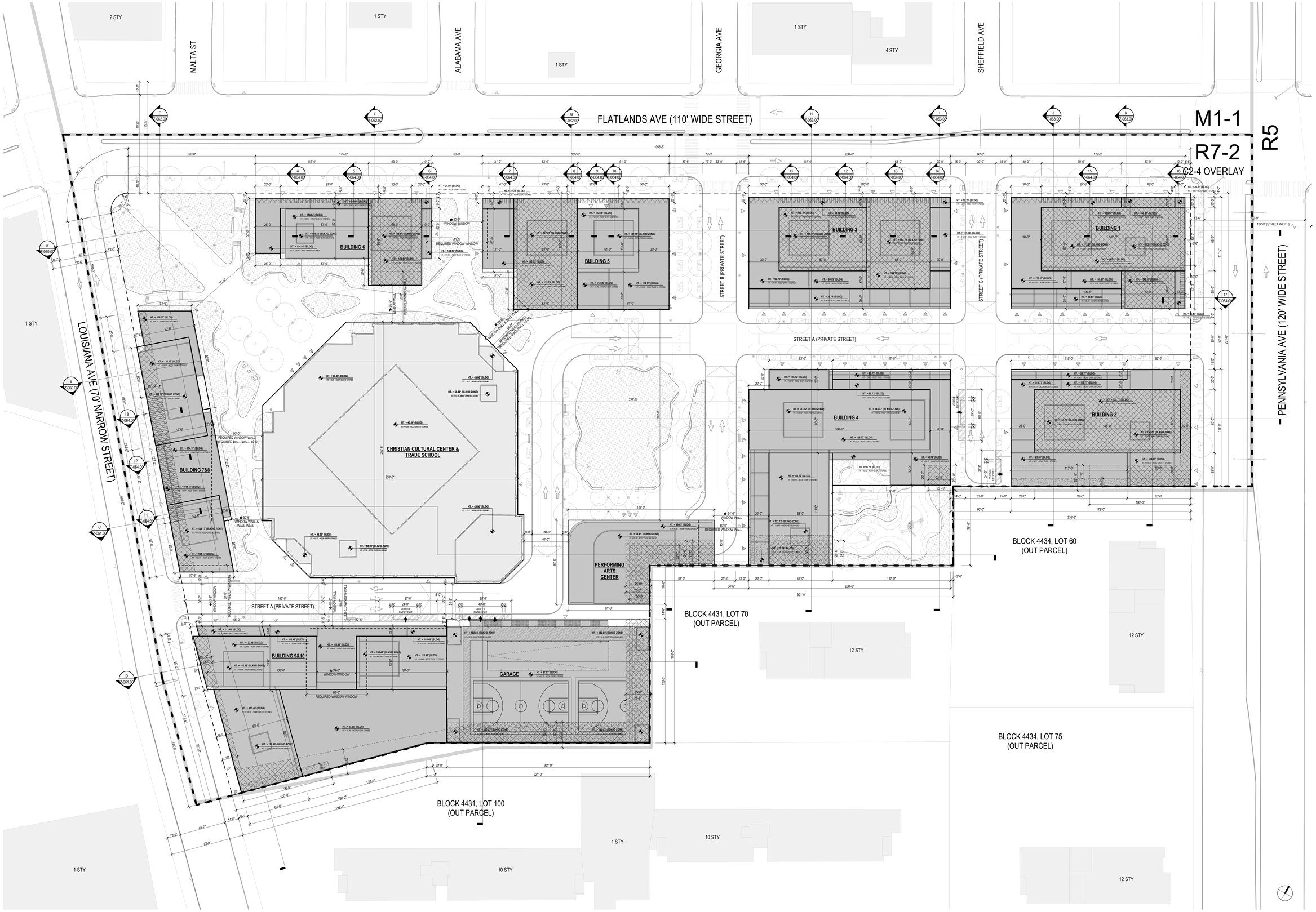
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
Ground Floor Plan

REGISTERED ARCHITECT — CHRISTIAN CHARLES GUTTRIDGE — 027665 — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	Z-040.00



1 WAIVER PLAN

1" = 30'-0"

GENERAL NOTES

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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
- 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
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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)

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Land Use Attorney
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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

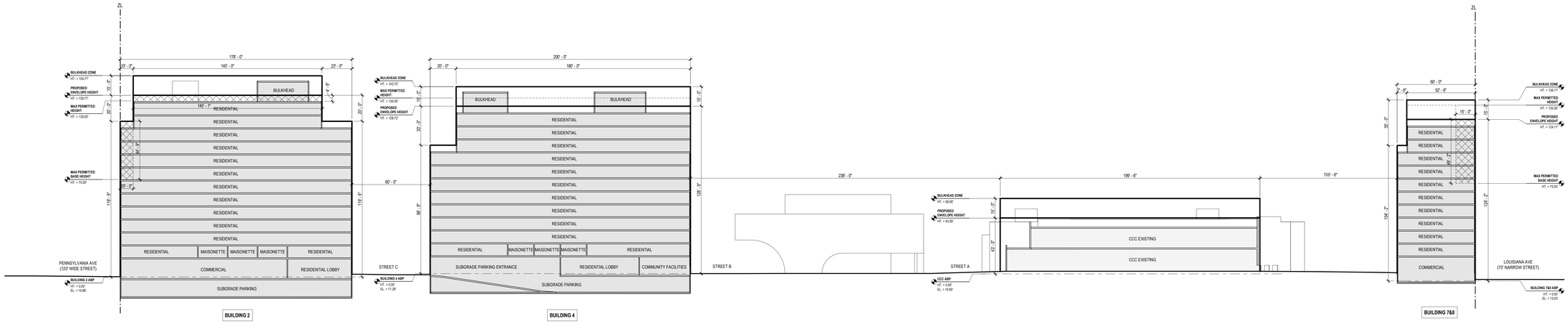
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2500

Drawing Title
Waiver Plan

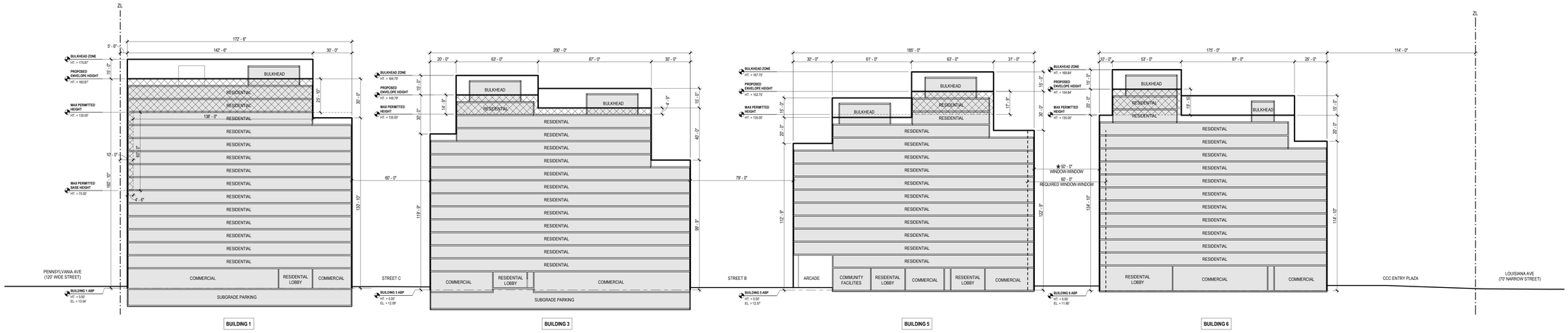
REGISTERED ARCHITECT — OCTAVIO CHAGOYAN-JURADO — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-050.00**



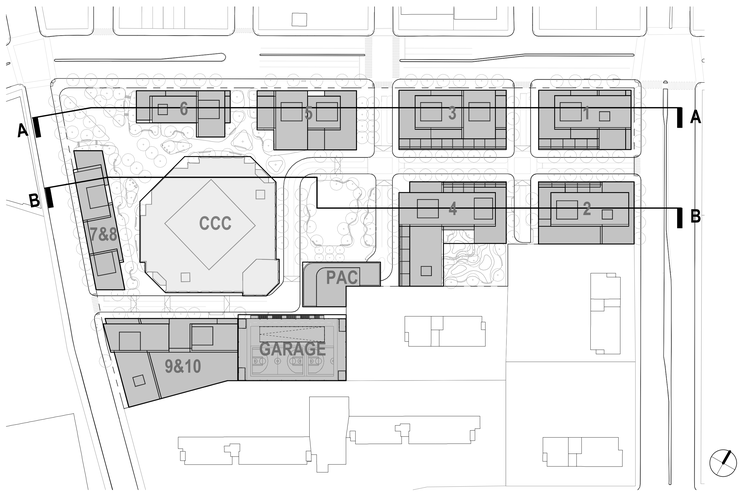
B ZONING SECTION B

1" = 30'-0"



A ZONING SECTION A

1" = 30'-0"



KEY PLAN

SCALE: N.T.S.

GENERAL NOTES

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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)
- REQUIRED HEIGHT AND SETBACK WAIVER AREA PURSUANT TO ZR 74-743(A)(2)
- REQUIRED YARD WAIVER AREA PURSUANT TO ZR 74-743(A)(2)
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New York, NY 10004
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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

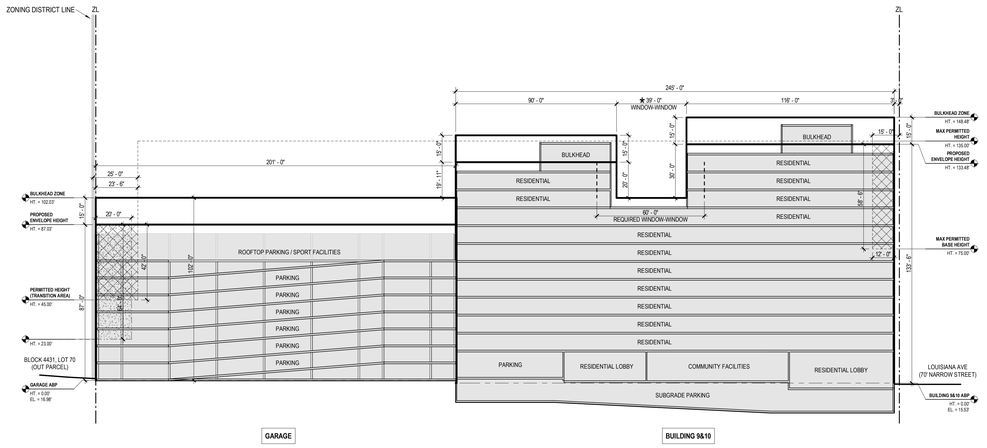
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

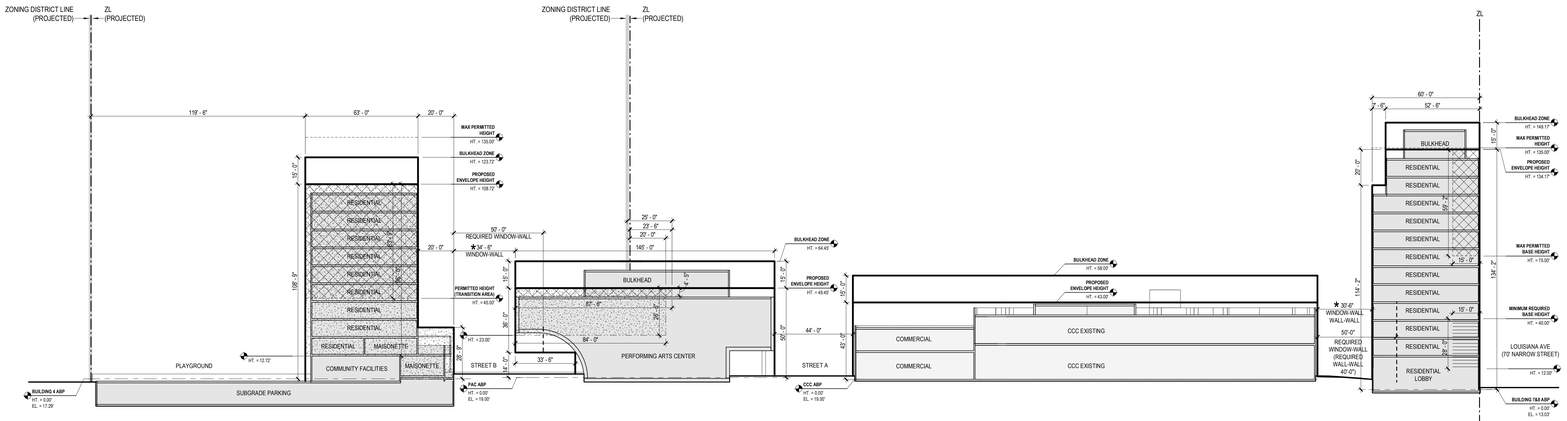
Drawing Title
Zoning Section

REGISTERED ARCHITECT — CHRISTOPHER MARC CHADWICK — 029784 — STATE OF NEW YORK

Date:	05/09/22
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
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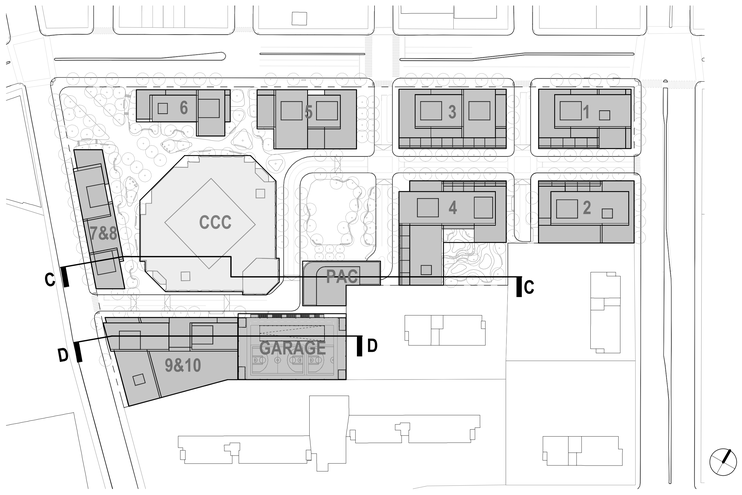

KEY PLAN
SCALE: N.T.S.

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Land Use Attorney
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One New York Plaza
New York, NY 10004
212 859 8602

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

Key Plan

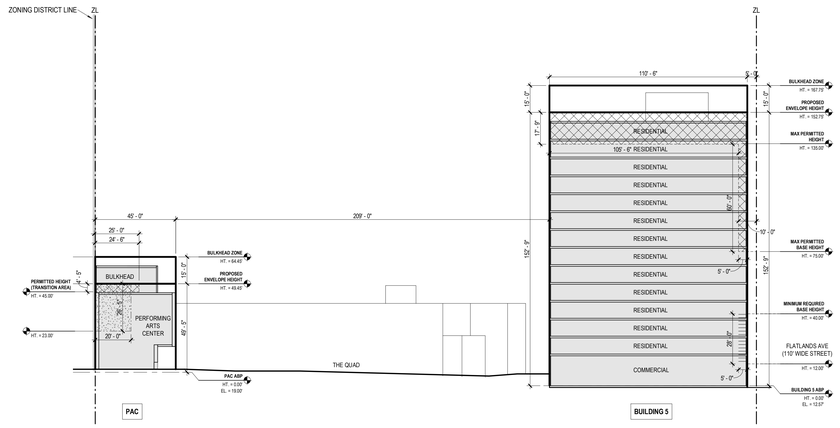
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
Zoning Section

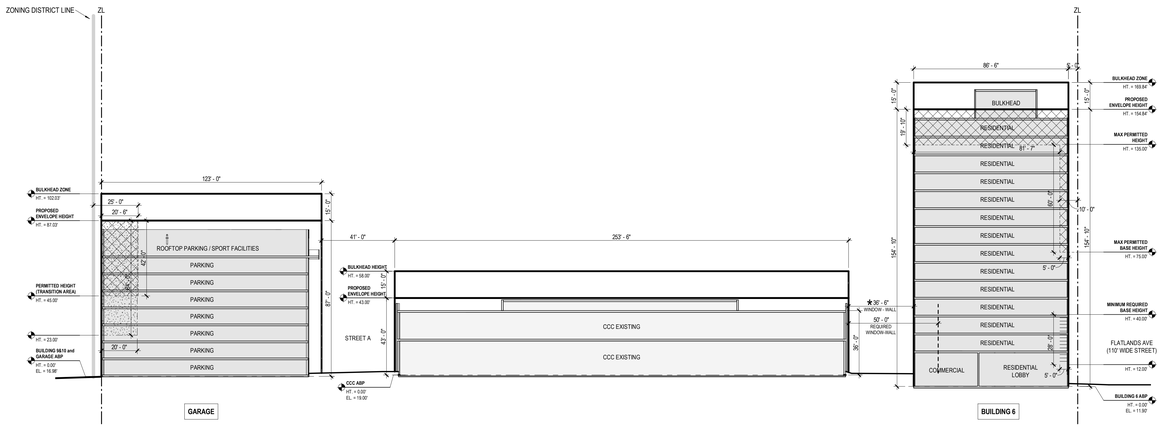
REGISTERED ARCHITECT — JOSEPH CHARLES PAU — 027660-1 — STATE OF NEW YORK

Date: 05/09/22
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

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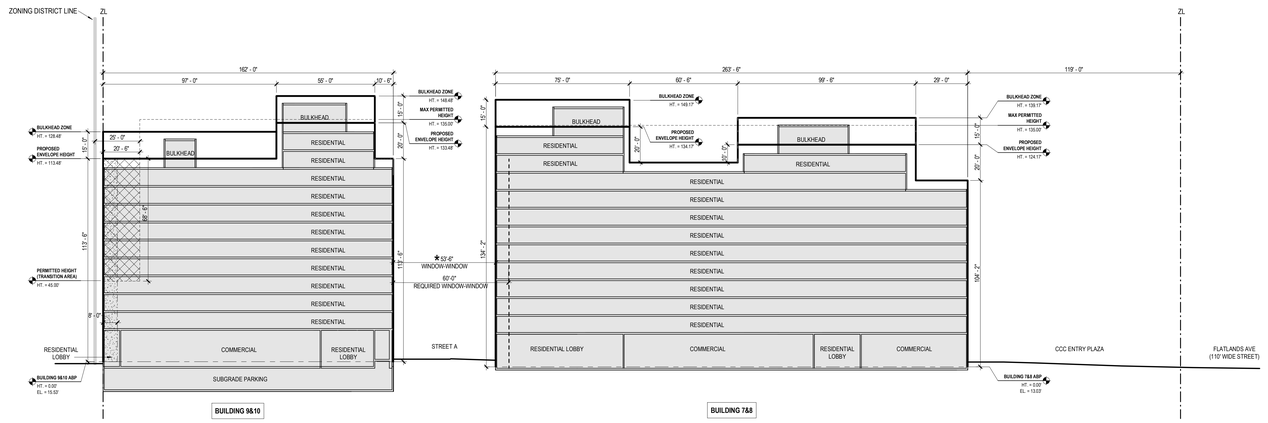

E ZONING SECTION E

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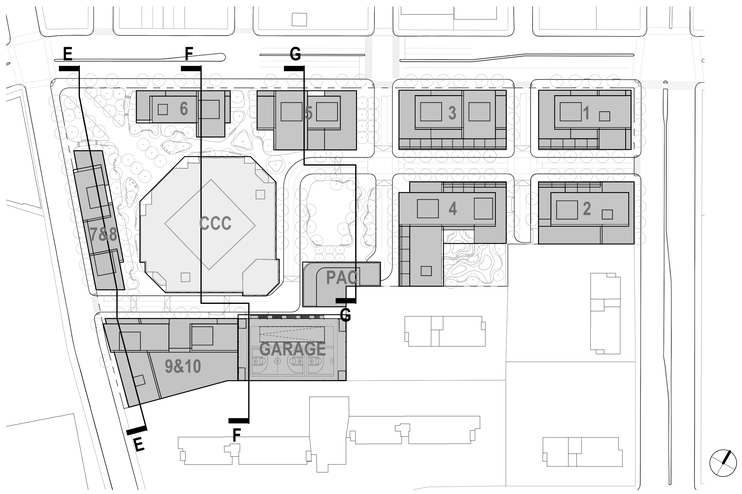

KEY PLAN

SCALE: N.T.S.

