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 - CITY OF YES

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 I-IV, VI-X	Use Group III	Use Groups II, III, IV, VI, VIII, IX	Use Groups II, III, IV, VI, VIII, IX	Complies
FAR						
23-22		Residential (MIH)	5.01	3.41	3.41	Complies
33-121		Community Facility	6.50	0.05	0.22	
33-121		Commercial	2.00		0.66	
		Max Total	6.50	0.17	4.12	4.29
Floor Area						
23-22		Residential (MIH)	2,252,762	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						
23-362	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	50% = 429,552 SF x 50% = 214,776 SF	NA	37.4% (160,700 SF)	37.4% (160,700 SF)	
23-362(b)	Lot coverage for eligible sites		50% on large sites 449,653 sf x 50% = 224,826.5 SF	NA	37.8% (169,757 SF)	37.8% (169,757 SF)	Complies
Yard Regulations						
35-51	Front Yard	Commercial/Community Facility	None Required	None provided			Complies
23-32		Residential	None Required	None provided			
35-24(b) 35-52	Side Yard	All uses	No side yard required, if an open area is provided, it shall have a minimum width of 5 ft, measured perpendicular to the side lot line.	None provided			Complies
33-291	Required yards along R5 district boundary coincident with side lot line	Commercial/Community Facility	along such portion of the boundary of a Commercial District that coincides with a side lot line of a zoning lot in an R1, R2, R3, R4 or R5 District an 8 ft open area not higher than curb level shall be provided within the Commercial District.	NA; No commercial or community facility building where portion of zoning district boundary coincide with side lot line.			NA
33-292	Required yards along R5 district boundary coincident with rear lot line	Commercial/Community Facility	along such portion of the rear lot line of a zoning lot in a Commercial District which coincides with a rear lot line of a zoning lot in an adjoining Residence District, a 30 ft open area at a level not higher than 23 ft above curb level shall be provided along such boundary and within the Commercial District.	NA; zoning district boundary does not coincide with rear lot line			NA
33-303	Rear Yard	Commercial/Community Facility	A rear yard with a minimum depth of 20 ft shall be provided where such rear lot line coincides with a rear lot line of an adjoining zoning lot.	Garage & PAC: None provided *			*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify yard regulations**
33-283	Rear Yard Equivalent	Commercial/Community Facility	an open area with a minimum depth of 40 ft midway (or within five feet of being midway) between the two street lines upon which such through lot fronts	40 ft provided midway between two street lines (up to a height of 23 ft is permitted obstruction)			Complies
33-301	Rear Yard - Within 100 ft of corners	Commercial/Community Facility	no rear yard shall be required within 100 ft of the point of intersection of two street lines intersecting at an angle of 135 degrees or less.	NA; No commercial or community facility building within 100 feet of corners			NA
35-24(b) 23-342	Rear Yard	Residential & Mixed Buidlings	20 ft at or below 75 ft in height and 30 ft above 75 ft in height	Building 9/10: 20 ft provided at or below 75 ft in height and 30 ft provided above 75 ft in height (up to a height of 23 ft is permitted obstruction)			Complies
35-24(b) 23-344(a)	Rear Yard - Within 100 ft of corners	Residential & Mixed Buildings	None required within 100 ft of corners	NA			Complies
35-24(b) 23-344(c) & (d)	Rear Yard - beyond 100 ft of a street line multiple rear lot lines	Residential & Mixed Buildings	Minimum 20 ft at or below height of 75 ft in height and 30 ft above 75 ft in height 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: 20 ft at or below 75 ft in height and 30 ft above 75 ft in height provided provided above lowest residential story (up to height of 23 ft is permitted obstruction)			*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify yard regulations**
35-24(b) 23-343	Rear Yard Equivalent	Residential & Mixed Buildings	No Rear Yard Equivalent for large sites	NA			Complies
Height and Setback Regulations							
35-631(c) 35-633	Street wall location		For a zoning lot that has a lot area of at least 40,000 sf, at least 70% of the aggregate width of sreet wall shall be locaetd within 15 feet of the street line and extend to at least the minimum base height.	Street walls either located at or within 15 feet of street line			Complies
35-632 23-433 23-436(g)	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 *			
35-632 23-432	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	85 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 rt *		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**
35-632 23-434	Building Height	Maximum	155 ft	CCC: 43 ft	Building 1: 140.87 ft & 160.87 ft * Building 2: 139.77 ft Building 3: 139.79 ft & 149.79 ft Building 4: 128.72 ft Building 5: 152.75 ft Building 6: 154.84 ft Building 7/8: 134.17 ft Building 9/10: 133.48 ft Garage: 87.03 ft PAC: 49.45 ft		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**
23-443	Transition Area	Where a lot line of a zoning lot located in an R6-R12 district coincides wih the district boundary of an R1-R5	Along portions of the LSGD where the lot line is coincident with R5 district boundary - Non-qualifying residential sites: - within 15 feet of R5: 65 ft - beyond 15 feet and within 25 feet of R5: 85 ft	CCC: NA	Buildings 2, 4, Garage and PAC: NA; zoning district boundary does not coincide with lot line Building 9/10: 113.48 ft*; small portion of zoning district boundary coincide with lot line		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations**

ZONING ANALYSIS CHART - CITY OF YES (CONTINUED)

ZR Section	Item/Description	Permitted/Required		Proposed: Existing to Remain	Proposed: New	Proposed: Total	Notes/Compliance
Minimum Distance between Buildings							
23-371	Standard minimum distance between buildings on same zoning lot	(c)(1)Separated portions of a building	w/ legally required windows: - 20 ft at or below 75 ft in height - 30 ft above 75 ft in height	CCC: NA	Building 9/10: 39 ft between Building 9/10 portions		Complies
		(c)(2) two or more buildings on a single zoning lot	below 125 in height: 40 feet, as measured between the closest pointt of such buildings	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 Residential coverage is less than 40%.		*** Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify distance between buildings regulations**
			above 125 ft in height, 80 feet if such portions of buildings above a height of 125 feet exceed, in aggregate, a lot coverage of 40%.				
Parking Regulations							
36-12	Maximum size of Accessory Group Parking Facilities		200 spaces permitted				Complies *Total no. of parking spaces is based on proposed uses and subject to change pursuant to ZR 36-30, 25-222, 36-26.
36-26	Waiver for Mixed Use Development		non-residential parking requirements of Section 36-20 shall be waived for uses located within buildings containing residences on any zoning lot within the special mixed use parking area	Zoning Lot is located in trhe special mixed use parking area			
36-21	Commercial	Performing Arts Center (Theater) (UG VIII) - B1	1 per 25 persons rated capacity = 299 / 25 = 12 spaces	244*			
		Trade or other schools (UG VI) - A3	1 per 1,000 SF = 13,677 SF / 1,000 = 13.7 = 14 spaces				
	Community Facility	House of Worship - N/A	none required				
36-30	Required Accessory Off-Street Parking in Mixed Buildings						
25-222 36-26	Residential	Residential - Moderate Income Housing	25% of dwelling units = 512 / 4 = 128 spaces				
		Residential - qualifying affordable housing	none required in Outer 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 - NOT REQUIRED				
		General retail	1 per 1,000 SF= 63,700 SF / 1,000 = 63.7 = 64 spaces - NOT REQUIRED				
	Community Facility	Healthcare/Medical	1 per 1,000 SF= 9,603 SF / 1,000 = 9.6 = 10 spaces - NOT REQUIRED				
		Day care	none required				
	Total Required		**244**				
36-56	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 260*			***Special permit pursuant to ZR 74-512 to permit public parking garage with rooftop parking (N 260159 CSK)** ***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) - UG VIII	1 per 20,000 sf = 16,005 sf / 20,000 = 0.8 spaces				
		Trade or other schools - UG VI	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							
33-04 26-41	1 Tree per 25 ft of frontage	Louisiana Avenue	605 lf / 25 ft = 24.2 trees; 24 trees	14 trees *			* Subject to change pursuant to ZR 26-41; 43 trees may be provided on-site; 36 trees or remaining trees provided off-site or paid into a fund pursuant to ZR 26-41.
		Flatlands Avenue	1068.5 lf / 25 ft = 42.7 trees; 43 trees required	21 trees *			
		Pennsylvania Avenue	291 lf / 25 ft = 11.6 trees; 12 trees required	8 trees *			
		Total	79 trees required	43 trees provided *			

