**NYC DEPARTMENT OF FINANCE**
**OFFICE OF THE CITY REGISTER**

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**RECORDING AND ENDORSEMENT COVER PAGE** **PAGE 1 OF 342**

**Document ID: 2024032800949001** Document Date: 03-27-2024 Preparation Date: 03-28-2024
Document Type: SUNDRY AGREEMENT
Document Page Count: 340

**PRESENTER:**
FIRST AMERICAN TITLE INSURANCE CO. NCS
666 THIRD AVENUE
1E8WNY01
NEW YORK, NY 10017
212-850-0644
JGAMBOA@FIRSTAM.COM

**RETURN TO:**
FRIED FRANK HARRIS SHRIVER & JACOBSON LLP
ONE NEW YORK PLAZA
NEW YORK, NY 10004

**PROPERTY DATA**

| Borough | Block | Lot | | Unit | Address |
|---|---|---|---|---|---|
| BROOKLYN | 4434 | 1 | Entire Lot | | N/A FLATLANDS AVENUE |

**Property Type:** COMMERCIAL REAL ESTATE

| Borough | Block | Lot | | Unit | Address |
|---|---|---|---|---|---|
| BROOKLYN | 4434 | 10 | Entire Lot | | N/A FLATLANDS AVENUE |

**Property Type:** COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

**PARTIES**

**PARTY 1:**
CHRISTIAN CULTURAL CENTER, INC.
12020 FLATLANDS AVENUE
BROOKLYN, NY 11207

☒ Additional Parties Listed on Continuation Page

**FEES AND TAXES**

| **Mortgage :** | | |
|---|---|---|
| Mortgage Amount: | $ | 0.00 |
| Taxable Mortgage Amount: | $ | 0.00 |
| Exemption: | | |
| TAXES: County (Basic): | $ | 0.00 |
| City (Additional): | $ | 0.00 |
| Spec (Additional): | $ | 0.00 |
| TASF: | $ | 0.00 |
| MTA: | $ | 0.00 |
| NYCTA: | $ | 0.00 |
| Additional MRT: | $ | 0.00 |
| TOTAL: | $ | 0.00 |
| Recording Fee: | $ | 1,742.00 |
| Affidavit Fee: | $ | 0.00 |

| | | |
|---|---|---|
| Filing Fee: | $ | 0.00 |
| NYC Real Property Transfer Tax: | $ | 0.00 |
| NYS Real Estate Transfer Tax: | $ | 0.00 |

**RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK**
Recorded/Filed 04-02-2024 09:02
City Register File No.(CRFN): **2024000081736**

*City Register Official Signature*

**NYC DEPARTMENT OF FINANCE**
**OFFICE OF THE CITY REGISTER**

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**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)** **PAGE 2 OF 342**

**Document ID: 2024032800949001** Document Date: 03-27-2024 Preparation Date: 03-28-2024
Document Type: SUNDRY AGREEMENT

**PROPERTY DATA**

| Borough | Block | Lot | | Unit | Address |
|---|---|---|---|---|---|
| BROOKLYN | 4430 | 1 | Entire Lot | | 12020 FLATLANDS AVENUE |

**Property Type:** COMMERCIAL REAL ESTATE

**PARTIES**

**PARTY 1:**
IUV PHASE 1 OWNER, LLC
C/O GOTHAM ORGANIZATION, INC., 432 PARK AVENUE SOUTH, 2ND FLOOR
NEW YORK, NY 10016

**PARTY 1:**
IUV PHASE 1A HOUSING DEVELOPMENT FUND CORPORATION
C/O GOTHAM ORGANIZATION, INC., 432 PARK AVENUE SOUTH, 2ND FLOOR

1E8WNY01 (10)

First American Title
Insurance Company
666 Third Avenue 5th fl
New York, N.Y. 10017
Phone: (212) 922-9700
Fax: (212) 922-0881

# RESTRICTIVE DECLARATION

# OF LARGE-SCALE GENERAL DEVELOPMENT

**Made by:**

**CHRISTIAN CULTURAL CENTER, INC.**

**AND**

**IUV PHASE 1 OWNER, LLC**

**AND**

**IUV PHASE 1 LIHTC OWNER, LLC**

**AND**

**IUV PHASE 1A HOUSING DEVELOPMENT FUND CORPORATION**

**Dated: as of March 27, 2024**

**KINGS COUNTY**
**Block 4434, Lots 1 and 10,**
**Block 4430, Lot 1**

**RECORD AND RETURN TO:**

**FRIED, FRANK, HARRIS, SHRIVER & JACOBSON LLP**
**ONE NEW YORK PLAZA**
**NEW YORK, NEW YORK 10004**
**ATTENTION: ZACHARY BERNSTEIN, ESQ.**

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## SCHEDULE OF EXHIBITS


| | |
|---|---|
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| EXHIBIT B | DEVELOPMENT PHASING PLANS |
| EXHIBIT C:1 | CERTIFICATION OF PARTIES-IN-INTEREST |
| EXHIBIT C:2 | WAIVER AND SUBORDINATION AGREEMENTS |
| EXHIBIT D | LARGE-SCALE PLANS |
| EXHIBIT E | OPERATIONAL SPECIFICATIONS |
| EXHIBIT F | DIAGRAM OF CENTRAL QUAD |
| EXHIBIT G | TRAFFIC MITIGATION MEASURES |

**RESTRICTIVE DECLARATION OF LARGE-SCALE GENERAL DEVELOPMENT**

**THIS DECLARATION**, made as of this 27th day of March, 2024 (this "**Declaration**"), by **CHRISTIAN CULTURAL CENTER INC., IUV PHASE 1 OWNER, LLC, IUV PHASE 1 LIHTC OWNER, LLC,** AND **IUV PHASE 1A HOUSING DEVELOPMENT FUND CORPORATION** (collectively, "**Declarant**").

**W I T N E S S E T H:**

**WHEREAS**, Christian Cultural Center, Inc., a not-for-profit corporation having an address at 12020 Flatlands Avenue, Brooklyn, NY 11207, is the fee owner of certain real property located in the County of Kings, City and State of New York, designated for real property tax purposes as Brooklyn Block 4434, Lot 1 and Block 4430, Lot 1, which real property is more particularly described in **Exhibit A** annexed hereto (the "**CCC Property**"); and

**WHEREAS**, (i) IUV Phase 1 Owner, LLC, a New York limited liability company, (ii) IUV Phase 1 LIHTC Owner, LLC, a New York limited liability company, and (iii) IUV Phase 1A Housing Development Fund Corporation, a New York not-for-profit corporation, each having an address at c/o Gotham Organization, Inc. 432 Park Avenue South, 2nd Floor, New York, NY 10016 (collectively, "**Parcel A Owner**") are the fee owners of certain real property located in the County of Kings, City and State of New York, designated for real property tax purposes as Brooklyn Block 4434, Lot 10, which real property is more particularly described in **Exhibit A** annexed hereto (together with the CCC Property, the "**Subject Property**"); and

**WHEREAS**, Declarant desires to improve the Subject Property as a "large-scale general development" pursuant to the requirements of Section 12-10 of the Zoning Resolution definition of "large-scale general development" (such proposed improvement of the Subject Property hereinafter referred to as the "**Large-Scale Development Project**"); and

**WHEREAS**, the Large-Scale Development Project will be a multi-building development on the site of the Christian Cultural Center (the "**CCC**"), comprised of income-based affordable housing, a performing arts center (the "**PAC**"), retail, and a variety of community facilities and publicly-accessible open space that will serve the Large-Scale Development Project and the surrounding neighborhood; and

**WHEREAS**, the CCC is a large non-denominational church that is anticipated to remain on the Subject Property and continue to hold services; and

**WHEREAS**, in connection with the Large-Scale Development Project, Innovative Urban Living, LLC, an affiliate of Declarant filed applications with the New York City Department of City Planning ("**DCP**") for approval by the New York City Planning Commission (the "**Commission**" or "**CPC**") of (1) A zoning map amendment to change the existing R5 district covering the Subject Property and minor areas to the south (the "**Zoning Amendment Area**") to an R7-2 district with a C2-4 commercial overlay under Application No. C 220312 ZMK (the "**Rezoning**"); (2) a zoning text amendment to Appendix F of the Zoning Resolution to designate the Zoning Amendment Area as a Mandatory Inclusionary Housing (MIH) area, Option 1 and to Appendix I of the Zoning Resolution to expand the boundary of the Transit Zone to include the

Zoning Amendment Area, under Application No. C 220313 ZRK; (3) a special permit pursuant to ZR 74-743(a)(2) to locate buildings within a large-scale general development at the Subject Property without regard to yard, distance between buildings, and height and setback regulations, under Application No. C 220311 ZSK (the "**Large-Scale Special Permit**"); and (4) a special permit pursuant to ZR 74-512 to permit a public parking garage (the "**Public Parking Garage**") at the Subject Property with 500 spaces, including 45 spaces located on the roof of the Public Parking Garage, under Application No. C 220314 ZSK (items (1) through (4) collectively, the "**Land Use Actions**"); and

**WHEREAS**, as identified on the plans attached hereto as **Exhibit D** hereto, the Large-Scale Development Project includes certain publicly accessible Open Space Areas (hereinafter defined) and a publicly accessible private street network (the "**Private Street Network**", and together with the Open Space Areas, the "**Publicly Accessible Area**" or "**PAA**") that is to be constructed, operated, and maintained by Declarant and made accessible to the public as set forth in this Declaration; and

**WHEREAS**, Declarant anticipates constructing the Large-Scale Development Project, including the PAA in phases in accordance with the plans attached hereto as **Exhibit B** (the "**Development Phasing Plans**"); and

**WHEREAS**, in connection with the Land Use Actions, an Environmental Assessment Statement (the "**EAS**") was completed as part of City Environmental Quality Review Application No. 20DCP057K pursuant to Executive Order No. 91 of 1977, as amended, and the regulations promulgated thereunder at 62 RCNY §5-01 et seq. ("**CEQR**") and the State Environmental Quality Review Act, New York State Environmental Conservation Law § 8-0101 et seq., and the regulations promulgated thereunder at 6 NYCRR Part 617 ("**SEQRA**"); and

**WHEREAS**, the EAS determined the Land Use Actions would have the potential to result in significant adverse impacts and that accordingly an Environmental Impact Statement ("**EIS**") must be prepared pursuant to CEQR and SEQRA; and

**WHEREAS**, the EIS prepared for the Land Use Actions concluded that the Land Use Actions had the potential to result in significant adverse environmental impacts in the areas of community facilities, transportation, construction, and open space and identified certain measures designed to mitigate in whole or part the significant adverse environmental impacts (the "**Mitigation Measures**") which Mitigation Measures were made a condition of the Large-Scale Development Project; and

**WHEREAS**, the Large-Scale Development Project includes certain project components related to the environment (the "**PCREs**") which were material to the environmental review of the Land Use Actions, including open space, traffic and transportation, construction noise, and construction air quality; and

**WHEREAS**, if the Large-Scale Development Project does not proceed and the Subject Property is developed pursuant to the Rezoning, certain of the Mitigation Measures and PCREs would continue to be required to avoid or minimize environmental impacts in accordance with CEQR and SEQRA; and

**WHEREAS**, Section 74-743(b)(10) of the Zoning Resolution requires that a Declaration with regard to ownership requirements in paragraph (b) of the large-scale general development definition in Section 12-10 of the Zoning Resolution be filed with the Commission; and

**WHEREAS**, First American Title Insurance Company (the "**Title Company**") has certified in the certification (the "**Certification**") attached hereto as **Exhibit C:1** and made a part hereof, that as of the date hereof, the parties listed thereon are the sole Parties-in-Interest (hereinafter defined) in the Subject Property; and

**WHEREAS**, in its report dated October 11, 2022 approving the Land Use Actions, the Commission required the recording of this restrictive declaration, which at the time of the CPC report was dated October 11, 2022 and executed by Declarant's affiliate Innovative Urban Living, LLC, and which same restrictive declaration has now been updated to reflect the Parties-in-Interest as of the date of recording; and

**WHEREAS**, all Parties-in-Interest to the Subject Property have either executed this Declaration or waived their right to execute and subordinated their interest in the Subject Property to this Declaration by written instrument annexed hereto as **Exhibit C:2** and made a part hereof, which instrument is intended to be recorded simultaneously with this Declaration; and

**WHEREAS**, Declarant desires to restrict the manner in which the Subject Property is developed in the future, and intends these restrictions to benefit all the land, including land owned by the City, lying within a one-half-mile radius of the Subject Property.

**NOW, THEREFORE,** Declarant hereby declares covenants and agrees as follows:

## ARTICLE I.

## CERTAIN DEFINITIONS

For purposes of this Declaration, the following terms shall have the following meanings.

"**Affordable Housing Unit**" any residential unit of housing within any building at the Large-Scale Development Project that is rented to "low income households" (as such term is defined in Section 23-911 of the Zoning Resolution) or "moderate income households" (as such term is defined in Section 23-911 of the Zoning Resolution).

"**AG**" shall mean the Attorney General of the State of New York.

"**Approvals**" shall mean all approvals or consents required of any Governmental Authority with respect to the Large-Scale Development Project.

"**Assessed Maintenance and Capital Repair Cost**" shall have the meaning set forth in Section 4.9 of this Declaration.

"**Association**" shall have the meaning set forth in Section 10.1 of this Declaration.

"**Board**" shall have the meaning set forth in Section 9.1(a) of this Declaration.

"**BPL**" shall have the meaning set forth in Section 5.3(b)(i).

"**BPL Event**" shall have the meaning set forth in Section 5.3(b)(ii).

"**Business Day**" means any day other than a Saturday, Sunday or other day on which banks in the State of New York are authorized or required by Legal Requirements to be closed.

"**Central Quad**" shall have the meaning set forth in Section 3.1(a).

"**Chairperson**" shall mean the then Chairperson of the New York City Planning Commission.

"**City**" shall mean the City of New York.

"**Consumer Price Index**" or "**CPI**" shall mean the Consumer Price Index for All Urban Consumers published by the Bureau of Labor Statistics of the United States Department of Labor, New York – Northern New Jersey – Long Island, NY-NJ-CT area, All Items (1982-1984=100) or any successor index thereto, appropriately adjusted, or such other index upon which DCP and Declarant may reasonably agree. If the Consumer Price Index ceases to be published, and there is no successor thereto, DCP and Declarant shall agree upon another index, each acting reasonably, and such index, as appropriately adjusted, shall be substituted for the Consumer Price Index. If the Consumer Price Index ceases to use 1982-1984=100 as the basis of calculation, the Consumer Price Index shall be adjusted accordingly.

"**Coop/Condominium**" shall have the meaning set forth in Section 9.1(a).

"**Coop/Condominium Obligation Date**" shall have the meaning set forth in Section 9.1(a).

"**CPC**" shall mean the New York City Planning Commission or any successor to its jurisdiction.

"**DCP**" shall mean the New York City Department of City Planning or any successor to its jurisdiction.

"**DCRE**" shall have the meaning set forth in Section 10.1 of this Declaration.

"**Declarant**" shall mean the named Declarant and the heirs, successors and assigns of the named Declarant except that (i) Declarant shall not include the holder of a mortgage or deed of trust on all or any portion of the Subject Property unless and until it succeeds to the interest or obligation of Declarant by purchase, assignment, foreclosure or otherwise, and (ii) Declarant shall include any Board from and after the Coop/Condominium Obligation Date as set forth in Section 9.1 if a Coop/Condominium is formed and the required Association, as set forth in Article X, in the event there is more than one Coop/Condominium on the Subject Property.

"**Declaration**" shall have the meaning given in the Preamble to this Declaration.

"**Delay Notice**" shall have the meaning set forth in Section 6.4.

"**Development Phase**" shall mean any of phase of the Large-Scale Development Project as shown in the Development Phasing Plans.

"**Development Phasing Plans**" shall have the meaning set forth in the Recitals to this Declaration.

"**DOB**" shall mean the New York City Department of Buildings or any successor to its jurisdiction.

"**DOE**" shall mean the New York City Department of Education.

"**DOT**" shall mean the New York City Department of Transportation or any successor to its jurisdiction.

"**Effective Date**" shall mean the date on which this Declaration is recorded in the Register's Office.

"**EIS**" shall have the meaning set forth in the Recitals.

"**Entity**" means any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, business trust, cooperative, or association.

"**Entry Plaza**" shall have the meaning set forth in Section 3.1(a).

"**Final Completion**" or "**Finally Complete**" shall mean the constructed Publicly Accessible Area fully complies with all aspects of the Open Space Plans and that all items specified by the Chairperson, as incomplete, during the Substantial Completion review process in accordance with Section 6.2 were completed in accordance with Section 6.3.

"**Force Majeure**" shall mean that the Chairperson has made the determination required in Section 6.4.

"**Force Majeure Event**" shall include, but not be limited to, (i) enemy or hostile government action, civil commotion, insurrection, revolution, terrorism or sabotage; (ii) fire or other casualty; (iii) inclement weather substantially delaying or causing damage to construction of any relevant portion of the Subject Property; (iv) failure or inability of a public utility to provide power, heat or light or any other utility service; (v) strikes, lockouts or labor disputes; (vi) inability to obtain labor or materials or reasonable substitutes therefor (unless due to any act or omission of Declarant); (vii) acts of God; (viii) a taking of the whole or a portion of the Subject Property by condemnation or eminent domain; (ix) denial to Declarant by any party of a right of access to any adjoining real property which right is vested in Declarant by contract or pursuant to applicable law, if such access is required to accomplish the obligations of Declarant pursuant to this Declaration; (x) any undue material delay in the issuance of approvals by any department or agency of the City, the State of New York or the United States that is not caused by any act or omission of Declarant; (xi) underground or soil conditions that were not and could not reasonably have been foreseen by Declarant prior to their discovery or occurrence; (xii) the pendency of any litigation relating to the Land Use Actions or to the underlying sections of the Zoning Resolution; (xiii) a pandemic, epidemic, or other public health or other emergencies declared by the Governor of the

State of New York or the Mayor of the City of New York, or (xiv) any other condition similar to the foregoing which are beyond Declarant's control.

"**Governmental Authority**" shall mean any governmental authority (including any Federal, State, City or County governmental authority or quasi-governmental authority, or any political subdivision of any thereof, or any agency, department, commission, board or instrumentality of any thereof) having jurisdiction over the matter in question.

"**Land Use Actions**" shall have the meaning set forth in the Recitals.

"**Large-Scale Plans**" shall have the meaning set forth in Section 2.2 of this Declaration.

"**Large-Scale Development Project**" shall have the meaning set forth in the Recitals.

"**Large-Scale Special Permit**" shall have the meaning set forth in the Recitals.

"**Legal Requirements**" shall mean all presently existing or hereafter enacted laws, orders, ordinances, rules, regulations and requirements of all federal, state, municipal and local governments and their departments, agencies, commissions, boards and officers and any other Governmental Authority applicable to or having appropriate jurisdiction over the Subject Property or the Large-Scale Development Project, or any portion thereof.

"**Maintenance or Capital Repair Default**" shall have the meaning set forth in Section 4.11(a) of this Declaration.

"**Maintenance and Capital Repair Security**" shall have the meaning set forth in Section 4.10 of this Declaration.

"**Members**" or "**Member**" shall have the meaning set forth in Section 10.3(a) of this Declaration.

"**Mitigation Measures**" shall have the meaning set forth in the Recitals to this Declaration as further delineated in Section 5.3 of this Declaration.

"**Mortgage**" shall mean a mortgage given as security for a loan in respect of all or any portion of the Subject Property or the Large-Scale Development Project, other than a mortgage secured by any condominium unit or other individual residential unit.

"**Mortgagee**" shall have the meaning set forth in Section 7.3 hereof.

"**Notice**" shall have the meaning set forth in Section 8.6(a) of this Declaration.

"**Notice of Final Completion**" shall have the meaning set forth in Section 6.3(a) of this Declaration.

"**Notice of Substantial Completion**" shall have the meaning set forth in Section 6.2(a) of this Declaration.

"**Open Space Areas**" shall mean the areas identified in the Open Space Plans as publicly accessible open space areas.

"**Open Space Plans**" shall mean Dwgs. L-000 through L-604 of the Large-Scale Plans.

"**Operational Specifications**" shall have the meaning set forth in Section 4.4(a) of this Declaration.

"**Publicly Accessible Area**" or "**PAA**" shall have the meaning set forth in the Recitals.

"**PAA Maintenance Obligations**" shall have the meaning set forth in Section 3.4 of this Declaration.

"**Party-in-Interest**" shall have the meaning set forth in subdivision (e) of the definition of the term "zoning lot" in Section 12-10 of the Zoning Resolution.

"**PCO**" shall mean a permanent certificate of occupancy issued by DOB.

"**Permit**" shall have the meaning set forth in Section 8.7(a) hereof.

"**Person**" shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors and assigns of such Person as the context may require.

"**Phase SPE**" shall mean one or more special purpose entities formed for the purpose of undertaking a particular Development Phase.

"**Possessory Interest**" shall have the meaning set forth in Section 10.5(d).

"**Private Street Network**" shall have the meaning set forth in the Recitals as shown more precisely in the Private Street Network Plan.

"**Private Street Network Plan**" shall mean Dwg. L-001 of the Large-Scale Plans.

"**Public Access Easement**" shall have the meaning set forth in Section 3.2(a) of this Declaration.

"**Publicly Accessible Area**" or "**PAA**" shall have the meaning set forth in the Recitals.

"**Register's Office**" shall mean the Register's Office of the City of New York, Kings County.

"**Required Reserves**" shall have the meaning set forth in Section 4.9 of this Declaration.

"**Rezoning**" shall have the meaning set forth in the Recitals of this Declaration.

"**Shared Street Connector**" shall have the meaning set forth in Section 3.1(a).

"**State**" shall mean the State of New York, its agencies and instrumentalities.

"**Street Network Easement**" shall have the meant set forth in Section 4.2 of this Declaration.

"**Substantial Completion**" or "**Substantially Complete**" shall mean that the Publicly Accessible Area associated with any Development Phase has been constructed substantially in accordance with the Large-Scale Plans and has been completed to such an extent that the portions of the Publicly Accessible Area associated with the Development Phase may be operated and made available for public use in accordance with and subject to Section 6.2 of this Declaration.

"**Successor Declarant**" shall have the meaning set forth in Section 9.1(b) of this Declaration.

"**TCO**" shall mean a Temporary Certificate of Occupancy issued by DOB.

"**Unit Interested Party**" shall mean any and all of the following: all owners, lessees, and occupants of any individual residential or commercial condominium unit, and all holders of a Mortgage or other lien encumbering any such residential or commercial condominium unit.

"**Zoning Amendment Area**" shall have the meaning set forth in the Recitals of this Declaration.

"**Zoning Resolution**" shall mean the Zoning Resolution of the City of New York, effective December 15, 1961, as amended from time to time.

## ARTICLE II.

## DEVELOPMENT AND USE OF THE SUBJECT PROPERTY

2.1 Designation of Large-Scale General Development. Declarant hereby declares and agrees that, following the Effective Date, the Subject Property, if developed pursuant to the Large-Scale Special Permit, shall be treated as a large-scale general development site and shall be developed and enlarged as a single unit pursuant to the Zoning Resolution.

2.2 Development of Large-Scale Development Project. If the Subject Property is developed in whole or part in accordance with the Large-Scale Special Permit, Declarant covenants that the Subject Property shall be developed in substantial conformity with the following plans prepared by Practice for Architecture Urbanism DPC, MPFP PLLC, and VHB and approved as part of the Large-Scale Special Permit and annexed hereto in **Exhibit D** and made a part hereof (the "**Large-Scale Plans**"):

| Dwg. No. | Title | Last Revised Date[1] |
|---|---|---|
| Z-020.00 | LSGD Zoning Analysis | 10/4/2022 |
| Z-021.00 | LSGD Zoning Diagram | 10/4/2022 |

[1] Dates to be updated to reflect dates of final drawings.

| | | |
|---|---|---|
| Z-030.00 | Overall Large Scale Site Plan | 10/4/2022 |
| Z-050.00 | Waiver Plan | 10/4/2022 |
| Z-060.00 | Zoning Section | 10/4/2022 |
| Z-061.00 | Zoning Section | 10/4/2022 |
| Z-062.00 | Zoning Section | 10/4/2022 |
| Z-063.00 | Zoning Section | 10/4/2022 |
| Z-064.00 | Zoning Section - Street Frontages | 10/4/2022 |
| Z-070.00 | Urban Design Notes | 10/4/2022 |
| Z-071.00 | Urban Design Notes | 10/4/2022 |
| L-000 | Overall Landscape & Phasing Plan | 10/4/2022 |
| L-001 | Publicly Accessible Area Plan | 10/4/2022 |
| L-002 | Overall Key Plan | 10/4/2022 |
| L-003 | Amenity Plan | 10/4/2022 |
| L-100 | Key & Dim Plan | 10/4/2022 |
| L-101 | Key & Dim Plan | 10/4/2022 |
| L-102 | Key & Dim Plan Garage Roof | 10/4/2022 |
| L-200 | Materials & Grading Plan | 10/4/2022 |
| L-201 | Materials & Grading Plan | 10/4/2022 |
| L-202 | Materials & Grading Plan Garage Roof | 10/4/2022 |
| L-300 | Planting, Furniture & Lighting Plan | 10/4/2022 |
| L-301 | Planting, Furniture & Lighting Plan | 10/4/2022 |
| L-600 | Furniture Details | 10/4/2022 |
| L-601 | Planting Details | 10/4/2022 |
| L-602 | Lighting Details | 10/4/2022 |
| L-603 | POPS Signage | 10/4/2022 |
| L-604 | Bollard Details | 10/4/2022 |
| P-000 | Public Parking Garage Plan - Zoning Lot | 5/9/2022 |
| P-100 | Enlarged Public Parking Garage Plan | 5/9/2022 |
| P-101 | Enlarged Public Parking Garage Plan - Level 1 | 5/9/2022 |
| P-102 | Enlarged Public Parking Garage Plan - Levels 2 & 3 | 5/9/2022 |
| P-103 | Enlarged Public Parking Garage Plan - Levels 4 & 5 | 5/9/2022 |
| P-104 | Enlarged Public Parking Garage Plan - Levels 6 & 7 | 5/9/2022 |
| P-105 | Enlarged Public Parking Garage Plan - Roof | 5/9/2022 |

2.3 Development in Absence of Large-Scale Development Project. If the Subject Property is not developed in any manner in reliance on the Large-Scale Special Permit, the Subject Property shall be developed in accordance with the Zoning Resolution as applicable as of the date of such development provided that the PCREs and Mitigation Measures set forth in Sections 5.2 and 5.3 shall apply, subject to Section 5.6.

## ARTICLE III.

## OPEN SPACE AREAS

3.1 Construction of the Open Space Areas.

(a) Declarant shall construct the Open Space Areas substantially in accordance with the design and specifications set forth in the Open Space Plans, which Open Space Areas shall be comprised of (i) the Central Quad (as identified on the Open Space Plans, the "**Central Quad**"); (ii) the Entry Plaza (as identified on the Open Space Plans, the "**Entry Plaza**"); (iii) the Shared Street Connector (as identified on the Open Space Plans, the "**Shared Street Connector**"); and (iv) residual landscaped and paved areas identified as Open Space Areas, all as shown in the Open Space Plans.

(b) The Open Space Areas may be built out in phases as shown in the Development Phasing Plans. The Open Space Areas may be provided in any order, provided that: (i) the portion of the Central Quad identified on **Exhibit F** as Subsection A shall be substantially completed and made accessible to the public within the later of (x) twelve (12) months of the closing on the required financing for both Buildings 5 and 6, as shown on the Large-Scale Plans or (y) twelve (12) months after the acceptance of a remedial closure report by the New York State Department of Environmental Conservation and/or the New York City Department of Environmental Protection for the property that is the site of Building 5, Building 6 and the Central Quad; (ii) the portion of the Central Quad identified on **Exhibit F** as Subsection B shall be finally completed and made accessible to the public prior to issuance of a TCO for the PAC; and (iii) Declarant shall provide all the Open Space Areas shown in the Development Phasing Plans for the Development Phase under construction, subject in each case to Section 6.5. For purposes of this Section 3.1(b), "required financing" shall mean sufficient financing, including any public financing or subsidy, necessary for the full build out of Buildings 5 and 6 as shown on the Large-Scale Plans.

(c) Declarant, at its sole cost and expense, shall diligently apply for and prosecute the applications for all Approvals as may be necessary to fully construct the Open Space Areas included in any Development Phase in accordance with this Declaration.

3.2 Public Access Easement.

(a) Declarant grants the City and the general public a permanent, perpetual access easement over such portion of the Open Space Areas that exist within a Development Phase from the surface of the Open Space Areas to the sky, for the purposes of (i) passive recreational use and (ii) pedestrian access (the "**Public Access Easement**") all in accordance with the terms of this Declaration. The Public Access Easement shall commence for a Development Phase immediately upon the certification of Substantial Completion of the portion of the Open Space Areas within such Development Phase, without further action by Declarant, the City, or any other party.

(b) All liens, including but not limited to judgment liens, mortgage liens, mechanics' liens and vendees' liens, and all burdens, covenants, encumbrances, leases, licensees, easements, profits, security interests in personal property or fixtures, and all other interests subsequent thereto, excepting governmental tax liens and assessments, and public utilities and easements, shall be subject and subordinate to the rights, claims, entitlements, interests and priorities created by the Public Access Easement.

3.3 Hours of Access.

(a) Except as set forth in Section 3.3(b), Section 3.6 and Section 3.7 of this Declaration,

the Open Space Areas shall be open and accessible to the public each day during the hours of 6:00 a.m. to 1:00 a.m. all year. Notwithstanding the foregoing, the hours of operation of the Open Space Areas may be adjusted by approval of the Chairperson or the Chairperson's designee, upon substantiating a public safety concern or conflicting uses.

(b) Declarant may only close the Open Space Areas during the hours of operation required by this Section 3.3 in a manner that reduces the area closed to the minimum amount reasonably necessary in order to: (1) perform required maintenance, repairs, or replacements of the Open Space Areas, or portions thereof, and shall notify the Chairperson of such closure no less than seven (7) days in advance and such notice shall set forth the area and duration of closure as well as confirm the posting of signs providing prior notice to the public at appropriate locations and entrances of the Publicly Accessible Area; or (2) perform required repair, restoration, rehabilitation, renovation, or replacement of pipes, utility lines or conduits or other equipment on or under a the Open Space Areas and shall notify the Chairperson of such closure no less than seven (7) days in advance and such notice shall set forth the area and duration of closure as well as confirm the posting of signs providing prior notice to the public at appropriate locations and entrances of the Publicly Accessible Area; or (3) to make emergency repairs to mitigate hazardous site conditions or address other emergency conditions as specified in Section 3.3(c) hereof. Notwithstanding the foregoing, the requirement of this Section 3.3(b) shall not be deemed to apply to minor, temporary, closures of portions of the Open Space Areas associated with and reasonably necessary to undertake and complete routine maintenance of the Open Space Areas in accordance with this Declaration.

(c) In the event that the closure of the Open Space Areas, or any portion thereof, is required due to an emergency condition specified herein, Declarant shall notify the Chairperson of such closing and its expected duration as soon as practicable but in no event more than two (2) Business Days after such closure. The notice to the Chairperson shall further specify which portion has been closed and describe the nature of the emergency or hazardous condition causing the closure. Emergency conditions for which the Open Space Areas may be closed, pursuant to Section 3.3(b), shall be limited to actual or imminent emergency situations, including security alerts, riots, casualties, disasters, or other events endangering public safety or property, or governmental orders requiring such closure, provided that no such emergency closure shall continue for more than forty-eight (48) consecutive hours without Declarant having consulted with DOB or other Governmental Authority, and the Governmental Authority having jurisdiction over the emergency condition confirming the continued closure of the Open Space Areas is required.

(d) In the event of a closure pursuant to Section 3.3(b), Declarant will close only those portions of such areas which must or should reasonably be closed to effect the repairs or remediation, will exercise due diligence in the performance of such repairs or remediation so that it is completed expeditiously and the temporarily closed areas are re-opened to the public promptly, and will, wherever reasonably possible, perform the needed work in such a manner that the public will continue to have access to the remainder of the Open Space Areas.

3.4 Maintenance and Repair. Declarant shall be responsible for the maintenance and repair of the Open Space Areas in accordance with the standards set forth herein (the "**PAA Maintenance Obligations**"), provided that Declarant shall have no PAA Maintenance Obligations for any portion of the PAA within a Development Phase which is not Substantially Complete. The PAA

Maintenance Obligations shall be performed in a good and worker-like manner in accordance with all Legal Requirements.

(a) Cleaning.

(i) Dirt, litter and obstructions shall be removed as needed and leaves collected and removed as needed to maintain the Open Space Areas in clean, neat, and good condition.

(ii) All walkways, lighting and all other improvements and facilities installed in the Open Space Areas shall be routinely cleaned and maintained so as to keep such improvements and facilities in a clean, neat, and good condition.

(iii) Graffiti shall be regularly painted over or removed, as appropriate to the nature of the surface, promptly, with reasonable dispatch.

(iv) Drains, sewers and catch basins shall be maintained to prevent clogging.

(v) Branches and trees damaged or felled by winds, ice, vandalism or by any other reason whatsoever, shall be promptly removed.

(vi) Snow and ice shall be promptly removed from all walkways so as not to interfere with safe passage and from all other paved surfaces no more than 24 hours after each snowfall or accumulation of ice.

(b) Landscape Maintenance. A maintenance program for the planted portions of the Open Space Areas shall be established, consisting of a "**Spring Start-up Period**" program, a "**Season Closing Period**" program, and a continuing maintenance program through the "**Growing Season**".

(i) Spring Start-Up Period: The Spring Start-up Period shall commence on March 1st and terminate not later than the end of the second week of April of each calendar year. The following work shall be undertaken and carried out annually during the Spring Start-up Period:

(1) Remove any winter protectives from trees, shrubs and other planting materials;

(2) Remove all landscaping debris including leaves and dead branches;

(3) Prune and trim trees that have overextended, dead or otherwise unsightly branches to maintain natural form;

(4) Remove or destroy any weeds growing between paving blocks, pavement, and concrete areas;

(5) Apply commercially available nitrogen rich fertilizer to trees, shrubs, planting materials and other lawn areas as appropriate;

(6) Remove any sand deposited as a result of winter sandings;

(7) Replace any plant material or trees that are dead, diseased and/or otherwise unhealthy with specimens of substantially equal type and reasonable size;

(8) Reseed grassed areas as needed.

(ii) Season Closing Period: The Season Closing Period shall begin on October 1st and shall terminate not later than November 1st of each calendar year. The following work shall be undertaken and carried out during the Season Closing Period:

(1) Rake and collect leaves;

(2) Wrap trees, shrubs, and other plant materials as necessary to ensure adequate winter protection;

(3) Apply commercially available nitrogen rich fertilizer to all lawn areas;

(4) Reseed grassed areas as needed.

(iii) Growing Season: The Growing Season shall commence at the end of the Spring Start-up Period and shall terminate at the end of the Season Closing Period. The following work shall be undertaken and carried out during the Growing Season:

(1) Inspect trees on a regular basis and treat them as needed;

(2) Water all trees, shrubs, plantings and grass areas as necessary to maintain in a healthy condition. In extended periods of drought (i.e., little precipitation/high temperatures for more than one week) ground cover, trees, shrubs and other plantings shall be thoroughly watered, subject to City or State regulations governing water usage;

(3) Mow grassed areas and weed on a bi-weekly basis. During periods of excessive growth, mowing shall occur on a weekly basis. Reseed grassed areas as needed.

(c) Repairs and Replacements. Declarant shall perform repairs and replacements as needed to maintain the Open Space Areas in state of good repair and in compliance with the specifications set forth in the Open Space Plans. Declarant shall exercise due diligence in commencing the repair or replacement of same in a prompt expeditious manner and completing the same within a reasonably expeditious time after commencement. All repairs and replacements shall be performed in substantial compliance with the specifications set forth in the Large-Scale Plans and replacement materials shall match existing materials or be of a comparable quality and materiality in the event matching materials are not reasonably available. Repairs shall include, but not be limited to, the following:

(i) Benches or Other Seating: Maintenance, including replacement of any broken or missing slats and painting, as necessary;

(ii) Walls or Other Barriers: Any broken or materially cracked walls or barriers shall be repaired or removed and replaced;

(iii) Paving: All paved surfaces shall be maintained so as to be safe and in good condition;

(iv) Signage: All signs and graphics shall be maintained in good condition and all vandalized or damaged signage shall be promptly cleaned or replaced with new signage or graphics;

(v) Painting: All items with painted surfaces shall be painted on an "as needed basis". Surfaces shall be scraped free of rust or other extraneous matter and painted to match the installed color;

(vi) Plant Materials and Trees: Plant materials and trees that are dead, diseased and/or otherwise unhealthy shall be replaced with healthy specimens of substantially equal type and reasonable size; and

(vii) Construction Defects and Hazardous Conditions: Declarant shall periodically inspect or cause the inspection of the Open Space Areas for construction defects and hazardous conditions and shall promptly repair and remediate any construction defects or hazardous conditions, as well as implement any safety measures required on an interim basis to protect public safety.

3.5 Signage. Pursuant to Local Law 116 of 2018, the Publicly Accessible Area qualifies as a Privately Owned Public Space ("**POPS**"), and Declarant shall comply with any signage regulations therein promulgated by DCP regarding POPS.

3.6 Shared Street Connector. Notwithstanding anything to the contrary contained in this Article III, Declarant shall have the right to utilize the Shared Street Connector for vehicular use from time to time to support activities at or associated with the CCC or the PAC, including for vehicles accessing and egressing the Public Parking Garage, as determined by Declarant in its discretion.

3.7 Activities and Events.

(a) Declarant shall have the right to utilize the Open Space Areas for temporary activities and events, including without limitation concerts, farmers' markets, art fairs, spiritual or faith-based gatherings, speaking events, and holiday events. Such temporary activities and events must be accessible to the public free of charge and neither certain areas nor attendance may be reserved for specific members of the public or organizations. Ticketed events are permissible if all tickets are made available to the general public free of charge. There shall be no more than forty-eight (48) hours of temporary activities or events, including set up and break down, in a given week. Declarant shall provide written notice to each residential building on the Subject Property and to Brooklyn Community Board 5 at least fifteen (15) days prior to the start of any event or

series for recurring events; such notice shall specify the sponsor(s) of the event, a description of the activities to be held, dates and times of the event, the public nature of the event, and how to attend.

(b) In addition to the rights set forth in Section 3.7(a) Declarant shall have the right to close each of the Central Quad and the Entry Plaza to the public and use such space for functions up to six (6) times per calendar year, each time for not more than a twelve (12)-hour period. The Central Quad and the Entry Plaza may not be concurrently closed and neither may be closed more than once in any month pursuant to this Section 3.7(b) (but each of the Central Quad and the Entry Plaza may be closed in the same month so long as not closed on the same day). Prior to closure of either the Central Quad or the Entry Plaza, as the case may be, Declarant shall: (i) provide written notice to the Department of City Planning, Attention: General Counsel at least seven (7) days prior to such closing, indicating the date, time, and duration of such closing; (ii) for the seven (7) days immediately preceding the closing post a sign at the Central Quad or the Entry Plaza, as the case may be, and in each residential building giving notice of such closing, and (iii) the Central Quad or the Entry Plaza, as the case may be, shall be restored to its approved condition as shown on the Open Space Plans by 10:00 a.m. of the day following any closure pursuant to this Section 3.7(b).

3.8 Rules. Declarant may establish, post, and enforce reasonable rules for the PAA, including rules consistent with the regulations governing City Parks or as otherwise approved by DCP. Such rules may regulate the use and enjoyment of the Open Space Areas at all times, including but not limited to additional rules to control noise, active uses, and large groups within the Open Space Areas after 9:00 p.m. at night. Prior to implementation of Declarant's proposed rules, DCP shall have fifteen (15) Business Days from receipt of such notice to review and confirm the proposed rules. If DCP does not respond within this timeframe, Declarant may proceed with its proposed rules.

## ARTICLE IV.

## PRIVATE STREET NETWORK

4.1 Design and Construction.

(a) Declarant shall, at its sole cost and expense, construct the Private Street Network in accordance with the Large-Scale Plans and the Operational Specifications (hereinafter defined).

(b) The Private Street Network may be built out in phases consistent with the Development Phases shown in the Development Phasing Plans, which Development Phases may be constructed in such order as Declarant sees fit. Within Development Phases under construction, Declarant shall provide all the segments of the Private Street Network shown in the Development Phasing Plans, subject to Section 6.5.

(c) Declarant, at its sole cost and expense, shall diligently apply for and prosecute the applications for all applicable City, State, and Federal permits and approvals to fully construct the Private Street Network.

4.2 Public Easement.

(a) The Private Street Network shall be accessible to the public at all times, except as set forth in Section 4.6. Declarant grants to the City and general public a permanent, perpetual and non-exclusive public access easement over the Private Street Network for general vehicular use, subject to the terms and conditions herein, which easement shall be effective from and after Substantial Completion of the Private Street Network within each Development Phase (the "**Street Network Easement**"). Notice of the Street Network Easement shall be separately recorded against the Subject Property upon Final Completion of the entirety of the Private Street Network.

(b) All liens, including but not limited to judgment liens, mortgage liens, mechanics' liens and vendees' liens, and all burdens, covenants, encumbrances, leases, licensees, easements, profits, security interests in personal property or fixtures, and all other interests subsequent thereto, excepting governmental tax liens and assessments, and public utilities and easements, shall be subject and subordinate to the rights, claims, entitlements, interests and priorities created by the Street Network Easement.

4.3 Use and Floor Area. The Private Street Network shall only be used for street purposes approved by the City for the City streets. In no event shall any structure or building be constructed on or above any portion of the Private Street Network except that (i) portions of the PAC may extend over the Private Street Network as set forth in the Large-Scale Plans, and (ii) street furniture may be located as shown in the Large-Scale Plans. However, the Private Street Network shall not be deemed to reduce the "floor area" (as defined in the Zoning Resolution) that may be developed on the Subject Property.

4.4 Operational Requirements. From and after the issuance of a TCO allowing for occupancy of a building within a Development Phase:

(a) Declarant shall maintain the Private Street Network within such Development Phase in full compliance with approved operational specifications, which shall include but not be limited to traffic control devices and parking regulations (the "**Operational Specifications**"), such Operational Specifications are attached hereto as **Exhibit E**; and

(b) The Private Street Network shall be built in accordance with plans and materials reviewed by DOT in connection with the EIS and as approved by the CPC as part of the Large-Scale Plans; and

(c) Declarant's management company shall monitor and inspect daily all improved segments of the Private Street Network within such Development Phase, for unlawful parking and cleanliness, to ensure compliance with the Operational Specifications; and

(d) Declarant shall retain the services of a towing company to promptly remove any illegally parked vehicles.

4.5 Street Maintenance and Capital Repair Obligation. Declarant shall be solely responsible for monitoring the use of the Private Street Network and maintaining the full width and length of the Private Street Network in a state of good repair and cleanliness (the "**Street Maintenance and Capital Repair Obligation**", and together with the PAA Maintenance Obligations, the "**Maintenance and Capital Repair Obligations**"), provided that Declarant shall have no Street Maintenance and Capital Repair Obligations for any portion of the Private Street Network within

a Development Phase which is not Substantially Complete. The Street Maintenance and Capital Repair Obligation shall include but not be limited to the following:

(a) Maintaining sidewalks, pedestrian ramps, and planted areas in a good state of repair;

(b) Repairing (including, but not limited to, capital repairs) and repaving the street beds as needed to maintain the street bed in a good state of repair;

(c) Monitoring street usage and compliance with the Operational Specifications;

(d) Maintaining streetlights;

(e) Clearing snow from the street at such times as the accumulated snowfall in any 12-hour period exceeds two inches;

(f) Maintaining any required storm and sanitary drainage systems in a clear, workable and efficient manner;

(g) Maintaining signage indicating that the Private Street Network is privately owned and maintained;

(h) Maintaining any traffic control devices and road markings within the PAA as specified in the Operational Specifications; and

(i) Funding the Maintenance and Capital Repair Security, as defined herein.

4.6 Closure of Private Street Network. Notwithstanding anything to the contrary in this Article IV, Declarant may close all or any portion of the Private Street Network (i) for the repair, restoration, rehabilitation, renovation or replacement of pipes, utility lines or conduits or other equipment on or under the Private Street Network or for the repair thereof, (ii) as may be approved by DOB or DOT, or (iii) in the event of an emergency or hazardous condition. Except in cases of emergency, Declarant shall provide seven (7) Business Days prior notice to the DOT borough and central offices and the public of the temporary closure of any section of the Private Street Network, by posting signs at appropriate locations. In cases of emergency, Declarant shall provide such public notice as soon as practicable and shall promptly, but in no event more than two (2) Business Days after such closure, give notice to DOT and DCP that such portion has been closed, which notice shall describe the nature of the emergency or hazardous condition causing the closure, the portion to be closed and the anticipated duration thereof. Emergency conditions for which the Private Street Network may be closed pursuant to Clause (iii) above shall be limited to actual or imminent emergency situations, including but not limited to, security alerts, riots, casualties, disasters, or other events endangering public health, safety or property, provided that no such closure shall continue for more than twenty-four (24) hours without Declarant having consulted with DOT, and any direction by the New York City Police Department or DOB regarding the emergency situation. In the event of a closure pursuant to this Section 4.6, Declarant will close or permit to be closed only those portions of the Private Street Network which must or should reasonably be closed to effect the repairs, replacements or mitigation of hazardous site conditions to be undertaken, pursuant to Clauses (i), (ii), and (iii) above, and will exercise due diligence in

the performance of such repairs, replacements or mitigation such that they are completed expeditiously and the temporarily closed areas (or any portions thereof) are re-opened to the public promptly. Notwithstanding other limitations contained in the Declaration, Declarant shall have the right to close all or any portions of the Private Street Network to the City and the general public one (1) Business Day in each year to preserve its ownership interest in such portions of the Private Street Network.

4.7 Right of Inspection. During the course of construction of the Private Street Network or any portion within a Development Phase, the City upon one (1) Business Day's prior notice, shall have a right of inspection to determine whether the Private Street Network is being constructed in substantial conformance with the Private Street Network Plan.

4.8 Right of Access. After the Substantial Completion of any Development Phase and upon the Substantial Completion of the Private Street Network within any Development Phase, the City shall have a right of access to the Private Street Network within such Development Phase at all times that it is open and at other times upon reasonable notice, for the purpose of inspecting the Private Street Network within such Development Phase and determining Declarant's compliance or noncompliance with the terms of this Declaration or for any lawful purpose.

4.9 Reserves for Maintenance and Capital Repairs. Declarant shall fund a reserve account to be used exclusively for the maintenance and capital repairs of the Private Street Network (the "**Required Reserves**"). The Required Reserves for each Development Phase shall be funded prior to the issuance of a Temporary or Final Certificate of Occupancy for such Development Phase and annually thereafter in an amount equal to the assessed cost of maintaining and performing the needed maintenance and capital repairs for the full width and length of the Private Street Network within such Development Phase for a one-year period (the "**Assessed Maintenance and Capital Repair Cost**"). The Assessed Maintenance and Capital Repair Cost shall be adjusted every five years to reflect changes in the CPI. The Assessed Maintenance and Capital Repair Cost shall include but not be limited to street cleaning, pothole filling, drainage repair, sidewalk and signage repair, tree care, curb replacements, sidewalk and roadbed reconstruction, roadway repaving, and replacement of both posted and painted signage. Declarant shall provide DCP with an estimate of the Assessed Maintenance and Capital Repair Cost for the initial Development Phase at the later of (i) issuance of a new building Permit (hereinafter defined) for the first building in such Development Phase or (ii) closing of financing for the construction of such building. DCP shall review and approve the Assessed Maintenance and Capital Repair Cost within thirty (30) days of receiving such estimate, such approval not to be unreasonably withheld and failure to object to such estimate within such thirty (30) day period shall be deemed the an approval of the Assessed Maintenance and Capital Repair Cost by DCP. In the event DCP objects in writing to the Assessed Maintenance and Capital Repair Cost included in Declarant's estimate within such thirty (30) day period and Declarant and DCP fail to agree on the amount of the Assessed Maintenance and Capital Repair Cost within thirty (30) days of DCP issuing such objection, Declarant may fund the Required Reserves in the amount set forth in Declarant's estimate and obtain a Temporary Certificate of Occupancy, provided that further requests for Substantial Completion, pursuant to Section 6.2, shall not be approved until DCP's objection is resolved. To the extent Declarant will have to set aside a reserve for the purposes of maintaining the Private Street Network as a condition of receiving financing from a Governmental Authority in connection with the Large-Scale Development Project ("**Alternate Reserves**") in an amount equal to or greater than the Required

Reserves, then the funding amount of the Required Reserves would be duplicative and this Section 4.9 shall not apply. To the extent Declarant will have to set aside Alternate Reserves in an amount less than the Required Reserves, then the funding amount of the Required Reserves shall be reduced by the amount of the Alternate Reserves. Declarant may maintain the Required Reserves in a single account or in separate accounts until such time an Association is created pursuant to Article X, at which time the Association shall assume the obligations of maintaining the Required Reserves.

4.10 Maintenance, Capital Repairs, and Access Security. Declarant shall, as a condition precedent to accepting the final Temporary Certificate of Occupancy for a building within a Development Phase, as set forth in Article VI, either: (i) post or cause the posting with DOT a performance bond for the benefit of the City, in a form reasonably satisfactory to DOT and issued by a surety company licensed to do business in the State of New York; (ii) deposit with DOT one or more clean, irrevocable letters of credit, naming the City as beneficiary, in a form reasonably satisfactory to the City; or (iii) deliver to DOT other security reasonably acceptable to the City (the "**Maintenance and Capital Repair Security**"). The Maintenance and Capital Repair Security shall be in an amount set at one hundred and twenty-five percent (125%) of an amount equal to the Assessed Maintenance and Capital Repair Cost for such Development Phase. If the Maintenance and Capital Repair Security is not renewed at least thirty (30) calendar days prior to the expiration date of such Maintenance and Capital Repair Security or if the City is informed in any way that the instrument of the Maintenance and Capital Repair Security will be cancelled or will not be renewed, the City shall be entitled to draw down on the full amount of the Maintenance and Capital Repair Security for the purpose of maintaining and repairing the Private Street Network within such Development Phase in accordance with this Agreement. Declarant shall promptly replenish any sums drawn down and used by the City for the maintenance of the Private Street Network within such Development Phase so that the available Maintenance and Capital Repair Security remains at the amount required by this Declaration.

4.11 Right of Access for Repairs.

(a) The Declarant hereby grants the City, its agents, or its contractors, the right, upon five (5) Business Day's prior written notice, to enter the Private Street Network upon a Maintenance or Capital Repair Default to perform Declarant's Street Maintenance and Capital Repair Obligation until such time as Declarant resumes the performance of such obligations. A "**Maintenance or Capital Repair Default**" shall occur if Declarant has failed to perform any of its obligations relating to the Private Street Network under the Declaration, and if upon notice, in accordance with this Declaration, Declarant has not commenced and diligently prosecuted efforts to effect a cure as provided in Article VII.

(b) In the event of an emergency condition as described in Section 4.6 involving the Private Street Network and Declarant has not taken the needed steps on-site to secure the public's safety, the notice provision of Section 4.11(a) shall not apply, and the City may close and/or repair any portion of the Private Street Network to fully abate the emergency condition. The City shall promptly, but in no event more than two (2) Business Days after such closure and/or repair, give notice to Declarant describing the nature of the emergency, any closure of the Private Street Network, and the repairs either undertaken or that will be undertaken by the City.

(c) In the event of a Maintenance or Capital Repair Default, the City shall have the right to draw down on the Maintenance and Capital Repair Security and to the extent the Maintenance and Capital Repair Security is insufficient, recover from Declarant all costs the City incurs as a result of the Maintenance or Capital Repair Default.

4.12 Assumption of Liability. Declarant shall assume all costs and liabilities arising from the construction, improvement, maintenance, and repair of the Private Street Network including, without limitation, all liabilities arising from the size, location, grade, design and configuration of the Private Street Network. Actions taken by the City pursuant to this Article IV, shall not constitute an assumption of responsibility or be construed as an implied or express acceptance by the City of the Private Street Network or any segment thereof under either the General City Law or any other law; upon the City exercising its right to repair set forth in Section 4.11, Declarant shall promptly resume its Street Maintenance and Capital Repair Obligations. This Declaration shall not create or be deemed to create or permit any personal liability or obligation on the part of any direct or indirect stockholder of any party hereto or any officer, director, employee, agent, representative or investor of any party hereto.

4.13 Waiver. Declarant waives any right, cause of action or claim for damages against the City or any of its subdivisions, whether such right, cause of action or claim arises from the use of the Private Street Network in accordance with the terms of this Declaration, other than those arising out of the gross negligence of the City.

## ARTICLE V.

## PROJECT COMPONENTS RELATED TO THE ENVIRONMENT AND MITIGATIONS MEASURES

5.1 Declarant shall implement the following PCREs and Mitigation Measures in accordance with the Final Environmental Impact Statement related to the Land Use Actions and as further set forth herein.

5.2 Project Components Related to the Environment. Declarant shall implement the following PCREs in connection with the development of the Subject Property.

(a) Open Space. To address the need for additional open space and recreational area as a result of the increased residential density permitted on the Subject Property, Declarant shall provide the Open Space Areas as required under Article III or, in the event that Declarant does not develop the Subject Property pursuant to the Large-Scale Plans, two open space areas substantially at the same locations and consistent designs as the Central Quad and Entry Plaza shown in the Large-Scale Plans.

(b) Transportation. To address transportation needs as a result of the increased residential density and other populations on the Subject Property, Declarant shall implement the following measures:

(i) Declarant shall implement a shuttle bus service from the Subject Property to both the East 105th Street subway station and the Pennsylvania Avenue subway station for

residents of the Subject Property, guests of the residents of the Subject Property, and visitors to the community facilities on the Subject Property, which service shall commence with the operation of one bus upon the issuance of a TCO for the 1,100th residential unit on the Subject Property. The shuttle bus service shall operate continuously, at a minimum, between the hours of 6:30 to 9:30 AM and 4:30 to 7:30 PM Monday through Friday and on Sundays when church services are in operation from 7:00 AM to 1:00 PM. The shuttle bus will have a capacity of at least 25 persons. Upon Substantial Completion of the 1,581st Affordable Housing Unit, Declarant will perform a study, that is to be submitted to and confirmed by DCP, to determine the need for: (x) additional shuttle capacity; (y) adjustments to the hours of service specifically including but not limited to the inclusion of midday service during the week and service on Saturdays; and (z) frequency of service.

(ii) Declarant shall construct the Private Street Network in accordance with Article IV.

(iii) Following the completion of (i) Buildings 1 and 2 as shown in the Large-Scale Plans, (ii) the completion of the Public Parking Garage as shown, and (iii) the portion of the Private Street Network at the prolongation of Georgia Avenue, Declarant, in consultation with DOT, will perform a traffic signal warrant analysis to assess the installation of a signal or other traffic control device at the intersection of Flatlands and Georgia Avenue. All costs associated with the design and installation of the approved traffic control device, street lighting, geometric modifications, traffic signs and pavement markings removals/installations shall all be funded by Declarant.

(iv) To facilitate traffic flow during church services at the CCC located on the Subject Property, vehicular traffic shall be directed to enter the Subject Property from the Louisiana Avenue driveway and exit through the Shared Street Connector to the Private Street Network at Flatlands Avenue and Georgia Avenue.

(v) Subject to DOT's approval and upon the substantial completion of the Public Parking Garage, signs shall be installed indicating "No Standing 9 AM to 12 PM Sunday" along the west side of Louisiana Avenue for approximately 525 feet (approximately 22 spaces) south of Flatlands Avenue in order to facilitate ingress and egress during services.

(vi) Upon completion of the full build out of the Large-Scale Development Project, Declarant, in consultation with DOT, will perform a warrant analysis to assess the installation of a signal or other traffic control device at the intersection of the driveway leading to the Public Parking Garage and Louisiana Avenue. All costs associated with the design and installation of the approved traffic control device, street lighting, geometric modifications, traffic signs and pavement markings removals/installations shall all be funded by Declarant.

(vii) Within ninety (90) days following the issuance of a TCO for the 1,600th residential unit on the Subject Property, Declarant shall undertake a traffic monitoring plan to observe and analyze prevailing safety and operational conditions at the intersection of Flatlands Avenue and Sheffield Avenue and determine if there is sufficient operational

capacity as provided in the Operational Specifications. Field observations will be coordinated with DOT and be conducted, at a minimum, during the five peak hours analyzed in the EIS. If the expected vehicular demand is not sufficiently accommodated, then the Declarant will coordinate with DOT to explore—and potentially implement—other safety or operational improvement measures, including converting the proposed driveway intersecting Pennsylvania Avenue from one-way inbound to a two-way roadway. All costs relating to the traffic monitoring plan shall be funded by the Declarant.

(c) Construction Air Quality. In order to avoid air quality impacts during construction, Declarant shall implement the following measures:

(i) Electrification of Equipment. Hoists and small equipment, such as lifts, compressors, welders, and pumps will use electric engines that operate on grid power instead of diesel power engines, to the extent practical. Declarant shall request temporary electric power from Consolidated Edison prior to accepting a building permit for the first residential building on the Subject Property and shall require its contractors to maintain a list of equipment utilizing electric power and diesel power during construction.

(ii) Diesel Construction Equipment. Diesel construction equipment with a power rating 50 hp or greater shall meet Tier 4 standards for diesel engines or Tier 3 emission standards plus retrofitted diesel particulate filters (DPF). Declarant shall have this requirement included in all contractor and subcontractor contracts, and shall require the contractor and/or subcontractor to certify compliance with this requirement on a quarterly basis during construction activities.

(d) Construction Noise Minimization Requirements. In order to avoid the potential for noise-related adverse impacts during construction, Declarant shall implement the following measures:

(i) All construction activities shall comply with the New York City Administrative Code, Title 24, Chapter 2 (the "New York City Noise Control Code") and the Citywide Construction Noise Mitigation regulations, as set forth in the Rules of the City of New York, Title 15, Chapter 28.

(ii) Declarant shall cause its contractor to develop and implement a plan for minimization of construction noise that addresses source, path, and receptor control measures; such plan shall ensure compliance with the requirements of the New York City Noise Code and include the measures below. Declarant shall submit to DCP documentation confirming compliance with the requirements of this Section 5.2(d)(ii) prior to starting construction activity on the Subject Property.

(1) Source Control Measures. Declarant shall cause its contractor to certify on a quarterly basis during construction activities that all construction tools and equipment have been maintained to not generate excessive or unnecessary noise and that the noise emissions does not exceed the levels specified in Subchapter 5 of the NYC Noise Control Code and Table 22-1 of the 2021 CEQR

Technical Manual.

(2) Declarant shall require in its contracts that all construction equipment be equipped with noise reduction equipment, including mufflers. All equipment with internal combustion engines shall include noise-insulating materials and will be operated with the doors closed.

(3) Where feasible, practical, and safe, the use of back-up alarms will be minimized and/or quieter back-up alarms will be installed in accordance with OSHA standards.

(4) Maximum idle time for vehicles shall not be more than three minutes, in accordance with New York City Administrative Code §24-163.

(5) Declarant shall require in its contracts that contractors and/or subcontractors implement a training program to inform workers on methods to minimize construction noise

5.3 Mitigation Measures. Declarant shall undertake the following mitigation measures set forth in the EIS issued in connection with the development of the Subject Property.

(a) Daycare/Early Childhood Programs. In order to address a significant adverse impact to early childhood services resulting from the Land Use Actions, Declarant agrees, subject to DOE and Department of Health and any other required Governmental Authority approval, to the following:

(i) If the Subject Property is developed according to the Large-Scale Plans, Declarant will make available not less than 6,350 square feet of space in Building 4, as shown on the Large-Scale Plans, for space for daycare services accepting public vouchers and shall make such space available to a private daycare provider at rents customary for such use. Declarant shall act with due diligence to obtain necessary approvals, permits, and licenses to allow such services to be provided.

(ii) In the event that the Subject Property is developed primarily as an affordable housing project, prior to obtaining a TCO for the 530th non-senior Affordable Housing Unit, Declarant shall make available not less than 6,350 square feet of space at the Subject Property, for space for daycare services accepting public vouchers and shall make such space available to a private daycare provider at rents customary for such use.

(iii) In the event that the Subject Property is not developed pursuant to the Large-Scale Plans and is developed solely pursuant to MIH requirements, Declarant shall, at the direction of the NYC Department of Education either: (i) make such available space for daycare services accepting public vouchers at rents customary for such use, and such amount of space is to be determined based an amount equal to 50 square feet of space multiplied by the number of slots needed for the number of non-senior Affordable Housing Units in excess of 530 units; or (ii)

provide funding to increase the capacity of existing publicly-funded facilities that provide early childhood services for the additional number of childcare slots determined to be needed based on the number of non-senior Affordable Housing Units in excess of 530 projected to be included in the development, and such funding shall be determined based on then-existing methodologies. Upon the issuance of a TCO for more than 530 non-senior, Affordable Housing Units within the Subject Property, Declarant shall contact DOE to determine which mitigation measure shall be implemented.

Notwithstanding the foregoing, in the event either (i) the DOE, the Department of Health, or other Governmental Authority does not issue a required approval, permit, or license, or (ii) DOE determines based on subsequent monitoring that sufficient early childhood services have been developed in the area in proximity to the Subject Property, this Mitigation Measure shall not be required and Declarant shall have no further obligation with respect to such Mitigation Measure.

(b) Libraries. In order to address a significant adverse impact to library services resulting from the Land Use Actions, Declarant agrees to the following:

(i) Declarant shall provide a computer lab, located within the first or second floor of each residential building or in such other location as approved by HPD. The computer lab space shall be open to all residents of the building during the same operating hours as the main branch of the Brooklyn Public Library ("**BPL**"). Each computer lab shall be of a sufficient size to accommodate a minimum of four computers and a reading area for at least 10 individuals. Each computer shall provide, at a minimum, access to the internet and word processing capabilities, and the computers will be regularly updated to ensure that the software and hardware remains current. Declarant shall further provide free wifi service in the computer lab space and main lounge areas in each residential building. Signage shall be posted at the entrance of the computer lab indicating the computer lab and reading area, operating hours, capacity, and contact information for the BPL to request additional information. Each main lounge area shall also contain a sign providing instructions for accessing the free wifi.

(ii) BPL shall have the right to use space within the PAC and, separately, the Central Quad up to six days per year, each, but in each case no more than one (1) day per month for community programming consistent with the values of the development (each instance, a "**BPL Event**"), subject to the following:

(1) Any request for use of space within the PAC or the Central Quad must be made in writing to Declarant a minimum of thirty (30) days in advance and is subject to approval by Declarant, pursuant to the conditions set forth in this Section 5.3(b)(ii).

(2) Any BPL Event shall be limited to the area within the PAC or Central Quad agreed to by Declarant and must be at reasonable times and of reasonable duration, including setup and breakdown time, and in no event shall a BPL Event last longer than eight (8) hours with no more than two (2) hours for setup and breakdown time. A BPL Event may not be held at a time that conflicts with any scheduled programming of the PAC, Central Quad, Entry

Plaza, or major event at the CCC. BPL Events at the PAC shall be at times when the PAC is typically open.

(3) Any BPL Event shall be held at the sole cost and expense of BPL, and BPL shall reimburse Declarant for any cost incurred as a result of any BPL Event, including but not limited to the cost of any staff reasonably needed to facilitate, monitor, or clean up after such BPL Event. In connection with any BPL Event, Declarant reserves the right to require BPL to provide its own or additional staffing for the BPL Event.

(4) Declarant may impose reasonable rules and requirements regarding the BPL Event, including but not limited to rules regarding operation of the BPL Event, permitted installations of equipment and signage, and requirements regarding clean up and restoration of the space used for the BPL Event. BPL shall obtain insurance and shall provide indemnification to Declarant, CCC, and the owner and operator of the PAC in connection with any BPL Event.

(5) Any BPL Event shall be free of charge and open to the public. Any use of the Central Quad for a BPL Event shall not count as a closure pursuant to Section 3.7.

(c) Transportation. Following the substantial completion of the first four residential buildings on the Subject Property, Declarant shall advise DOT of such substantial completion and request implementation of the signal timing, no standing restrictions, and lane restriping measures identified in **Exhibit G**. Declarant's obligation with respect to such measures shall be limited to notifying DOT as set forth in this Section 5.3(c).

(d) Transit. If prior to the completion of the Large-Scale Development Project the New York City Transit Authority (NYCT) installs fare array protection barriers at the Rockaway Parkway L subway station to address the fare evasion at the Glenwood Road turnstiles, Declarant shall provide NYCT with funding the cost of one high entry/exit turnstile, provided that such funding will not exceed $75,000, subject to adjustment every five years to reflect changes in the CPI. If NYCT has not begun to install fare array protection barriers prior to the completion of the Large-Scale Development Project, Declarant shall have no obligation under this Section 5.3(d).

5.4 Force Majeure Involving a PCRE or Mitigation Measure. Notwithstanding any provision of this Declaration to the contrary, if Declarant is unable to perform a PCRE or Mitigation Measure required by the FEIS by reason of the occurrence of a Force Majeure Event, as determined by the Chairperson, pursuant to the procedures set forth Section 6.4, then Declarant shall not be required to perform such PCRE or Mitigation Measure while the Force Majeure Event, provided that Declarant shall not be excused from performing such PCRE or Mitigation Measure that is affected by Force Majeure Event following such Force Majeure Event unless and until the Chairperson has made a determination in his or her reasonable discretion that the failure to implement the Mitigation Measure during the period of the Force Majeure Event, or implementing an alternative proposed by Declarant, would not result in any new or different significant environmental impact

not addressed in the FEIS.

5.5 Incorporation of FEIS Mitigation Measures. If this Declaration inadvertently fails to incorporate a PCRE or Mitigation Measure set forth in the FEIS, such PCRE or Mitigation Measure shall be deemed incorporated herein by reference. If there is any inconsistency between a PCRE or Mitigation Measure as set forth in the EIS and as incorporated in this Declaration, the terms of the EIS shall apply.

5.6 Innovation; Alternatives; Modifications Based on Further Assessments.

(a) Innovation and Alternatives. In implementing any PCRE or Mitigation Measure contemplated by this Article V, Declarant may implement innovations, technologies or alternatives now or hereafter available, including replacing any equipment, technology, material, operating system or other measure previously located on the Subject Property or used within the Large-Scale Development Project provided that Declarant demonstrates to the satisfaction of DCP that such alternative measures would result in equal or better methods of achieving the relevant PCRE or Mitigation Measure than those set forth in this Article V.

(b) Modification Based on Further Assessments. In the event that Declarant believes, based on changed conditions, that a PCRE required under Section 5.2 hereof or a Mitigation Measure required under Section 5.3 should not apply or could be modified without diminishment of the environmental standards which would be achieved by implementation of the PCRE or the Mitigation Measure, as the case may be, it shall set forth the basis for such belief in an analysis to be submitted to DCP. In the event that, based upon the review of such analysis, DCP determines that the relevant PCRE or Mitigation Measure should not apply or could be modified, Declarant may eliminate or modify, as applicable, the PCRE or Mitigation Measure consistent with the DCP determination, provided that Declarant records a notice of such change against the Subject Property in the Register's Office.

## ARTICLE VI.

## CERTIFICATES OF OCCUPANCY

6.1 Temporary Certificates of Occupancy.

(a) Subject to Section 6.5 hereof, Declarant shall not apply for the issuance of a TCO for any building on the Subject Property, until the following conditions have been met with respect to construction of such building or portion thereof:

(i) DCP has issued a Notice of Substantial Completion, in consultation with DOT with respect to the Private Street Network, for the portion of the Publicly Accessible Area within such Development Phase, except as otherwise provided in Section 3.1(b) or Section 6.5 hereof;

(ii) Declarant has provided DCP with evidence of the Maintenance and Capital Repair Security Required Reserves, and an executed towing contract or made other arrangement for towing for the substantially completed portions of the Private Street Network within such Development Phase in accordance with Article IV of this Declaration

if applicable; and

(iii) Any PCREs and Mitigation Measures set forth in Article V required at the time of issuance of such TCO pursuant to the EIS are substantially completed, except if the implementation of such PCRE or Mitigation Measures requires further analysis upon occupancy of such building, or if the implementation of such PCRE or Mitigation Measures is outside the control of Declarant, in which case Declarant shall have fulfilled its obligations to request the implementation of the PCRE or Mitigation Measure.

(b) If allowed by the DOB, the TCO shall include a description of the PAA required for the Development Phase.

6.2 Notice of Substantial Completion.

(a) Notification. Declarant shall notify the Chairperson at such time as it believes that the portion of the Publicly Accessible Area within a Development Phase is Substantially Complete and shall request that the Chairperson issue a certification in writing to Declarant and DOB certifying the Substantial Completion of such portion of the Publicly Accessible Area (any such request by Declarant, a "**Substantial Completion Request**", and any Chairperson certification pursuant to the Certification Request, a "**Notice of Substantial Completion**").

(b) Initial Review. No later than twenty (20) Business Days following receipt of a Substantial Completion Request, the Chairperson or designee shall either: (A) issue a Notice of Substantial Completion; or (B) deliver to Declarant written notice setting forth the reasons why the applicable portion of the Publicly Accessible Area is not Substantially Complete and the items that need to be completed in order to determine that such portion of the Publicly Accessible Area is Substantially Complete.

(c) Subsequent Review. Upon completing the outstanding work specified by the Chairperson to achieve Substantial Completion within the applicable portion of the Publicly Accessible Area, Declarant shall notify the Chairperson or designee of such completion. No later than ten (10) Business Days of the receipt of such notice, the Chairperson shall either: (A) issue a Notice of Substantial Completion for the applicable Development Phase; or (B) notify Declarant in writing of items that have not been completed or satisfactorily performed. This process shall continue until the Chairperson or designee has issued a Notice of Substantial Completion for the applicable Development Phase.

(d) Failure to Respond. In the event the Chairperson or designee fails to respond to a Substantial Completion Request or any follow up request under clause (c) hereof within the time frames and in the manner set forth in clauses (b) or (c) of this Section 6.2, as applicable, the Notice of Substantial Completion shall be deemed issued and Declarant shall have the right to obtain TCOs for the remaining floor area within the Development Phase.

6.3 Permanent Certificates of Occupancy. Subject to Section 6.5 hereof, Declarant shall not accept a Permanent Certificate of Occupancy from DOB for a Development Phase on the Subject Property until the Chairperson or designee certifies to Declarant and DOB that the Publicly Accessible Area within such Development Phase is Finally Complete, in accordance with the following provisions:

(a) Notification. Declarant shall notify the Chairperson at such time as it believes that the Publicly Accessible Area within such Development Phase is Finally Complete and shall request that the Chairperson issue a certification to Declarant and DOB certifying the Final Completion of such portion of the Publicly Accessible Area (any such request by Declarant, a "**Final Completion Request**", and any Chairperson certification pursuant to the Certification Request, a "**Notice of Final Completion**").

(b) Initial Review. No later than twenty (20) Business Days after the receipt of the Final Completion Request, the Chairperson or designee shall either: (A) issue a Notice of Final Completion with respect to such Development Phase; or (B) deliver to Declarant written notice setting forth the reasons why the portion of the Publicly Accessible Area within to such Development Phase is not Finally Complete and the items that need to be completed in order to determine that such portion of the Publicly Accessible Area is Finally Complete.

(c) Subsequent Review. Upon completing the outstanding work specified by the Chairperson or designee to achieve Final Completion of the Publicly Accessible Area within a Development Phase, Declarant shall notify the Chairperson or designee of such completion. No later than ten (10) Business Days of receipt of such notice, the Chairperson or designee shall either: (A) issue a Notice of Final Completion for such Development Phase of the Publicly Accessible Area.; or (B) notify Declarant in writing of items that have not been completed or satisfactorily performed. This process shall continue until the Chairperson or designee has issued a Notice of Final Completion for such Development Phase.

(d) Failure to Respond. In the event the Chairperson or designee fails to respond to a Final Completion Request or any follow up request under clause (c) hereof within the time frames and in the manner set forth in clauses (b) or (c) of this Section 6.3, as applicable, the Notice of Final Completion shall be deemed issued and Declarant shall have the right to obtain PCOs for the remaining floor area within the Development Phase.

6.4 Force Majeure. In the event that Declarant is unable to Substantially Complete construction of the applicable portion of the Publicly Accessible Area by the time a building in a Development Phase is ready to obtain a TCO as a result of a Force Majeure Event, then Declarant shall so notify DCP as soon as Declarant learns of such circumstances. Declarant's written notice (the "**Delay Notice**") shall include a description of the Force Majeure Event, its cause and probable duration (if known to Declarant), and in Declarant's reasonable judgment, the impact it is reasonably anticipated to have on the completion of the item of work. The Commissioner shall, within ten (10) calendar days of its receipt of the Delay Notice, (i) certify in writing that a Force Majeure Event has occurred, or (ii) notify Declarant that it does not reasonably believe a Force Majeure Event has occurred, in which case the Commissioner shall state with particularity the reasons it believes Force Majeure has not occurred. Such certification or notice shall constitute a final determination. Upon a determination that a Force Majeure Event has occurred, the Commissioner shall grant Declarant appropriate relief for such delay, including certifying in writing to the DOB that the Commissioner has no objection to the issuance of a TCO for the remaining floor area in a Development Phase. Any delay caused as the result of a Force Majeure Event shall be deemed to continue only as long as the Force Majeure Event is continuing. Upon cessation of the events causing such delay, the Declarant shall promptly recommence the applicable PAA work. As a condition of granting such relief, DCP may require that Declarant post

a bond or other security in a form and amount reasonably acceptable to DCP in order to ensure that the PAA work is Substantially Completed and that all other requirements of Section 6.1(a) or Section 6.2, as applicable, are satisfied. Such security shall be in a sum equal to 125% of the cost of the remaining work in order to Finally Complete the Publicly Accessible Area in the Development Phase. Such estimated cost is subject to the reasonable approval of DCP. Declarant shall be obligated to Substantially Complete or Finally Complete construction within the period of time specified in the Delay Notice, or such lesser period of time as DCP reasonably determined in the Delay Notice; provided, however, that if the Force Majeure Event has a longer duration than as set forth in the Delay Notice or as reasonably determined by DCP, DCP may grant additional time for Substantial Completion or Final Completion, as the case may be.

6.5 Notwithstanding anything to the contrary contained in this Declaration,

(a) to the extent that components of the PAA cannot be reasonably provided due to the season, weather, or other factors outside the control of Declarant (e.g., plantings in winter), any failure to provide such components shall not be cause for a determination that a Notice of Substantial Completion or Notice of Final Completion may not be issued. In such event the Declarant shall complete such components as soon as such outside factors reasonably permit;

(b) to the extent that portions of the PAA cannot be completed due to the presence of construction protection measures required by law, any failure to complete such portions shall not be cause for a determination that a Notice of Substantial Completion or Notice of Final Completion may not be issued. In such event the Declarant shall complete such portions as soon as reasonably possible after the removal of such construction protection measures; and

(c) to the extent that components of the PAA, except for walkways and the Private Street Network other than street furniture and plantings, within one Development Phase would need to be removed to allow for the construction of another building within a later Development Phase and such building is within 30 feet of the PAA components at issue, Declarant need not complete such components and the failure to complete such components shall not be cause for a determination that a Notice of Substantial Completion may not be issued, provided that such components will be completed upon the earlier of the issuance of a Notice of Substantial Completion or Notice of Final Completion for the later Development Phase. Declarant shall include a description of such components and the subsequent construction that would damage or require the removal of such components in any request for a Notice of Substantial Completion.

## ARTICLE VII.

## DEFAULTS AND REMEDIES

7.1 Declarant acknowledges that the restrictions, covenants, and obligations of this Declaration will protect the value and desirability of the Subject Property, as well as benefit the City. If Declarant fails to perform any of Declarant's obligations under this Declaration, the City shall have the right to enforce this Declaration against Declarant and exercise any administrative legal or equitable remedy available to the City, and Declarant hereby consents to same; provided that (i) this Declaration shall not be deemed to diminish Declarant's or any other Party-in-Interest's

right to exercise any and all administrative, legal, or equitable remedies otherwise available to it, (ii) the City's rights of enforcement shall be subject to the cure provisions and periods set forth in Section 7.3 herein and (iii) to the extent a Phase SPE succeeds to the interest of Declarant under this Declaration in relation to a Development Phase in the event of a failure to perform any of Declarant's obligations with respect to such Development Phase, the City shall have the right to enforce this Declaration with respect to such Development Phase solely against (x) the Phase SPE, (y) the Association upon the formation of same to the extent the obligation is the obligation of the Association, and (z) Declarant only if and to the extent Declarant retains any property interest as Declarant in the Development Phase. Declarant also acknowledges that the remedies set forth in this Declaration are not exclusive and that the City and any agency thereof may pursue other remedies not specifically set forth herein including, but not limited to, a mandatory injunction compelling Declarant to comply with the terms of this Declaration and a revocation by the City of any TCO or PCO, for any portion of the Large-Scale Development Project on the Subject Property subject to the Large-Scale Special Permit that does not comply with the terms of this Declaration; provided, however, that such right of revocation shall not permit or be construed to permit the revocation of any certificate of occupancy for (i) any Development Phase that is in compliance with the terms of this Declaration, which determination of compliance shall be made by the Chairperson, (ii) any use or improvement that exists on the Subject Property as of the date of this Declaration or (iii) for any residential dwelling unit that have been rented or sold, or under contract to be leased or sold, to a bona fide third party prior to the date the City seeks such revocation, nor the certificate of occupancy of any portion of a building supporting such dwelling units. In furtherance of the foregoing, in any proceedings brought by the City against Declarant to enforce the obligations of this Declaration, seeking to deny or revoke building Permits, TCOs, or PCOs for a Development Phase, or to impose a lien, fine, or other penalty, if the event or occurrence which is the basis of an allegation of a failure to comply by Declarant is a failure to perform an obligation associated with a particular Development Phase, then the City shall only deny or seek the revocation of building Permits or certificates of occupancy for the affected Development Phase, and only seek to impose a fine, lien, or other penalty on the affected Development Phase, and any such event or occurrence shall not provide the basis for denial or revocation of building Permits or certificates of occupancy or the imposition of a fine, lien, or other penalty with respect to a Development Phase for which no failure to comply has occurred. This Section 7.1 shall not create or be deemed to create any personal liability or obligation on the part of any direct or indirect stockholder of any party hereto or any officer, director, employee, agent, representative or investor of any party hereto. Further, in no event shall a default under or noncompliance with this Declaration by a Phase SPE be deemed a default under or noncompliance by other Phase SPEs.