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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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- ZONING DISTRICT LINE
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- ADJUSTED BASE PLANE
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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

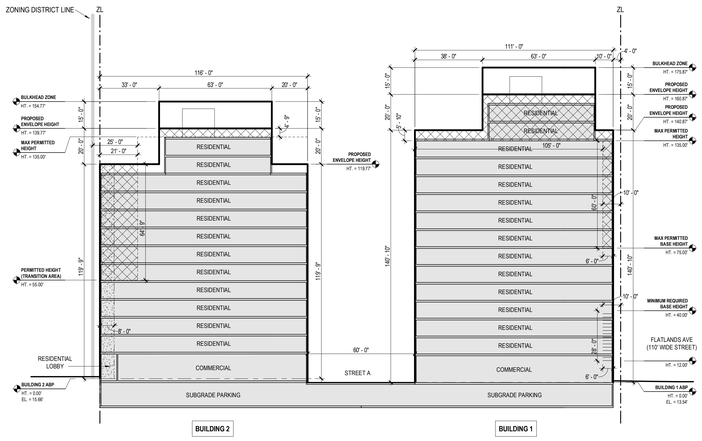
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

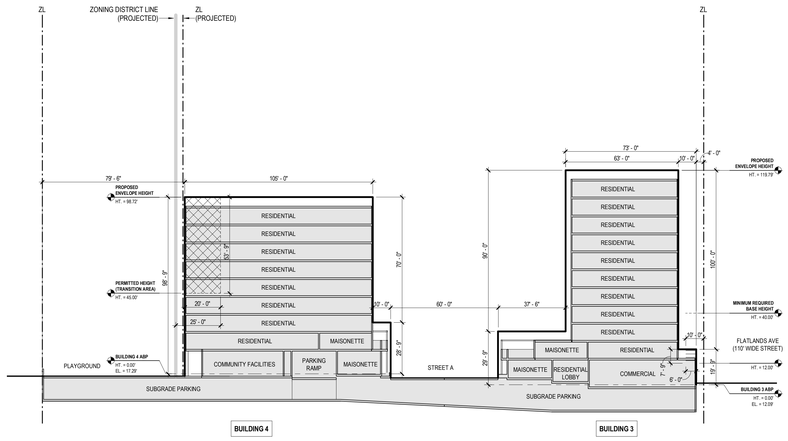
Drawing Title
Zoning Section

REGISTERED ARCHITECT — JONATHAN CHARLES PITT — 027946 — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-062.00**



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



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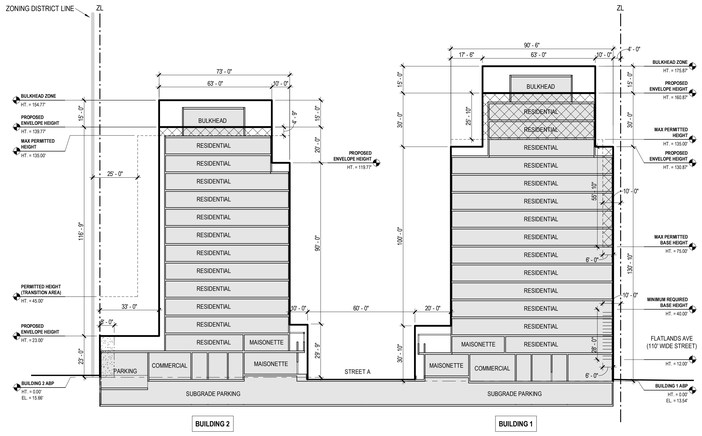

J ZONING SECTION J
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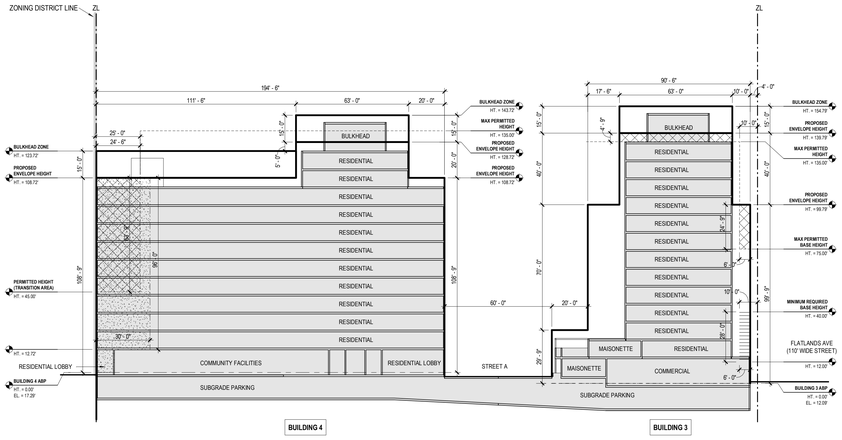

H ZONING SECTION H
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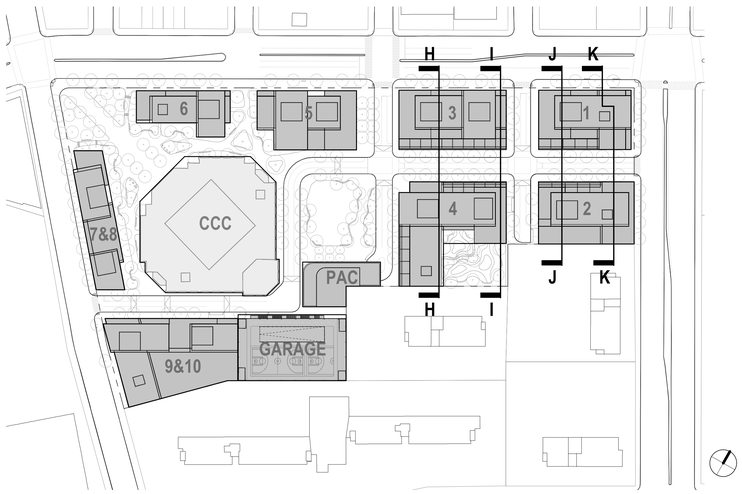

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Key Plan

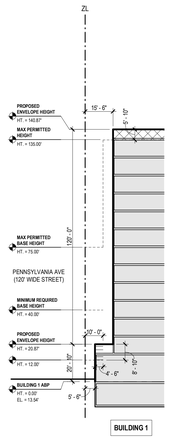
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
Zoning Section

REGISTERED ARCHITECT — CHRISTIAN CHARENTUS — 027440 — STATE OF NEW YORK

Date: 05/09/22
Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
Z-063.00



17 ZONING SECTION 17
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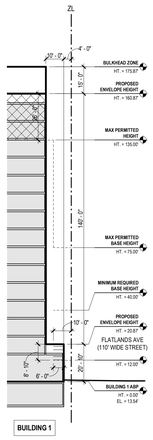

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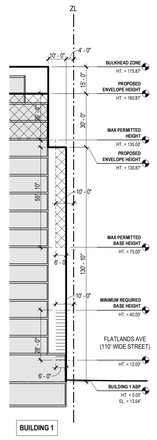

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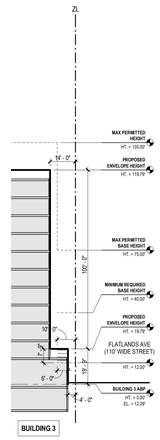

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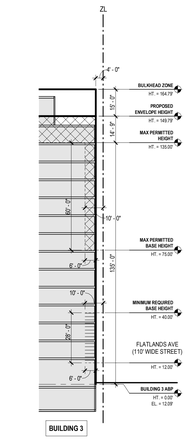

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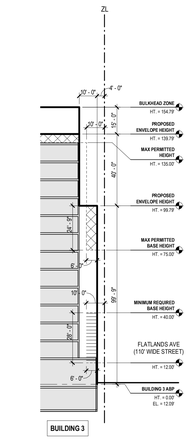

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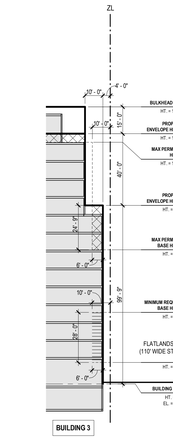

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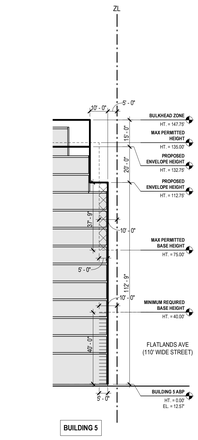

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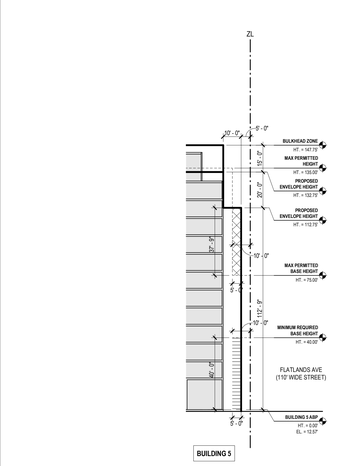

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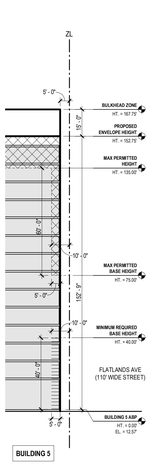

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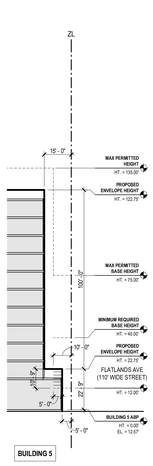

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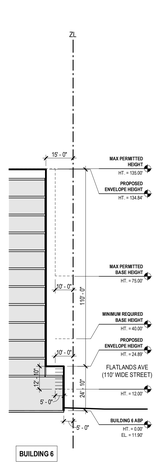

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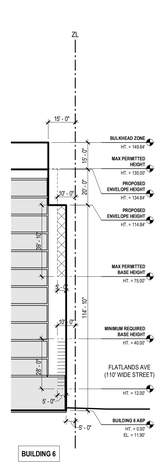

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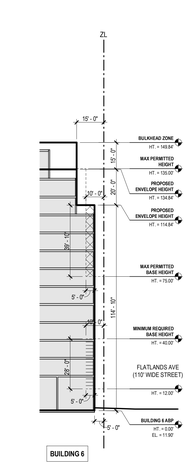

4 ZONING SECTION 4
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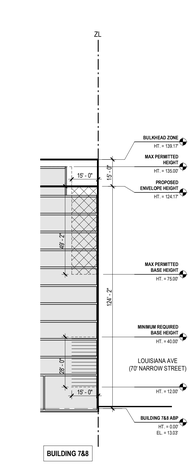

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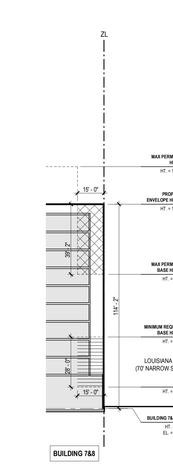

2 ZONING SECTION 2
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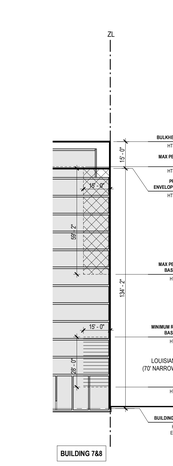

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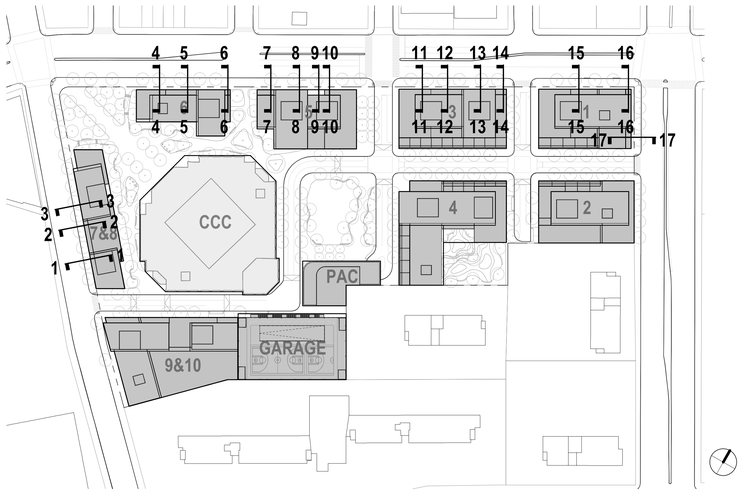

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212 859 8602

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

Key Plan

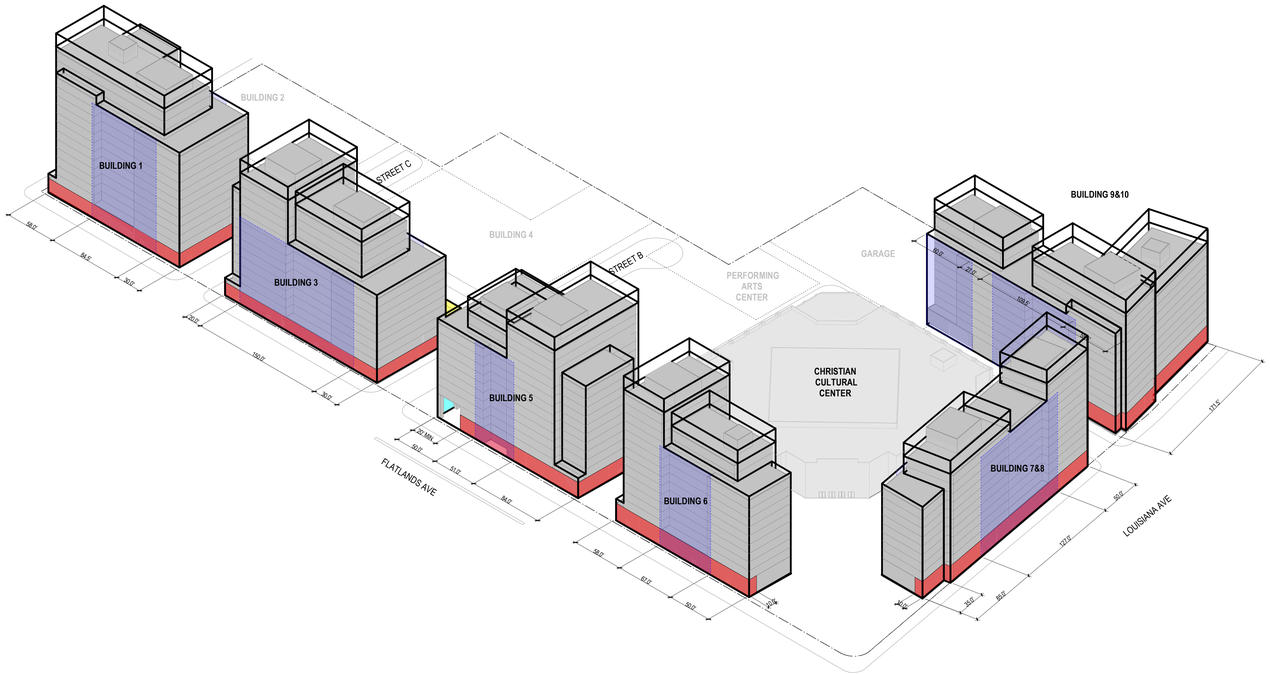
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

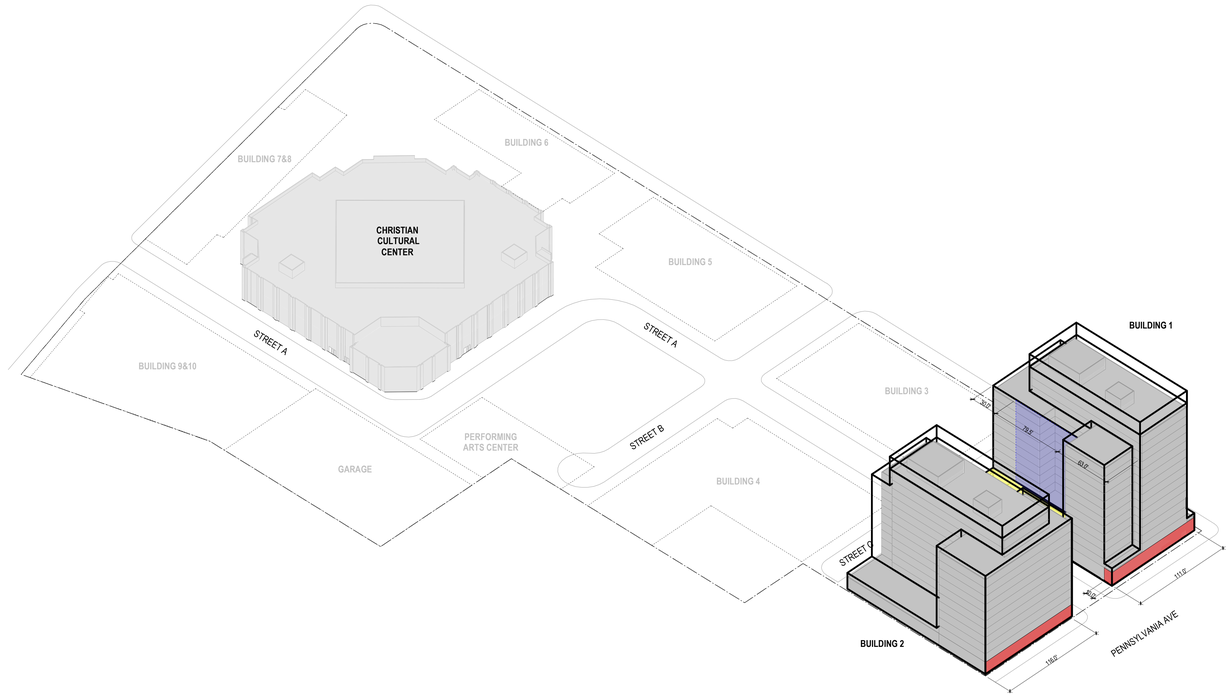
Drawing Title
Zoning Section - Street Frontages

REGISTERED ARCHITECT — JOSHUA CHARLESWORTH — 037460-1 — STATE OF NEW YORK

Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-064.00**



2 AXONOMETRIC - FLATLANDS AND LOUISIANA AVE FRONTAGE



1 AXONOMETRIC - PENNSYLVANIA AVE FRONTAGE

GENERAL NOTES

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RECESS: WITHIN THE AREA INDICATED, AT LEAST 30 FEET OF THE LENGTH OF BUILDING WALLS SHALL SET BACK TO A MINIMUM DEPTH OF FIVE FEET AT A HEIGHT NO HIGHER THAN THE ROOF OF THE SECOND FLOOR AND EXTEND VERTICALLY FOR THE FULL HEIGHT OF THE BUILDING PORTION.