LIST OF REQUIRED ACTIONS

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

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

C 220311 ZSK
SPECIAL PERMIT
ZR 74-743(a)(2)
CPC APPROVED: 10/11/2022 (Cal. No. 16)
CC APPROVED: 11/22/2022 (Res. No. 483)

N 260303 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 06/23/2026

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

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Structural Engineer
DeSimone Consulting Engineers
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New York, NY 10005
212.532.2211

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

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022
05	CS SUBMISSION	6/1/2026

Key Plan

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

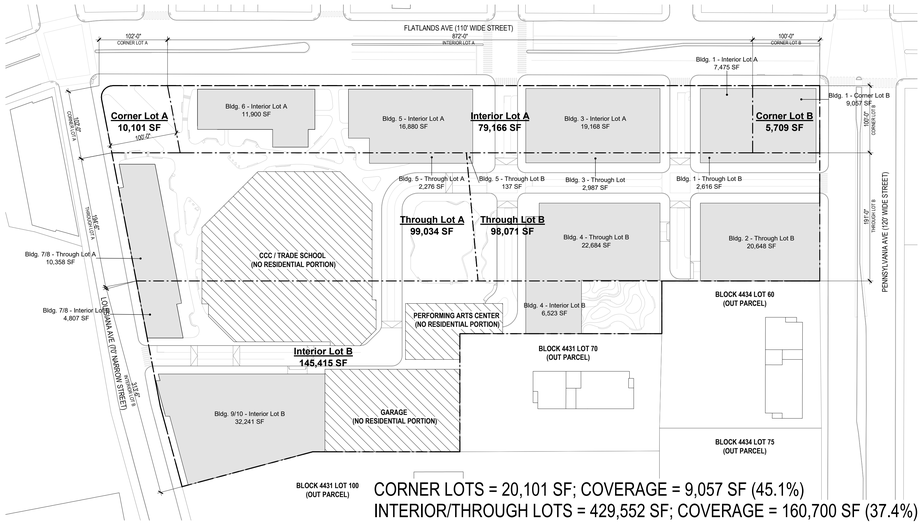
Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2922

Drawing Title
LSGD Zoning Analysis

Seal & Signature

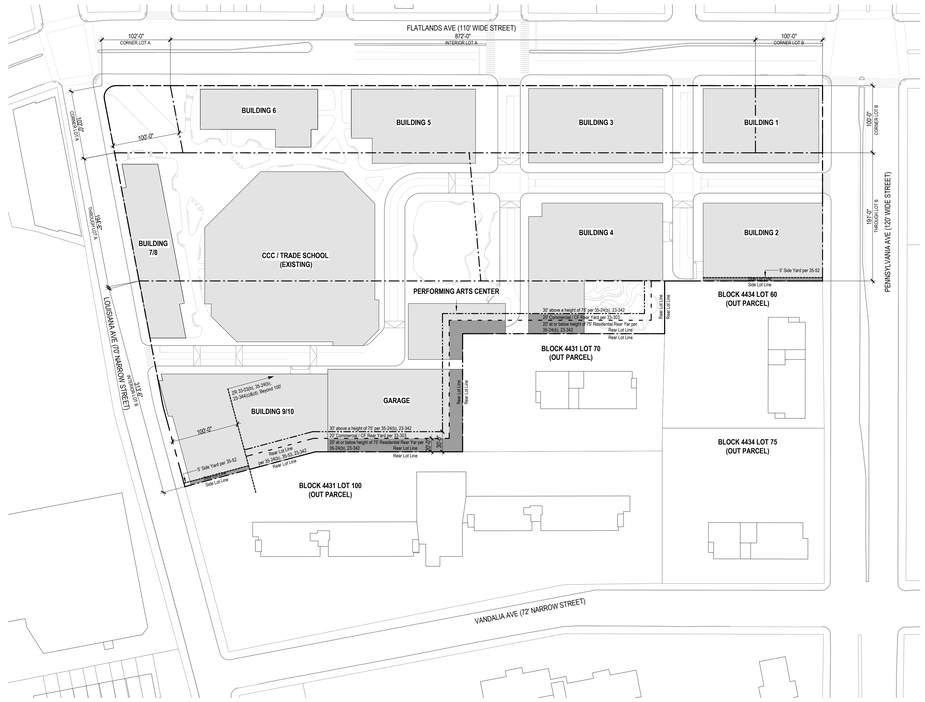
REGISTERED ARCHITECT — JOSEPH CHRISTOPHER PAU — 031324 — STATE OF NEW YORK

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



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

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



1 YARD ANALYSIS
1" = 80'-0"

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

LEGEND
- ZONING LOT LINE
- 100' OFFSET FROM STREET LINE
- xx.x CURB LEVEL HEIGHT
- xx.x 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

CITY PLANNING COMMISSION
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C 220311 ZSK
SPECIAL PERMIT
ZR 74-743(a)(2)
CPC APPROVED: 10/11/2022 (Cal. No. 16)
CC APPROVED: 11/22/2022 (Res. No. 403)
AND
N 260303 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 9/23/2024
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

GENERAL NOTES

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

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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022
05	CS SUBMISSION	6/1/2026