7.2 Notwithstanding any provision of this Declaration, only Declarant, and Declarant's successors and assigns and the City, acting through CPC, shall be entitled to enforce or assert any claim arising out of or in connection with this Declaration. Nothing contained herein should be construed or deemed to allow any other person or entity to have any interest in or right of enforcement of any provision of this Declaration or any document or instrument executed or delivered in connection with the Land Use Actions.

7.3 Prior to City instituting any proceeding to enforce the terms or conditions of this Declaration due to any alleged violation hereof, City shall give Declarant and every mortgagee of all or any portion of the Subject Property set forth in a recorded mortgage agreement (a

"**Mortgagee**") and every Party-in-Interest thirty (30) Business Days written notice of such alleged violation, during which period Declarant, any Party-in-Interest and any Mortgagee shall have the opportunity to effect a cure of such alleged violation or to demonstrate to City why the alleged violation has not occurred. If a Mortgagee or Party-in-Interest performs any obligation or effects any cure Declarant is required to perform or cure pursuant to this Declaration, such performance or cure shall be deemed performance on behalf of Declarant and shall be accepted by any person or entity benefited hereunder, including CPC and City, as if performed by Declarant. If Declarant, any Party-in-Interest or Mortgagee commences to effect such cure within such thirty (30) Business Days (or if cure is not capable of being commenced within such thirty (30) Business Day period, Declarant, any Party-in-Interest or Mortgagee commences to effect such cure when such commencement is reasonably possible), and thereafter proceeds diligently toward the effectuation of such cure, the aforesaid thirty (30) Business Day period (as such may be extended in accordance with the preceding clause) shall be extended for so long as Declarant, any Party-in-Interest or Mortgagee continues to proceed diligently with the effectuation of such cure. In the event that more than one Declarant exists at any time on the Subject Property, notice shall be provided to all Declarants from whom City has received notice in accordance with Section 8.6 herein, and the right to cure shall apply equally to all Declarants. The time period performing obligations contemplated herein or curing any violation by Declarant and/or any Mortgagee shall be subject to the Force Majeure provisions in Section 6.4.

In the event of a denial of public access of an ongoing nature or interference on a continuing basis with the City's rights pursuant to this Declaration following notice from the City and failure to cure by Declarant, the City may immediately exercise any and all of its rights hereunder, including but not limited to the issuance of violations and seeking a mandatory injunction; in such an event, the notice and cure provisions of this Section 7.3, shall not apply.

7.4 If, after due notice and opportunity to cure as set forth in this Declaration, Declarant, Mortgagee or a Party-in-Interest fail to cure the alleged violation, the City may exercise any and all of its rights, including without limitation those delineated in this Article VII and in Section 4.11 and may disapprove any amendment, modification or cancellation of this Declaration on the sole ground that Declarant is in default of a material obligation under this Declaration. If the City has drawn down the Maintenance and Capital Repair Security, Declarant shall within five (5) Business Days post a new Maintenance and Capital Repair Security replacing the Maintenance and Capital Repair Security drawn down by the City. Nothing set forth herein shall prevent the City from curing a default, in accordance with this Article VII, prior to drawing down on the Maintenance and Capital Repair Security and then drawing down on the Maintenance and Capital Repair Security to the extent necessary to reimburse or otherwise pay for such expenses incurred.

## ARTICLE VIII.

## MISCELLANEOUS

8.1 Representation. Declarant hereby represents and warrants that there is no restriction of record on the development, enlargement, or use of the Subject Property, nor any present or presently existing estate or interest in the Subject Property, nor any existing lien, obligation, covenant, easement, limitation, or encumbrance of any kind that shall preclude the restriction and

obligation to develop and enlarge the Subject Property as a large-scale general development as set forth herein.

8.2 Binding Nature; Successors and Assigns.

(a) The provisions of this Declaration shall be covenants running with the land and shall inure to the benefit of and be binding upon the respective heirs, successors, legal representatives and assigns of Declarant to the Subject Property, including Mortgagee (provided Mortgagee shall have no performance or payment obligations unless and until any such Mortgagee succeeds to a Possessory Interest in the Subject Property pursuant to Section 10.5(d) of this Declaration), and references to Declarant shall be deemed to include such heirs, successors, legal representatives and assigns as well as the successors to their interests in the Subject Property, subject to the further provisions of this Section 8.2. Reference in this Declaration to agencies or instrumentalities of the City shall be deemed to include agencies or instrumentalities succeeding to jurisdiction thereof pursuant to the laws of the State of New York and the New York City Charter. The restrictions, covenants and agreements set forth in this Declaration shall be binding upon Declarant only for the period during which it holds an interest in the Subject Property. At such time as an entity ceases to hold an interest in all or a portion of the Subject Property, such entity's obligations and liability with respect to this Declaration shall wholly cease and terminate as they relate to the portion of the Subject Property conveyed to a Phase SPE, and such entity's successors in interest in such portion of the Subject Property shall be deemed to have assumed such party's obligations and liabilities thereafter arising hereunder with respect to such portion of the Subject Property only.

(b) Notwithstanding anything to the contrary contained in this Declaration, in the event that any building in the Large-Scale Development Project is converted to condominium or cooperative corporation forms of ownership, the Coop/Condominium (as hereinafter defined) and any Unit Interested Party (except that where the Declarant or any successor in interest to Declarant is also a Unit Interested Party, it shall remain obligated as Declarant pursuant to the provisions of this Declaration) shall not have any obligations under this Declaration to construct the PAA.

(c) Notwithstanding the provisions of Section 8.2(b), in the event that a TCO or PCO has been issued for any portion of the Large-Scale Development Project prior to the receipt of a Notice of Substantial or Final Completion due to Force Majeure, the Declarant that developed such portion of the Large-Scale Development Project allowed to proceed due to the Force Majeure event shall remain obligated as Declarant hereunder until a Notice of Final Completion has been issued.

8.3 Party-in-Interest. As of the date hereof, the Title Company has determined that there has been no change in the Certification and Declarant represents and warrants that to its knowledge the Party-in-Interest listed in Exhibit C:1 are the only known Party-in-Interest in the Subject Property as of the date hereof.

8.4 Counterparts. This Declaration may be executed in one or more counterparts, each of which shall be an original upon the execution by all parties hereto and shall constitute one Declaration.

8.5 Recordation. Declarant shall file and record this Declaration in the Register's Office,

indexing it against the Subject Property prior to the issuance of any building Permit in connection with the Large-Scale Development Project (such date hereinafter referred to as the **"Recording Date"**). Declarant shall promptly provide to the Chairperson of the CPC a copy of the Declaration as recorded, so certified by the Register's Office. If Declarant fails to so record this Declaration by the Recording Date, CPC may record a duplicate original of this Declaration, but all costs of recording, whether undertaken by Declarant or by CPC, shall be borne by Declarant.

8.6 Notice.

(a) All notices, demands, requests, consents, approvals, and other communications (collectively referred to as "Notice") which may be or are permitted, desirable, or required to be given under this Declaration shall be in writing and shall be sent or delivered as follows:

(i) if to Declarant:

Christian Cultural Center, Inc.
12020 Flatlands Avenue
Brooklyn, NY 11207
Attention: Reverend A. Bernard
Email: arb@arbernard.com

IUV Phase 1 Owner, LLC
c/o Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
Attention: David L. Picket & Bryan Kelly
Email: dpicket@gothamorg.com and bkelly@gothamorg.com

IUV Phase 1 LIHTC Owner, LLC
c/o Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
Attention: David L. Picket & Bryan Kelly
Email: dpicket@gothamorg.com and bkelly@gothamorg.com

IUV Phase 1A Housing Development Fund Corporation
c/o Christian Cultural Center, Inc.
12020 Flatlands Avenue
Brooklyn, NY 11207
Attention: Reverend A. Bernard
Email: arb@arbernard.com

with a copy to:
Monadnock Development
240 Huntington Street, 3rd Floor
Brooklyn, NY, 11231
Attention: Kirk Goodrich

Email: kgoodrich@monadnockdevelopment.com

with a copy to:
Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, NY 10010
Attention: Russell A. Kivler, Esq.
Email: rkivler@hseny.com

with a copy to:
James Halek
13350 Cleveland Gibbs Road, Suite 200
Roanoke, Texas 76262
Email: jhalek@integritydevelopment.com

with a copy to:
Larry H. Weiss, Esq.
2170 Clover Street
East Meadow, NY 11554
Attention: Larry H. Weiss, Esq.
Email: lhwlawoffice@yahoo.com

with a copy to:
Ruskin Moscou Faltischek, P.C.
1425 RXR Plaza
East Tower, 15th Floor
Uniondale, NY 11556
Attention: Russell H. Stern, Esq.
Email: rstern@rmfpc.com

with a copy to:
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, New York 10004
Attention: Zachary Bernstein, Esq.
Email: Zachary.Bernstein@friedfrank.com

(ii) if to CPC:
New York City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Attention: Chairperson
with a copy to:
the General Counsel of CPC at the same address

(iii) if to a Mortgagee:

at the address provided in writing to CPC in accordance with this Declaration

(iv) if to the Department of Transportation:
Department of Transportation
55 Water Street
New York, NY 10041
Attention: General Counsel's Office

(b) Declarant, CPC, any Party-in-Interest, and any Mortgagee may, by notice provided in accordance with this Section 8.6, change any name or address for purposes of this Declaration. In order to be deemed effective any Notice shall be sent or delivered in at least one of the following manners: (A) sent by registered or certified mail, postage pre-paid, return receipt requested, in which case the Notice shall he deemed delivered for all purposes hereunder five days after being actually mailed; (B) sent by overnight courier service, in which case the Notice shall be deemed delivered for all purposes on the date that the Notice was received or was refused; or (C) delivered by hand, in which case the Notice will be deemed delivered for all purposes on the date that the Notice was received. All Notices from CPC to Declarant shall also be sent to every Mortgagee of whom CPC has notice, and no Notice shall be deemed properly given to Declarant without such notice to such Mortgagee(s). In the event that there is more than one Declarant at any time, any Notice from the City or the CPC shall he provided to all Declarants of whom CPC has notice.

8.7 Applications.

(a) Declarant shall include a copy of this Declaration with any application made to DOB for a foundation, new building, alteration, or other permit (a "**Permit**") for any portion of the Large-Scale Development Project subject to the Large-Scale Special Permit. Nothing in this Declaration herein shall be construed to prohibit or preclude Declarant from filing for, or DOB from issuing, any Permit for all or any portion of the Large-Scale Development Project, in such phase or order as Declarant sees fit in Declarant's sole discretion.

(b) Nothing in this Declaration shall be construed to prevent Declarant or any of Declarant's successors or assigns from making any application of any sort to any Governmental Authority in connection with the development of the Subject Property; provided, that Declarant shall include a copy of this Declaration in connection with any application for any such discretionary approval, and provided that nothing in this Section 8.7(b) shall be construed as superseding the requirements, restrictions, or approvals that may be required under agreements with any other Governmental Authority.

8.8 Severability. In the event that any of the provisions of the Declaration shall be deemed, decreed, adjudged, or determined to be invalid or unlawful by a court of competent jurisdiction, such provision shall be severable and the remainder of this Declaration shall continue to be in full force and effect.

8.9 Applicable Law. This Declaration shall be governed and construed by the laws of the State of New York, without regard to principles of conflicts of law.

8.10 Exhibits. Any and all exhibits, appendices, or attachments referred to herein are hereby incorporated fully and made an integral part of this Declaration by reference.

8.11 Assumption of Liability. Declarant shall assume all costs and liabilities arising from the construction, maintenance, repair, and use of the Private Street Network including, without limitation, all liabilities arising from the size, location, grade, design and configuration of the Private Street Network.

## ARTICLE IX.

## CONDOMINIUMS AND COOPERATIVE CORPORATIONS

9.1 Filing Requirements.

(a) In the event that any part of the Large-Scale Development Project shall be subject to a condominium Declaration, or if any part of the Large-Scale Development Project shall be owned or otherwise held by a cooperative corporation in accordance with the provisions of the laws of the State of New York (in either instance, referred to herein as the "**Coop/Condominium**," and such term shall refer to either organizational form), from and after the date the Declaration of condominium has been recorded in the Register's Office, or the date that the Large-Scale Development Project (or some portion thereof) shall be held by the cooperative corporation (the "**Coop/Condominium Obligation Date**"), under the directorship of a duly elected or appointed Board of Directors or Board of Managers, as the case may be (the "**Board**"), the Coop/Condominium shall thereafter be deemed to be a Declarant under this Declaration. The owners of the shares of stock of the cooperative corporation, the holder of a lien encumbering any such shares, the holder of a proprietary lease or of any other right to occupancy or other interest therein, the owner of any residential or commercial unit in the condominium, or the holder of a lien encumbering any such condominium unit and the holder of any lease, right of occupancy or any other interest in such condominium unit (each of the foregoing, hereinafter, a "**Unit Interested Party**") shall not be deemed to be a Declarant or a Party-in-Interest, except to the extent that such Unit Interested Party was a Declarant hereunder and retains the right under all applicable Legal Requirements to control the Board. In the event that a Declarant becomes a Unit Interested Party and the Private Street Network is not Finally Complete, such party shall continue to be deemed a Declarant irrespective of Board control. For the avoidance of doubt, the provisions of this Article IX shall not apply to condominiums formed pursuant to a "No Action Letter" issued by the New York State Attorney General's Office.

(b) The initial Declarant (or any successor entity of Declarant's fee interest in all or a portion of the Subject Property (the "**Successor Declarant**")), together with the Coop/Condominium, shall be considered Declarants until the PAA is Finally Complete for a Development Phase. At such time as Declarant or the Successor Declarant no longer holds a fee interest in the Subject Property (unless such interest is solely that of a Unit Interested Party and Declarant no longer retains the right to control the Board) and provided that all portions of the PAA within a Development Phase are Finally Complete, the initial Declarant or the Successor Declarant shall no longer be deemed a Declarant, and the Coop/Condominium shall be deemed to be the sole Declarant and Party-in-Interest under this Declaration, subject to the provisions of this Article IX. In such event, the Board of the Coop/Condominium shall be the sole party with any right to amend, modify, cancel, revise or otherwise change the Declaration, or make any application therefor, subject to the provisions of this Article IX.

(c) From and after the date the Declarant no longer holds any fee interest in the Subject Property or any portion thereof (other than one or more individual residential or commercial condominium units or shares in a cooperative corporation) and provided the Coop/Condominium shall have been organized as provided in this Declaration, such Coop/Condominium shall be deemed to be the sole Declarant and Party-in-Interest under this Declaration. In such event, the Coop/Condominium shall be the sole party with any right to amend, modify, cancel, revise or otherwise change the Declaration, or make any application therefor.

(d) Each and every Unit Interested Party hereby (x) irrevocably consents to any amendment, modification, cancellation, revision or other change in this Declaration by the Board; (y) waives and subordinates any rights it may have to enter into an amended Declaration or other instrument amending, modifying, canceling, revising or otherwise changing this Declaration; and (z) nominates, constitutes and appoints the Board its true and lawful attorney-in-fact, coupled with an interest, to execute any documents or instruments that may be required in order to amend, modify, cancel, revise or otherwise change this Declaration and Exhibits hereto.

9.2 Offering Plans. Upon the marketing and sale of securities appurtenant to units in a Coop/Condominium constructed or otherwise included in the Large-Scale Development Project as is contemplated in this Article IX, a summary of the terms of this Declaration shall be included in any offering plan or "red herring" issued in connection therewith (the "**Offering Plan**"). Such Offering Plan shall clearly identify the rights and obligations of the unit owners or the owners of shares of stock in the cooperative corporation, as the case may be, under this Declaration. The cost of maintenance of the PAA and the obligations of the Coop/Condominium under this Declaration are essential elements of the City actions permitting the development of the Large-Scale Development Project in accordance with the provisions of this Declaration, and in accordance with any other approvals granted by the City, shall be included in any Offering Plan along with a copy of the Declaration and PAA Maintenance Agreement as exhibits.

9.3 Common Elements. Any condominium Declaration shall, upon filing, contain provisions (1) describing the PAA and all areas covered in the PAA as "common elements," as that term is constructed under RPL 339-I or (2) allow for the creation of a Property Owner's Association with respect to all or a portion of the PAA in lieu of including the same as a "common element".

9.4 Affordable Housing and Common Expenses. No Household (as such term is defined in Section 23-911 of the Zoning Resolution) of an Affordable Housing Unit which may be constructed in the Large-Scale Development Project shall be obligated to pay any costs for the Maintenance and Capital Repair Obligations or Maintenance and Capital Repair Security in excess of its restricted rent for such Affordable Housing Unit.

9.5 Estoppel. Declarant shall certify in writing to the Chairperson, or any individual succeeding to their jurisdiction, that all governing documents of the Coop/Condominium are in full compliance with the requirements of this Declaration and shall provide the Chairperson with copies of such governing documents within twenty (20) days of the AG approving the Offering Plan. If Declarant fails to comply with the provisions herein, the City may proceed with any available enforcement measures after notice and cure periods as set forth in Section 7.3 hereof.

## ARTICLE X.

## PROPERTY OWNER'S ASSOCIATION

10.1 Property Owner's Association. Subject to Section 10.7 below, Declarant shall cause a property owner's association to be organized pursuant to the provisions of 13 NYCRR Article 22 (the "**Association**") if the Subject Property is subdivided and conveyed to multiple fee owners and/or ground lessees. The obligations of the Association under this Declaration shall commence on the date that a Declaration of Covenants, Restrictions and Easements establishing the Association is recorded in the Register's Office (the "**DCRE**"), at which time the Association shall be deemed a Declarant. There may be only one Association for the Subject Property.

10.2 Obligations. The Association shall be established for, among other things, the purposes of assuming the Declarant's performance of the PAA Maintenance Obligations for the Open Space Areas pursuant to Section 3.4, the Street Maintenance and Capital Repair Obligation pursuant to Section 4.5, and the ongoing provision of the Maintenance and Capital Repair Security pursuant to Section 4.10 of this Declaration. In the event that all segments of the Private Street Network are not Finally Complete at the time of the formation of the Association, it shall remain the responsibility of individual Members (hereinafter defined) to Finally Complete the Private Street Network within the Development Phase that contains the Member's site.

10.3 Members.

(a) The members of the Association (the "**Members**" and each, a "**Member**") shall consist of (a) the fee owners and/or ground lessees of any portion of the Subject Property that has not been developed as or converted to a Coop/Condominium, and (b) the Boards of any portion of the Subject Property which is developed as or converted to a Coop/Condominium.

(b) Each Member hereby (x) irrevocably consents to any amendment, modification, cancellation, revision or other change in this Declaration, including any relating to the PAA, by the Association; (y) waives and subordinates any rights it may have to enter into an amended Declaration or other instrument amending, modifying, canceling, revising or otherwise changing this Declaration; and (z) nominates, constitutes and appoints the Association its true and lawful attorney-in-fact, coupled with an interest, to execute any documents or instruments that may be required in order to amend, modify, cancel, revise or otherwise change this Declaration and Exhibits hereto including those relating to the PAA.

(c) Each Member, by acceptance of a deed or lease for a portion of the Subject Property, shall, whether or not the covenant is expressed in such deed or lease, be deemed to have consented to pay all assessments which may be imposed by the Association on the parcel owned or leased by such Member, as set forth herein.

10.4 Powers. Declarant shall cause the Association to be established with the power and authority to:

(a) Maintain, repair and operate the PAA to the extent required by this Declaration, and the terms of any license, easement or other agreement that may hereafter be executed between the City and Declarant with respect to the PAA;

(b) impose fees or assessments against the Members, for the purpose of collecting funds necessary to satisfy the obligations of the Association pursuant to this Declaration;

(c) collect, receive, administer, protect, invest and dispose of funds;

(d) bring and defend actions and negotiate and settle claims to recover fees or assessments owed to the Association pursuant to this Article X;

(e) exercise any of its duties or obligations pursuant to this Declaration without seeking the consent of any Unit Interested Parties; and

(f) exercise any and all of such powers as may be necessary or appropriate for purposes of this Declaration and as may be granted to the Association in furtherance of the Association's purposes pursuant to the New York Not-for-Profit Corporation Law or New York State Business Corporation Law, or the rules and regulations promulgated by the Department of Law for the regulation of homeowners' (property owner's) Associations, as the case may be.

10.5 Assessments.

(a) The Association shall assess real property constituting each Coop/Condominium or fee parcel within the Subject Property (the "**Assessment Property**") for a proportionate share of the Maintenance and Capital Repair Obligations as provided in the DCRE, in order to obtain funds for the performance of the obligations of Declarant pursuant to this Declaration. The Assessment Property shall be assessed on a reasonable basis as determined by Declarant and successors and assigns, in compliance with all applicable Legal Requirements. For Members who are Boards, a reasonable basis for such proration shall be conclusively established if the AG accepts for filing an offering plan for the sale of interests in such Association and the Coop/Condominium, as applicable, which plan describes such proration. The Boards of each Coop/Condominium shall collect such assessments from the owners of individual residential or commercial units.

(b) Each periodic assessment by the Association, together with such interest, costs and reasonable attorney's fees as may be assessed in accordance with the provisions of this Declaration, shall be the obligation of the Members against whom the assessment is charged at the time such assessment falls due and may not be waived by such Member.

(c) The periodic assessments shall be a charge on the land and a continuing lien upon the property owned by the Member against which each such assessment is made, except that if the Member is a Board, such lien shall be subordinate to the lien of any prior recorded mortgage in respect of such property given to a bank or other institutional lender (including but not limited to a governmental agency), the lien of any real property taxes, and the lien of the Board for unpaid maintenance or common charges. The periodic assessments charged to a Member which is a Board shall be included within the common charges of the Coop/Condominium. The Association may bring an action to foreclose the Association's lien against the property owned by such Member, or a Unit Interested Party, as the case may be, to recover such delinquent assessment(s), including interest and costs and reasonable attorneys' fees of any such action. Any Unit Interested Party by acceptance of a deed or a lease to a portion of the Subject Property, thereby agrees to the provisions of this Section 10.5. Any unit owner may eliminate the Association's lien described above on his or her unit by payment to the Coop/Condominium of such unit owner's prorated share of the

periodic assessment by the Association to the Coop/Condominium in which such unit is located. No Member may waive or otherwise escape liability for the assessments provided for herein by non-use of the PAA or abandonment of the Association's property, or by renunciation of membership in the Association, provided, however, that a Member's liability with respect to future assessments shall end upon the valid sale or transfer of such Member's interest in the Subject Property.

(d) Members who may be assessed for the Maintenance and Capital Repair Obligations shall not include the holder of a mortgage or other lien encumbering (i) the fee estate in the Subject Property or any portion thereof, (ii) the lessee's estate in a ground lease of all or substantially all of the Subject Property or all or substantially all of any parcel or portion thereof, or (iii) any single building to be built on the Subject Property, unless and until any such mortgagee succeeds to either (x) a fee interest in the Subject Property or any portion thereof or (y) the lessee's estate in a ground lease of all or substantially all the Subject Property (the interests described in sub-clauses (x) or (y) immediately preceding being each referred to as a "**Possessory Interest**") by foreclosure of the lien of the mortgage or other lien or acceptance of a deed or other transfer in lieu of foreclosure or exercise of an option to convert an interest as mortgagee into a Possessory Interest in any such fee or ground leasehold estate in the Subject Property or by other means permitted under all applicable Legal Requirements from time to time and no such mortgagee or lien holder shall be liable for any assessment imposed by the Association pursuant to this Article X until the mortgagee or lien holder succeeds to such Possessory Interest.

(e) Upon acceptance of an Offering Plan for the sale of membership interests in the Association by the AG, the Association shall certify in writing to the Chairperson and the Commission, any individual succeeding their positions, that all governing documents of the Association are in full compliance with the requirements of this Declaration and shall provide the Chairperson of such governing documents. If Declarant fails to comply with the provision of this Section 10.5, the City may proceed with any available enforcement measures.

(f) Members shall be considered Declarants. Notwithstanding the foregoing, upon Final Completion of all Development Phases of the Private Street Network, the liability of any Member shall be limited to such Member's proportionate share of the Maintenance and Capital Repair Obligations assessed by the Association pursuant to Section 10.5(a). In the event of a default by the Association, the City, prior to enforcing any rights against any Members, shall seek enforcement against the Association, pursuant to the notice and cure provisions of Article VII.

10.6 Deed References. Every deed conveying title to, or a partial interest in, all or a portion of the Subject Property, every lease of all or any portion of the Subject Property, each condominium declaration, or bylaws relating to any portion of the Subject Property shall contain a recital or other provision that (a) the Member is liable for its pro rata share of the assessment by the Association and the obligation to make such payments is binding on such Member, and (b) maintenance of the PAA and all other obligations of the Association under this Declaration are essential elements of the City actions permitting the development of the Subject Property.

10.7 In lieu of the establishment of an Association, Declarant may, if permitted by DCP, utilize other means to fulfill any or all obligations set forth in Section 10.2 above.

## ARTICLE XI.

## AMENDMENT, MODIFICATION, AND CANCELLATION

11.1 This Declaration may be amended, cancelled, or modified only upon application by Declarant with the express written consent of CPC or an agency succeeding to CPC's jurisdiction and no other approval shall be required from any other public body, private person, or legal entity of any kind.

11.2 Notwithstanding anything to the contrary contained in Section 11.1 hereof, the Chairperson may by its express written consent administratively approve, without CPC approval, modifications or amendments to this Declaration that, in the sole judgment of the Chairperson, are determined by the Chairperson (x) to be a minor amendment or modification of this Declaration and (y) not require a supplemental EIS.

11.3 In the event that the Large-Scale Development Project shall become a Coop/Condominium, until the Coop/Condominium shall be deemed to be the sole Declarant and Party-in-Interest as contemplated in Section 9.1(b), any Unit Interested Party, any Board hereby (x) irrevocably consent to any amendment, modification, cancellation, revision or other change in this Declaration by Declarant; (y) waive and subordinate any rights they may have to enter into an amended Declaration or other instrument amending, modifying, canceling, revising or otherwise changing this Declaration; and (z) nominate, constitute and appoint Declarant their true and lawful attorney-in-fact, coupled with an interest, to execute any document or instruments that may be required in order to amend, modify, cancel, revise or otherwise change this Declaration.

11.4 Notwithstanding any other provision herein, this Declaration shall automatically and without any further public or private action be canceled, and the restrictions, covenants, obligations, liens and agreements hereof shall be of no further force and effect if, prior to the issuance by the DOB of a building Permit for the, Declarant delivers to the Chairperson and records with the Register's Office, a document duly executed and acknowledged in which the Declarant discharges this Declaration of record and surrenders its rights to develop the Large-Scale Development Project.

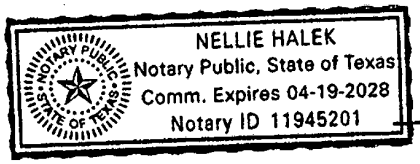
11.5 Declarant may cancel the Declaration, subsequent to the issuance by the DOB of a building permit for the Large-Scale Development Project, if Declarant demonstrates to the Chairperson that no construction pursuant to the building Permit has commenced.

[Remainder of page intentionally left blank]

**IN WITNESS WHEREOF,** the undersigned has executed this Declaration as of the date written above.

**DECLARANT:**

**CHRISTIAN CULTURAL CENTER, INC.**




By: James Halek
Title: Treasurer

STATE OF TEXAS )
) ss.:
COUNTY OF Denton )

On the 18 day of March in the year 2024 before me, the undersigned, a Notary Public personally appeared **JAMES HALEK** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his capacity(ies), and that by his signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the Denton of Texas.

Signature and Office of individual taking acknowledgment

*[Signatures continue on following page]*

**DECLARANT:**

**IUV PHASE 1 OWNER, LLC**

By: IUV Phase 1 JV, LLC, its sole member

By: David L. Picket
Title: Authorized Signatory

**IUV PHASE 1 LIHTC OWNER, LLC**

By: IUV Phase 1 MM, LLC, its managing member
By: IUV Phase 1 JV, LLC, its managing member

By: David L. Picket
Title: Authorized Signatory

STATE OF NEW YORK )
) ss.:
COUNTY OF Kings )

On the 18 day of March, in the year 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared David Picket, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

LISA GERECITANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GE6350245
Qualified in Kings County
Commission Expires November 7, 2024

Notary Public

*[Signatures continue on following page]*

**DECLARANT:**

**IUV PHASE 1A HOUSING DEVELOPMENT FUND CORPORATION**

James Halek

By: James Halek
Title: Treasurer

NELLIE HALEK
Notary Public, State of Texas
Comm. Expires 04-19-2028
Notary ID 11945201

STATE OF TEXAS )
) ss.:
COUNTY OF Denton )

On the 18 day of March in the year 2024 before me, the undersigned, a Notary Public personally appeared **JAMES HALEK** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his capacity(ies), and that by his signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the Denton of Texas.

Nellie Halek
Signature and Office of individual taking acknowledgment

# Exhibit A

## Description of the Subject Property

**Block 4434, Lot 10**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING, BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FLATLANDS AVENUE (110 FEET WIDE PUBLIC RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE (120 FEET WIDE PUBLIC RIGHT OF WAY), THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTHERLY, ALONG THE WESTERLY SIDE OF PENNSYLVANIA AVENUE, A DISTANCE OF 290.91 FEET TO A POINT;

2) WESTERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 235.32 FEET TO A POINT;

3) NORTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 290.91 FEET TO A POINT ON THE SOUTHERLY SIDE OF FLATLANDS AVENUE;

4) EASTERLY, ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 235.32 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 68,457± S.F. OR 1.572± ACRES

THIS DESCRIPTION IS PREPARED BASED ON A SURVEY BY CONTROL POINT ASSOCIATES INC PC, ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 30 INSPIRATION LANE (A.K.A. 12096 FLATLANDS AVENUE), LOT 10/BLOCK 4434, BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK" DATED OCTOBER 31, 2023, LAST REVISION DATE MARCH 08, 2024, AS REVISION NO 5 AND FIRST AMERICAN INSURANCE COMPANY OF NEW YORK TITLE NO. 3020-1E8WNY01 WITH AN EFFECTIVE DATE OF 10/16/2023, REVISED ON 12/15/2023.

**Block 4434, Lot 1**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FLATLANDS AVENUE (110 FEET WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING LOCATED 235.32 FEET WESTERLY AS MEASURED ALONG THE SAME FROM ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE (120 FEET PUBLIC RIGHT OF WAY), RUNNING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) WESTERLY, ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE, A DISTANCE OF 300.94 FEET TO A POINT;

2) SOUTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 369.50 FEET TO A POINT;

3) EASTERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 300.94 FEET TO A POINT;

4) NORTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 369.50 FEET TO THE SOUTHERLY SIDE OF FLATLANDS AVENUE AT THE POINT OR PLACE OF BEGINNING.

CONTAINING 111,197± S.F. OR 2.553± ACRES

THIS DESCRIPTION IS PREPARED BASED ON A SURVEY BY CONTROL POINT ASSOCIATES INC PC, ENTITLED "ALTA/NSPS LAND TITLE SURVEY, FLATLANDS AVENUE, LOT 1/BLOCK 4430, LOTS 1 & 10/BLOCK 4434, BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK" DATED JULY 12, 2023, LAST REVISION DATE JULY 12, 2023 AS REVISION NO. 7 AND TITLE COMMITMENT NO 3020-1E8WNY03 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES WITH AN EFFECTIVE DATE OF 11/03/2022.

**Block 4430, Lot 1**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOUISIANA AVENUE (A 70 FEET WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING LOCATED 246.438 FEET NORTHERLY AS MEASURED ALONG THE SAME FROM ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF VANDALIA AVENUE, RUNNING THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) EASTERLY, FORMING AN INTERIOR ANGLE OF 90 DEGREES 13 MINUTES 15 SECONDS WITH THE EASTERLY SIDE OF LOUISIANA AVENUE, A DISTANCE OF 201.17 FEET TO A POINT;

2) EASTERLY, FORMING AN INTERIOR ANGLE OF 194 DEGREES 57 MINUTES 21 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 219.55 FEET TO A POINT;

3) NORTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 545.50 FEET TO A POINT ON THE SOUTHERLY SIDE OF FLATLANDS AVENUE;

4) WESTERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE, A DISTANCE OF 517.13 FEET TO A POINT, THE EASTERLY END OF THE CURVE CONNECTING THE SOUTHERLY SIDE OF FLATLANDS AVENUE WITH THE EASTERLY SIDE OF LOUISIANA AVENUE;

5) SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 17 FEET, DELTA OF 100 DEGREES 49 MINUTES 46 SECONDS, FOR AN ARC LENGTH OF 29.92 FEET, TO A POINT ON THE EASTERLY SIDE OF LOUISIANA AVENUE;

6) SOUTHEASTERLY, ALONG THE EASTERLY SIDE OF LOUISIANA AVENUE, A DISTANCE OF 465.91 FEET TO A POINT;

7) SOUTHEASTERLY, ALONG THE EASTERLY SIDE OF LOUISIANA AVENUE, FORMING AN INTERIOR ANGLE OF 175 DEGREES 38 MINUTES 48 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 123.92 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 269,999± S.F. OR 6.198± ACRES.

THIS DESCRIPTION IS PREPARED BASED ON A SURVEY BY CONTROL POINT ASSOCIATES INC PC, ENTITLED "ALTA/NSPS LAND TITLE SURVEY, FLATLANDS AVENUE, LOT 1/BLOCK 4430, LOTS 1 & 10/BLOCK 4434, BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK" DATED JULY 12, 2023, LAST REVISION DATE JULY 12, 2023 AS REVISION NO. 7 AND TITLE COMMITMENT NO 3020-1E8WNY03 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES WITH AN EFFECTIVE DATE OF 11/03/2022.

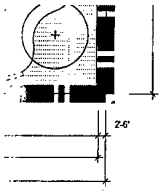
**Exhibit B**

Development Phasing Plans

[attached behind]

## Order of Plan Segments

| | | |
|---|---|---|
| 6 | 4 | 2 |
| 5 | 3 | 1 |




BLOCK 4434, LOT 60
(OUT PARCEL)

12 STY

BLOCK 4434, LOT 75
(OUT PARCEL)

12 STY

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

Key Plan

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.
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5. SITE GRADING SUBJECT TO CHANGE PER STREET IMPROVEMENTS.
6. GROUND FLOOR ENTRY WAYS ARE SUBJECT TO CHANGE.
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8. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

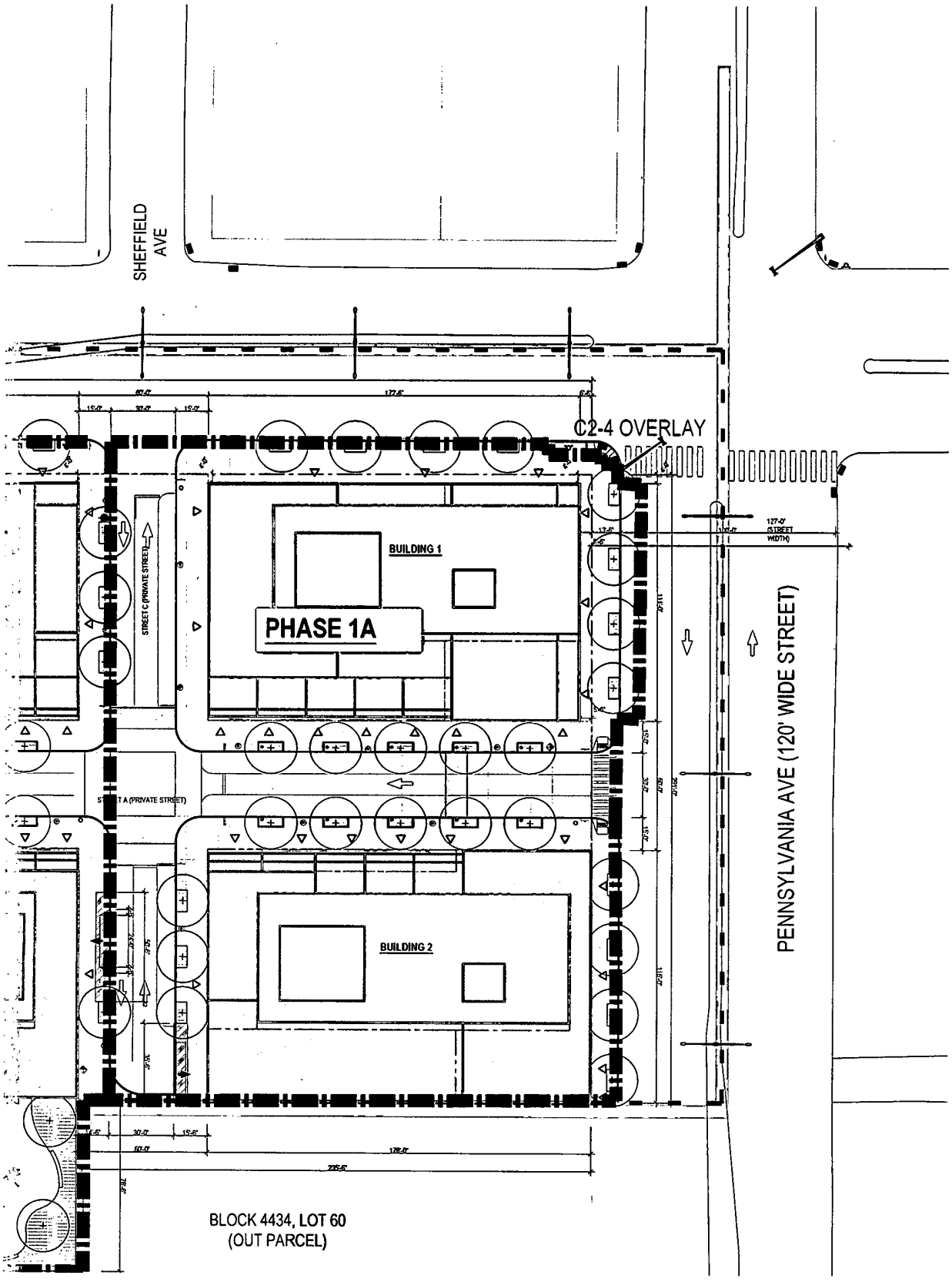
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
# OVERALL LANDSCAPE & PHASING PLAN

Seal & Signature

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

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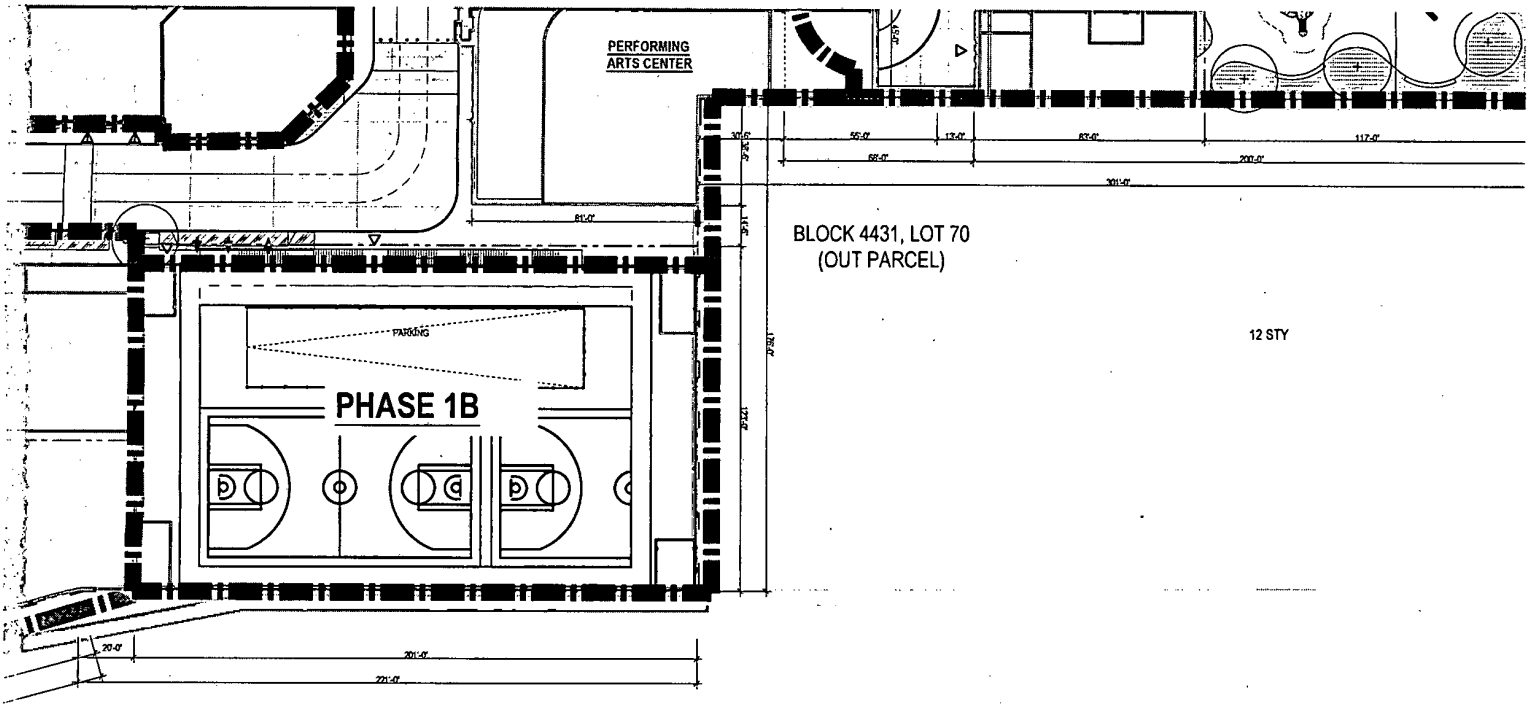



EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

EXISTING STREET SIGN

LIGHT POLE 1 / L602

FIXED POD SEATINGS

PROPOSED TREE

EXISTING TREE

ADA COMPANION SEATING 7 / L600

PAA SIGNAGE 1,2 / L603

ROAD SIGNAGE

PLAY EQUIPMENTS

RAMP TO TABLE TOP

TRASH RECEPTACLE

BOLLARDS 1&2 / L604

RELOCATED MONUMENTS

PHASE 1A

PHASE 1B

PHASE 2A1

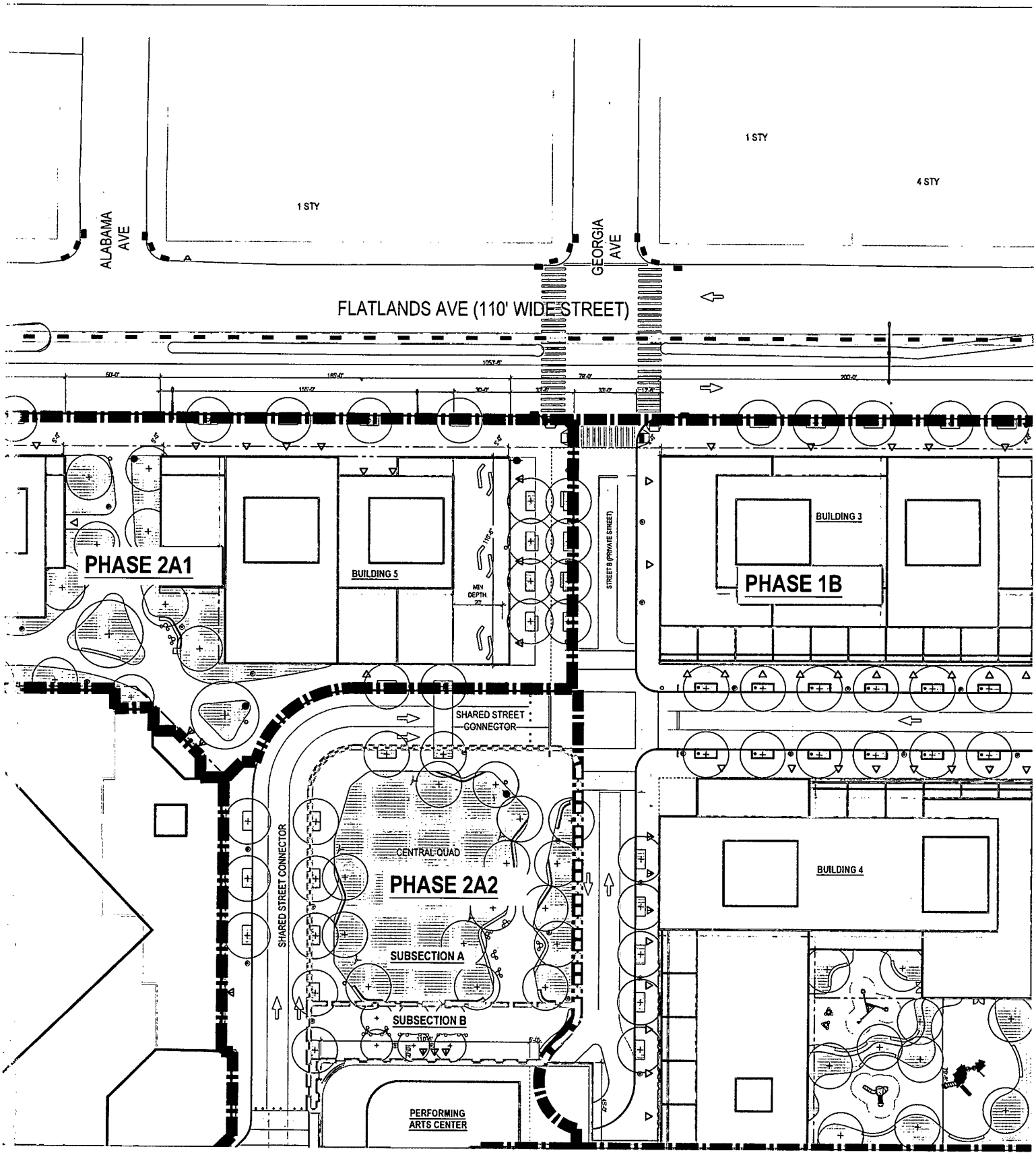
PHASE 2A2

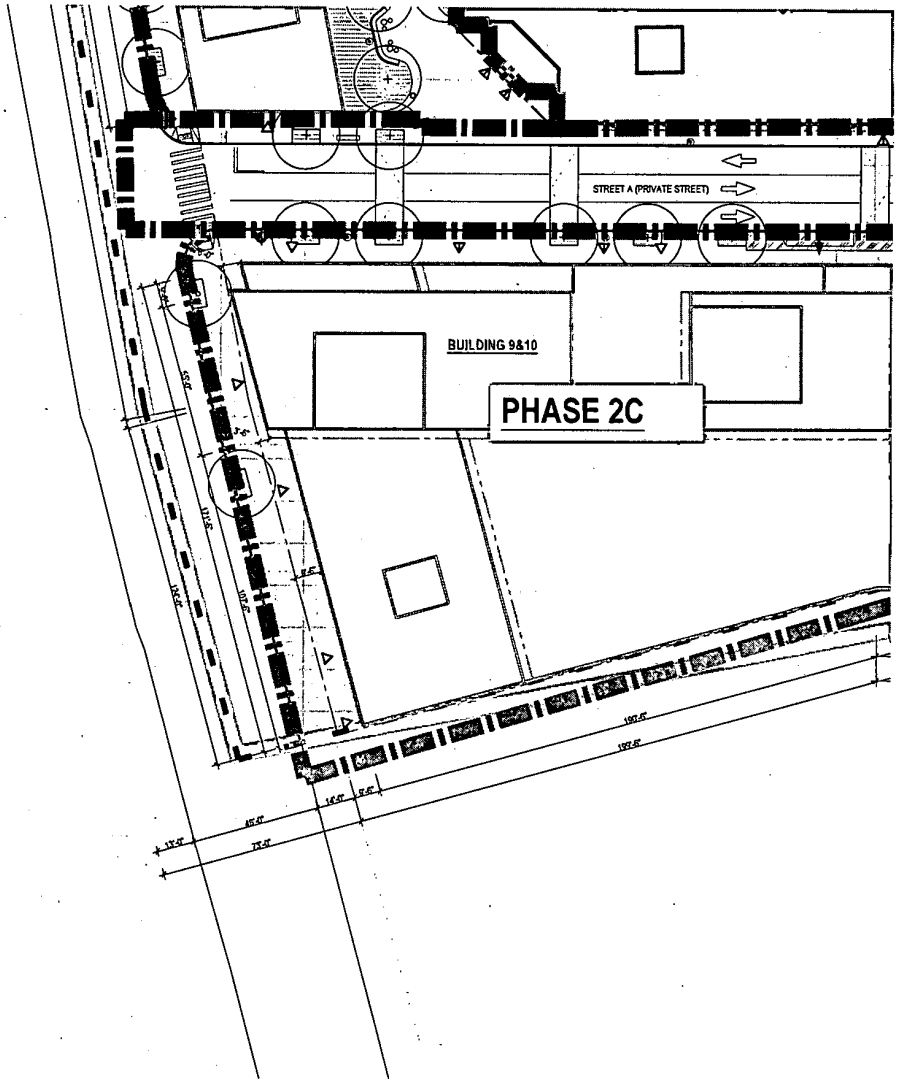
SUBSECTION A

SUBSECTION B

PHASE 2B

PHASE 2C


1 STY
4 STY
1 STY
ALABAMA AVE
GEORGIA AVE
FLATLANDS AVE (110' WIDE STREET)
PHASE 2A1
BUILDING 5
MIN DEPTH 7FT
STREET B (PRIVATE STREET)
BUILDING 3
PHASE 1B
SHARED STREET CONNECTOR
SHARED STREET CONNECTOR
CENTRAL QUAD
PHASE 2A2
BUILDING 4
SUBSECTION A
SUBSECTION B
PERFORMING ARTS CENTER

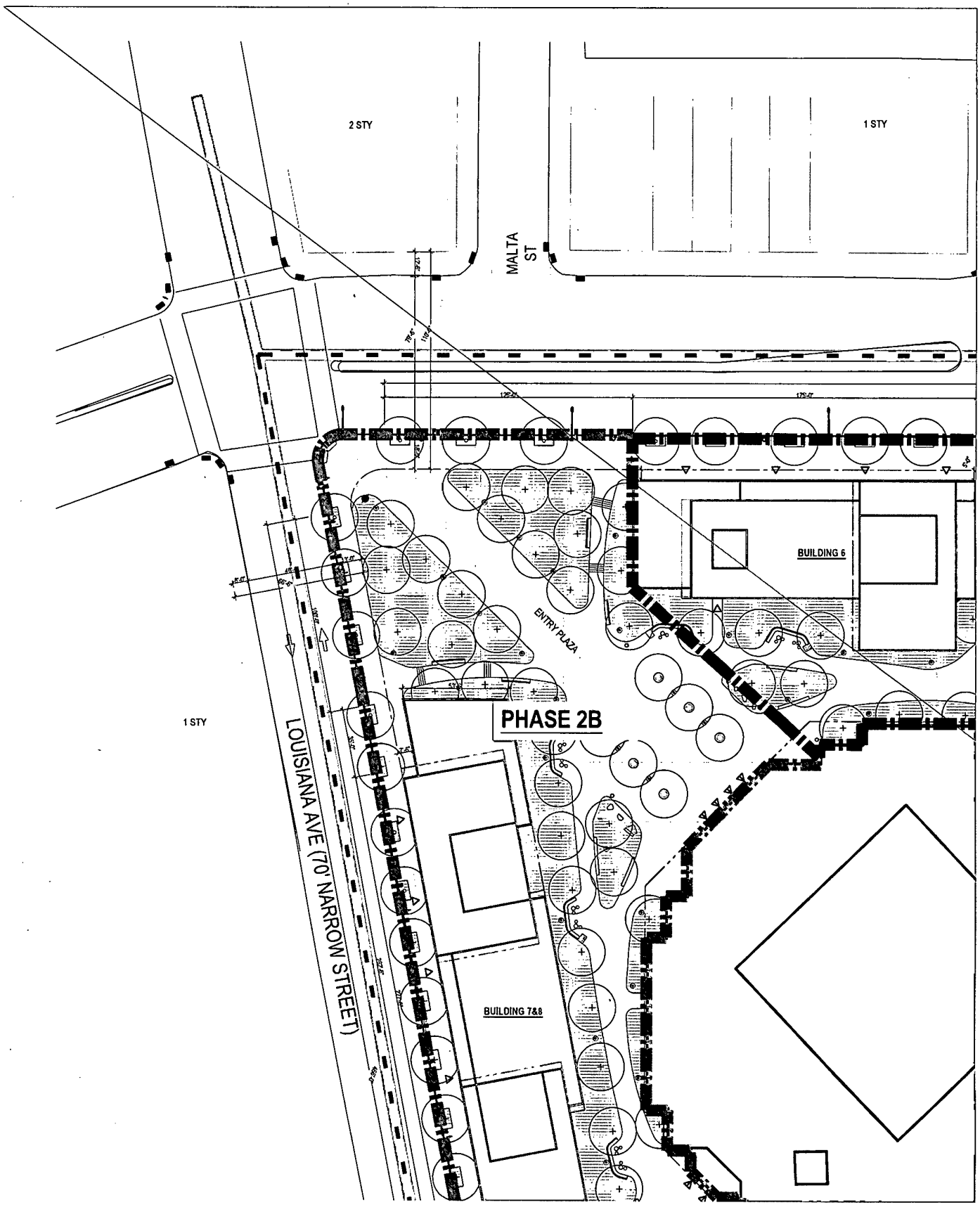


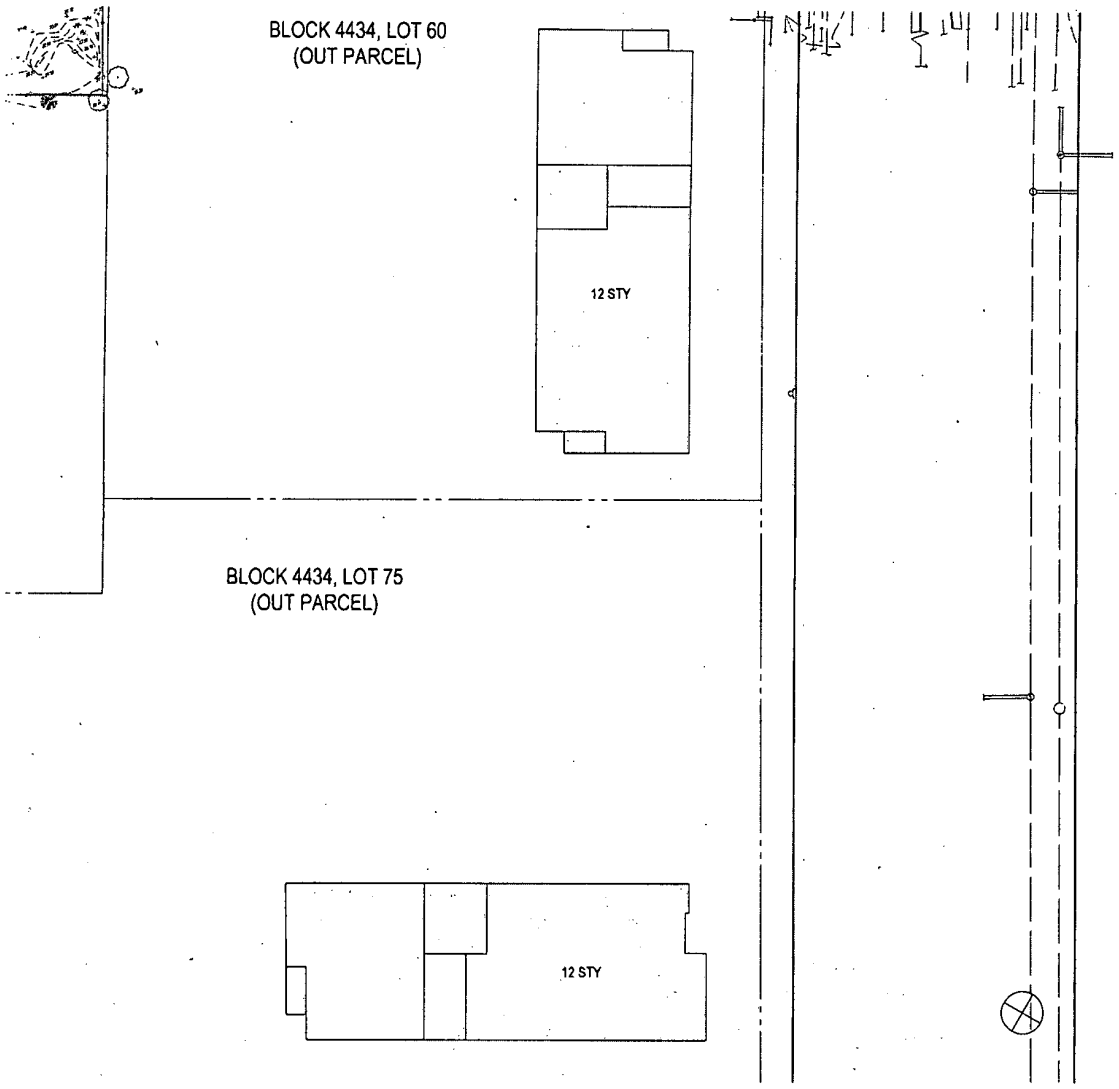

## 1 OVERALL LANDSCAPE & PHASING PLAN

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

LEGEND

| | | | | | |
|---|---|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | | EXISTING | |
| LARGE SCALE GENERAL BOUNDARY | NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | | EXISTING | |
| ZONING LOT LINE | PLANTED AREA | RESIDENTIAL ACCESS POINTS | | EXISTING | |
| PROPOSED ENVELOPE | BENCH | TRAFFIC DIRECTION | | LIGHT POI | |
| | BENCH WITH BACK | PARKING ACCESS | | FIXED POI | |


2 STY
1 STY
MALTA ST
BUILDING 6
ENTRY PLAZA
PHASE 2B
1 STY
LOUISIANA AVE (70' NARROW STREET)
BUILDING 7&8

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Key Plan

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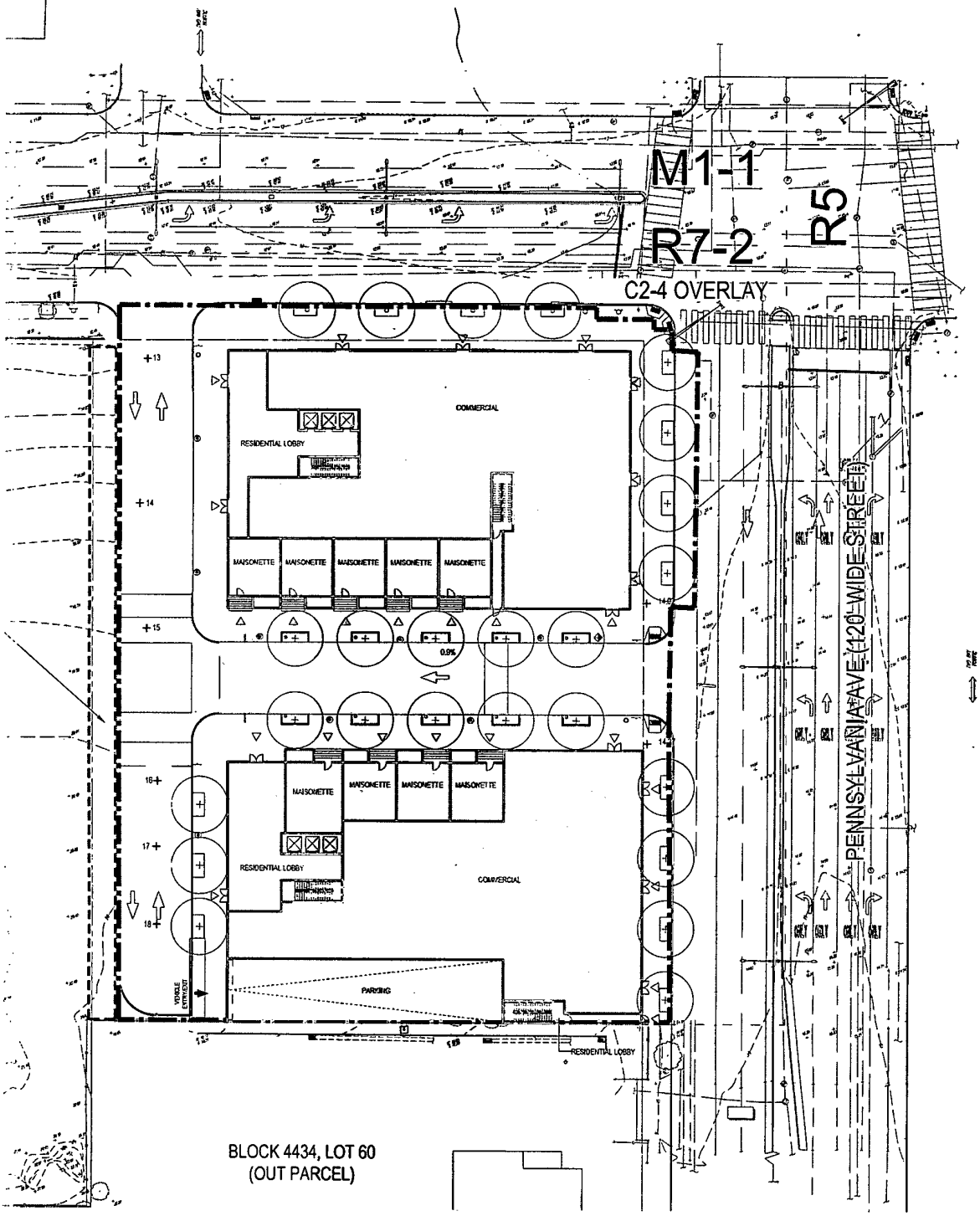
212.716.2502

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**

MPFP

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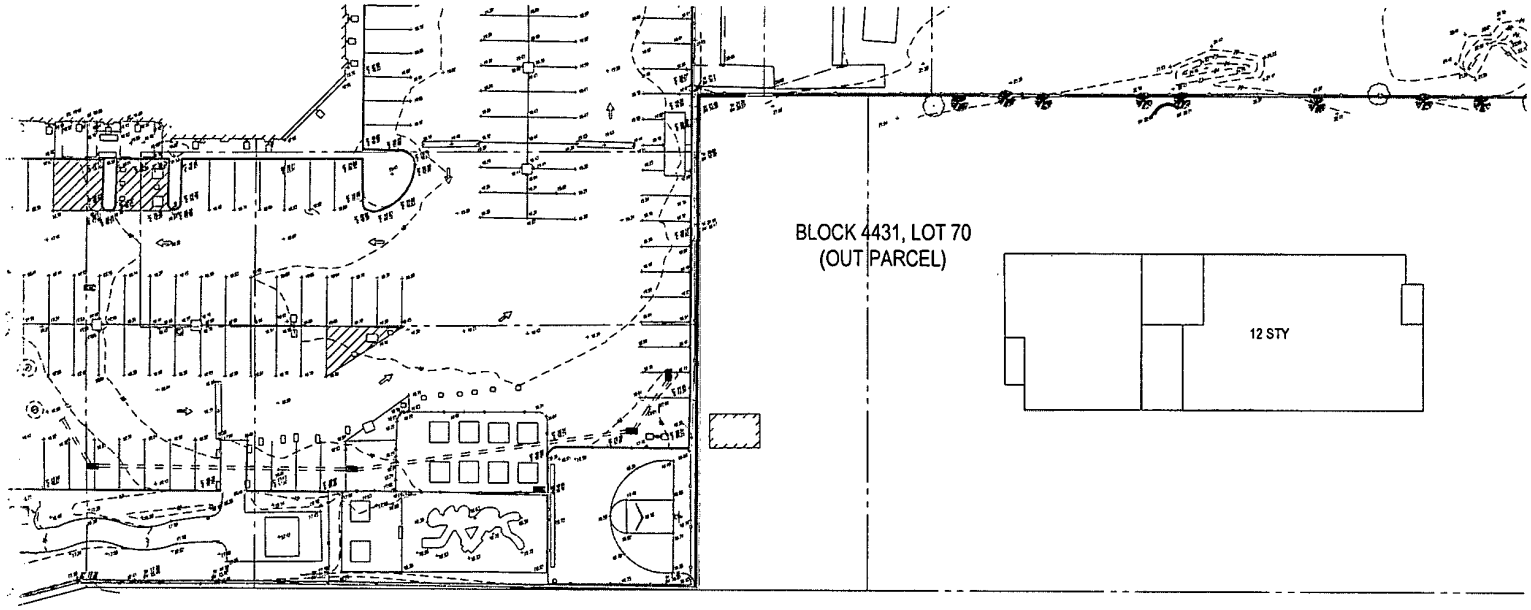
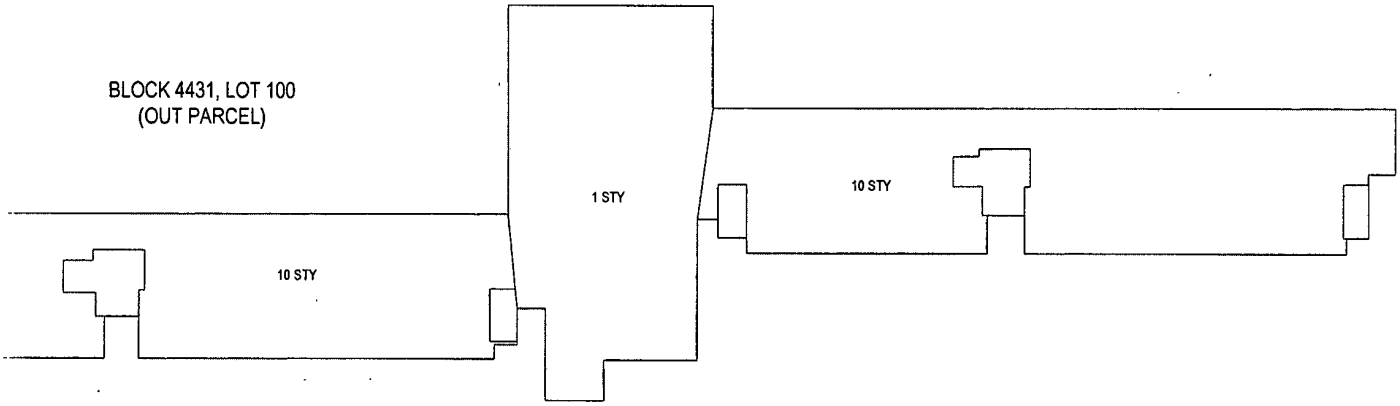
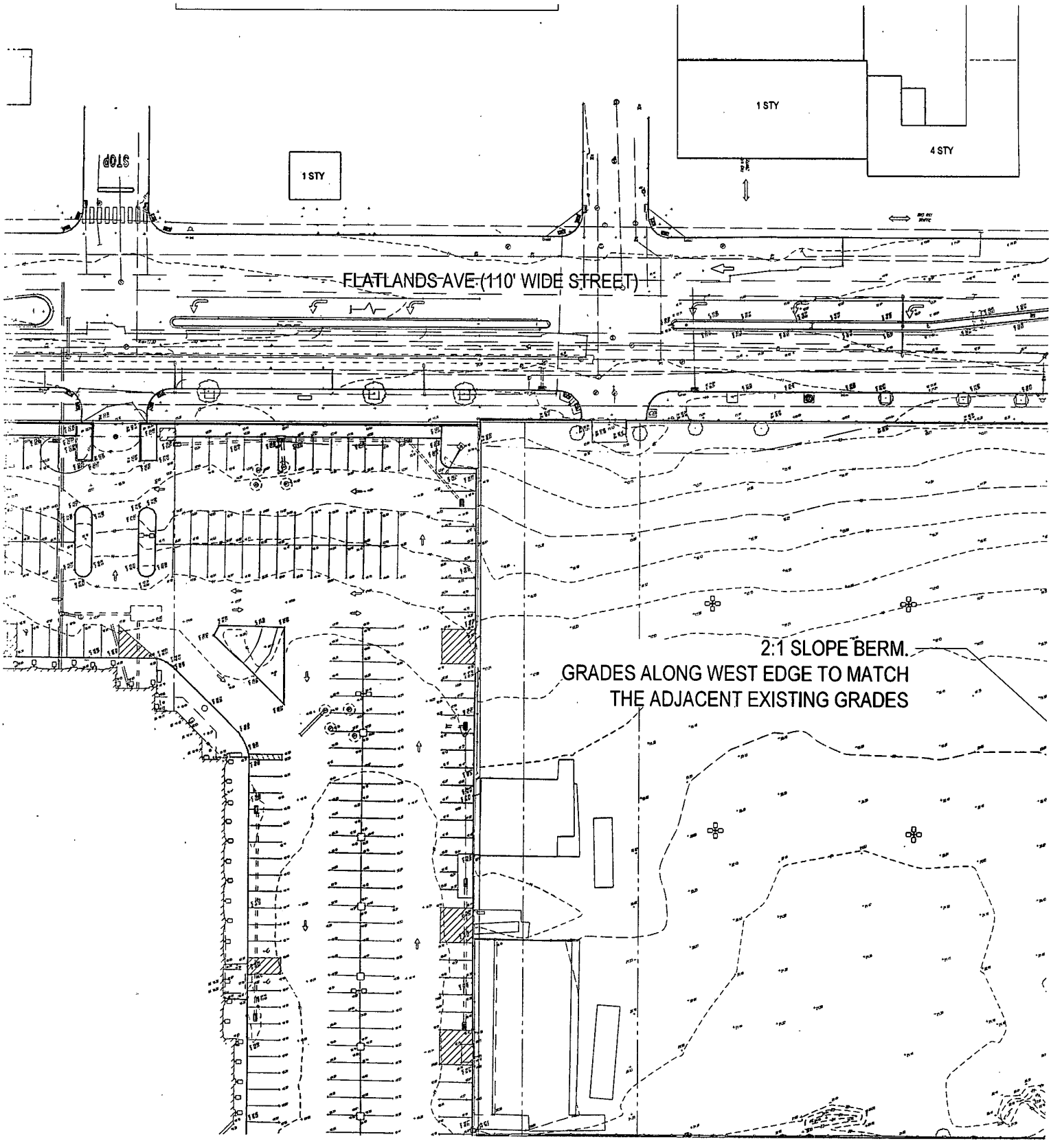
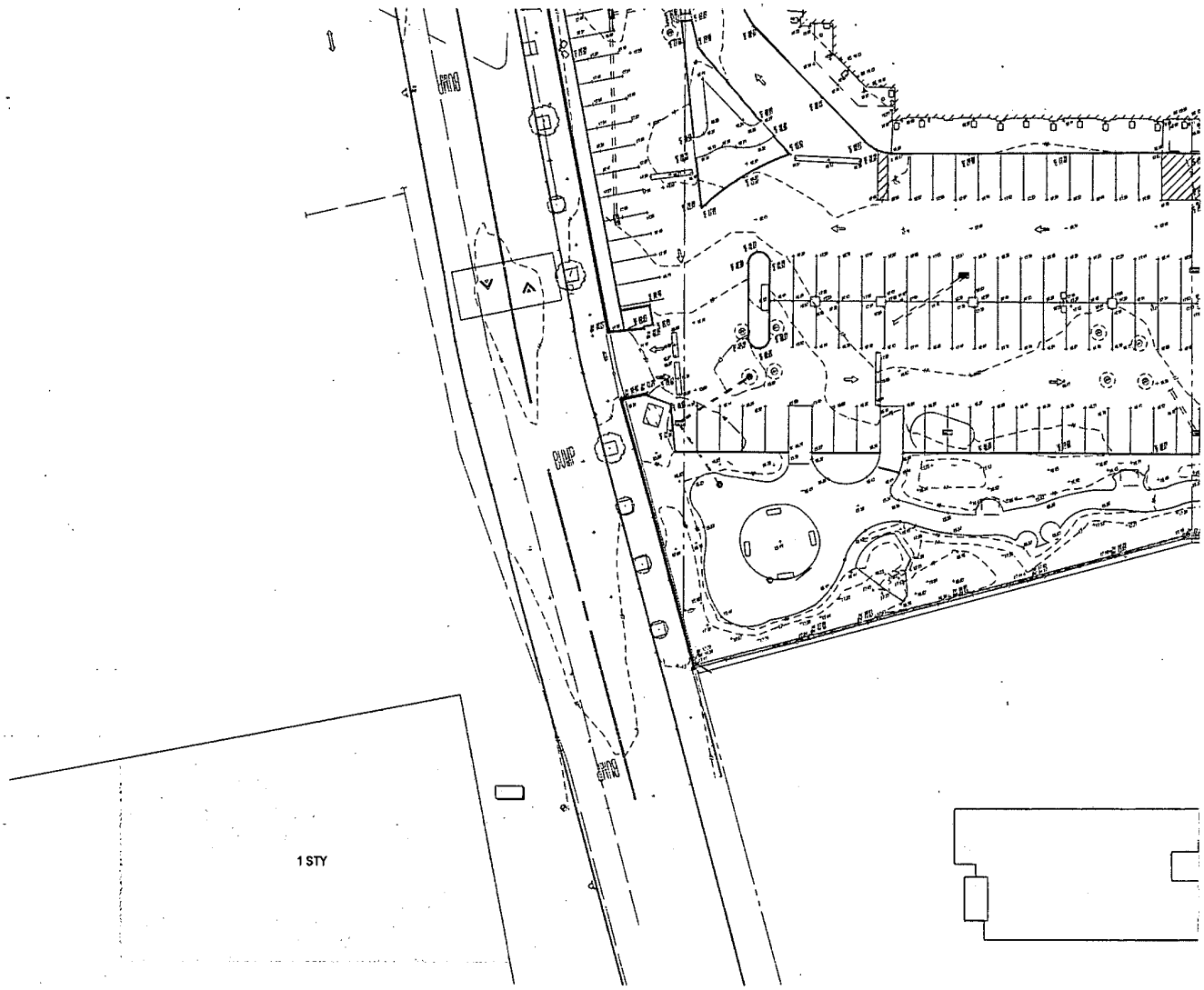

BLOCK 4431, LOT 70
(OUT PARCEL)
12 STY


BLOCK 4431, LOT 100
(OUT PARCEL)
1 STY
10 STY
10 STY


1 STY
4 STY
1 STY
STOP
FLATLANDS AVE. (110' WIDE STREET)
2:1 SLOPE BERM.
GRADES ALONG WEST EDGE TO MATCH
THE ADJACENT EXISTING GRADES