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LEGEND

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

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Key Plan

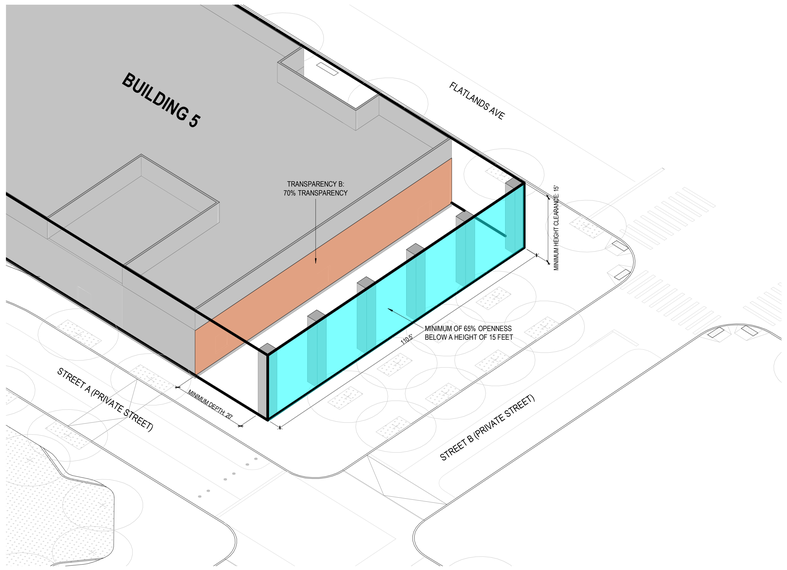
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

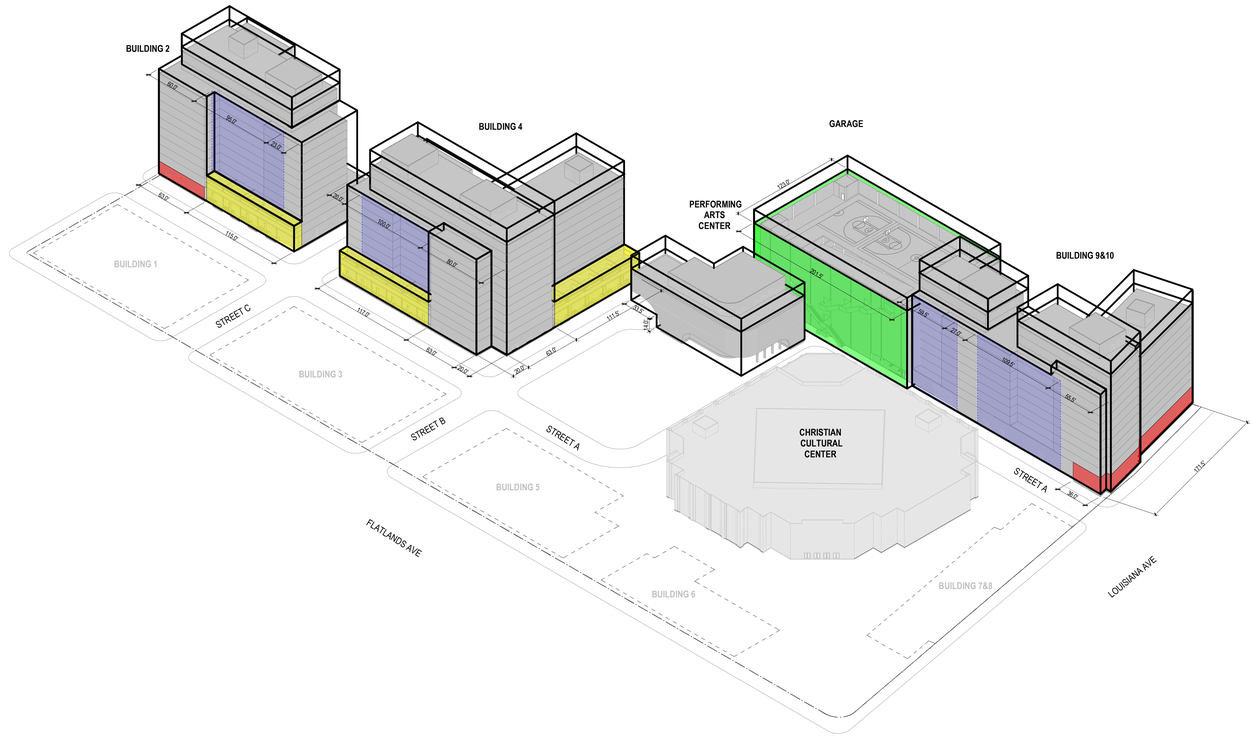
Drawing Title
Urban Design Notes

REGISTERED ARCHITECT — JOSHUA CHAPPARONE — 037940-1 — STATE OF NEW YORK

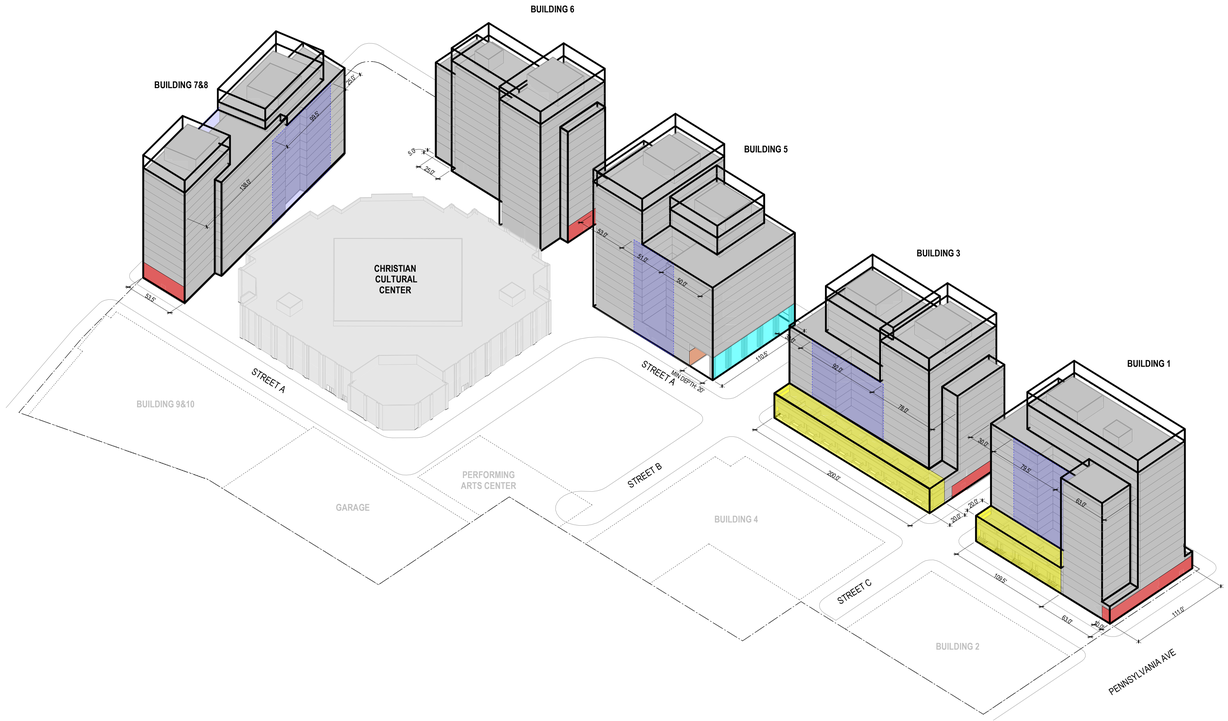
Date:	05/09/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-070.00**



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

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Land Use Attorney
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One New York Plaza
New York, NY 10004
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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

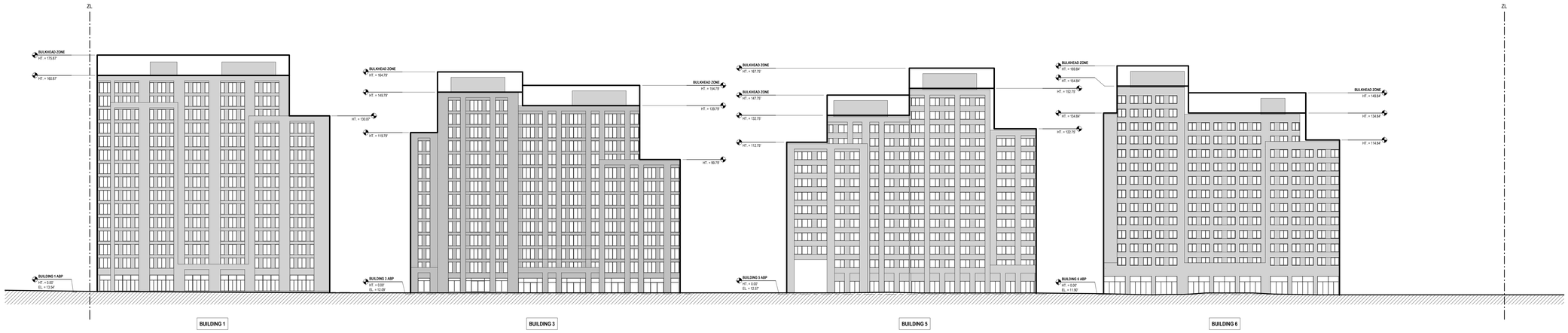
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
Urban Design Notes

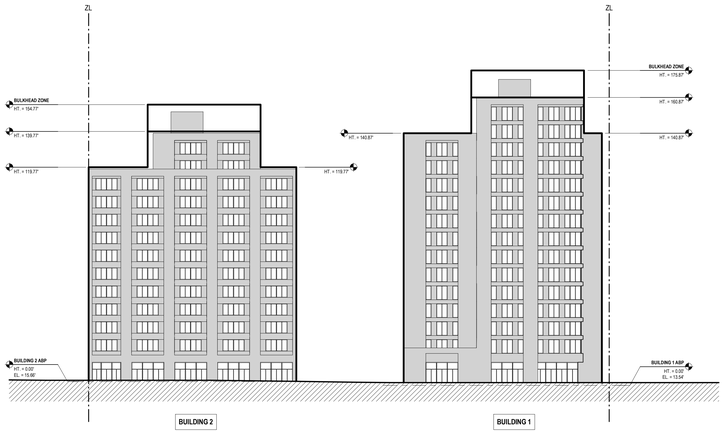
REGISTERED ARCHITECT — BENJAMIN CHARDOMMY — 027945 — STATE OF NEW YORK

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



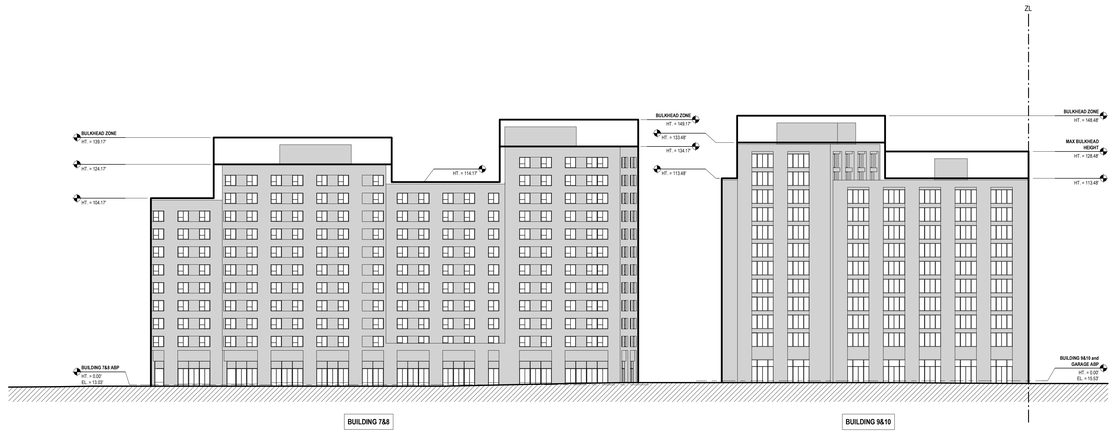
3 ILLUSTRATIVE ELEVATION - FLATLANDS AVE

1" = 30'-0"



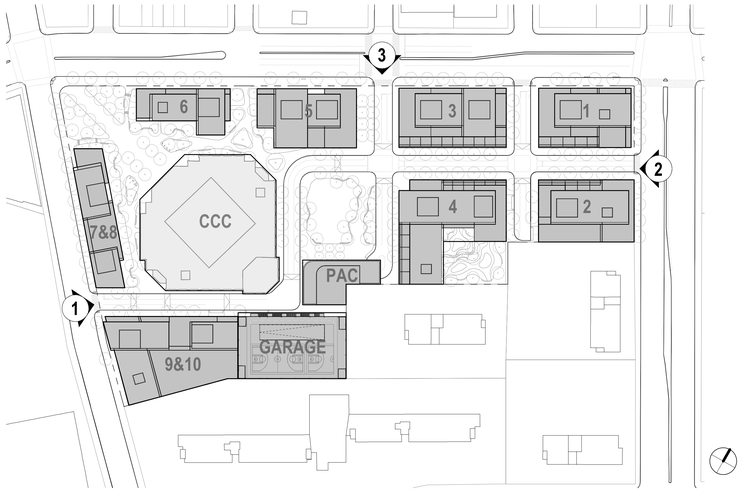
2 ILLUSTRATIVE ELEVATION - PENNSYLVANIA AVE

1" = 30'-0"



1 ILLUSTRATIVE ELEVATION - LOUISIANA AVE

1" = 30'-0"



KEY PLAN

SCALE: N.T.S.

GENERAL NOTES

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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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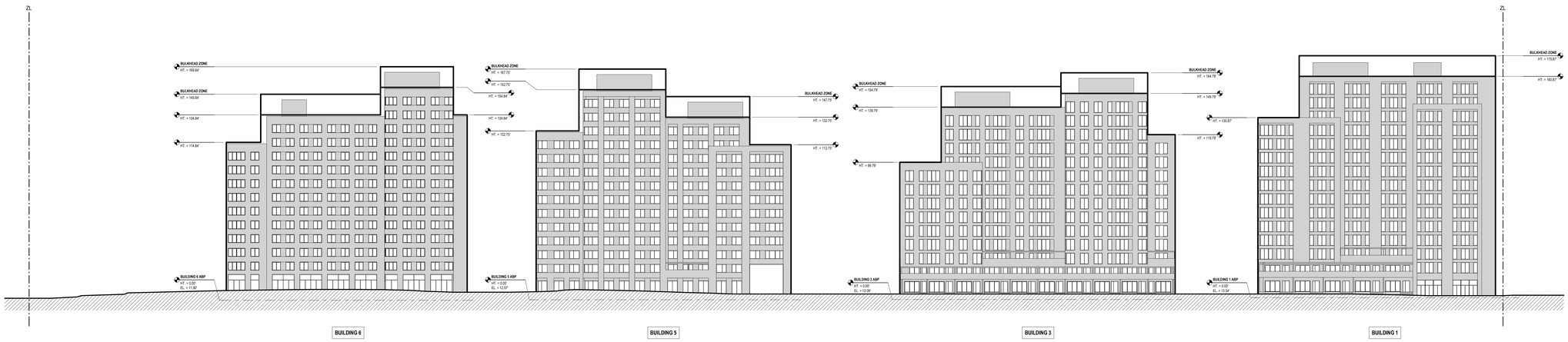
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
Illustrative Building Elevation

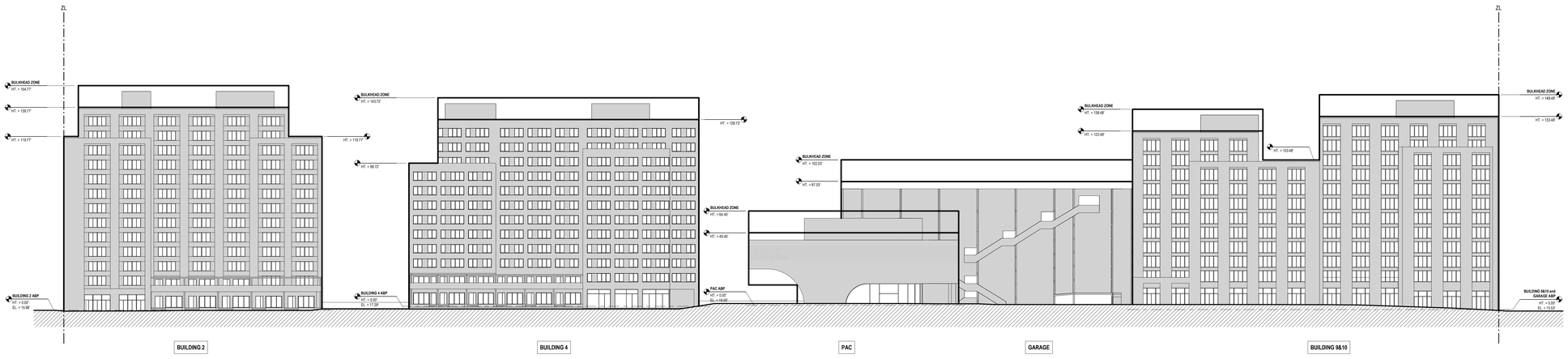
REGISTERED ARCHITECT — CHRISTIAN CHARLES HUTT — 027960 — STATE OF NEW YORK

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



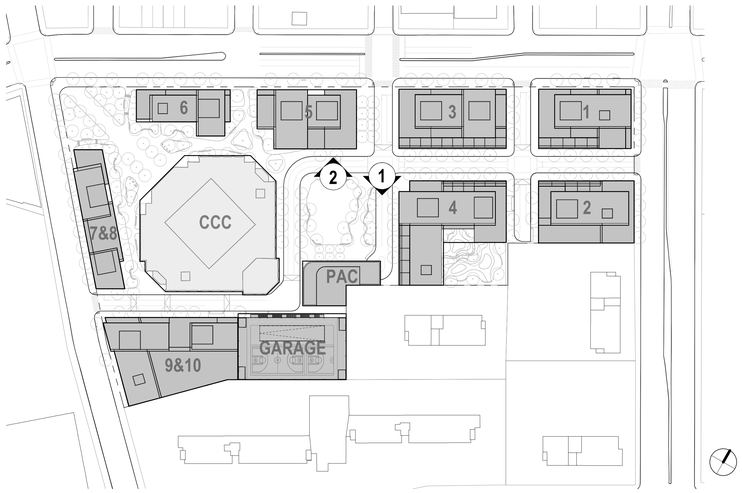
2 ILLUSTRATIVE ELEVATION - STREET A NORTH

1" = 30'-0"



1 ILLUSTRATIVE ELEVATION - STREET A SOUTH

1" = 30'-0"



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- ADJUSTED BASE PLANE
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Structural Engineer
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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

Key Plan

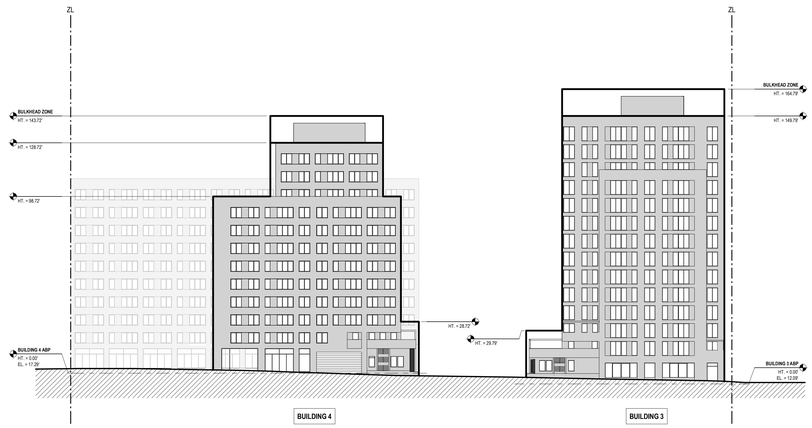
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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**



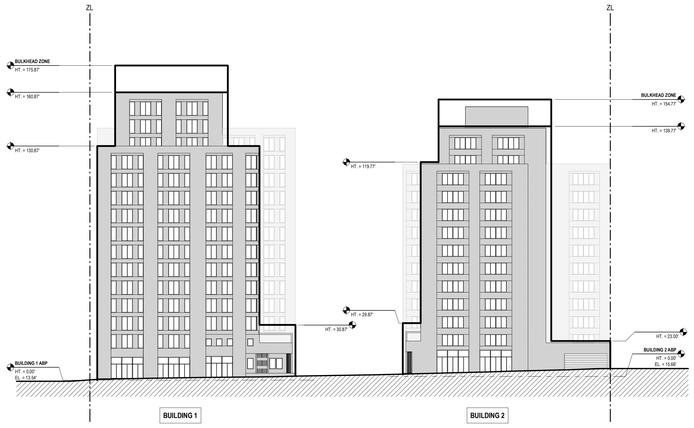
4 ILLUSTRATIVE ELEVATION - STREET C WEST

1" = 30'-0"