Key Plan

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

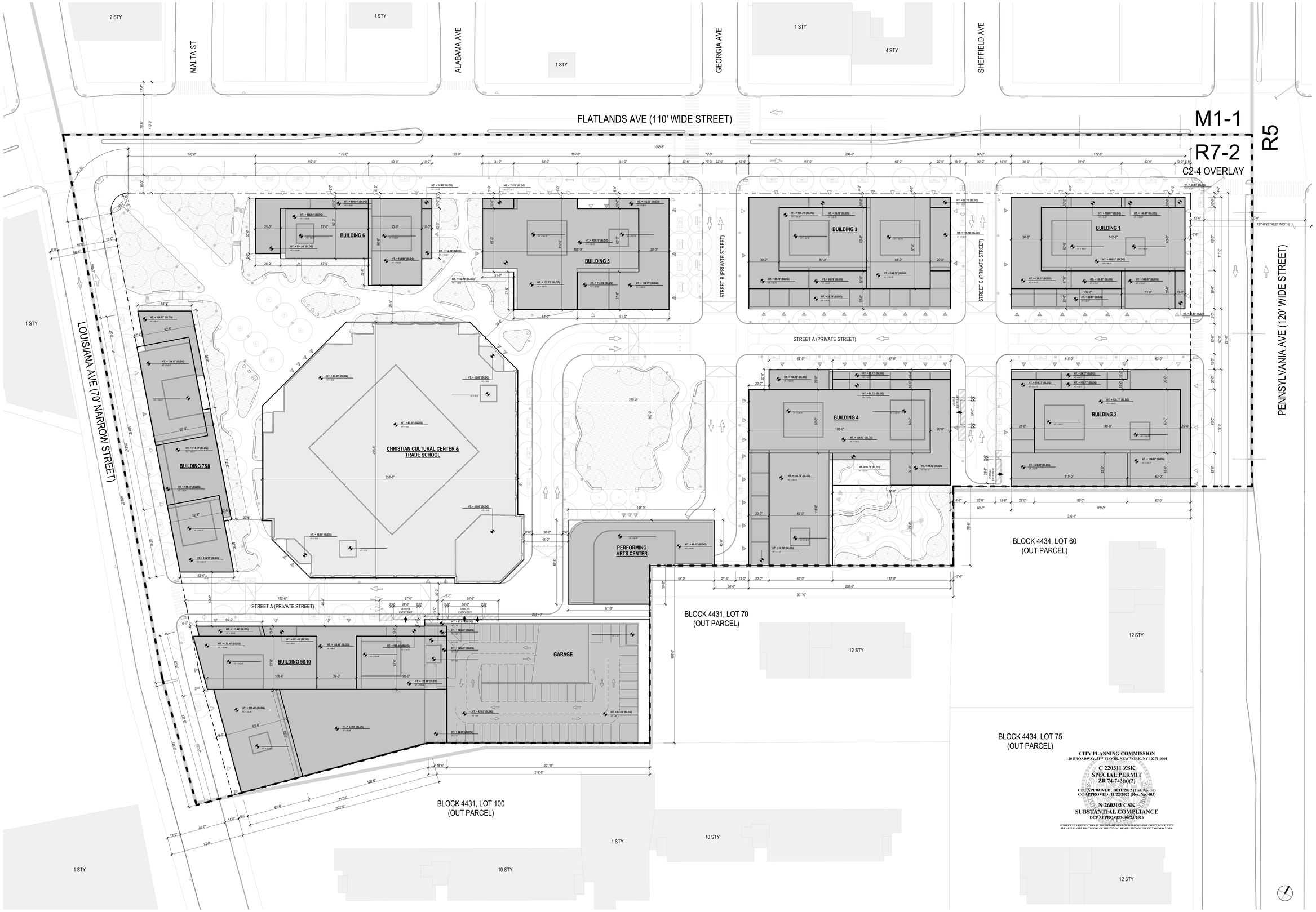
Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
LSGD Zoning Diagram

Seal & Signature

REGISTERED ARCHITECT — JOSEPH CHRISTOPHER PAU — STATE OF NEW YORK

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



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

GENERAL NOTES

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LEGEND

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

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

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

CPC APPROVED: 10/11/2022 (Cal. No. 16)
CC APPROVED: 11/22/2022 (Res. No. 403)

N 260303 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 06/23/2026

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

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New York, NY 10001-2727
212.479.5400

Structural Engineer
DeSimone Consulting Engineers
140 Broadway, 25th Floor
New York, NY 10005
212.532.2211

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

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Key Plan

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

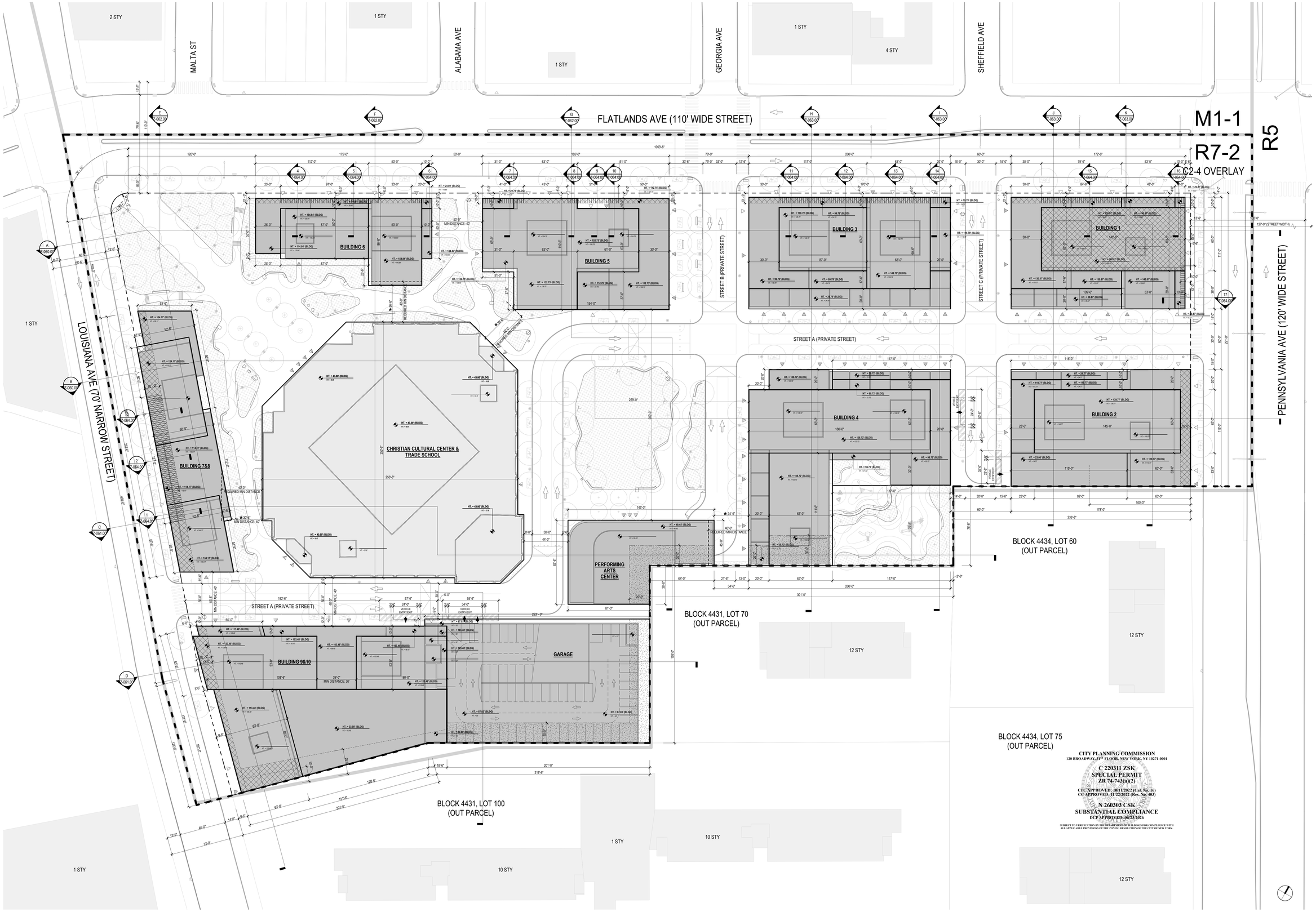
Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Overall Large Scale Site Plan

Seal & Signature

REGISTERED ARCHITECT — CHRISTOPHER M. MARLOW — STATE OF NEW YORK

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



1 WAIVER PLAN

1" = 30'-0"

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- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING BUILDING
- NEW BUILDING
- HT. + 9.99' (BLDG) — PROPOSED MAX ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
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- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING

MODIFICATION LEGEND

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

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

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

CPC APPROVED: 10/11/2022 (Cal. No. 16)
CC APPROVED: 11/22/2022 (Res. No. 403)

N 260303 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 2023/1076

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

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One New York Plaza
New York, NY 10004
212 859 8602

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022
05	CS SUBMISSION	6/1/2026