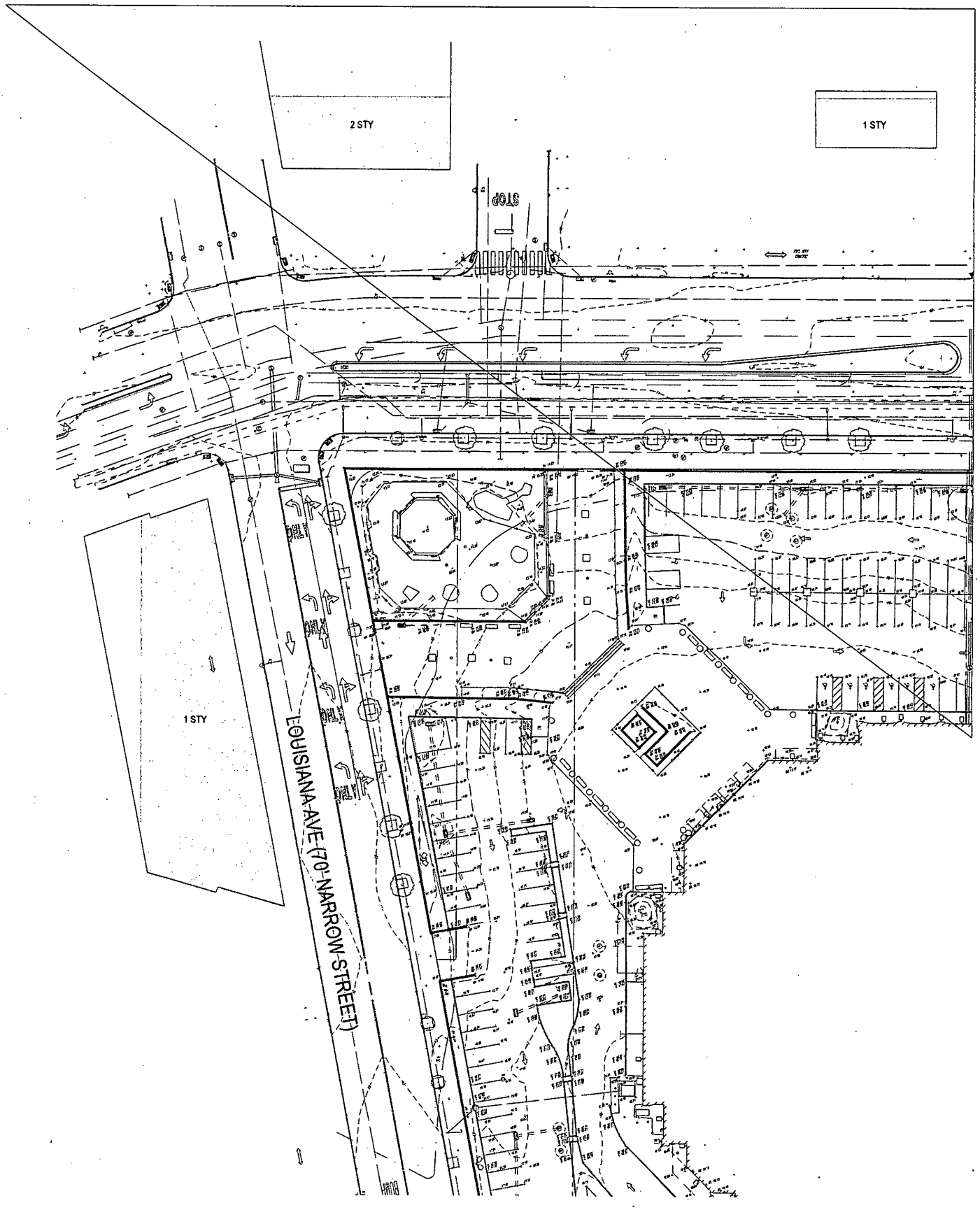


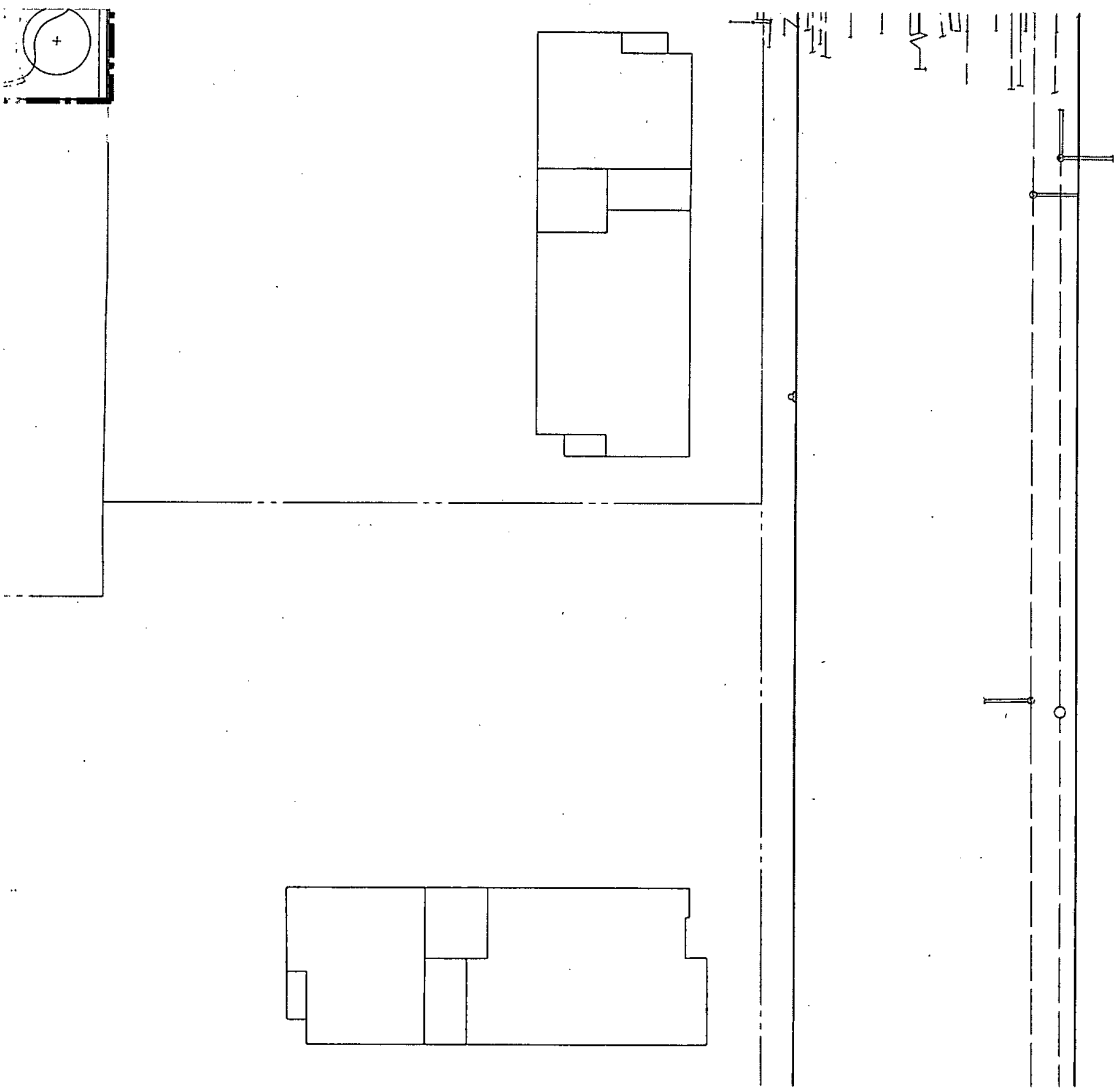

1 PHASE 1A PLAN

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

LEGEND

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


2 STY
1 STY
STOP
1 STY
LOUISIANA AVE (70' NARROW STREET)



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

Key Plan

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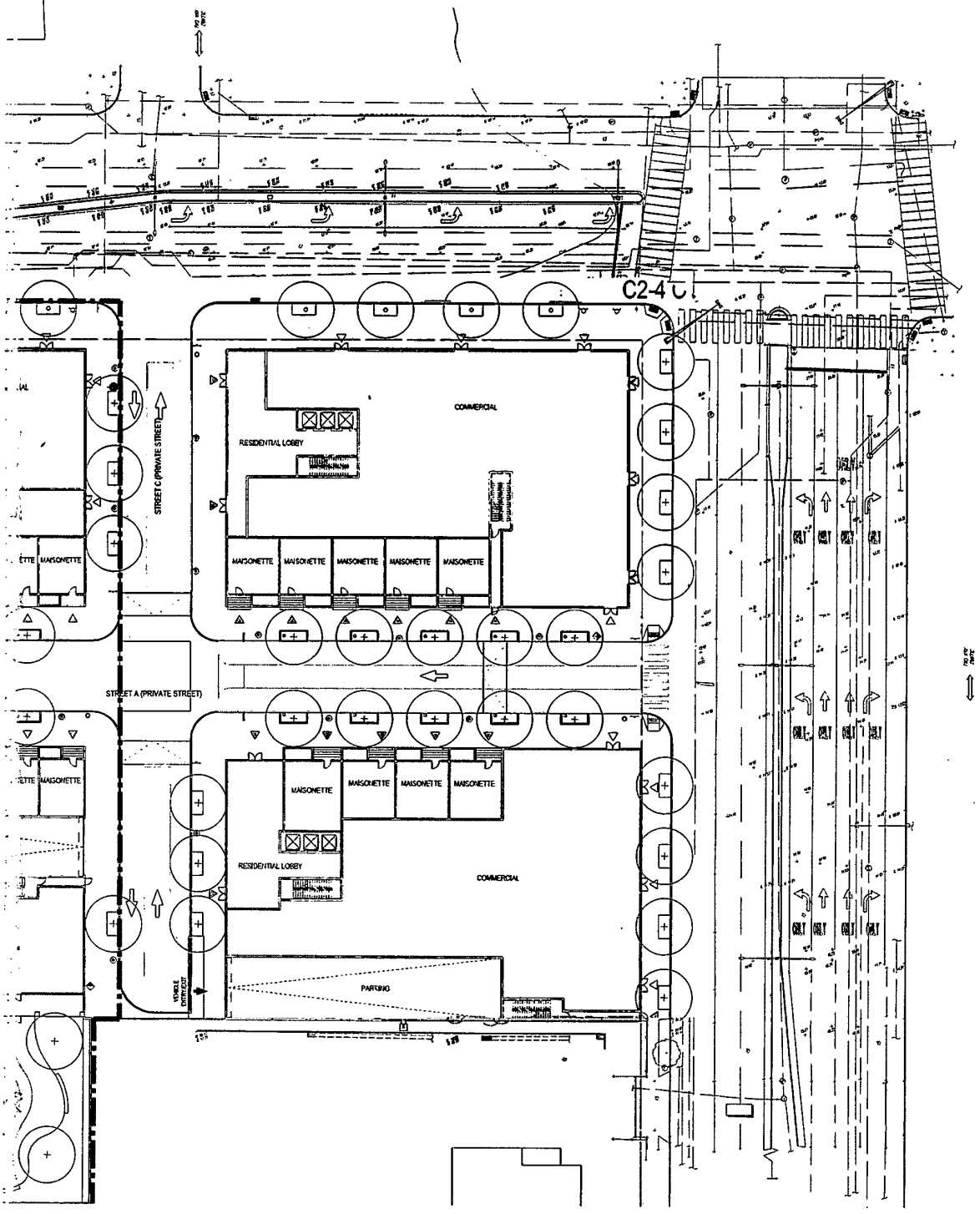
New York, NY 10016
212.716.2502

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**

MPFP

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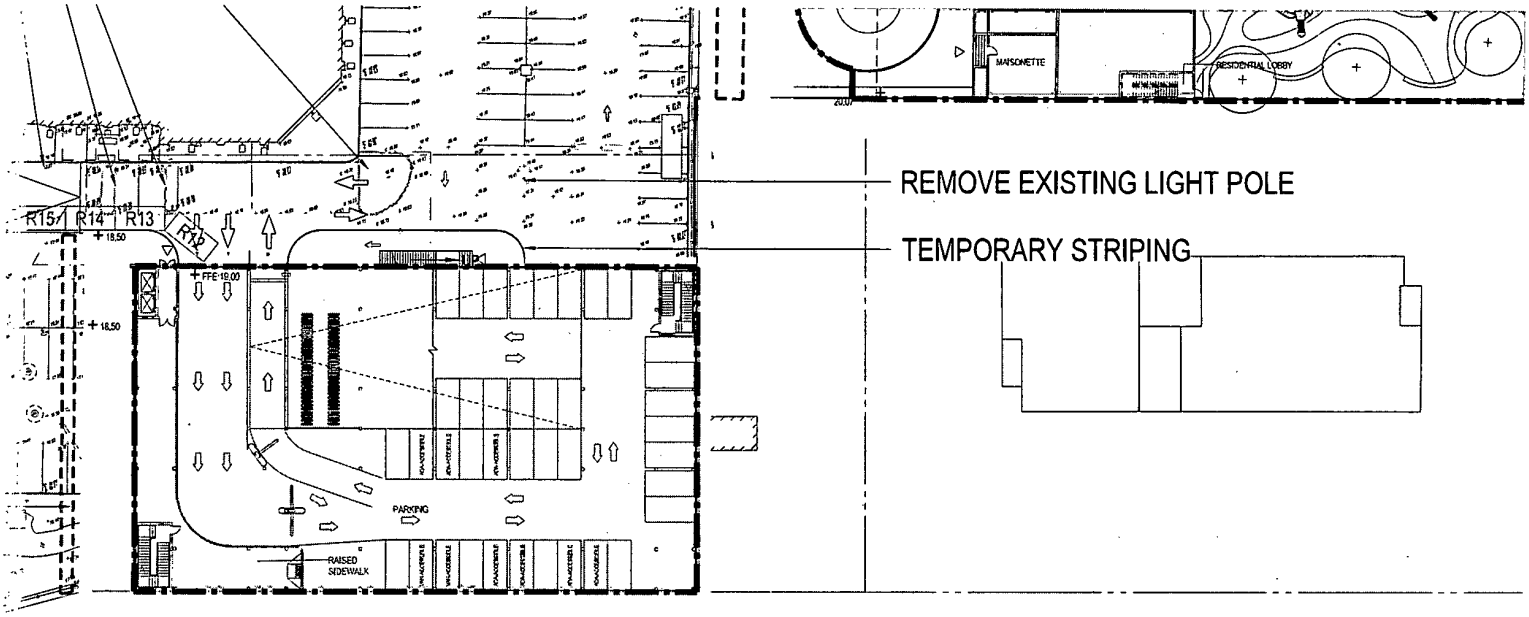
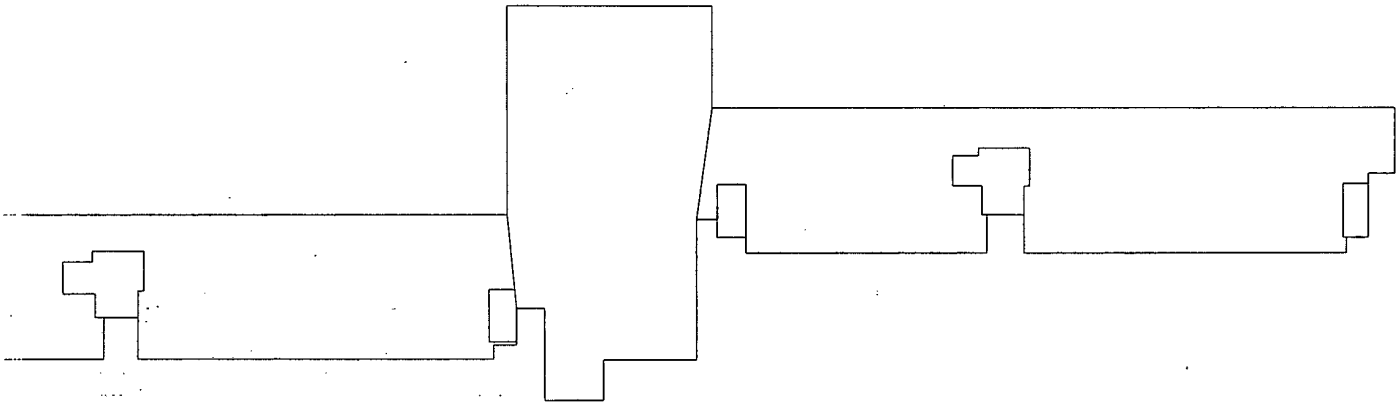
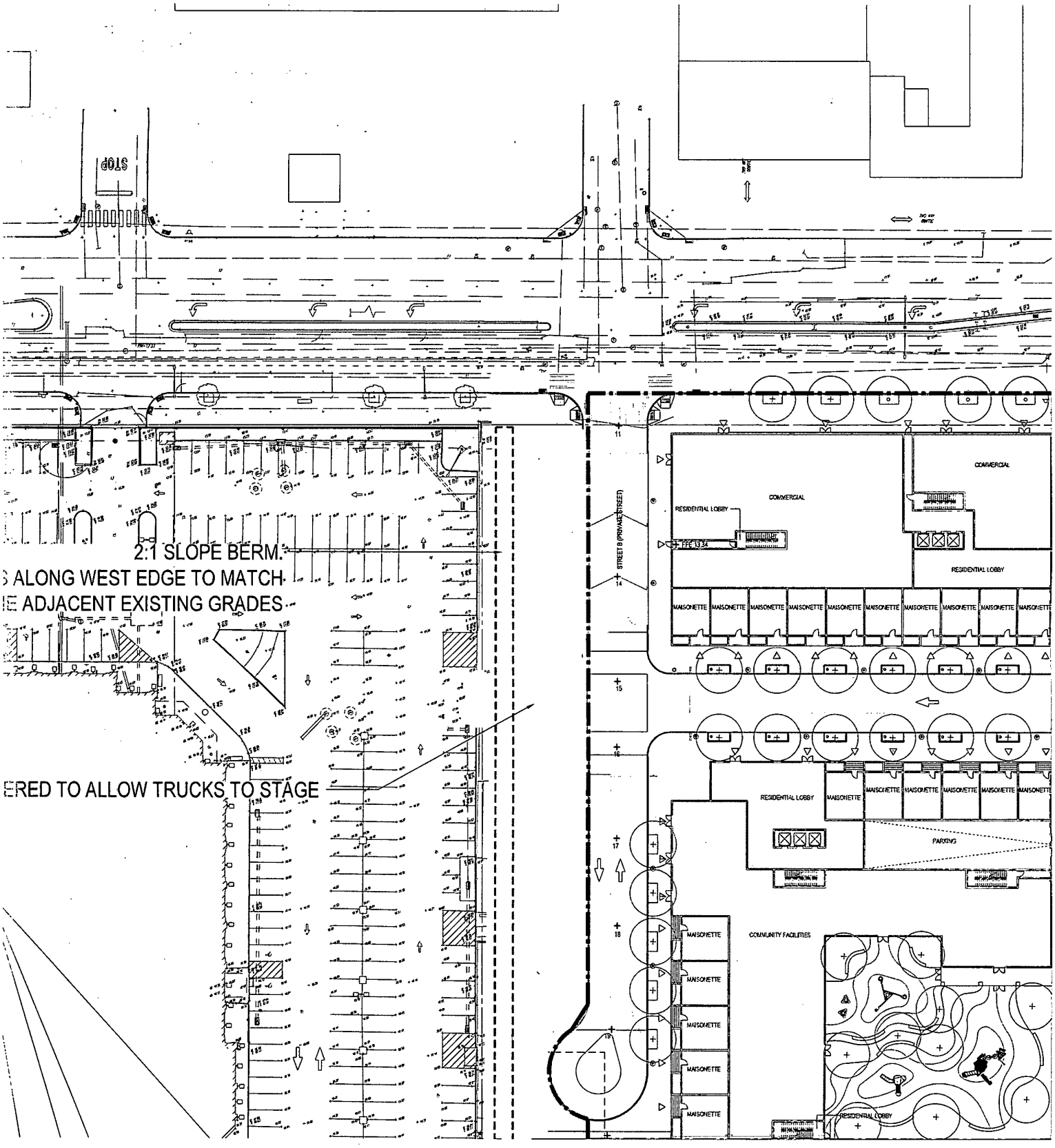
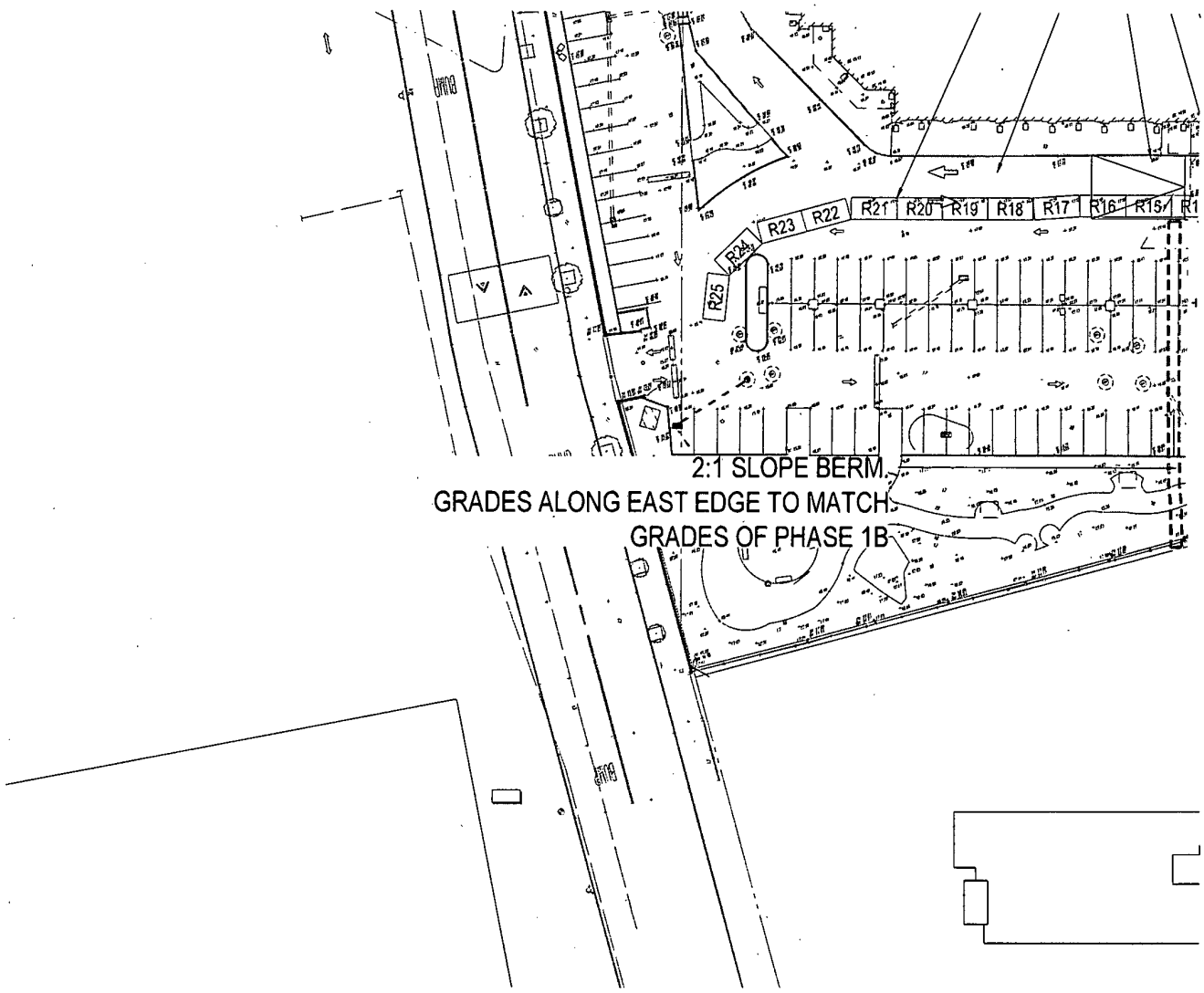

MAISONETTE
RESIDENTIAL LOBBY
REMOVE EXISTING LIGHT POLE
TEMPORARY STRIPING
R15
R14
R13
R12
FFE-18.00
18.50
PARKING
RAISED SIDEWALK




STOP
2:1 SLOPE BERM.
S ALONG WEST EDGE TO MATCH
E ADJACENT EXISTING GRADES
ERED TO ALLOW TRUCKS TO STAGE
COMMERCIAL
COMMERCIAL
RESIDENTIAL LOBBY
FFE 1934
STREET B (PRIVATE STREET)
RESIDENTIAL LOBBY
MAISONETTE
RESIDENTIAL LOBBY
PARKING
COMMUNITY FACILITIES
RESIDENTIAL LOBBY

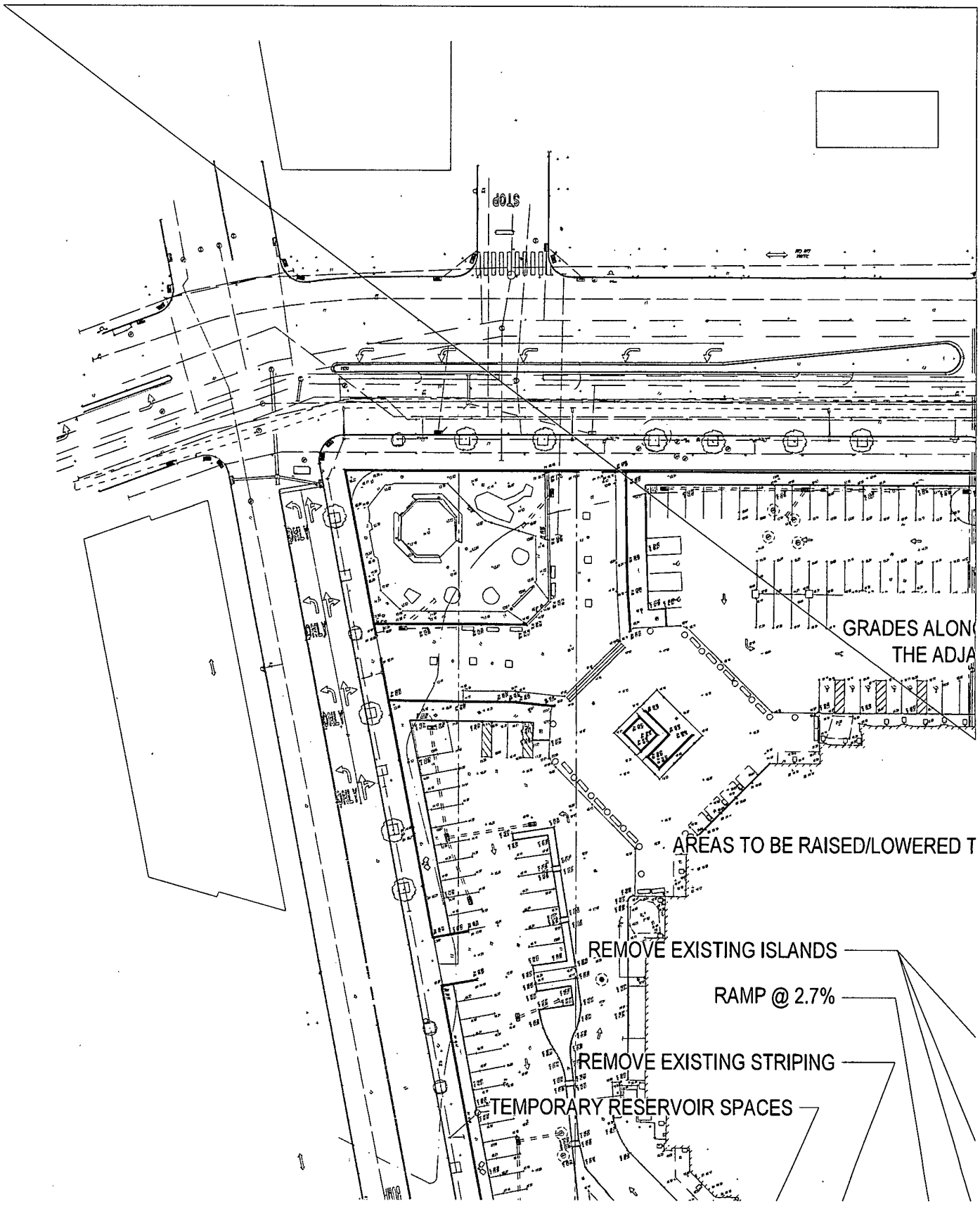


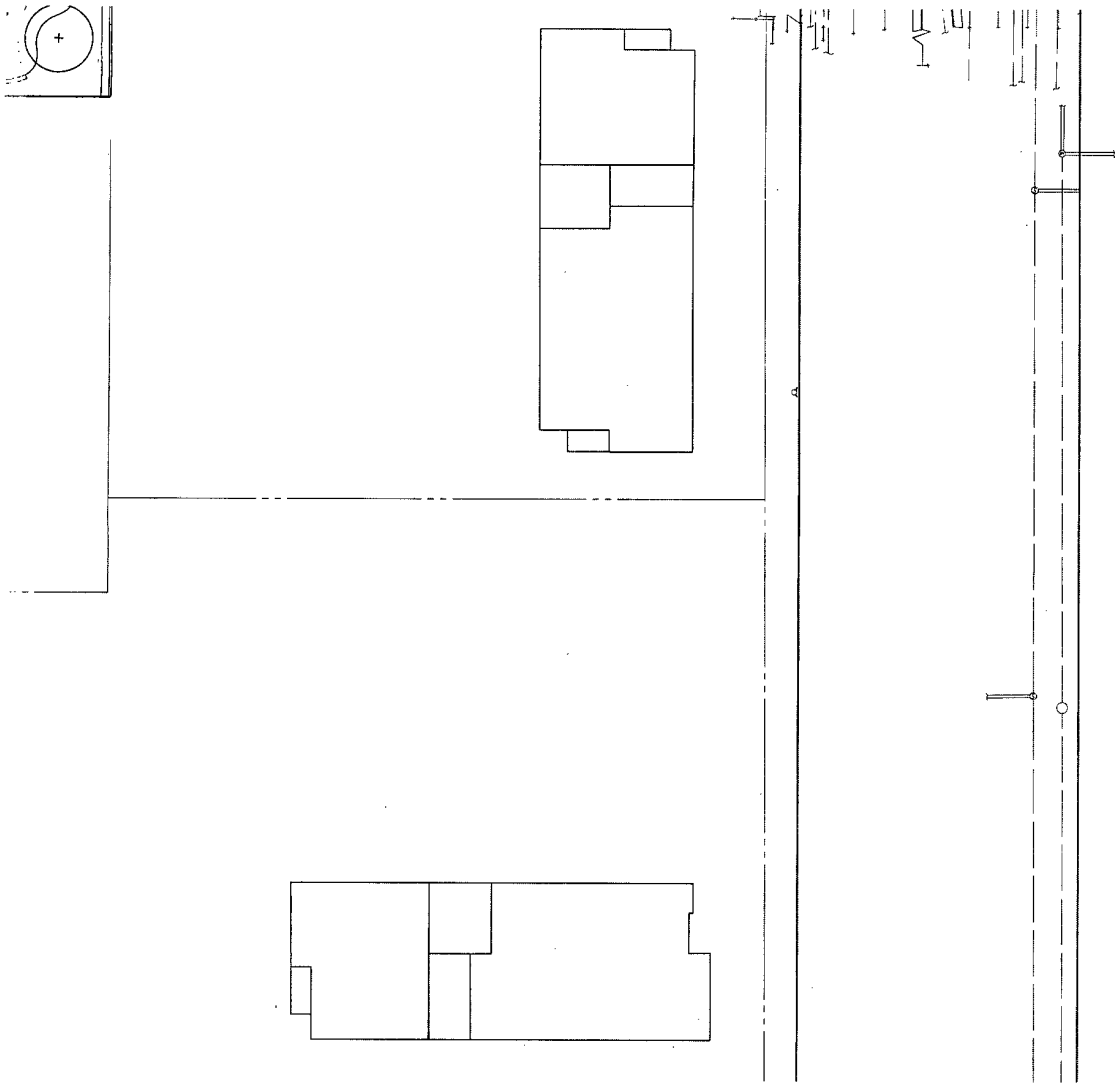

1 PHASE 1B PLAN

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

LEGEND

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


STOP
GRADES ALONG
THE ADJA
AREAS TO BE RAISED/LOWERED T
REMOVE EXISTING ISLANDS
RAMP @ 2.7%
REMOVE EXISTING STRIPING
TEMPORARY RESERVOIR SPACES



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| 03 | FLUA 3 SUBMISSION | 5/9/2022 |
| 04 | CPC MODIFICATION | 10/4/2022 |

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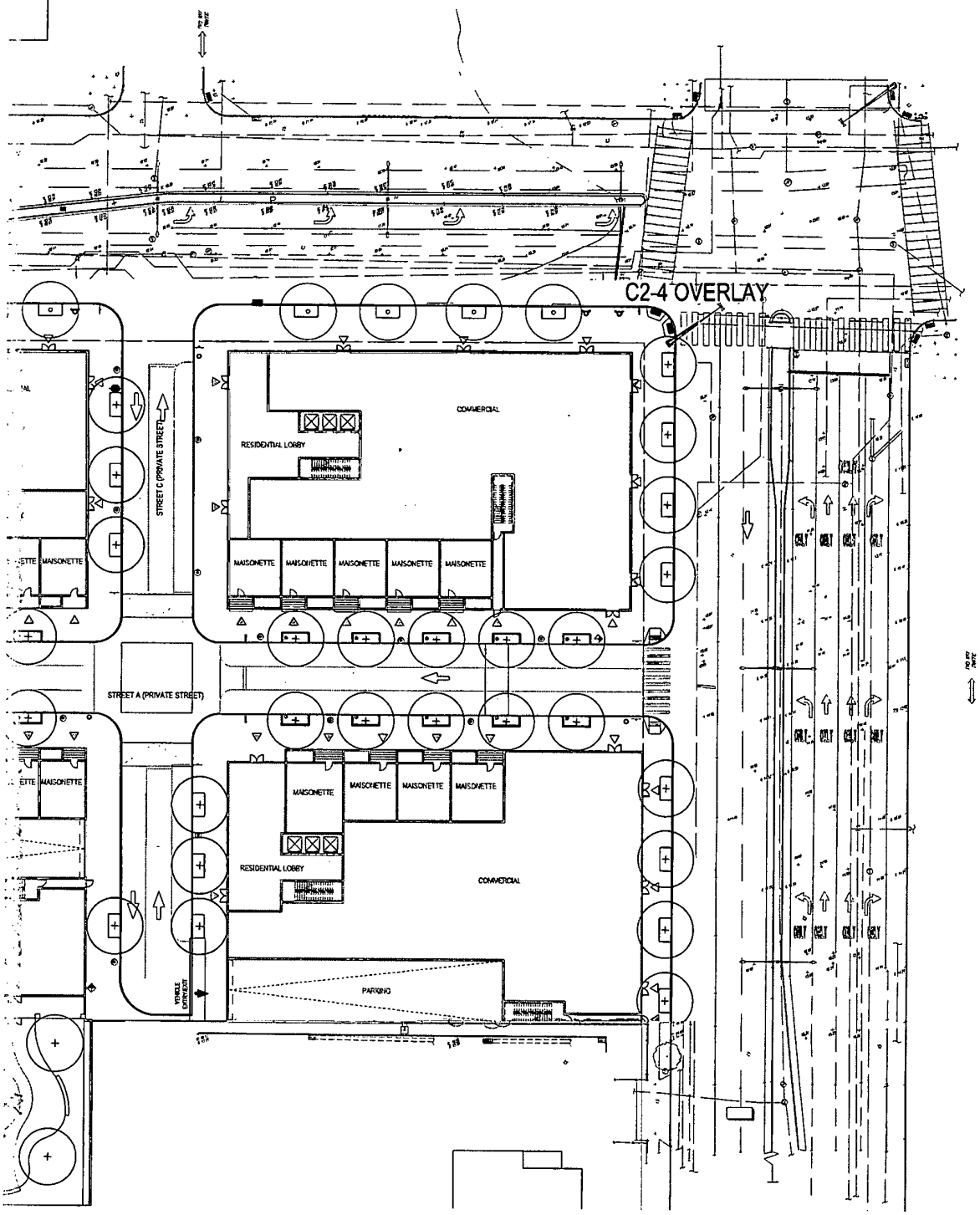
Drawing Title
# ILLUSTRATIVE PHASE 2A1 PLAN

Seal & Signature

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

MPFP

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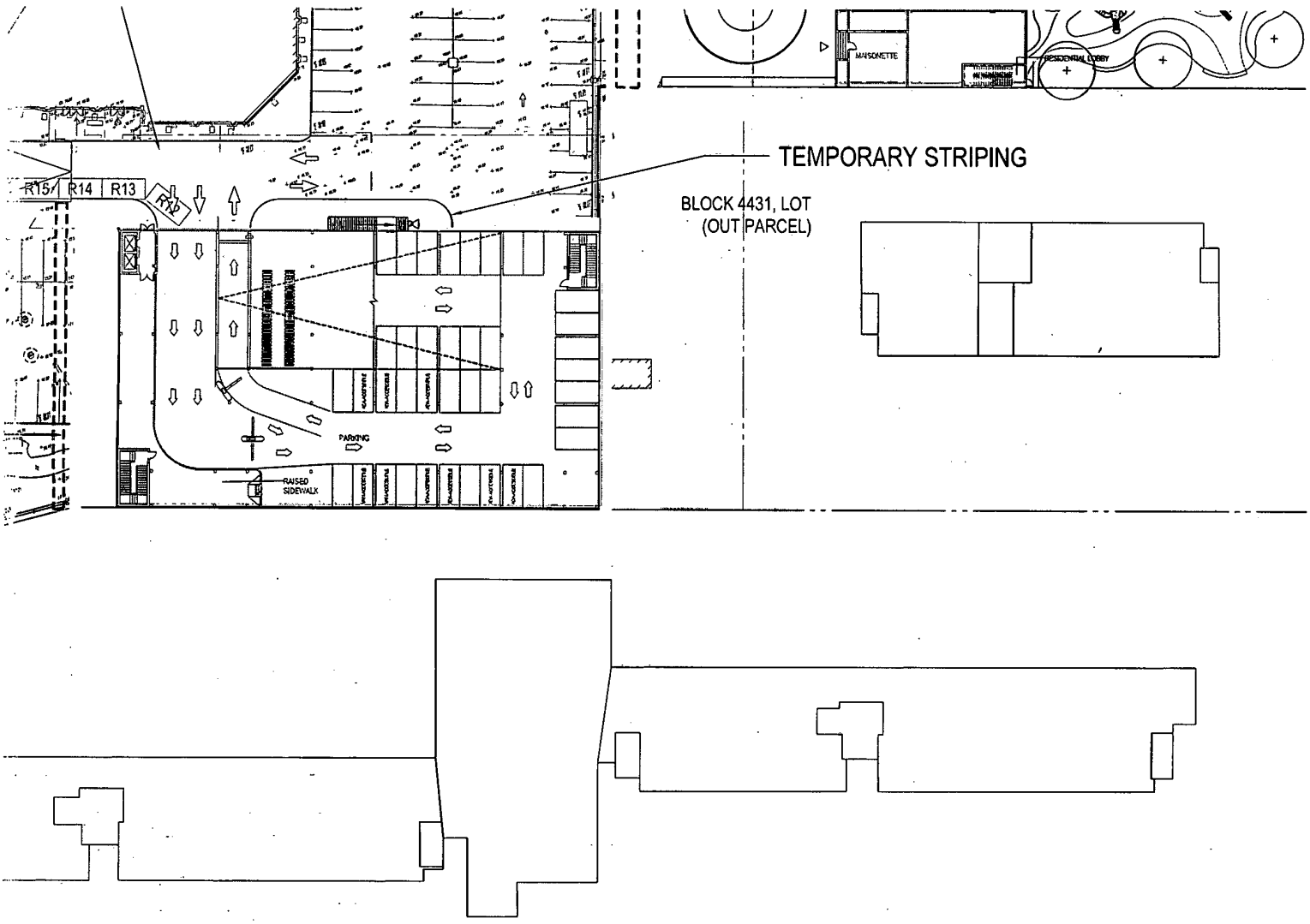
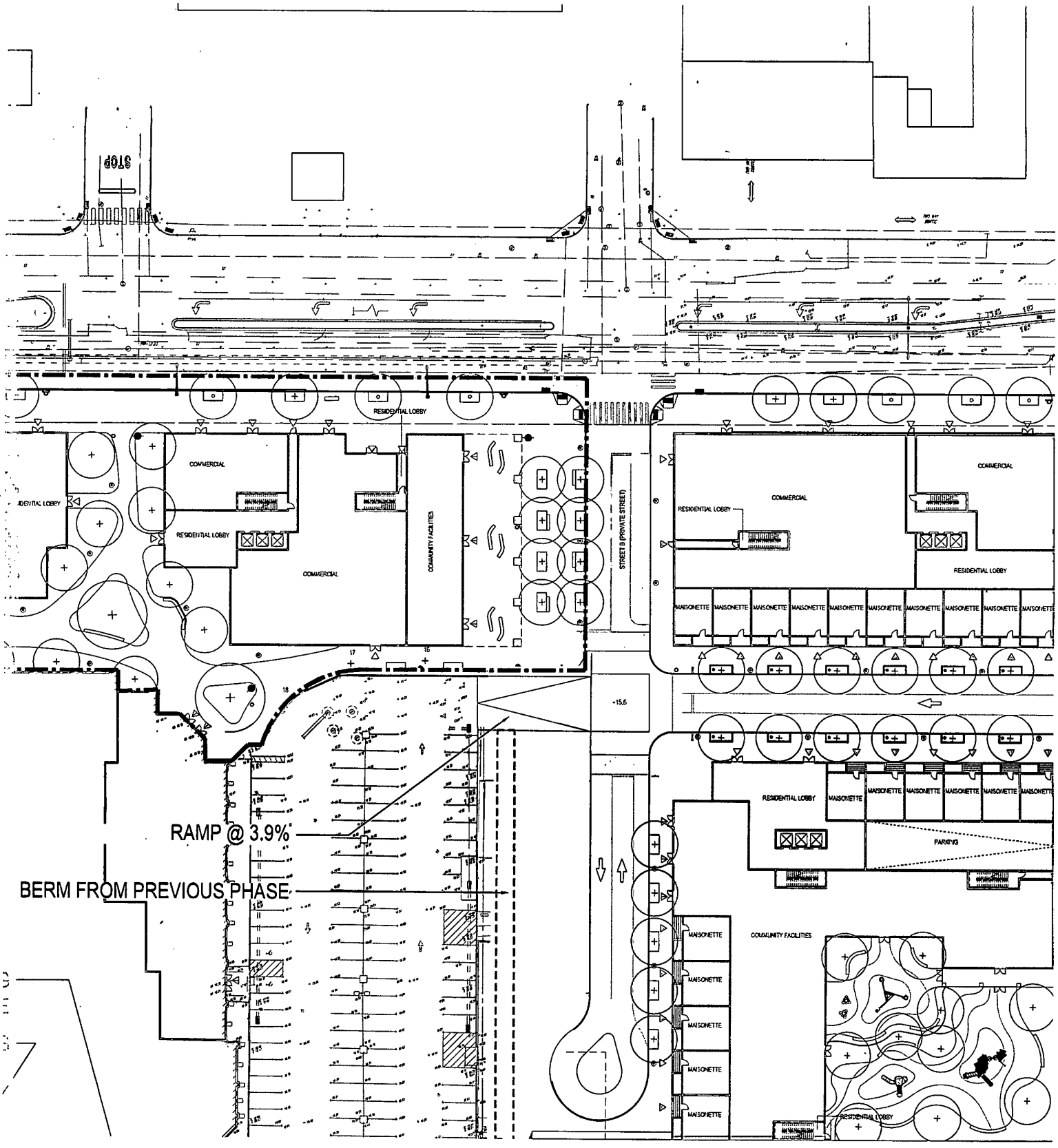
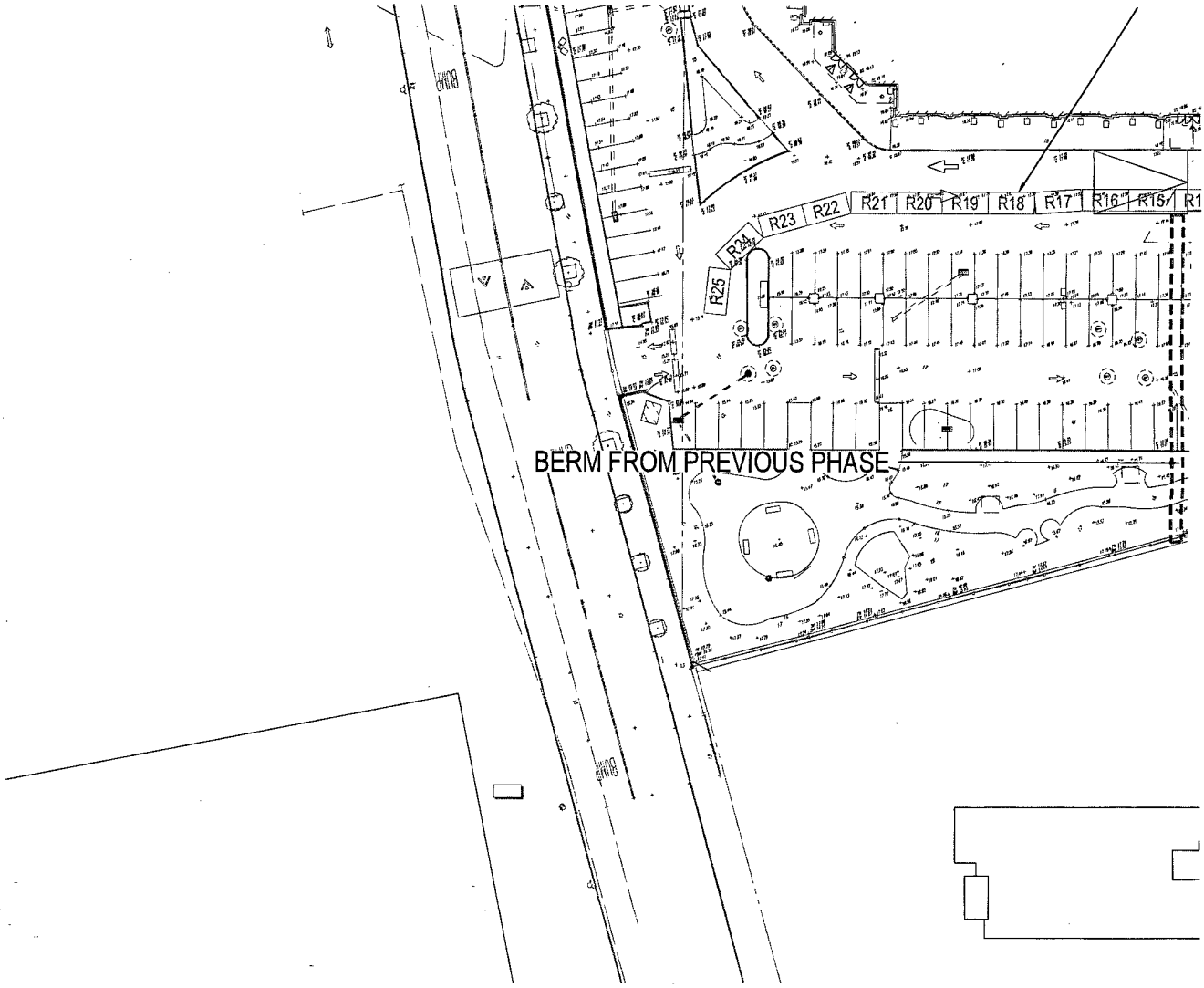
212 859 8602


MAISONETTE
RESIDENTIAL LOBBY
TEMPORARY STRIPING
BLOCK 4431, LOT
(OUT PARCEL)
R15
R14
R13
R12
PARKING
RAISED
SIDEWALK


STOP
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
COMMUNITY FACILITIES
STREET B (PRIVATE STREET)
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
MAISONETTE
+15.6
RESIDENTIAL LOBBY
MAISONETTE
PARKING
RAMP @ 3.9%
BERM FROM PREVIOUS PHASE
MAISONETTE
COMMUNITY FACILITIES
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
RESIDENTIAL LOBBY

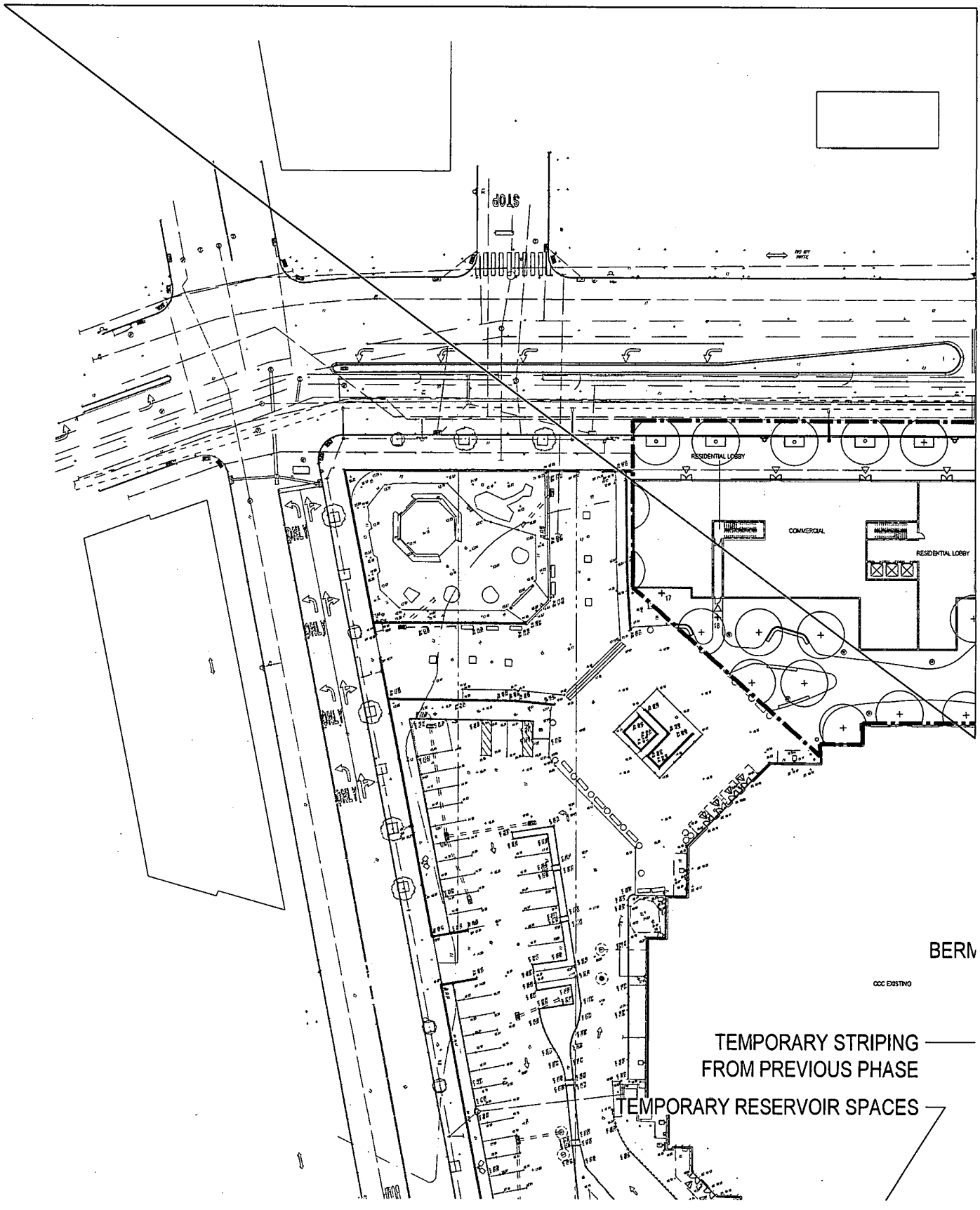


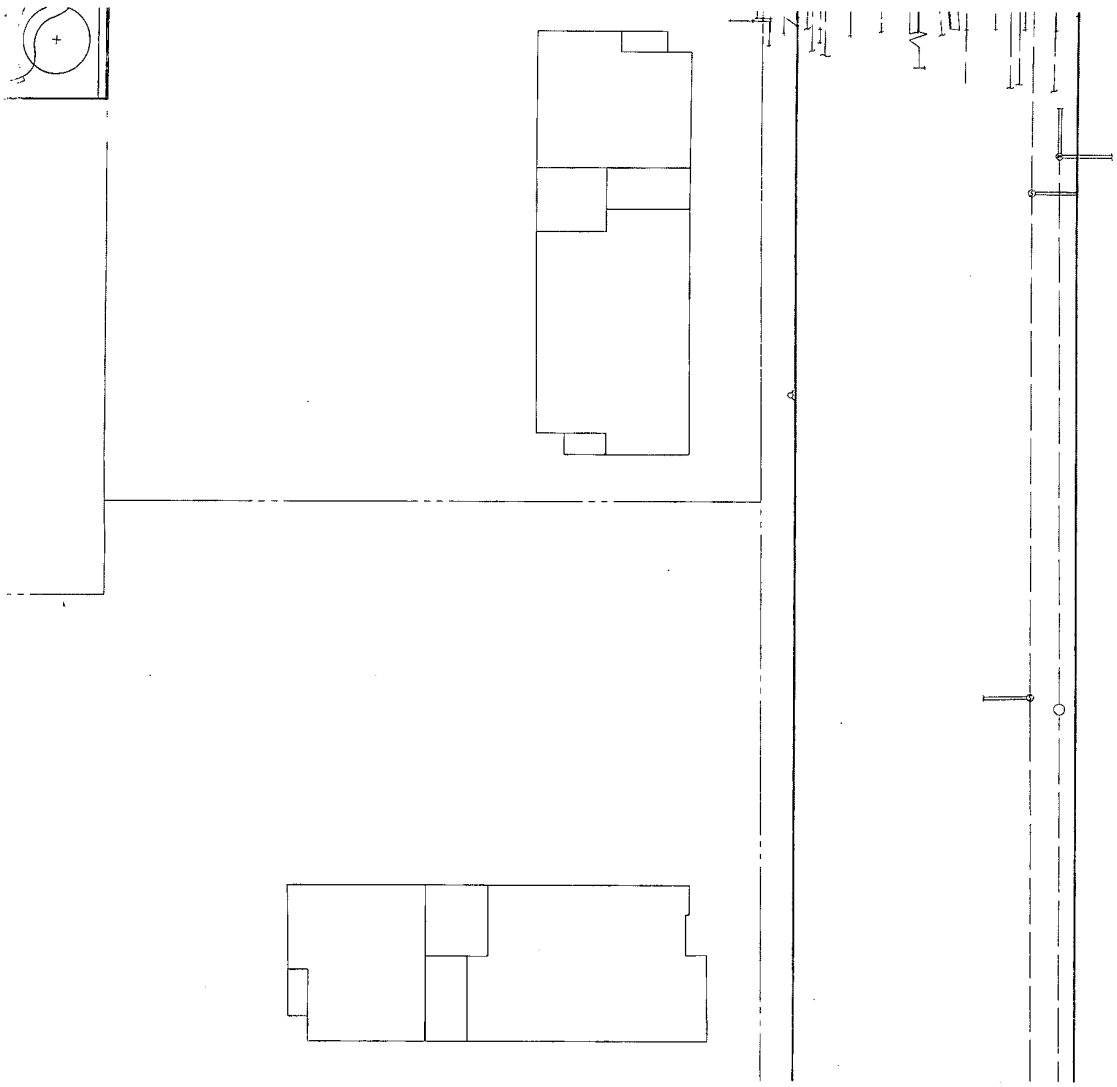

1 PHASE 2A1 PLAN

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

LEGEND

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


STOP
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
BERM
CCC EXISTING
TEMPORARY STRIPING
FROM PREVIOUS PHASE
TEMPORARY RESERVOIR SPACES



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

Key Plan

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.
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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 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.

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

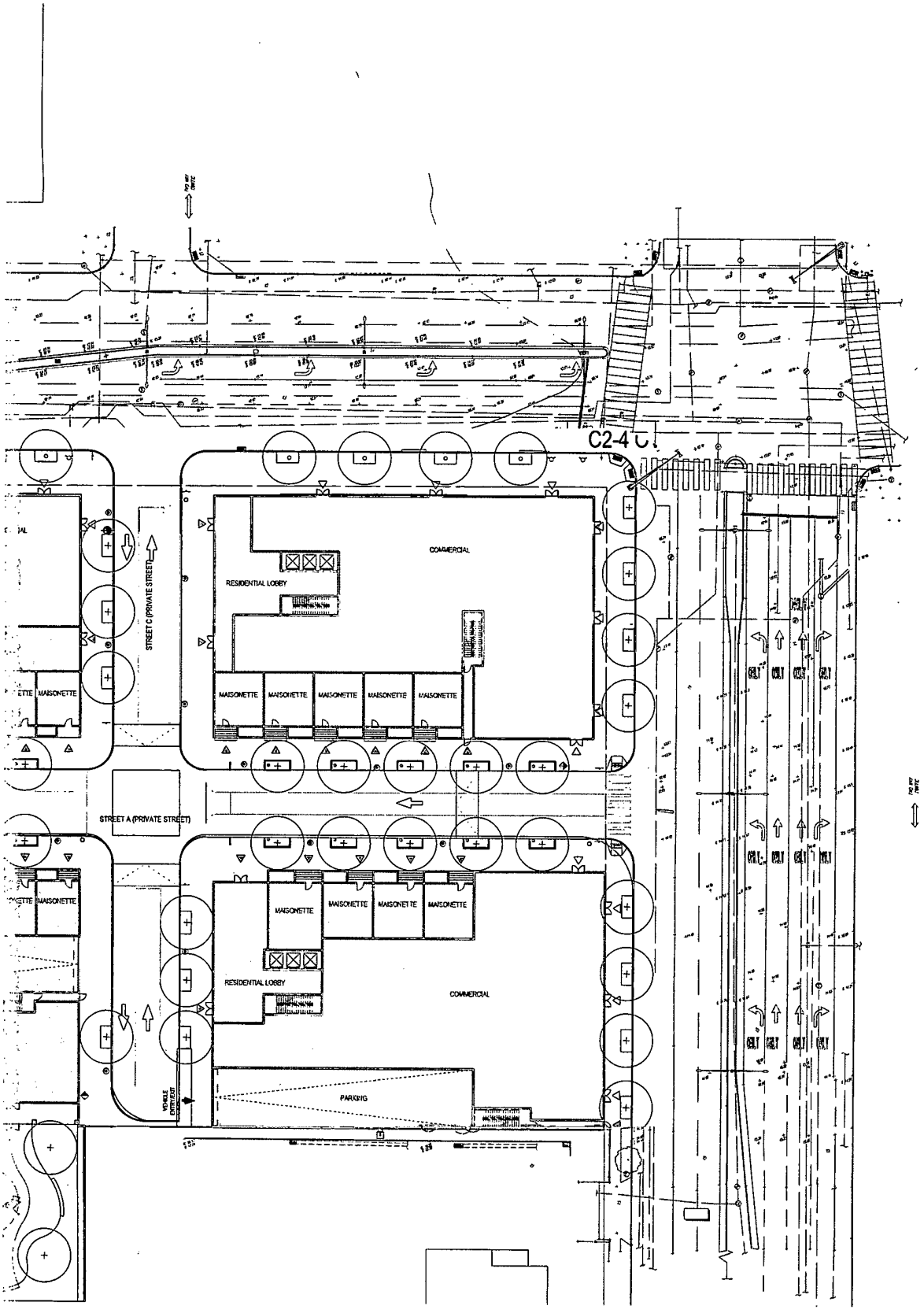
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
# ILLUSTRATIVE PHASE 2A2 PLAN

Seal & Signature

Date: 01/24/22
Project No.: 1601- ENY
Drawn By: HL
Checked By: MB
Drawing Number:
**L-000.4**

MPFP




**Architect**
Practice for Architecture Urbanism DPC
215 Park Avenue South, Suite 1901
New York, NY 10003
212.982.6307

**Landscape Architect**
MPFP PLLC
120 Broadway, Floor 20
New York, NY 10271
212.477.5366

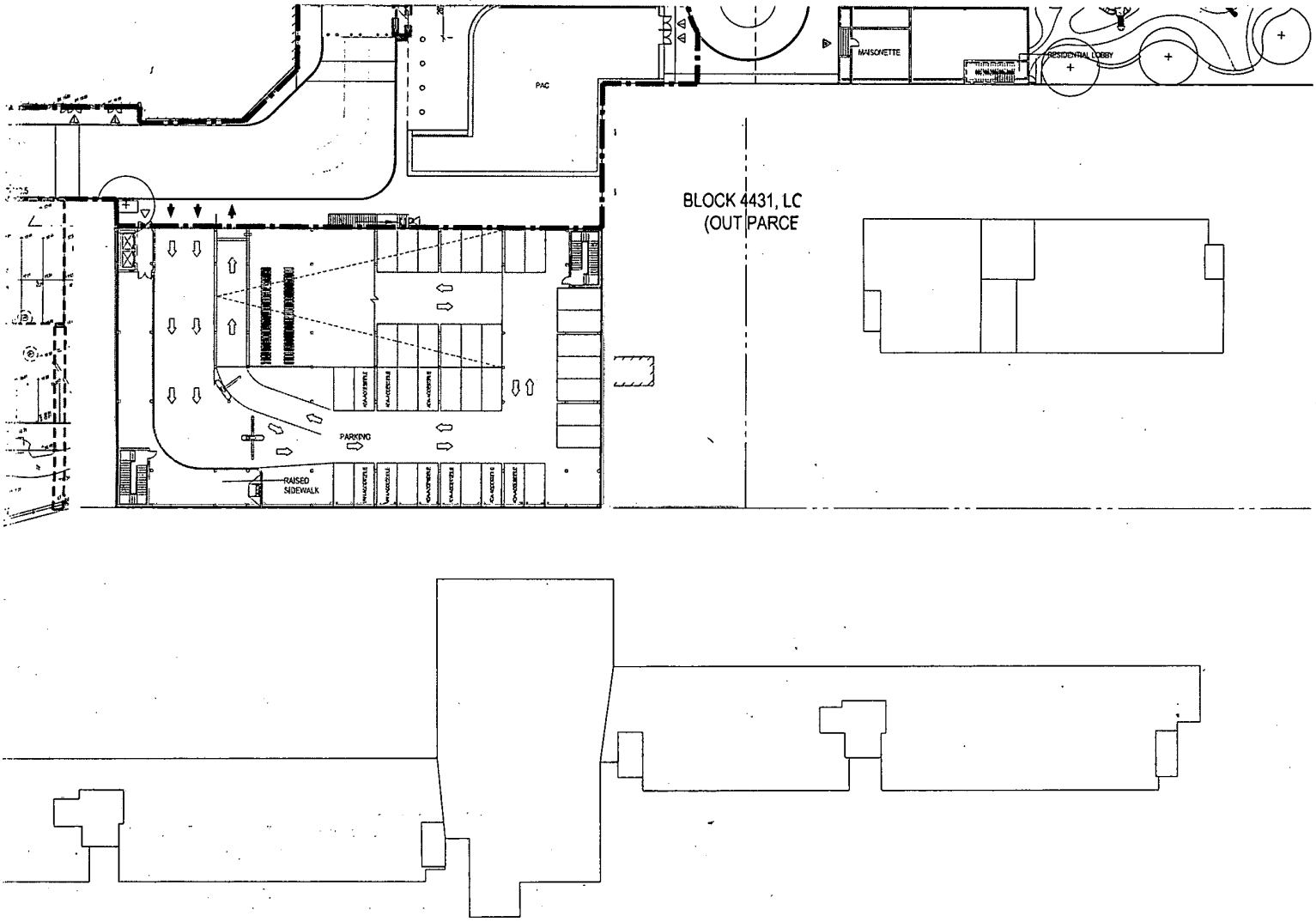
**Civil Engineer**
Bohler Engineering PC
14 Penn Plaza / 225 W 34th Street, Suite 814
New York, NY 10122
646.661.4200

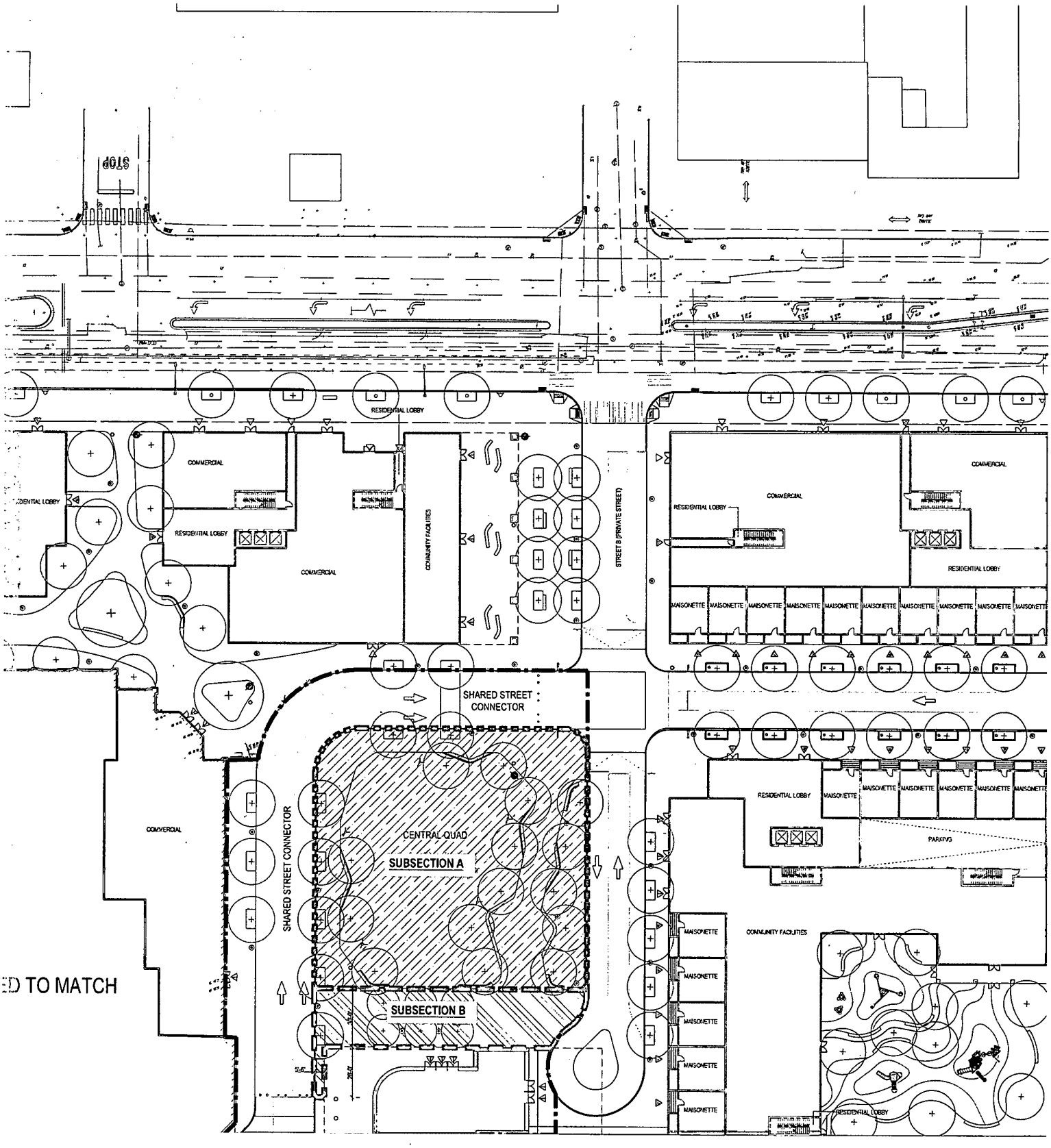
**EIS Consultant**
VHB
One Penn Plaza, Suite 715
New York, NY 10119
646.722.9747

**Environmental Engineer / Geotechnical Engineer**
Langan
21 Penn Plaza / 360 West 31st Street, 8th Floor
New York, NY 10001-2727
212.479.5400

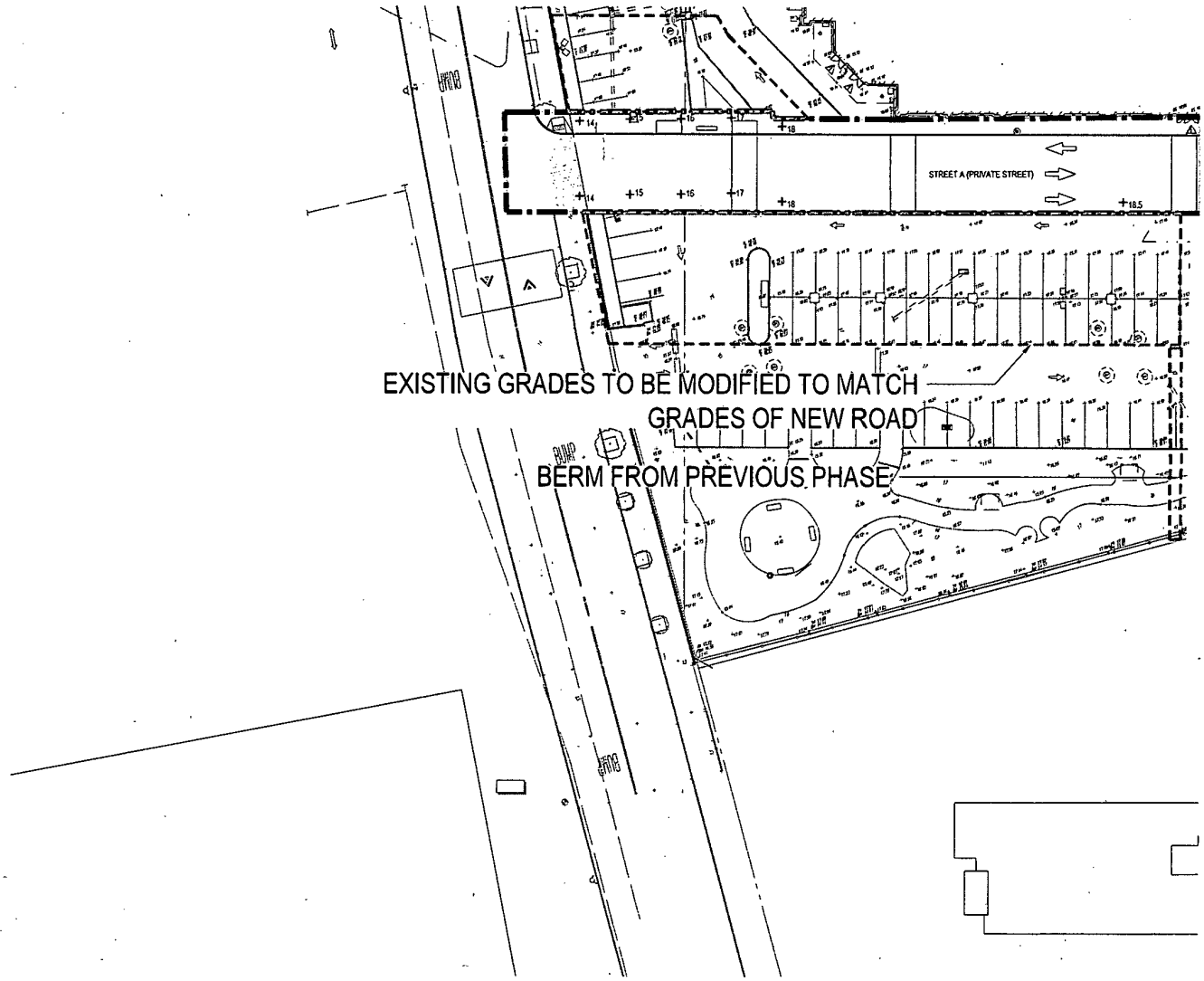
**Structural Engineer**
DeSimone Consulting Engineers
140 Broadway, 25th Floor
New York, NY 10005
212.532.2211

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


PAC
MAISONETTE
RESIDENTIAL LOBBY
BLOCK 4431, LC
(OUT PARCE
PARKING
RAISED
SIDEWALK


STOP
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
COMMUNITY FACILITIES
STREET B (PRIVATE STREET)
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
MAISONETTE
SHARED STREET CONNECTOR
COMMERCIAL
SHARED STREET CONNECTOR
CENTRAL QUAD
SUBSECTION A
SUBSECTION B
RESIDENTIAL LOBBY
MAISONETTE
PARKING
MAISONETTE
COMMUNITY FACILITIES
MAISONETTE
MAISONETTE
MAISONETTE
RESIDENTIAL LOBBY

ED TO MATCH

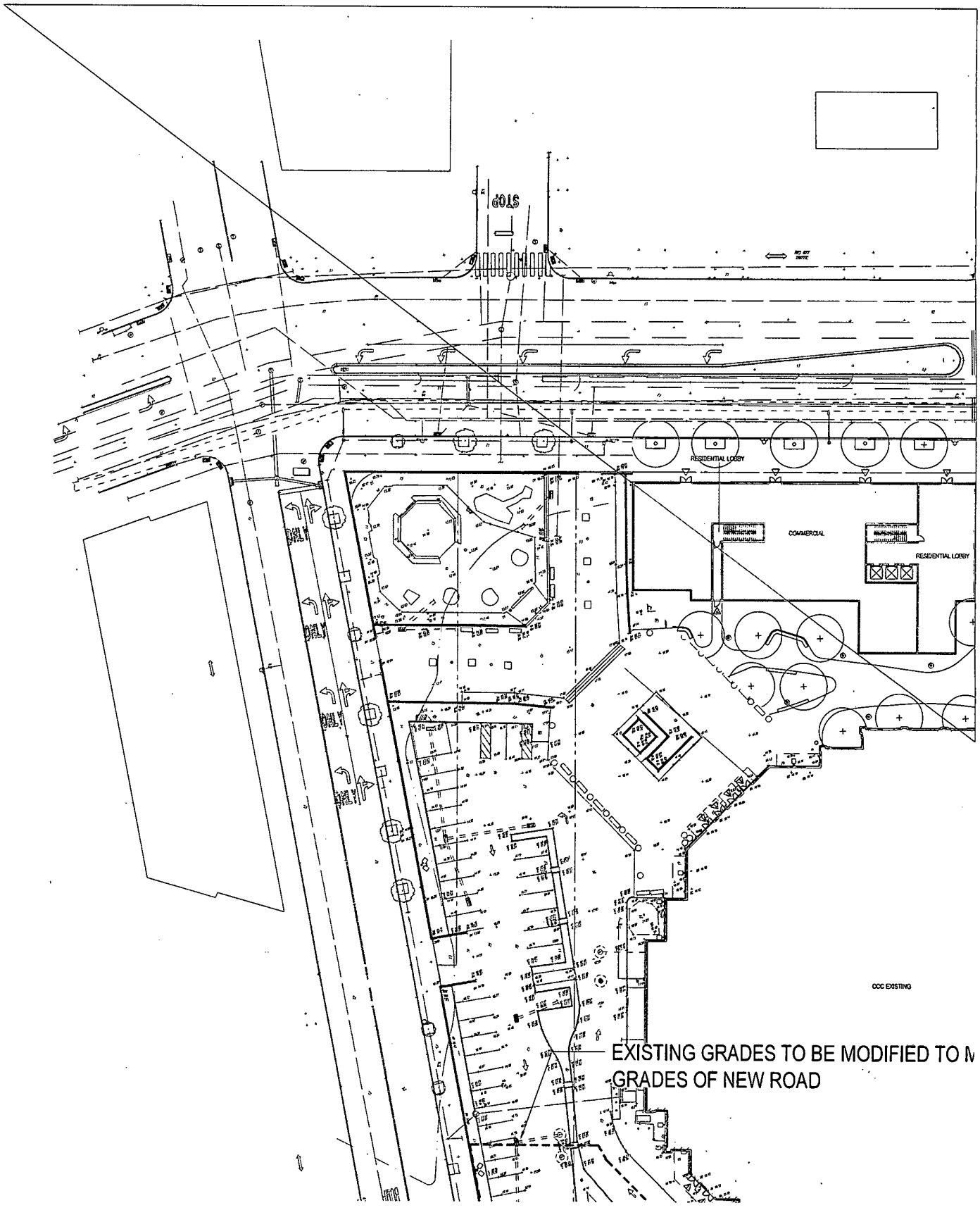


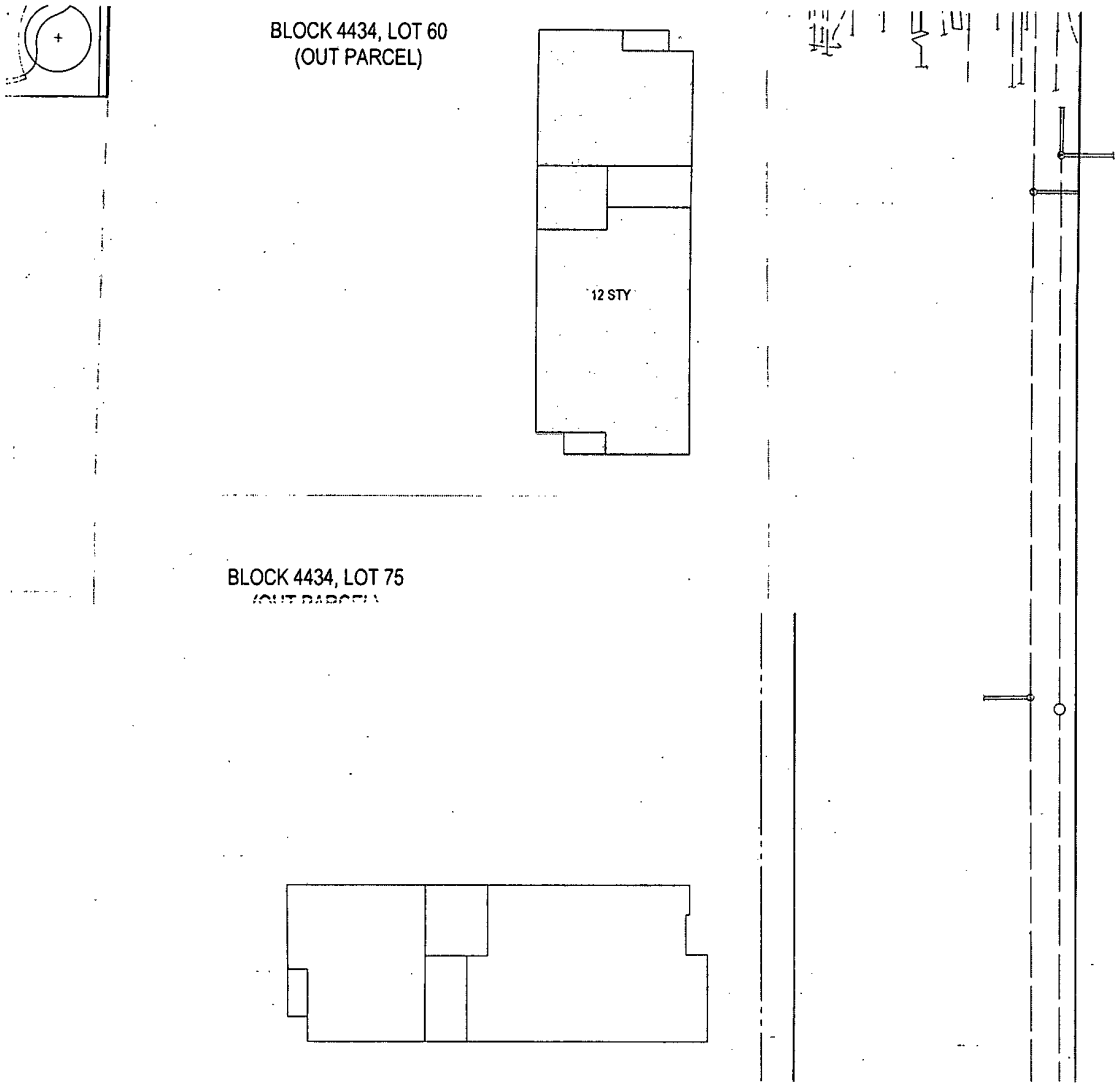

1 PHASE 2A2 PLAN

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

LEGEND

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


STOP
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
CCC EXISTING
EXISTING GRADES TO BE MODIFIED TO M
GRADES OF NEW ROAD




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

Key Plan

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

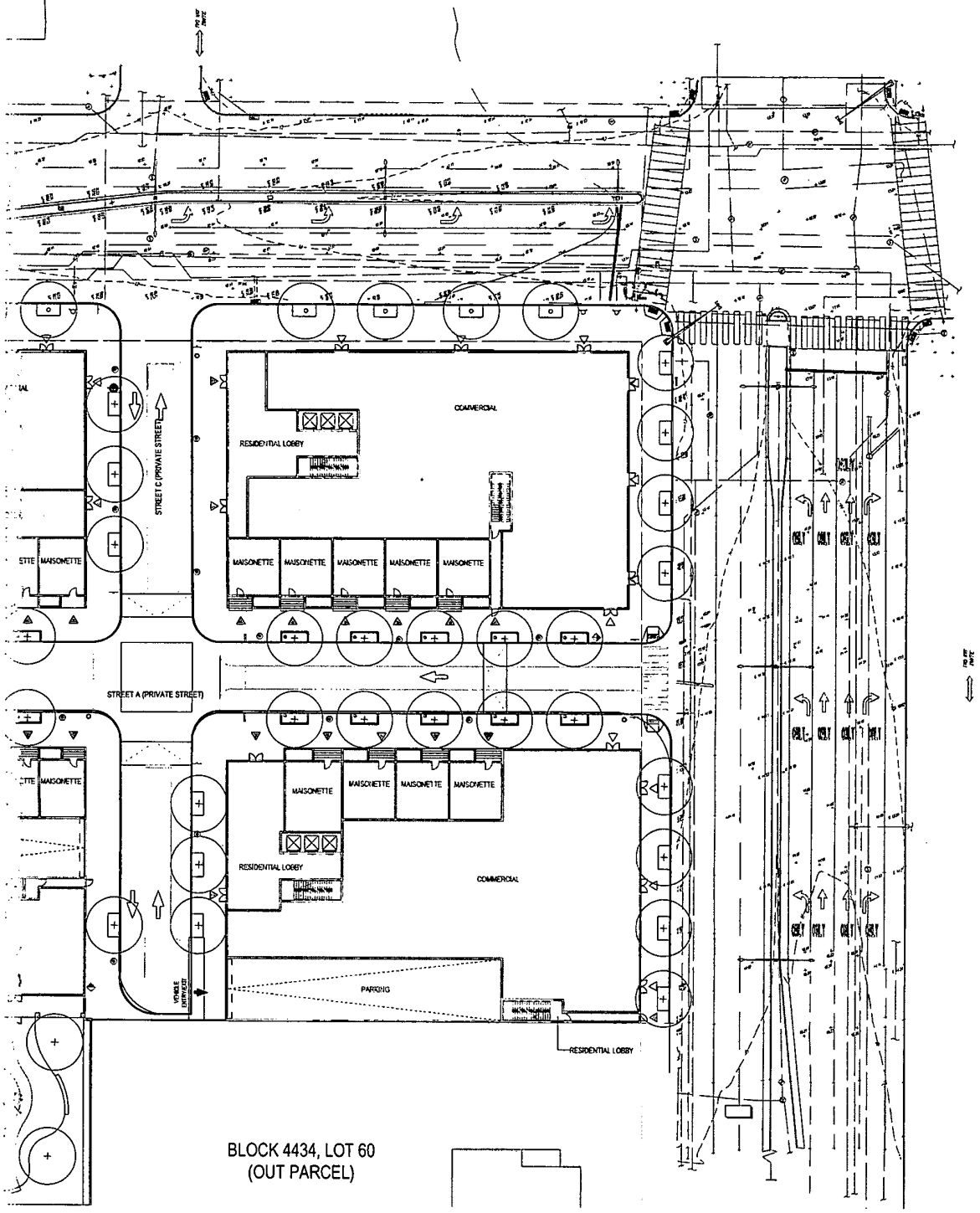
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
# ILLUSTRATIVE PHASE 2B PLAN