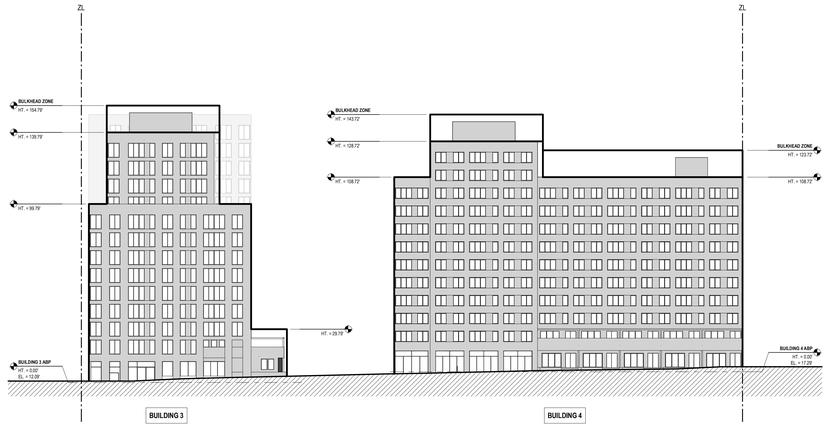
2 ILLUSTRATIVE ELEVATION - STREET B WEST

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

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

Key Plan

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12020 Flatlands Ave, Brooklyn, NY 11207

Client
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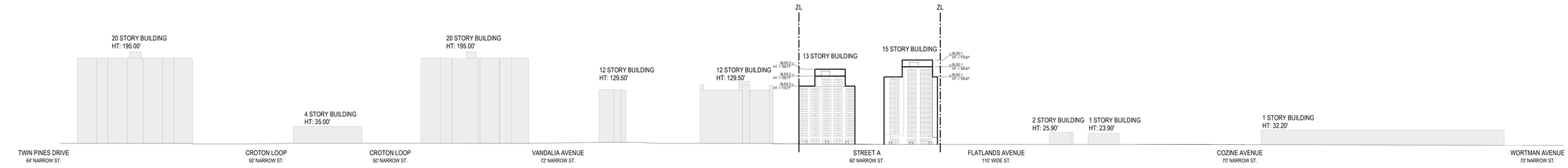
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Illustrative Building Elevation

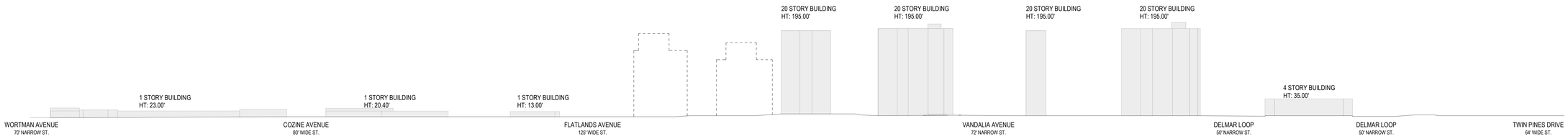
REGISTERED ARCHITECT — JOSHUA BEN-CHAIM — 037184-1 — STATE OF NEW YORK

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



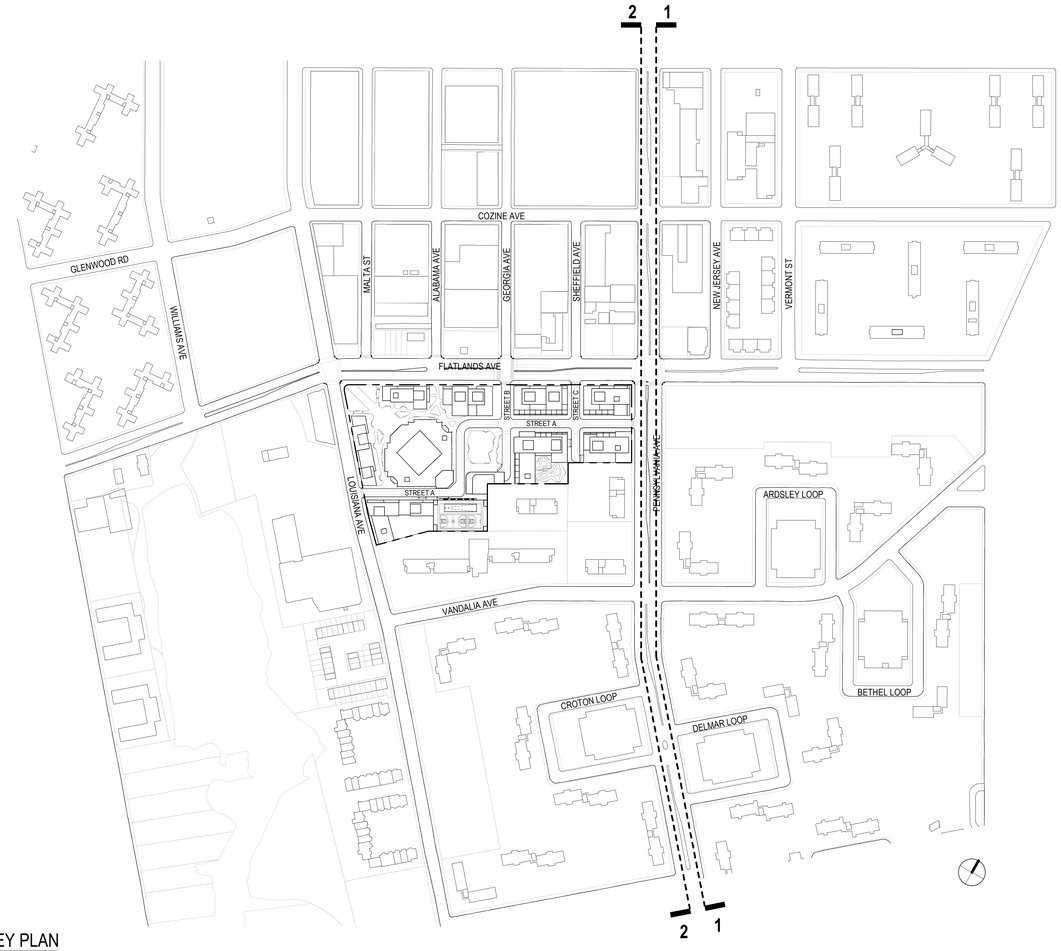
2 PENNSYLVANIA AVENUE - WEST ELEVATION

1" = 80'-0"



1 PENNSYLVANIA AVENUE - EAST ELEVATION

1" = 80'-0"



KEY PLAN

SCALE: N.T.S.

GENERAL NOTES

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LEGEND

- ZONING LOT LINE (ZL)
- 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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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

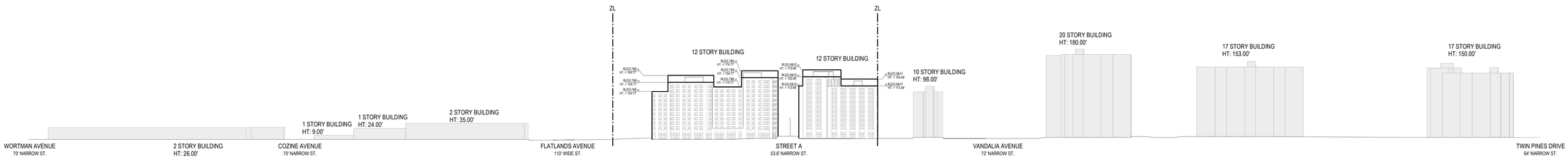
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
Neighborhood Character Diagram - Pennsylvania Ave

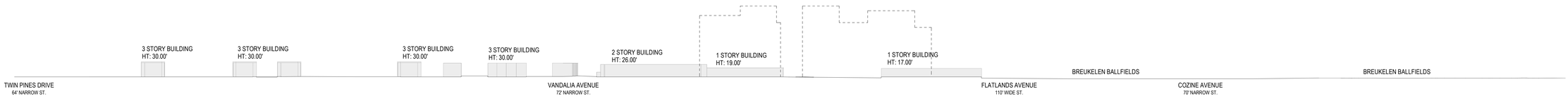
REGISTERED ARCHITECT — CHRISTIAN CHARLES HARTZ — 027194 — STATE OF NEW YORK

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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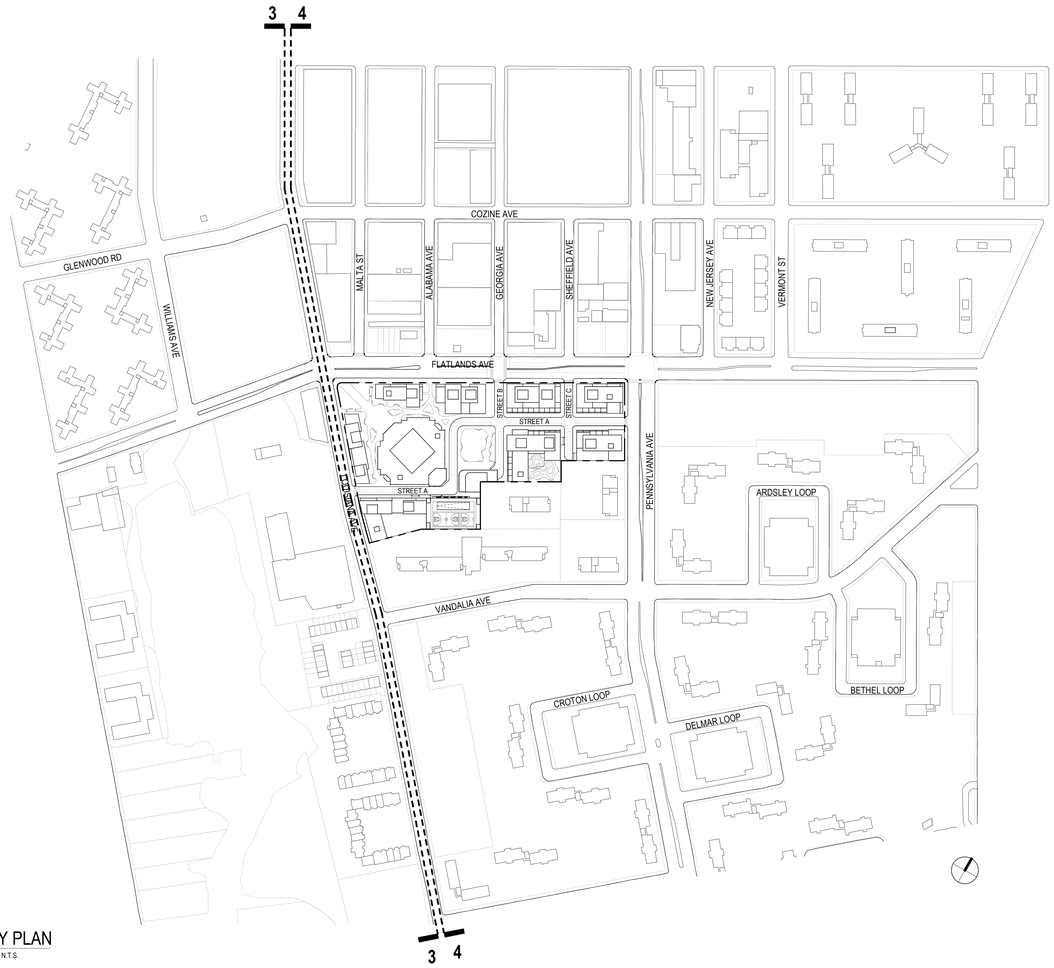

KEY PLAN

SCALE: N.T.S.

GENERAL NOTES

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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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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

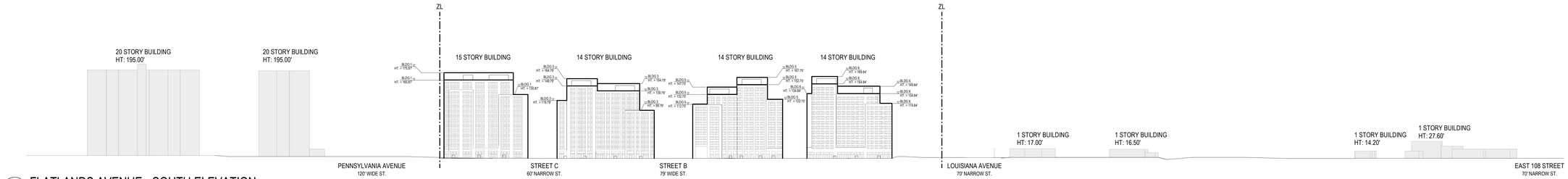
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
Neighborhood Character Diagram - Louisiana Ave

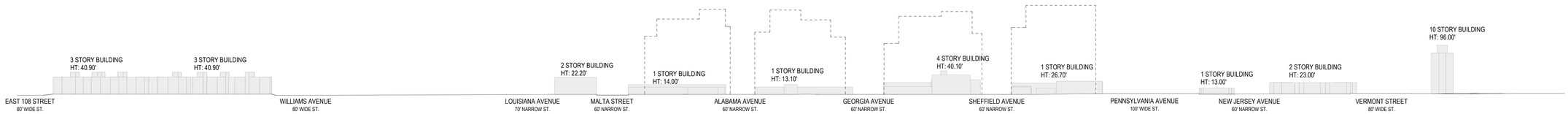
REGISTERED ARCHITECT — MEGHANN CHARDONNAY — 037940 — STATE OF NEW YORK

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



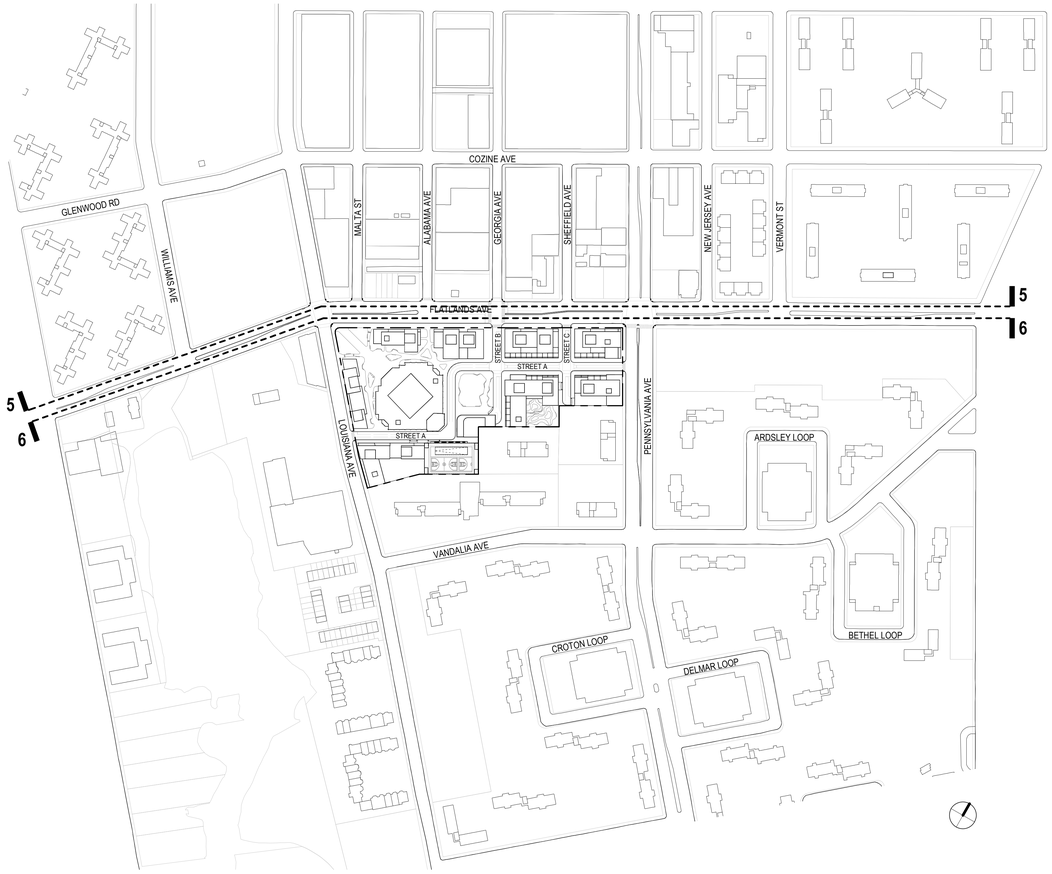
6 FLATLANDS AVENUE - SOUTH ELEVATION

1" = 80'-0"



5 FLATLANDS AVENUE - NORTH ELEVATION

1" = 80'-0"



KEY PLAN

SCALE: N.T.S.

GENERAL NOTES

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LEGEND

- ZONING LOT LINE (ZL)
- 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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Key Plan

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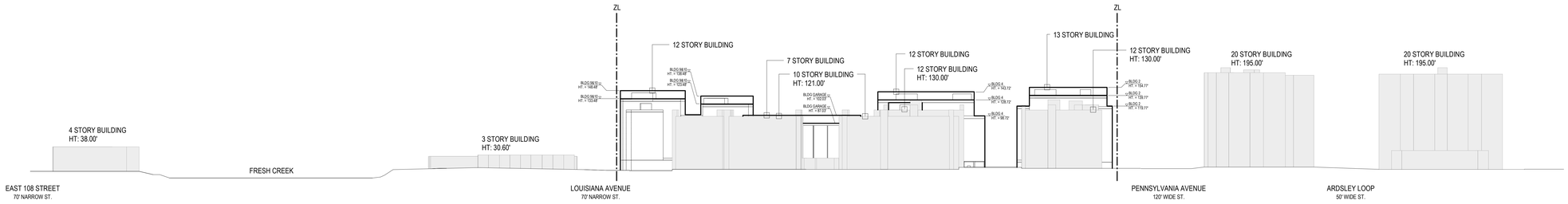
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Neighborhood Character Diagram - Flatlands Ave

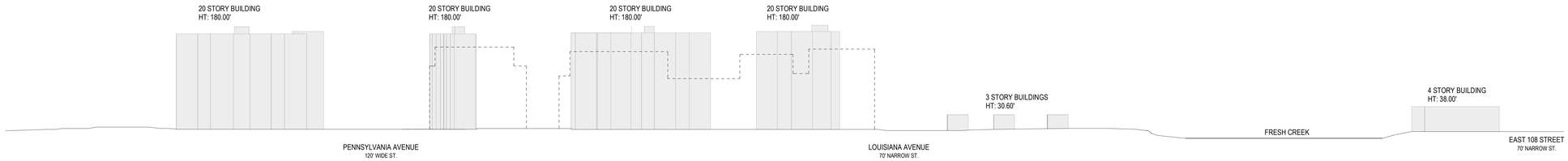
REGISTERED ARCHITECT — HOWARD CHARTERSON — 19001 — STATE OF NEW YORK

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



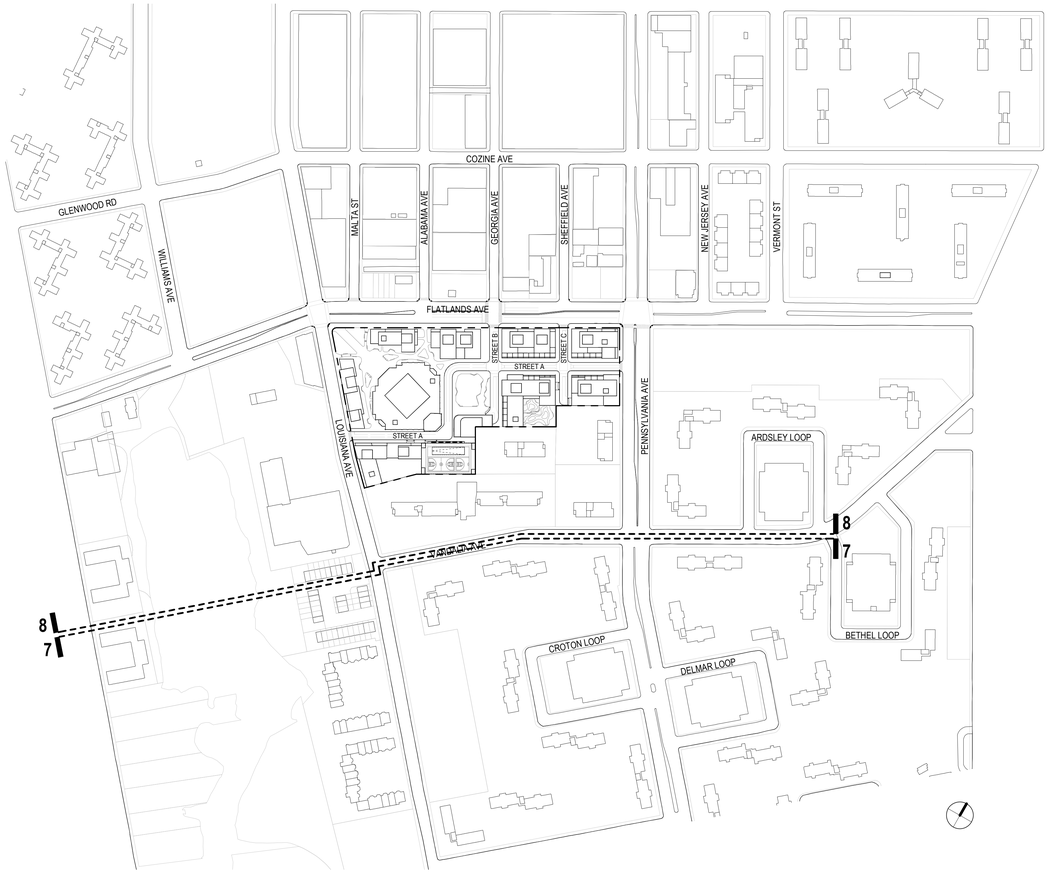
8 VANDALIA STREET - NORTH ELEVATION

1" = 80'-0"