Key Plan

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

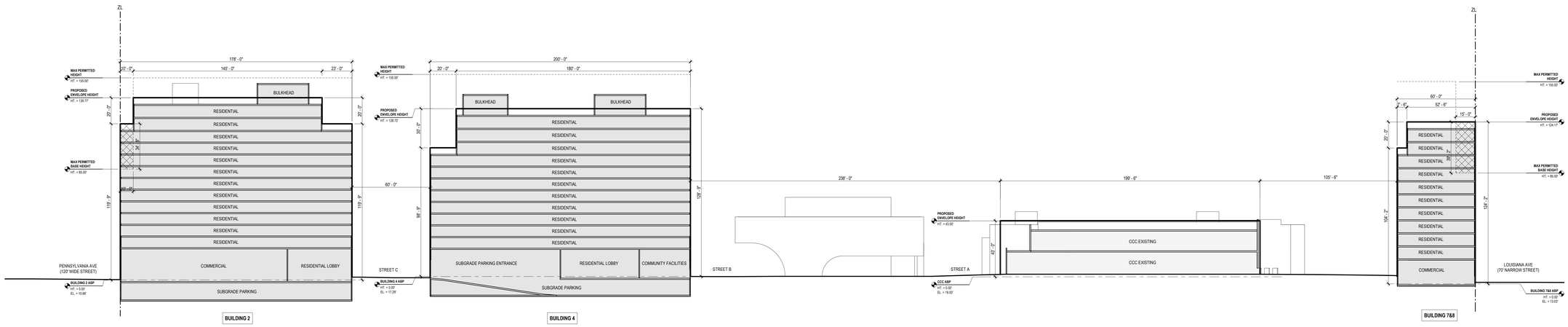
Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2502

Drawing Title
Waiver Plan

Seal & Signature

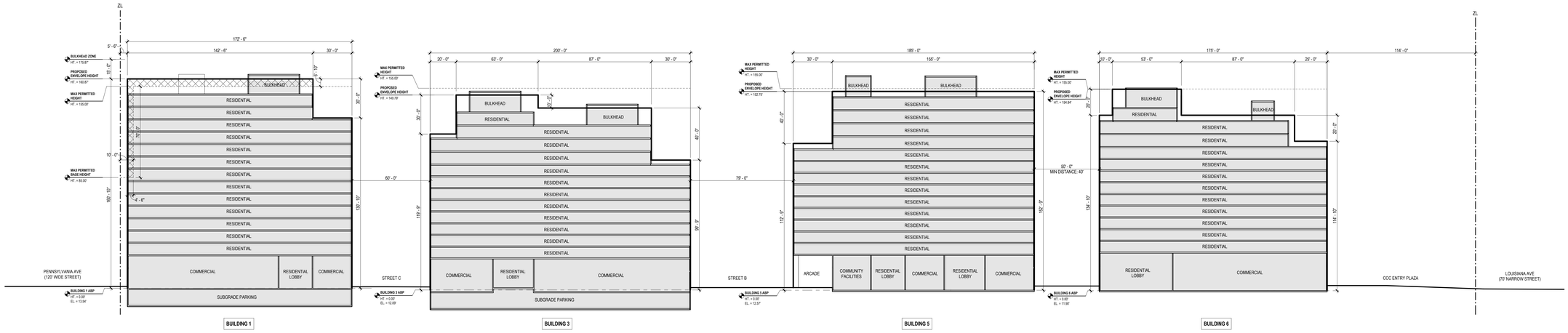
REGISTERED ARCHITECT — JOSEPH P. PANE — 027911 — STATE OF NEW YORK

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



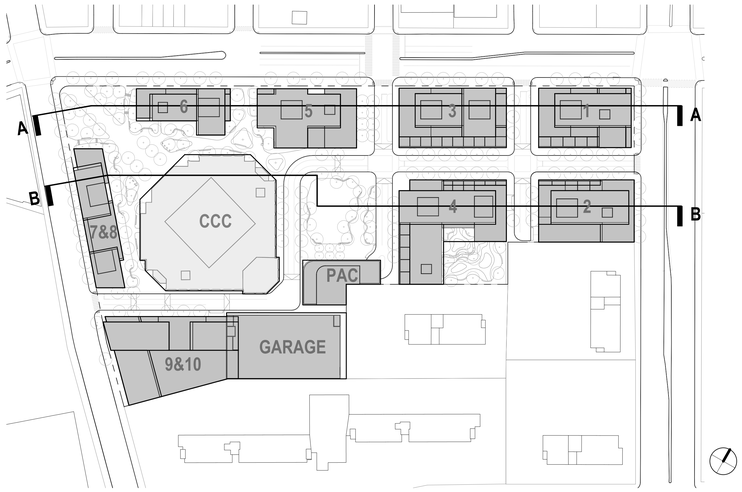
B ZONING SECTION B

1" = 30'-0"



A ZONING SECTION A

1" = 30'-0"



KEY PLAN

SCALE: N.T.S.

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C 220311 ZSK
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CC APPROVED: 11/22/2022 (Res. No. 403)

N 260303 CSK
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DCP APPROVED: 06/23/2026

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LEGEND

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

MODIFICATION LEGEND

- REQUIRED MINIMUM BASE HEIGHT WAIVER AREA PURSUANT TO ZR 74-743(A)(2)
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05	CS SUBMISSION	6/1/2026

Key Plan

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

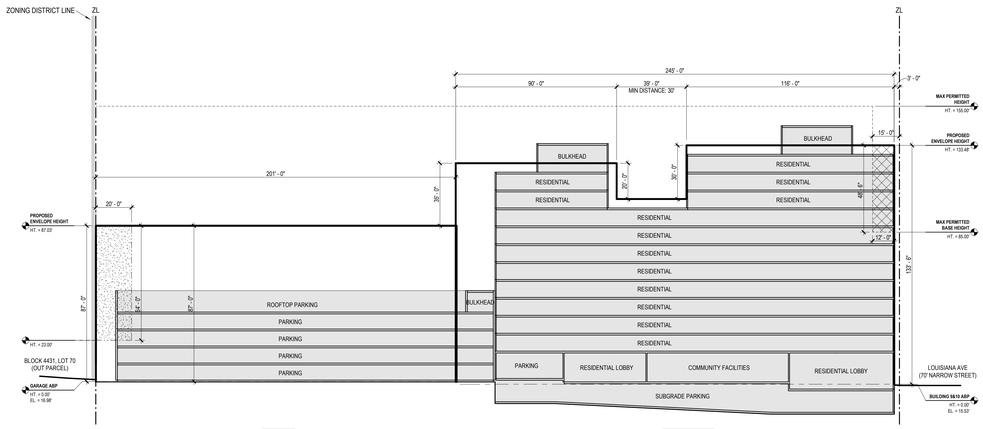
Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2922