Seal & Signature

Date: 01/24/22
Project No.: 1801- ENY
Drawn By: HL
Checked By: MB
Drawing Number:
**L-000.5**

MPFP




**Architect**
Practice for Architecture Urbanism DPC
215 Park Avenue South, Suite 1901
New York, NY 10003
212.862.5307

**Landscape Architect**
MPFP PLLC
120 Broadway, Floor 20
New York, NY 10271
212.477.5366

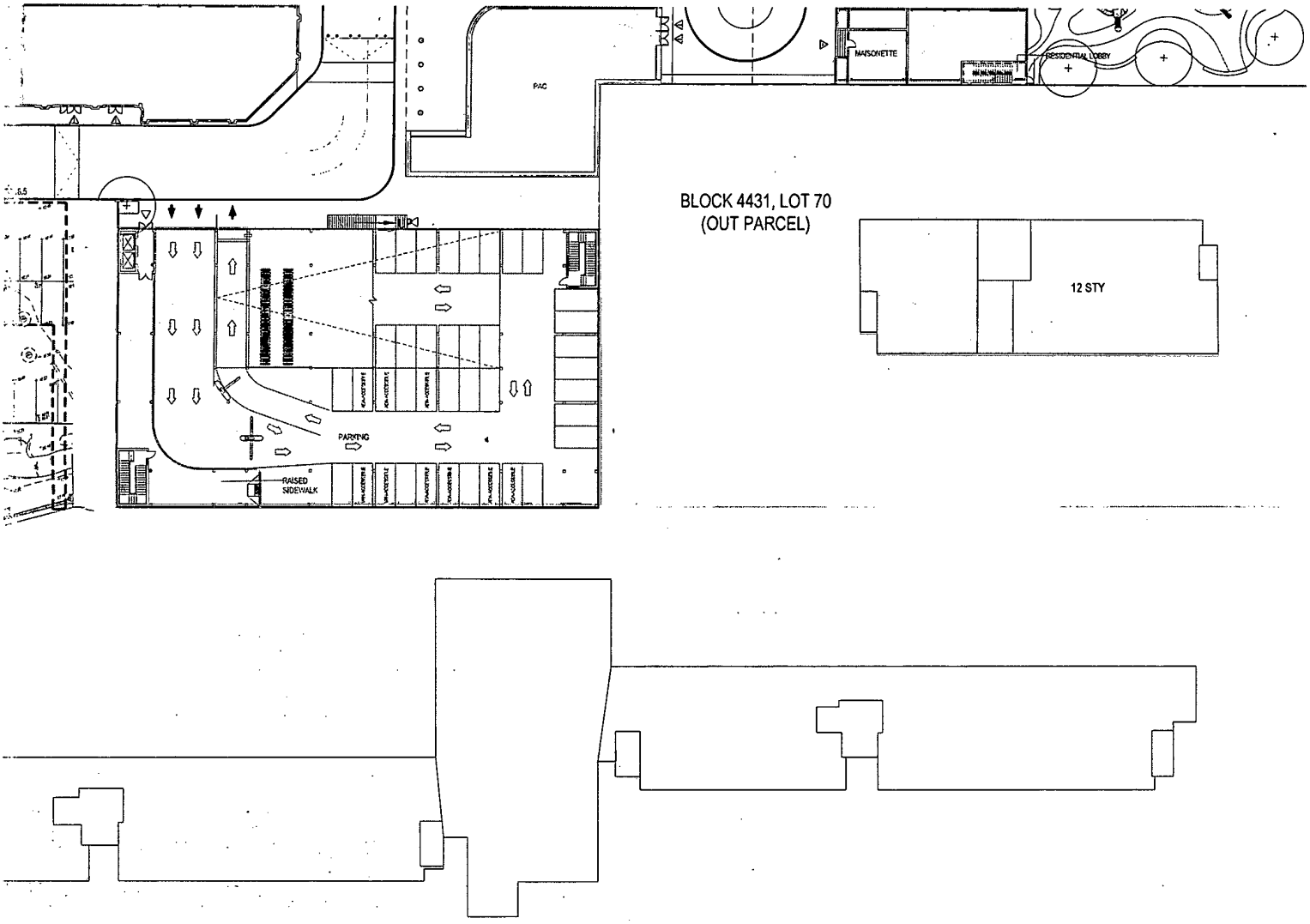
**Civil Engineer**
Behler Engineering PC
14 Penn Plaza / 225 W 34th Street, Suite 814
New York, NY 10122
646.661.4200

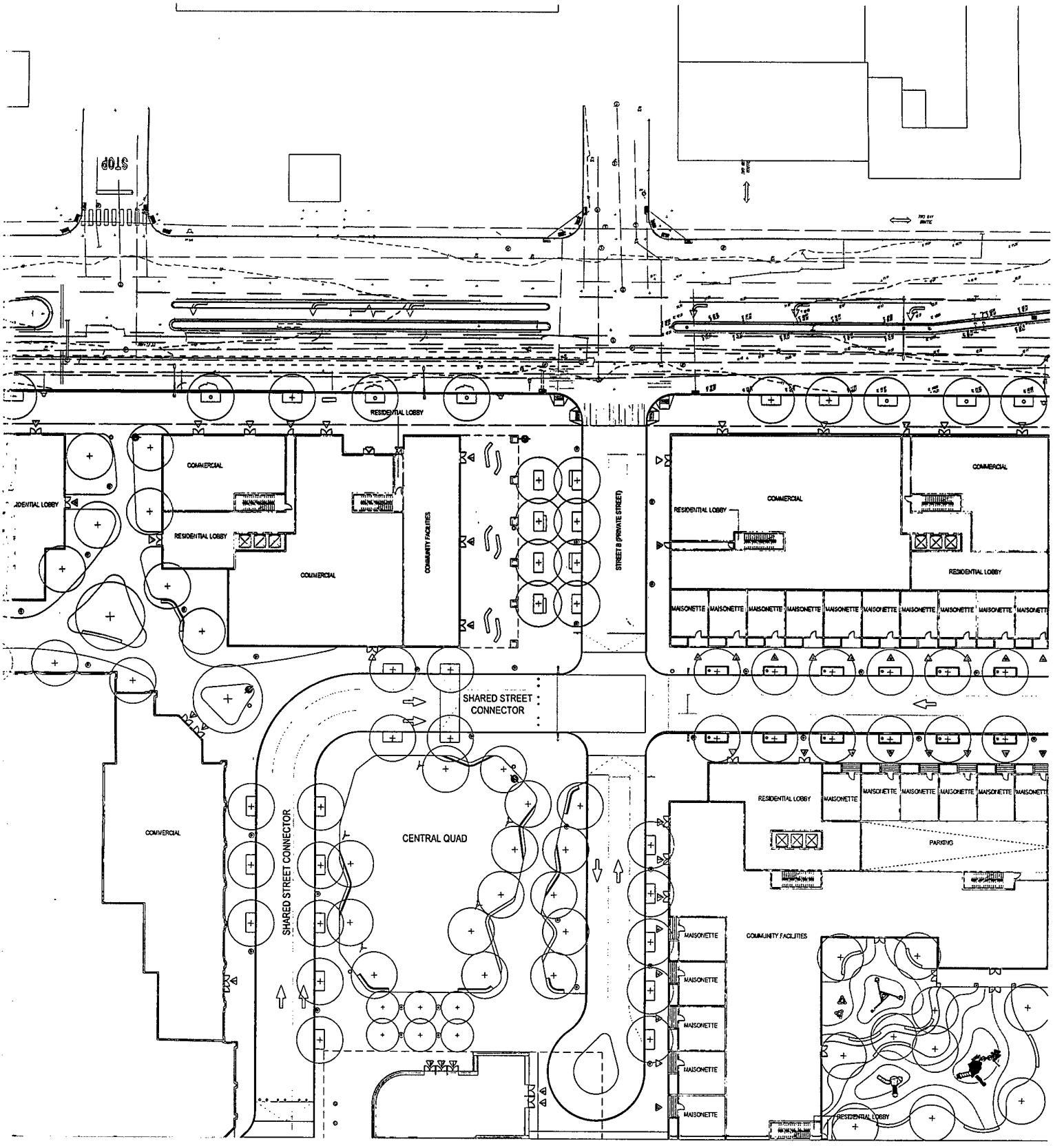
**EIS Consultant**
VHB
One Penn Plaza, Suite 715
New York, NY 10119
646.722.9247

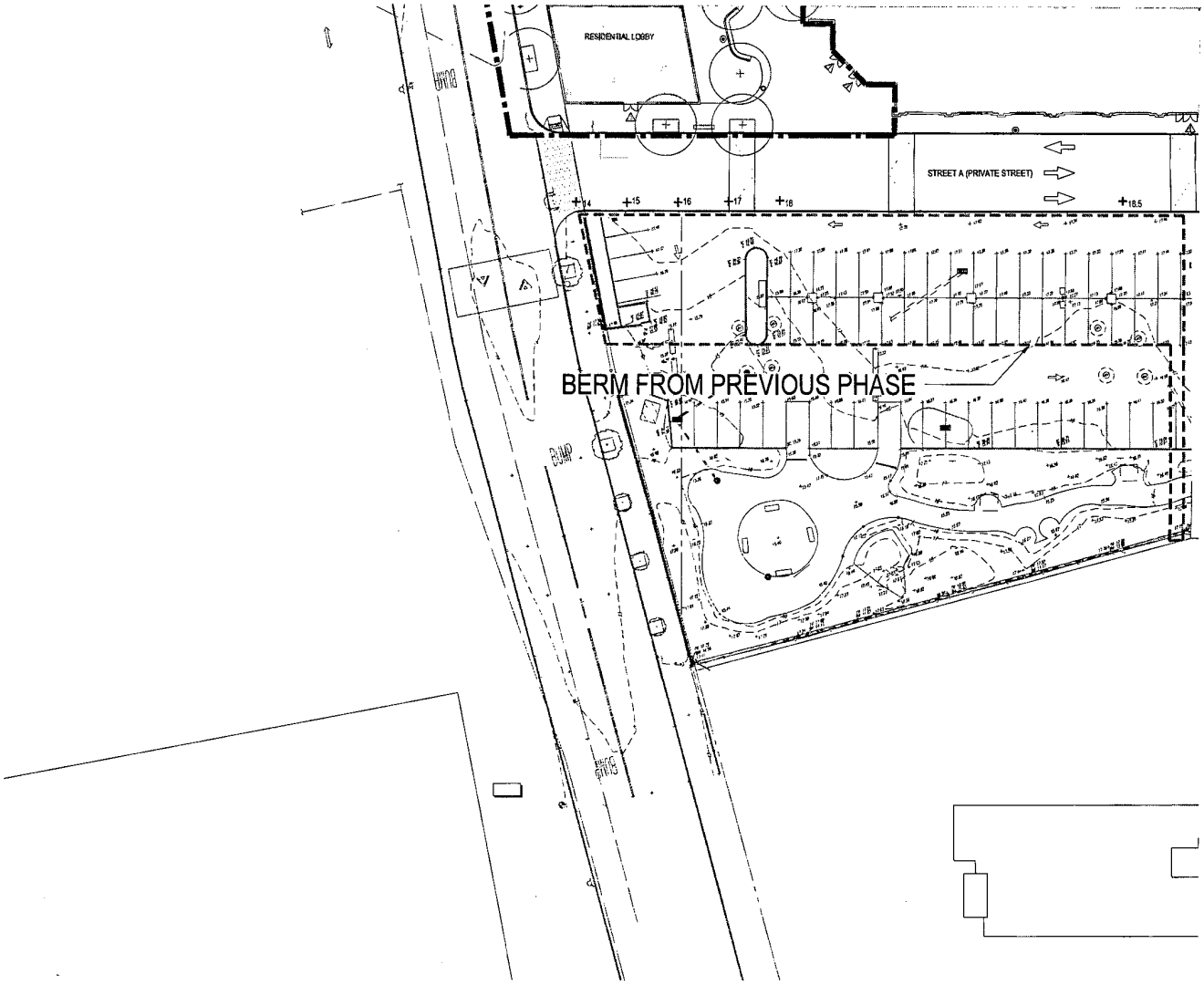
**Environmental Engineer / Geotechnical Engineer**
Langan
21 Penn Plaza / 360 West 31st Street, 8th Floor
New York, NY 10001-2727
212.479.5400

**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


PAC
MAISONETTE
RESIDENTIAL LOBBY
BLOCK 4431, LOT 70
(OUT PARCEL)
12 STY
PARKING
RAISED
SIDEWALK


STOP
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
COMMUNITY FACILITIES
STREET B (PRIVATE STREET)
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
MAISONETTE
SHARED STREET CONNECTOR
SHARED STREET CONNECTOR
CENTRAL QUAD
COMMERCIAL
RESIDENTIAL LOBBY
MAISONETTE
PARKING
COMMUNITY FACILITIES
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
RESIDENTIAL LOBBY

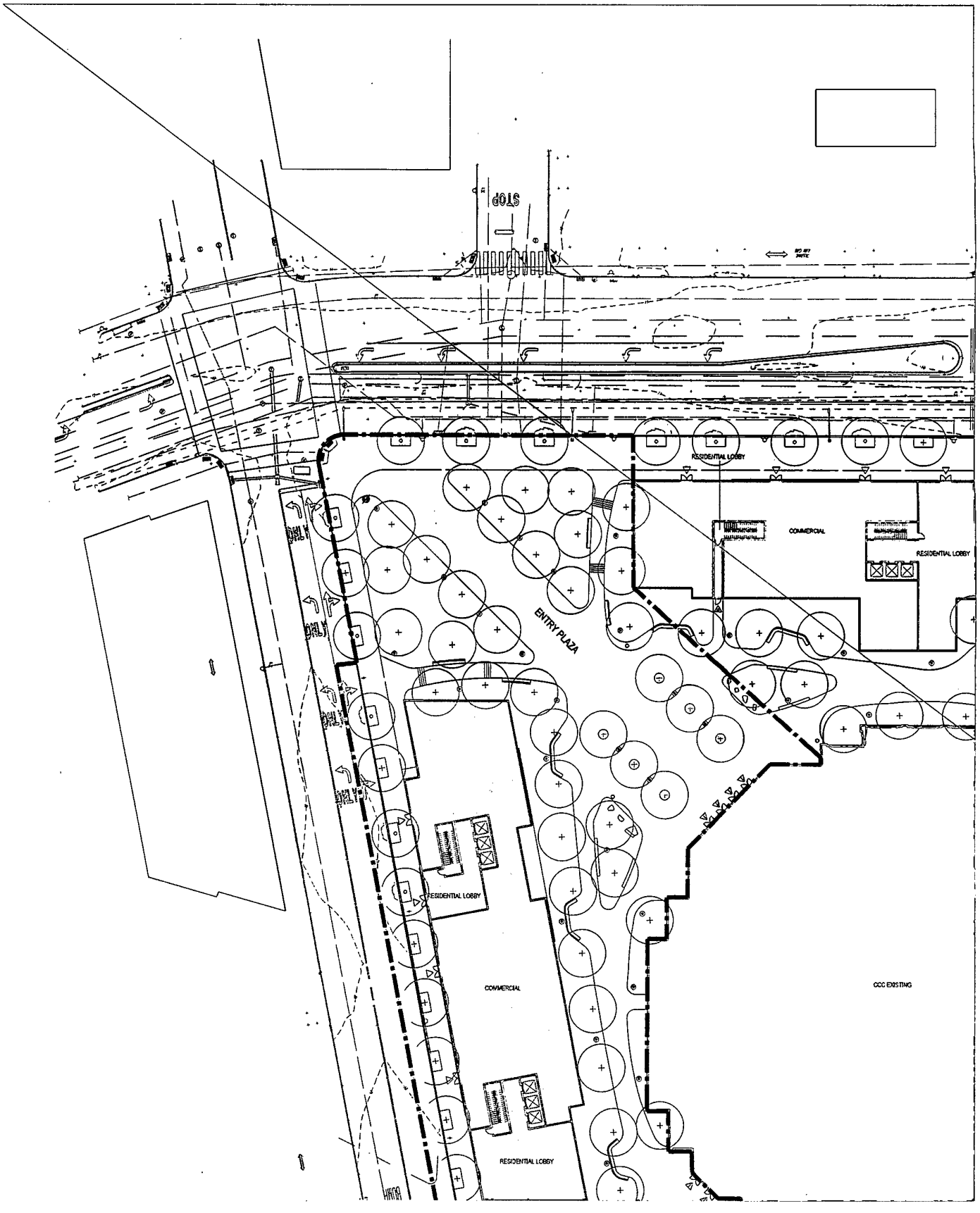


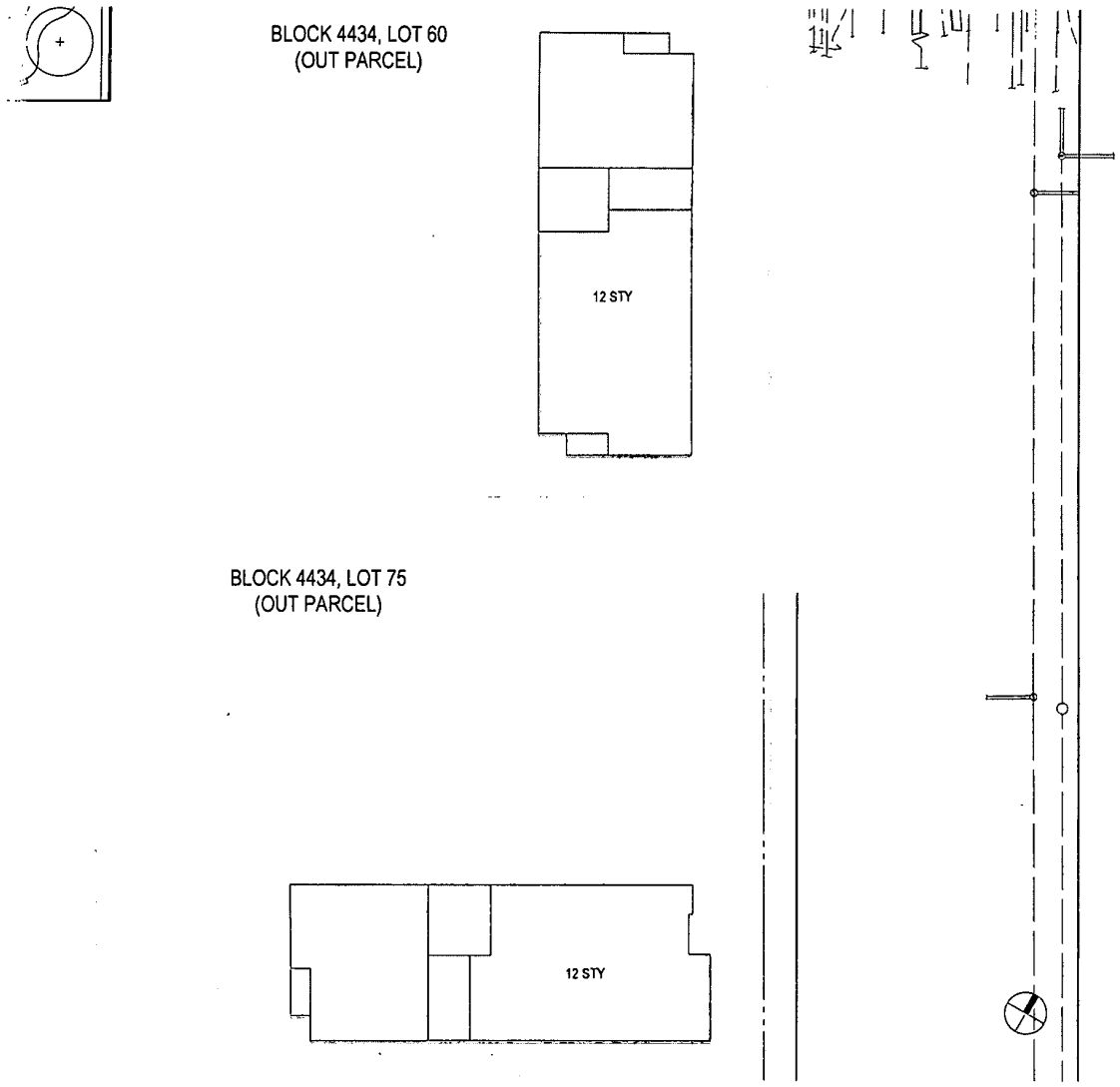

1 PHASE 2B PLAN

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

LEGEND

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


STOP
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
ENTRY PLAZA
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
CCC EXISTING




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

Key Plan

NOTES:
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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.: 1601-ENY
Drawn By: HL
Checked By: MB
Drawing Number:
**L-000.6**

MPFP

Architect
Practice for Architecture Urbanism DPC
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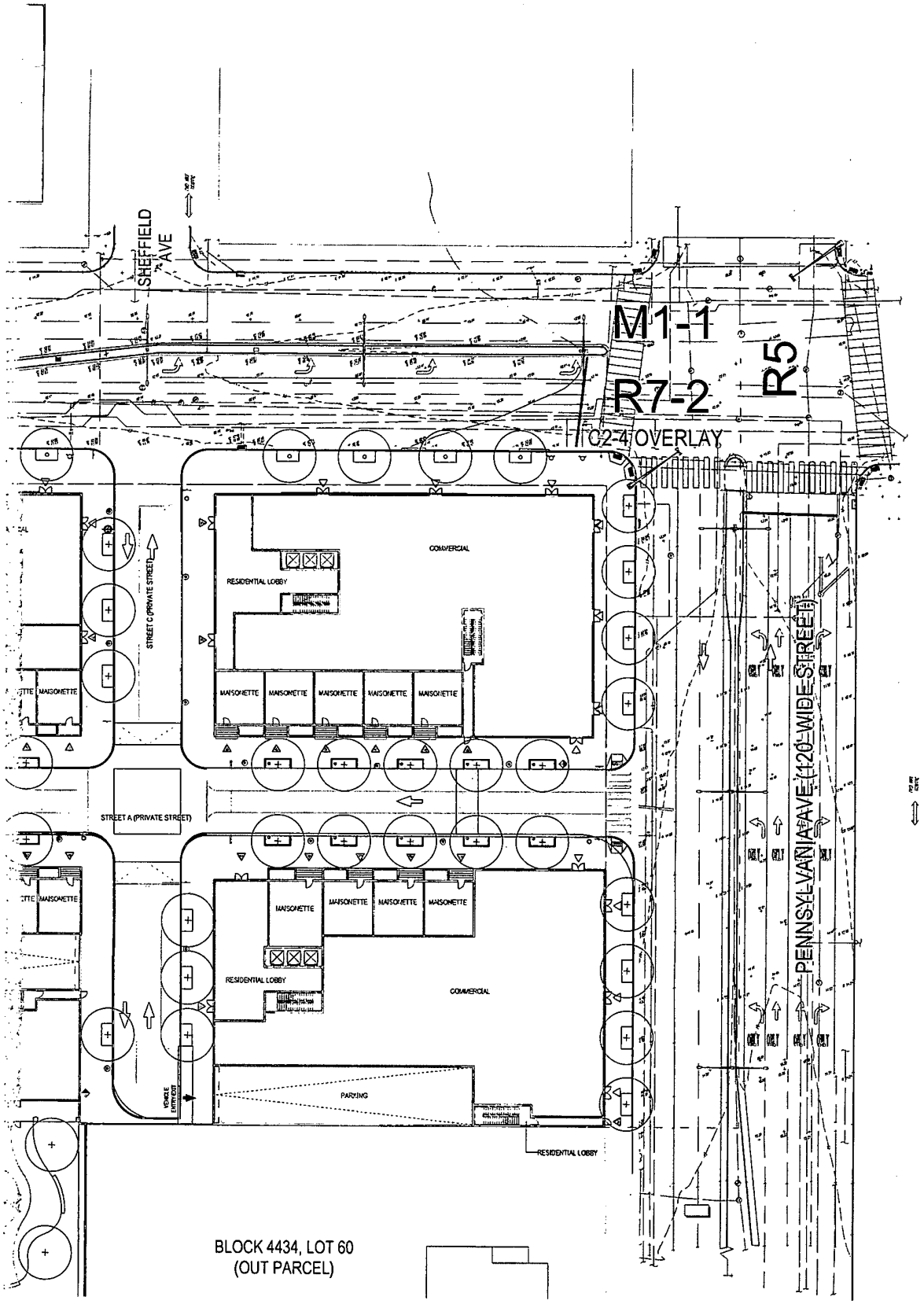
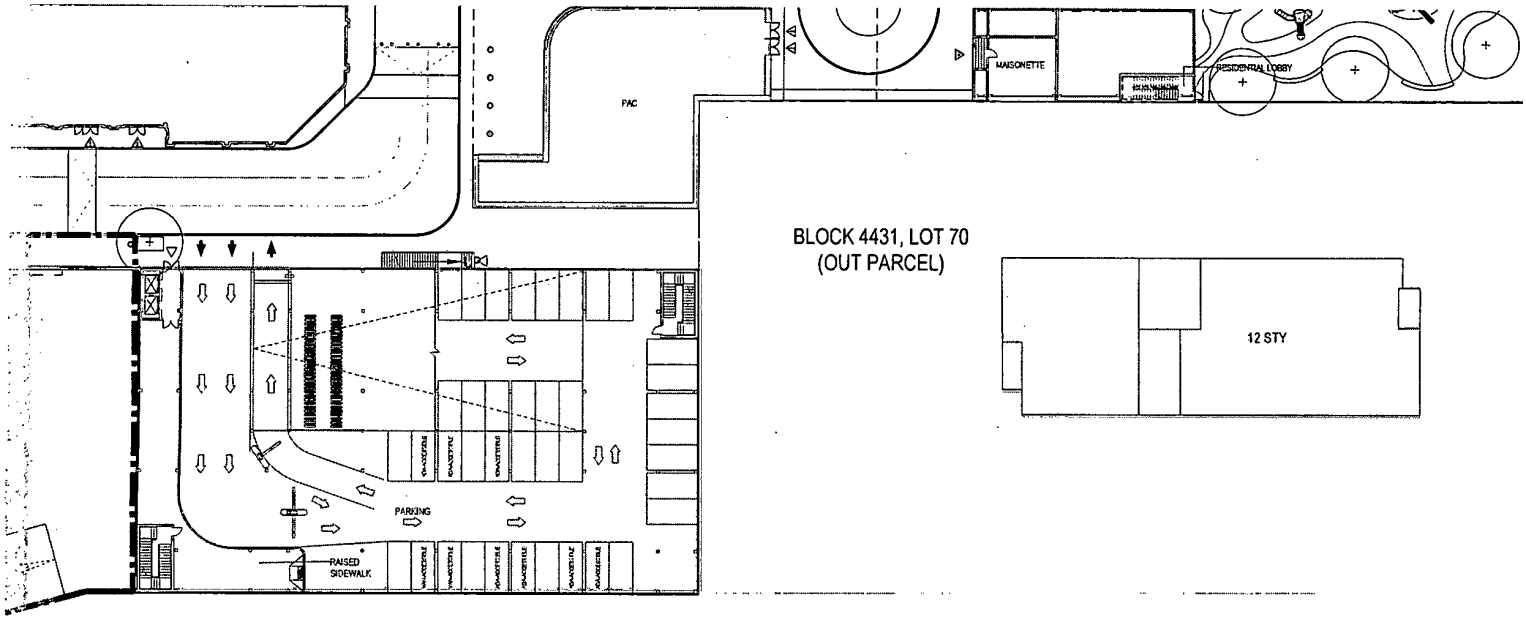
212 859 8602

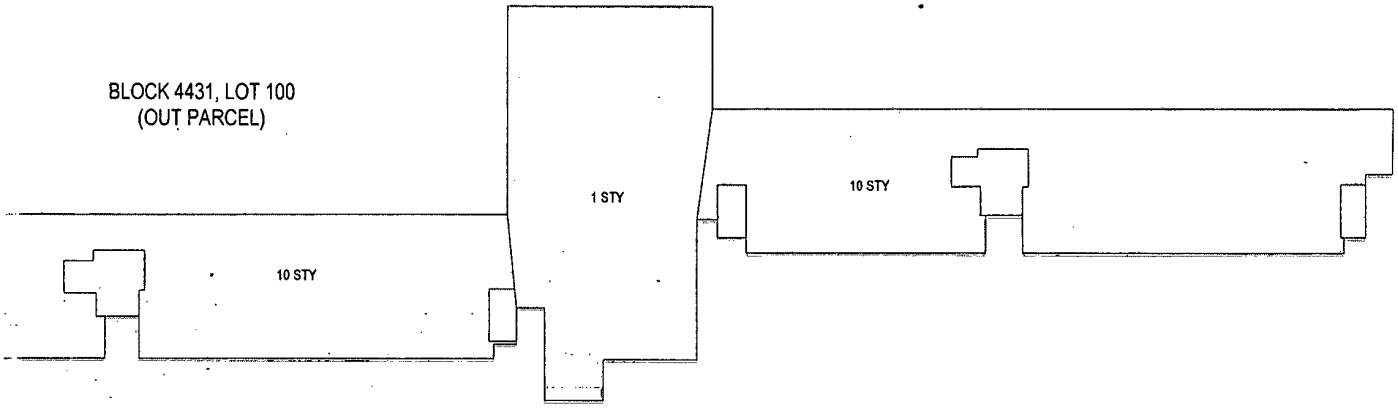


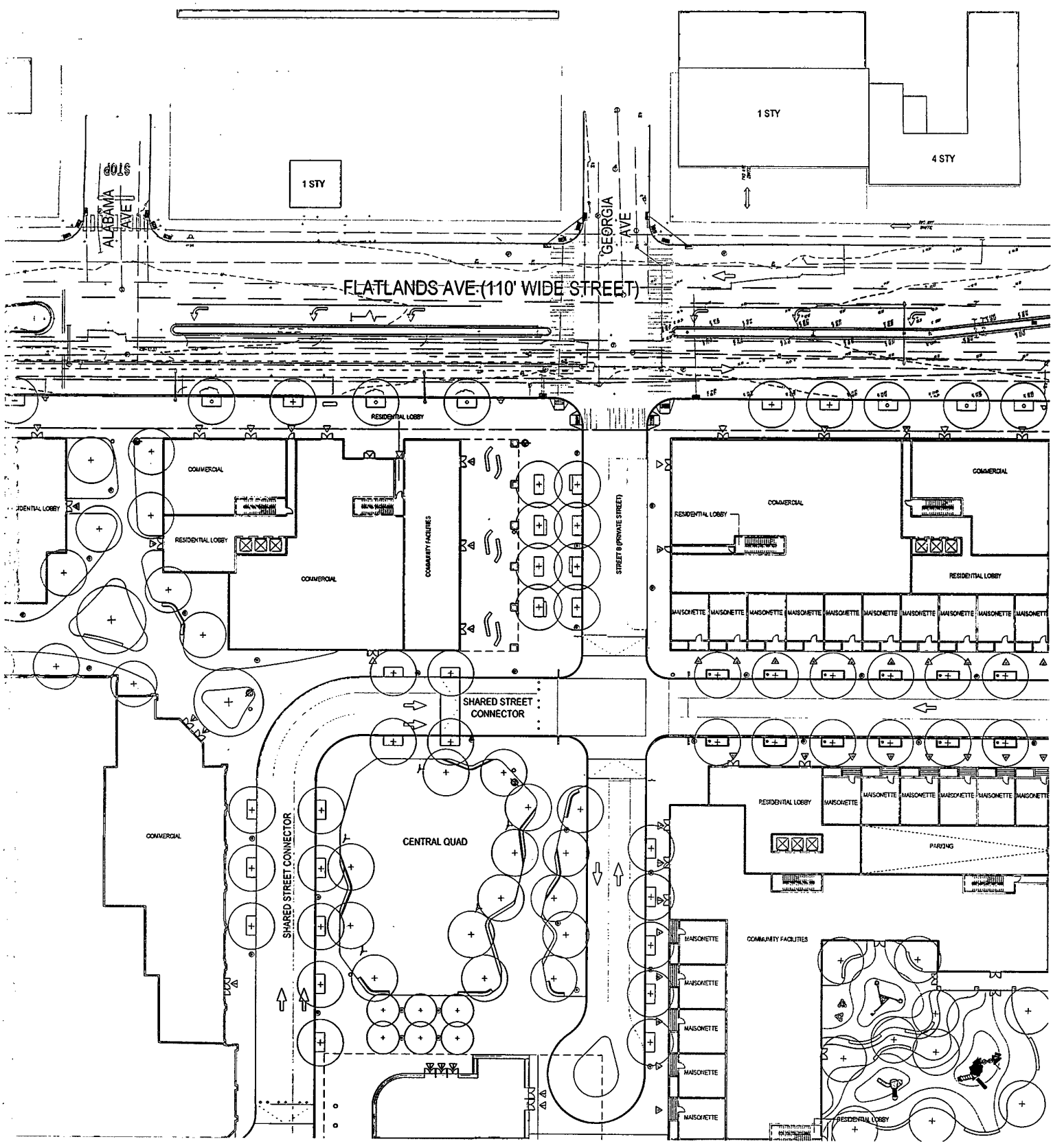


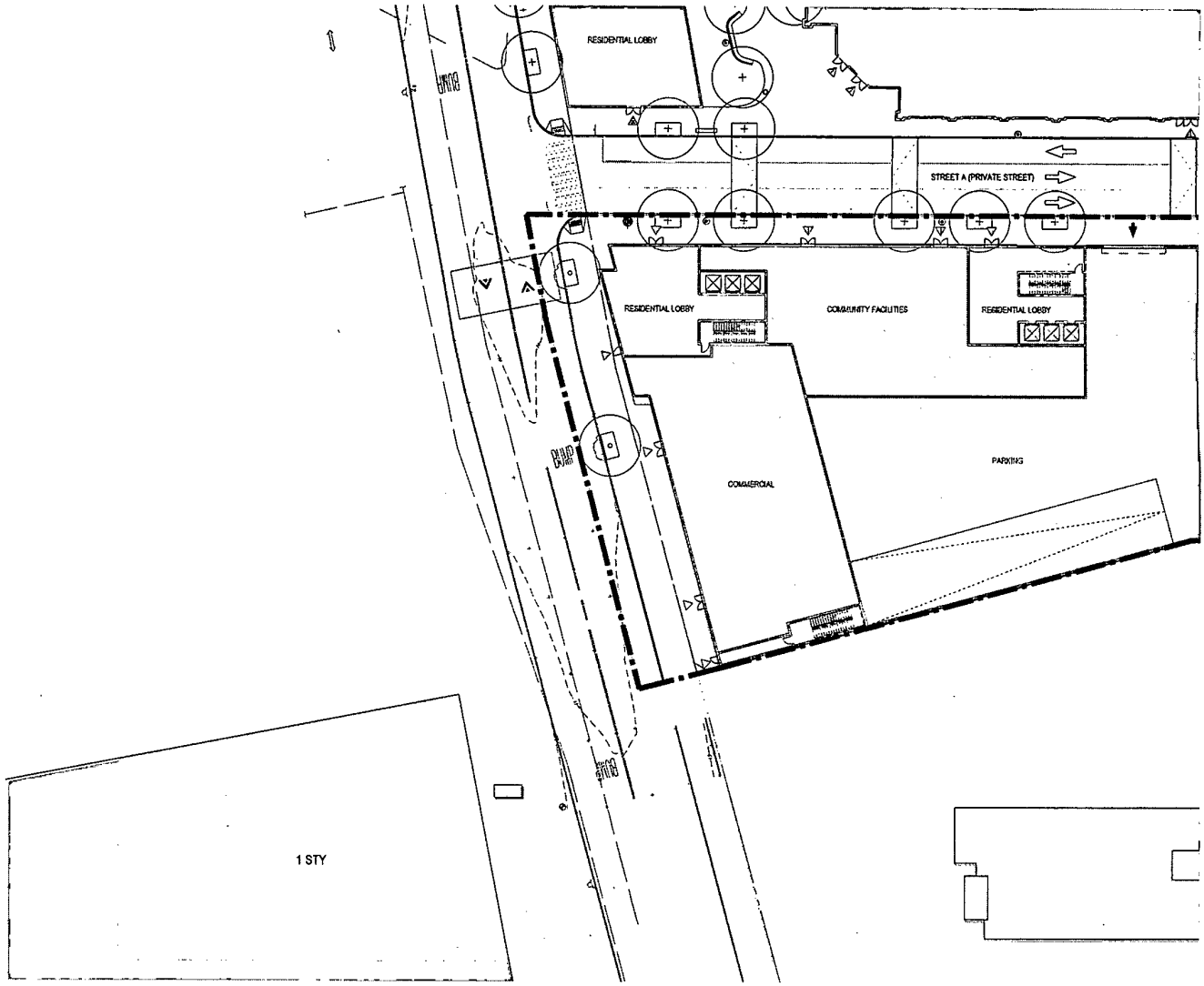

BLOCK 4431, LOT 70
(OUT PARCEL)




BLOCK 4431, LOT 100
(OUT PARCEL)




1 STY
4 STY
1 STY
ALABAMA AVE
STOP
GEORGIA AVE
FLATLANDS AVE (110' WIDE STREET)
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
COMMUNITY FACILITIES
STREET B (PRIVATE STREET)
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
MAISONETTE
SHARED STREET CONNECTOR
SHARED STREET CONNECTOR
CENTRAL QUAD
COMMERCIAL
RESIDENTIAL LOBBY
MAISONETTE
PARKING
COMMUNITY FACILITIES
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
RESIDENTIAL LOBBY

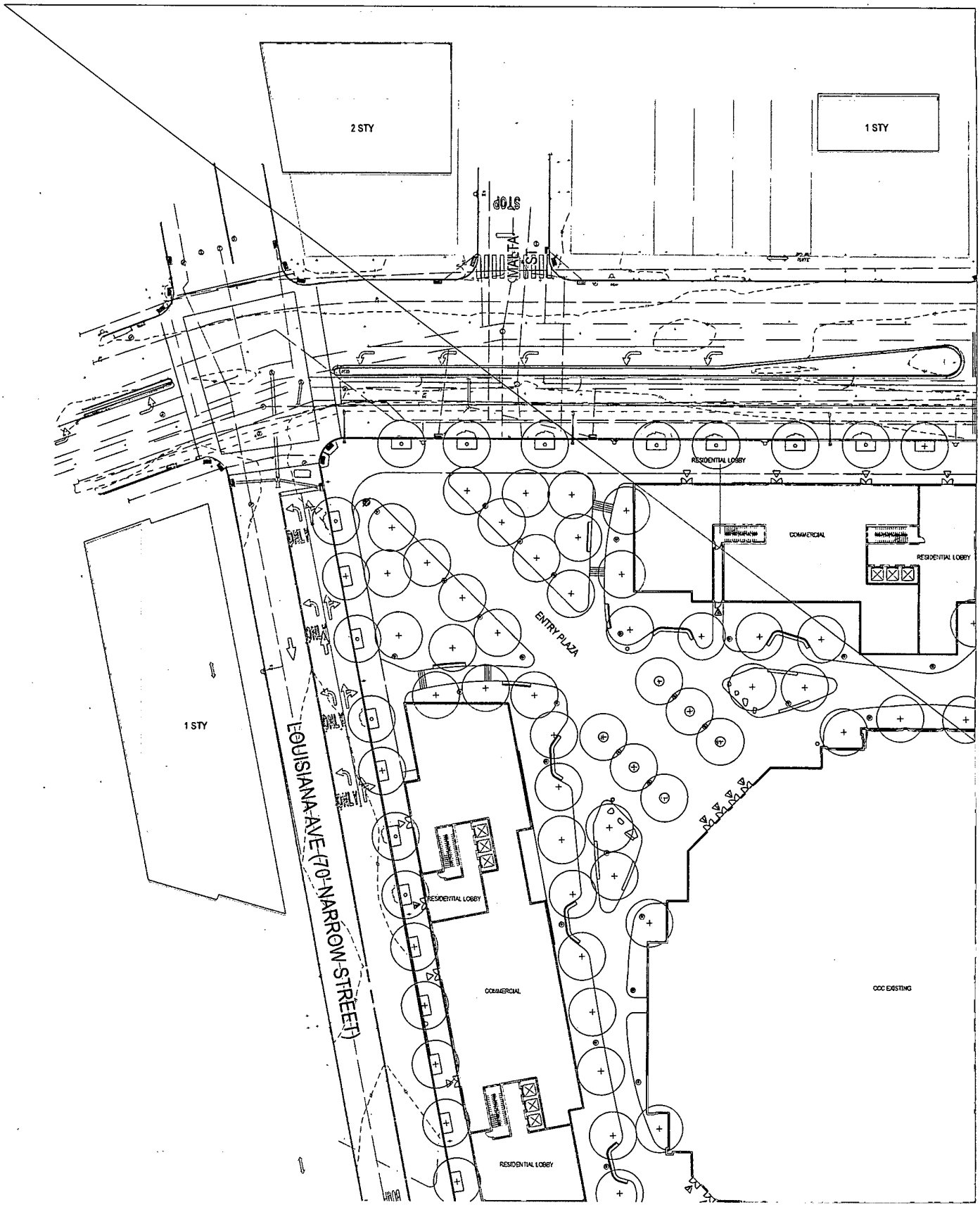



1 PHASE 2C PLAN

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

LEGEND

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


2 STY
1 STY
STOP
MALETA
1ST
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
ENTRY PLAZA
1 STY
LOUISIANA AVE (70' NARROW STREET)
RESIDENTIAL LOBBY
COMMERCIAL
CCC EXISTING
RESIDENTIAL LOBBY

# *First American Title Insurance Company National Commercial Services*

Title No.: **3020-1146665NY4**

## EXHIBIT II

**CERTIFICATION PURSUANT TO ZONING LOT SUBDIVISION D OF SECTION 12-10 OF THE ZONING RESOLUTION OF DECEMBER 15, 1961 OF THE CITY OF NEW YORK - AS AMENDED EFFECTIVE AUGUST 18, 1977**

**First American Title Insurance Company**, a title insurance company licensed to do business in the State of New York and having its principal office at 666 THIRD AVENUE, NEW YORK, NEW YORK 10017 hereby certifies that as to the land hereinafter described being a tract of land, either un-subdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest constituting a "party in interest" as defined in Section 12-10, Subdivision (D) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

| | NAME | ADDRESS | NATURE OF INTEREST |
|---|---|---|---|
| 1. | Christian Cultural Center, Inc., a New York not-for-profit corporation | 12020 Flatlands Avenue Brooklyn NY 11204 | Fee owner of Block 4430, Lot 1 and Block 4434, Lot 1, executing Confirmatory Declaration of Zoning Lot Restrictions |
| 2. | IUV Phase 1A Housing Development Fund Corporation, a New York not-for-profit corporation | c/o Christian Cultural Center, Inc. 12020 Flatlands Avenue Brooklyn NY 11207 | Fee owner, nominee and lessee of Block 4434, Lot 10, executing Confirmatory Declaration of Zoning Lot Restrictions |
| 3. | IUV Phase 1 Owner, LLC, a New York limited liability company | c/o Gotham Organization, Inc. 432 Park Avenue South, 2nd Floor New York NY 10016 | Beneficial owner of Block 4434, Lot 10, executing Confirmatory Declaration of Zoning Lot Restrictions |
| 4. | IUV Phase I LIHTC Owner, LLC, a New York limited liability company | c/o Gotham Organization, Inc. 432 Park Avenue South, 2nd Floor New York NY 10016 | Lessee and springing beneficial fee owner of Block 4434, Lot 10, executing Confirmatory Declaration of Zoning Lot Restrictions |

# *First American Title Insurance Company National Commercial Services*

Title No.: **3020-1146665NY4**

| | NAME | ADDRESS | NATURE OF INTEREST |
|---|---|---|---|
| 5. | New York State Housing Finance Agency | 641 Lexington Avenue<br>New York NY 10022 | Mortgagee of Block 4434, Lot 10, executing waiver and subordination |
| 6. | The City of New York, Acting By and Through its Department of Housing Preservation and Development | 100 Gold Street<br>New York NY 10038 | Mortgagee of Block 4434, Lot 10, executing waiver and subordination |

# *First American Title Insurance Company National Commercial Services*

Title No.: **3020-1146665NY4**

## SCHEDULE A

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as **Tax Lot Number 1 in Block 4430 and Tax Lot Numbers 1 and 10 in Block 4434** as shown on the Tax Map of the City of New York, Kings County and more particularly described as follows:

BLOCK 4430 LOT 1

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF KINGS, CITY AND STATE OF NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF LOUISIANA AVENUE DISTANT 246.438 FEET NORTHERLY FROM THE INTERSECTION OF THE NORTHERLY SIDE OF VANDALIA AVENUE AND THE EASTERLY SIDE OF LOUISIANA AVENUE;

RUNNING THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) EASTERLY FORMING AN INTERIOR ANGLE OF 90° 13' 15" WITH THE EASTERLY SIDE OF LOUISIANA AVENUE A DISTANCE OF 201.17 FEET TO A POINT;

2) EASTERLY FORMING AN INTERIOR ANGLE OF 194° 57' 21" WITH THE PREVIOUS COURSE A DISTANCE OF 219.55 FEET TO A POINT;

3) NORTHERLY AT RIGHT ANGLES WITH THE PREVIOUS COURSE A DISTANCE OF 545.50 FEET TO THE SOUTHERLY SIDE OF FLATLANDS AVENUE;

4) WESTERLY AT RIGHT ANGLES WITH THE PREVIOUS COURSE ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE 517.13 FEET TO THE EASTERLY END OF THE CURVE CONNECTING THE SOUTHERLY SIDE OF FLATLANDS AVENUE WITH THE EASTERLY SIDE OF LOUISIANA AVENUE;

5) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 17 FEET, DELTA OF 100° 49' 46" FOR AN ARC LENGTH OF 29.92 FEET TO THE EASTERLY SIDE OF LOUISIANA AVENUE;

6) SOUTHEASTERLY ALONG THE EASTERLY SIDE OF LOUISIANA AVENUE 465.91 FEET TO A POINT;

7) SOUTHEASTERLY FORMING AN ANGLE OF 175° 38' 48" WITH THE PREVIOUS COURSE STILL ALONG THE EASTERLY SIDE OF LOUISIANA AVENUE 123.92 FEET TO THE POINT OR PLACE OF BEGINNING.

# *First American Title Insurance Company National Commercial Services*

BLOCK 4434 LOT 1

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FLATLANDS AVENUE SAID POINT BEING 235.32 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF FLATLANDS AVENUE AND THE WESTERLY SIDE OF PENNSYLVANIA AVENUE;

RUNNING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) WESTERLY ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE A DISTANCE OF 300.94 FEET TO A POINT;

2) SOUTHERLY AT RIGHT ANGLES WITH THE PREVIOUS COURSE A DISTANCE OF 369.50 FEET TO A POINT;

3) EASTERLY AT RIGHT ANGLES WITH THE PREVIOUS COURSE A DISTANCE OF 300.94 FEET TO A POINT;

4) NORTHERLY AT RIGHT ANGLES WITH THE PREVIOUS COURSE A DISTANCE OF 369.50 FEET TO THE POINT OR PLACE OF BEGINNING.

BLOCK 4434 LOT 10

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF FLATLANDS AVENUE AND THE WESTERLY SIDE OF PENNSYLVANIA AVENUE;

RUNNING THENCE THE FOLLOWING COURSES (4) COURSES AND DISTANCES:

1) SOUTHERLY ALONG THE WESTERLY SIDE OF PENNSYLVANIA AVENUE A DISTANCE OF 290.91 FEET TO A POINT;

2) WESTERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE A DISTANCE OF 235.32 FEET TO A POINT;

3) NORTHERLY AT RIGHT ANGLES TO THE PREVIOUS COURSE A DISTANCE OF 290.91 FEET TO THE SOUTHERLY SIDE OF FLATLANDS AVENUE;

4) EASTERLY ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE A DISTANCE OF 235.32 TO THE POINT OR PLACE OF BEGINNING.

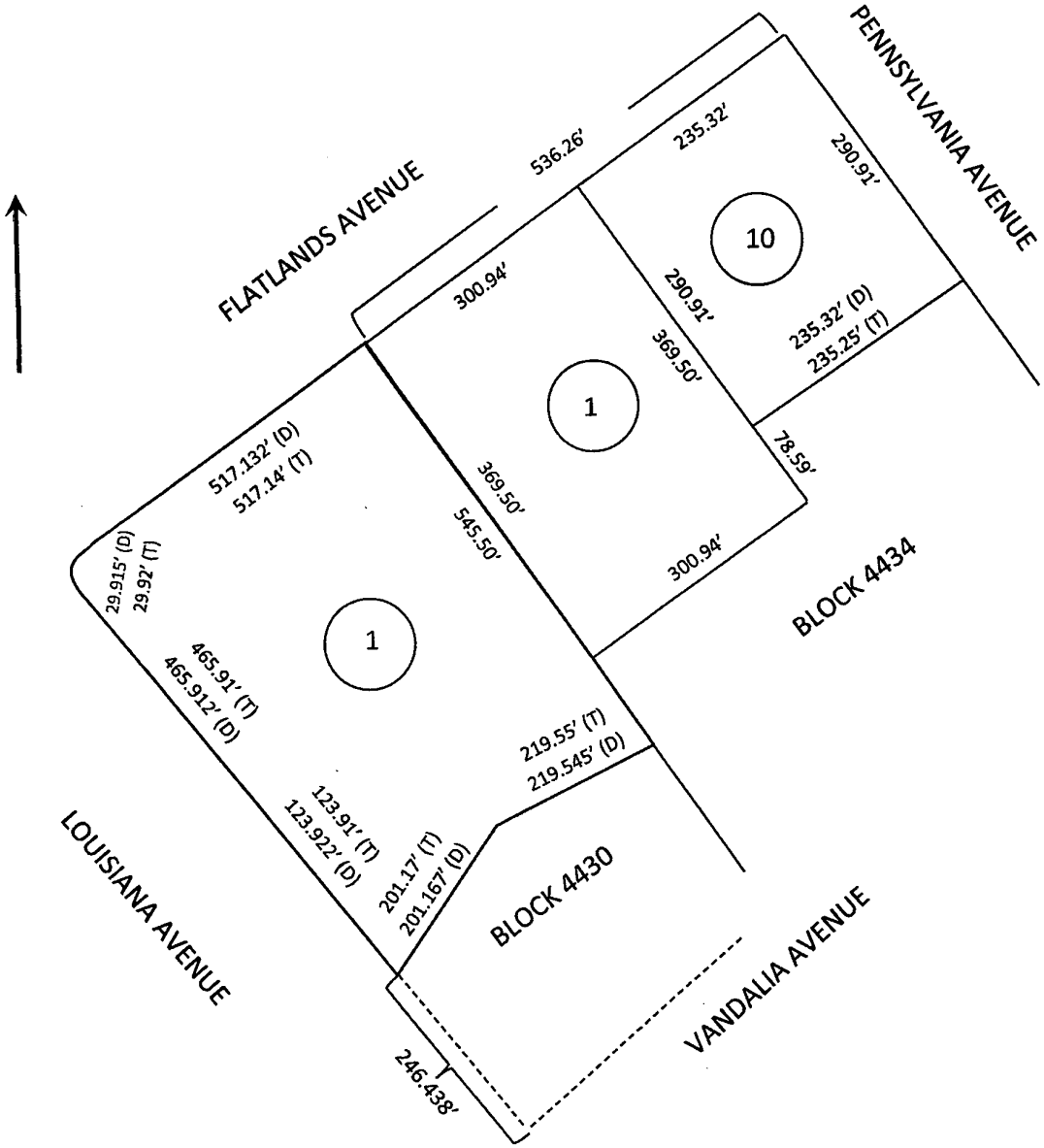
# *First American Title Insurance Company National Commercial Services*

Title No.: **3020-1146665NY4**

That the said premises are known as and by street address(s): 12020, 12074 and 12096 Flatlands Avenue, Brooklyn NY 11204, as shown on the following DIAGRAM.

BLOCK(S): 4430 and 4434

LOT(S): 1 and 1 and 10



# *First American Title Insurance Company National Commercial Services*

Title No.: **3020-1146665NY4**

**NOTE:** A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may by subdivided into two or more zoning lots provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND ($1,000.00) DOLLARS. RECIPIENT ACCEPTS THIS CERTIFICATE WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS CERTIFICATE BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. THIS CERTIFICATE IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFORE, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON.

Dated: as of 3/27/2024 FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____

MICHELLE M. POMBO
SENIOR UNDERWRITING COUNSEL

State of New York, County of New York ss.:

On the 20 day of MARCH in the year 2024 before me, the undersigned, personally appeared Michelle M Pombo, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____

Signature and Office of individual taking acknowledgment

GARY POLLARD
Notary Public State of New York
No. C1PO4827351
Qualified in New York County
Commission Expires April 30, 2026

**Exhibit C:1**

Certification of Parties-in-Interest

**Exhibit C:2**

Waiver and Subordination Agreements

**WAIVER OF DECLARATION OF ZONING LOT RESTRICTIONS, RESTRICTIVE DECLARATION, AND ZONING LOT DEVELOPMENT AND EASEMENT AGREEMENT AND SUBORDINATION OF MORTGAGE**

**THIS WAIVER OF DECLARATION OF ZONING LOT RESTRICTIONS, RESTRICTIVE DECLARATION, AND ZONING LOT DEVELOPMENT AND EASEMENT AGREEMENT** made as of March 27, 2024 (this "**Waiver**") by **NEW YORK STATE HOUSING FINANCE AGENCY**, having an address at 641 Lexington Avenue, New York, New York 10022 (the "**Mortgagee**").

1. Mortgagee is a "party in interest" as defined in Section 12-10 of the Zoning Resolution of the City of New York, effective as of December 15, 1961, as amended (the "**Zoning Resolution**") with respect to certain land identified on the Tax Map of the City of New York (the "**Tax Map**") as Block 4434, Lot 10, which is more particularly described in **Exhibit A** annexed hereto (the "**Property**").

2. Mortgagee waives any right to execute and subordinates its interest in the Property to the following instruments:

a. Confirmatory Declaration of Zoning Lot Restrictions by Christian Cultural Center Inc., IUV Phase 1 Owner LLC, IUV Phase 1 LIHTC Owner LLC, and IUV Phase 1A Housing Development Fund Corporation (collectively, "**Declarants**"), dated as of the date hereof and intended to be recorded simultaneously herewith, declaring that the Property and certain land identified on the Tax Map as Block 4434, Lot 1 and Block 4430, Lot 1, are to be treated as a single zoning lot (the "**Combined Zoning Lot**") for the purposes of the Zoning Resolution;

b. Zoning Lot Development and Easement Agreement for Large-Scale General Development by Declarants, dated as of the date hereof and intended to be recorded simultaneously herewith, regarding, among other terms, rights and obligations with respect to the Combined Zoning Lot; and

c. Restrictive Declaration of Large-Scale General Development by Declarants, dated as of the date hereof and intended to be recorded simultaneously herewith, setting forth certain obligations in connection with the special permits approved under Application Nos. C 220311 ZSK and C 220314 ZSK.

3. Mortgagee shall execute and deliver, within a reasonable period after request therefor, such further documents and instruments as may be reasonably requested or reasonably required in connection with the treatment of the Combined Zoning Lot as a single zoning lot, to effectuate the intent of this Waiver, or with respect to any additional parcel that may be incorporated into the Combined Zoning Lot.

4. This instrument shall run with the land and Mortgagee's interest therein and bind Mortgagee and its successors and assigns.

5. This Waiver shall be recorded in the Office of the City Register.

[Remainder of page intentionally left blank]

**IN WITNESS WHEREOF**, Mortgagee has executed and delivered this Waiver as of the date first above written.

**MORTGAGEE:**
**NEW YORK STATE HOUSING FINANCE AGENCY**

By: _____
Name: Patrick Love
Title: Vice President

**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF NEW YORK )
).ss.:
COUNTY OF NEW YORK )

On the 19 day of March in the year 2024 before me, the undersigned, personally appeared **Patrick Love**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public
Commission Expires:

Justin Carlson
Notary Public, State of New York
Reg. No. 01CA6427804
Qualified in Nassau County
Commission Expires 01/03/2026

# Exhibit A

## Legal Description – Property

### Block 4434, Lot 10

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING, BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FLATLANDS AVENUE (110 FEET WIDE PUBLIC RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE (120 FEET WIDE PUBLIC RIGHT OF WAY), THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTHERLY, ALONG THE WESTERLY SIDE OF PENNSYLVANIA AVENUE, A DISTANCE OF 290.91 FEET TO A POINT;

2) WESTERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 235.32 FEET TO A POINT;

3) NORTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 290.91 FEET TO A POINT ON THE SOUTHERLY SIDE OF FLATLANDS AVENUE;

4) EASTERLY, ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 235.32 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 68,457± S.F. OR 1.572± ACRES

THIS DESCRIPTION IS PREPARED BASED ON A SURVEY BY CONTROL POINT ASSOCIATES INC PC, ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 30 INSPIRATION LANE (A.K.A. 12096 FLATLANDS AVENUE), LOT 10/BLOCK 4434, BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK" DATED OCTOBER 31, 2023, LAST REVISION DATE MARCH 08, 2024, AS REVISION NO 5 AND FIRST AMERICAN INSURANCE COMPANY OF NEW YORK TITLE NO. 3020-1E8WNY01 WITH AN EFFECTIVE DATE OF 10/16/2023, REVISED ON 12/15/2023.

**WAIVER OF DECLARATION OF ZONING LOT RESTRICTIONS, RESTRICTIVE DECLARATION, AND ZONING LOT DEVELOPMENT AND EASEMENT AGREEMENT**

**THIS WAIVER OF DECLARATION OF ZONING LOT RESTRICTIONS, RESTRICTIVE DECLARATION, AND ZONING LOT DEVELOPMENT AND EASEMENT AGREEMENT** made as of MARch 07, 2024 (this "**Waiver**") by **THE CITY OF NEW YORK, ACTING BY AND THROUGH ITS DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**, having an address at 100 Gold Street, New York, New York 10038 (the "**Mortgagee**").

1. Mortgagee is a "party in interest" as defined in Section 12-10 of the Zoning Resolution of the City of New York, effective as of December 15, 1961, as amended (the "**Zoning Resolution**") with respect to certain land identified on the Tax Map of the City of New York (the "**Tax Map**") as Block 4434, Lot 10, which is more particularly described in **Exhibit A** annexed hereto (the "**Property**").

2. Mortgagee waives any right to execute the following instruments:

   a. Confirmatory Declaration of Zoning Lot Restrictions by Christian Cultural Center Inc., IUV Phase 1 Owner LLC, IUV Phase 1 LIHTC Owner LLC, and IUV Phase 1A Housing Development Fund Corporation (collectively, "**Declarants**"), dated as of the date hereof and intended to be recorded simultaneously herewith, declaring that the Property and certain land identified on the Tax Map as Block 4434, Lot 1 and Block 4430, Lot 1, are to be treated as a single zoning lot (the "**Combined Zoning Lot**") for the purposes of the Zoning Resolution;

   b. Zoning Lot Development and Easement Agreement for Large-Scale General Development by Declarants, dated as of the date hereof and intended to be recorded simultaneously herewith, regarding, among other terms, rights and obligations with respect to the Combined Zoning Lot; and

   c. Restrictive Declaration of Large-Scale General Development by Declarants, dated as of the date hereof and intended to be recorded simultaneously herewith, setting forth certain obligations in connection with the special permits approved under Application Nos. C 220311 ZSK and C 220314 ZSK.

3. Mortgagee shall execute and deliver, within ten (10) days after request therefor, such further documents and instruments as may be reasonably requested or reasonably required in connection with the treatment of the Combined Zoning Lot as a single zoning lot, to effectuate the intent of this Waiver, or with respect to any additional parcel that may be incorporated into the Combined Zoning Lot.

4. This instrument shall run with the land and Mortgagee's interest therein and bind Mortgagee and its successors and assigns.

5. This Waiver shall be recorded in the Office of the City Register.

[Remainder of page intentionally left blank]

**IN WITNESS WHEREOF**, Mortgagee has executed and delivered this Waiver as of the date first above written.

**MORTGAGEE:**
**THE CITY OF NEW YORK, ACTING BY AND THROUGH ITS DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

By: _____
Name: Daniel Moran
Title: Assistant Commissioner

**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF NEW YORK )
) ss.:
COUNTY OF NEW YORK )

On the ____ day of March, 2024, before me, the undersigned, a notary public in and for said state, personally appeared **Daniel Moran**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

_____
Notary Public
Commission expires:

STATE OF NEW YORK )
) ss:
COUNTY OF NEW YORK )

On the 13th day of March in the year 2026 before me, the undersigned, personally appeared **Daniel Moran**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that she/he/them executed the same in her/his/their capacity, and that by her/his/their signature on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.

NOTARY PUBLIC
**DONYELE FONTAINE**
**NOTARY PUBLIC, STATE OF NEW YORK**
**No. 02FO6324361**
**QUALIFIED IN NEW YORK COUNTY**
**COMMISSION EXPIRES MAY 4, 2027**

# Exhibit A

## Legal Description – Property

### Block 4434, Lot 10

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING, BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FLATLANDS AVENUE (110 FEET WIDE PUBLIC RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE (120 FEET WIDE PUBLIC RIGHT OF WAY), THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTHERLY, ALONG THE WESTERLY SIDE OF PENNSYLVANIA AVENUE, A DISTANCE OF 290.91 FEET TO A POINT;

2) WESTERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 235.32 FEET TO A POINT;

3) NORTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 290.91 FEET TO A POINT ON THE SOUTHERLY SIDE OF FLATLANDS AVENUE;

4) EASTERLY, ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 235.32 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 68,457± S.F. OR 1.572± ACRES

THIS DESCRIPTION IS PREPARED BASED ON A SURVEY BY CONTROL POINT ASSOCIATES INC PC, ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 30 INSPIRATION LANE (A.K.A. 12096 FLATLANDS AVENUE), LOT 10/BLOCK 4434, BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK" DATED OCTOBER 31, 2023, LAST REVISION DATE MARCH 08, 2024, AS REVISION NO 5 AND FIRST AMERICAN INSURANCE COMPANY OF NEW YORK TITLE NO. 3020-1E8WNY01 WITH AN EFFECTIVE DATE OF 10/16/2023, REVISED ON 12/15/2023.

**Exhibit D**

Large-Scale Plans

[attached behind]

## Order of Plan Segments

| | | |
|---|---|---|
| 6 | 4 | 2 |
| 5 | 3 | 1 |

| | | |
|---|---|---|
| | | in public parking garage |
| 1,088 provided* | | Complies<br>* Total no. of bike parking spaces is based on proposed uses and subject to change pursuant to ZR 36-711. |

| | |
|---|---|
| 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. |
| 21 trees * | |
| 8 trees * | |
| 43 trees provided * | |

| |
|---|
| |
| clusionary Housing (MIH) area; and (ii) Appendix I of the ZR to expand the boundary of the Transit Zone to include the Project Area. |
| regard to yard, court, distance between buildings, and height and setback regulations. |
| aces located on the roof of the public parking garage. |

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

Key Plan

Project

Innovative Urban Living

12020 Flatlands Ave, Brooklyn, NY 11207

Client

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

Drawing Title

# LSGD Zoning Analysis




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

**Z-020.00**

PAU
We are a practice for architecture and urbanism

Architect
Practice for Architecture Urbanism DPC
215 Park Avenue South, Suite 1901
New York, NY 10003
212.952.6307

Landscape Architect
MPFP PLLC
120 Broadway, Floor 20
New York, NY 10271
212.477.8368

Civil Engineer
Bohler Engineering PC
14 Penn Plaza / 225 W 34th Street, Suite 814
New York, NY 10122
646.661.4200

EIS Consultant
VHB
One Penn Plaza, Suite 715
New York, NY 10119
646.722.8247

Environmental Engineer / Geotechnical Engineer
Langan
21 Penn Plaza / 360 West 31st Street, 8th Floor
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

| Proposed | | | Notes/Compliance |
|---|---|---|---|
| Existing to Remain | New | Total | |
| CCC: NA | Building 1: 60 ft to Buildings 2 and 3<br>Building 2: 60 ft to Buildings 1 and 4<br>Building 3: 60 ft to Buildings 1 and 4; 79 ft to Building 5<br>Building 4: 229 ft to CCC; 60 ft to Buildings 2 and 3; 34.5 ft to PAC *<br>Building 5: 79 ft to Building 3; 50 ft to Building 6 *; 39.5 ft to CCC *<br>Building 6: 50 ft to Building 5 *; 36.5 ft to CCC *<br>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<br>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 |
| 386* | | | Complies<br>*Total no. of parking spaces is based on proposed uses and subject to change pursuant to ZR 25-23, 25-25, 36-21. |
| up to 500* | | | *Special permit pursuant to ZR 74-512 to permit public parking garage with rooftop parking<br>*Required parking accessory to commercial and community facility uses may be located in public parking garage |
| 1,088 provided* | | | Complies<br>* Total no. of bike parking spaces is based on |

| | |
|---|---|
| | Complies |
| | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify yard regulations |
| lot line* | |
| special story | |
| coming unit | Complies |
| | Complies |
| | Complies |

| | | |
|---|---|---|
| | | Complies |
| | | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations |
| | | |
| | | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations |
| | | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations |
| ed) * | | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations |
| t to | | |
| | | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations |
| | | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify height and setback regulations |
| | | |

| | | | |
|---|---|---|---|
| **Bicycle Parking** | | | |
| 36-711 | Residential | Residential | 1 per 2 D.U. = 2,050 D.U. / 2 = 1,025 spaces |
| | 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<br>23-03 | 1 Tree per 25 ft of frontage | Louisiana Avenue | 605 lf / 25 ft = 24.2 trees; 24 trees |
| | | Flatlands Avenue | 1068.5 lf / 25 ft = 42.7 trees; 43 trees required |
| | | Pennsylvania Avenue | 291 lf / 25 ft = 11.6 trees; 12 trees required |
| | | Total | 79 trees required |

## 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 H |
| 3 | Zoning special permit pursuant to ZR 74-743(a)(2) to locate buildings within a large-scale general development without regard to y |
| 4 | Zoning special permit pursuant to ZR 74-512 to permit a public parking garage with more than 150 spaces with some spaces locate |

| L USE* | COMMUNITY FACILITY USE* | TOTAL* |
|---|---|---|
| 13,677 SF | 76,323 SF | 90,000 SF |
| 13,871 SF | | 223,963 SF |
| 12,484 SF | | 188,432 SF |
| 13,871 SF | | 212,760 SF |
| | 11,950 SF | 258,534 SF |
| 10,243 SF | 3,521 SF | 216,067 SF |
| 8,749 SF | | 146,605 SF |
| 11,097 SF | | 164,212 SF |
| 7,256 SF | 6,082 SF | 220,656 SF |
| 16,005 SF | | 16,005 SF |
| **107,253 SF** | **97,876 SF** | **1,737,234 SF** |
| 191,633 SF | | 191,633 SF |
| **298,886 SF** | **97,876 SF** | **1,928,867 SF** |

loor area exceed 1,532,105 SF, commercial floor area exceed 310,000 SF,
SF. As-of-right uses under zoning permitted.

| | Total | Notes/Compliance |
|---|---|---|
| e | Use Groups 2, 3, 4, 6, 8, 9, Public Parking Garage | Complies |
| | 3.41 | Complies |
| | 0.22 | |
| | 0.66 | |
| | 4.29 | |
| | 1,532,105 | Complies |
| | 97,876 | |
| | 298,886 | |
| | 1,928,867 | |
| | 45.1% (9,057 SF) | Complies |
| | 37.4% (160,700 SF) | |
| | | Complies |
| | | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify yard regulations |
| | | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify yard regulations |
| d obstruction) | | Complies |
| | | Complies |
| | | Complies |
| | | * Does not comply; Special permit pursuant to ZR 74-743(a)(2) to modify yard regulations |
| line* | | |

## ZONING ANALYSIS CHART (CONTINUED)

| ZR Section | Item/Description | Permitted/Required | | Existing |
|---|---|---|---|---|
| **Minimum Distance between Buildings** | | | | |
| 23-711 | | Wall to Wall | 40' | CCC: NA |
| | | 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 | |
| 25-23 | Required Accessory Off-Street Parking | | | |
| 25-25 | Residential | Residential - Moderate Income Housing | 50% of dwelling units = 512 / 2 = 256 spaces | |
| 36-21 | | 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 | |
| **Bicycle Parking** | | | | |
| 36-711 | Residential | Residential | 1 per 2 D.U. = 2,050 D.U. / 2 = 1,025 spaces | |
| | Commercial | Food Stores with 2,000 or more | 1 per 10,000 sf = 13,871 sf / 10,000 = 1.4 spaces | |

| | | | | | |
|---|---|---|---|---|---|
| 33-301 | Rear Yard - Within | Commercial | None required within 100 feet of corners | NA | |
| 23-541 | 100 feet of corners | Residential | None required within 100 feet of corners | | |
| 33-303 | Rear Yard - zoning lots with multiple rear lot lines | 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 *<br>Building 2: 20 ft provided | |
| 23-471<br>23-543 | | 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*<br>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 | |
| 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<br>(up to a height of 23 ft is permitted obstruction) | |
| 23-53<br>23-531 | | Residential | zoning lots containing quality housing buildings, no rear yard regulations apply to any through lot portions | NA | |
| Height and Setback Regulations | | | | | |
| 35-651<br>35-654(b) | Street wall location | | For quality housing buildings in R7-2/C2-4 (MIH), street wall location provisions need not apply | NA | |
| 35-654<br>23-664(c) | Setback | Wide Street | 10 ft | CCC: NA | |
| | | Pennsylvania Avenue | | | Building 1: 5.5 ft - 15.5 ft *<br>Building 2: 0 ft * |
| | | Flatlands Avenue | | | Building 1: 4 ft - 14 ft *<br>Building 3: 4 ft - 14 ft *<br>Building 5: 5 ft - 15 ft *<br>Building 6: 5 ft - 15 ft * |
| | | Narrow Street | 15 ft | CCC: NA | |
| | | Louisiana Avenue | | | Building 7/8: 0 ft - 7.6 ft *<br>Building 9/10: 0 ft - 9.5 ft * |
| 35-652<br>23-662<br>23-664(c) | Base Height | Minimum | 40 ft | CCC: NA | Building 1: 12 ft to 40 ft *<br>Building 2: none requested<br>Building 3: 12 ft to 40 ft*<br>Building 5: 0 ft to 40 ft *<br>Building 6: 12 ft to 40 ft*<br>Building 7/8: 12 ft to 40 ft*<br>Building 9/10: none requested |
| | | Maximum | 75 ft | CCC: NA | Building 1: 130.87 ft - 160.87 ft *<br>Building 2: 119.77 ft *<br>Building 3: 99.79 ft - 149.79 ft *<br>Building 5: 112.75 ft - 152.75 ft *<br>Building 6: 114.84 ft - 154.84 ft *<br>Building 7/8: 104.17 ft - 134.17 ft *<br>Building 9/10: 113.48 ft - 133.48 ft * |
| 35-654<br>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) *<br>Building 2: 139.77 ft (154.77 to bulkhead) *<br>Building 3: 139.79 ft & 149.79 ft (154.79 ft & 164.79 ft to bulkhead) *<br>Building 4: 128.72 ft (143.72 ft to bulkhead)<br>Building 5: 152.75 ft (167.75 ft to bulkhead) *<br>Building 6: 154.84 ft (169.84 ft to bulkhead) *<br>Building 7/8: 134.17 ft (149.17 ft to bulkhead)<br>Building 9/10: 133.48 ft (148.48 ft to bulkhead)<br>Garage: 87.03 ft (102.03 ft to bulkhead)<br>PAC: 49.45 ft (64.45 ft to bulkhead) |
| 23-664(c) | No. of Stories | | 13 stories | CCC: 2 stories | Building 1: 14 stories (15 stories with Maisonettes)*<br>Building 2: 13 stories<br>Building 3: 13 stories (14 stories with Maisonettes)*<br>Building 4: 12 stories<br>Building 5: 13 stories<br>Building 6: 13 stories<br>Building 7/8: 12 stories<br>Building 9/10: 12 stories<br>Garage: 7 stories<br>PAC: 2 stories |
| 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<br>Building 4: 98.72ft & 108.72 ft (123.72 ft to bulkhead) *<br>Building 9/10: 113.15 ft (128.15 ft to bulkhead) *<br>Garage: 87.03 ft (102.03 ft to bulkhead) *<br>PAC: 49.45 ft (64.45 ft to bulkhead) * |
| | | Within 100 ft of a wide street | Within 25 ft of R5 district, 55 ft | CCC: NA | Building 2: 119.77 ft * |

## SITE DATA

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

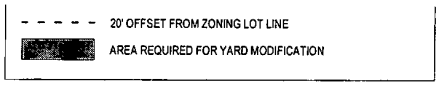
## ZONING FLOOR AREA BY BUILDING

| BUILDING | RESIDENTIAL USE* | COMMERCIAL USE* |
|---|---|---|
| Existing CCC | | 13,677 SI |
| Building 1 | 210,092 SF | 13,871 SI |
| Building 2 | 175,948 SF | 12,484 SI |
| Building 3 | 198,889 SF | 13,871 SI |
| Building 4 | 246,584 SF | |
| Building 5 | 202,303 SF | 10,243 SI |
| Building 6 | 137,856 SF | 8,749 SI |
| Building 7/8 | 153,115 SF | 11,097 SI |
| Building 9/10 | 207,318 SF | 7,256 SI |
| PAC | | 16,005 SI |
| SUBTOTAL | | 107,253 SI |
| Public Parking Garage | | 191,633 SI |
| TOTAL * | 1,532,105 SF | 298,886 SI |

NOTE: * Floor area allocations by use are illustrative, but in no event shall residential floor area exc community facility floor area exceed 130,000 SF, or total floor area exceed 1,928,867 SF. As-of-righ

## ZONING ANALYSIS CHART

| ZR Section | Item/Description | Permitted/Required | | Proposed | | |
|---|---|---|---|---|---|---|
| | | | | Existing to Remain | New | |
| **Use Regulations** | | | | | | |
| 22-10<br>33-10 | Use Groups | | Use Groups 1-9, 14 | Use Group 4 | Use Groups 2, 3, 4, 6, 8, 9, Public Parking Garage | Use G<br>Pul |
| **FAR** | | | | | | |
| 23-154(d)(2)(ii) | | Residential (MIH) | 4.60 | NA | 3.41 | |
| 33-121 | | Community Facility | 6.50 | 0.17 | 0.05 | |
| 33-121 | | Commercial | 2.00 | | 0.66 | |
| | | Max Total | 6.50 | 0.17 | 4.12 | |
| **Floor Area** | | | | | | |
| 23-154(d)(2)(ii) | | Residential (MIH) | 2,068,404 | NA | 1,532,105 | |
| 33-121 | | Community Facility | 2,922,745 | 76,323 | 21,553 | |
| 33-121 | | Commercial | 899,306 | NA | 298,886 | |
| | | Max Total | 2,922,745 | 76,323 | 1,852,544 | |
| **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) | |
| | | Interior / Through Lots | 65% = 429,552 SF x 65% = 279,209 SF | NA | 37.4% (160,700 SF) | 3 |
| **Yard Regulations** | | | | | | |
| 35-50 | Front Yard | Commercial | None Required | None provided | | |
| 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 * | | |
| 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 * | | |
| 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) | | |
| 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 | | |
| 33-301 | Rear Yard - Within | Commercial | None required within 100 feet of corners | NA | | |
| 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 *<br>Building 2: 20 ft provided | | |
| 23-471 | rear lot lines | Residential | Minimum 30' along rear lot lines coinciding rear lot lines of | Building 4: none provided along some portions of rear lot line* | | |