7 VANDALIA STREET - SOUTH ELEVATION

1" = 80'-0"



KEY PLAN

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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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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

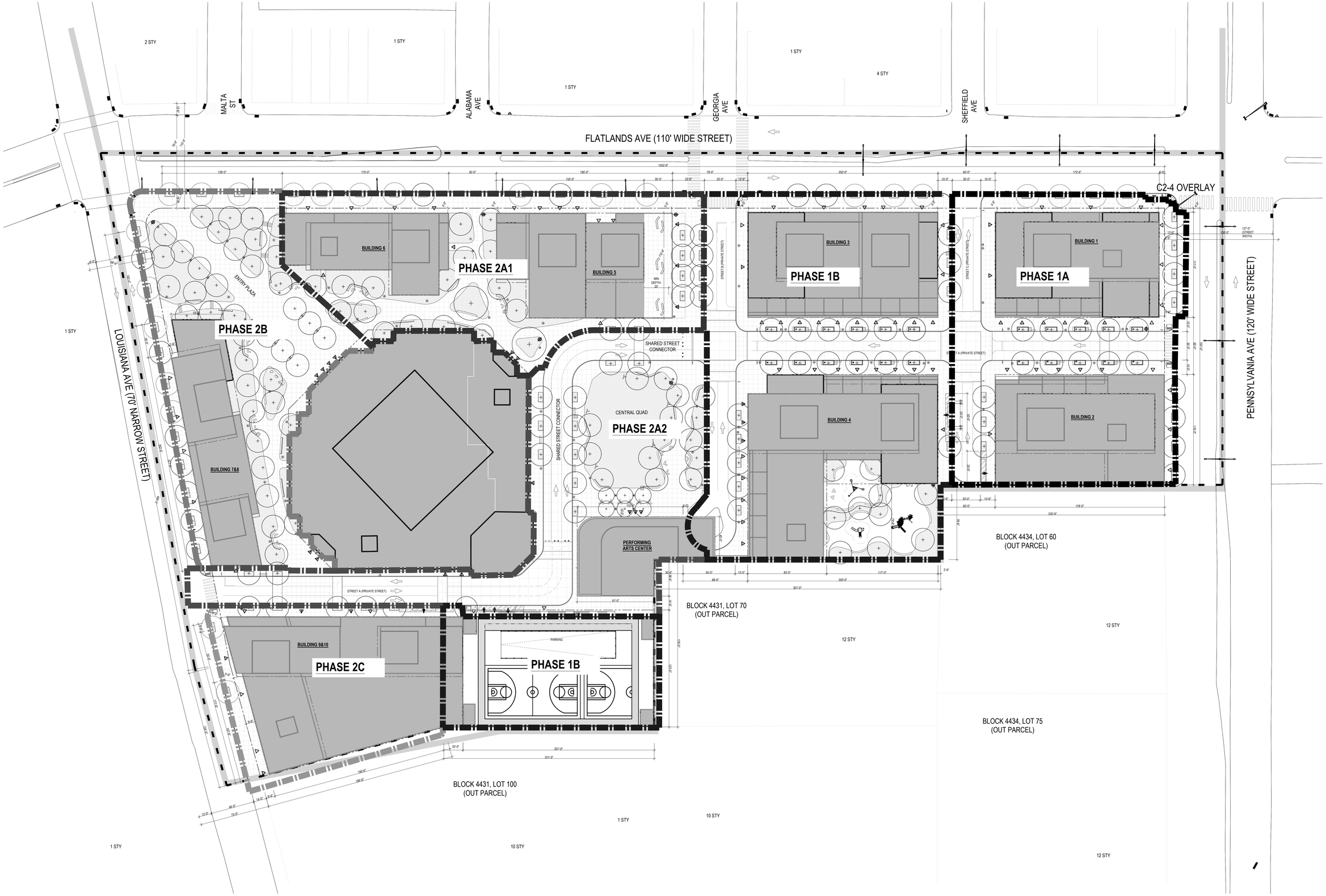
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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 OVERALL LANDSCAPE & PHASING PLAN

SCALE: 1/32"=1'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING
- PAA SIGNAGE
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS
- RELOCATED MONUMENTS
- PHASE 1A
- PHASE 1B
- PHASE 2A
- PHASE 2B
- PHASE 3A
- PHASE 3B

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

Key Plan

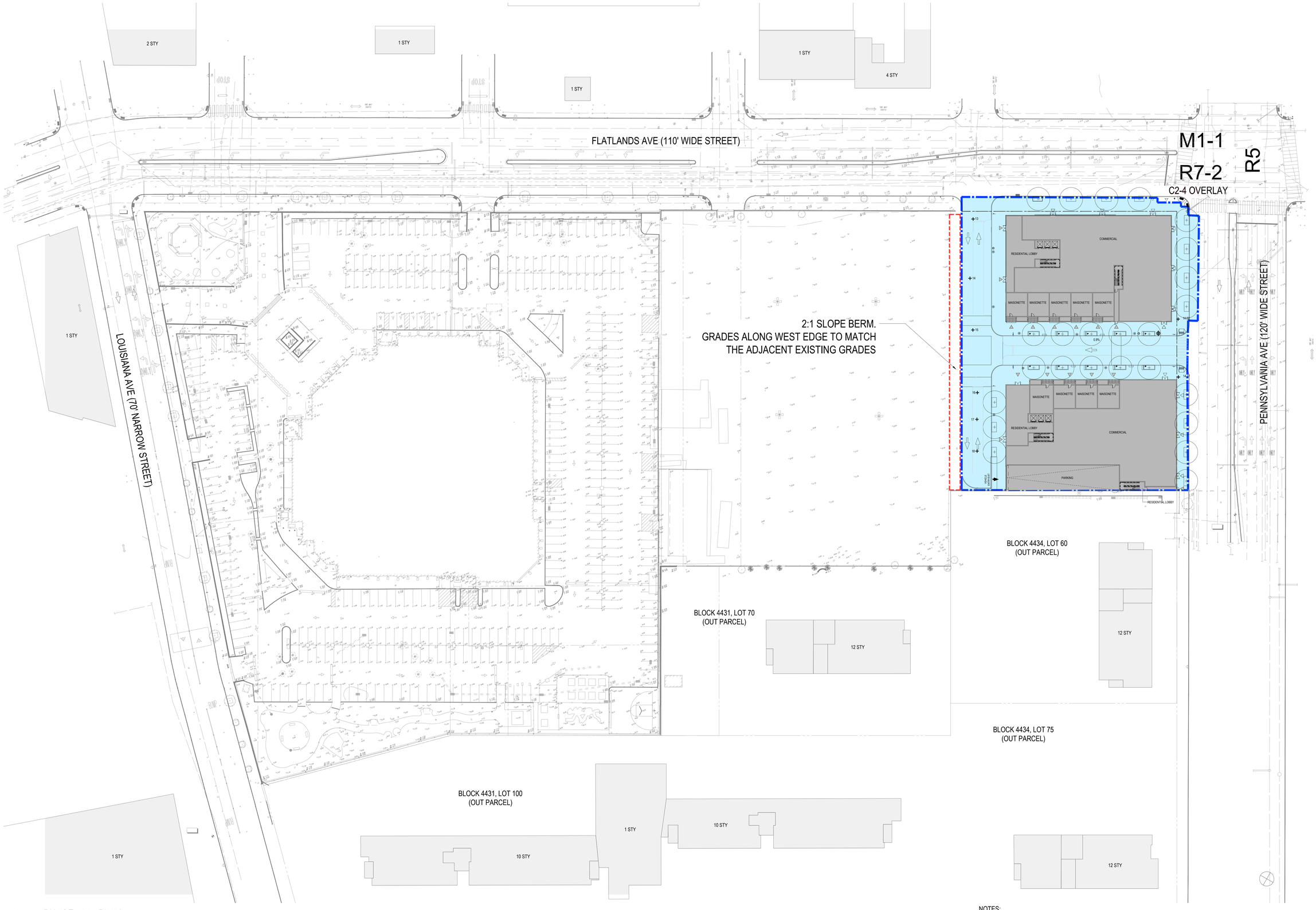
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2602

Drawing Title
OVERALL LANDSCAPE & PHASING PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-000



1 PHASE 1A PLAN

SCALE: 1/32"=1'-0"

LEGEND

- PHASE BOUNDARY
- INTERIM RETAINING WALL
- + 18 PROPOSED GRADE
- 21.30 EXISTING GRADE
- TEMPORARY RAMP CONNECTING THE EXISTING & PROPOSED GRADES
- GRADES TO BE MODIFIED TO MEET EXISTING/PROPOSED GRADES

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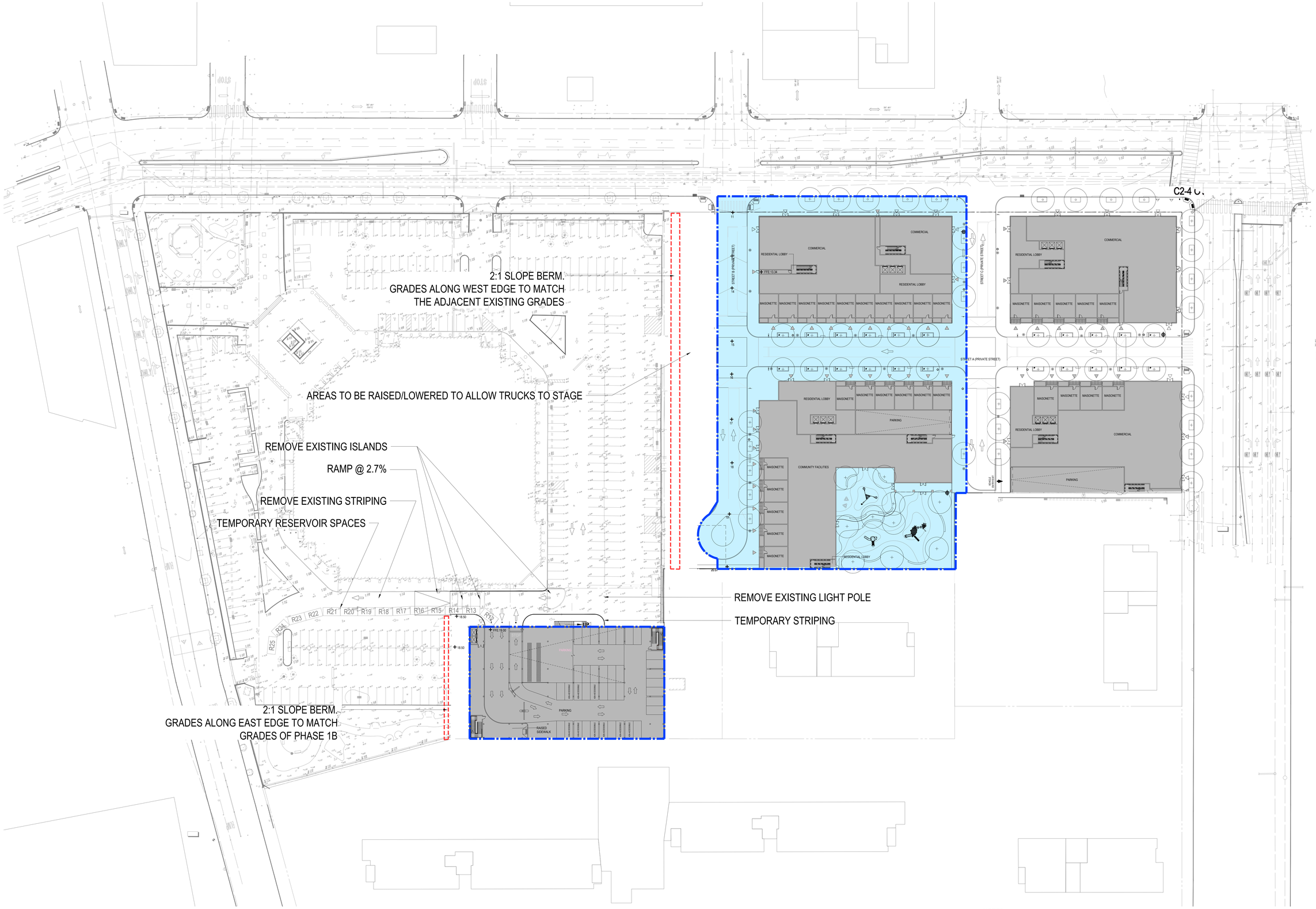
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
ILLUSTRATIVE PHASE 1A PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	**L-000.1**



1 PHASE 1B PLAN

SCALE: 1/32"=1'-0"

LEGEND

- PHASE BOUNDARY
- INTERIM RETAINING WALL
- + 18 PROPOSED GRADE
- × 21.30 EXISTING GRADE
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03	FLUA 3 SUBMISSION	5/9/2022

Key Plan

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Innovative Urban Living
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Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
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212.716.2502

Drawing Title
ILLUSTRATIVE PHASE 1B PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-000.2

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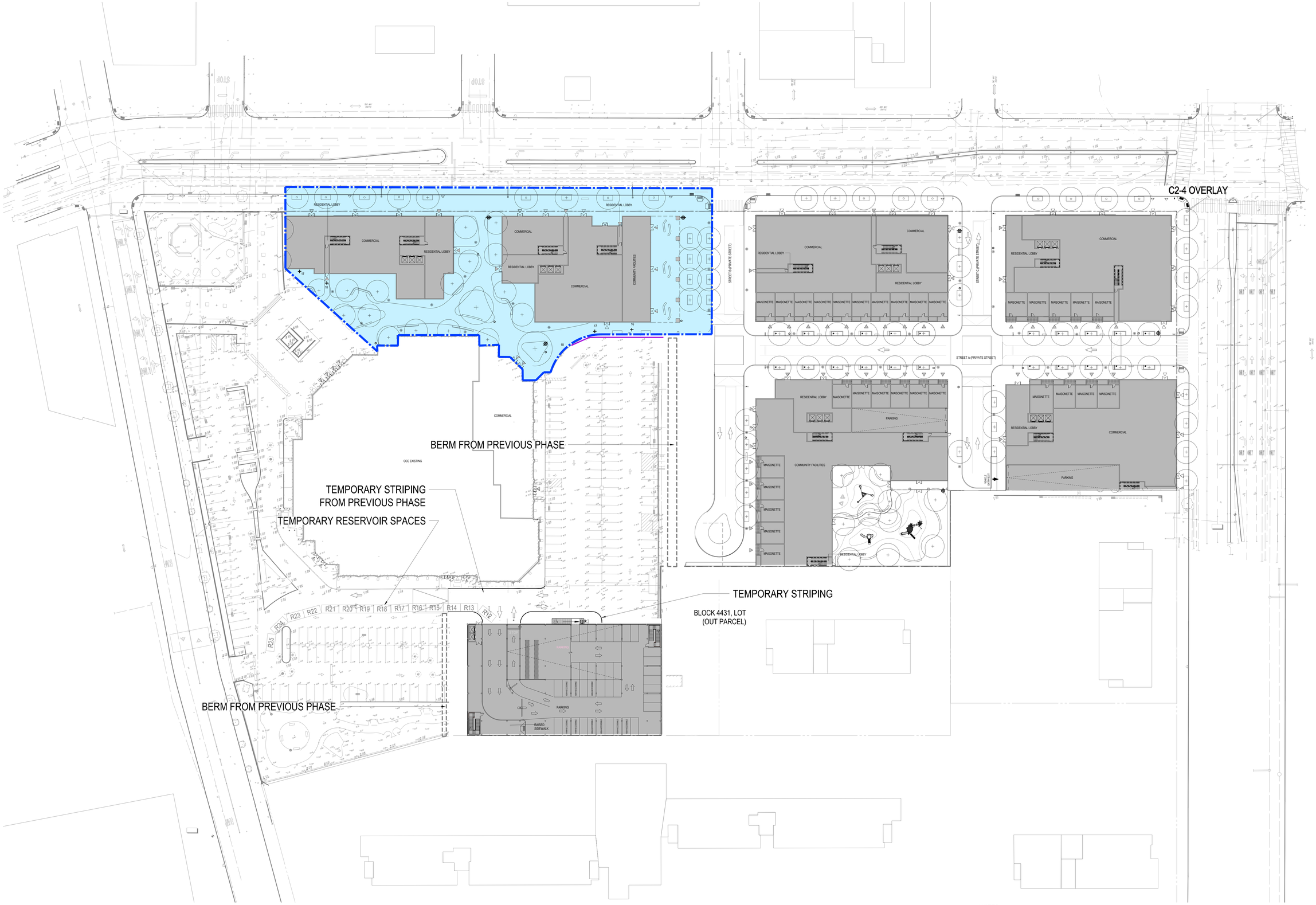

1 PHASE 2A1 PLAN

SCALE: 1/32"=1'-0"

LEGEND

- PHASE BOUNDARY
- INTERIM RETAINING WALL
- + 18 PROPOSED GRADE
- + 21.30 EXISTING GRADE
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03	FLUA 3 SUBMISSION	5/9/2022

Key Plan

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

Client
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Drawing Title
ILLUSTRATIVE PHASE 2A1 PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
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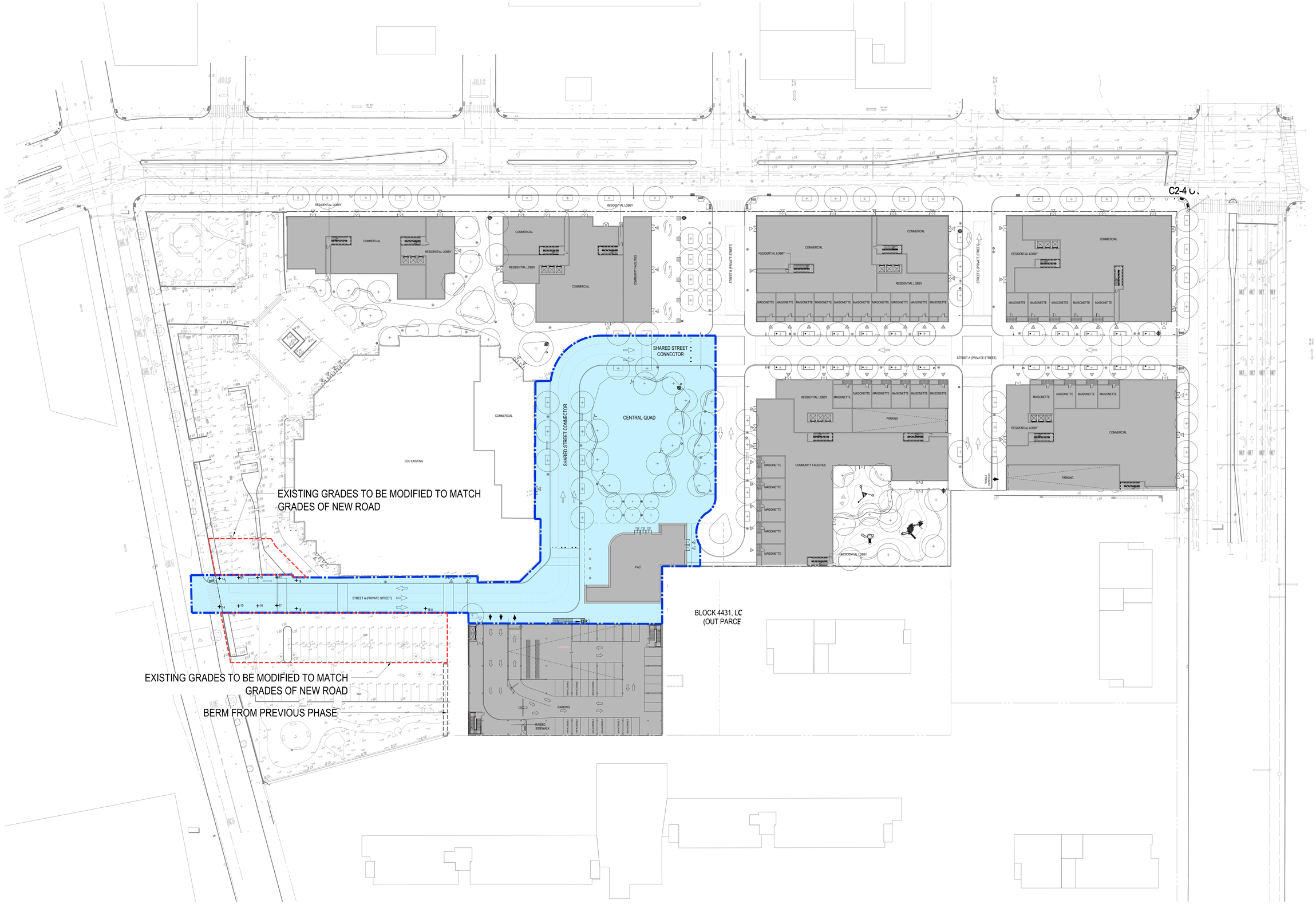
Checked By:	MB
Drawing Number:	L-000.3