Drawing Title
Zoning Section

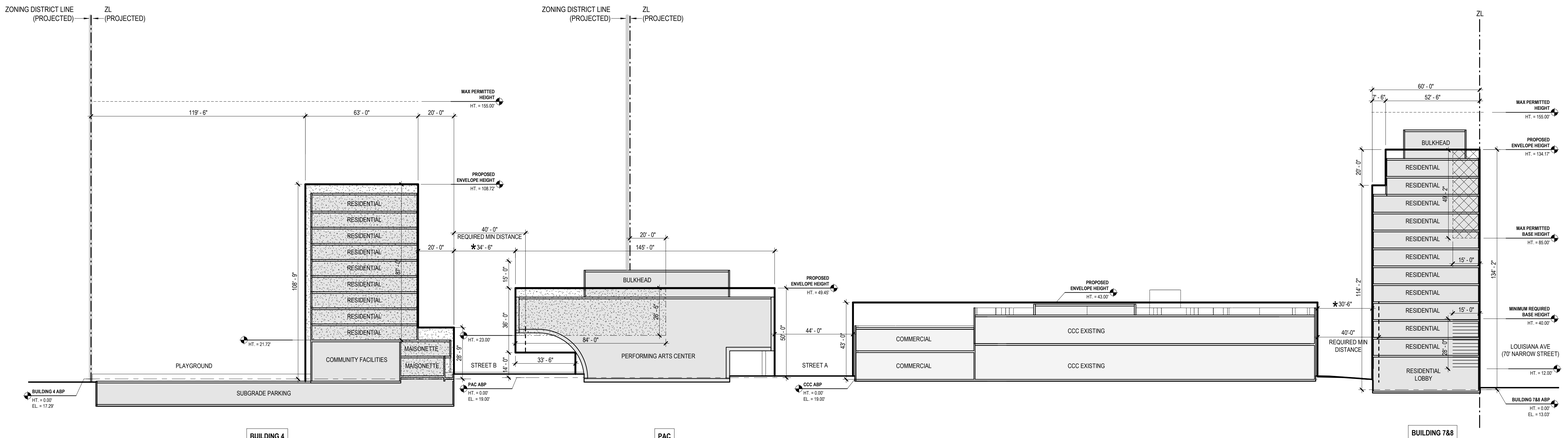
Seal & Signature

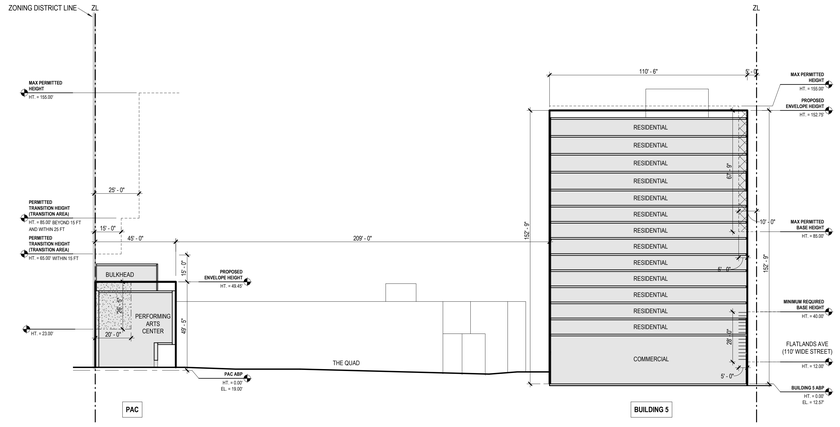
REGISTERED ARCHITECT — CHRISTOPHER M. MARLOW — 039744 — STATE OF NEW YORK

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

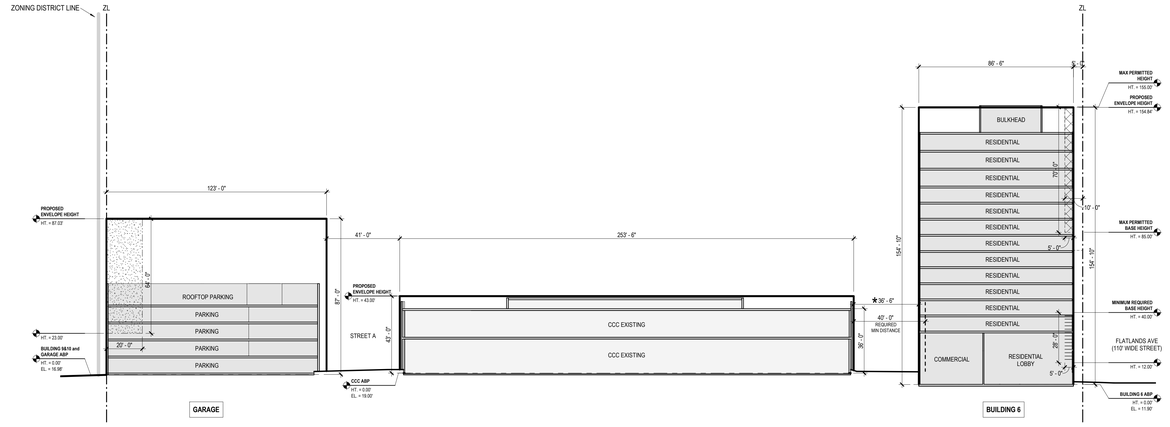


D ZONING SECTION D
1" = 30'-0"


ZONING DISTRICT LINE (PROJECTED)
ZL (PROJECTED)
ZONING DISTRICT LINE (PROJECTED)
ZL (PROJECTED)
ZL
MAX PERMITTED HEIGHT
HT. = 150.00'
119' - 6"
63' - 0"
20' - 0"
PROPOSED ENVELOPE HEIGHT
HT. = 158.13'
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
168' - 3"
40' - 0"
REQUIRED MIN DISTANCE
★34' - 6"
20' - 0"
20' - 0"
145' - 0"
15' - 0"
BULKHEAD
PROPOSED ENVELOPE HEIGHT
HT. = 49.40'
36' - 0"
30' - 0"
HT. = 21.72'
HT. = 23.00'
MAISONETTE
MAISONETTE
COMMUNITY FACILITIES
PLAYGROUND
STREET B
54' - 0"
33' - 6"
PERFORMING ARTS CENTER
STREET A
44' - 0"
50' - 0"
43' - 0"
PROPOSED ENVELOPE HEIGHT
HT. = 43.00'
COMMERCIAL
COMMERCIAL
CCC EXISTING
CCC EXISTING
★30'-6"
40'-0"
REQUIRED MIN DISTANCE
114' - 2"
60' - 0"
5' - 6"
52' - 6"
MAX PERMITTED HEIGHT
HT. = 155.07'
PROPOSED ENVELOPE HEIGHT
HT. = 134.17'
BULKHEAD
20' - 0"
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL

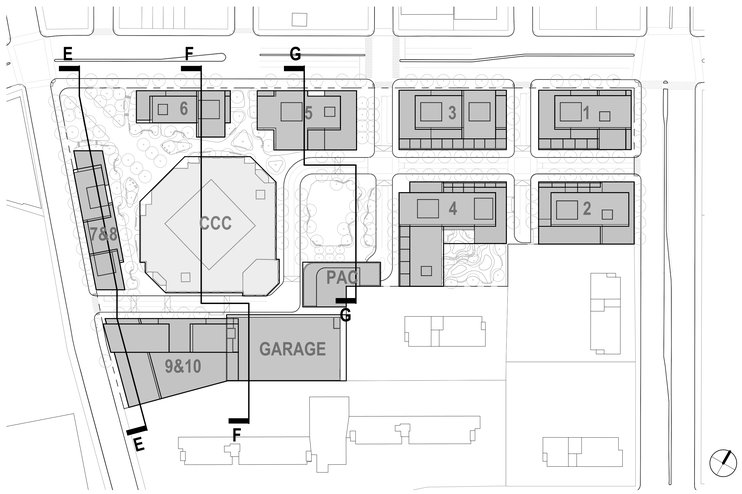


G ZONING SECTION G
1" = 30'-0"



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

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



KEY PLAN
SCALE: N.T.S.