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

Key Plan

# 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.

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




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

PAU
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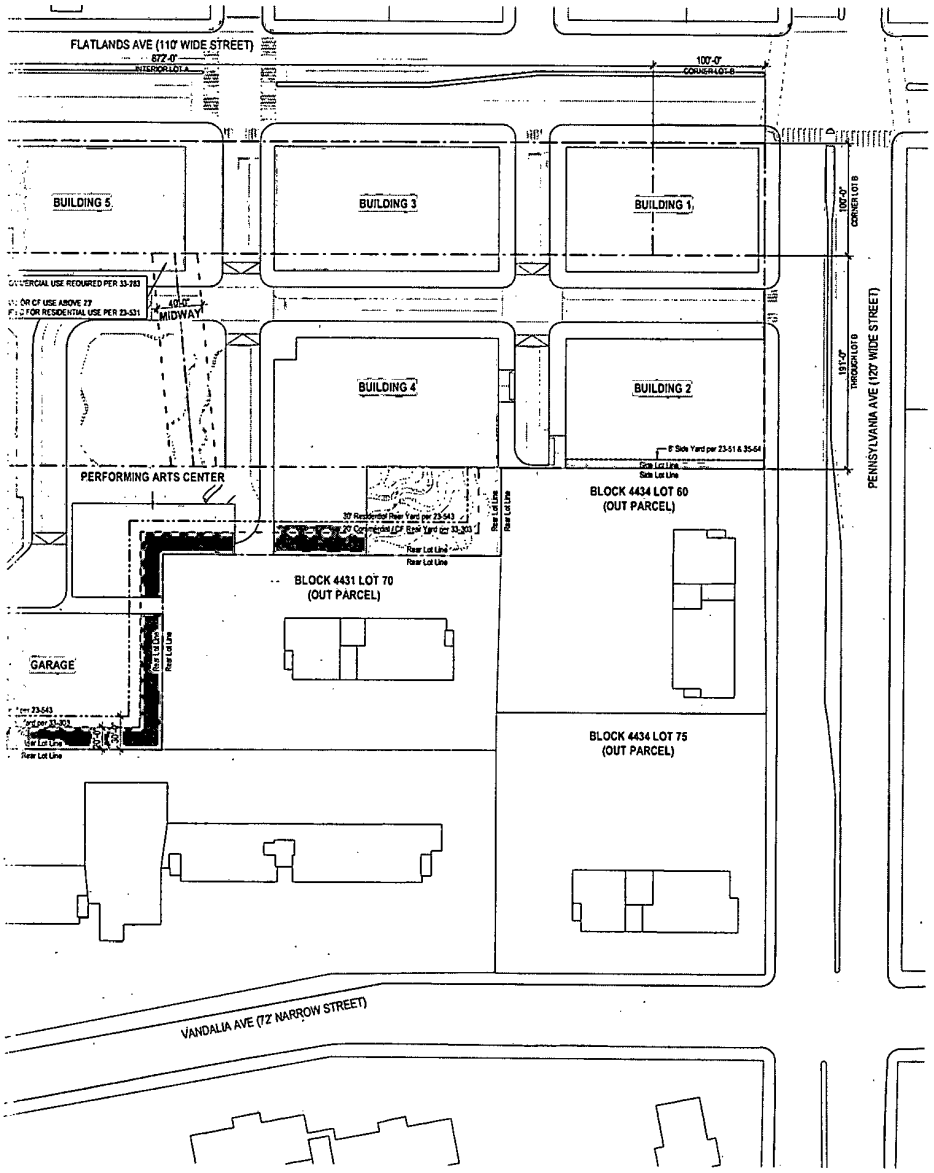


LEGEND

- 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

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**Landscape Architect**
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**Civil Engineer**
Bohler Engineering PC
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**EIS Consultant**
VHB
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**Environmental Engineer / Geotechnical Engineer**
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**Structural Engineer**
DeSimone Consulting Engineers
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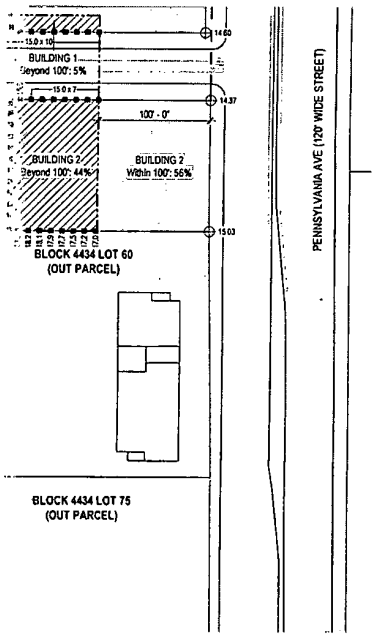
**Land Use Attorney**
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, NY 10004
212 859 8602




LEGEND

- ZONING LOT LINE
- 100' OFFSET FROM STREET LINE
- xxx ⊕ CURB LEVEL HEIGHT
- xx.x ● ADJOINING GRADE SAMPLE POINTS
- BUILDING PORTION BEYOND 100' OFFSET FROM STREET LINE

| Bldg. Coverage | Sum of Products 12-10 Base Plane Definition (c) |
|---|---|
| 5% | (13.47 x 95%) + (15.00 x 5%) = 13.54 |
| 44% | (14.70 x 56%) + (16.88 x 44%) = 15.66 |
| 11% | (11.75 x 89%) + (14.87 x 11%) = 12.09 |
| 100% | (17.29 X 100%) = 17.29 |
| 12% | (12.00 x 88%) + (16.77 x 12%) = 12.57 |
| 0% | (11.85 x 100%) = 11.90 |
| 0% | (13.03 x 100%) = 13.03 |
| 54% | (14.06 x 46%) + (16.79 x 54%) = 15.53 |
| 100 | (16.98 x 100%) = 16.98 |
| 100% | (19.00 X 100%) = 19.00 |
| 99.5% | (19.00 x 0.5%) + (19.00 x 99.5%) = 19.00 |

## GENER

1. APPLICANT'
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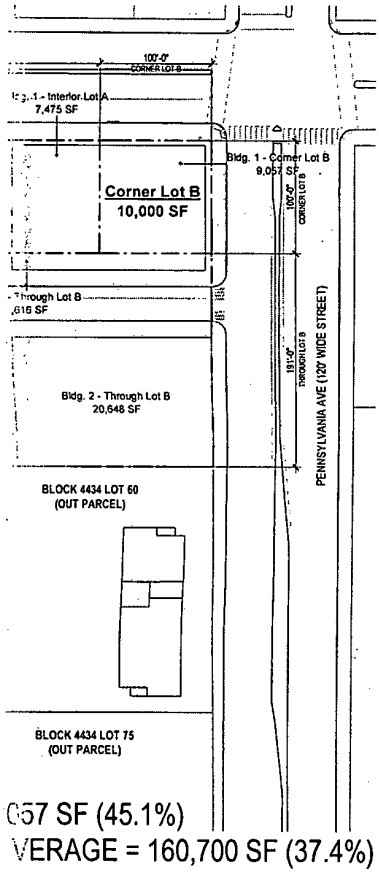
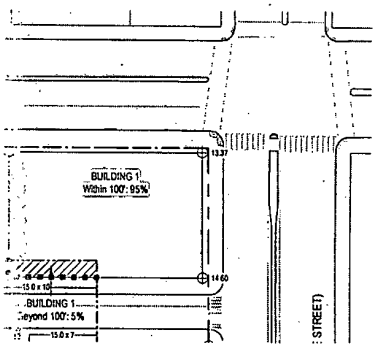
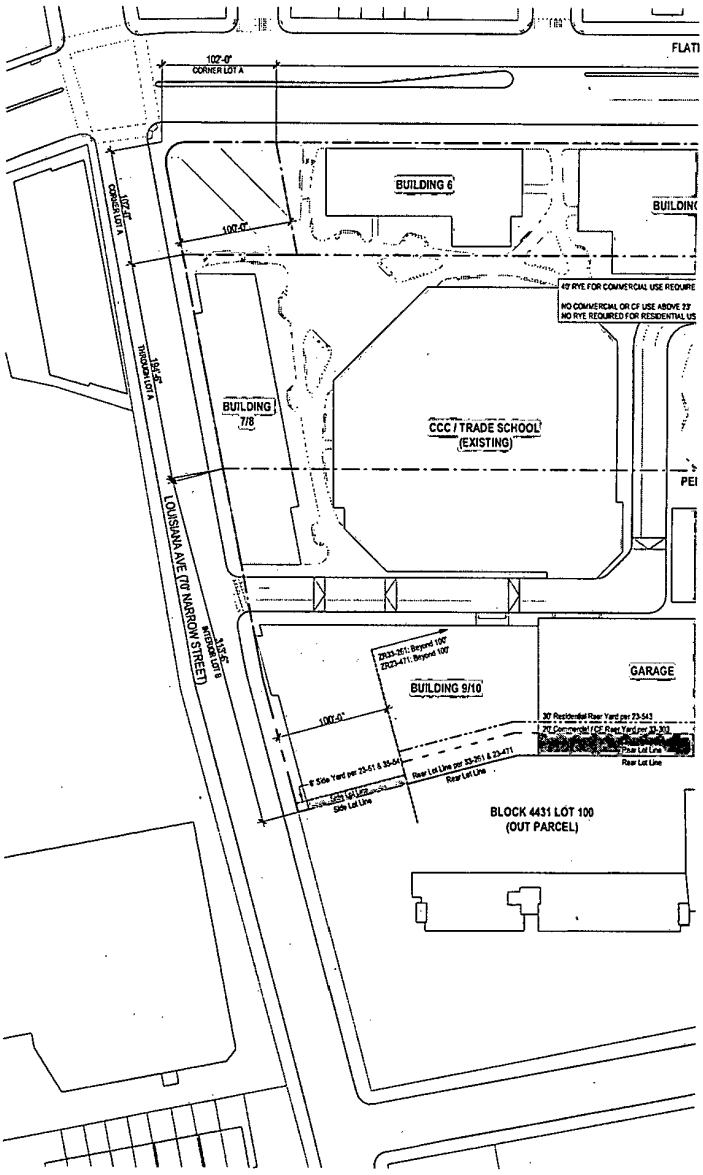
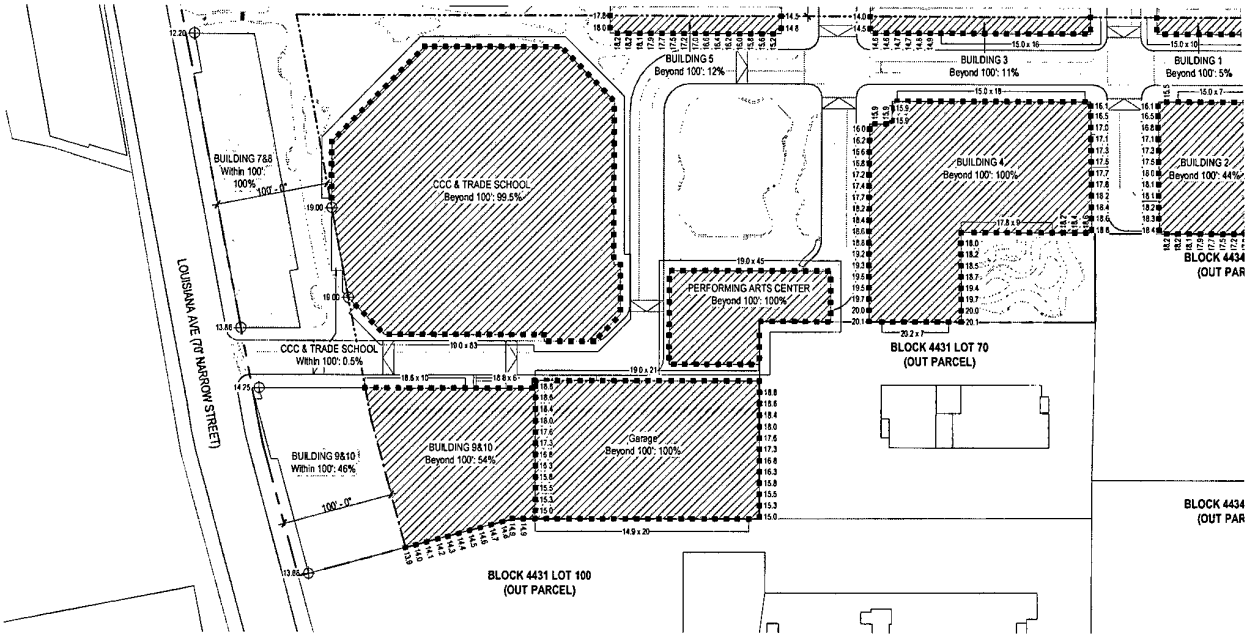



057 SF (45.1%)
VERAGE = 160,700 SF (37.4%)




1 YARD ANALYSIS
1" = 80'-0"

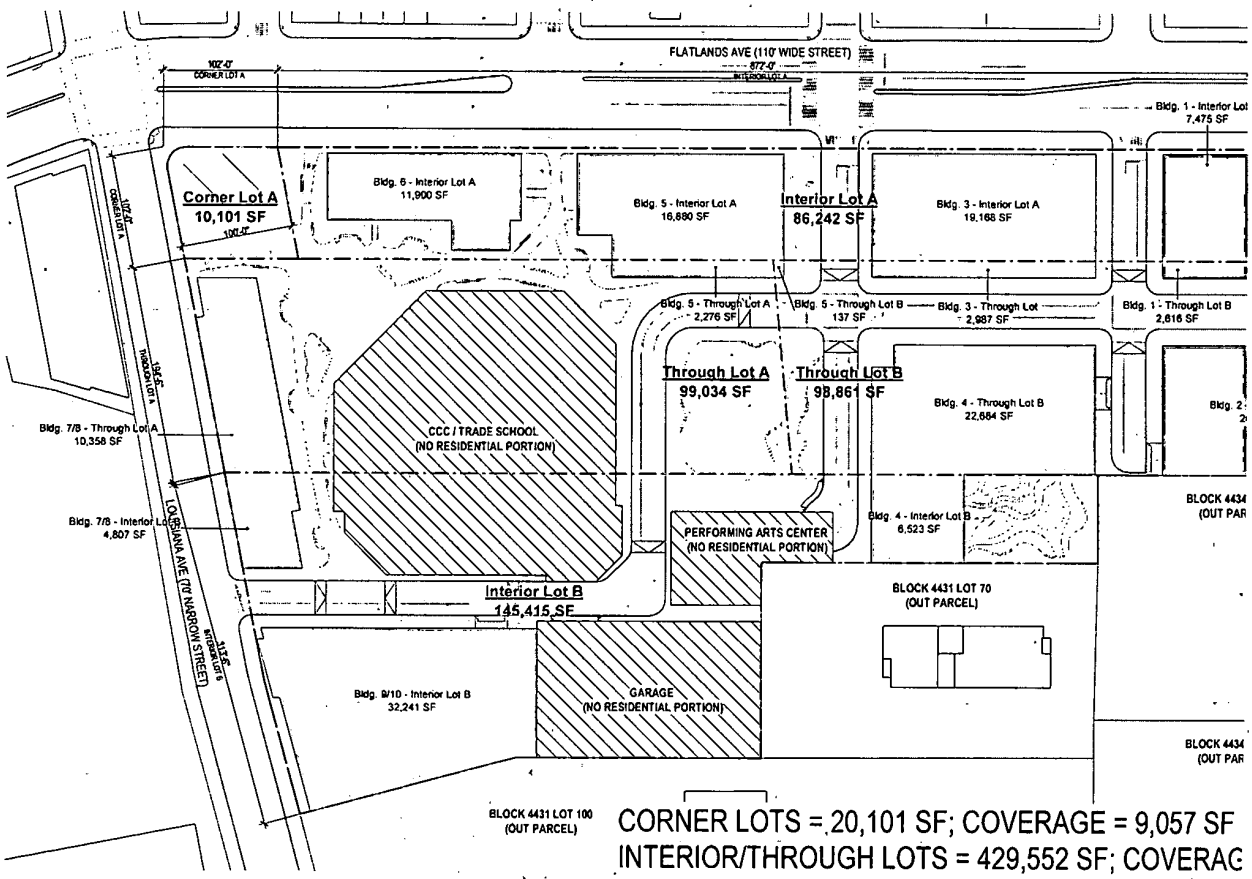



## 2 ADJUSTED BASE PLANE CALCULATION

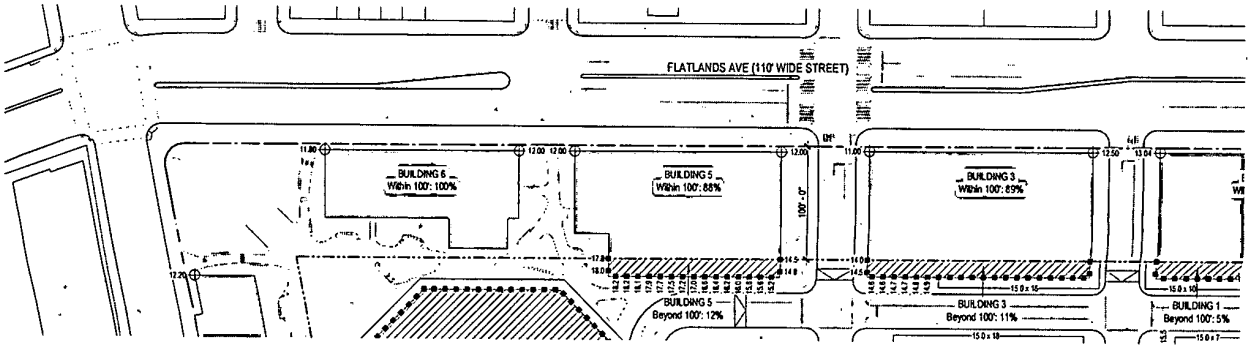
1" = 80'-0"

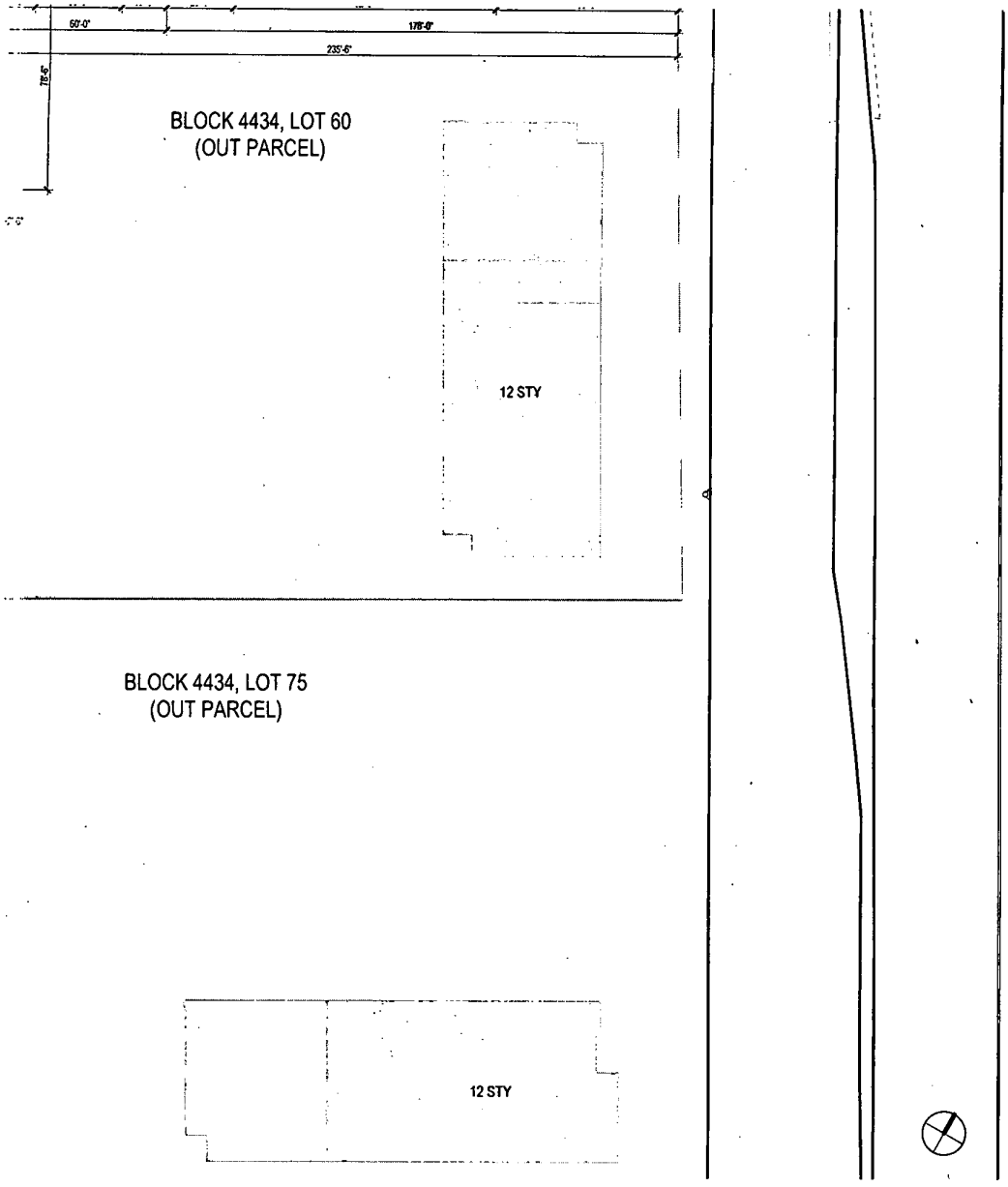
### ADJUSTED BASE PLANE CALCULATION

| 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 |
|---|---|---|---|---|---|---|---|
| Building 1 | Pennsylvania Avenue | (14.06+13.37)/2 = 13.72 | (13.72+13.21)/2 = 13.47 | 95% | (15.0x10) / 10 = | 15.00 | 5% |
| | Flatlands Avenue | (13.04+13.37)/2 = 13.21 | | | | | |
| 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% |
| 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% |
| 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% |
| 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% |
| Building 6 | Flatlands Avenue | | (11.80+12.00)/2 = 11.90 | 100% | N/A | | 0% |
| Building 7&8 | Louisiana Avenue | | (12.20+13.86)/2 = 13.03 | 100% | N/A | | 0% |
| 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% |
| 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 |
| Performing Arts Center | N/A | | N/A | 0% | (19.0x43) / 45 = | 19.00 | 100% |
| CCC | Louisiana Avenue | | (19.00+19.00)/2 = 19.00 | 0.5% | (19.0x83) / 83 = | 19.00 | 99.5% |




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






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

Key Plan

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

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

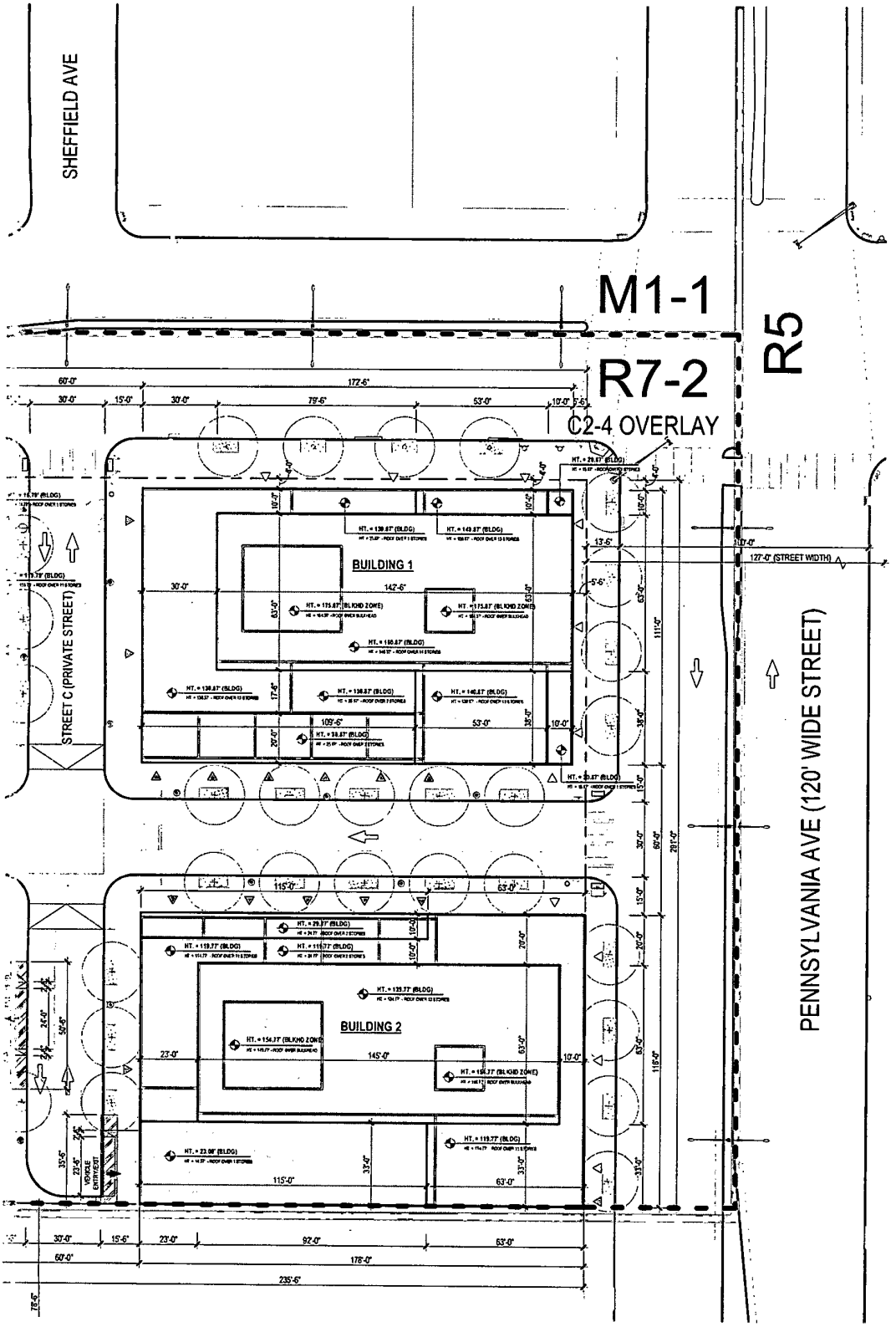
Drawing Title
# Overall Large Scale Site Plan

L ACCESS POINTS
UNITY FACILITIES ACCESS POINTS
EI TIAL ACCESS POINTS
IC DIRECTION
NT 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

REGISTERED ARCHITECT
VISHAAN CHAKRABARTI
027960-1
STATE OF NEW YORK

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

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Practice for Architecture Urbanism DPC
215 Park Avenue South, Suite 1901
New York, NY 10003
212.952.6307

**Landscape Architect**
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120 Broadway, Floor 20
New York, NY 10271
212.477.5355

**Civil Engineer**
Bohler Engineering PC
14 Penn Plaza / 225 W 34th Street, Suite 814
New York, NY 10122
646.661.4200

**EIS Consultant**
VHB
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646.722.9247

**Environmental Engineer / Geotechnical Engineer**
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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
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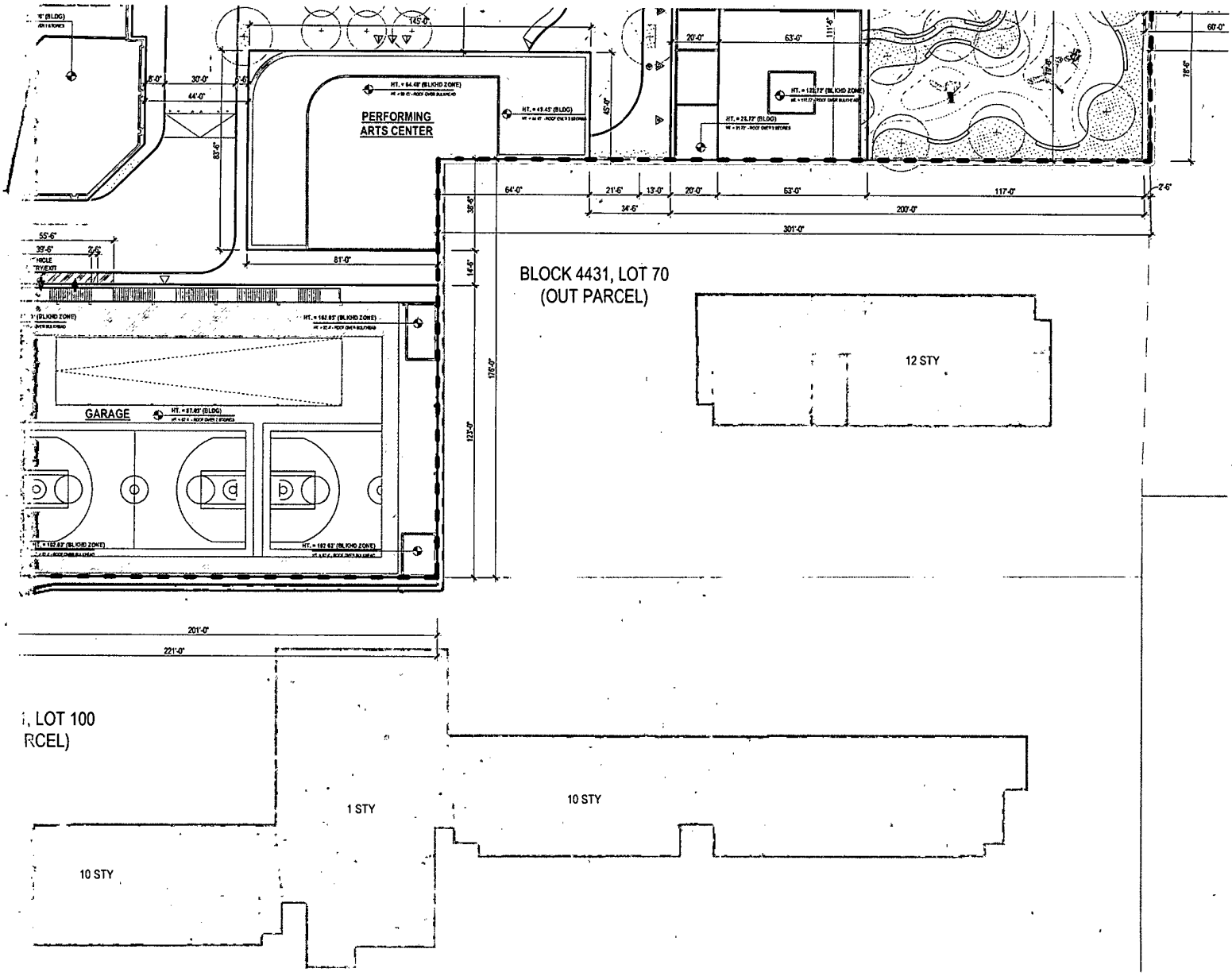
New York, NY 10004
212 859 8602




E PERFORMING ARTS CENTER
SURROUNDING PROPERTIES
ESSIBLE AREA DETAILS.

F ASSOCIATES, INC. PC.,

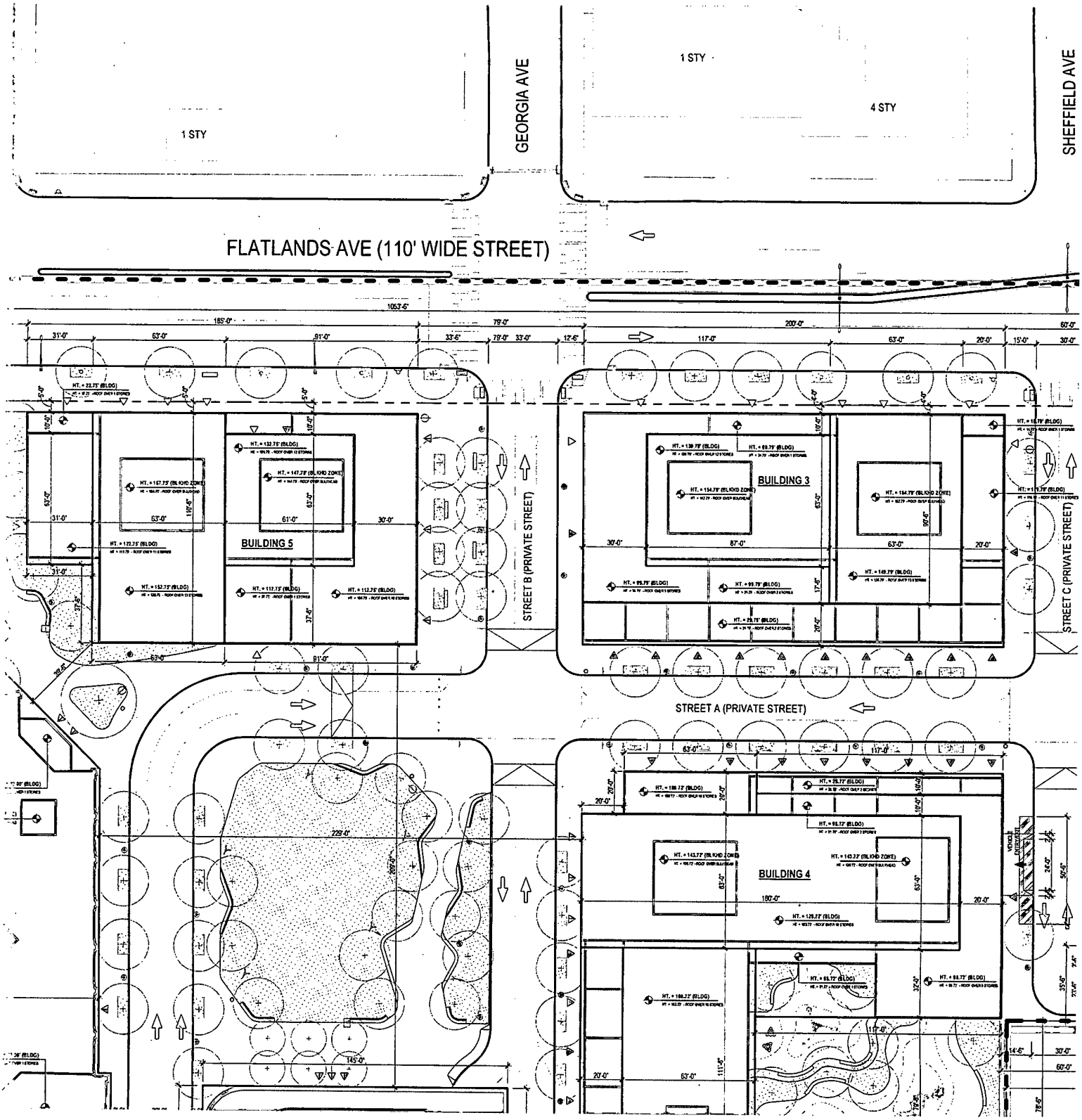
NUMBER OF STORIES

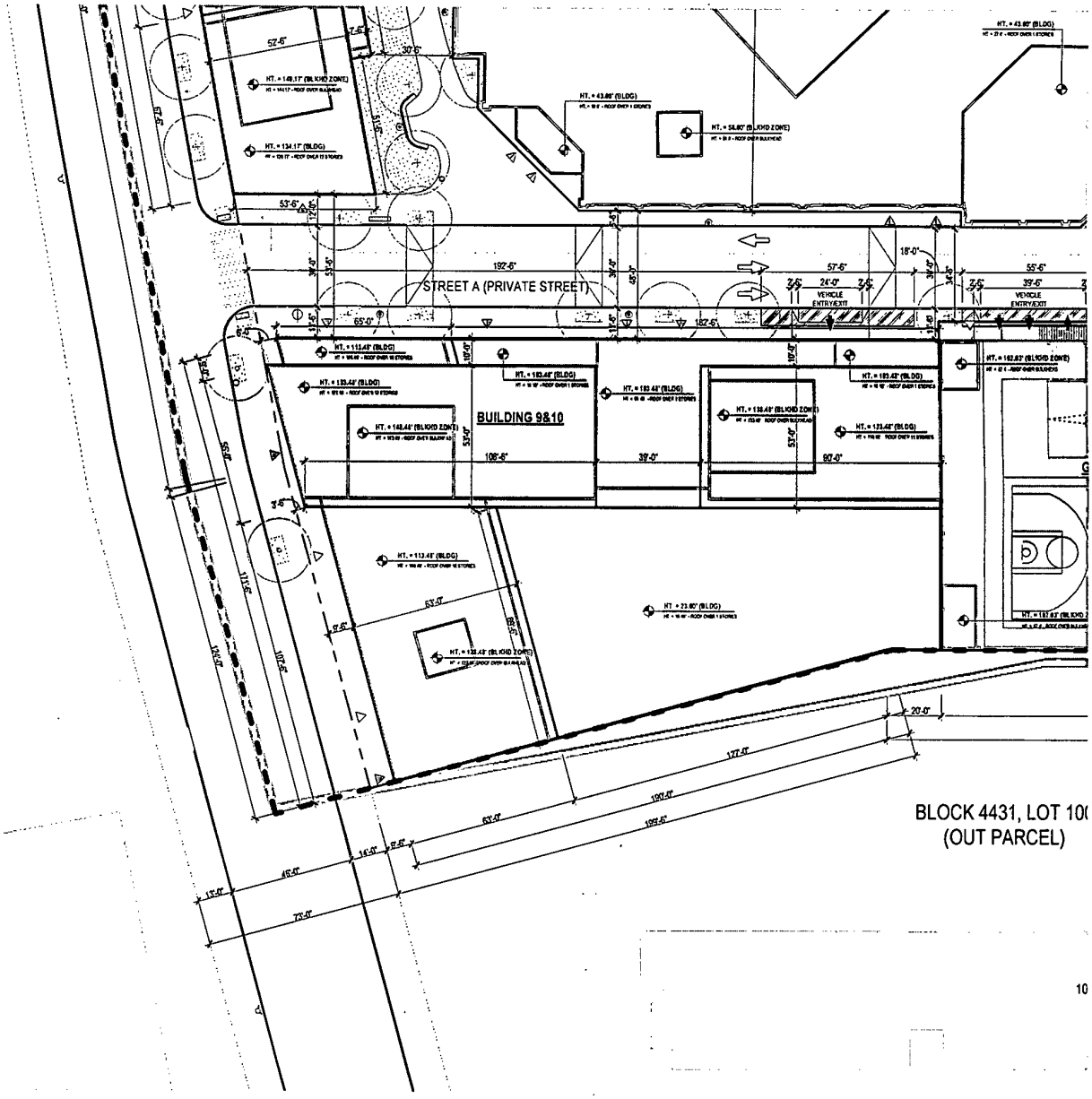
SUBJECT TO CHANGE.

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.

## LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES
- RESIDENTIAL ACCESS P
- TRAFFIC DIRECTION
- PARKING ACCESS


1 STY
GEORGIA AVE
1 STY
4 STY
SHEFFIELD AVE
FLATLANDS AVE (110' WIDE STREET)
BUILDING 5
STREET B (PRIVATE STREET)
BUILDING 3
STREET C (PRIVATE STREET)
STREET A (PRIVATE STREET)
BUILDING 4




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

## GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING A WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING I AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF PUBLICLY ACCESSIBLE AREA
2. INFORMATION REGARDING THE EXISTING CCC WITHIN THE LSGD IS DERIVED FROM SURVEY (V-001.0) PREPARED BY CONTROL POINT ASSOCIATES, I 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 STC WAIVED PURSUANT TO THE LSGD.
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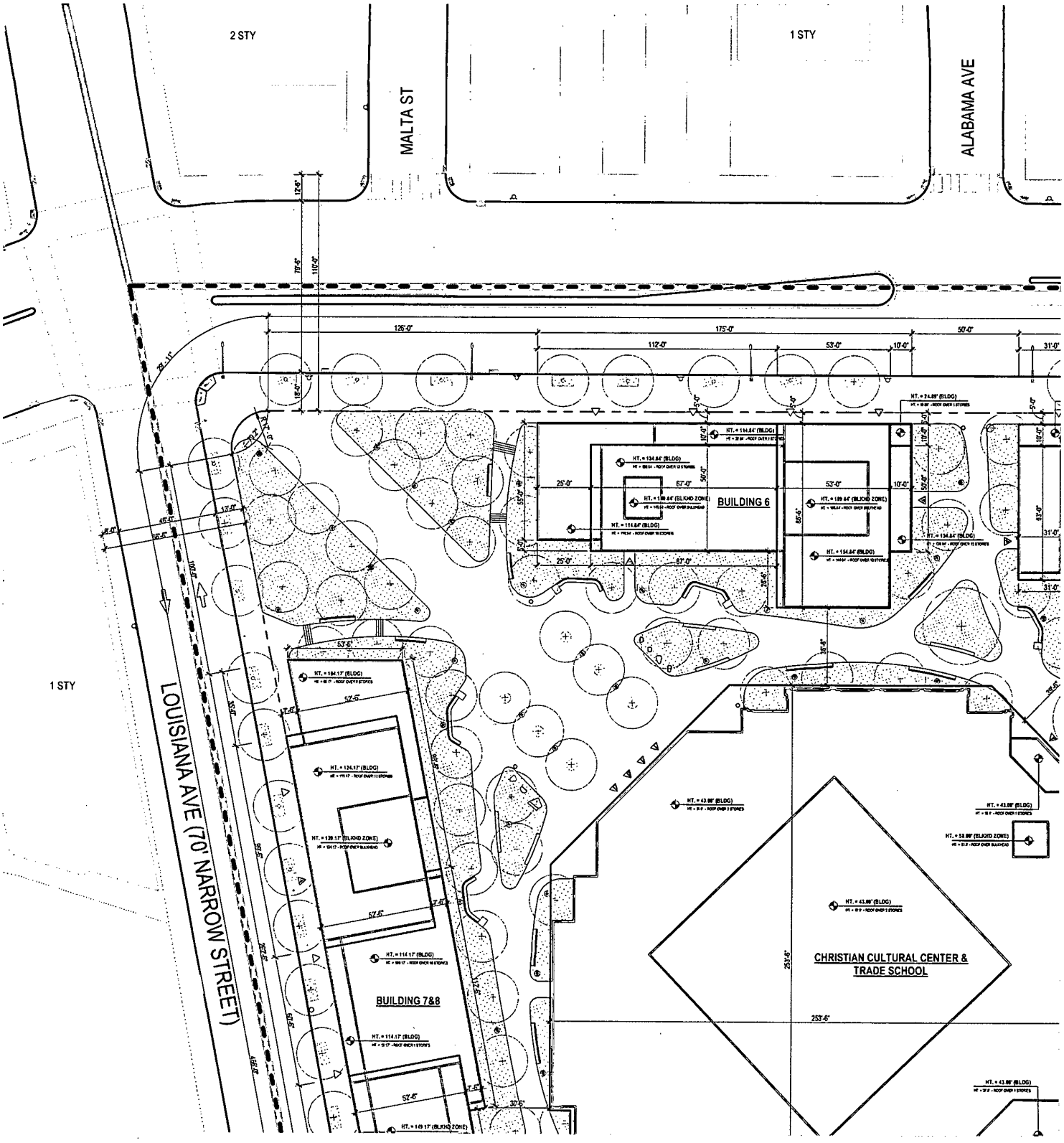
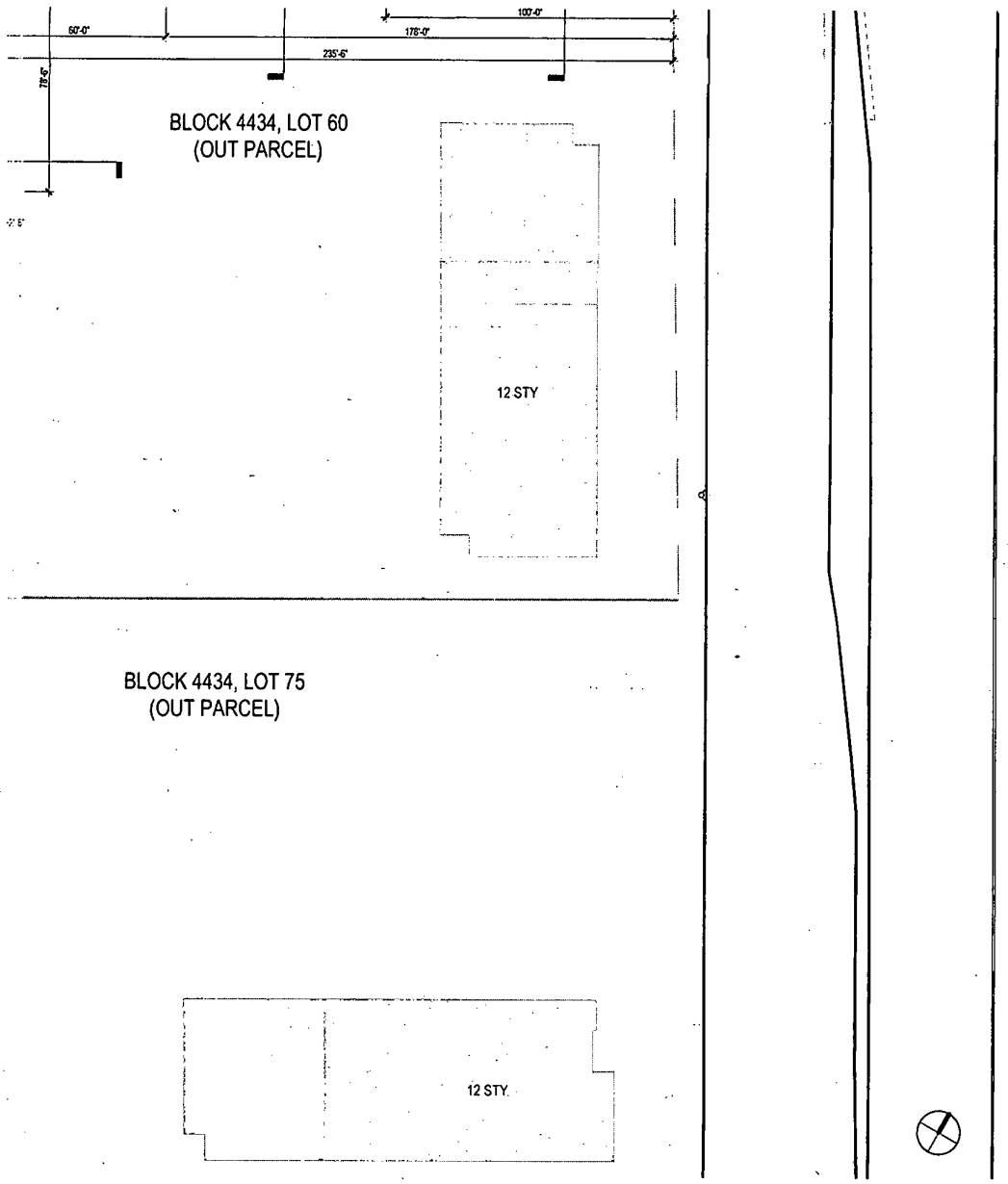

2 STY
MALTA ST
1 STY
ALABAMA AVE
1 STY
LOUISIANA AVE (70' NARROW STREET)
BUILDING 6
BUILDING 7&8
CHRISTIAN CULTURAL CENTER & TRADE SCHOOL




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

Key Plan

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

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

Drawing Title
**Waiver Plan**

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

## MODIFICATION LEGEND

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

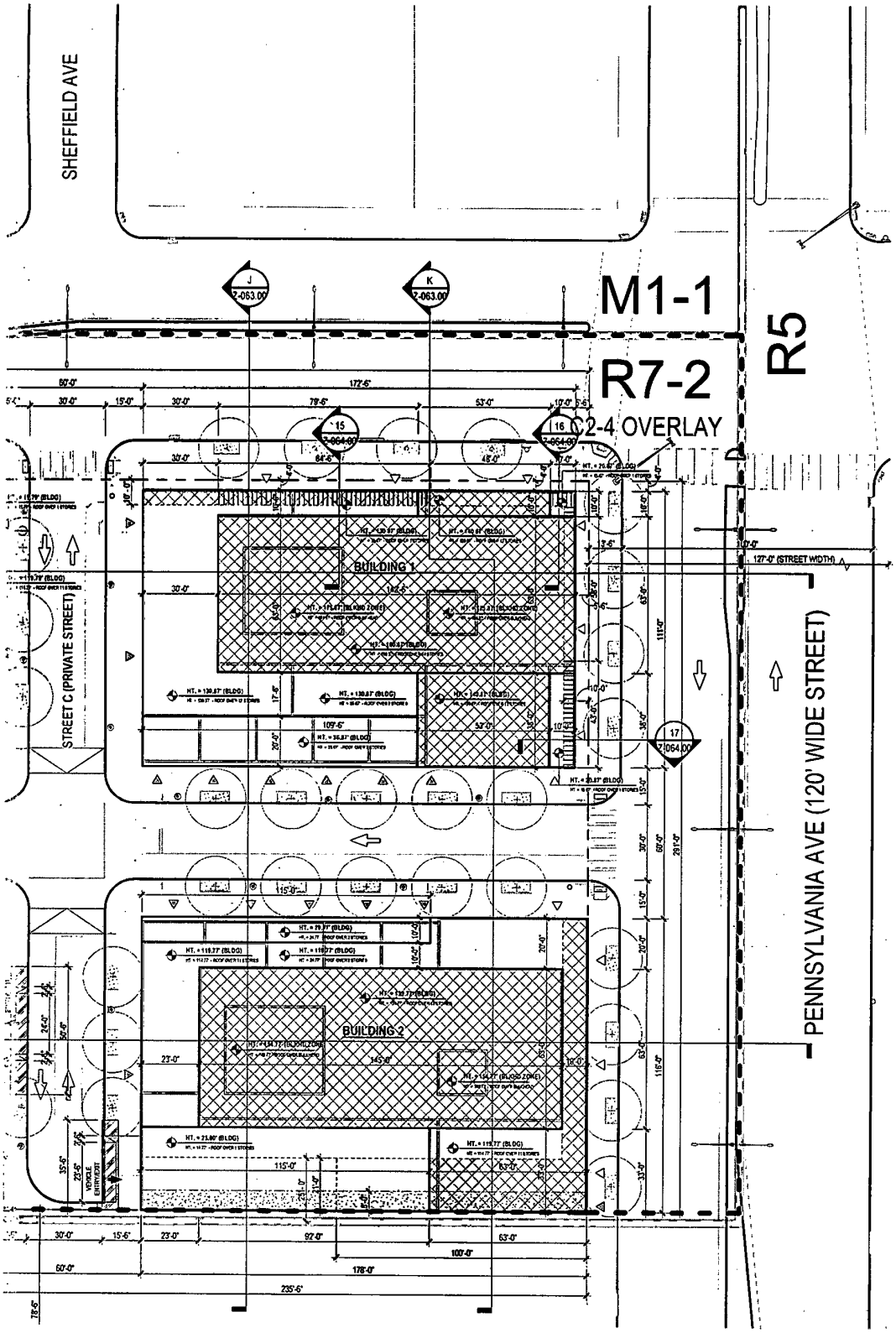
REQUIRED HEIGHT AND SETBACK WAIVER AREA PURSUANT TO ZR 74-743(A)(2)

REQUIRED YARD WAIVER AREA PURSUANT TO ZR 74-743(A)(2)

* REQUIRED MINIMUM DISTANCE WAIVER PURSUANT TO ZR 74-743(A)(2)

REGISTERED ARCHITECT
VISHAAN CHAKRABARTI
027960-1
STATE OF NEW YORK

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

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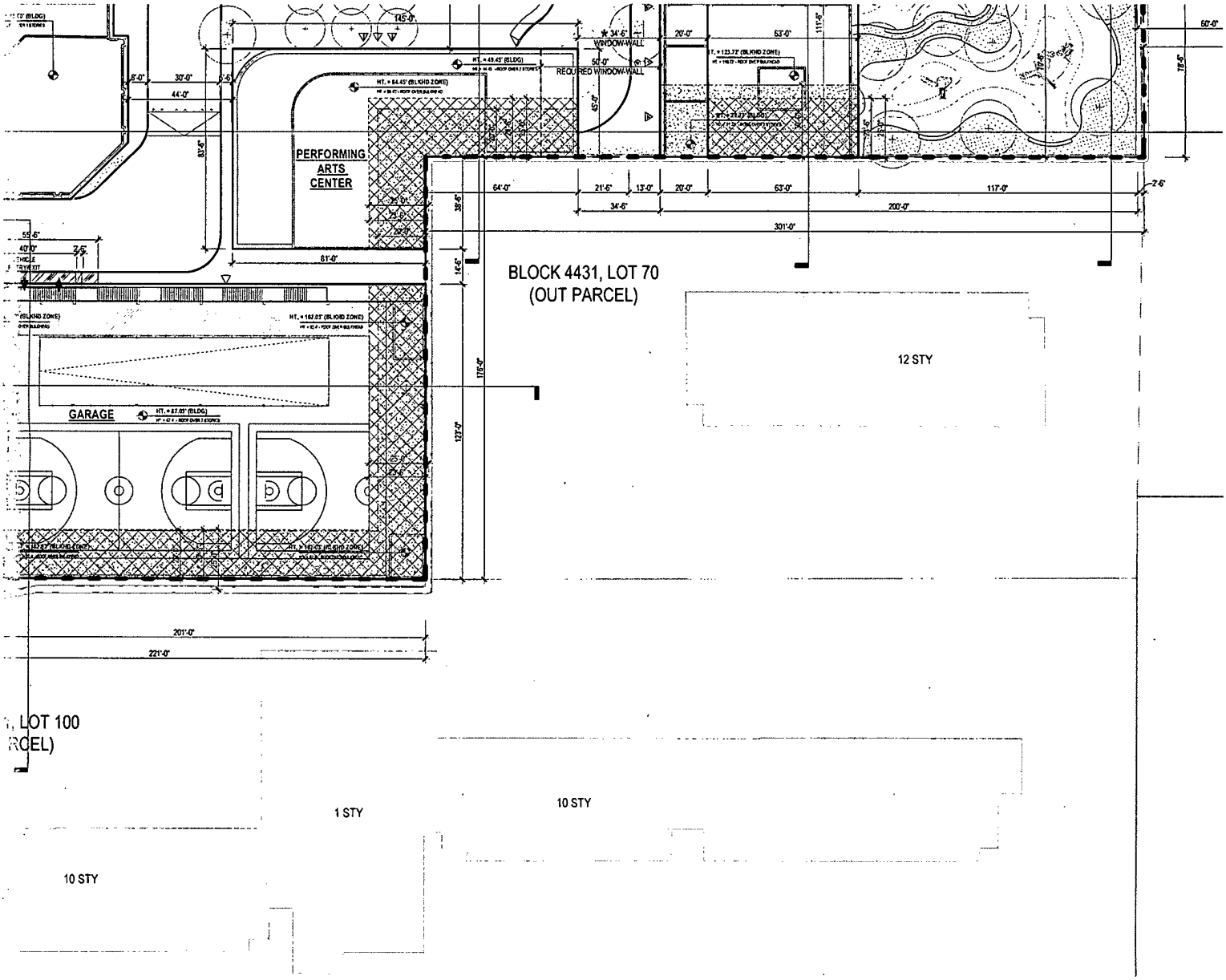


## LEGEND

- 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
- PROPOSED MAX ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)

...IGAL AND STAIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE IN COMPLIANCE WITH LOCATION AND ...O OBSTRUCTIONS. HVAC/BOILER STACKS MAY EXTEND ABOVE THE BULKHEAD ZONE TO MEET THE ...CODES.

...T WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO ...S.

...ASURED IS SUBJECT TO ADJUSTMENT UP TO THE REFERENCE PLANE ESTABLISHED PURSUANT TO ZR SECTION ...SECTIONS 64-21 AND 64-31, INCLUSIVE.

...STREET B, AND STREET C) ARE PLACEHOLDERS AND SUBJECT TO CHANGE.

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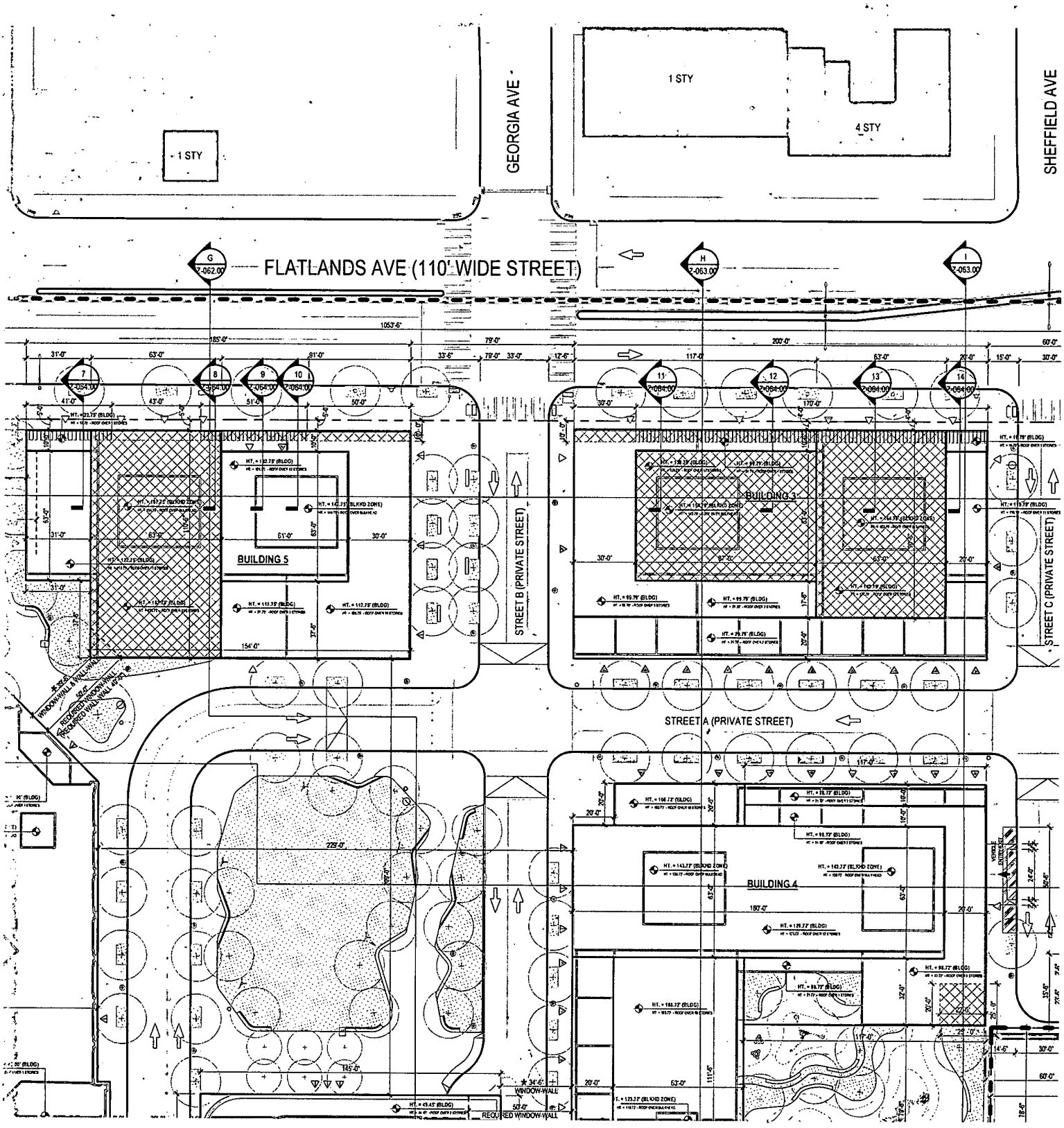
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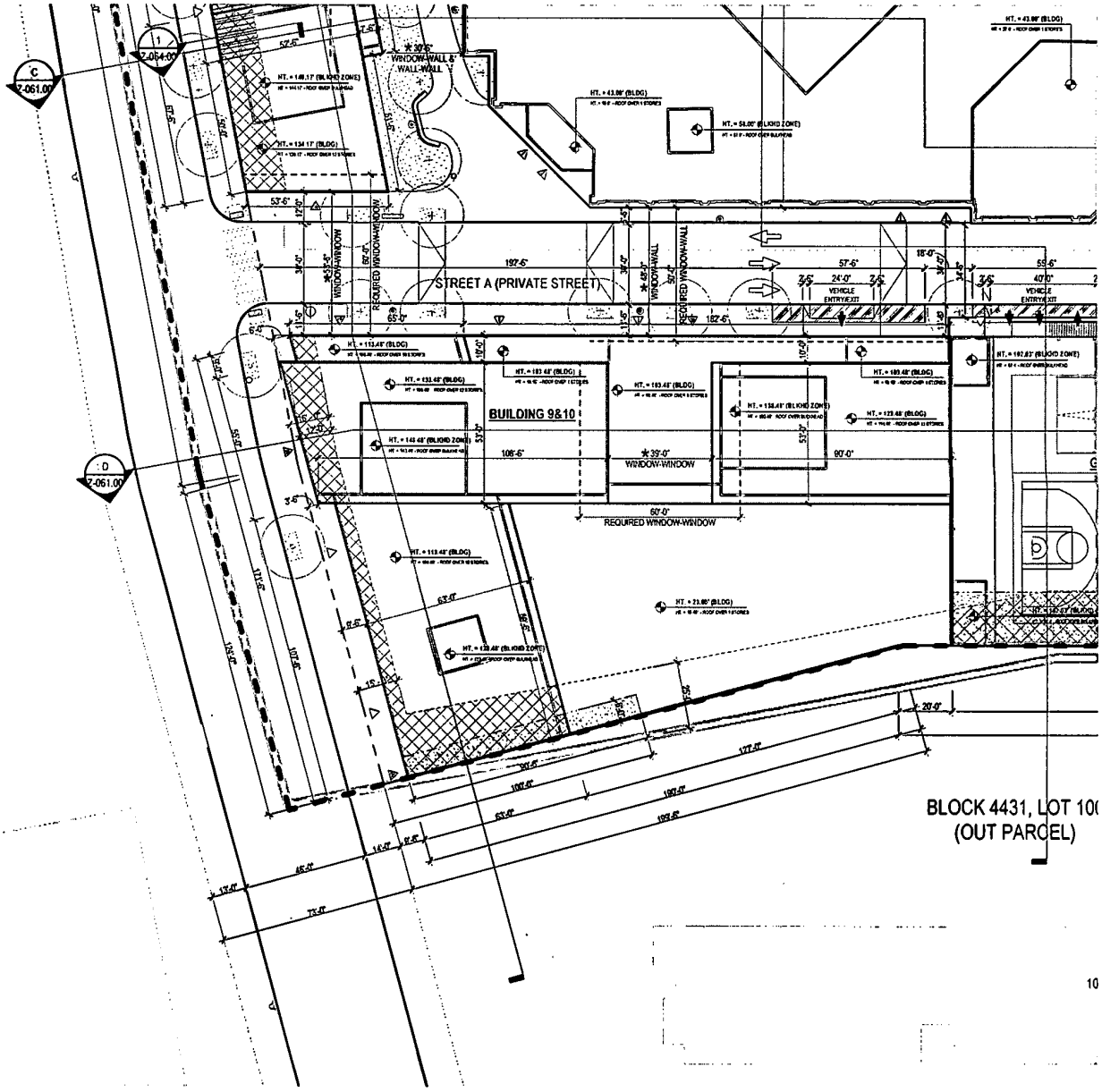
BUILDING 3
STREET C (PRIVATE STREET)
STREET A (PRIVATE STREET)
BUILDING 4
WINDOW-WALL
REQUIRED WINDOW-WALL




1 WAIVER PLAN
1" = 30'-0"

## GENERAL NOTES

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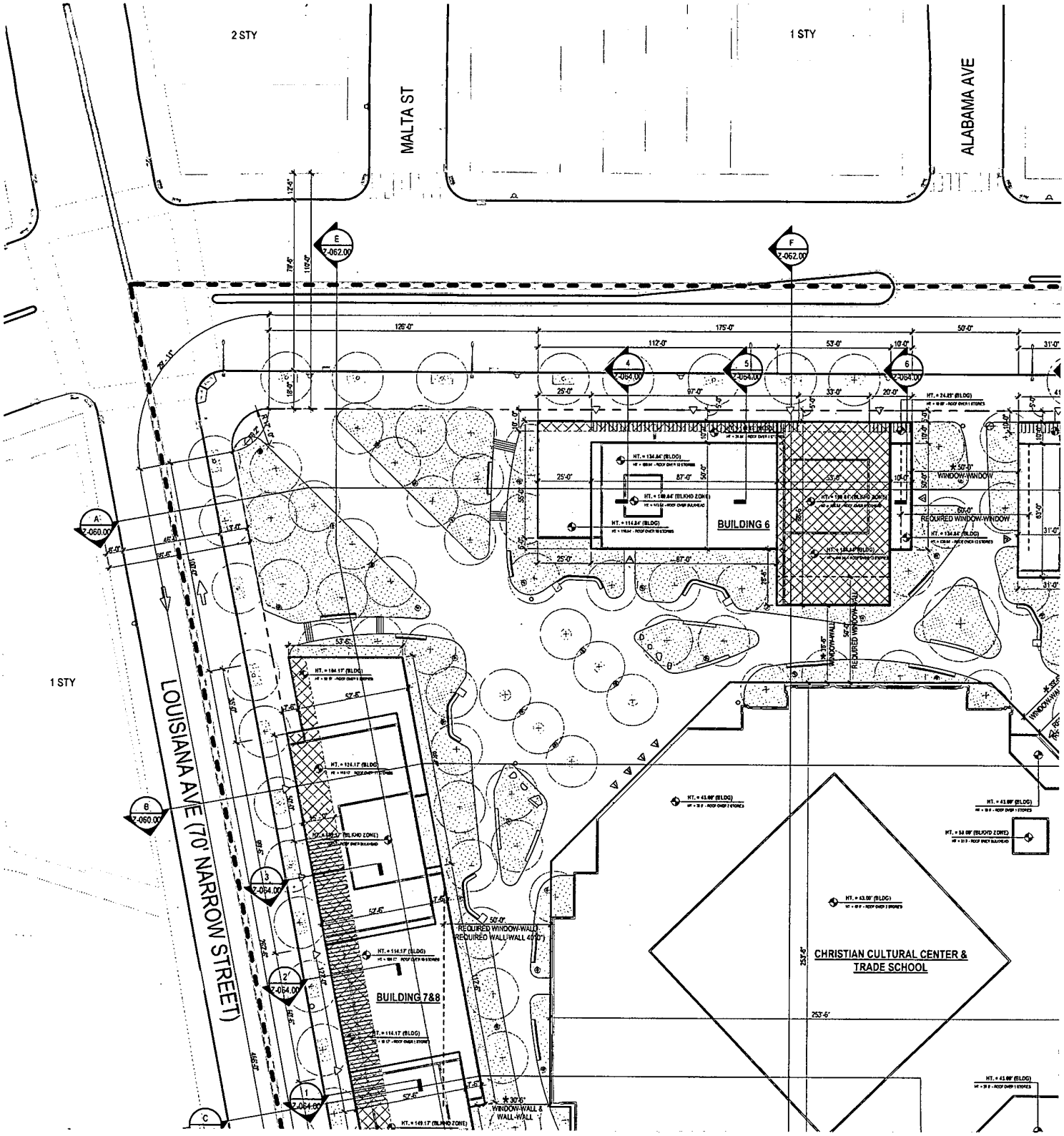
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LOUISIANA AVE (70' NARROW STREET)
BUILDING 6
BUILDING 7&8
CHRISTIAN CULTURAL CENTER & TRADE SCHOOL
REQUIRED WINDOW-WINDOW
REQUIRED WINDOW-WALL
REQUIRED WALL-WALL 40'-0")
WINDOW-WALL & WALL-WALL
WINDOW-WINDOW
E Z-062.00
F Z-062.00
A Z-060.00
B Z-060.00
C
1 Z-064.00
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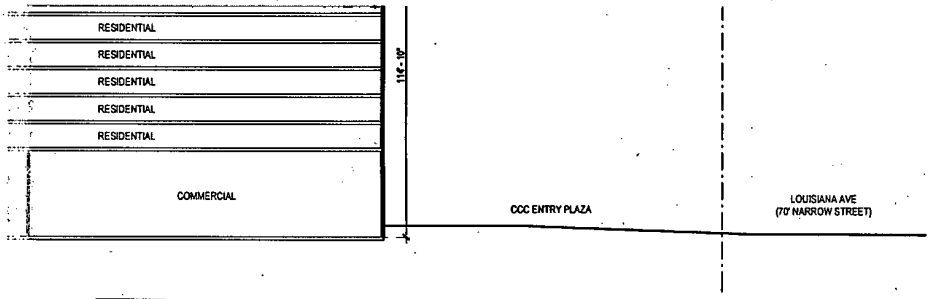
3 Z-064.00
4 Z-064.00
5 Z-064.00
6 Z-064.00

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Y OF THE BUILDING.

## 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)
- * — REQUIRED MINIMUM DISTANCE WAIVER PURSUANT TO ZR 74-743(A)(2)

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

Key Plan

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

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

Drawing Title
# Zoning Section

REGISTERED ARCHITECT
VISHWAN CHAKRABARTI
027950-1
STATE OF NEW YORK

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

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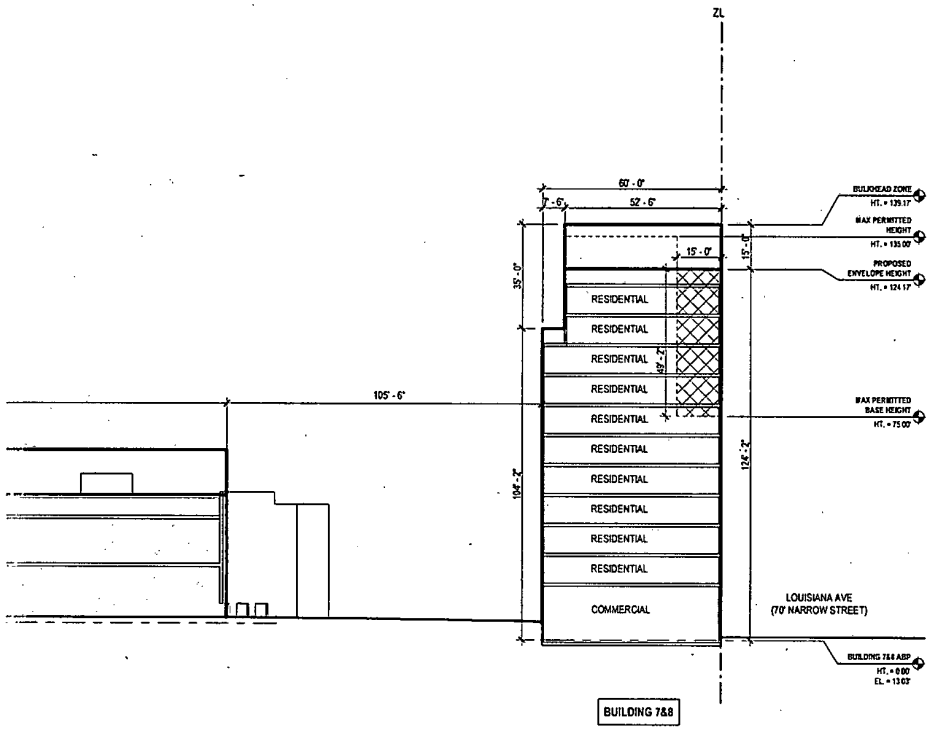


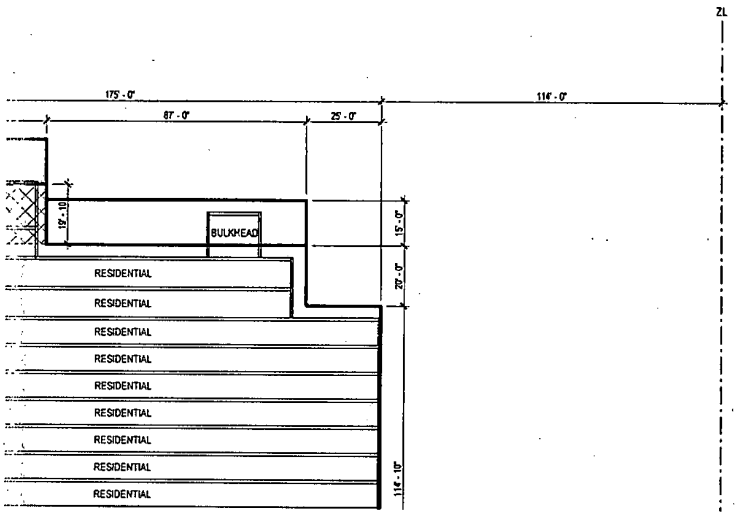

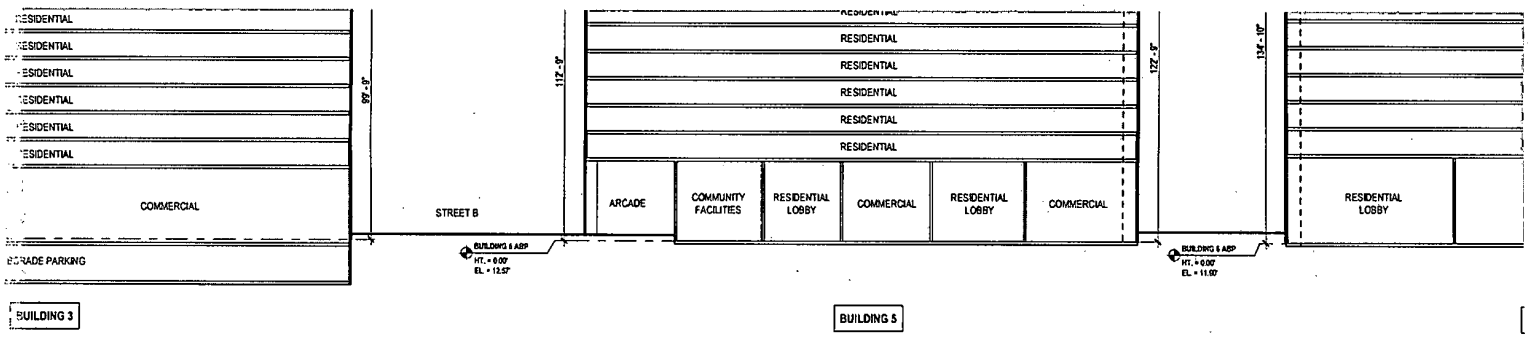


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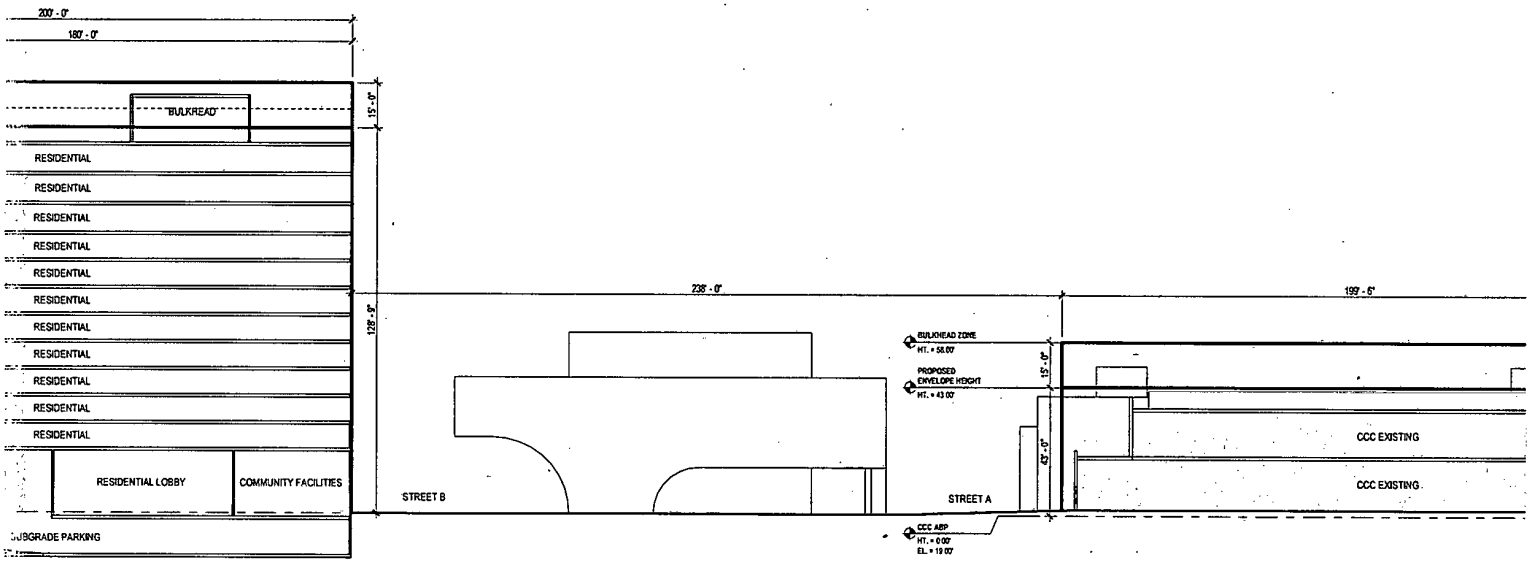
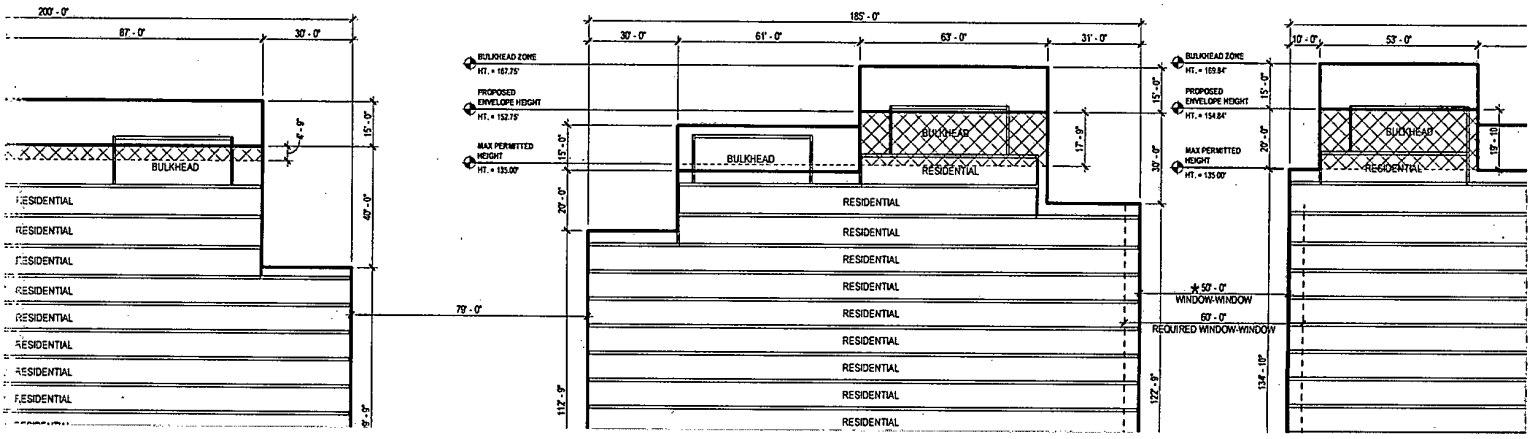



BUILDING 4


200' - 0"
87' - 0"
30' - 0"
BULKHEAD
15' - 0"
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
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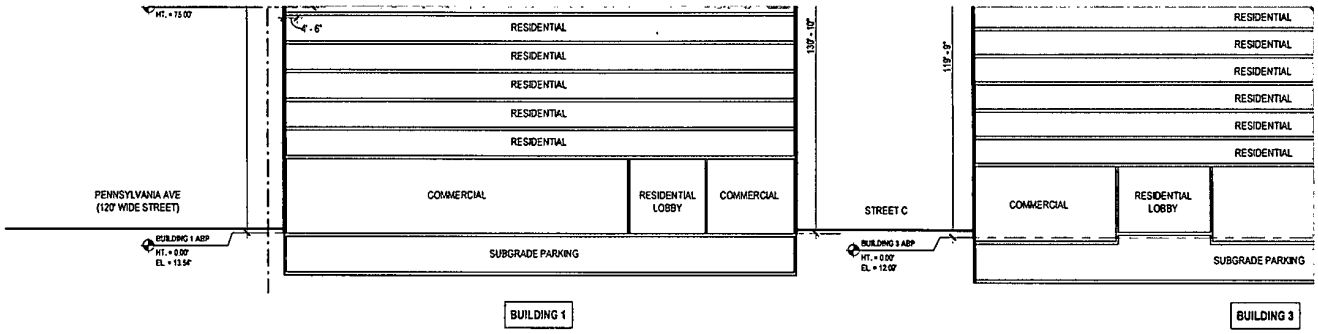
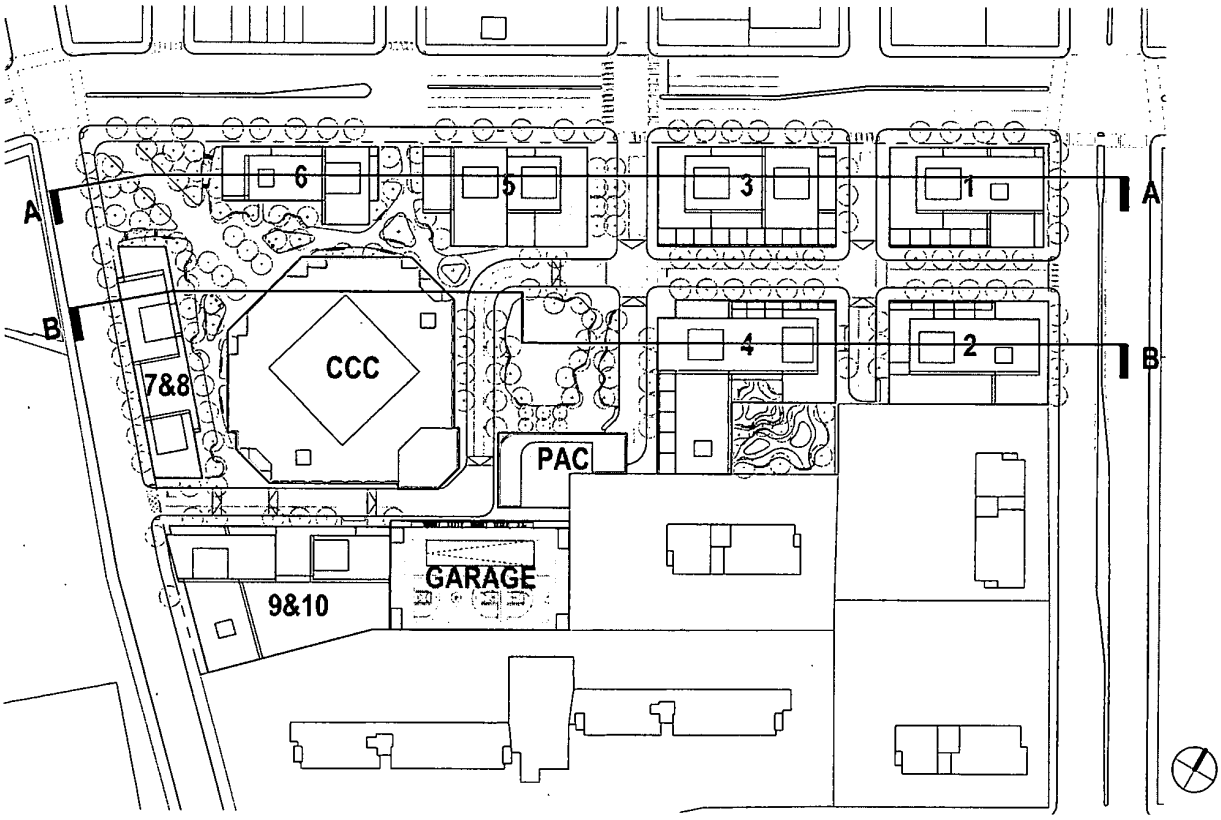


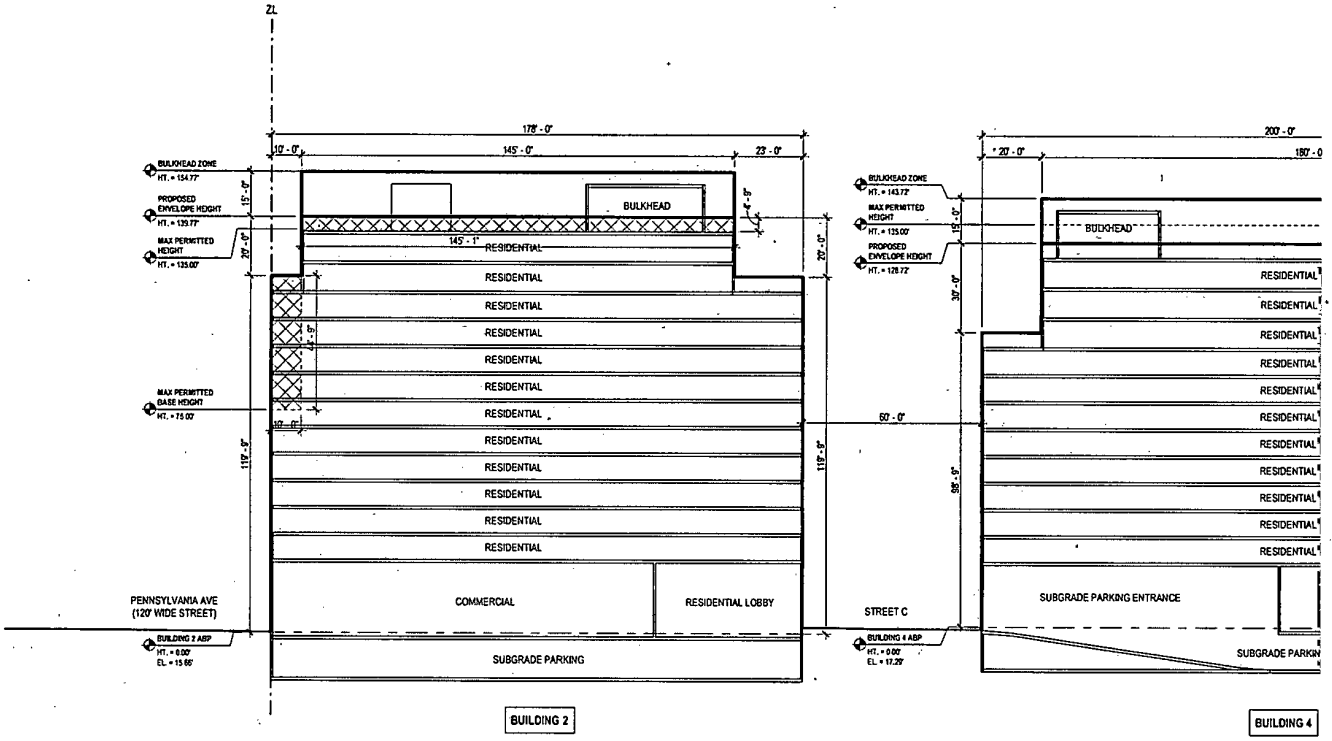

A ZONING SECTION A

1" = 30'-0"

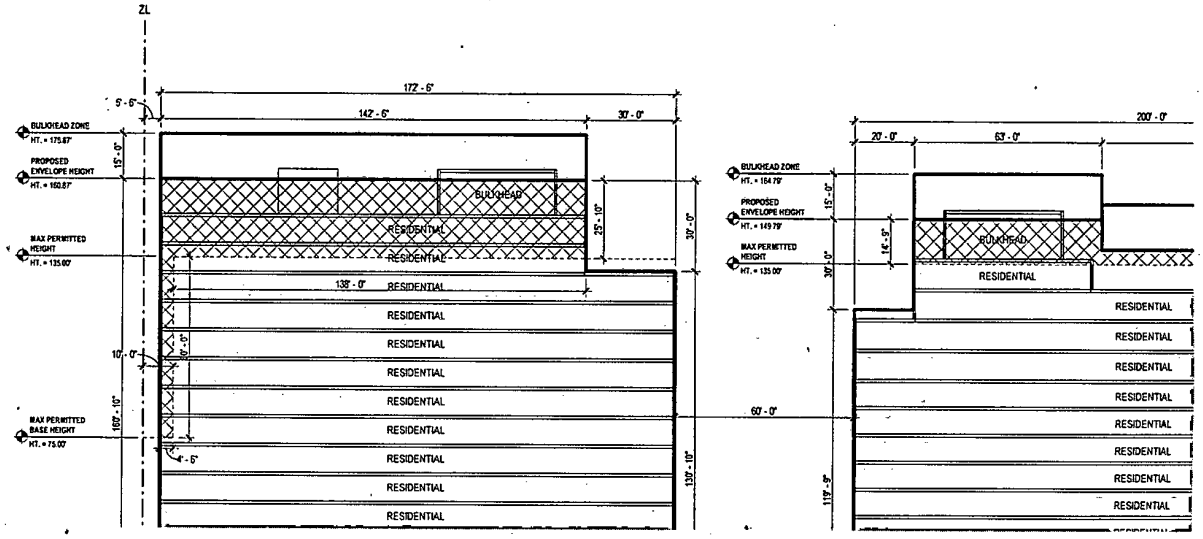


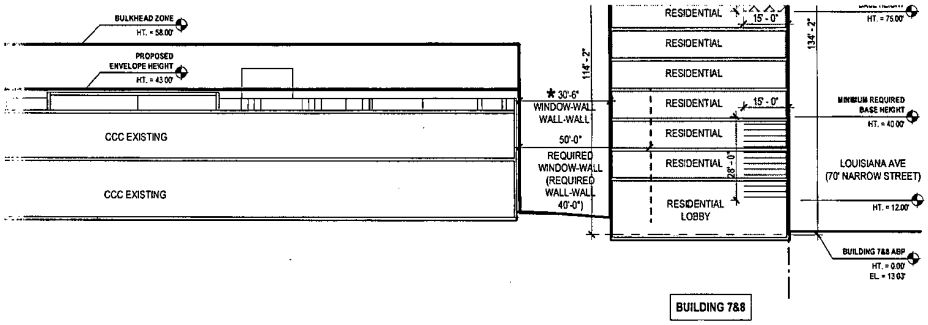

KEY PLAN

SCALE: N.T.S.