1 PHASE 2A2 PLAN

SCALE: 1/32"=1'-0"

LEGEND

- PHASE BOUNDARY
- INTERIM RETAINING WALL
- + 18 PROPOSED GRADE
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Key Plan

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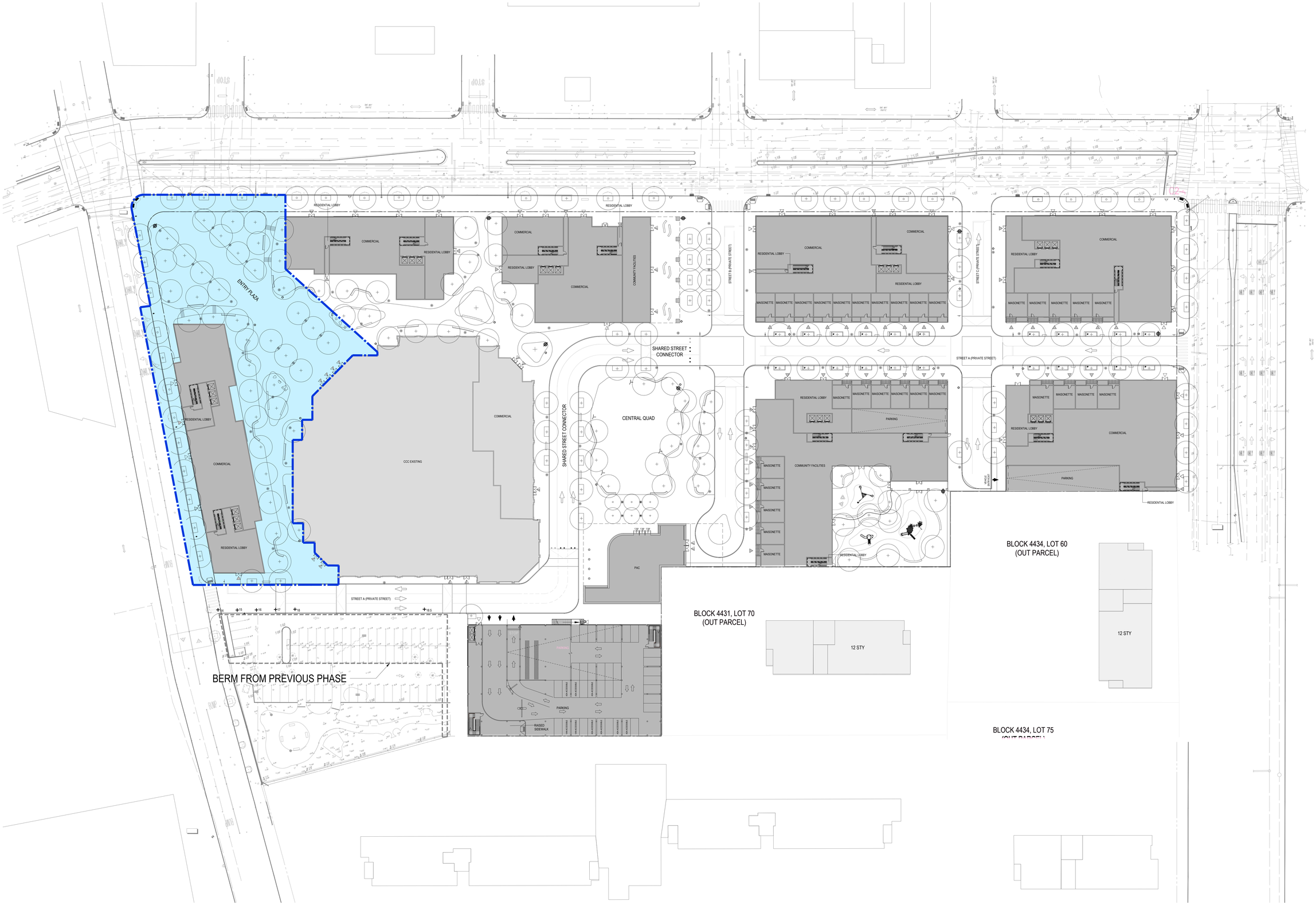
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
ILLUSTRATIVE PHASE 2A2 PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	**L-000.4**



1 PHASE 2B PLAN

SCALE: 1/32"=1'-0"

LEGEND

- PHASE BOUNDARY
- INTERIM RETAINING WALL
- +18 PROPOSED GRADE
- ×21.30 EXISTING GRADE
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Drawing Title
ILLUSTRATIVE PHASE 2B PLAN

Seal & Signature

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Project No.:	1801- ENY
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Checked By:	MB
Drawing Number:	L-000.5



1 PHASE 2C PLAN

SCALE: 1/32"=1'-0"

LEGEND

- PHASE BOUNDARY
- INTERIM RETAINING WALL
- + 18 PROPOSED GRADE
- ~ 21.30 EXISTING GRADE
- TEMPORARY RAMP CONNECTING THE EXISTING & PROPOSED GRADES
- GRADES TO BE MODIFIED TO MEET EXISTING/PROPOSED GRADES

NOTES:

1.APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE PUBLICLY ACCESSIBLE AREA WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD). INFORMATION REGARDING THE SURROUNDING PROPERTIES AND THE PROPOSED BUILDINGS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING DETAILS.
2.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.
3.SIMILAR MATERIALS AND MODELS CAN BE USED FOR ALL FURNITURE, LIGHT FIXTURES, AND SITE FURNISHINGS AT DISCRETION OF LANDSCAPE ARCHITECT.
4.PRIVATE STREET NETWORK NAMES (STREET A, STREET B, AND STREET C) ARE PLACEHOLDERS AND SUBJECT TO CHANGE.
5. SITE GRADING SUBJECT TO CHANGE PER DOT APPROVAL OF STREET IMPROVEMENTS.
6. GROUND FLOOR ENTRY WAYS ARE SUBJECT TO CHANGE.
7. ALL INTERIOR PARTITIONS, AND LOCATION AND QUANTITY OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
8. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

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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

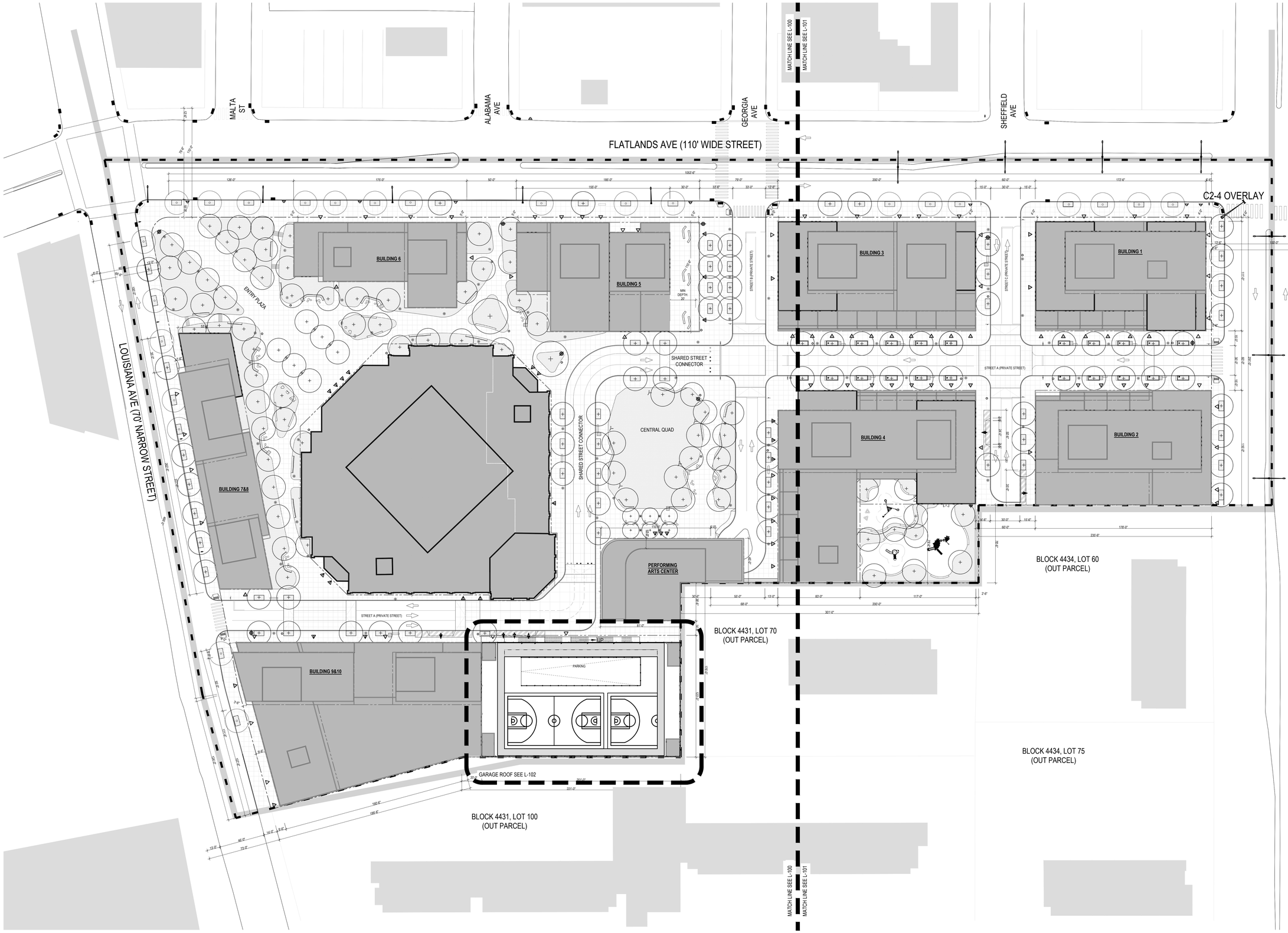
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
ILLUSTRATIVE PHASE 2C PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	**L-000.6**



1 OVERALL KEY PLAN

SCALE: 1/32"=1'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING
- PAA SIGNAGE
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS
- RELOCATED MONUMENTS

NOTES:
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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	9/9/2022

Key Plan

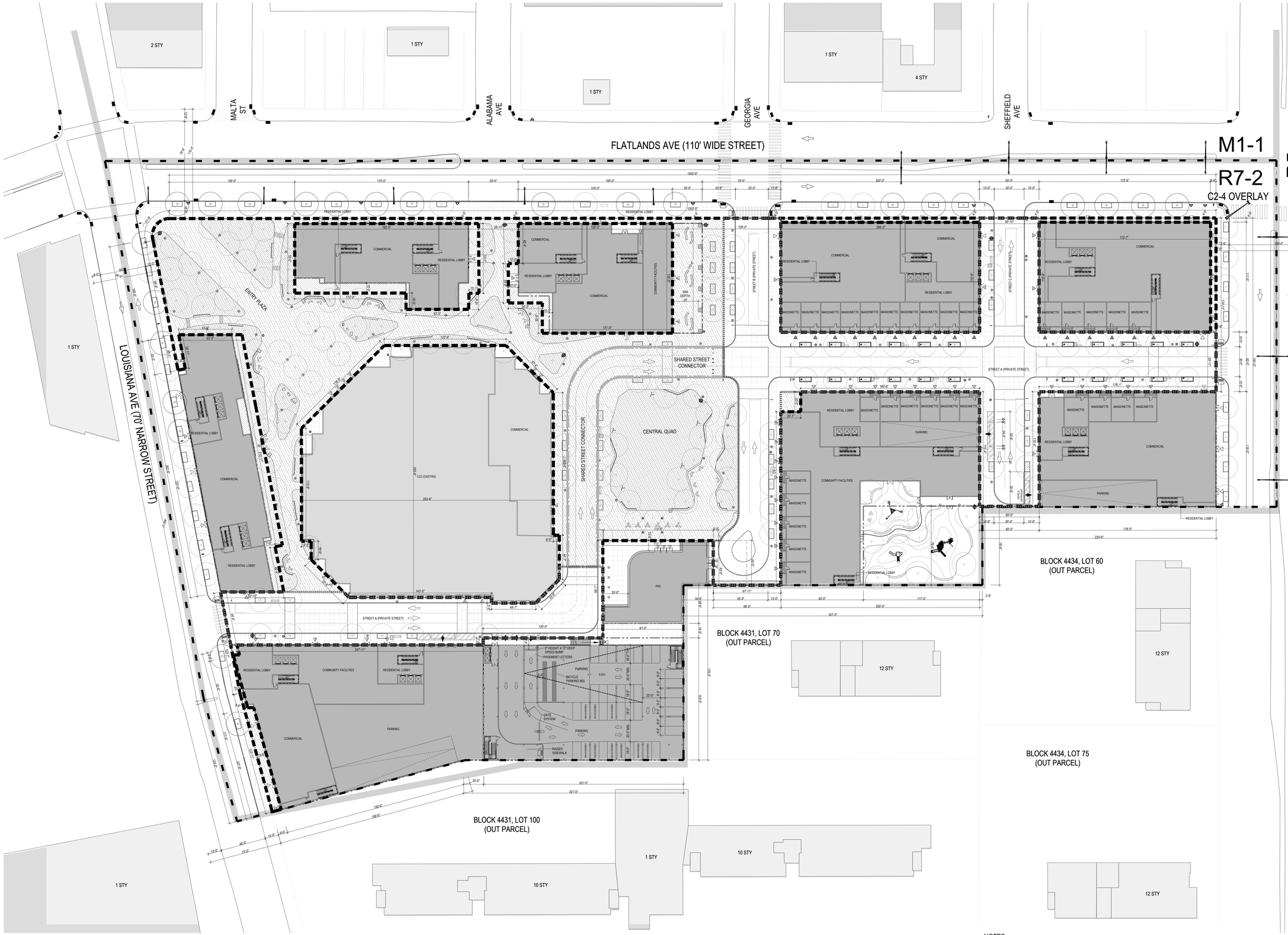
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
OVERALL KEY PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-002



1 PUBLICLY ACCESSIBLE AREA PLAN

SCALE: 1/32"=1'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- PRIVATE STREET NETWORK
- EXISTING BUILDING
- NEW BUILDING
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING
- PAA SIGNAGE
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS
- RELOCATED MONUMENTS
- PUBLICLY ACCESSIBLE AREA
- OPEN SPACE AREAS
- SHARED STREET CONNECTOR WITHIN PAA
- PLANTED AREA

* AREAS LISTED ARE APPROXIMATE.

NOTES:
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8. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
9. TO THE EXTENT THE CONFIGURATION AND DIMENSION OF THE ARCADE CHANGES IN ACCORDANCE WITH SHEET Z-071.00 (URBAN DESIGN NOTES), THE CONFIGURATION AND DIMENSION OF THE PUBLICLY ACCESSIBLE AREA (PAA) WITHIN THE ARCADE MAY CHANGE ACCORDINGLY.

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

Drawing Title
PUBLICLY ACCESSIBLE AREA PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-001



1 KEY & DIM PLAN

SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE
- FIXED POD SEATINGS
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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
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
KEY & DIM PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-100



1 KEY & DIM PLAN

SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
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- FIXED POD SEATINGS
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- RAMP TO TABLE TOP
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- BOLLARDS
- RELOCATED MONUMENTS

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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

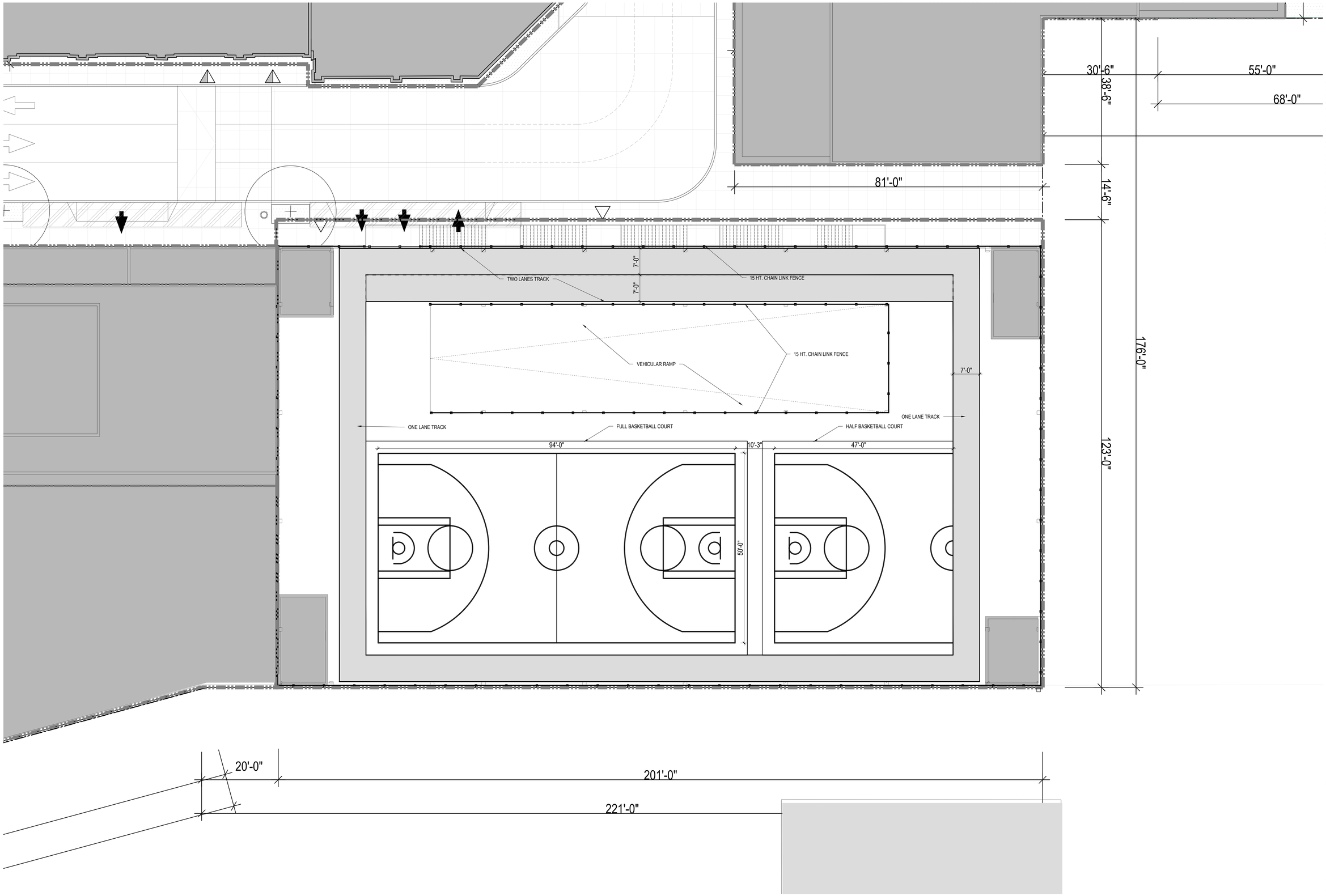
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
KEY & DIM PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-101