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

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

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CC APPROVED: 11/22/2022 (Res. No. 403)

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DCP APPROVED: 06/23/2026

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

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04	CPC MODIFICATION	10/4/2022
05	CS SUBMISSION	6/1/2026

Key Plan

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

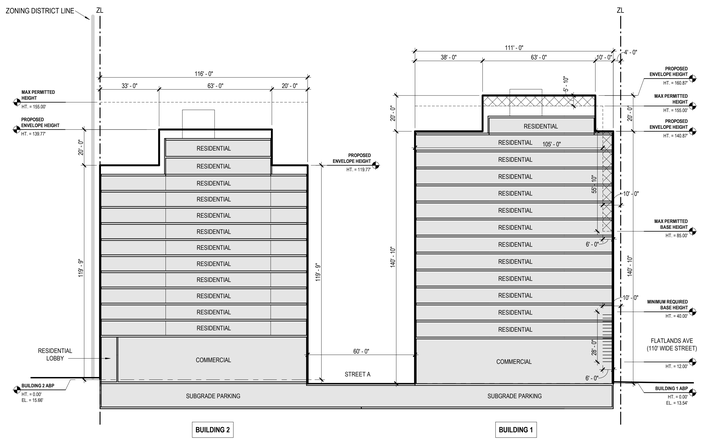
Client
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432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Zoning Section

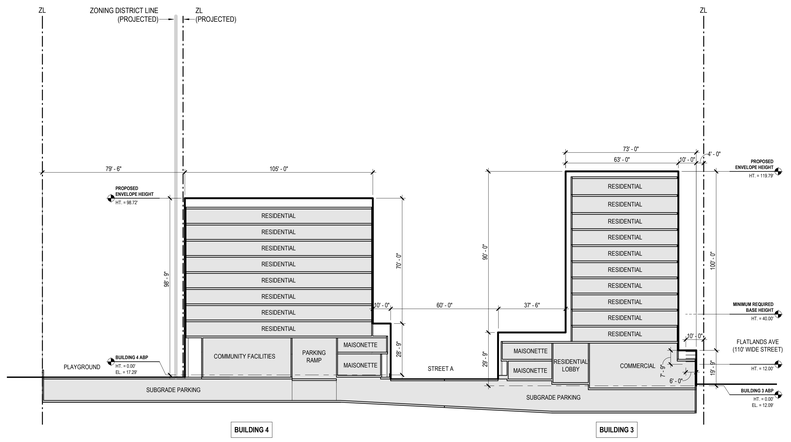
Seal & Signature

REGISTERED ARCHITECT — DESIGN CHAMBERS — STATE OF NEW YORK

Date:	08/05/22
Project No.:	1801- ENY
Drawn By:	Author
Checked By:	Checker
Drawing Number:	**Z-062.00**



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



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

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

H ZONING SECTION H
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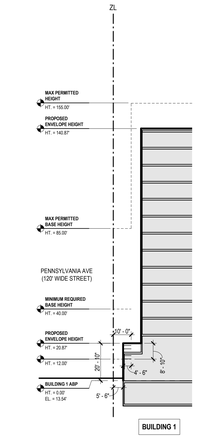
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Drawing Title
Zoning Section

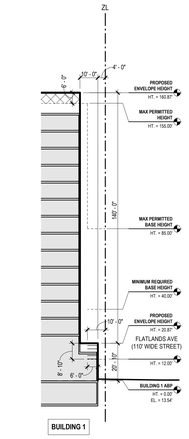
Seal & Signature

REGISTERED ARCHITECT — STATE OF NEW YORK

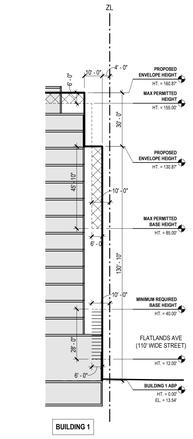
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Z-063.00



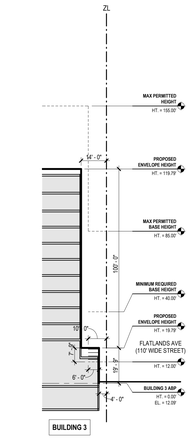
17 ZONING SECTION 17
1" = 30'-0"



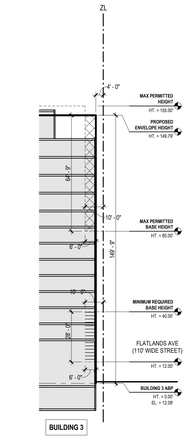
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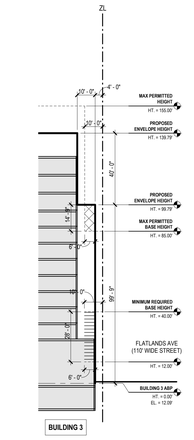
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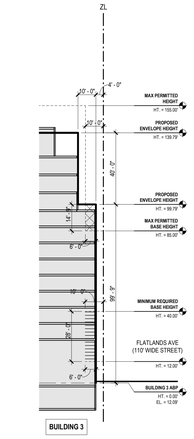
14 ZONING SECTION 14
1" = 30'-0"



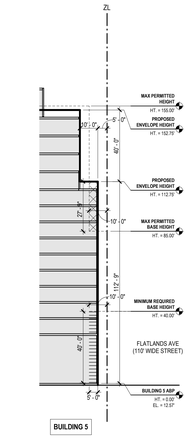
13 ZONING SECTION 13
1" = 30'-0"



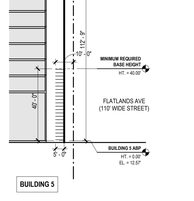
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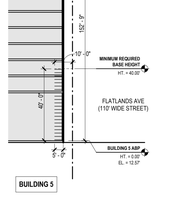
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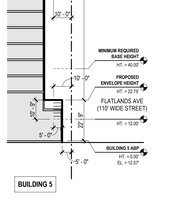
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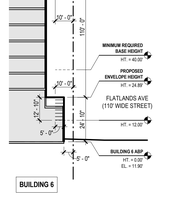
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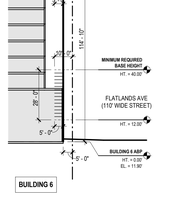
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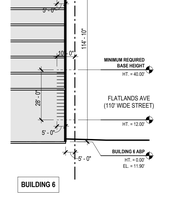
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1" = 30'-0"



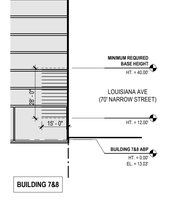
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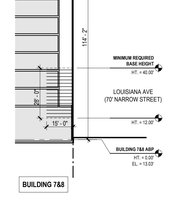
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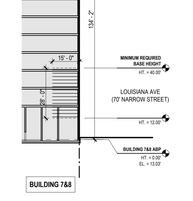
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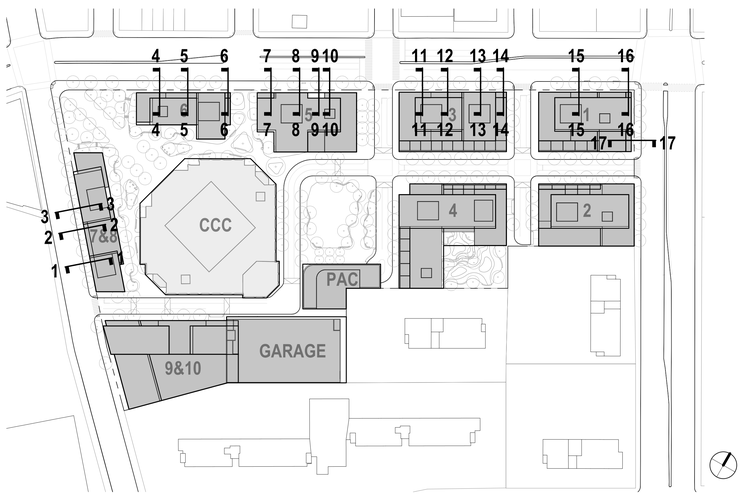
3 ZONING SECTION 3
1" = 30'-0"