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



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| 04 | CPC MODIFICATION | 10/4/2022 |

**Key Plan**

FORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING NERAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE OR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF

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OF STORIES OF THE BUILDING EXCLUSIVE OF THE MAISONETTES. TWO STORIES OF OF THE BUILDING.

## 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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**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 VISHAAN CHAKRABARTI 027860-1 STATE OF NEW YORK

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

**Z-061.00**

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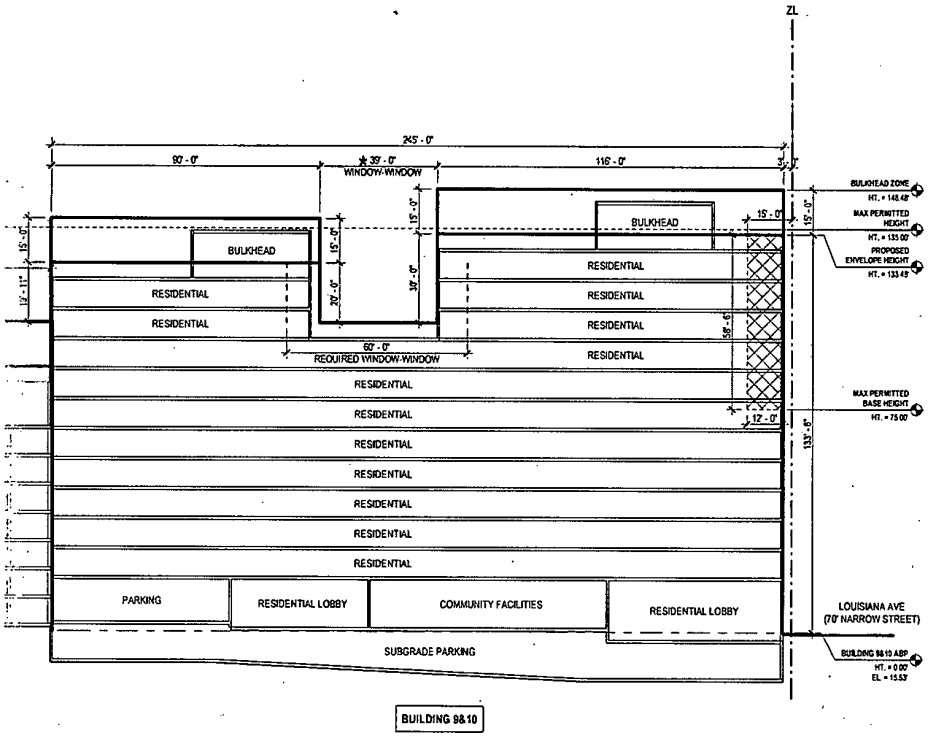
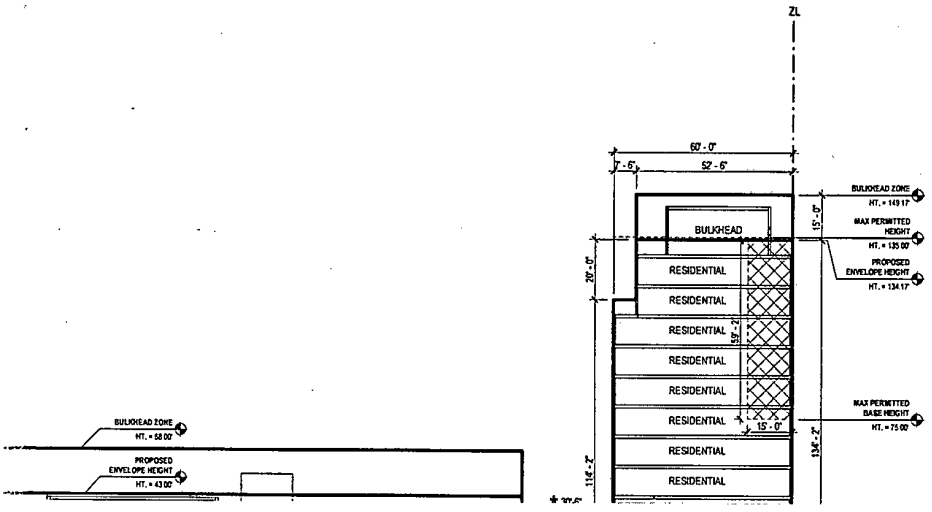
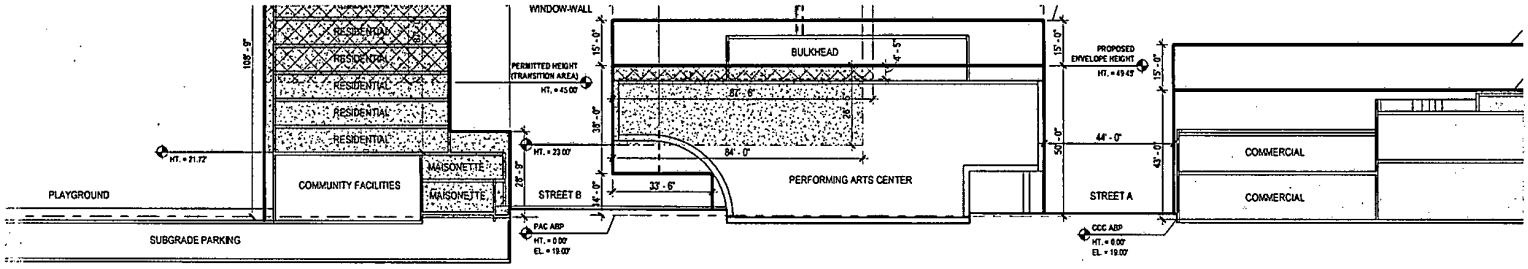



BUILDING 9&10






BUILDING 4 PAC

CTION C

## GENERAL NOTES

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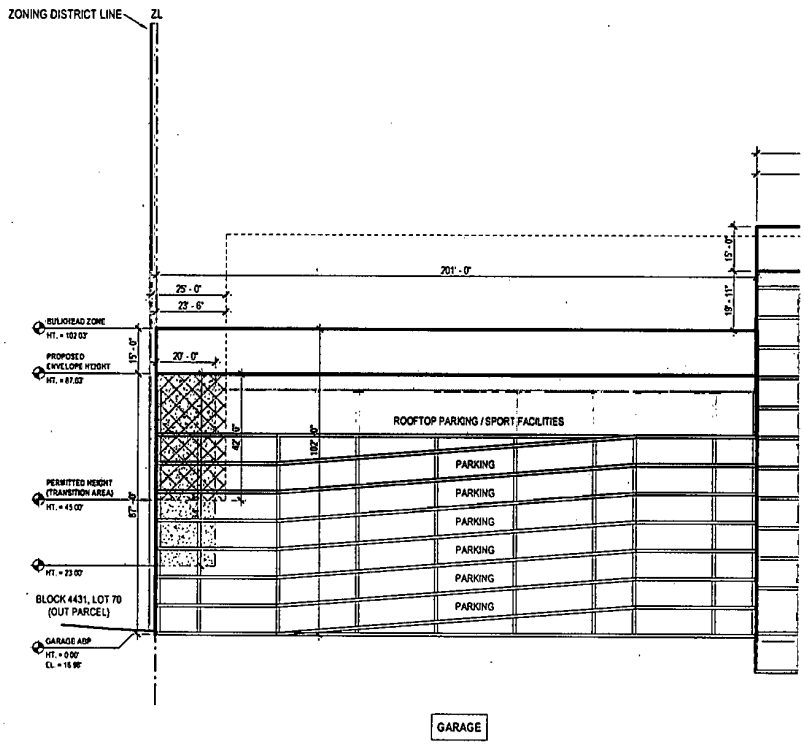
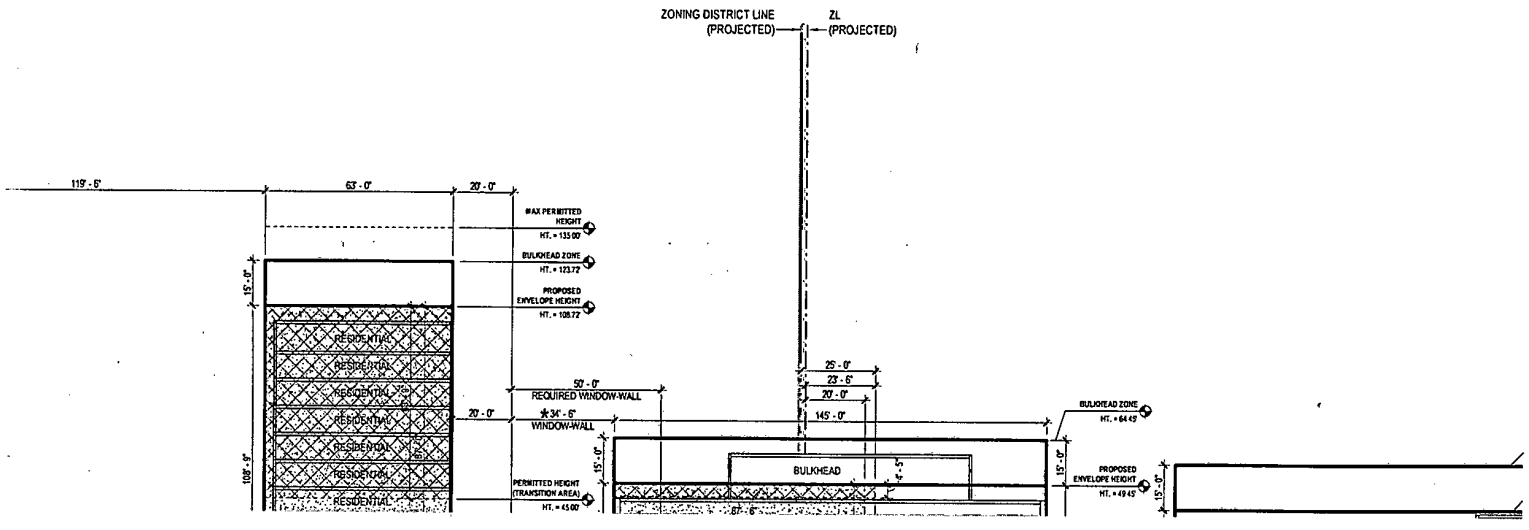
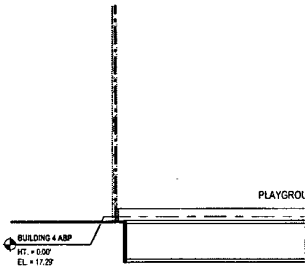
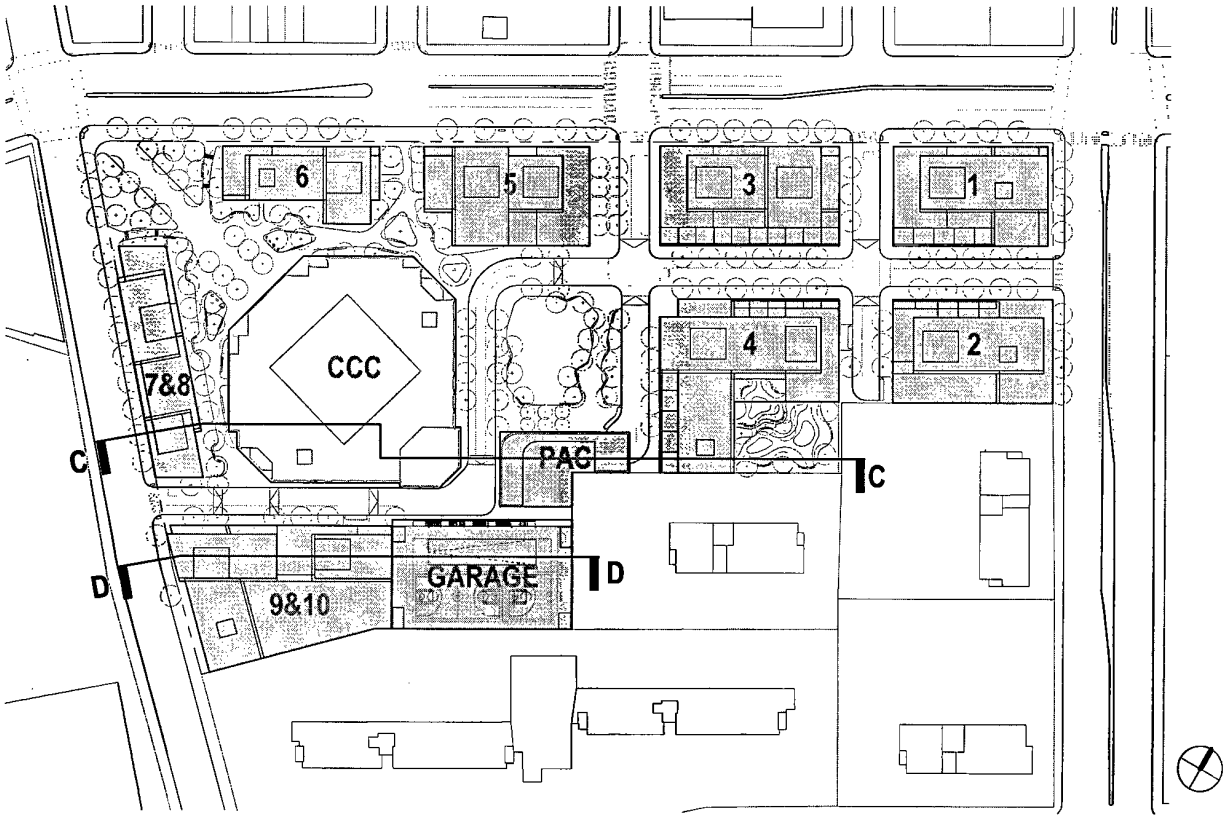



D ZONING SECTION D
1" = 30'-0"

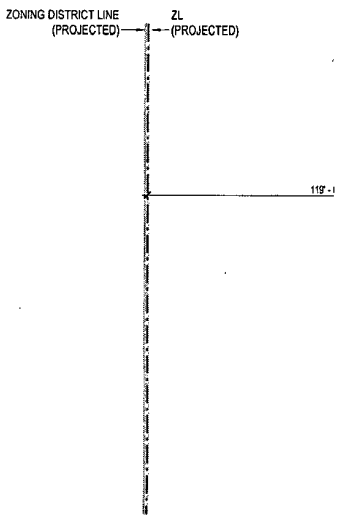


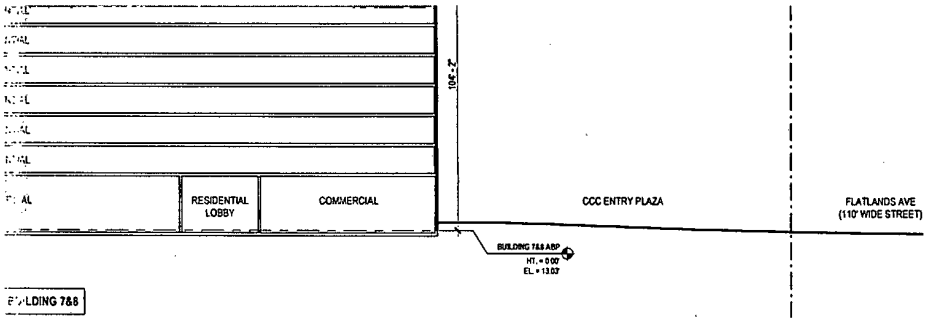



C ZONING SECTION
1" = 30'-0"




KEY PLAN
SCALE: N.T.S.


ZONING DISTRICT LINE
(PROJECTED)
ZL
(PROJECTED)
119' -

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- ZONING LOT LINE (ZL)
- ZONING DISTRICT LINE
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- PROPOSED ENVELOPE
- ADJUSTED BASE PLANE
- PERMITTED ENVELOPE
- BUILDING # — BUILDING NUMBER
- EXISTING BUILDING
- NEW BUILDING
- HT. = 0.00 — HEIGHT RELATIVE TO ADJUSTED BASE PLANE
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Key Plan

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12020 Flatlands Ave, Brooklyn, NY 11207

Client
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212.716.2502

Drawing Title
# Zoning Section




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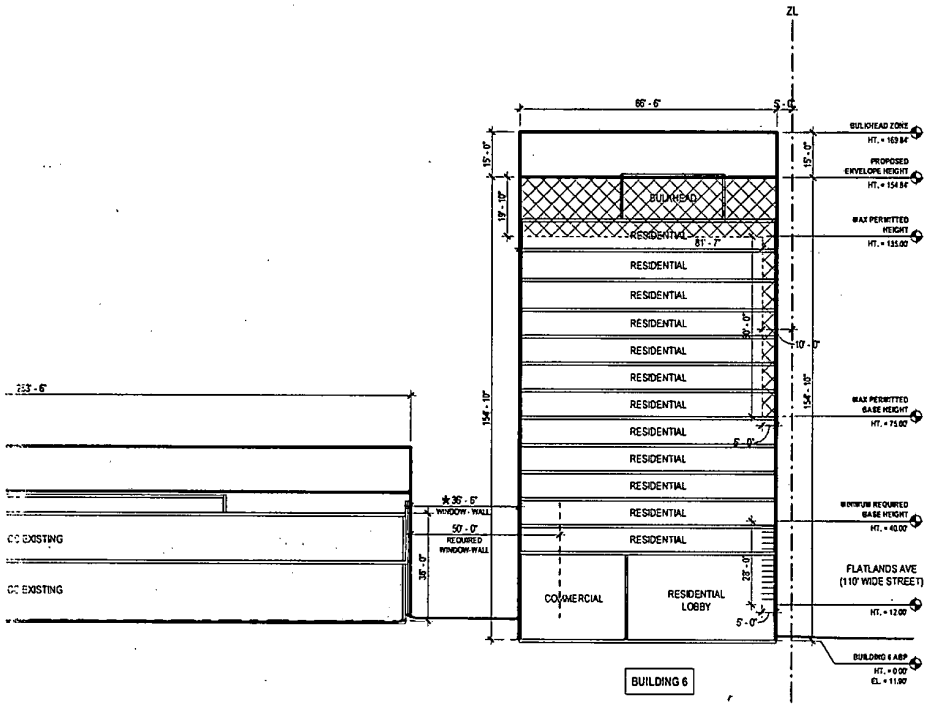


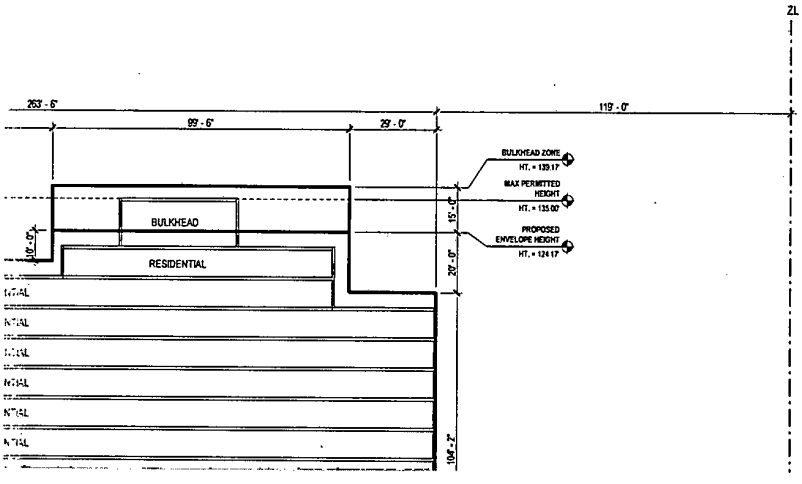


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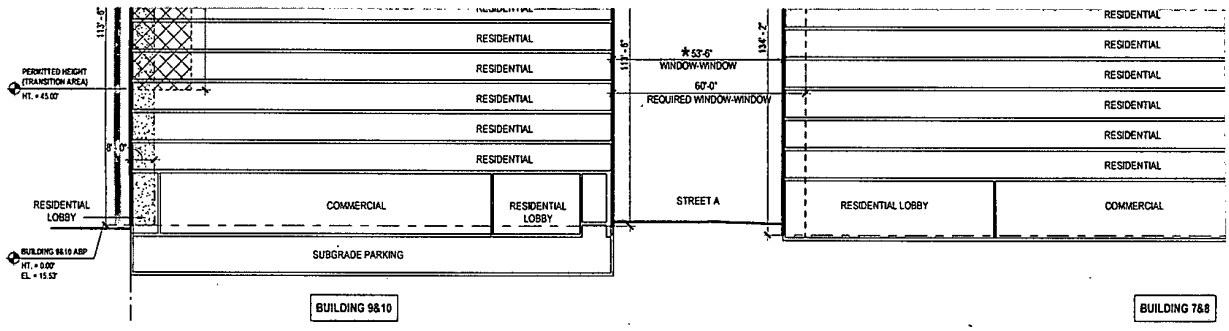


E ZONING SECTION E
1" = 30'-0"

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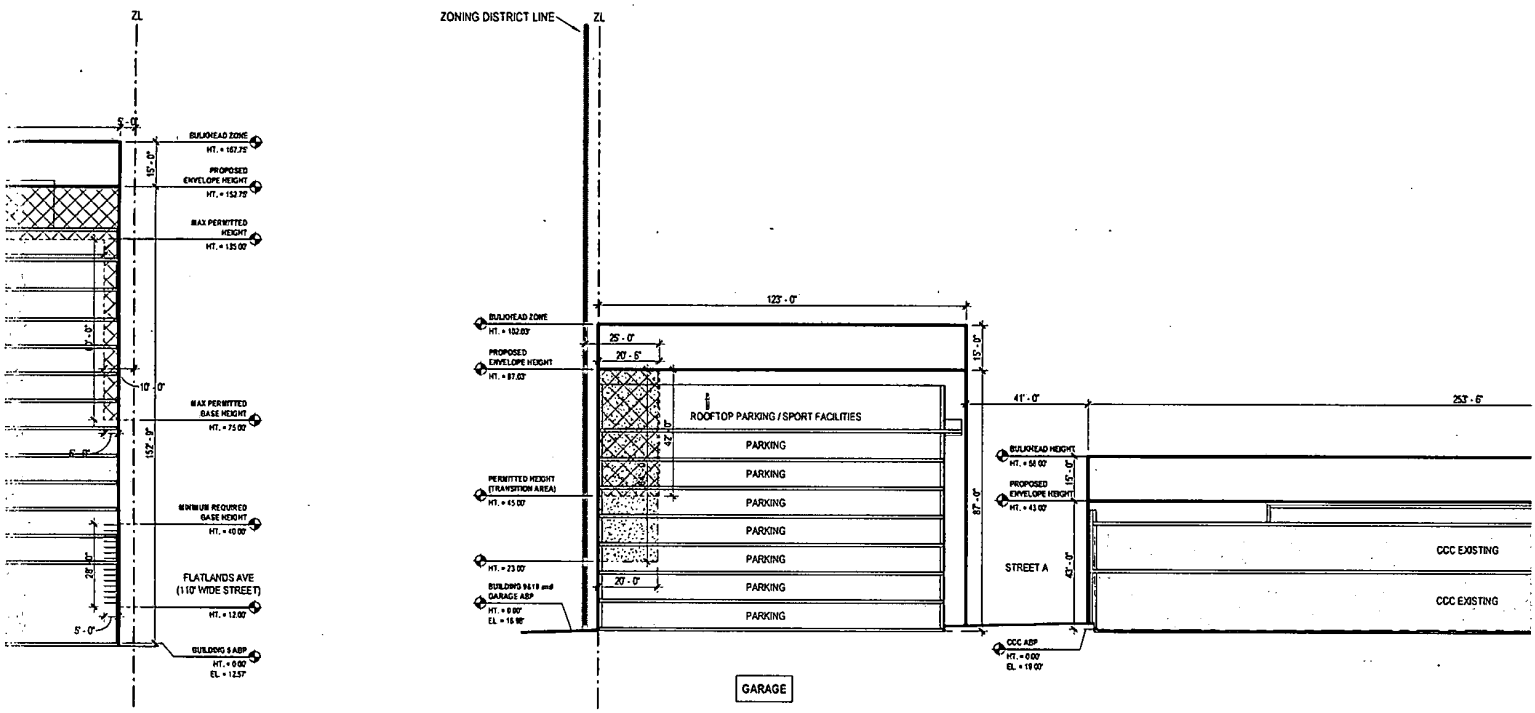
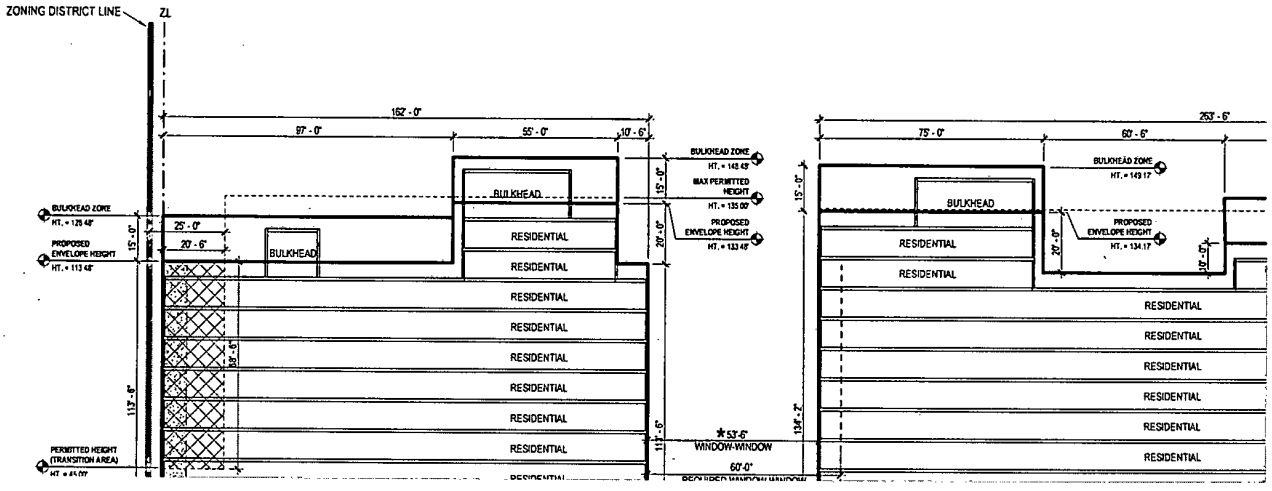
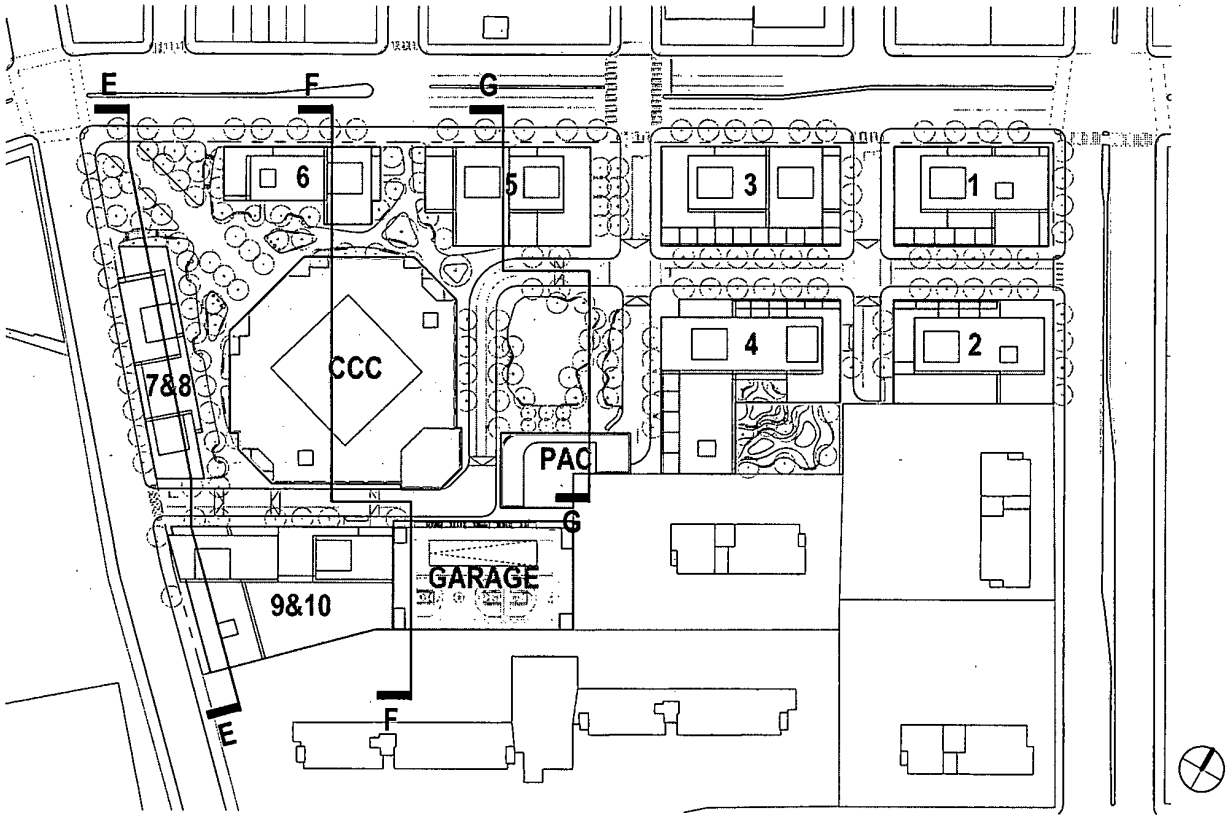


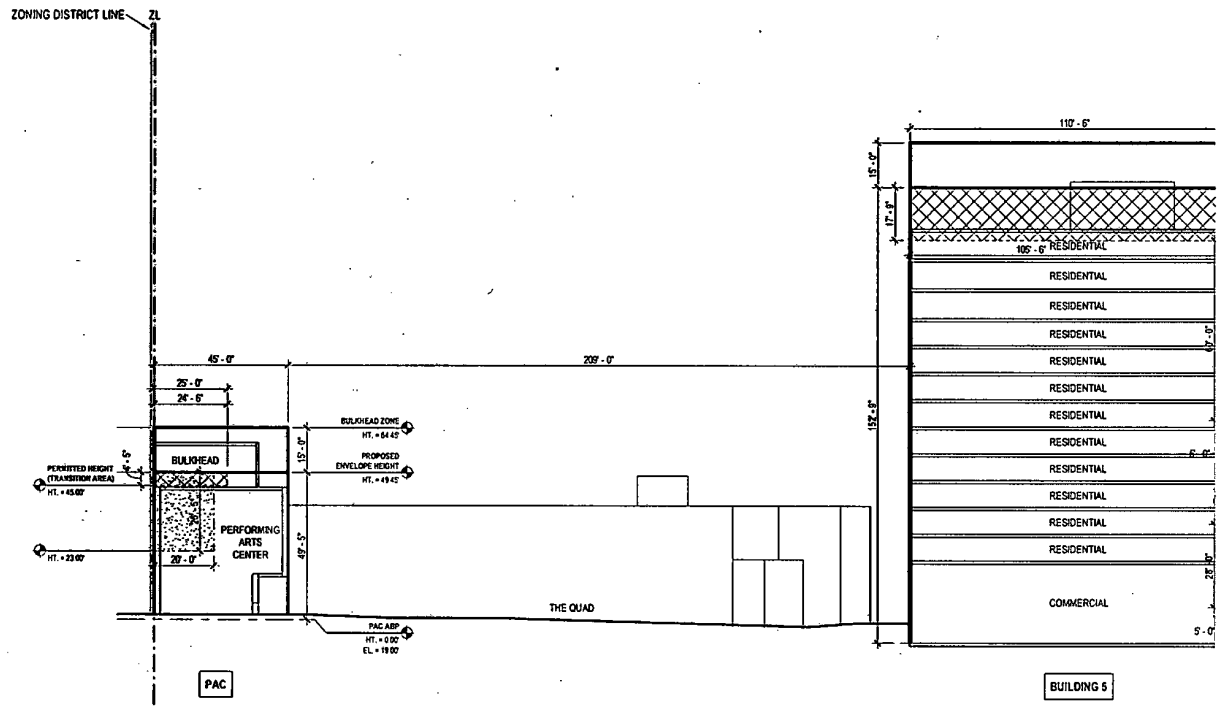

F ZONING SECTION F
1" = 30'-0"



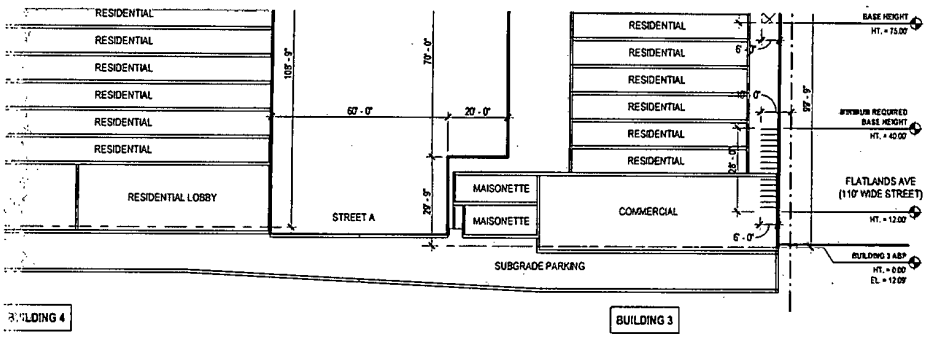



KEY PLAN

SCALE: N.T.S.




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

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VISHAAN CHAKRABARTI
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STATE OF NEW YORK

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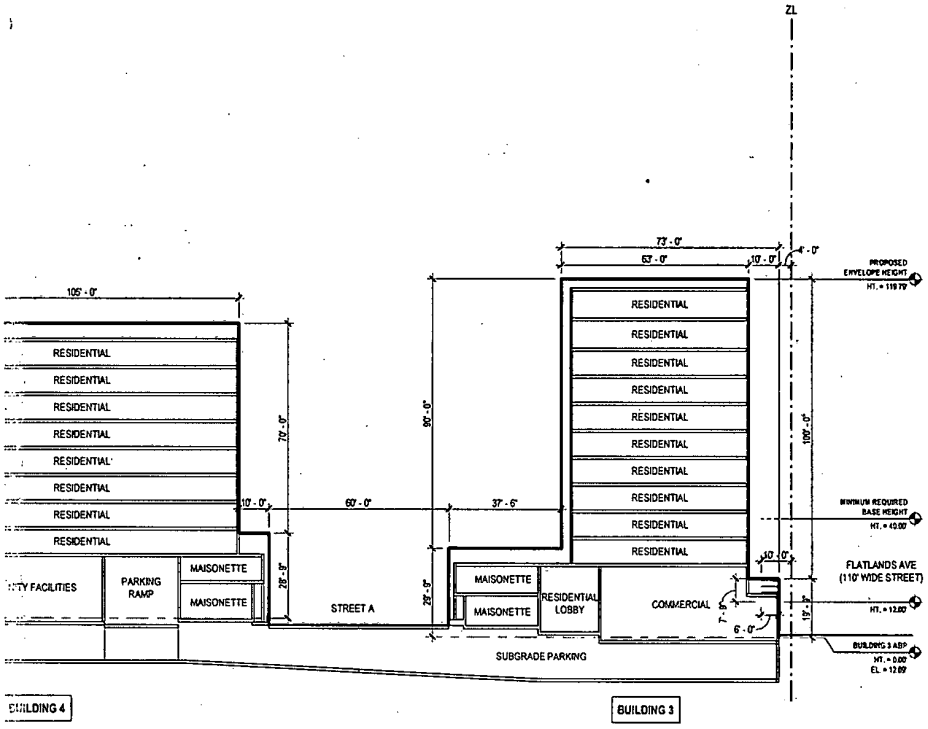
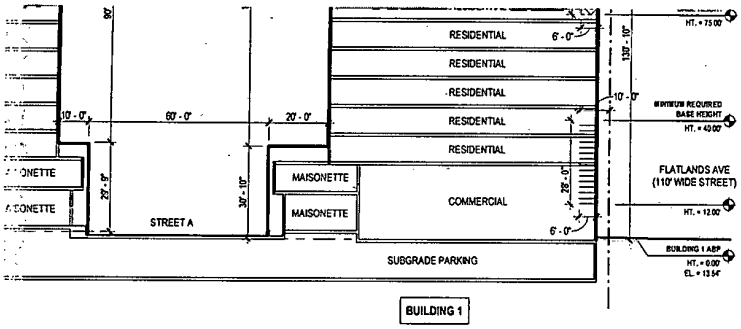
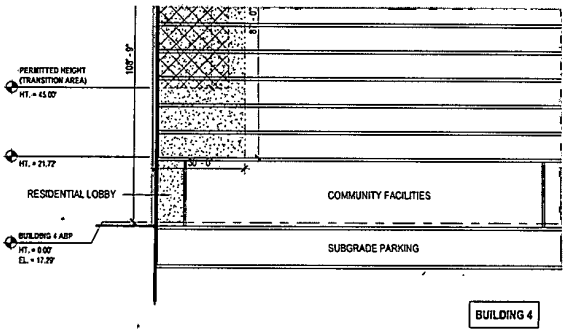

ZL
73' - 0"
63' - 0"
10' - 0"
0"
PROPOSED ENVELOPE HEIGHT HT. = 119.79'
105' - 0"
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL

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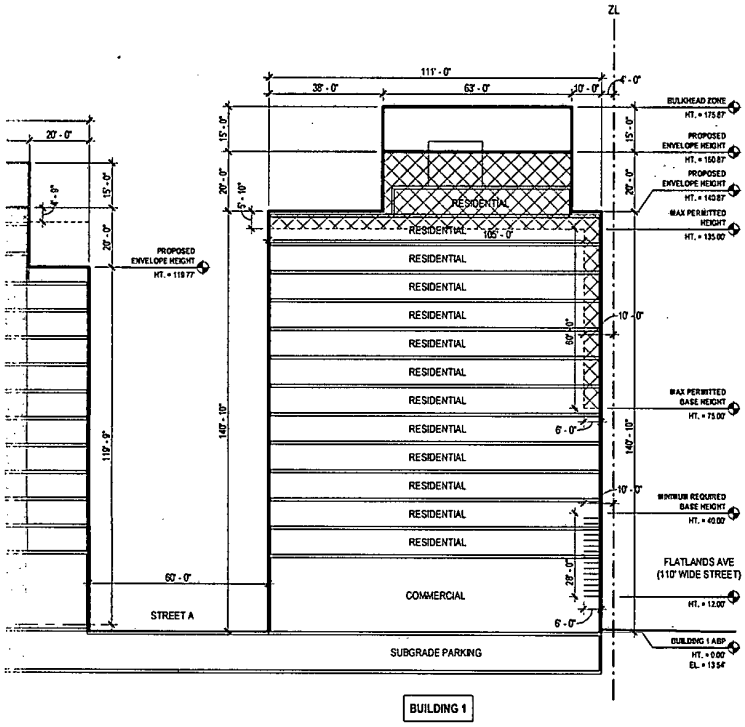
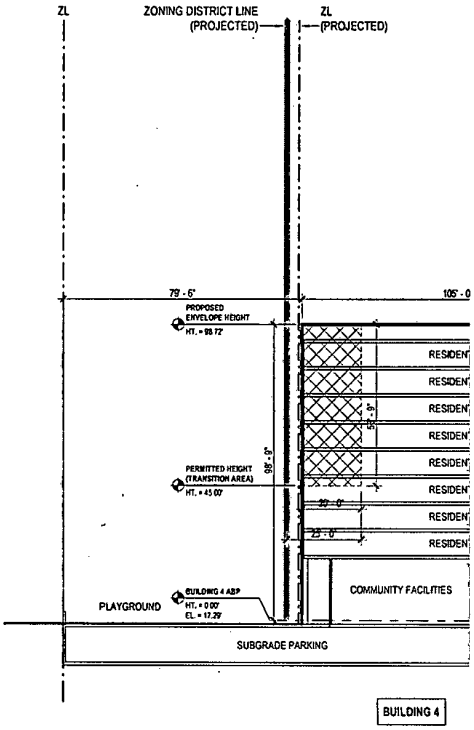
7. FLOOR-TO-FLOOR HEIGHTS AND NOTATIONS ARE SHOWN FOR ILLUSTRAT
8. WITH IN BULKHEAD ZONES, ROOFTOP MECHANICAL AND STAIR BULKHEAD LOCATION AND SIZE RESTRICTIONS APPLICABLE TO PERMITTED OBSTRU TO MEET THE REQUIREMENTS OF THE FEIS AND APPLICABLE CODES.
9. STREET TREES ADJACENT TO THE ZONING LOT WILL BE PROVIDED IN ACC SUBJECT TO NYC DEPARTMENT OF PARKS AND RECREATION.
10. THE ELEVATION FROM WHICH HEIGHTS ARE MEASURED IS SUBJECT TO A ZR SECTION 64-11 AND APPLIED IN ACCORDANCE WITH ZR SECTIONS 64-2
11. PRIVATE STREET NETWORK NAMES (STREET A, STREET B, AND STREET C
12. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLU
13. STORIES INDICATED ON THE PLANS SHOW THE NUMBER OF STORIES OF MAISONETTE MAY BE LOCATED WITHIN THE FIRST STORY OF THE BUILDI

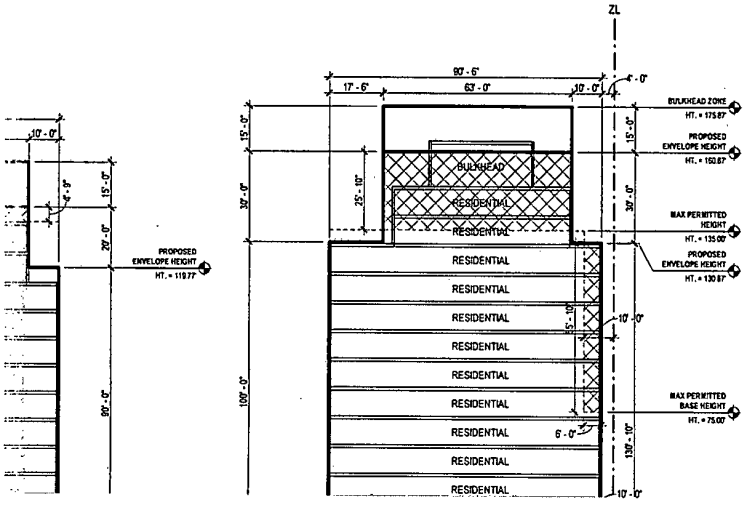


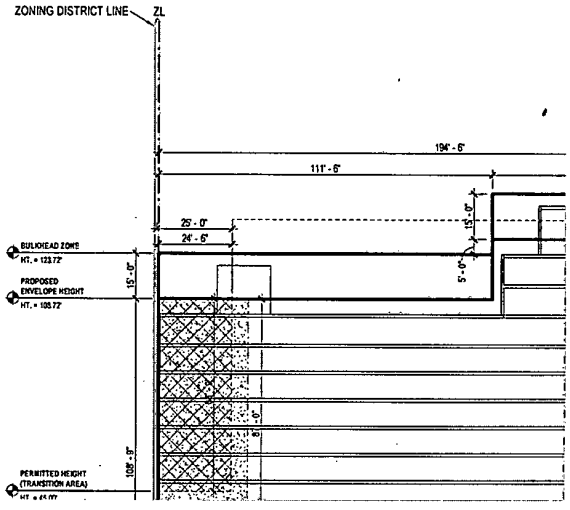

BUILDING 1

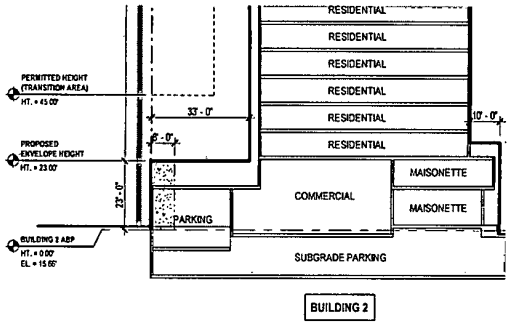



BUILDING 4

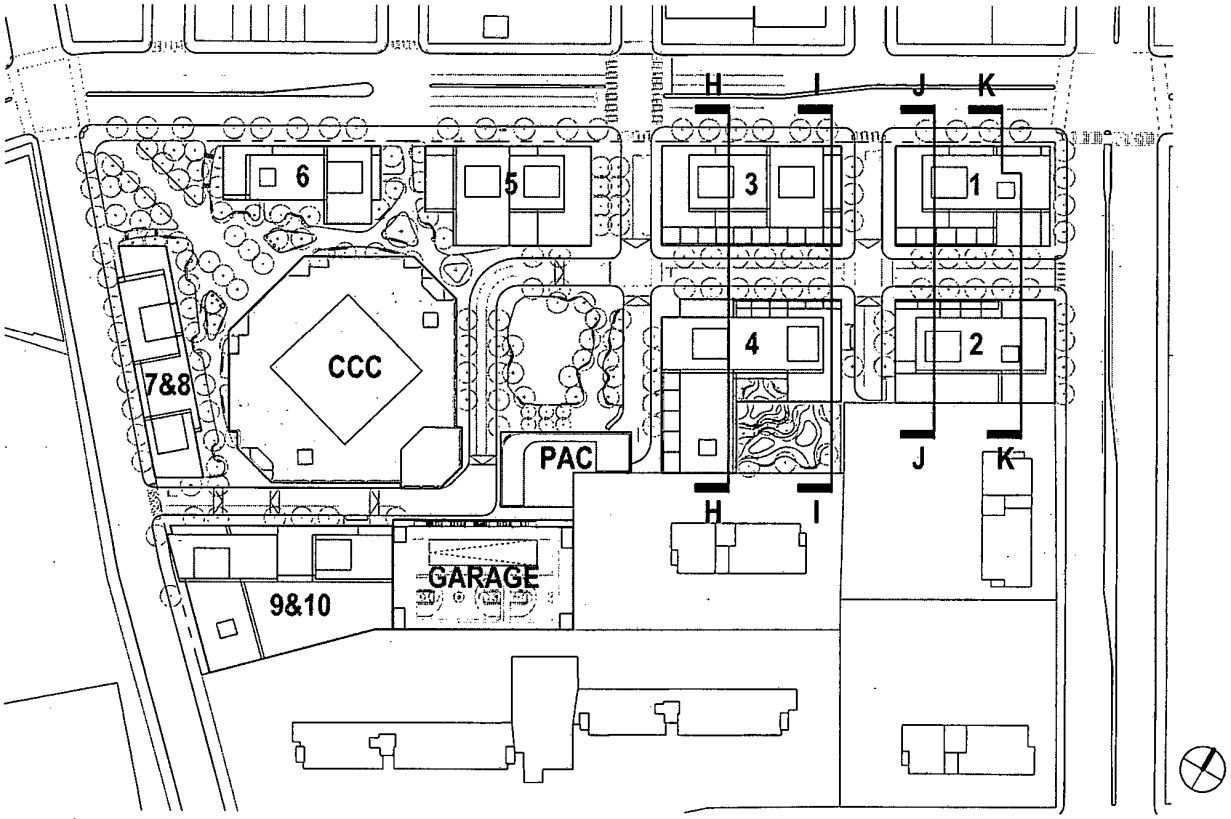
1 ZONING SECTION I
1" = 30'-0"



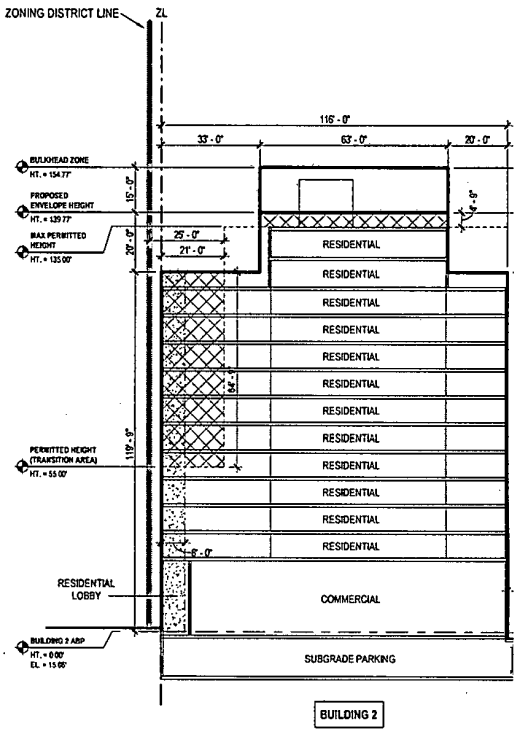





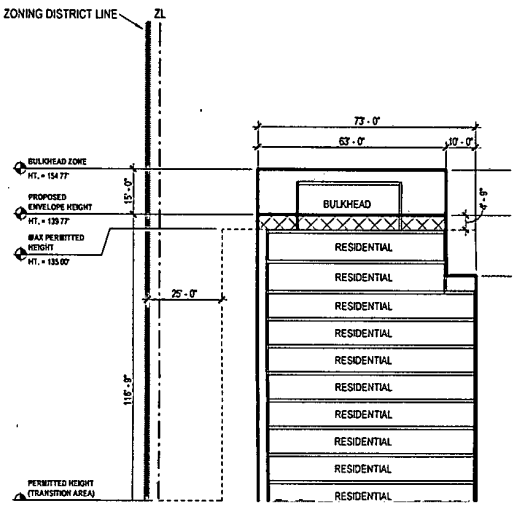

J ZONING SECTION J
1" = 30'-0"

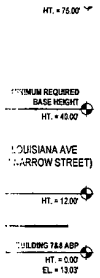



KEY PLAN
SCALE: N.T.S.

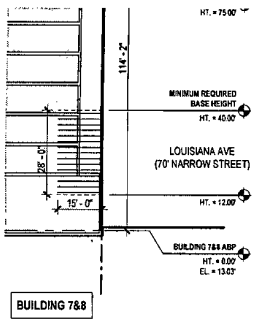



K ZONING SECTION K
1" = 30'-0"

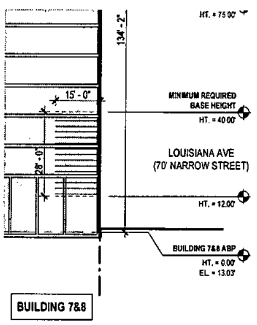





TION 3




2 ZONING SECTION 2
1" = 30'-0"




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

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

Key Plan

## 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)
- * REQUIRED MINIMUM DISTANCE WAIVER PURSUANT TO ZR 74-743(A)(2)

ORMATION REGARDING BUILDINGS 1 THROUGH 10, THE GARAGE, AND THE PERFORMING
RAL DEVELOPMENT (LSGD) AND RELATED CURB CUTS. INFORMATION REGARDING THE
FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR DESIGN OF

E LSGD IS DERIVED FROM SURVEY (V-001.0) PREPARED BY CONTROL POINT ASSOCIATES,

SHOWN FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE.

ANGE, PROVIDED THAT ANY BUILDING SHALL NOT EXCEED THE MAXIMUM NUMBER OF

Y OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO

CHANGE.

FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

AIR BULKHEAD LOCATION AND SIZE ARE SUBJECT TO CHANGE IN COMPLIANCE WITH
TTED OBSTRUCTIONS. HVAC/BOILER STACKS MAY EXTEND ABOVE THE BULKHEAD ZONE
LE CODES.

OVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE
ION.

E SUBJECT TO ADJUSTMENT UP TO THE REFERENCE PLANE ESTABLISHED PURSUANT TO
R SECTIONS 64-21 AND 64-31, INCLUSIVE.

E, AND STREET C) ARE PLACEHOLDERS AND SUBJECT TO CHANGE.

SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

OF STORIES OF THE BUILDING EXCLUSIVE OF THE MAISONETTES. TWO STORIES OF
Y OF THE BUILDING.

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 VISHAN CHAKRABARTI 027960-1 STATE OF NEW YORK

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

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New York, NY 10122
646.661.4200

EIS Consultant
VHB
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Environmental Engineer / Geotechnical Engineer
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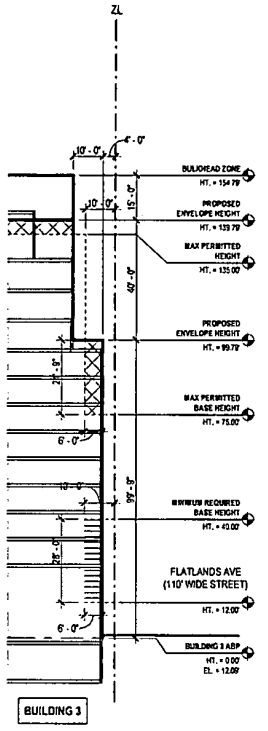
New York, NY 10001-2727
212.479.5400

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

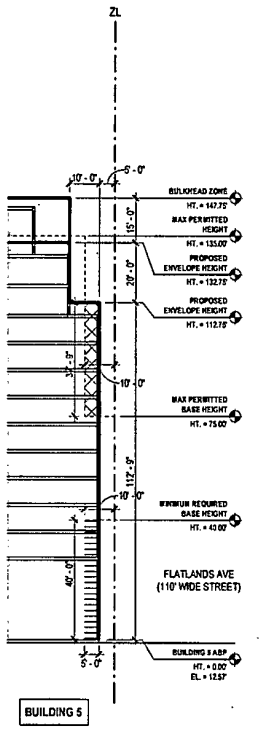
Land Use Attorney
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, NY 10004
212 859 8602



TION 12

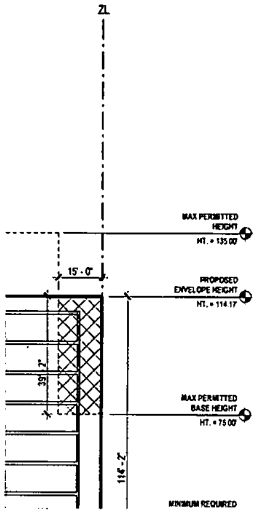


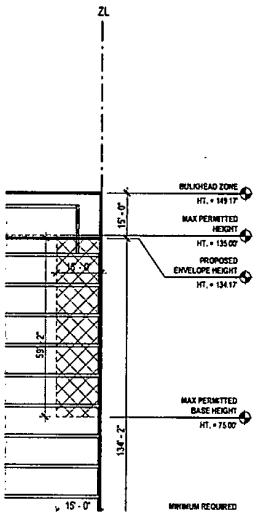

11 ZONING SECTION 11
1" = 30'-0"

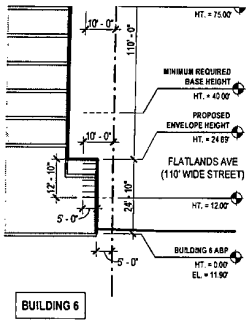



10 ZONING SECTION 10
1" = 30'-0"

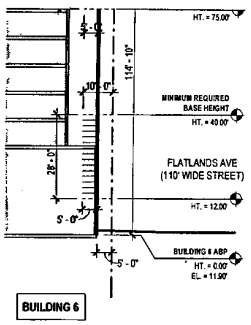




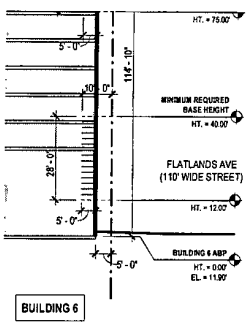





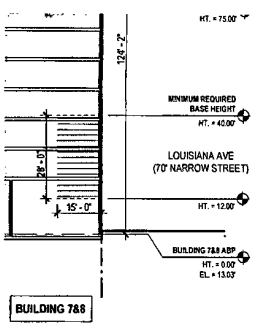

6 ZONING SECTION 6
1" = 30'-0"




5 ZONING SECTION 5
1" = 30'-0"




4 ZONING SECTION 4
1" = 30'-0"




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

## GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REG ARTS CENTER WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPI SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRAT PUBLICLY ACCESSIBLE AREA DETAILS.
2. INFORMATION REGARDING THE EXISTING CCC WITHIN THE LSGD IS DERIV INC. PC., DATED JULY 22,2021.
3. BUILDINGS WITHIN THE MAXIMUM BUILDING ENVELOPES SHOWN FOR ILLU
4. NUMBER OF STORIES INDICATED MAY BE SUBJECT TO CHANGE, PROVIDE STORIES WAIVED PURSUANT TO THE LSGD.
5. ALL INTERIOR PARTITIONS, AND LOCATION AND QUANTITY OF ENTRANCE CHANGE.
6. INTERIOR LAYOUT OF GROUND FLOOR USES SUBJECT TO CHANGE.
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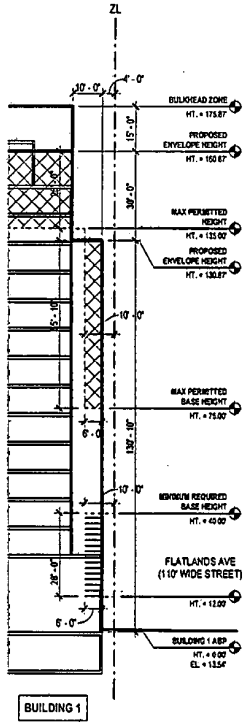
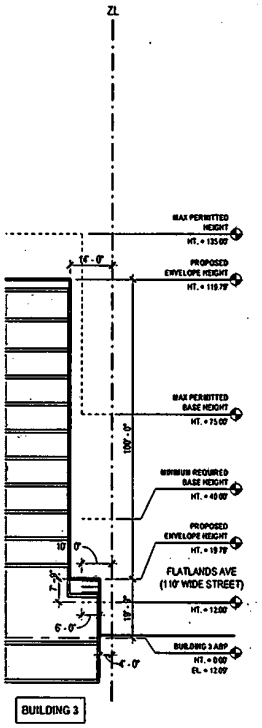



15 ZONING SECTION 15
1" = 30'-0"




14 ZONING SECTION 14
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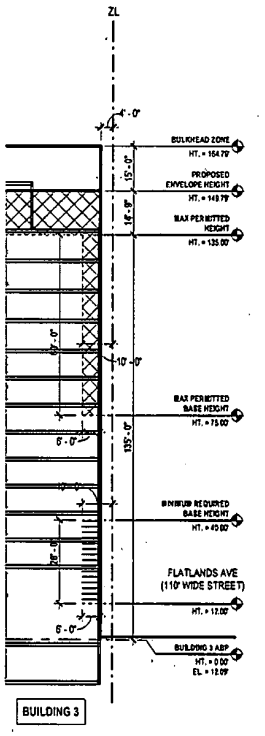
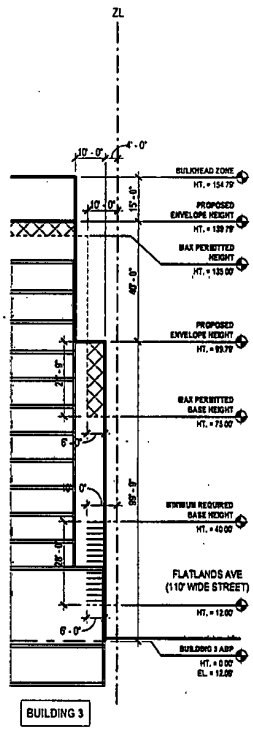
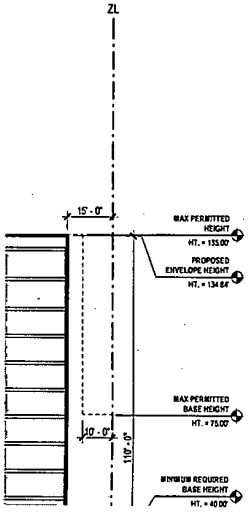
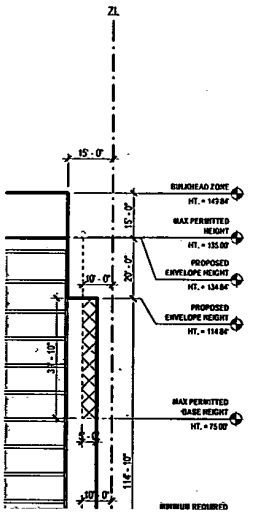


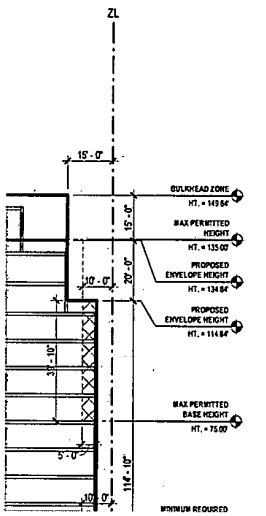

13 ZONING SECTION 13
1" = 30'-0"

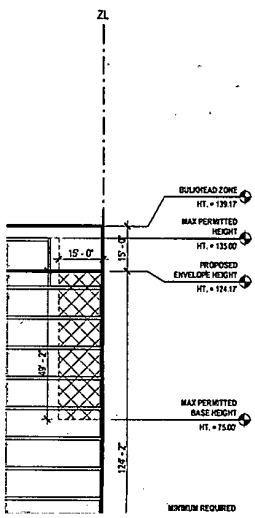


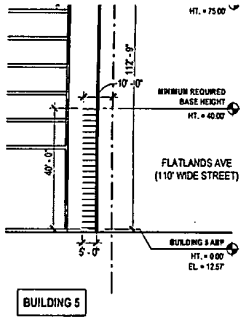

12 ZONING SECTION 1
1" = 30'-0"



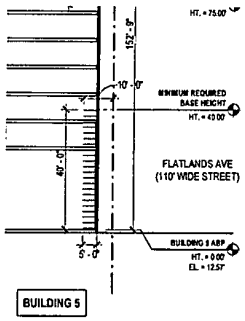






9 ZONING SECTION 9
1" = 30'-0"




8 ZONING SECTION 8
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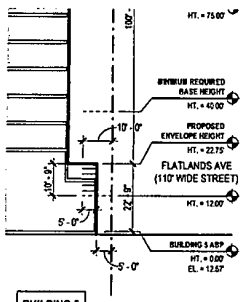
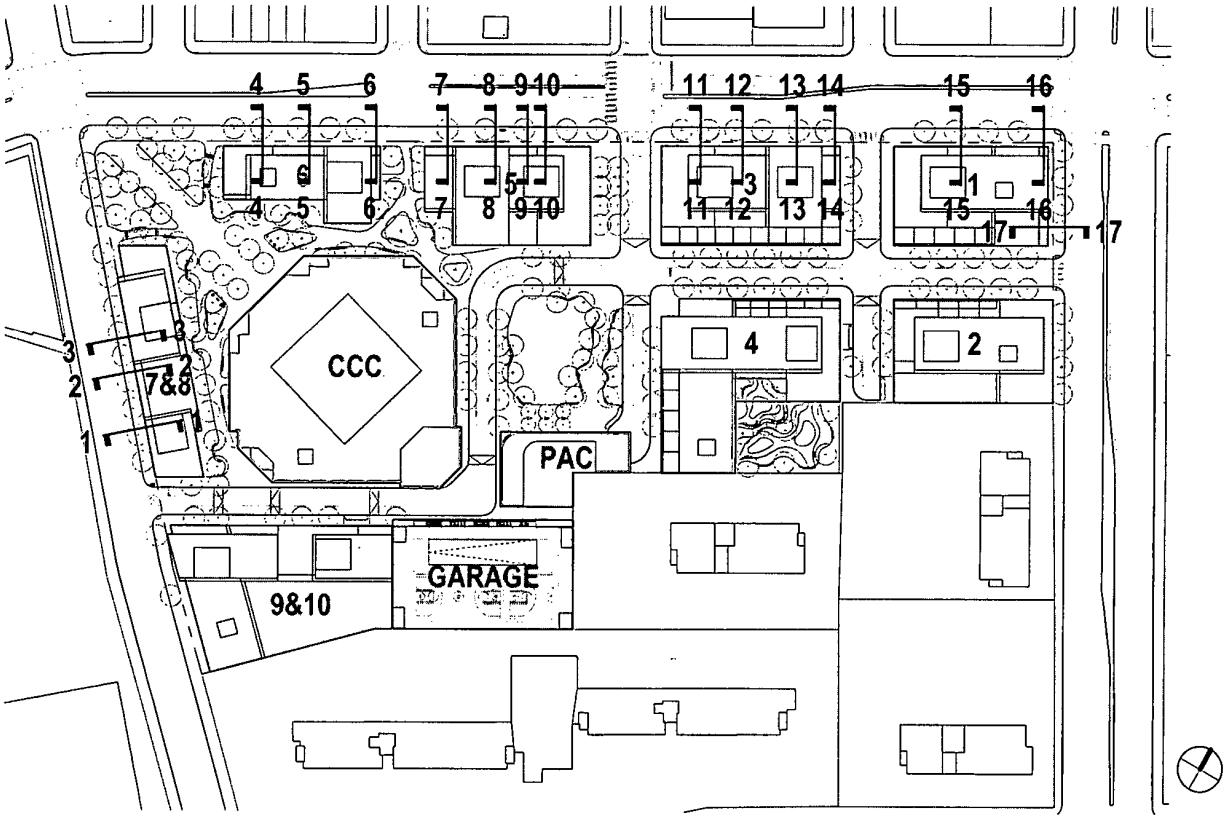
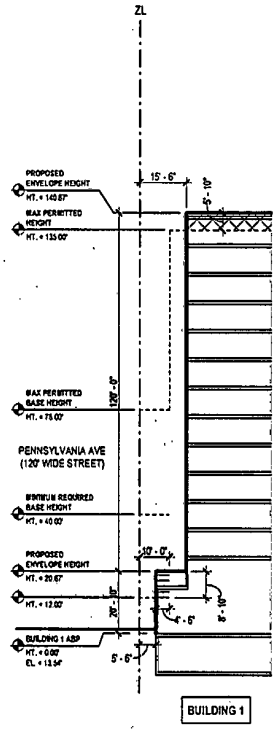



7 ZONING SECTION 7
1" = 30'-0"

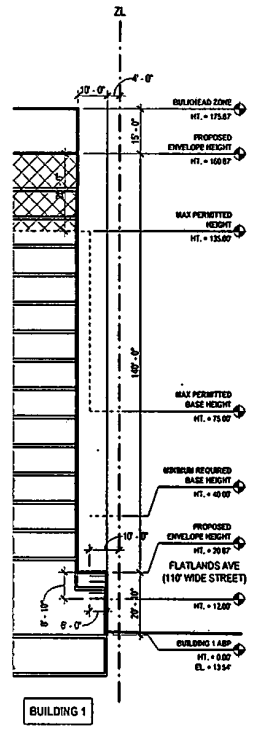
6 ZC
1" = 3



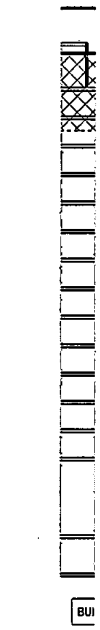

KEY PLAN
SCALE: N.T.S.