1 KEY & DIM PLAN

SCALE: 1/8"=1'-0"

LEGEND

EXISTING BUILDING	RETAIL ACCESS POINTS	EXISTING FIRE HYDRANT	PROPOSED TREE	PLAY EQUIPMENTS	
NEW BUILDING	COMMUNITY FACILITIES ACCESS POINTS	EXISTING STREET LIGHT			
PLANTED AREA	RESIDENTIAL ACCESS POINTS	EXISTING STREET SIGN	EXISTING TREE	RAMP TO TABLE TOP	
BENCH	TRAFFIC DIRECTION	LIGHT POLE		TRASH RECEPTACLE	
BENCH WITH BACK	PARKING ACCESS	FIXED POD SEATINGS	ADA COMPANION SEATING	BOLLARDS	
			PAA SIGNAGE	RELOCATED MONUMENTS	
			ROAD SIGNAGE		

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

Drawing Title
KEY & DIM PLAN
GARAGE ROOF

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-102



1 MATERIALS & GRADING PLAN

SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
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- EXISTING STREET LIGHT
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- LIGHT POLE
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING
- PAA SIGNAGE
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS
- RELOCATED MONUMENTS
- ASPHALT
- VEHICULAR CONCRETE W/ 10' X 10' SCORING
- PEDESTRIAN CONCRETE W/ 5' X 5' SCORING
- VEHICULAR CONCRETE AT PAC SERVICE AREA W/ 5' X 5' SCORING
- SAFETY SURFACE
- 15.42 SPOT ELEVATION
- FFE 36.42 FINISHED FLOOR ELEVATION
- HP 36.42 HIGH POINT
- LP 36.42 LOW POINT
- TC 36.42 TOP OF CURB
- BC 36.42 BOTTOM OF CURB
- PLANTER DRAIN

NOTES:
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8. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

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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

Key Plan

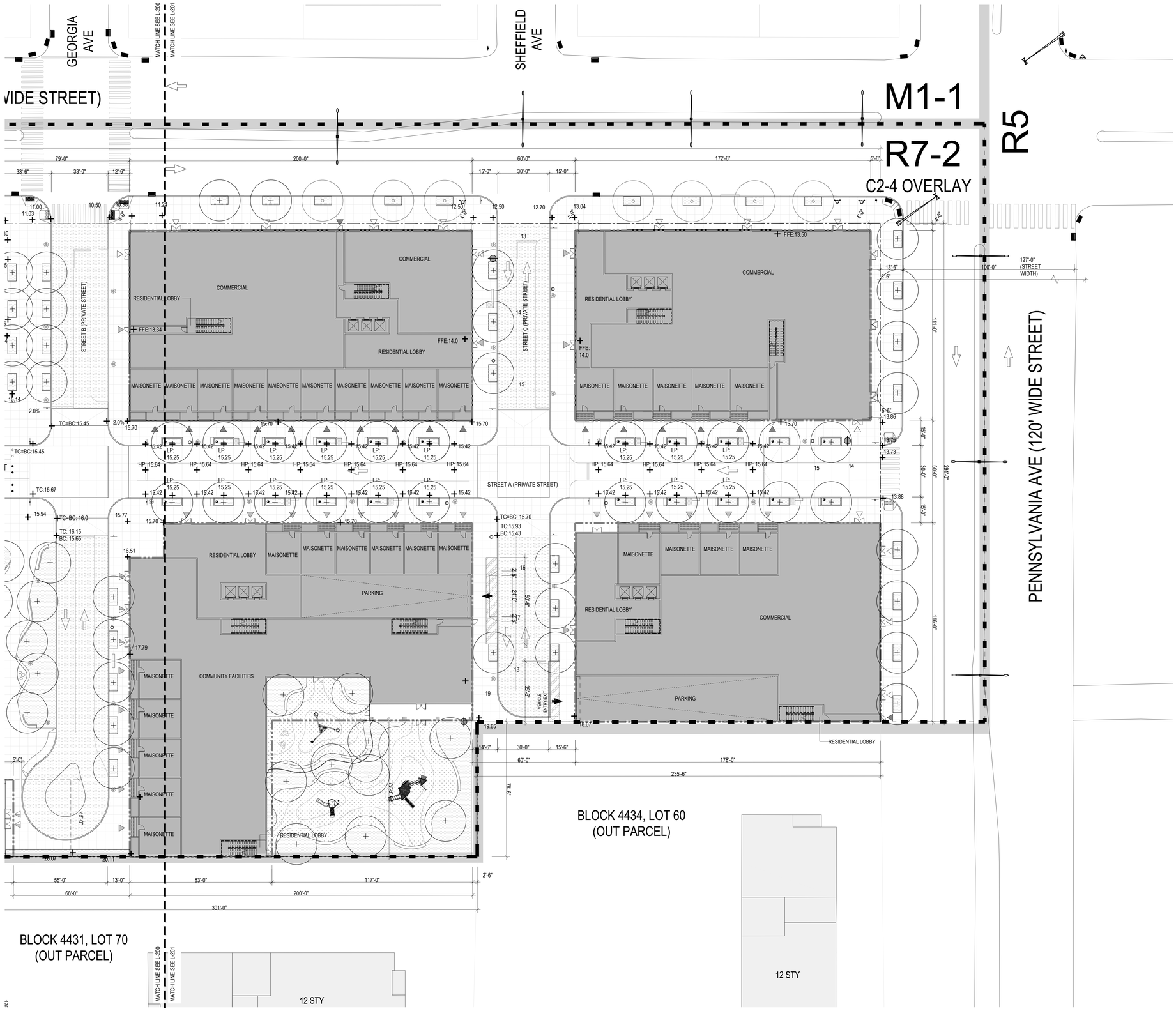
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
MATERIALS & GRADING PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-200



1 MATERIALS & GRADING PLAN

SCALE: 1"=20'-0"

LEGEND

ZONING DISTRICT BOUNDARY	EXISTING BUILDING	RETAIL ACCESS POINTS	EXISTING FIRE HYDRANT	PROPOSED TREE	PLAY EQUIPMENTS	ASPHALT	+ 15.42	SPOT ELEVATION
LARGE SCALE GENERAL BOUNDARY	NEW BUILDING	COMMUNITY FACILITIES ACCESS POINTS	EXISTING STREET LIGHT	EXISTING TREE	RAMP TO TABLE TOP	VEHICULAR CONCRETE W/ 10' X 10' SCORING	FFE 36.42	FINISHED FLOOR ELEVATION
ZONING LOT LINE	PLANTED AREA	RESIDENTIAL ACCESS POINTS	EXISTING STREET SIGN		TRASH RECEPTACLE	PEDESTRIAN CONCRETE W/ 5' X 5' SCORING	HP 36.42	HIGH POINT
PROPOSED ENVELOPE	BENCH	TRAFFIC DIRECTION	LIGHT POLE	ADA COMPANION SEATING	BOLLARDS	VEHICULAR CONCRETE AT PAC SERVICE AREA W/ 5' X 5' SCORING	LP 36.42	LOW POINT
	BENCH WITH BACK	PARKING ACCESS	FIXED POD SEATINGS	PAA SIGNAGE	RELOCATED MONUMENTS	SAFETY SURFACE	TC 36.42	TOP OF CURB
				ROAD SIGNAGE			BC 36.42	BOTTOM OF CURB
								PLANTER DRAIN

NOTES:
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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

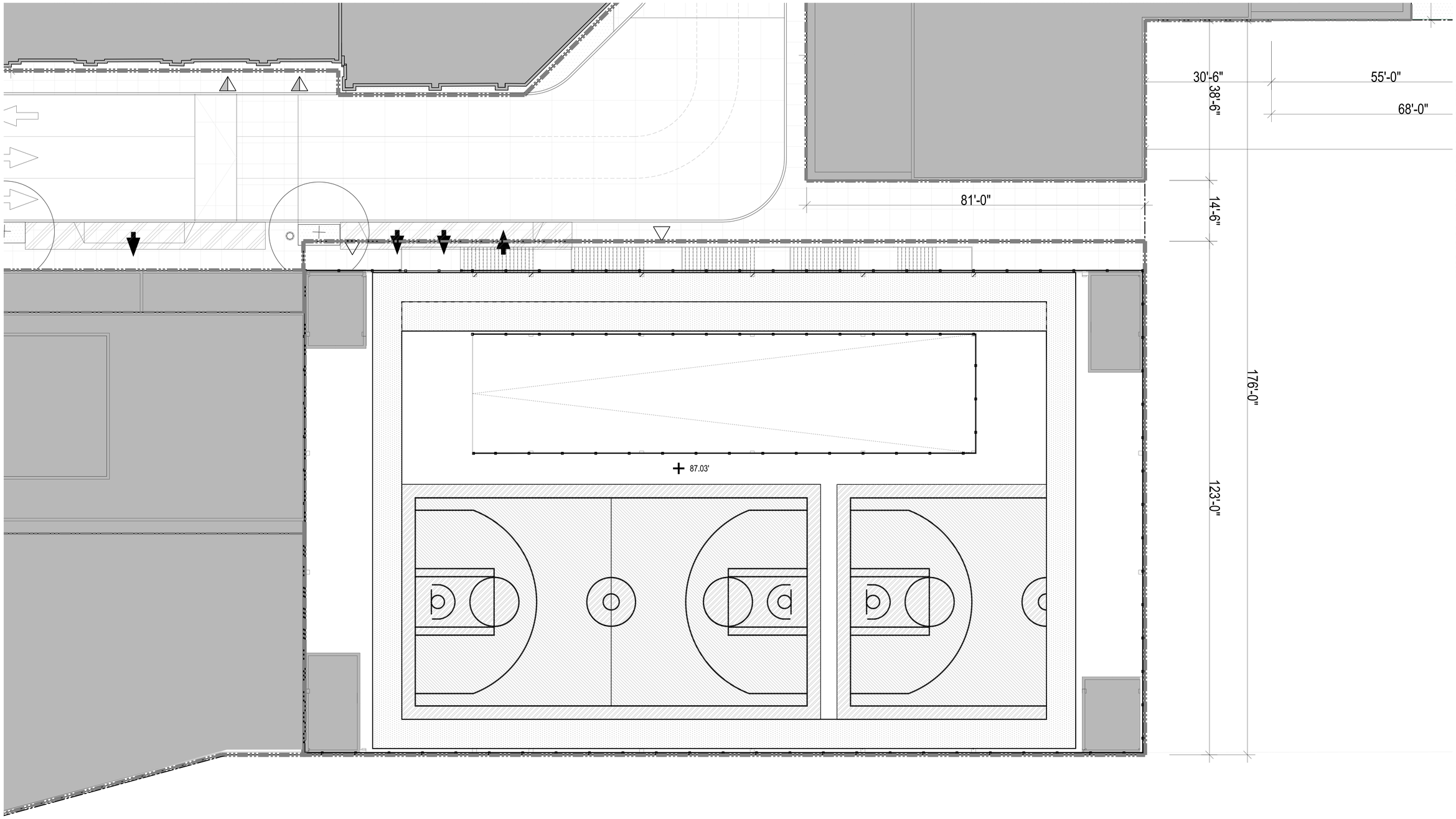
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
MATERIALS & GRADING PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-201



1 MATERIALS PLAN

SCALE: 1/8"=1'-0"

LEGEND

- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING
- PAA SIGNAGE
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS
- RELOCATED MONUMENTS
- RUNNING SURFACE
- BASKETBALL COURT SURFACE COLOR # 1
- BASKETBALL COURT SURFACE COLOR # 2
- 15.42 SPOT ELEVATION
- FFE 36.42 FINISHED FLOOR ELEVATION
- HP 36.42 HIGH POINT
- LP 36.42 LOW POINT
- TC 36.42 TOP OF CURB
- BC 36.42 BOTTOM OF CURB
- PLANTER DRAIN

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

Drawing Title
MATERIALS & GRADING PLAN
GARAGE ROOF

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-202



1 PLANTING, FURNITURE & LIGHTING PLAN

SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING
- PAA SIGNAGE
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS
- RELOCATED MONUMENTS
- LIGHT POLE TYPE 1_ SINGLE HEAD FIXTURE
- LIGHT POLE TYPE 2_ MULTIPLE HEADS FIXTURE
- LIGHT POLE TYPE 3
- FIXED POD SEATINGS

NOTES:

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

Drawing Title
PLANTING, FURNITURE & LIGHTING PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-300



1 PLANTING, FURNITURE & LIGHTING PLAN

SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING
- PAA SIGNAGE
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS
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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
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Key Plan

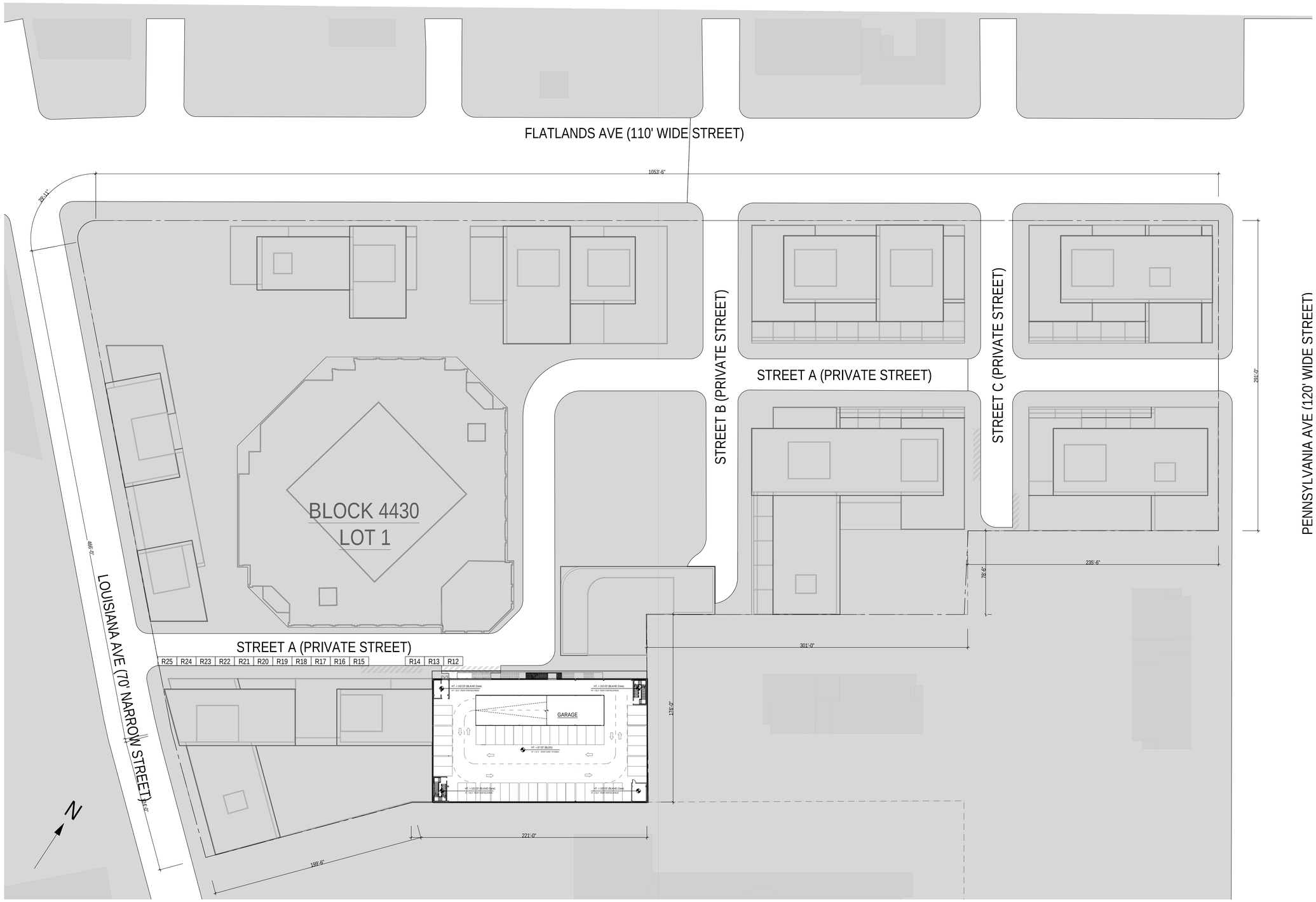
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
PLANTING, FURNITURE & LIGHTING PLAN

Seal & Signature

Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	L-301



1 Zoning Lot
1/32" = 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.
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
- 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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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

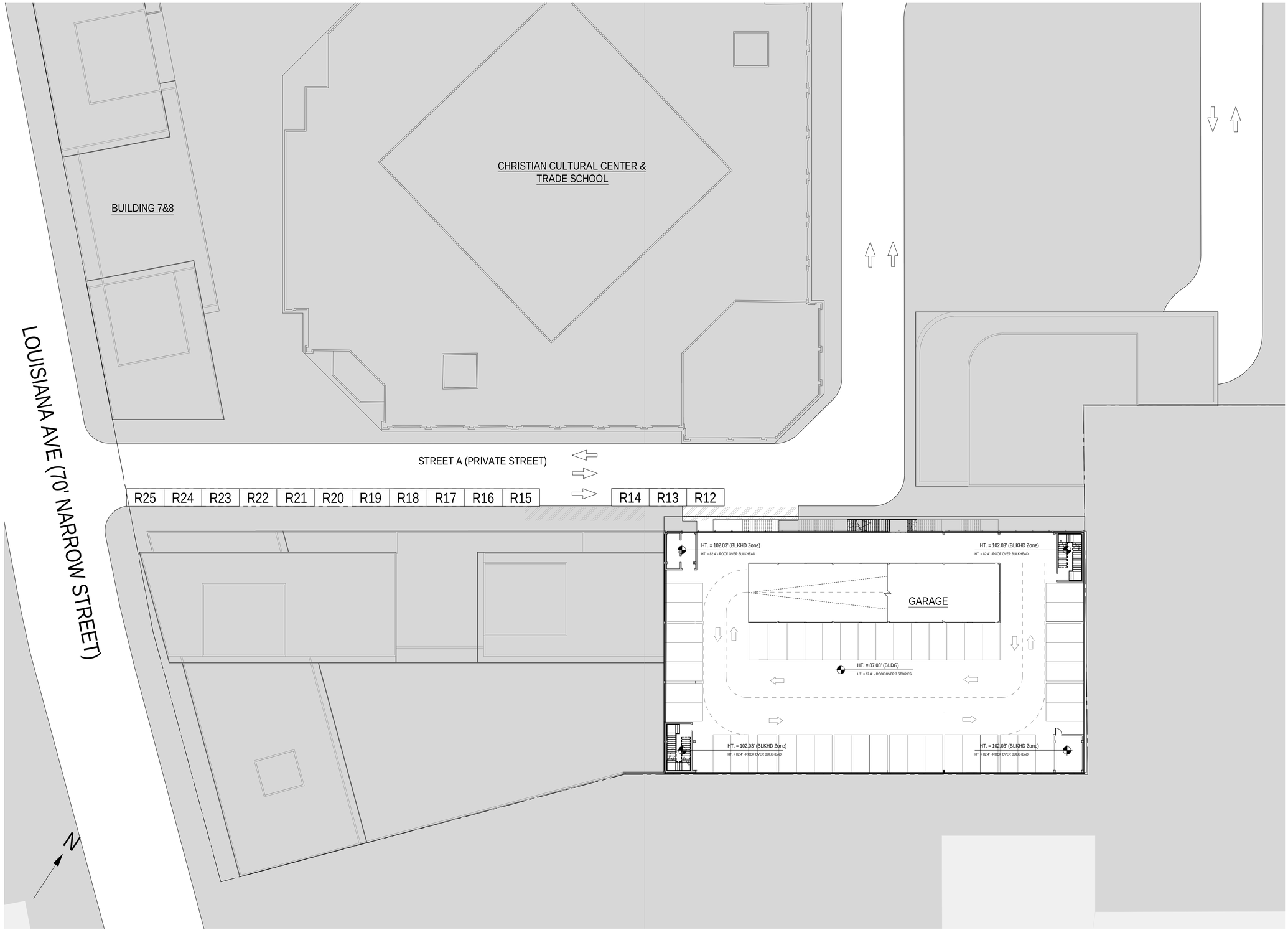
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