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212.716.2502

Drawing Title
Zoning Section - Street Frontages

Seal & Signature

REGISTERED ARCHITECT — ANDREW THOMAS CHRISTIE — 039107 — STATE OF NEW YORK

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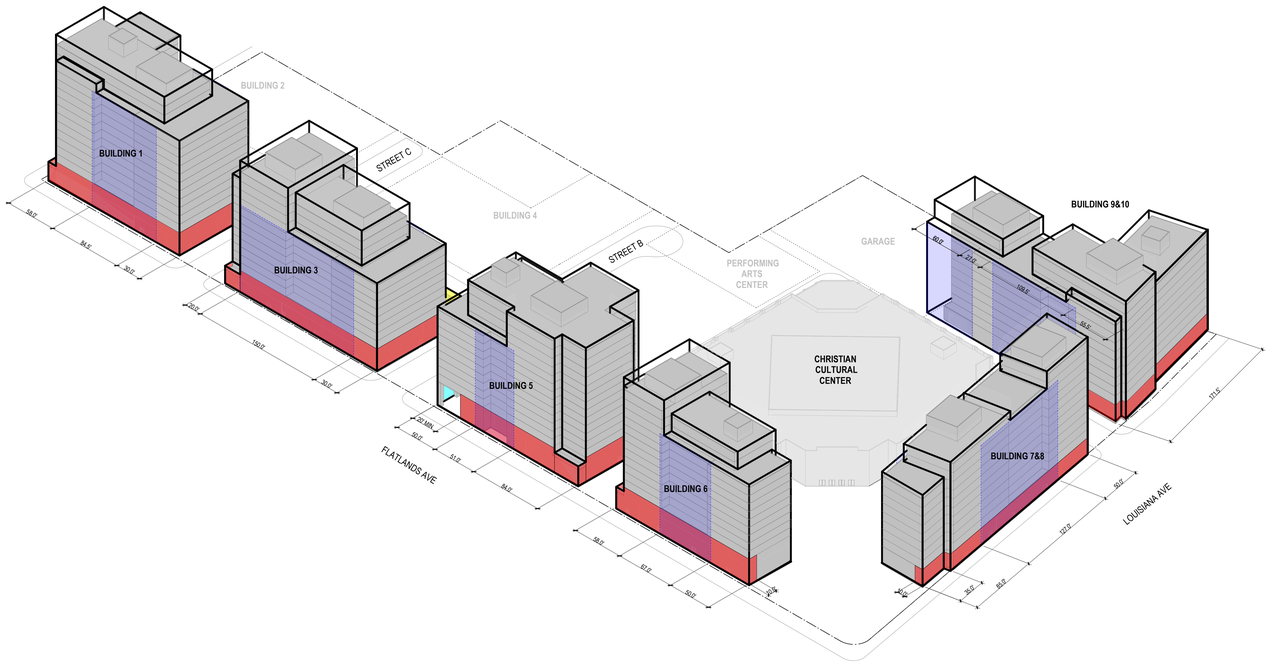
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New York, NY 10122
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EIS Consultant
VHB
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New York, NY 10119
646.722.9247

Environmental Engineer / Geotechnical Engineer
Langan
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New York, NY 10001-2727
212.479.5400

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



2 AXONOMETRIC - FLATLANDS AND LOUISIANA AVE FRONTAGE

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING ARTS CENTER WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF PUBLICLY ACCESSIBLE AREA DETAILS.
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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.
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TRANSPARENCY B: BUILDING WALLS FRONTING ON BUILDING 5'S ARCADE SHALL BE GLAZED WITH TRANSPARENT MATERIALS THAT OCCUPY 70% OF THE SURFACE AREA BETWEEN ELEVATION OF 2 FEET AND THE GROUND FLOOR CEILING OR 12 FEET, WHICHEVER IS HIGHER.

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.

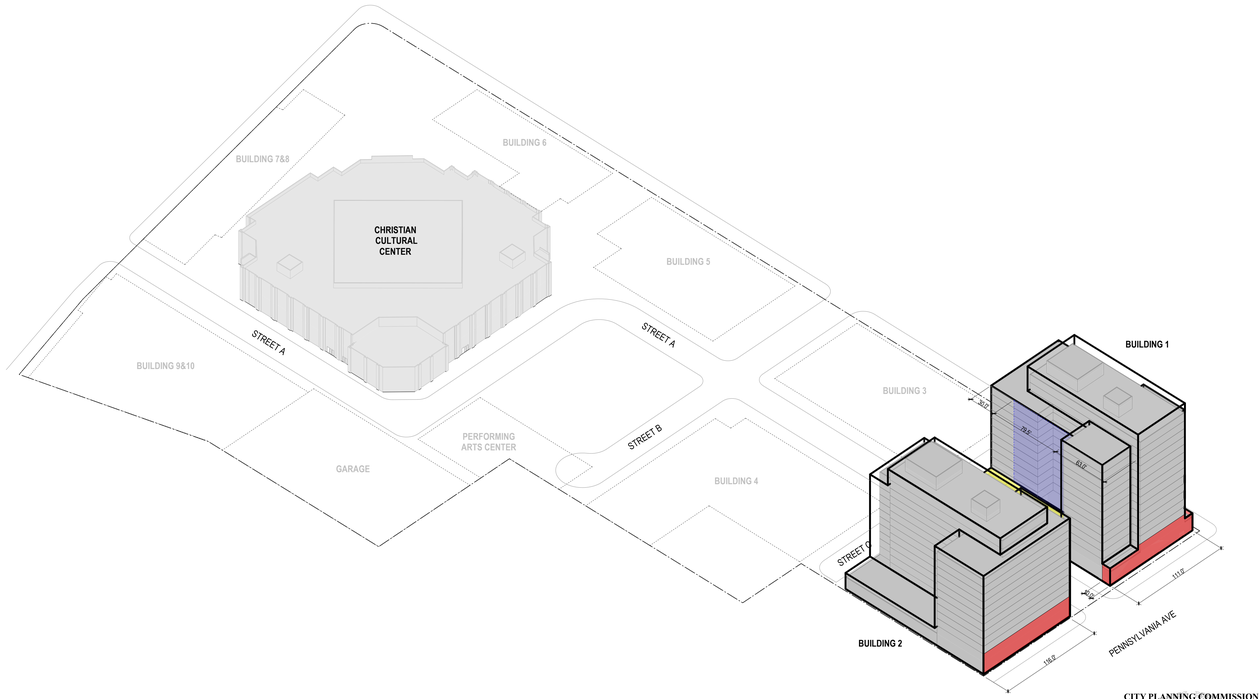
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LEGEND

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



1 AXONOMETRIC - PENNSYLVANIA AVE FRONTAGE

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

C 220311 ZSK
SPECIAL PERMIT
ZR 74-743(a)(2)
CPC APPROVED: 10/11/2022 (Cal. No. 16)
CC APPROVED: 11/22/2022 (Res. No. 403)

N 260303 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 06/23/2026

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

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022
05	CS SUBMISSION	6/1/2026