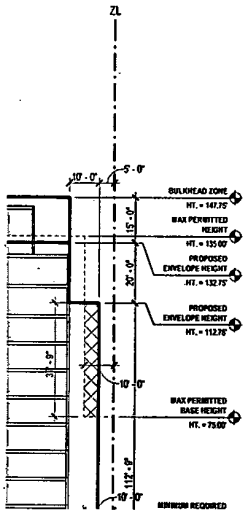

17 ZONING SECTION 17
1" = 30'-0"

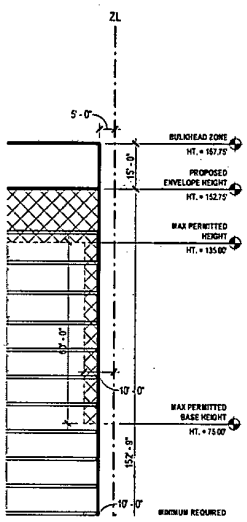


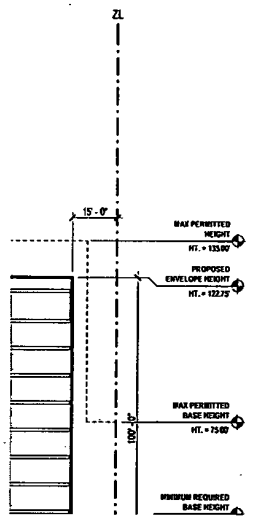

16 ZONING SECTION 16
1" = 30'-0"

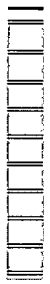


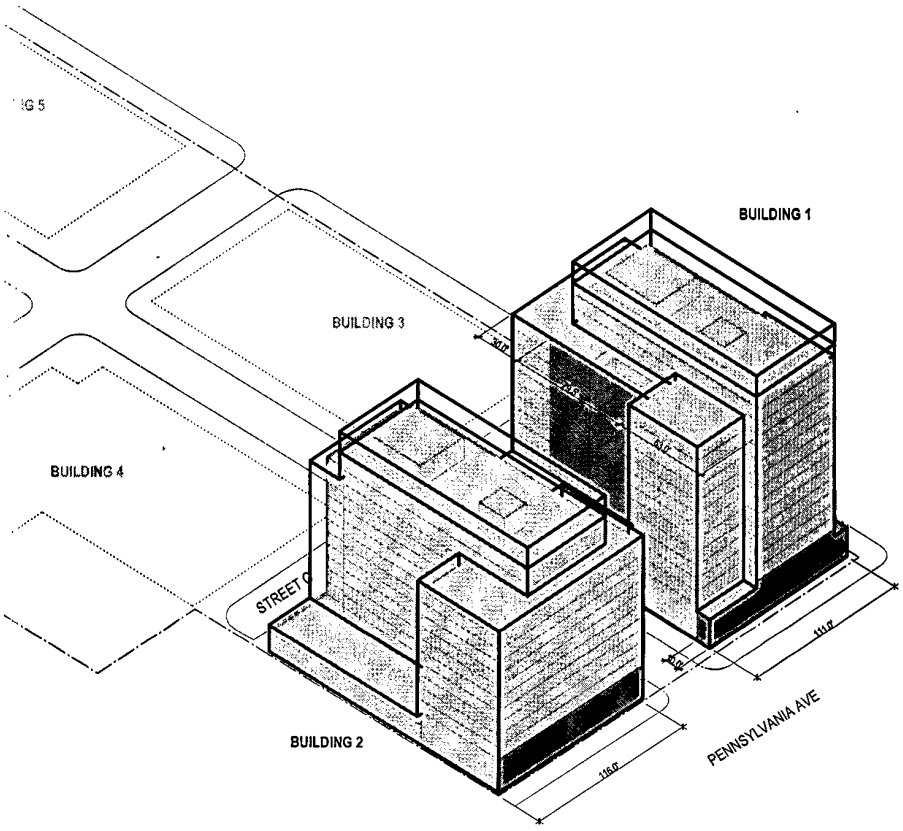
15 ZC
1" =






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

Key Plan

Project

Innovative Urban Living

12020 Flatlands Ave, Brooklyn, NY 11207

Client

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

Drawing Title

# Urban Design Notes

REGISTERED ARCHITECT
VISHAAN CHAKRABARTI
027860-1
STATE OF NEW YORK

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

**Z-070.00**

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**EIS Consultant**
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**Environmental Engineer / Geotechnical Engineer**
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**Structural Engineer**
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212.532.2211

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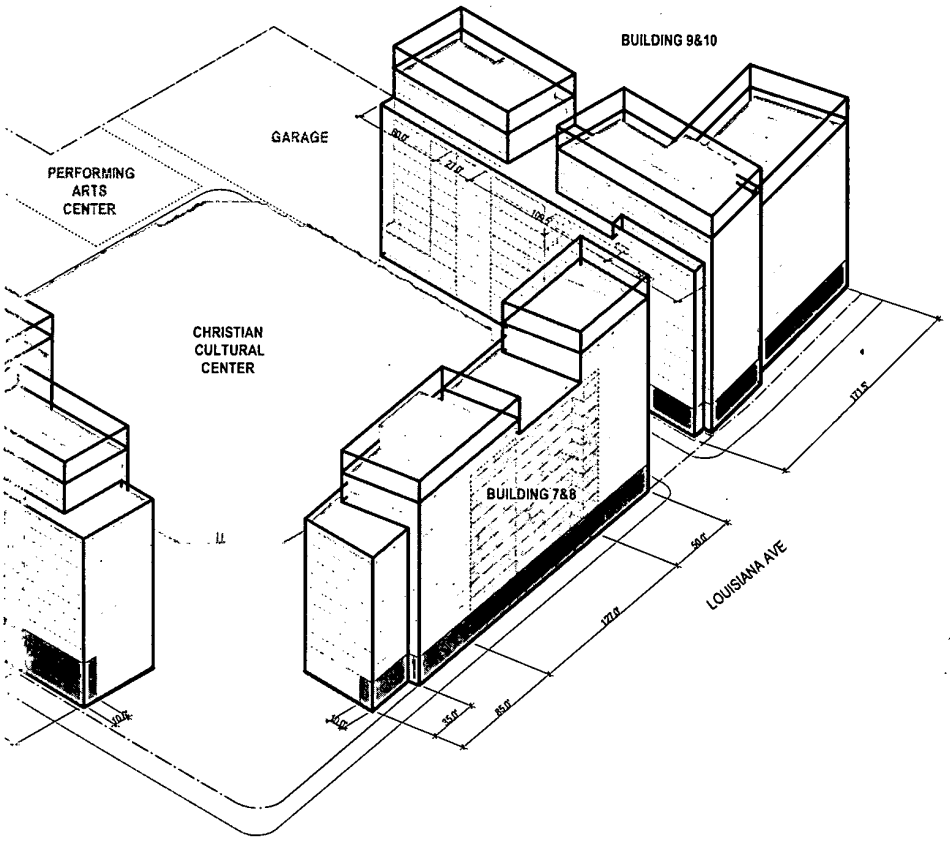
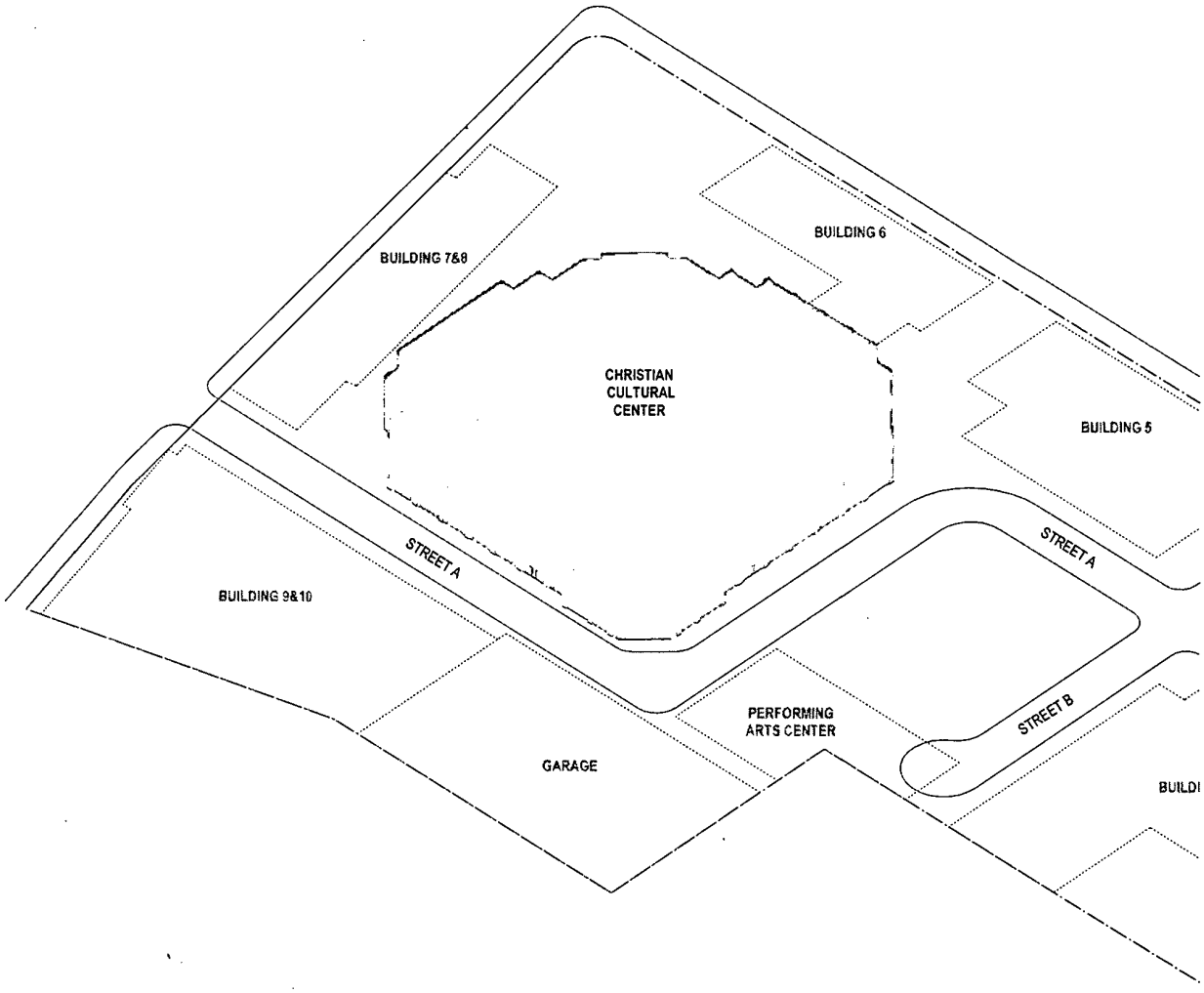
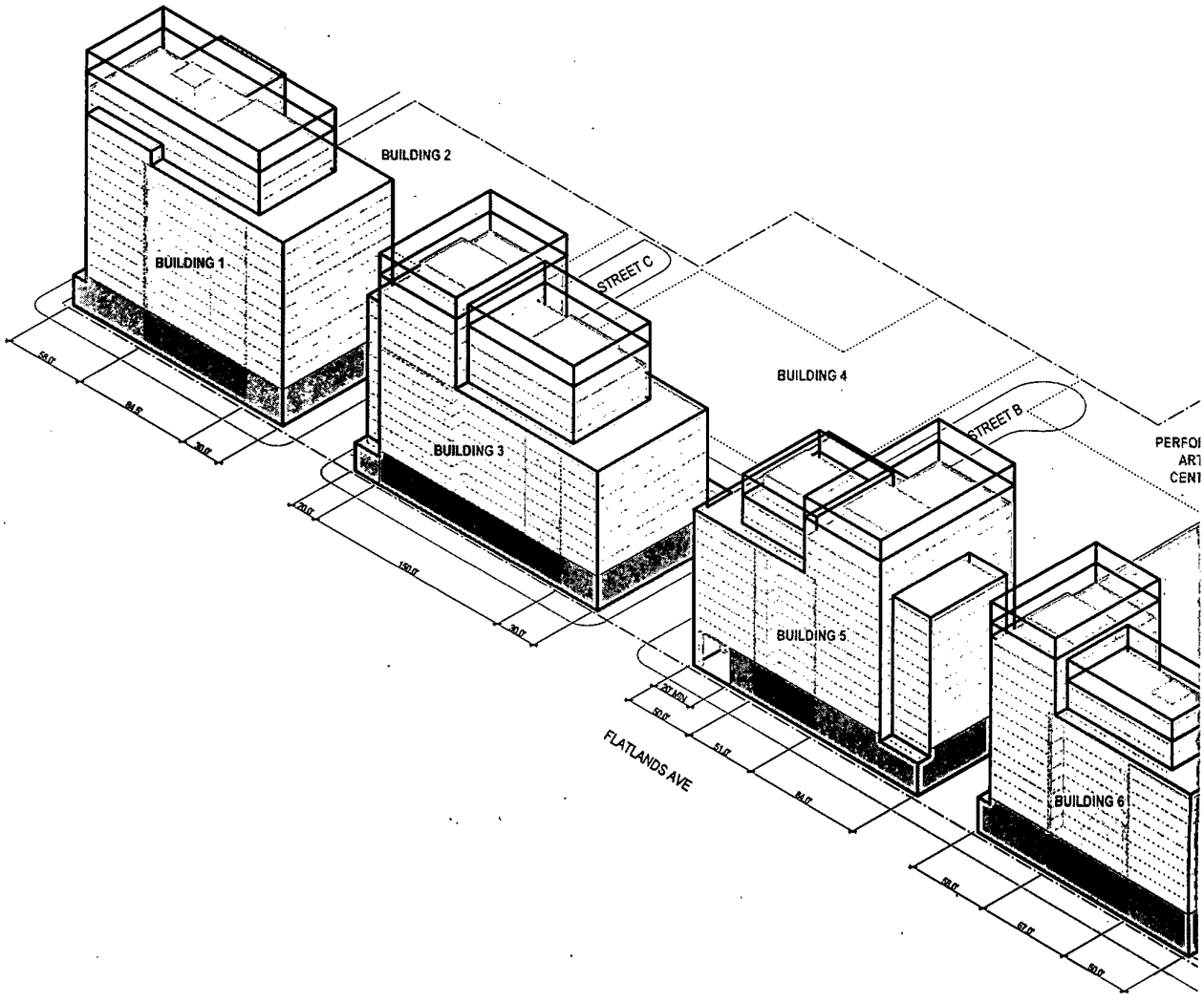
New York, NY 10004
212 859 8602






1 AXONOMETRIC - PENNSYLVANIA AVE FRONTAGE




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.
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.

## DESIGN NOTES

**TRANSPARENCY A:** BUILDING WALLS (EXCLUDING RESIDENTIAL LOBBIES) ALONG LOUISIANA, FLATLANDS, AND PENNSYLVANIA AVENUES SHALL BE GLAZED WITH TRANSPARENT MATERIALS THAT OCCUPY 50% OF THE SURFACE AREA BETWEEN HEIGHT OF 2 FEET AND THE GROUND FLOOR CEILING OR 12 FEET, WHICHEVER IS HIGHER.

**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.

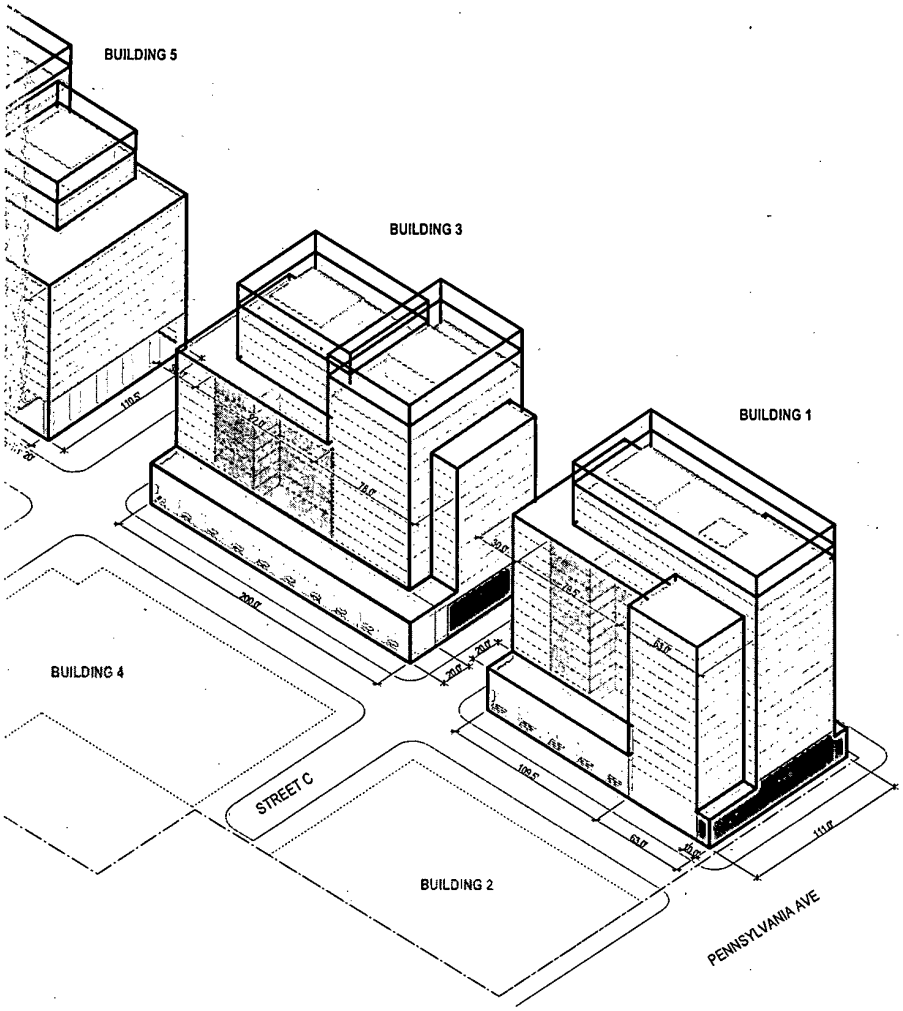
**ARCADE:** EXTENT OF BUILDING 5'S ARCADE FRONTAGE OPENINGS ALONG STREET B (PRIVATE STREET) SHALL HAVE A MINIMUM OF 65% OPENNESS BELOW A HEIGHT OF 12 FEET.
MINIMUM HEIGHT CLEARANCE: 12 FT (MEASURED ABOVE THE LEVEL OF SUCH ARCADE)
MINIMUM DEPTH: 20 FT (MEASURED PERPENDICULAR FROM BUILDING WALL TO INNER FACE OF COLUMN)

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

**GARAGE SCREENING:** THE GARAGE SHALL BE SCREENED ALONG THE PRIVATE STREET AND NEIGHBORING PROPERTIES BY DECORATIVE SCREENING ELEMENT, FROM SECOND FLOOR LEVEL TO THE TOP PARKING FLOOR. A DISTINCTIVE, ARCHITECTURAL STAIR WILL BE PROVIDED, ALLOWING FOR CIRCULATION FROM THE PRIVATE STREET UP TO EACH FLOOR AND THE ROOF LEVEL.

## LEGEND

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




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

Key Plan

Project

Innovative Urban Living

12020 Flatlands Ave, Brooklyn, NY 11207

Client

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

Drawing Title

# Urban Design Notes

REGISTERED ARCHITECT
VISHWAN CHAKRABARTI
027960-1
STATE OF NEW YORK

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

**Z-071.00**

PAU
We are a practice for architecture and urbanism

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Practice for Architecture Urbanism DPC
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New York, NY 10003
212.982.6307

Landscape Architect
MPFP PLLC
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New York, NY 10271
212.477.5356

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Bohler Engineering PC
14 Penn Plaza / 225 W 34th Street, Suite 814
New York, NY 10122
646.661.4700

EIS Consultant
VHB
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New York, NY 10119
646.722.9247

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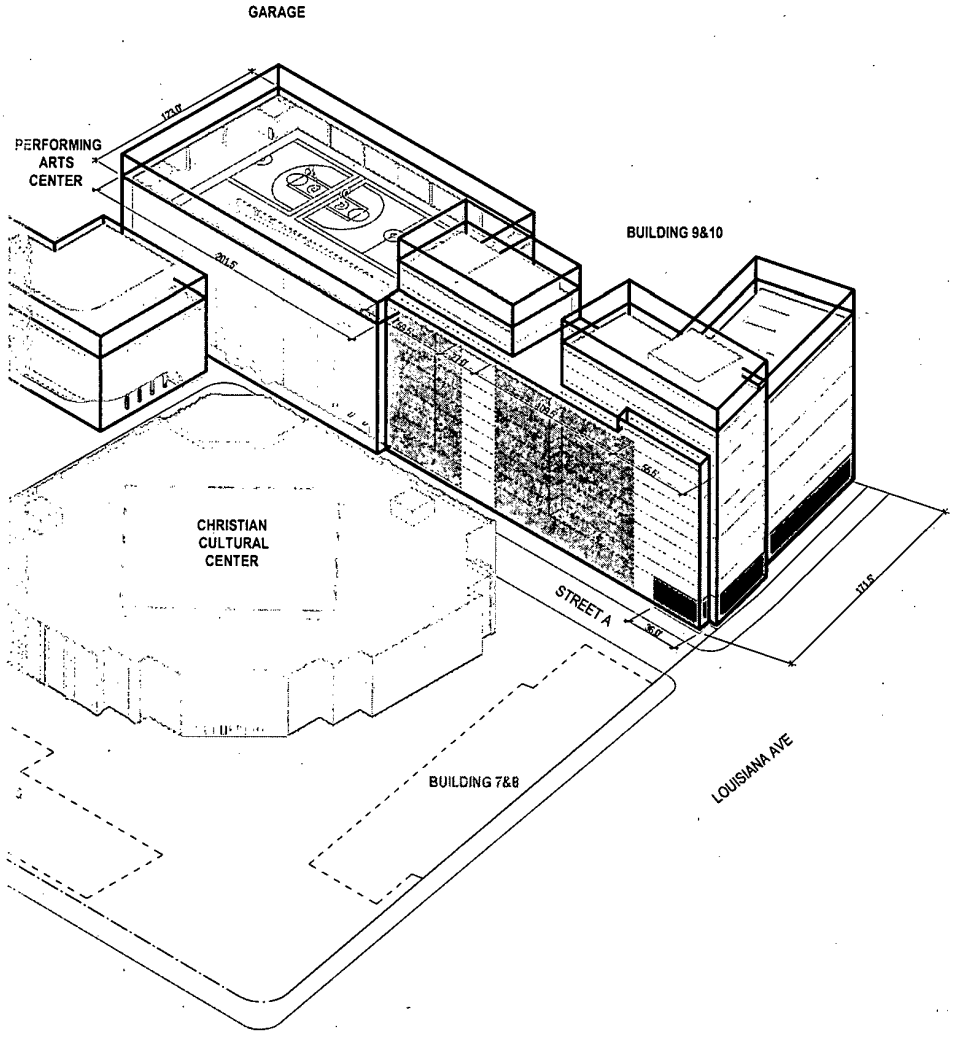
New York, NY 10001-2727
212.479.5400

Structural Engineer
DeSimone Consulting Engineers
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



indexing it against the Subject Property prior to the issuance of any building Permit in connection with the Large-Scale Development Project (such date hereinafter referred to as the "**Recording Date**"). Declarant shall promptly provide to the Chairperson of the CPC a copy of the Declaration as recorded, so certified by the Register's Office. If Declarant fails to so record this Declaration by the Recording Date, CPC may record a duplicate original of this Declaration, but all costs of recording, whether undertaken by Declarant or by CPC, shall be borne by Declarant.

8.6 Notice.

(a) All notices, demands, requests, consents, approvals, and other communications (collectively referred to as "**Notice**") which may be or are permitted, desirable, or required to be given under this Declaration shall be in writing and shall be sent or delivered as follows:

(i) if to Declarant:

Christian Cultural Center, Inc.
12020 Flatlands Avenue
Brooklyn, NY 11207
Attention: Reverend A. Bernard
Email: arb@arbernard.com

IUV Phase 1 Owner LLC
c/o Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
Attention: David L. Picket & Bryan Kelly
Email: dpicket@gothamorg.com and bkelly@gothamorg.com

IUV Phase 1 LIHTC Owner LLC
c/o Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
Attention: David L. Picket & Bryan Kelly
Email: dpicket@gothamorg.com and bkelly@gothamorg.com

IUV Phase 1A Housing Development Fund Corporation
c/o Christian Cultural Center, Inc.
12020 Flatlands Avenue
Brooklyn, NY 11207
Attention: Reverend A. Bernard
Email: arb@arbernard.com

with a copy to:
Monadnock Development
240 Huntington Street, 3rd Floor
Brooklyn, NY, 11231
Attention: Kirk Goodrich

Email: kgoodrich@monadnockdevelopment.com

with a copy to:
Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, NY 10010
Attention: Russell A. Kivler, Esq.
Email: rkivler@hseny.com

with a copy to:
James Halek
13350 Cleveland Gibbs Road, Suite 200
Roanoke, Texas 76262
Email: jhalek@integritydevelopment.com

with a copy to:
Larry H. Weiss, Esq.
2170 Clover Street
East Meadow, NY 11554
Attention: Larry H. Weiss, Esq.
Email: lhwlawoffice@yahoo.com

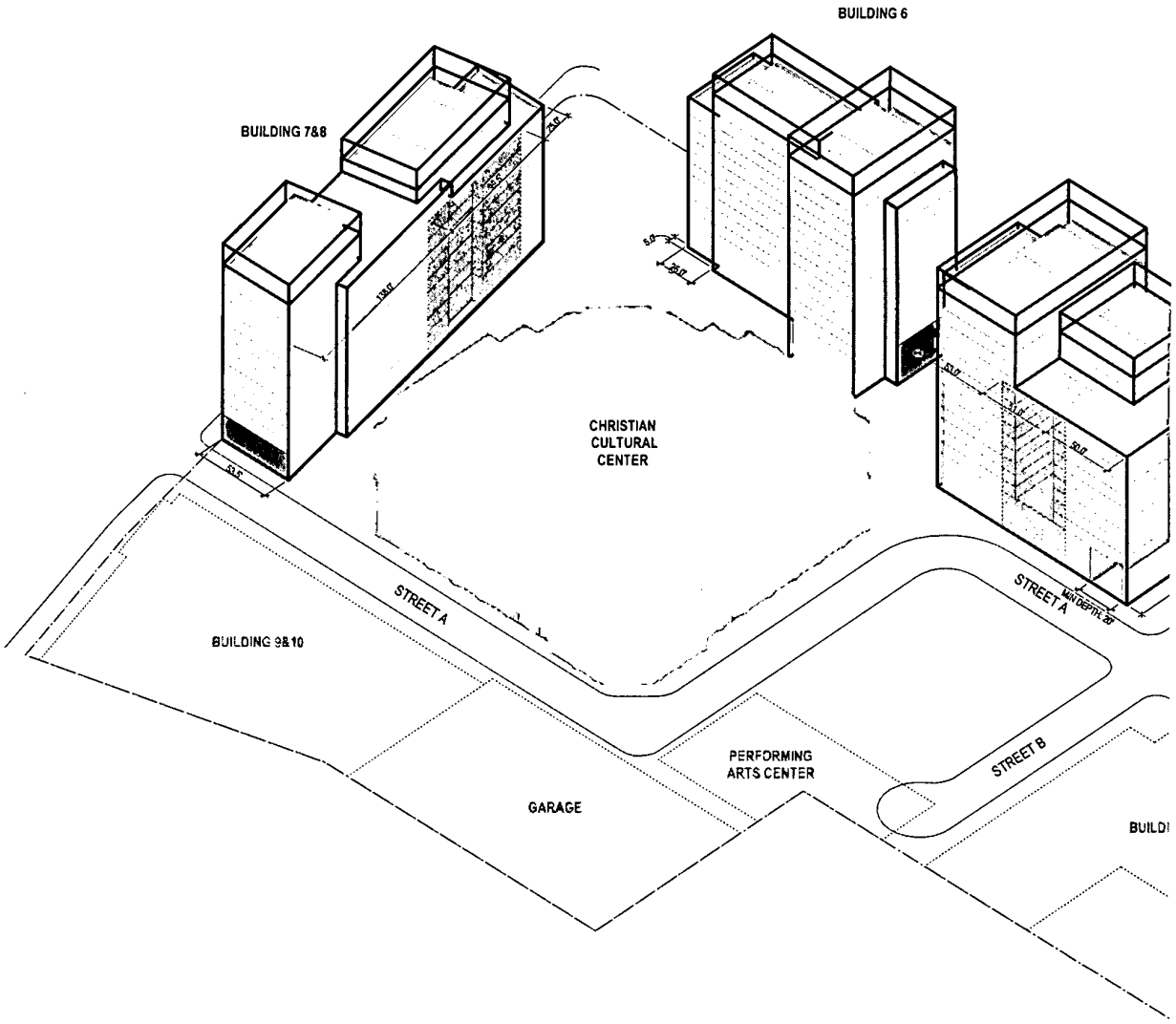
with a copy to:
Ruskin Moscou Faltischek, P.C.
1425 RXR Plaza
East Tower, 15th Floor
Uniondale, NY 11556
Attention: Russell H. Stern, Esq.
Email: rstern@rmfpc.com

with a copy to:
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, New York 10004
Attention: Zachary Bernstein, Esq.
Email: Zachary.Bernstein@friedfrank.com

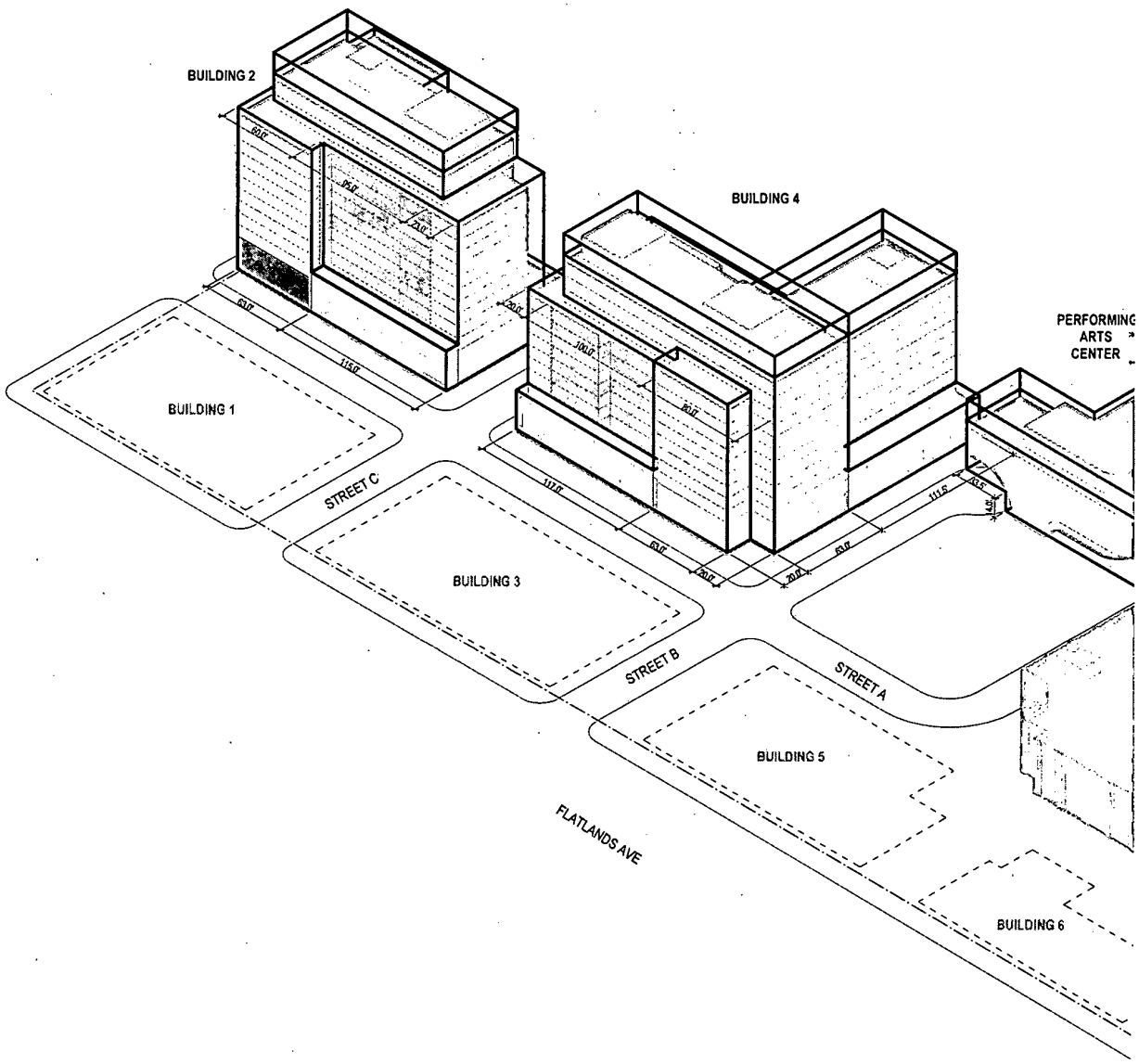
(ii) if to CPC:
New York City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Attention: Chairperson
with a copy to:
the General Counsel of CPC at the same address

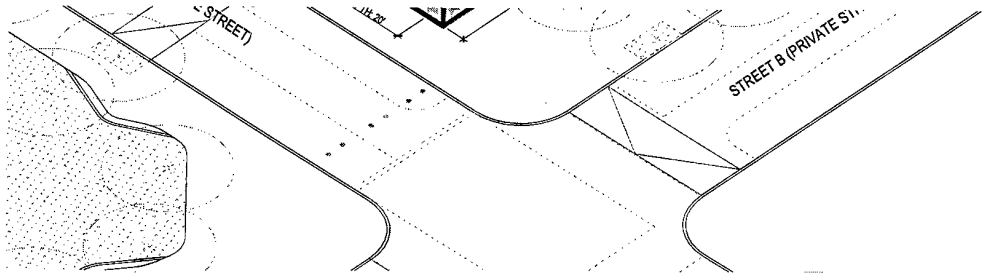
(iii) if to a Mortgagee:




1 AXONOMETRIC - INTERIOR STREET - NORTHWEST FRONTAGE




2 AXONOMETRIC - INTERIOR STREET - SOUTHEAST FRONTAGE




3 AXONOMETRIC - ARCADE

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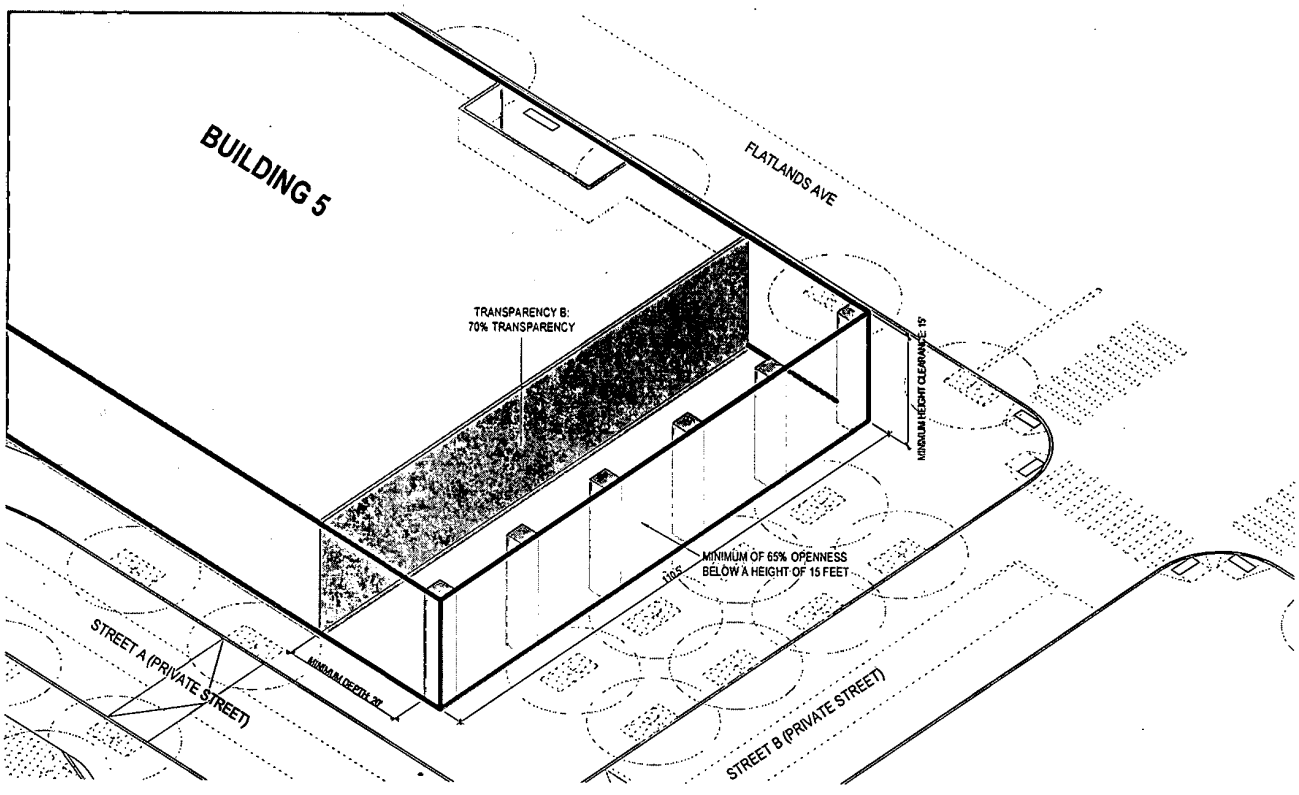
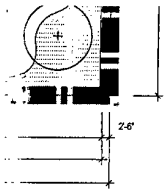
## LEGEND

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


BUILDING 5
FLATLANDS AVE
TRANSPARENCY B:
70% TRANSPARENCY
MINIMUM HEIGHT CLEARANCE: 15'
MINIMUM OF 65% OPENNESS
BELOW A HEIGHT OF 15 FEET
STREET A (PRIVATE STREET)
STREET B (PRIVATE STREET)




BLOCK 4434, LOT 60
(OUT PARCEL)

12 STY

BLOCK 4434, LOT 75
(OUT PARCEL)

12 STY

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

Key Plan

NOTES:
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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 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.

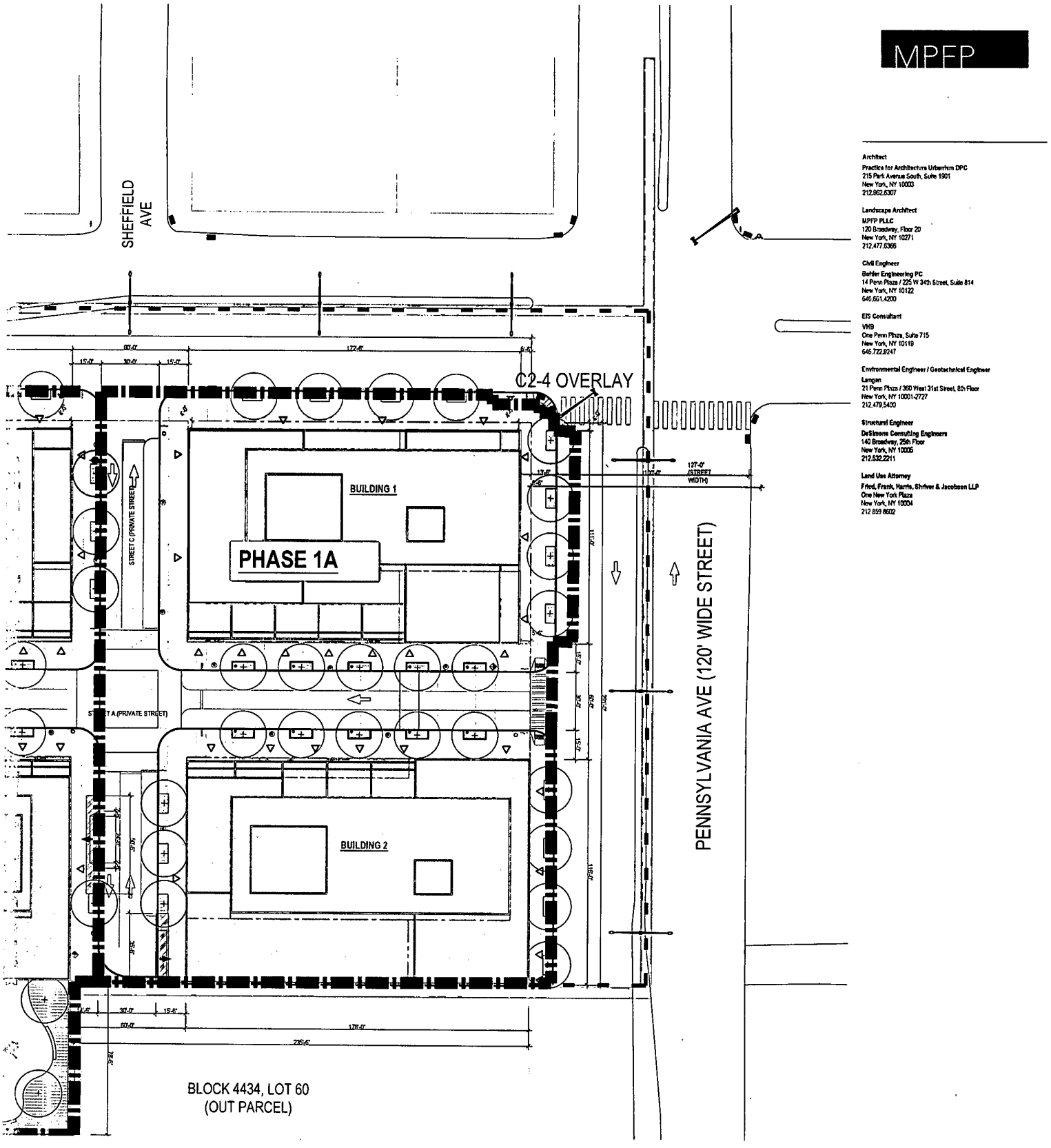
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
# OVERALL LANDSCAPE & PHASING PLAN

Seal & Signature

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




MPFP

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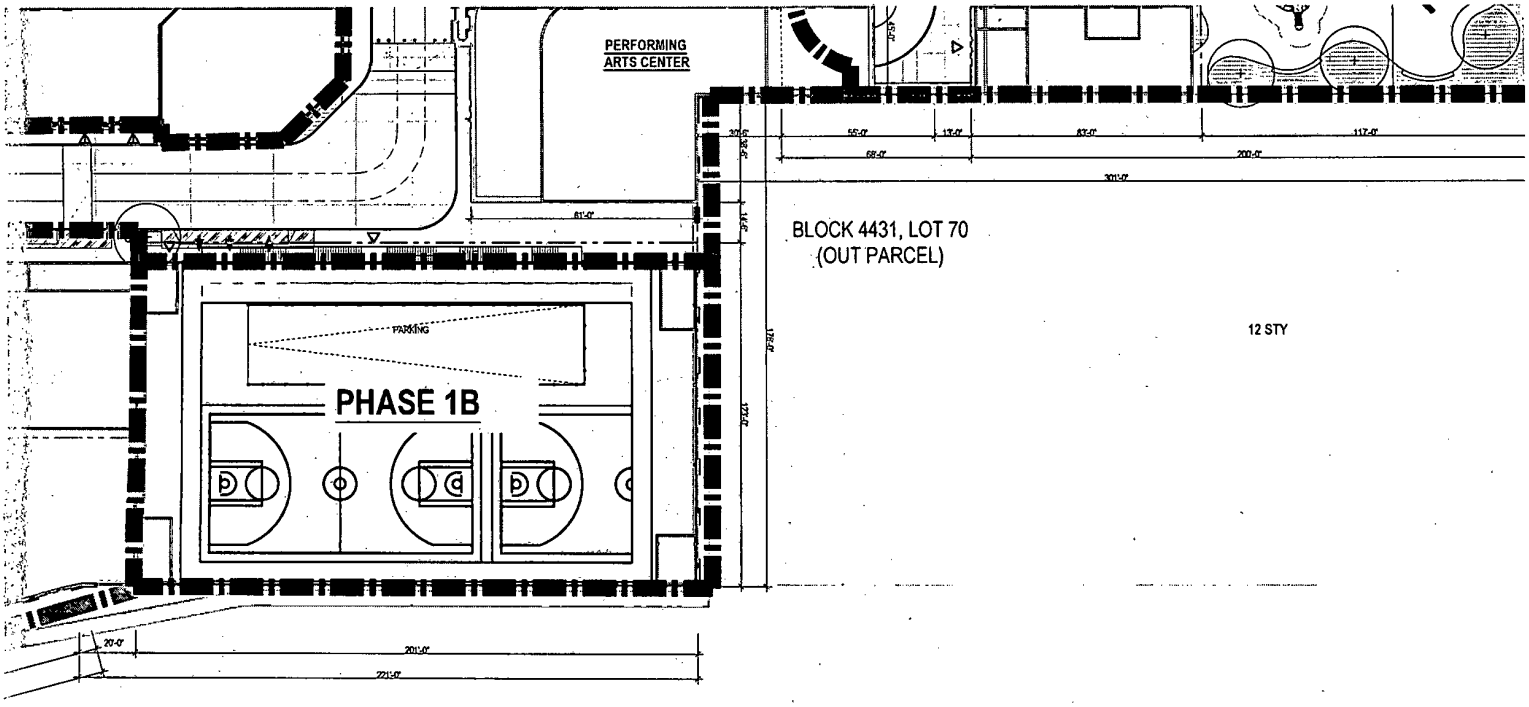



EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

EXISTING STREET SIGN

LIGHT POLE (1 / L602)

FIXED POD SEATINGS

PROPOSED TREE

EXISTING TREE

ADA COMPANION SEATING (7 / L600)

PAA SIGNAGE (1,2 / L603)

ROAD SIGNAGE

PLAY EQUIPMENTS

RAMP TO TABLE TOP

TRASH RECEPTACLE

BOLLARDS (1&2 / L604)

RELOCATED MONUMENTS

PHASE 1A

PHASE 1B

PHASE 2A1

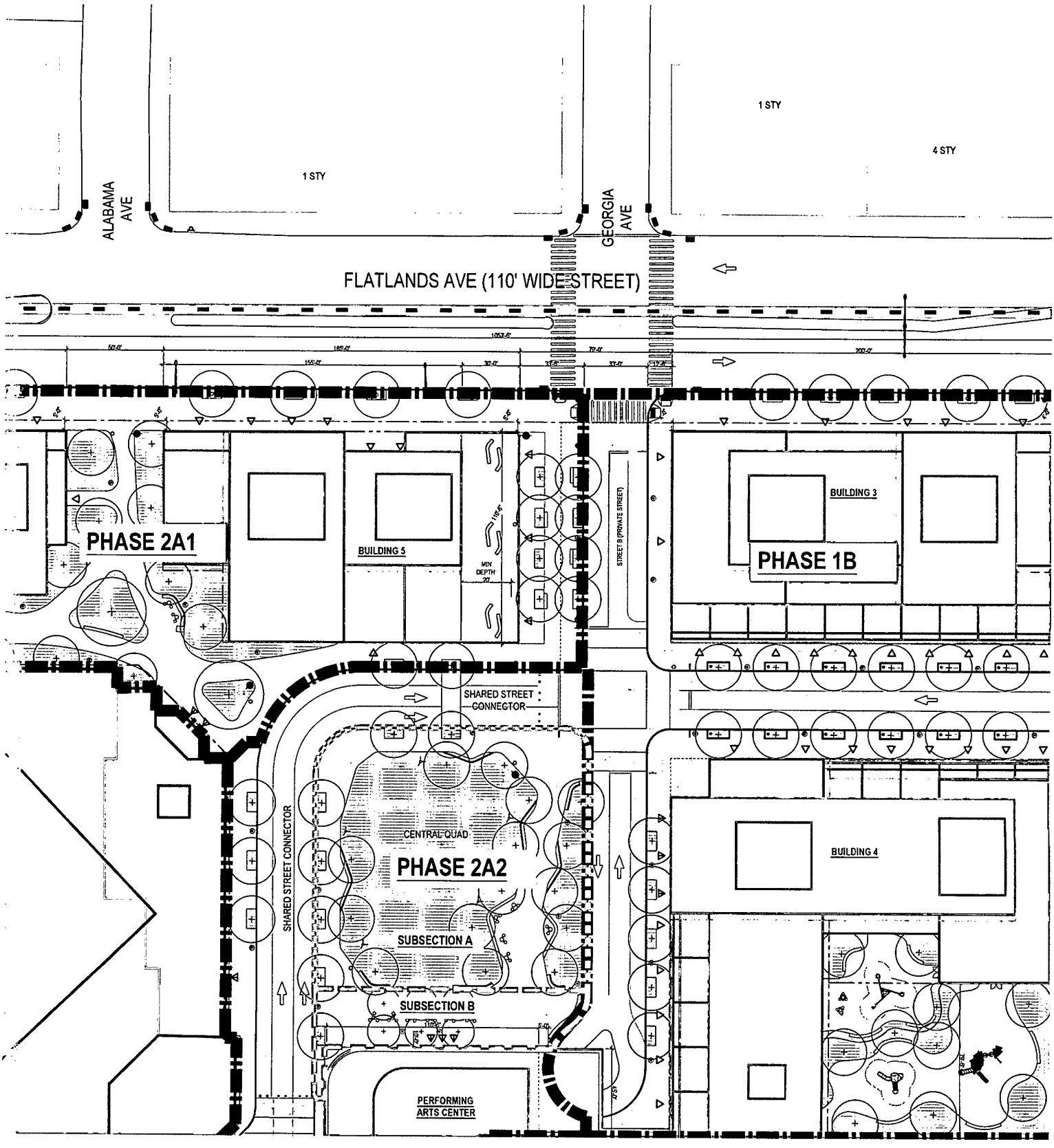
PHASE 2A2

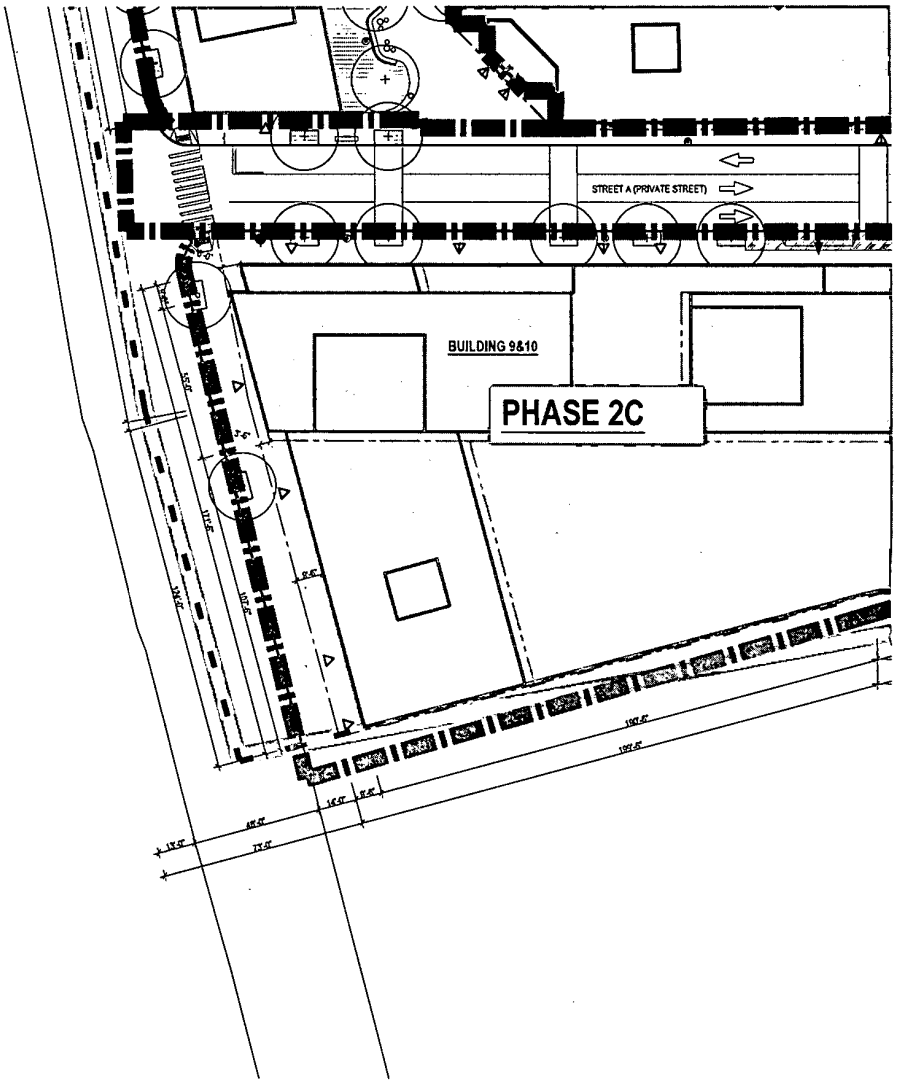
SUBSECTION A

SUBSECTION B

PHASE 2B

PHASE 2C


1 STY
4 STY
1 STY
ALABAMA AVE
GEORGIA AVE
FLATLANDS AVE (110' WIDE STREET)
PHASE 2A1
BUILDING 5
MIN DEPTH 27'
STREET B (PRIVATE STREET)
BUILDING 3
PHASE 1B
SHARED STREET CONNECTOR
SHARED STREET CONNECTOR
CENTRAL QUAD
PHASE 2A2
SUBSECTION A
SUBSECTION B
BUILDING 4
PERFORMING ARTS CENTER

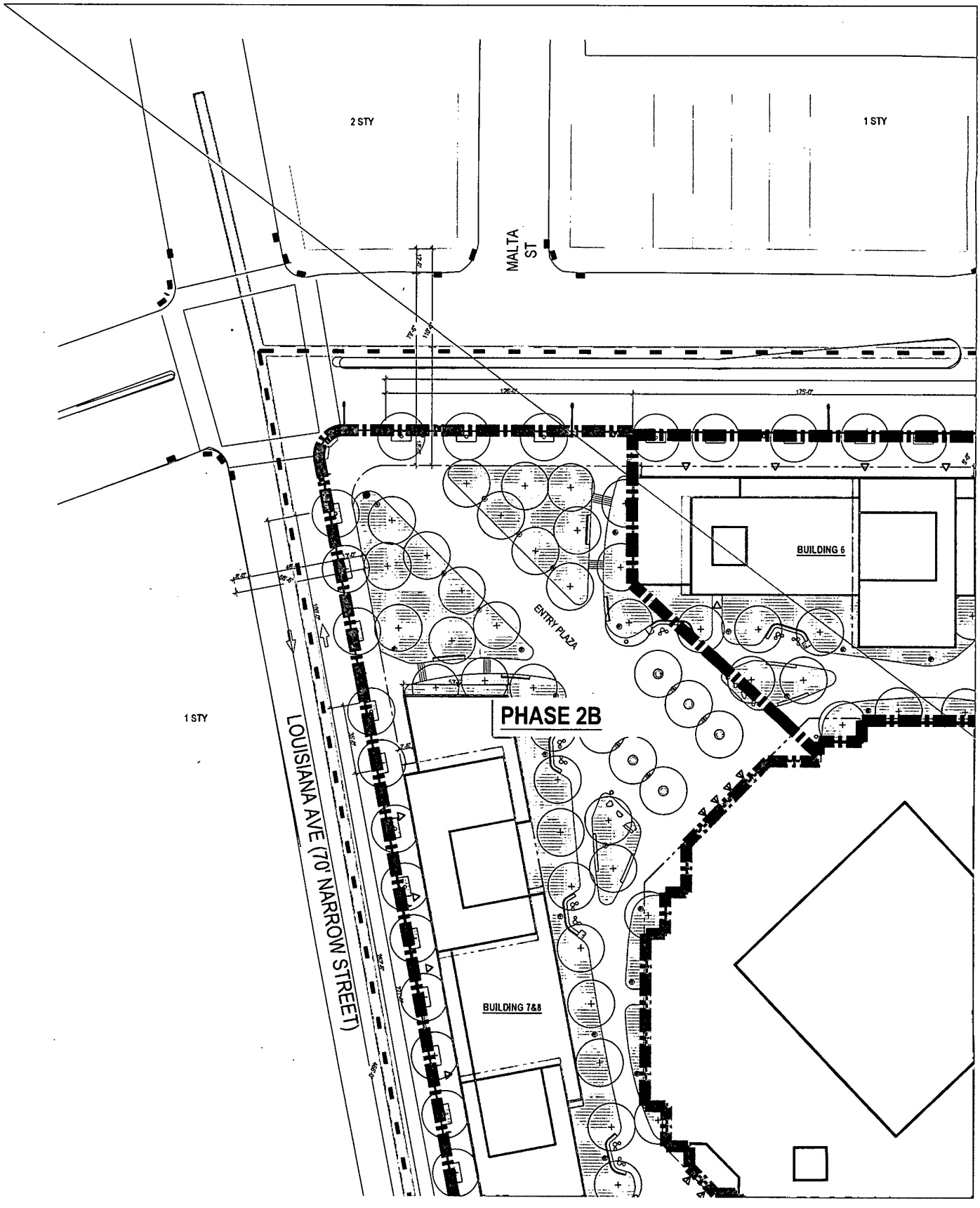


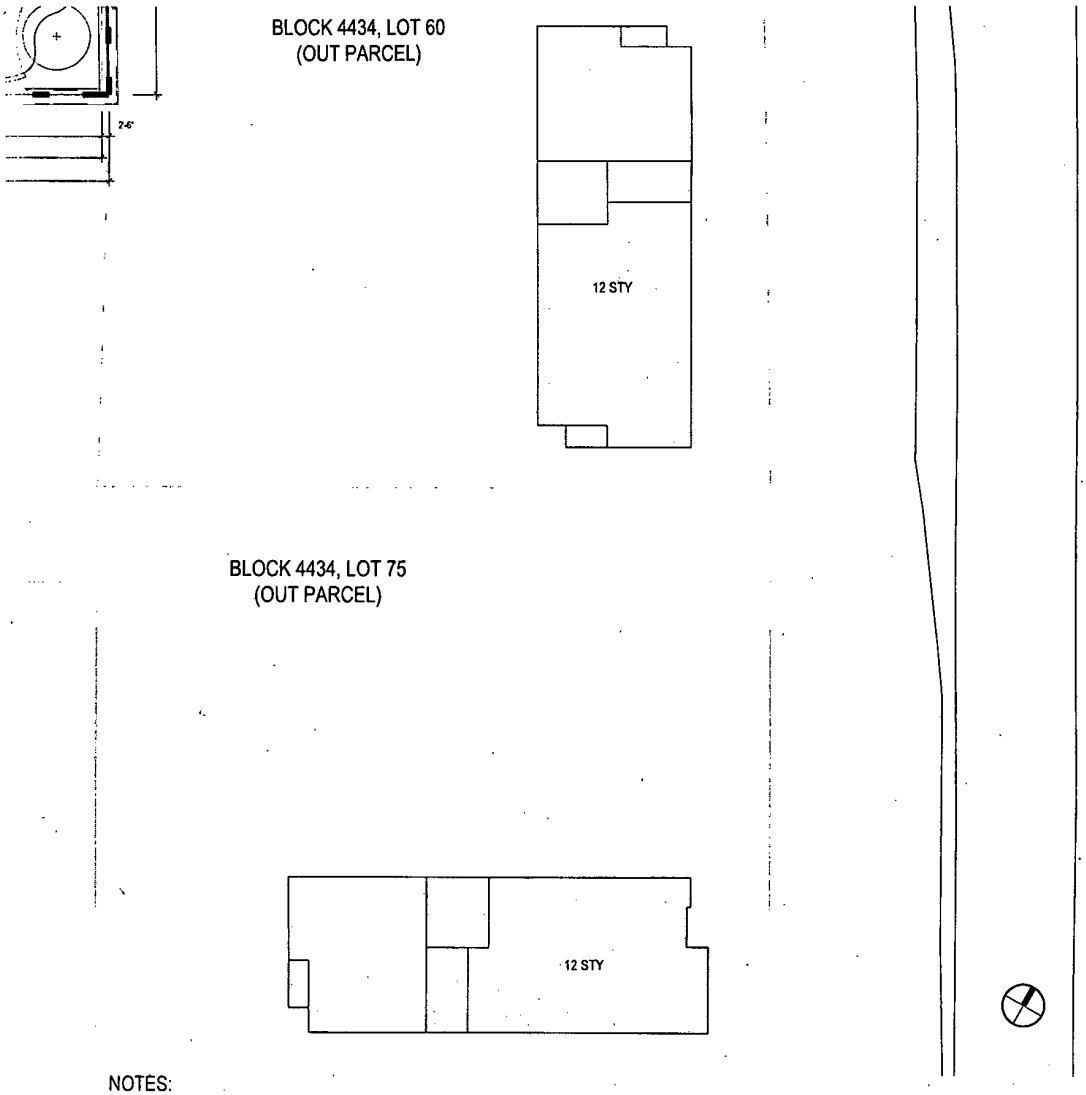

1 OVERALL LANDSCAPE & PHASING PLAN

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

LEGEND

| | | | | | |
|---|---|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING |
| LARGE SCALE GENERAL BOUNDARY | NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING |
| ZONING LOT LINE | PLANTED AREA | RESIDENTIAL ACCESS POINTS | EXISTING |
| PROPOSED ENVELOPE | BENCH | TRAFFIC DIRECTION | LIGHT POI |
| | BENCH WITH BACK | PARKING ACCESS | FIXED POI |


2 STY
1 STY
MALTA ST
BUILDING 6
ENTRY PLAZA
PHASE 2B
1 STY
LOUISIANA AVE (70' NARROW STREET)
BUILDING 7&8




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

Key Plan

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.
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5. SITE GRADING SUBJECT TO CHANGE PER 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.
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.

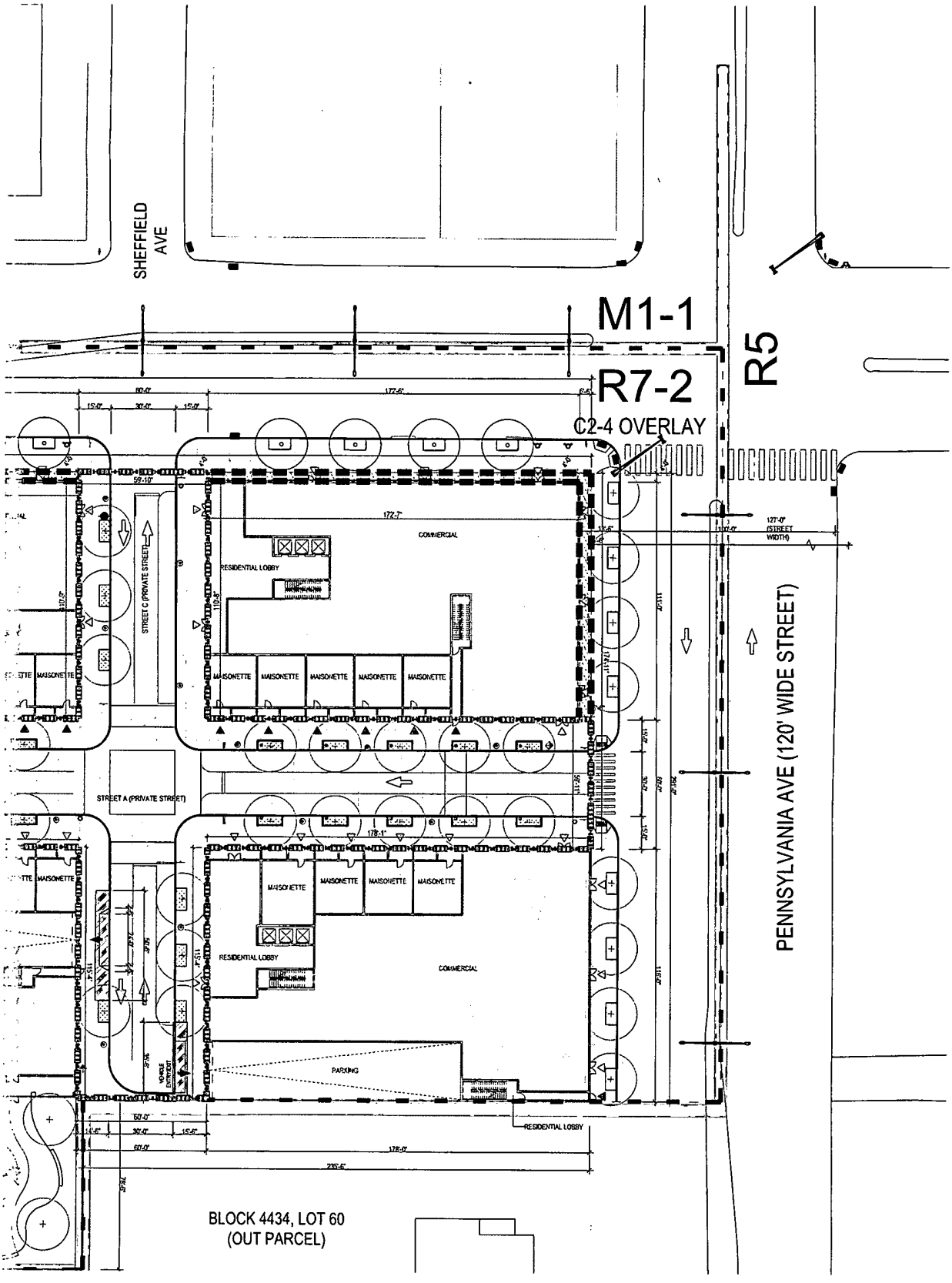
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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**

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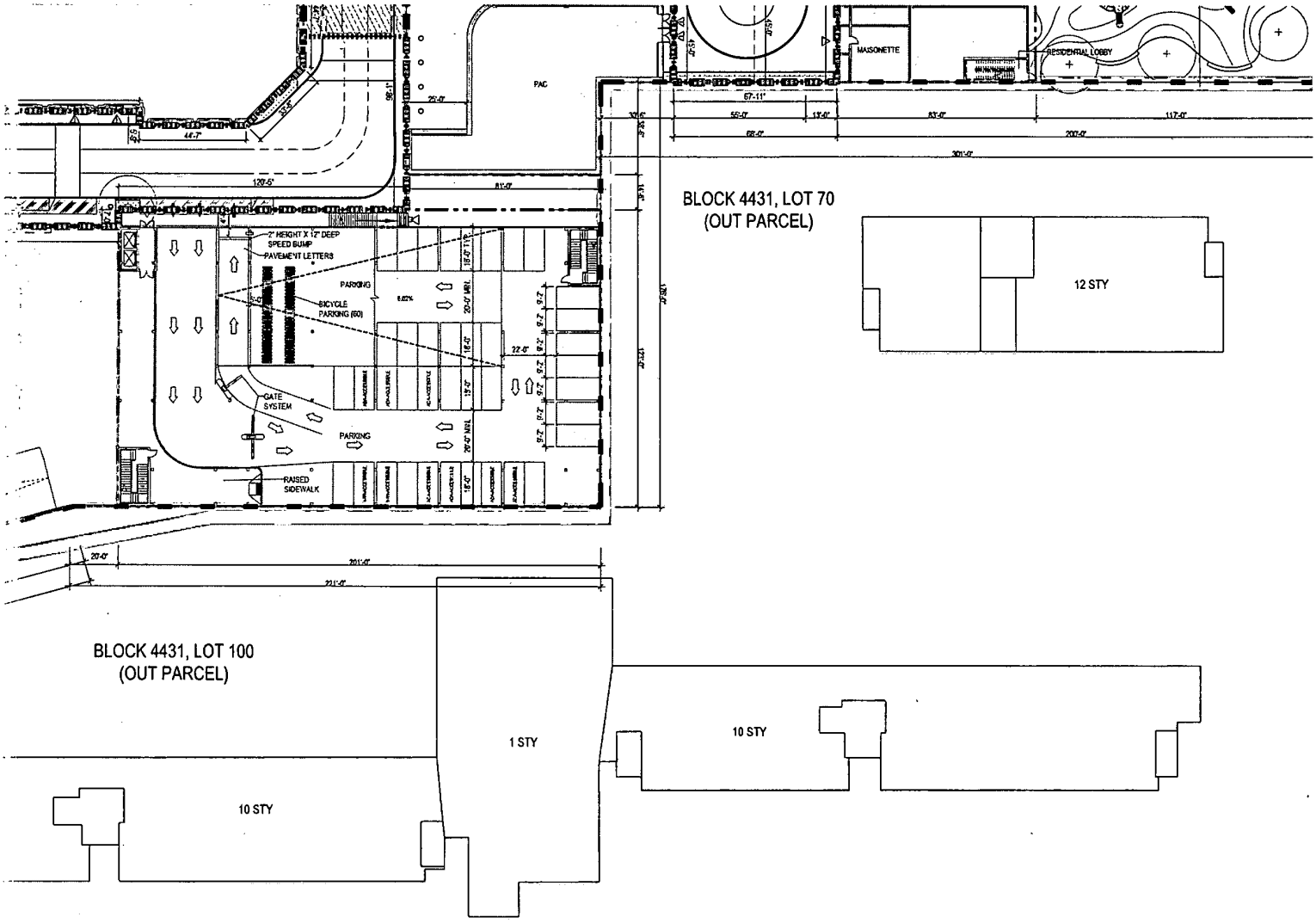



EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

EXISTING STREET SIGN

LIGHT POLE (1 / L602)

FIXED POD SEATINGS

PROPOSED TREE

EXISTING TREE

ADA COMPANION SEATING (7 / L600)

PAA SIGNAGE (1,2 / L603)

ROAD SIGNAGE

PLAY EQUIPMENTS

RAMP TO TABLE TOP

TRASH RECEPTACLE

BOLLARDS (1&2 / L604)

RELOCATED MONUMENTS

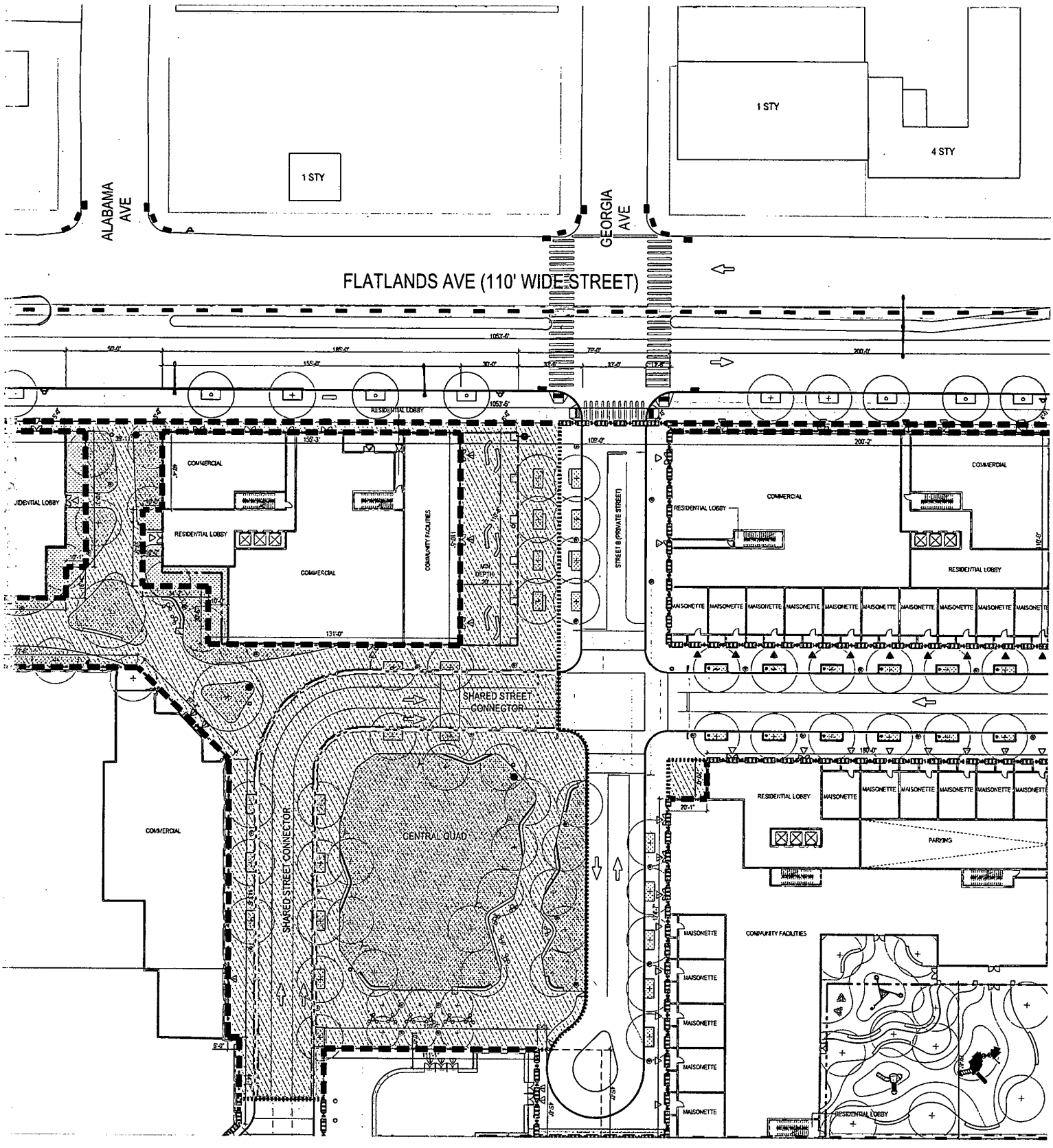
PUBLICLY ACCESSIBLE AREA

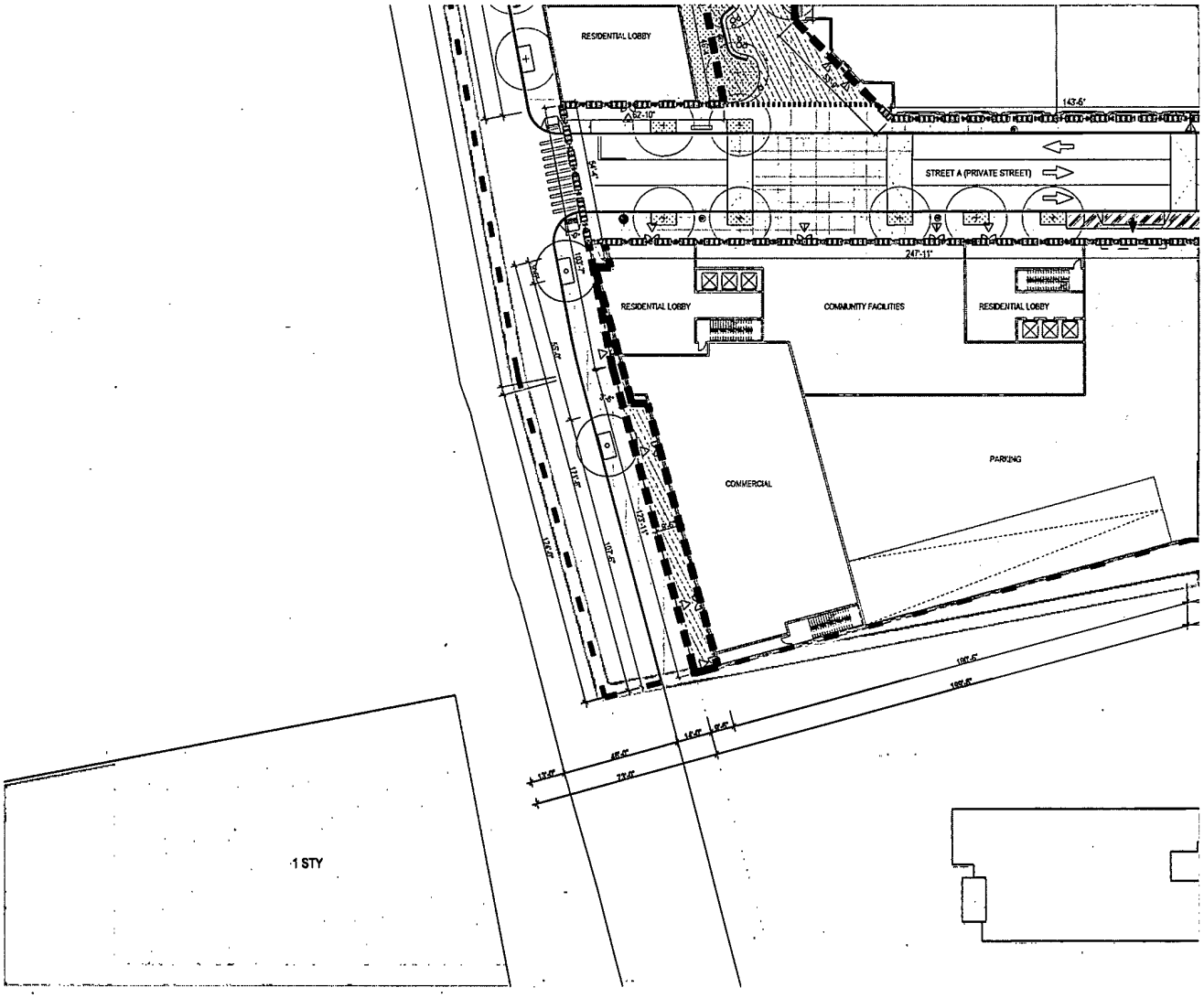
OPEN SPACE AREAS

SHARED STREET CONNECTOR WITHIN PAA

PLANTED AREA

* AREAS LISTED ARE APPROXIMATE.