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

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.
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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
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING
- HT. = 45' (BLKHD) / HT. = 34' - ROOF OVER BULKHEAD — MAX BULKHEAD HEIGHT / ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- HT. = 0' (BLDG) / HT. = 9' - ROOF OVER STORES — 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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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

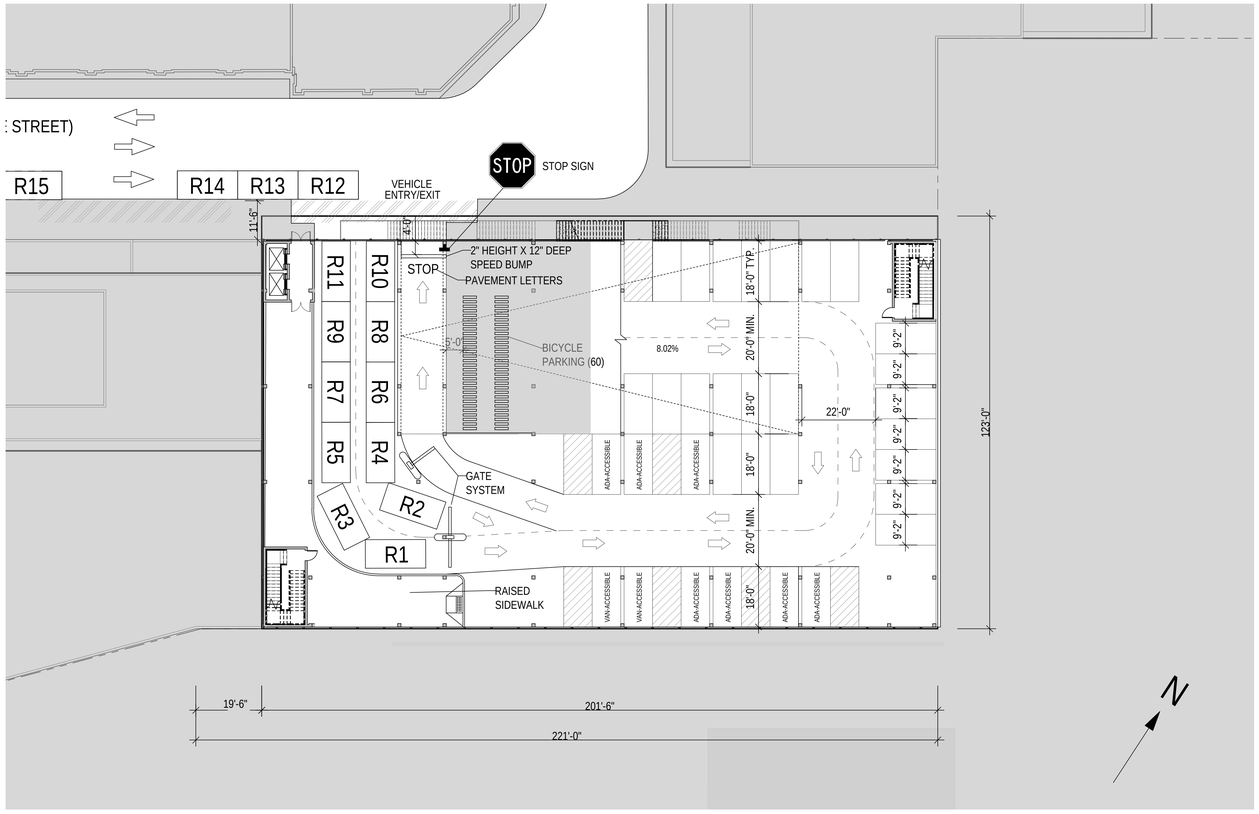
Drawing Title
Enlarged Public Parking Garage Plan

Seal & Signature

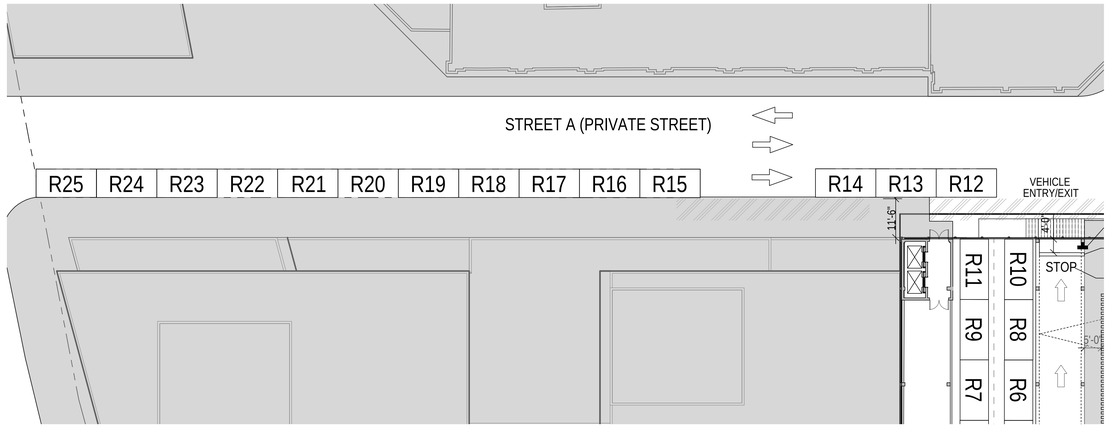
STATE OF NEW YORK — SHAUN DONOVAN — 050543 — LICENSED ARCHITECT

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"

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.
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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
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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

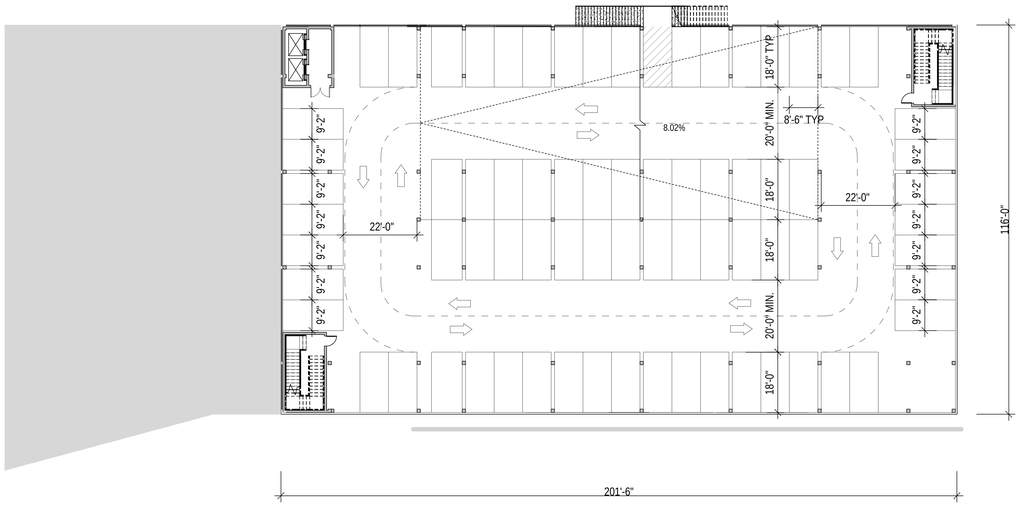
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Enlarged Public Parking Garage Plan - Level 1

Seal & Signature

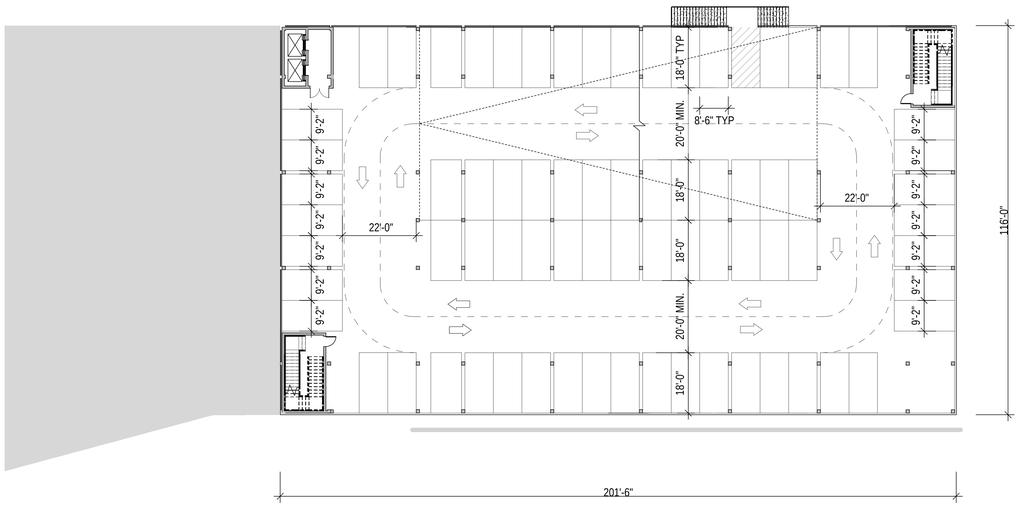
Date:	02/10/22
Project No.:	1801- ENY
Drawn By:	SD
Checked By:	DB
Drawing Number:	P-101

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"

Notes:

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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
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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

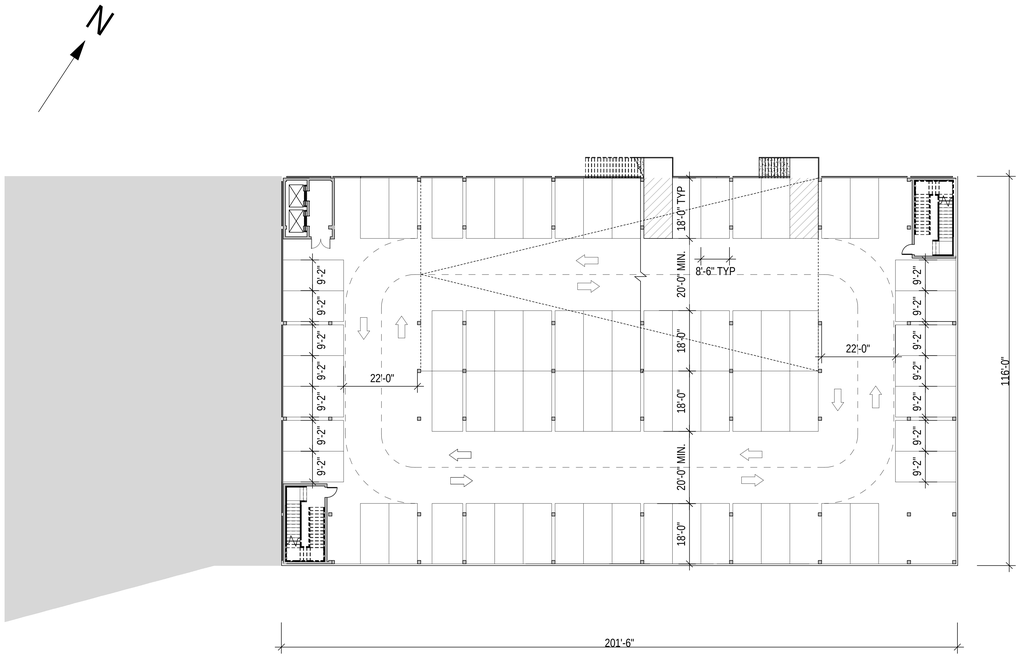
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

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

Seal & Signature

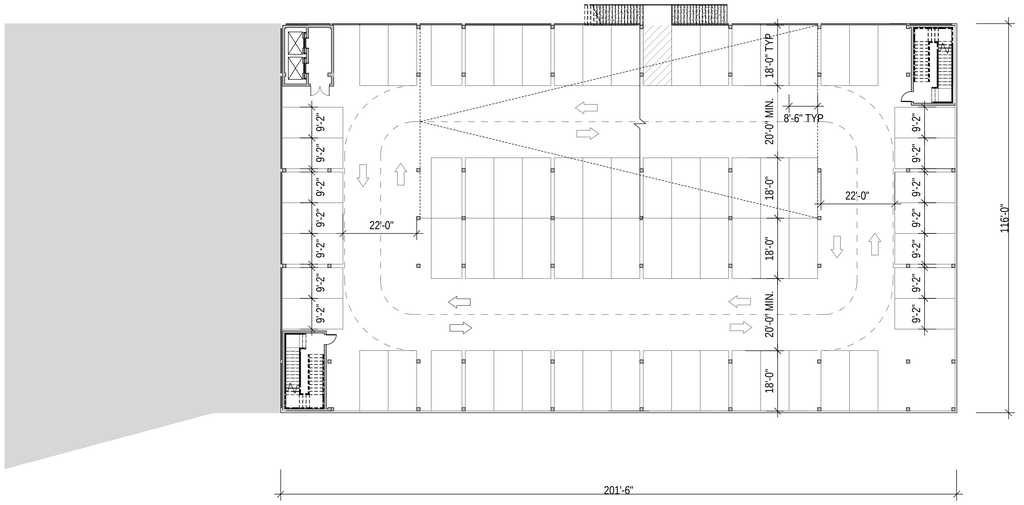
Date: 02/10/22
Project No.: 1801- ENY
Drawn By: SD
Checked By: DB
Drawing Number:
P-102

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:

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10. Private street network names (Street A, Street B, and Street C) are placeholders and subject to change.

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
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- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT

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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

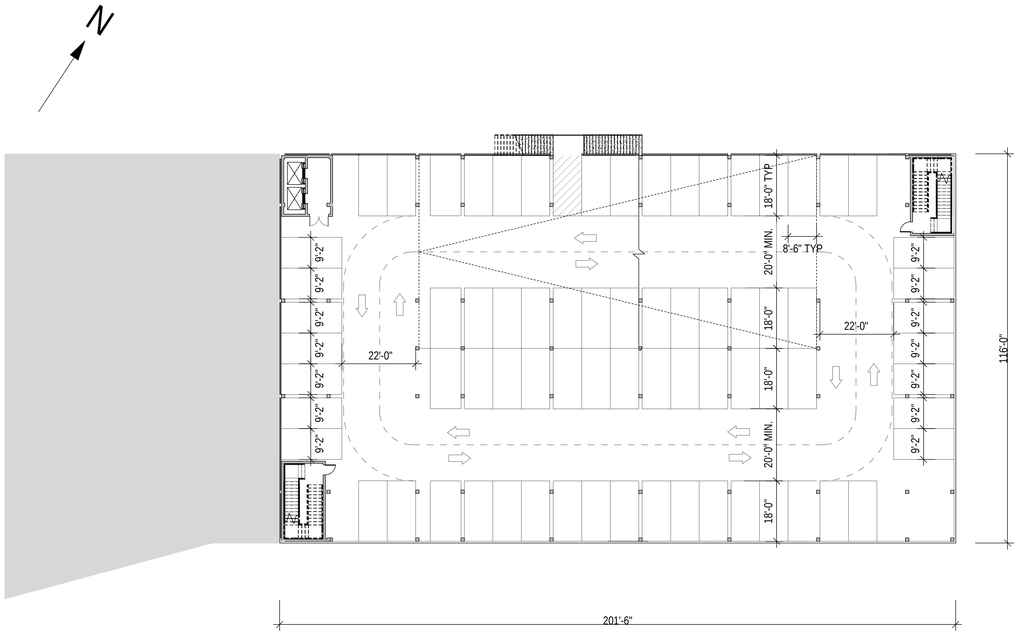
Client
Gotham Organization, Inc.
420 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

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

Seal & Signature

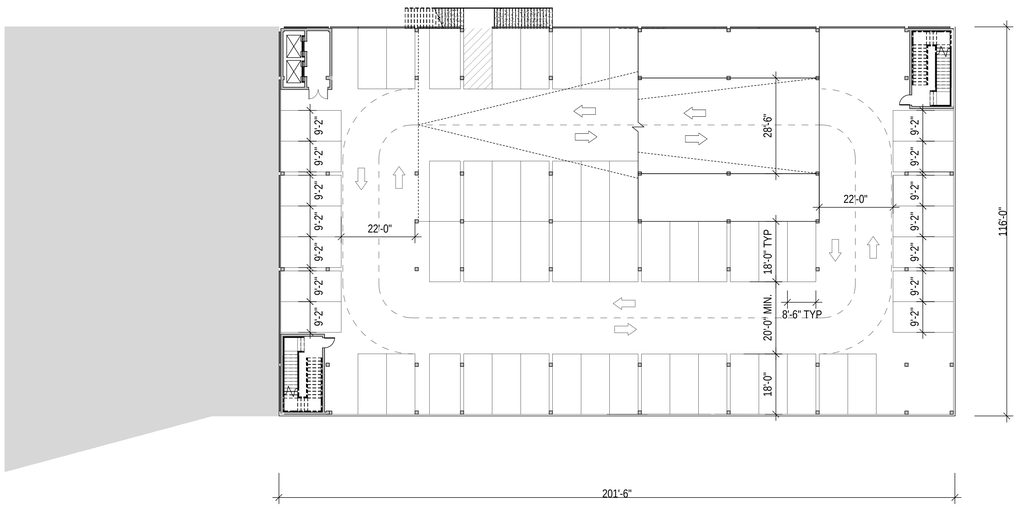
Date: 02/10/22
Project No.: 1801- ENY
Drawn By: SD
Checked By: DB
Drawing Number:
P-103

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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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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- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING
- MAX BULKHEAD HEIGHT / ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
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- EXISTING STREET LIGHT
- EXISTING STREET SIGN
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- PROPOSED CURB CUT ZONE
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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.
422 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

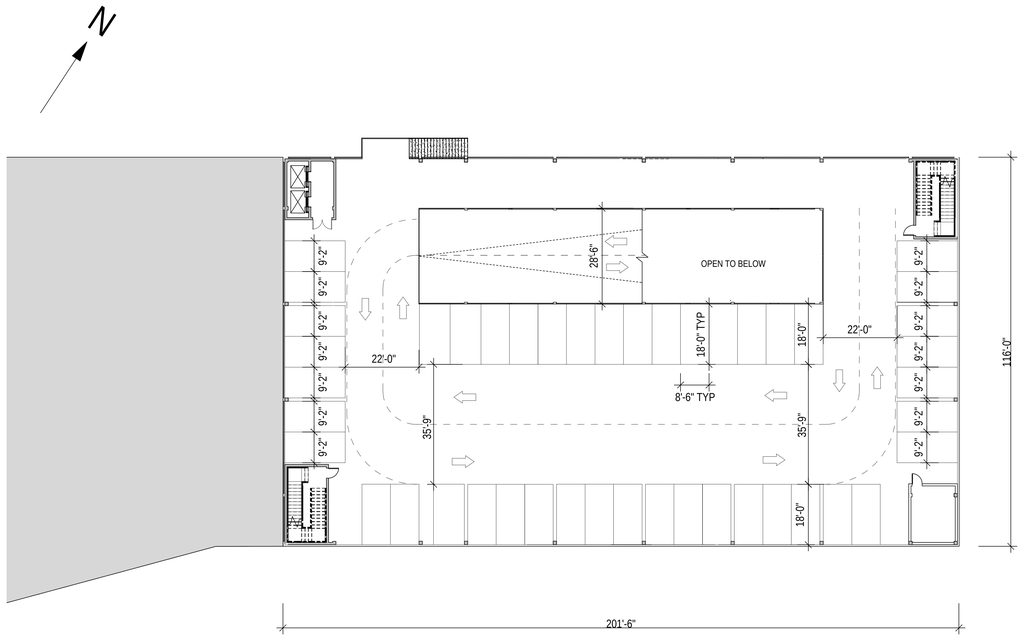
Drawing Title
Enlarged Public Parking Garage Plan - Levels 6 & 7

Seal & Signature

STATE OF NEW YORK
DANIEL BOSO
050543
LICENSED PROFESSIONAL ENGINEER

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"

Notes:

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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
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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
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Drawing Title
Enlarged Public Parking Garage Plan - Roof

Seal & Signature

Date:	02/10/22
Project No.:	1801- ENY
Drawn By:	SD
Checked By:	DB
Drawing Number:	P-105