Key Plan

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

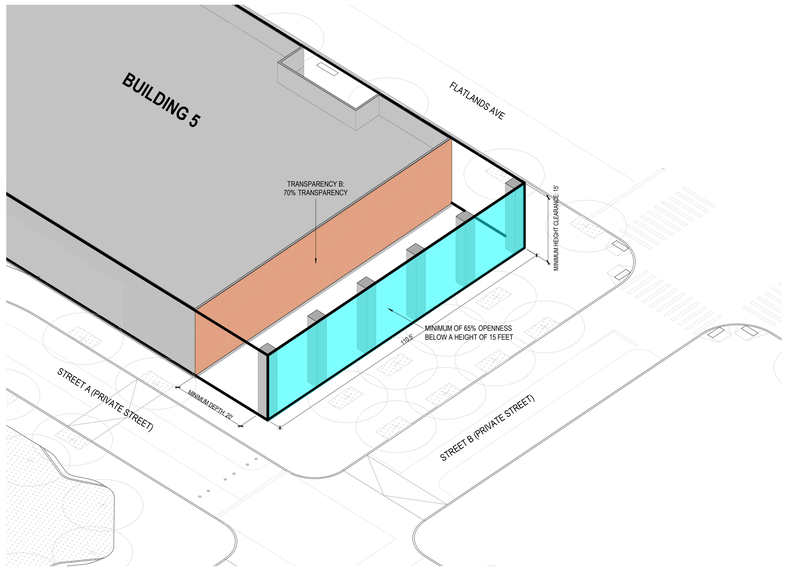
Client
Innovative Urban Living, LLC
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Urban Design Notes

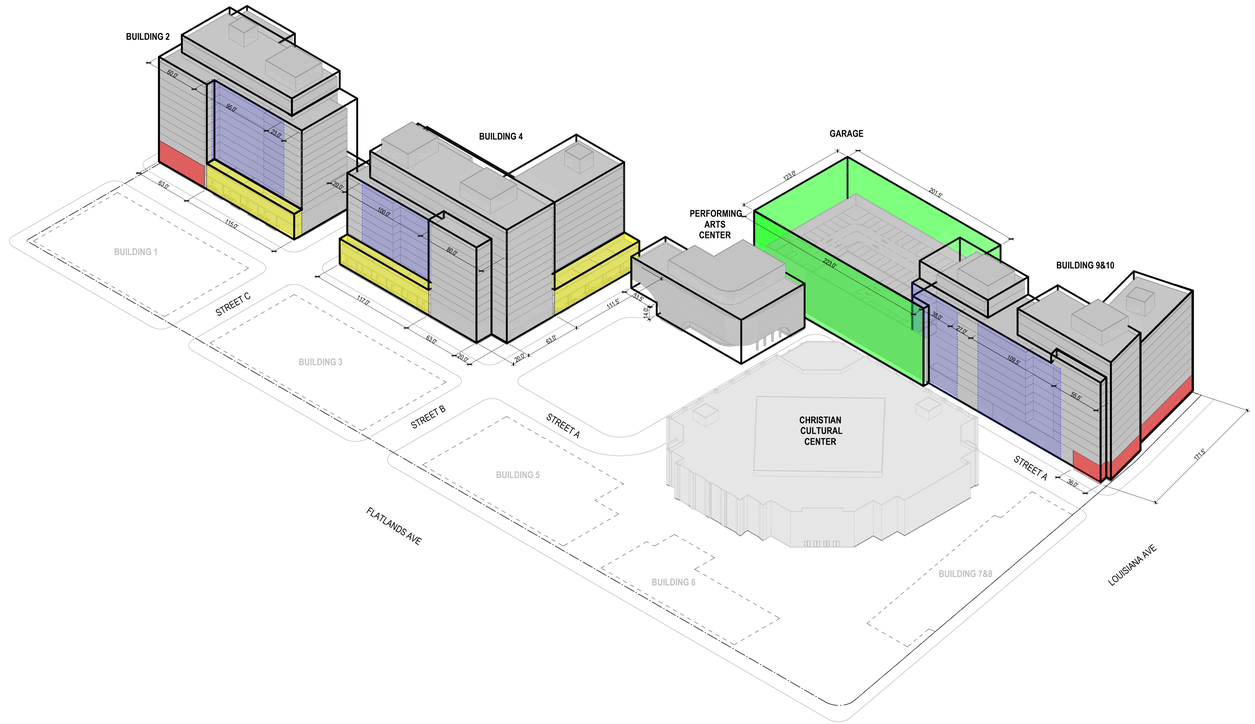
Seal & Signature

REGISTERED ARCHITECT — DOMINIKA CHOJNACKA — 039911 — STATE OF NEW YORK

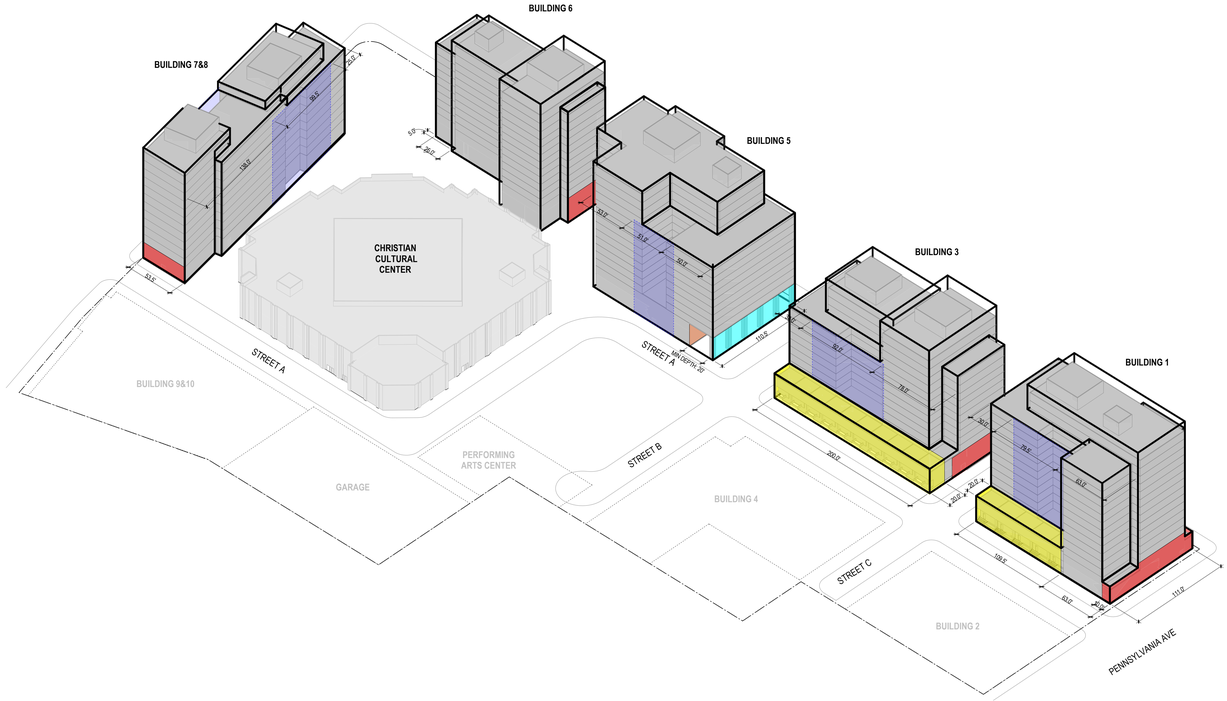
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Project No.: 1801- ENY
Drawn By: Author
Checked By: Checker
Drawing Number:
Z-070.00



3 AXONOMETRIC - ARCADE



2 AXONOMETRIC - INTERIOR STREET - SOUTHEAST FRONTAGE



1 AXONOMETRIC - INTERIOR STREET - NORTHWEST FRONTAGE

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- ILLUSTRATIVE BUILDING LINES
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PAU
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Key Plan

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

Client
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432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2502

Drawing Title
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Seal & Signature

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