ALABAMA AVE
GEORGIA AVE
1 STY
1 STY
4 STY
FLATLANDS AVE (110' WIDE STREET)
RESIDENTIAL LOBBY
COMMERCIAL
COMMUNITY FACILITIES
STREET B (PRIVATE STREET)
MAISONETTE
SHARED STREET CONNECTOR
CENTRAL QUAD
PARKING

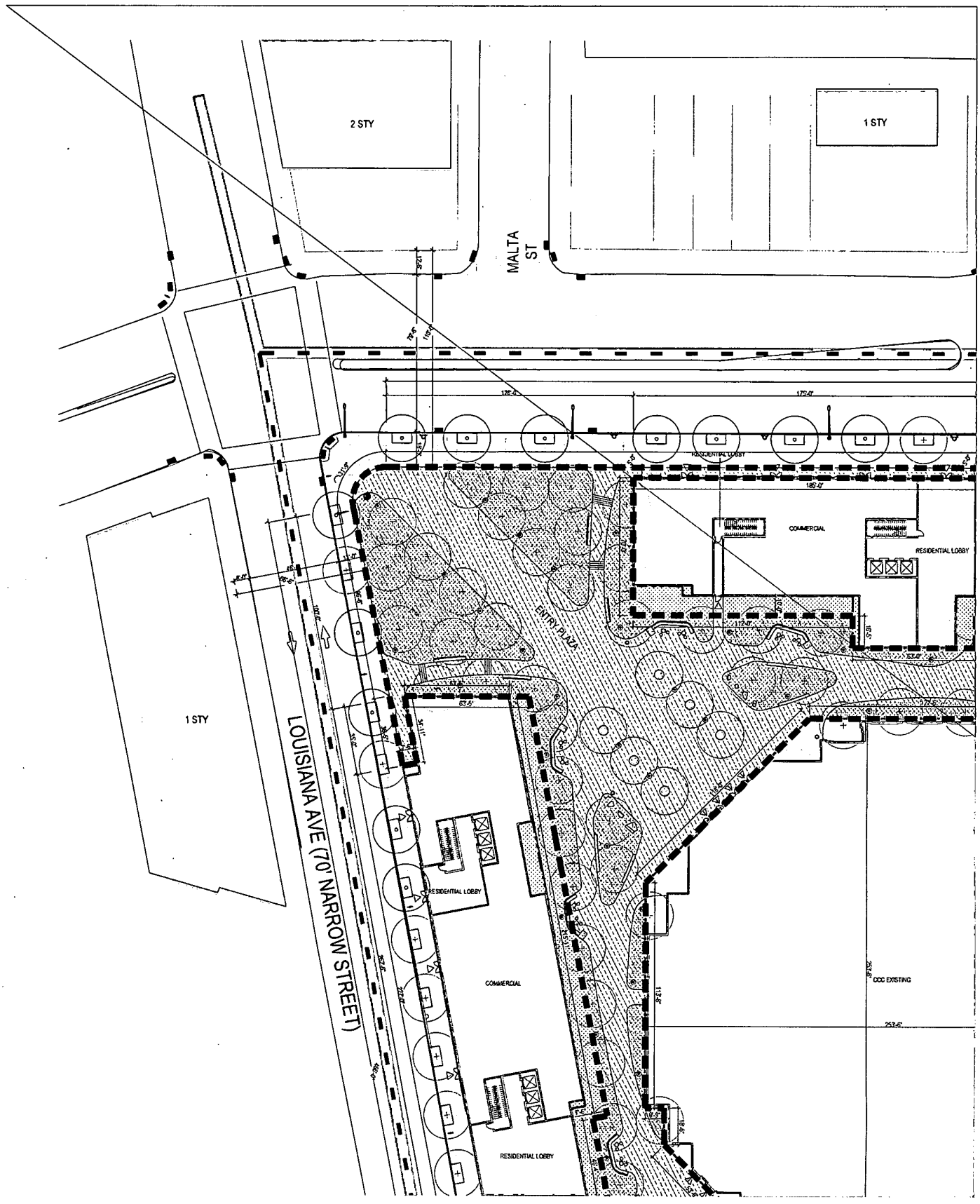


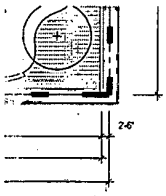

1 PUBLICLY ACCESSIBLE AREA PLAN

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

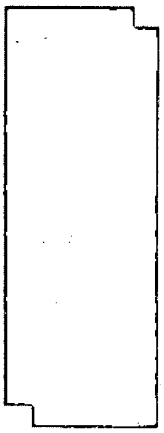
LEGEND

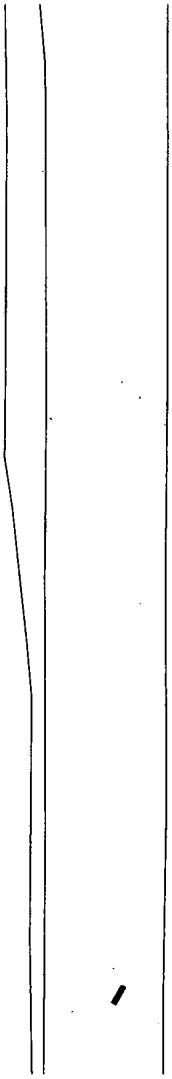
| | | | | | |
|---|---|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING |
| LARGE SCALE GENERAL BOUNDARY | NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING |
| ZONING LOT LINE | | RESIDENTIAL ACCESS POINTS | EXISTING |
| PROPOSED ENVELOPE | BENCH | TRAFFIC DIRECTION | LIGHT POI |
| PRIVATE STREET NETWORK | BENCH WITH BACK | PARKING ACCESS | FIXED POI |


2 STY
1 STY
MALTA ST
1 STY
LOUISIANA AVE (70' NARROW STREET)
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
ENTRY PLAZA
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
OCC EXISTING

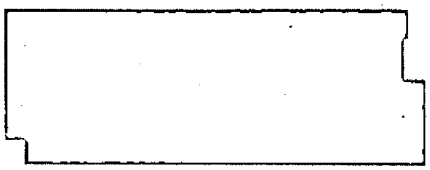


BLOCK 4434, LOT 60
(OUT PARCEL)





BLOCK 4434, LOT 75
(OUT PARCEL)



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| 04 | CPC MODIFICATION | 10/4/2022 |

Key Plan

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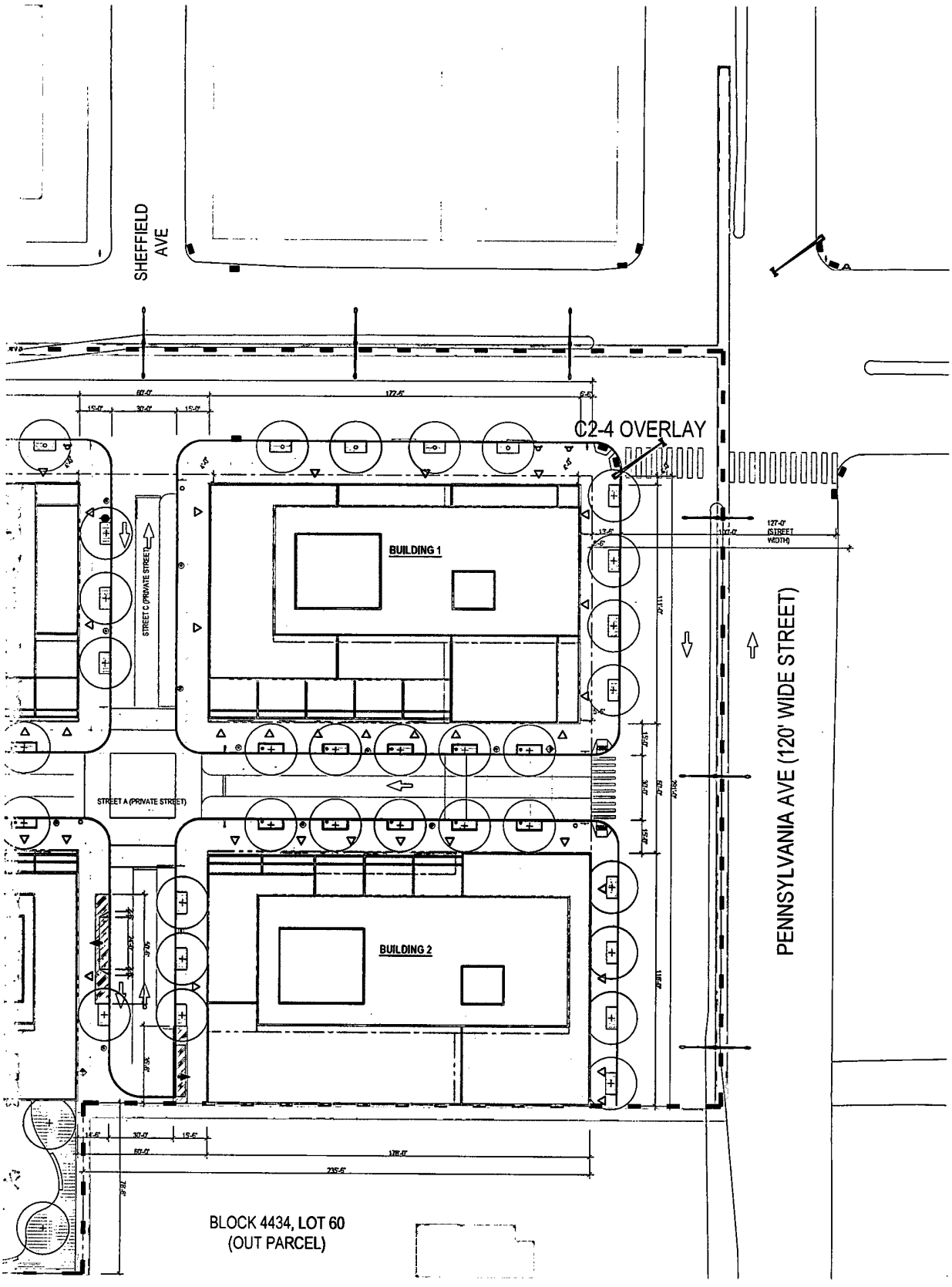
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
OVERALL KEY PLAN

Seal & Signature

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

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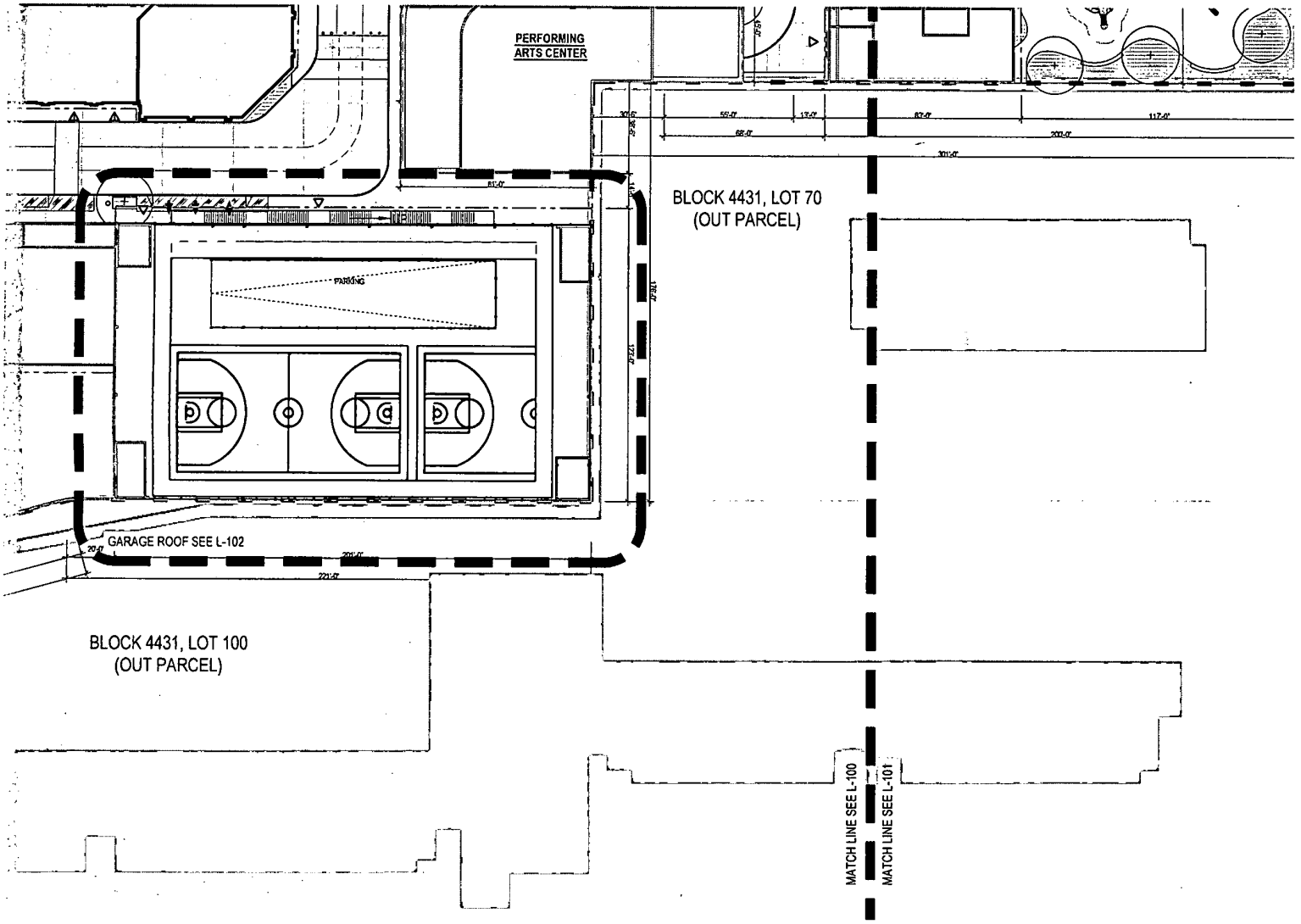



EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

EXISTING STREET SIGN

LIGHT POLE (1 / L602)

FIXED POD SEATINGS

PROPOSED TREE

EXISTING TREE

ADA COMPANION SEATING (7 / L600)

PAA SIGNAGE (1,2 / L603)

ROAD SIGNAGE

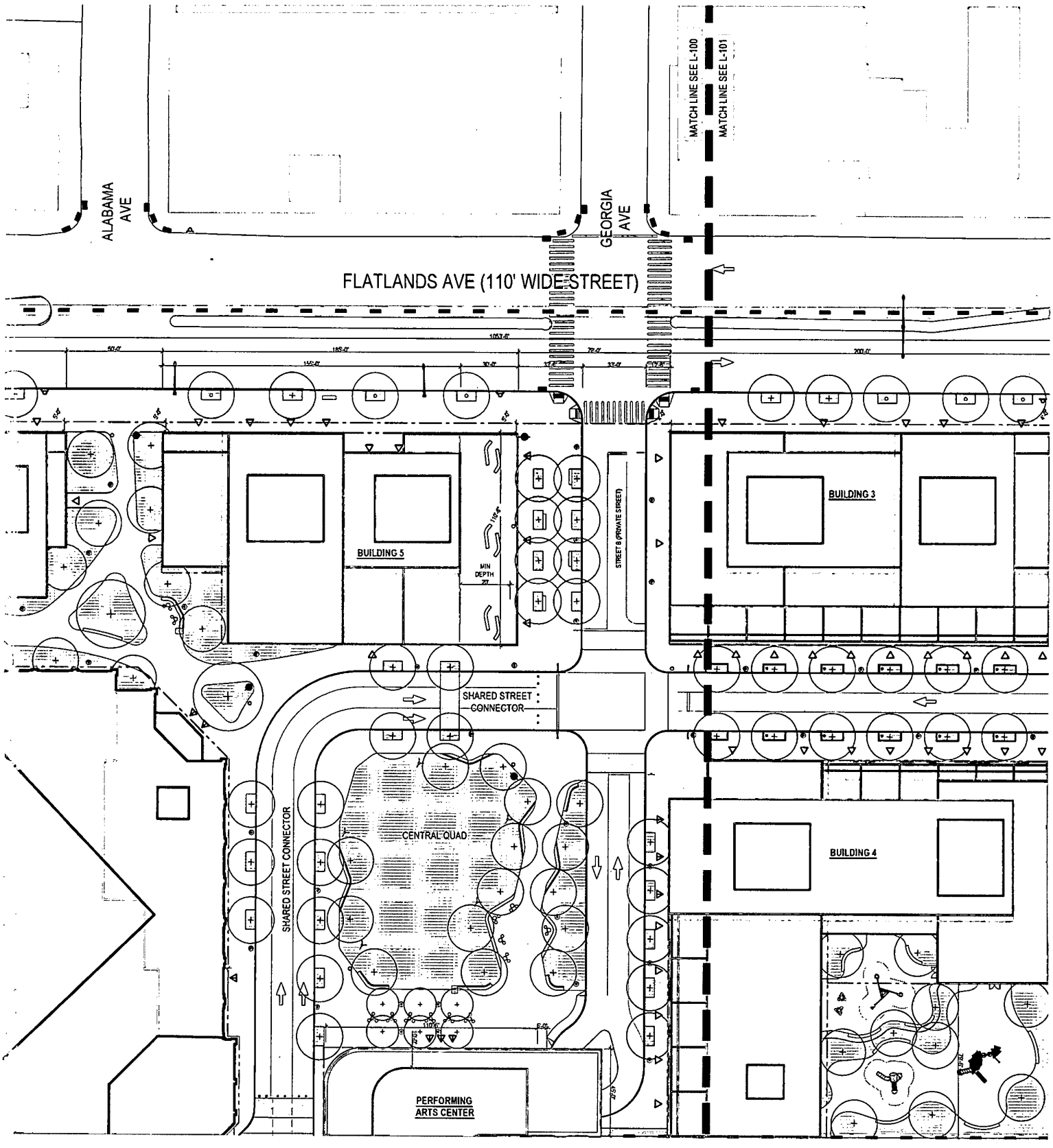
PLAY EQUIPMENTS

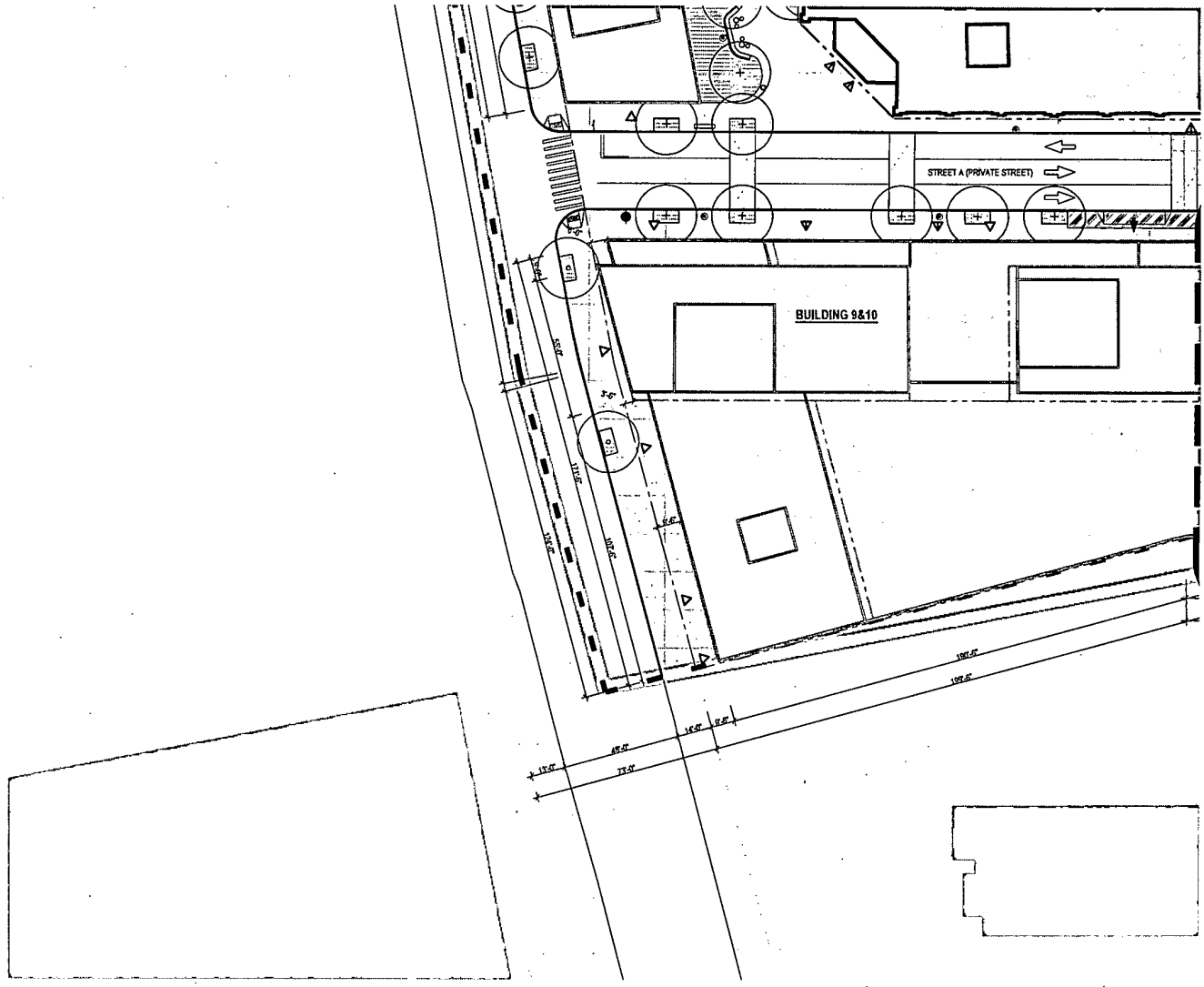
RAMP TO TABLE TOP

TRASH RECEPTACLE

BOLLARDS (1&2 / L604)

RELOCATED MONUMENTS


ALABAMA AVE
GEORGIA AVE
MATCH LINE SEE L-100
MATCH LINE SEE L-101
FLATLANDS AVE (110' WIDE STREET)
BUILDING 5
BUILDING 3
BUILDING 4
STREET B (PRIVATE STREET)
SHARED STREET CONNECTOR
SHARED STREET CONNECTOR
CENTRAL QUAD
PERFORMING ARTS CENTER




1 OVERALL KEY PLAN

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

LEGEND

| | | | | | |
|---|---|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING |
| LARGE SCALE GENERAL BOUNDARY | NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING |
| ZONING LOT LINE | PLANTED AREA | RESIDENTIAL ACCESS POINTS | EXISTING |
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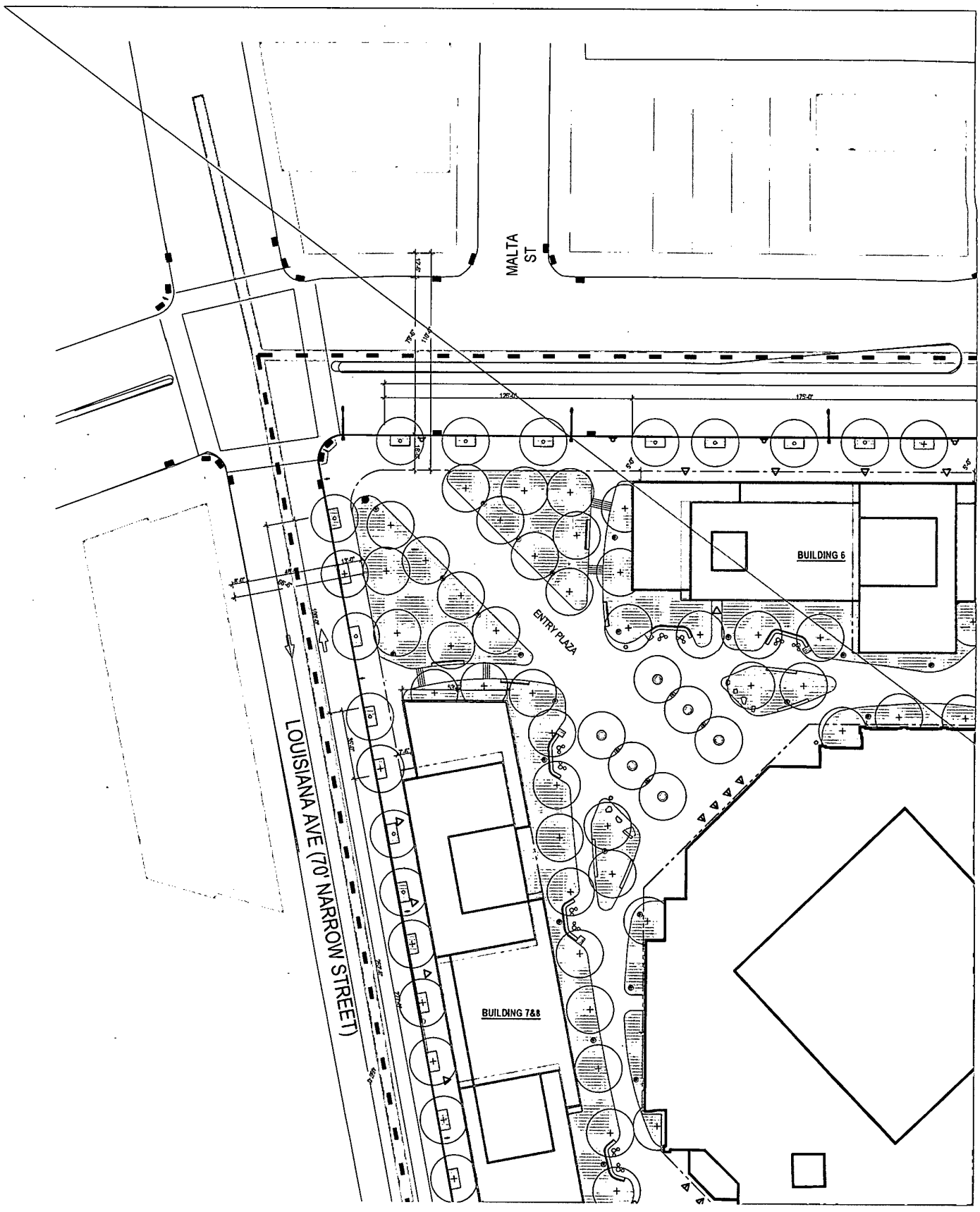
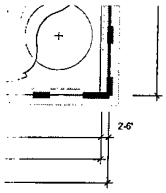
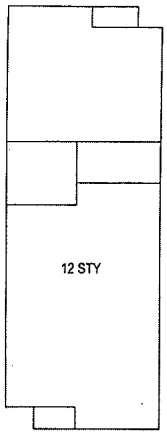
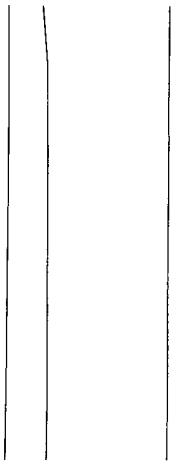
| | BENCH WITH BACK | PARKING ACCESS | FIXED POI |


MALTA ST
BUILDING 6
ENTRY PLAZA
LOUISIANA AVE (70' NARROW STREET)
BUILDING 7&8




BLOCK 4434, LOT 60
(OUT PARCEL)



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| | PAA AMENITIES | | | |
|---|---|---|---|---|
| | ITEM | UNIT | TOTAL LF | |
| | BENCH TYPE A<br>CURVILINEAR BENCH W/ BACK | LF | 215 | 1&1A / L600 |
| | BENCH TYPE B<br>CURVILINEAR BACKLESS BENCH | LF | 85 | 2&2A / L600 |
| | BENCH TYPE C<br>PRECAST BACKLESS BENCH | LF | 165 | 3&3A / L600 |
| | BENCH TYPE D<br>PRECAST BENCH W/ BACK | LF | 185 | 4&4A / L600 |
| | BENCH TYPE E<br>8' LONG BENCH | LF | 40 | 2&2A / L600 SIM. |
| | FIXED POD SEATINGS | | | |
| | ROUND TABLE<br>POD SEATING | EA<br>EA | 23<br>52 | 5 / L600 |
| | TRASH RECEPTACLE | EA | 14 | 6 / L600 |
| | PROPOSED TREE | EA | 140 | 1&2 / L601 |
| | PLANTED AREA | SF | 42,000 | 3,4,&5 / L601 |

* TOTAL LF LISTED ARE APPROXIMATE.

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 01 | CPC MODIFICATION | 10/4/2022 |

Key Plan

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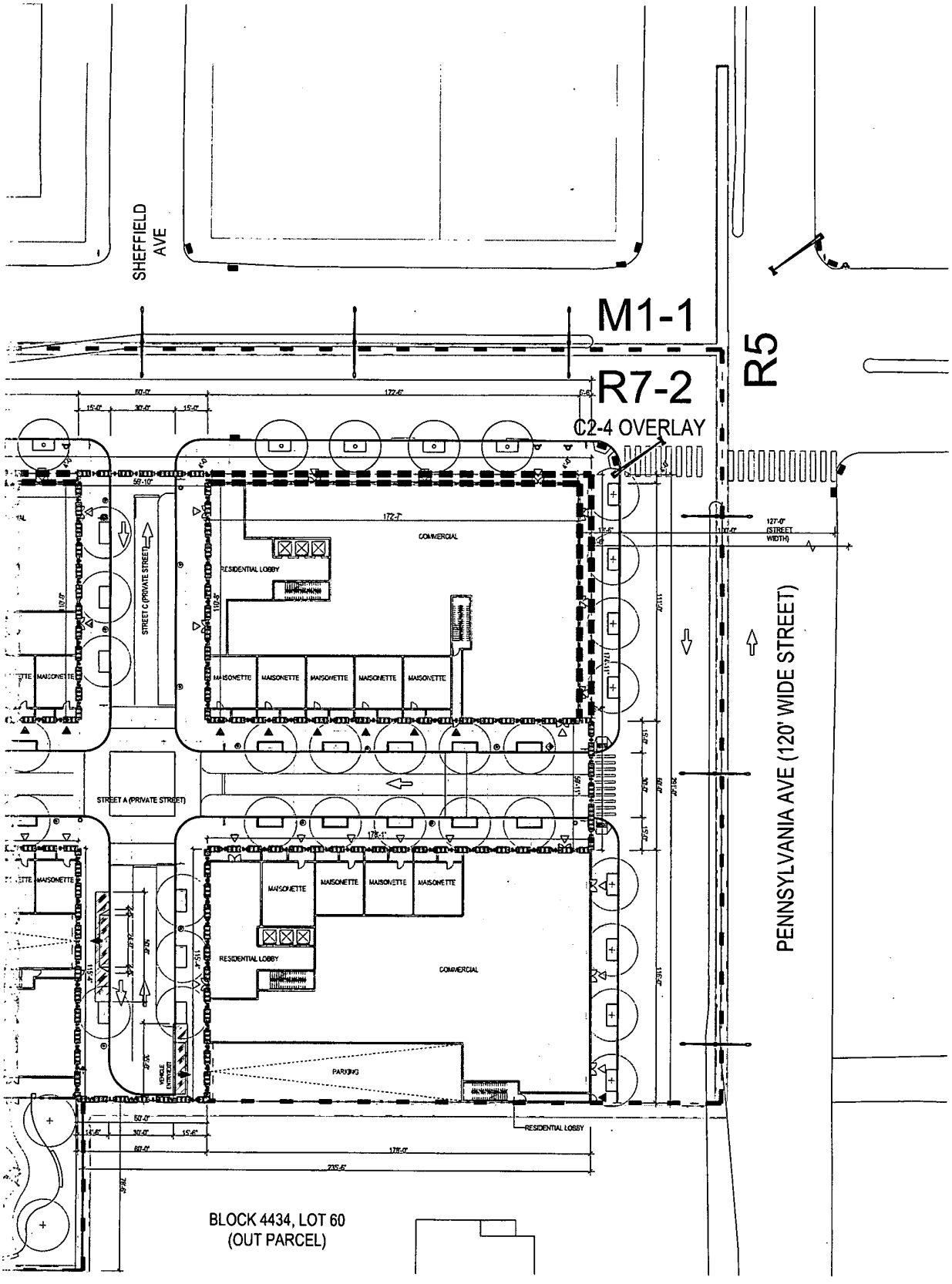
212.716.2502

Drawing Title
# AMENITY PLAN

Seal & Signature

Date: 01/24/22
Project No.: 1801- ENY
Drawn By: HL
Checked By: MB
Drawing Number:
**L-003**

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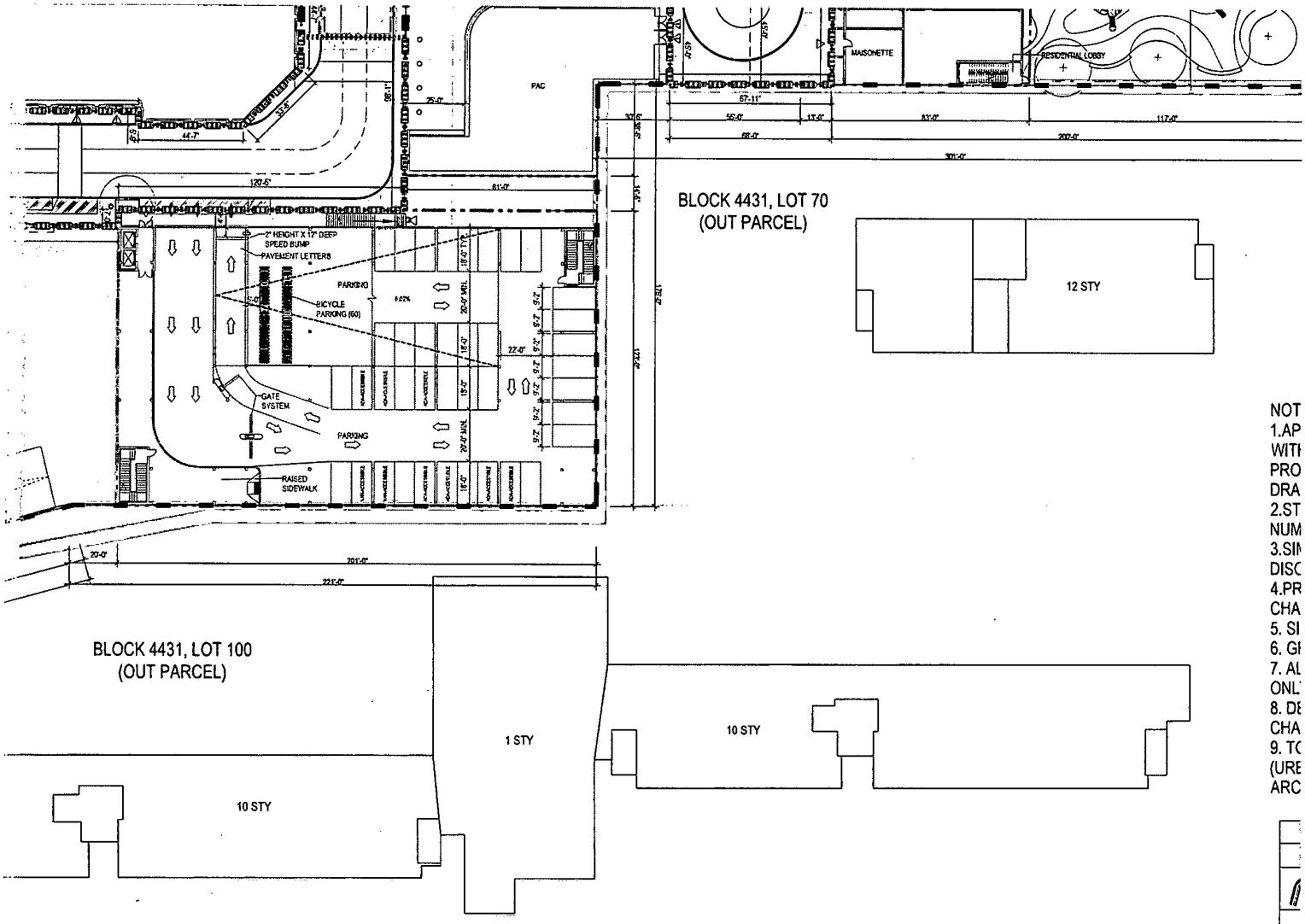


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6. GI
7. AL
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8. DE
CHA
9. TC
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ARC

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ROAD SIGNAGE

PLAY EQUIPMENTS

RAMP TO TABLE TOP

TRASH RECEPTACLE

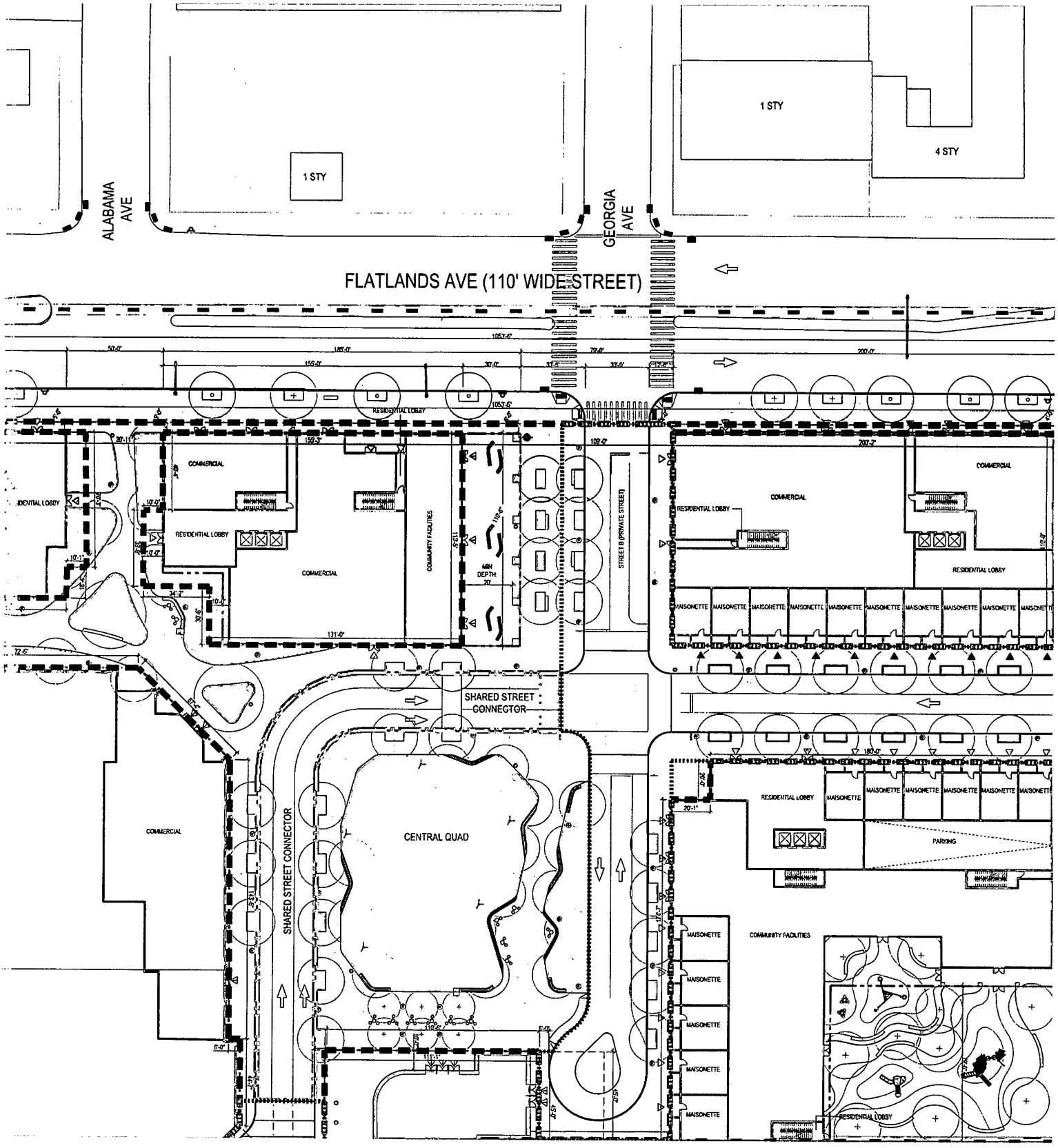
BOLLARDS (1&2 / L604)

RELOCATED MONUMENTS

PUBLICLY ACCESSIBLE AREA
175,103 SF

SHARED STREET CONNECTOR
WITHIN PAA

* AREAS LISTED ARE APPROXIMATE.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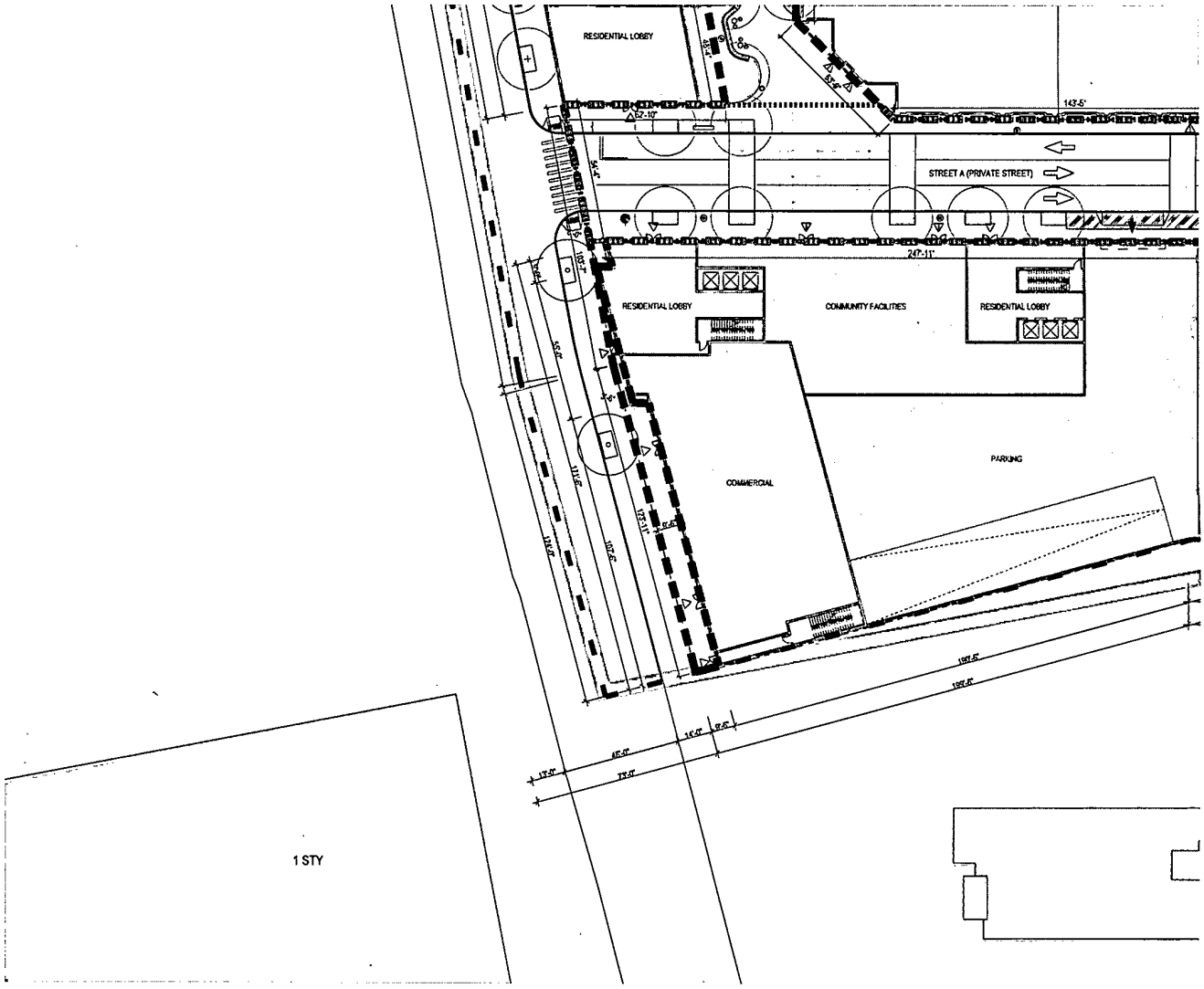


1 PUBLICLY ACCESSIBLE AREA PLAN

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

LEGEND

| | | | | | |
|---|---|---|---|---|---|
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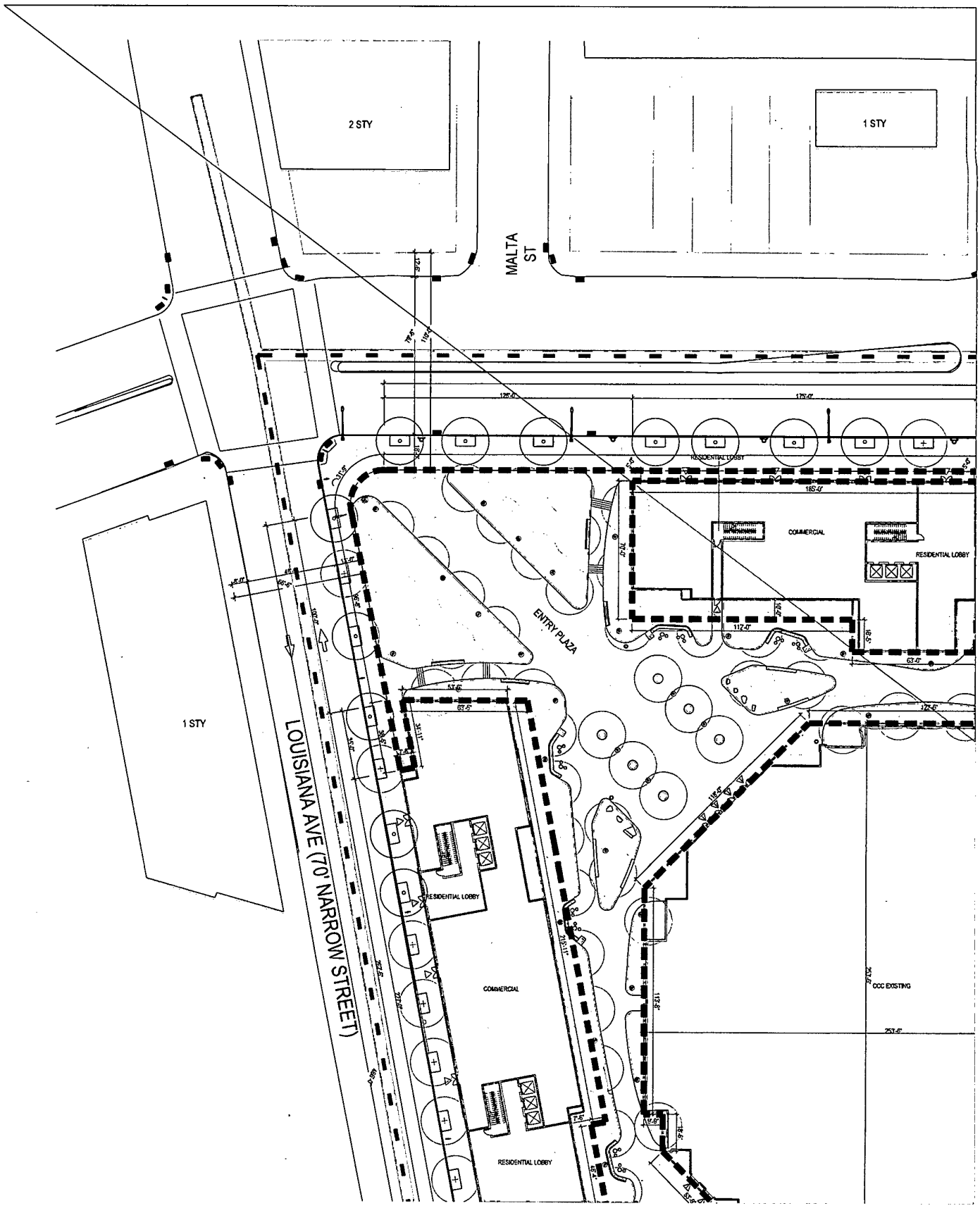
| ZONING LOT LINE | | RESIDENTIAL ACCESS POINTS | EXISTING |
| PROPOSED ENVELOPE | | TRAFFIC DIRECTION | LIGHT POI |
| PRIVATE STREET NETWORK 78,924 SF | | PARKING ACCESS | FIXED POI |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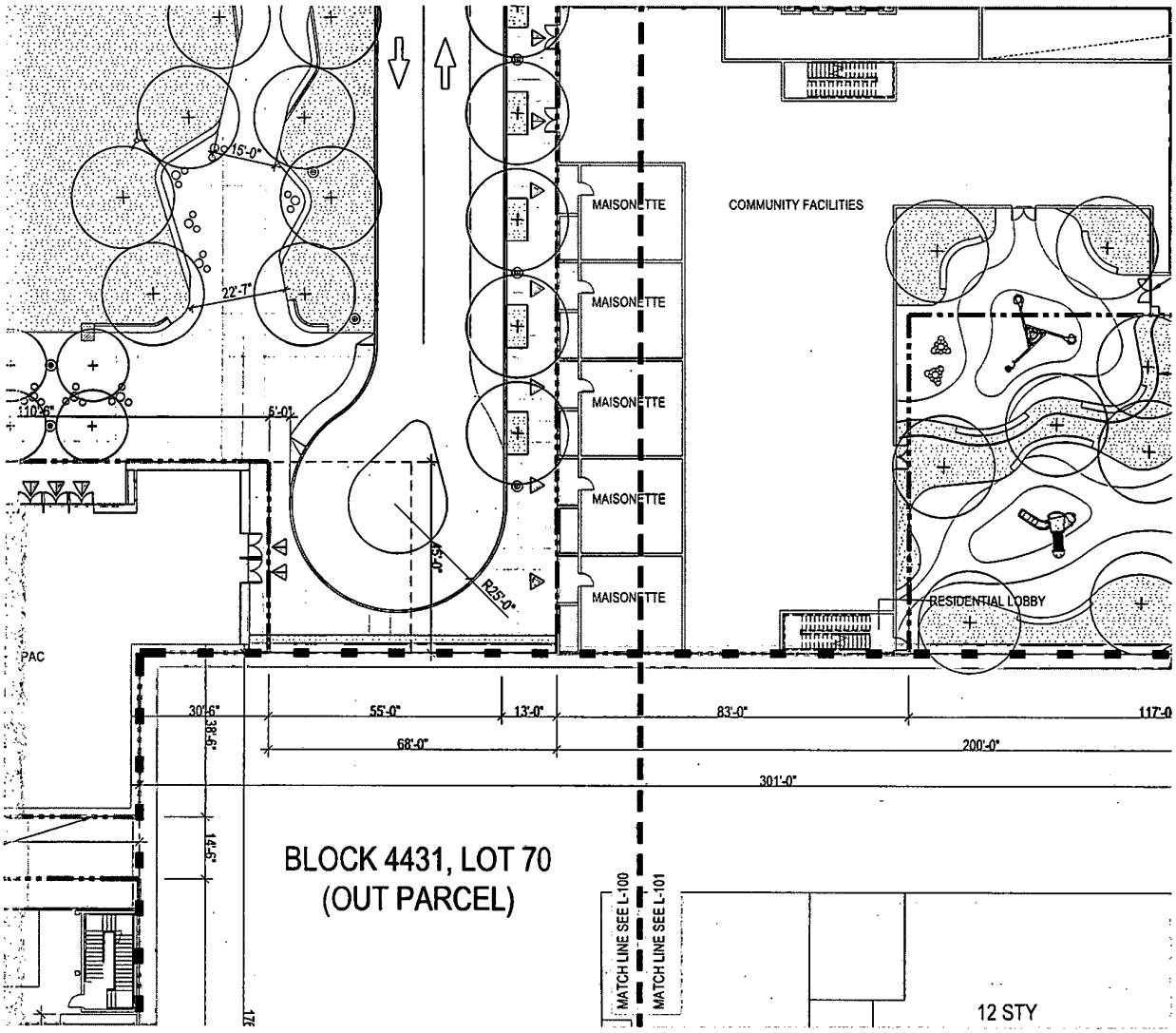
ENTRY PLAZA
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
RESIDENTIAL LOBBY
CCC EXISTING

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Key Plan

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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.

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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 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.

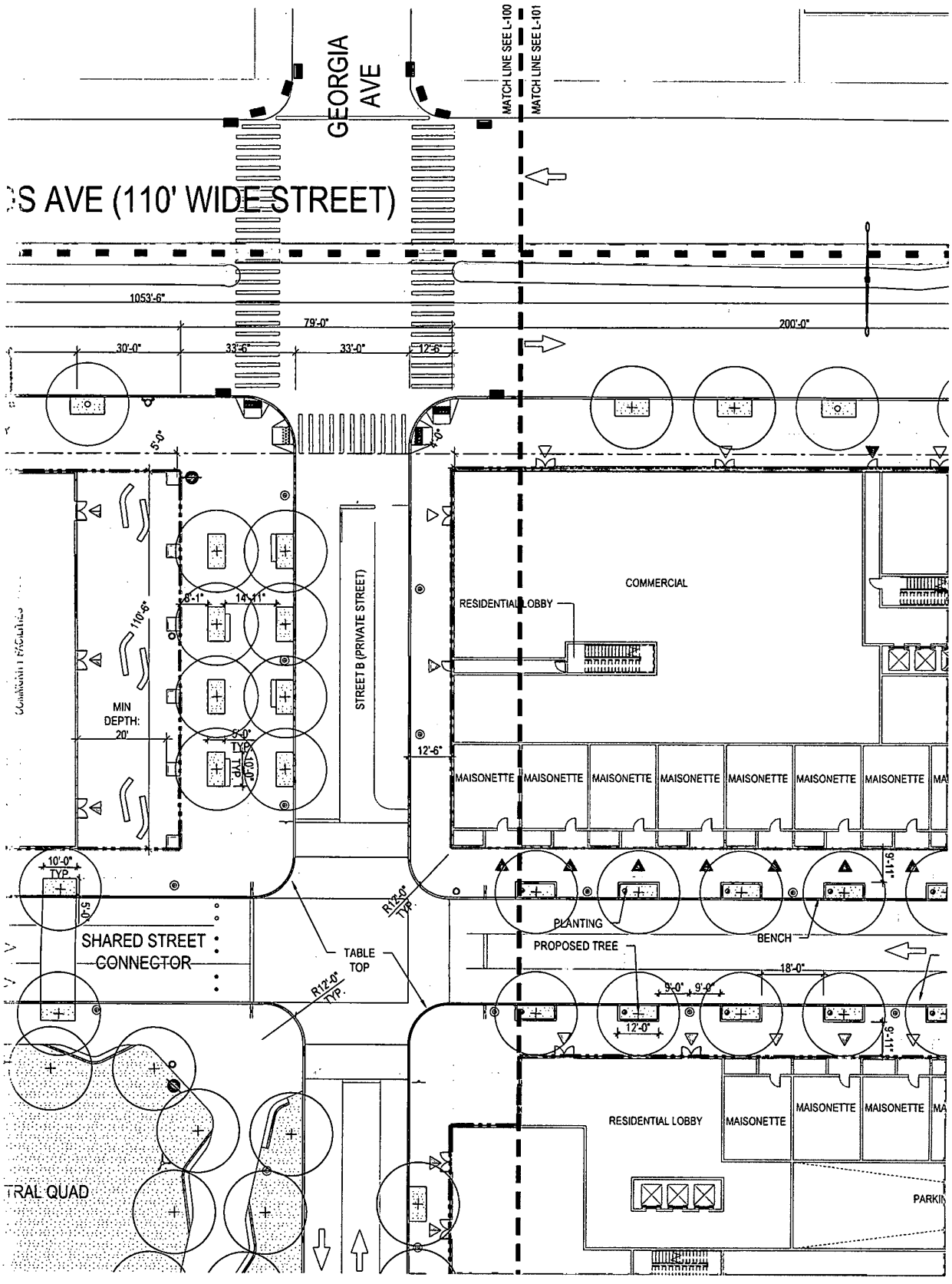
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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: ML
Checked By: MB
Drawing Number:
**L-100**

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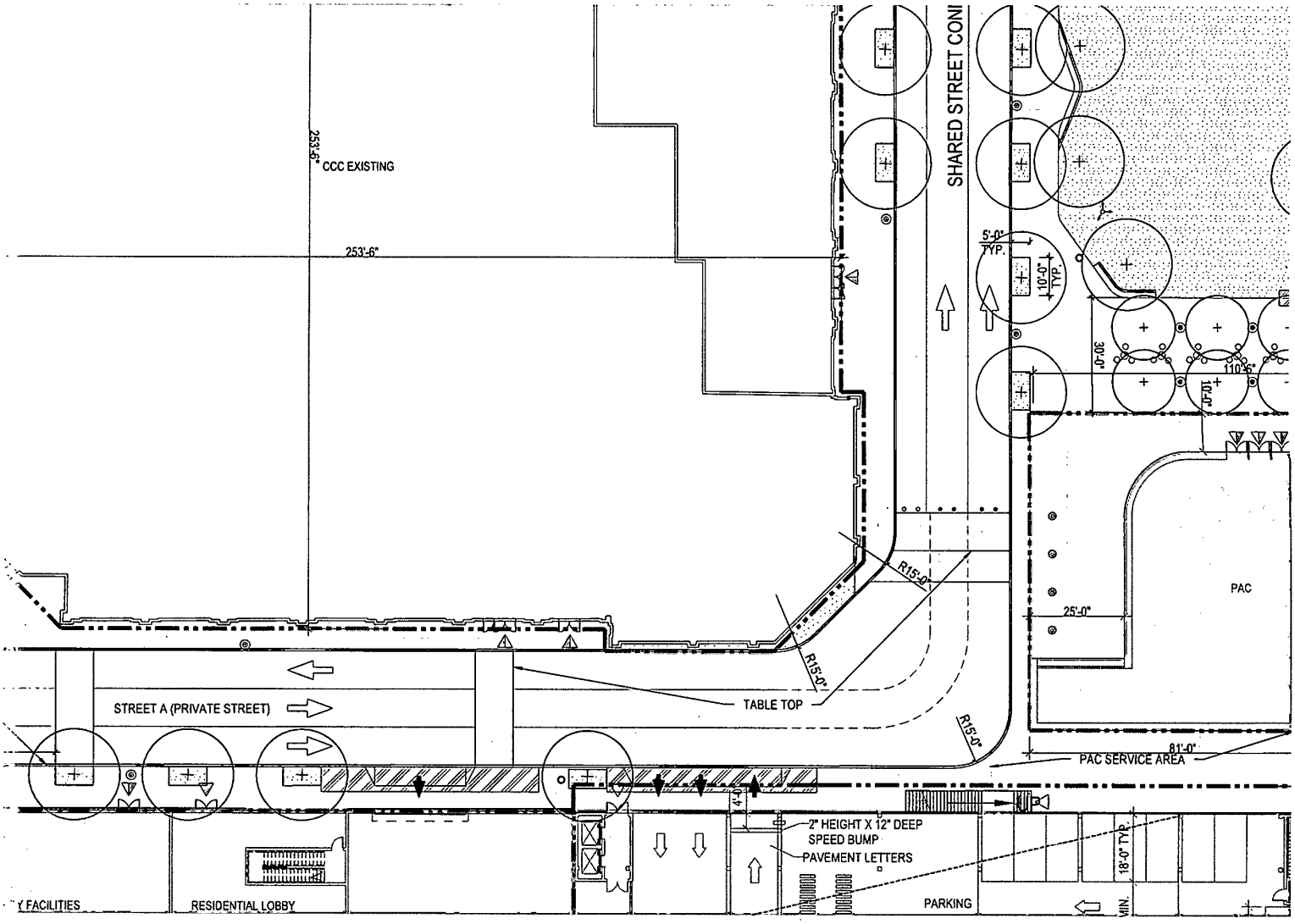
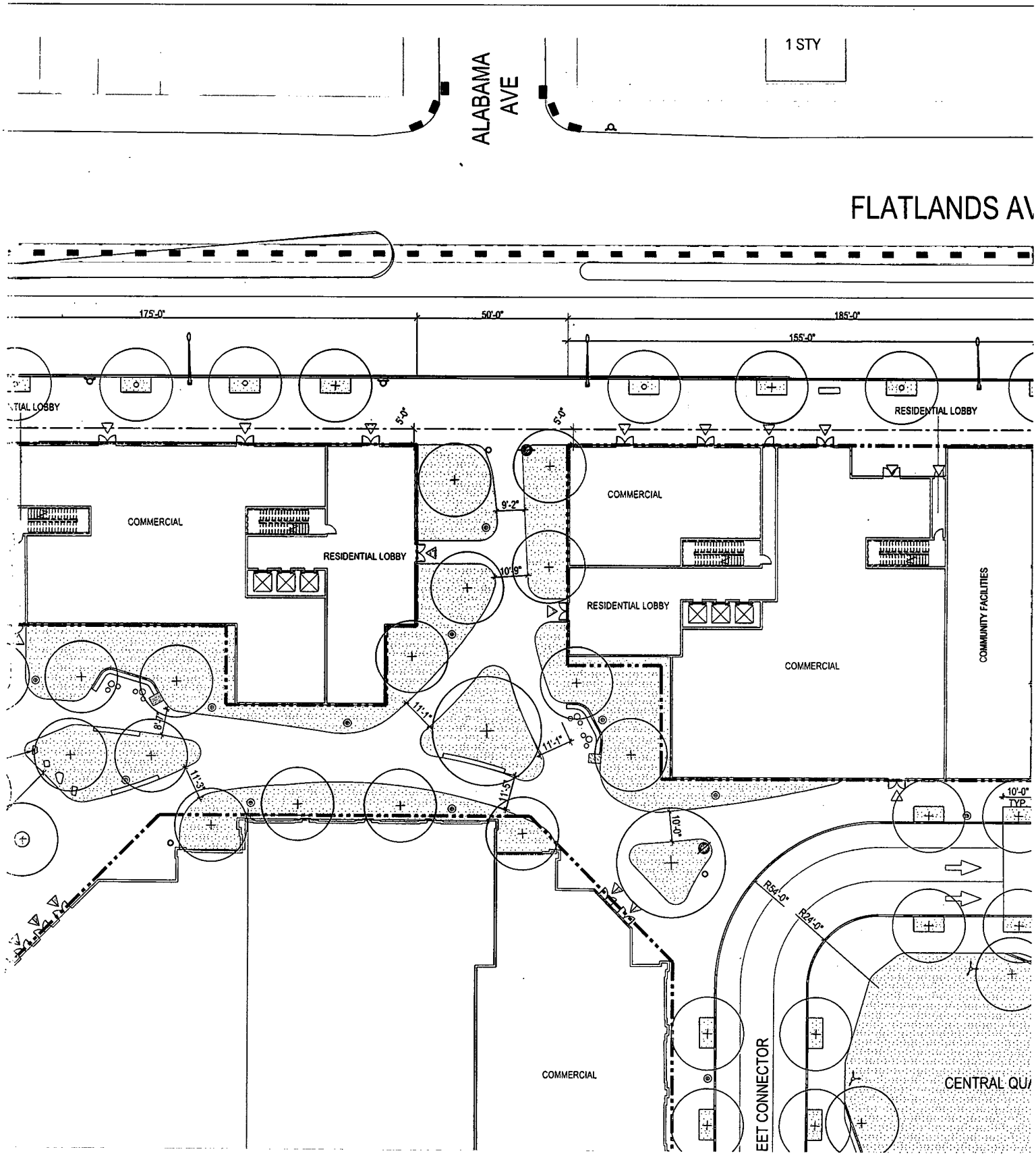
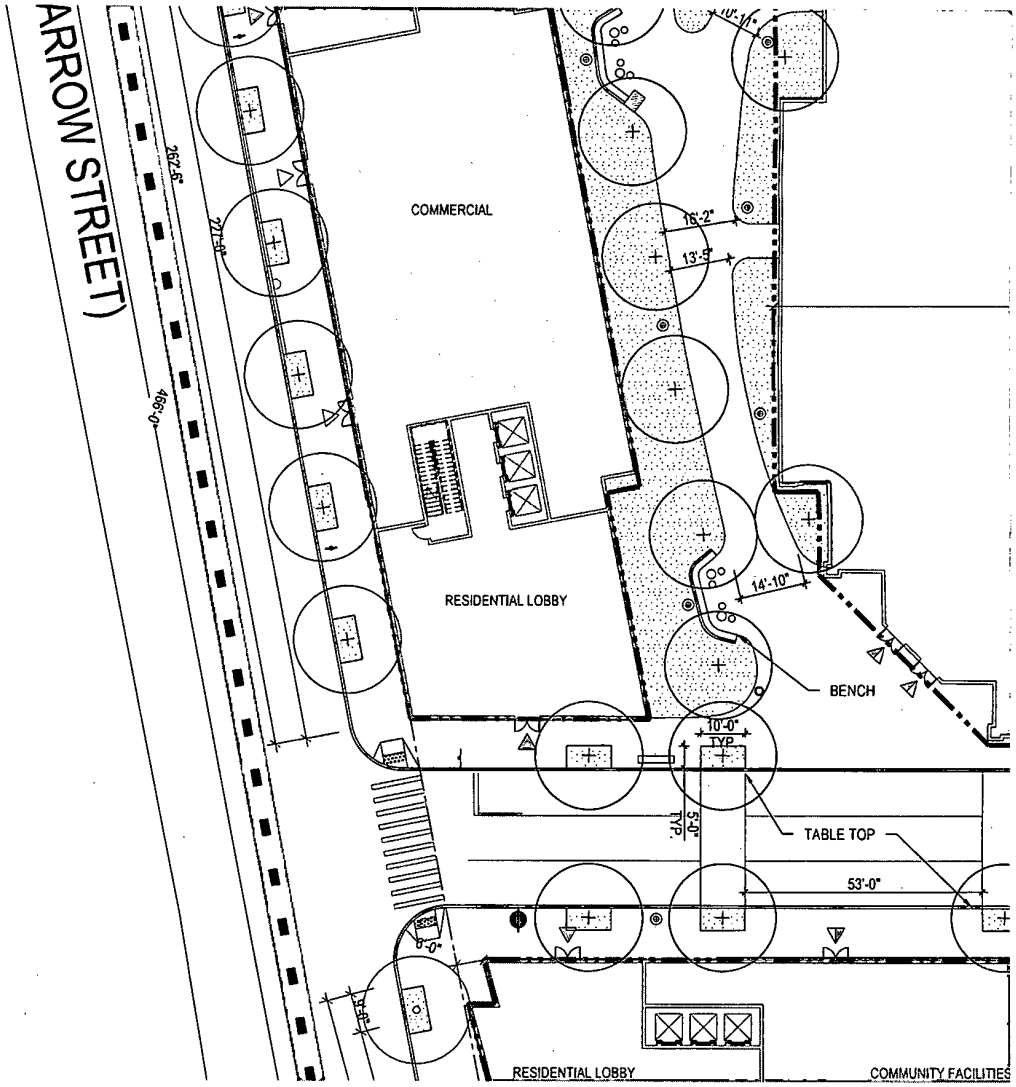



| | | | |
|---|---|---|---|
| EXISTING FIRE HYDRANT | PROPOSED TREE | PLAY EQUIPMENTS | |
| EXISTING STREET LIGHT | | | |
| EXISTING STREET SIGN | EXISTING TREE | RAMP TO TABLE TOP | |
| LIGHT POLE (1/L602) | | TRASH RECEPTACLE | |
| | ADA COMPANION SEATING (7/L600) | BOLLARDS (1&2/L604) | |
| FIXED POD SEATINGS | PAA SIGNAGE (1,2/L603) | RELOCATED MONUMENTS | |
| | ROAD SIGNAGE | | |


ALABAMA AVE
1 STY
FLATLANDS AV
175'-0"
50'-0"
185'-0"
155'-0"
RESIDENTIAL LOBBY
5'-0"
5'-0"
COMMERCIAL
9'-2"
COMMERCIAL
RESIDENTIAL LOBBY
10'-9"
RESIDENTIAL LOBBY
COMMERCIAL
COMMUNITY FACILITIES
11'-1"
11'-1"
11'-3"
11'-5"
8'-1"
10'-0"
TYP
10'-0"
R54'-0"
R24'-0"
COMMERCIAL
EET CONNECTOR
CENTRAL QU

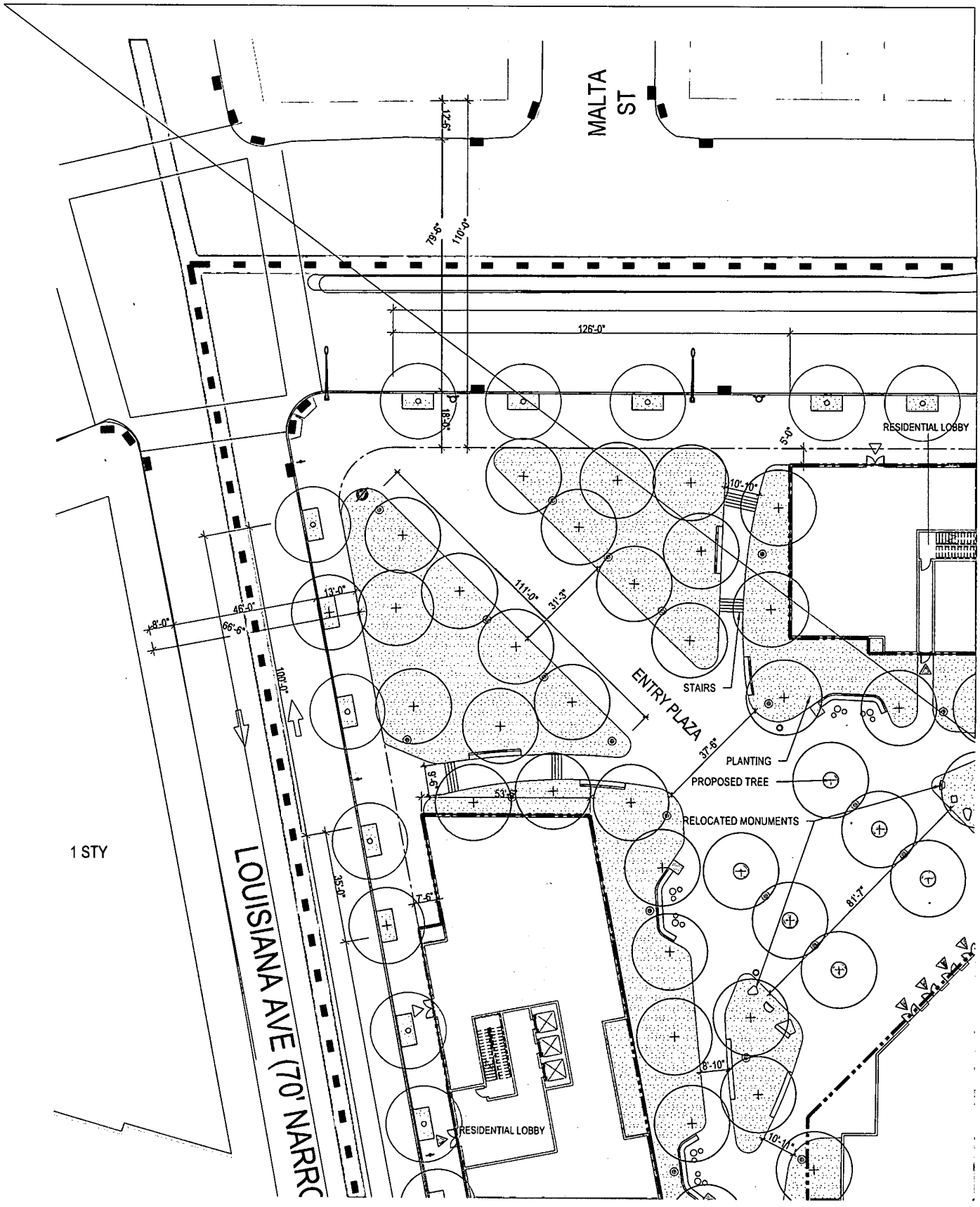



1 KEY & DIM PLAN

SCALE: 1"=20'-0"

LEGEND

| | | | | | |
|---|---|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING |
| LARGE SCALE GENERAL BOUNDARY | NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING |
| ZONING LOT LINE | PLANTED AREA | RESIDENTIAL ACCESS POINTS | EXISTING |
| PROPOSED ENVELOPE | BENCH | TRAFFIC DIRECTION | LIGHT POI |
| | BENCH WITH BACK | PARKING ACCESS | FIXED POI |


MALTA ST
126'-0"
RESIDENTIAL LOBBY
5'-0"
10'-10"
111'-0"
31'-3"
ENTRY PLAZA
STAIRS
37'-6"
PLANTING
PROPOSED TREE
RELOCATED MONUMENTS
81'-7"
8'-10"
10'-11"
1 STY
LOUISIANA AVE (70' NARRO
35'-0"
17'-6"
RESIDENTIAL LOBBY
46'-0"
13'-0"
8'-0"
66'-6"
105'-0"
79'-6"
110'-0"
18'-3"

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

Key Plan

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Drawing Title
KEY & DIM PLAN

Seal & Signature

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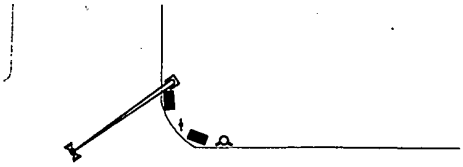
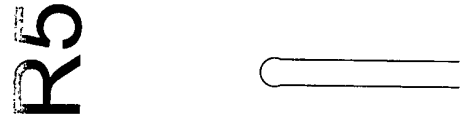
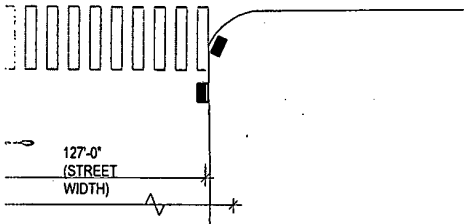


MPFP




PENNSYLVANIA AVE (120' WIDE STREET)

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215 Park Avenue South, Suite 1901
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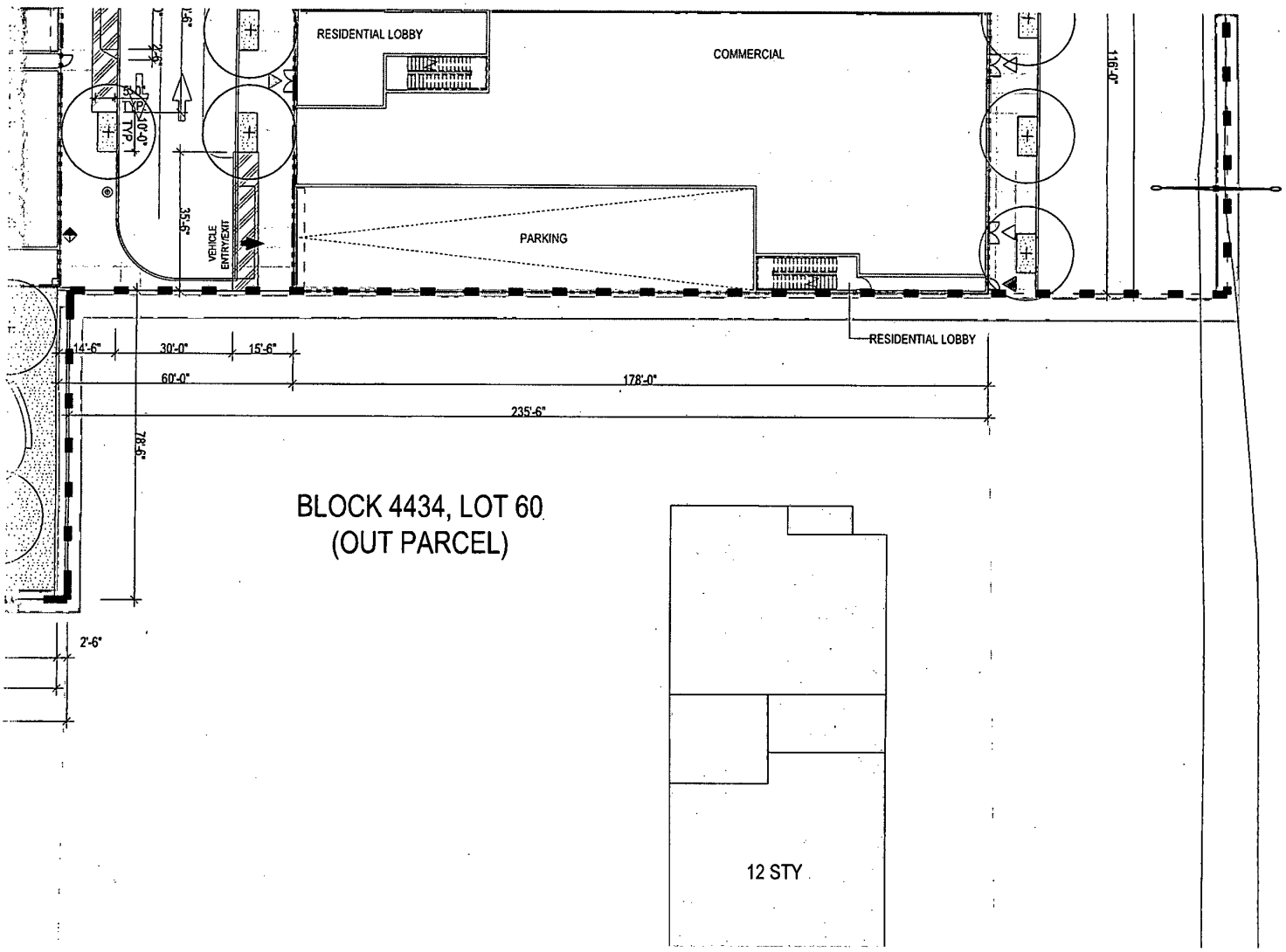



EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

EXISTING STREET SIGN

LIGHT POLE (1 / L602)

FIXED POD SEATINGS

PROPOSED TREE

EXISTING TREE

ADA COMPANION SEATING (7 / L600)

PAA SIGNAGE (1,2 / L603)

ROAD SIGNAGE

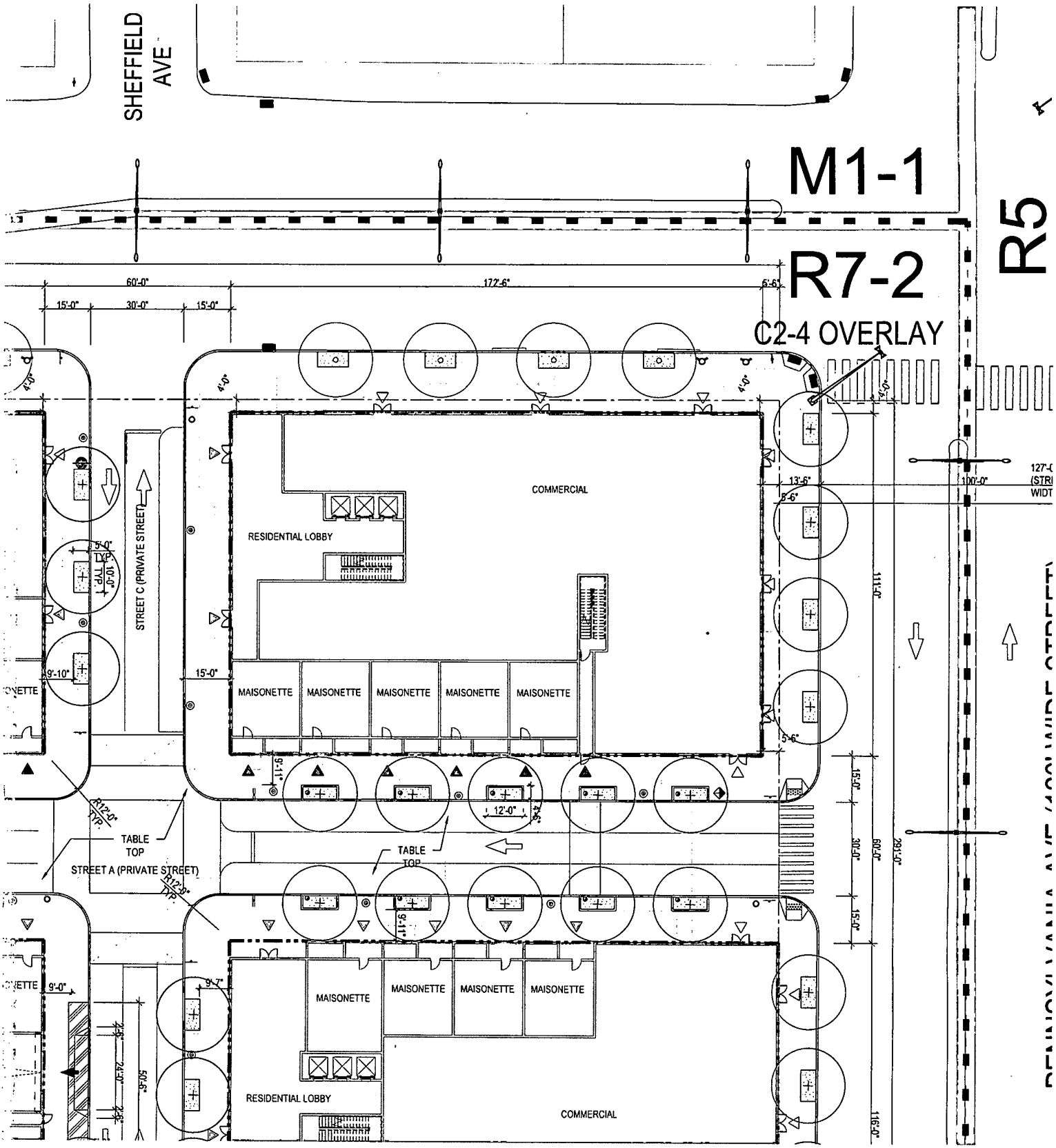
PLAY EQUIPMENTS

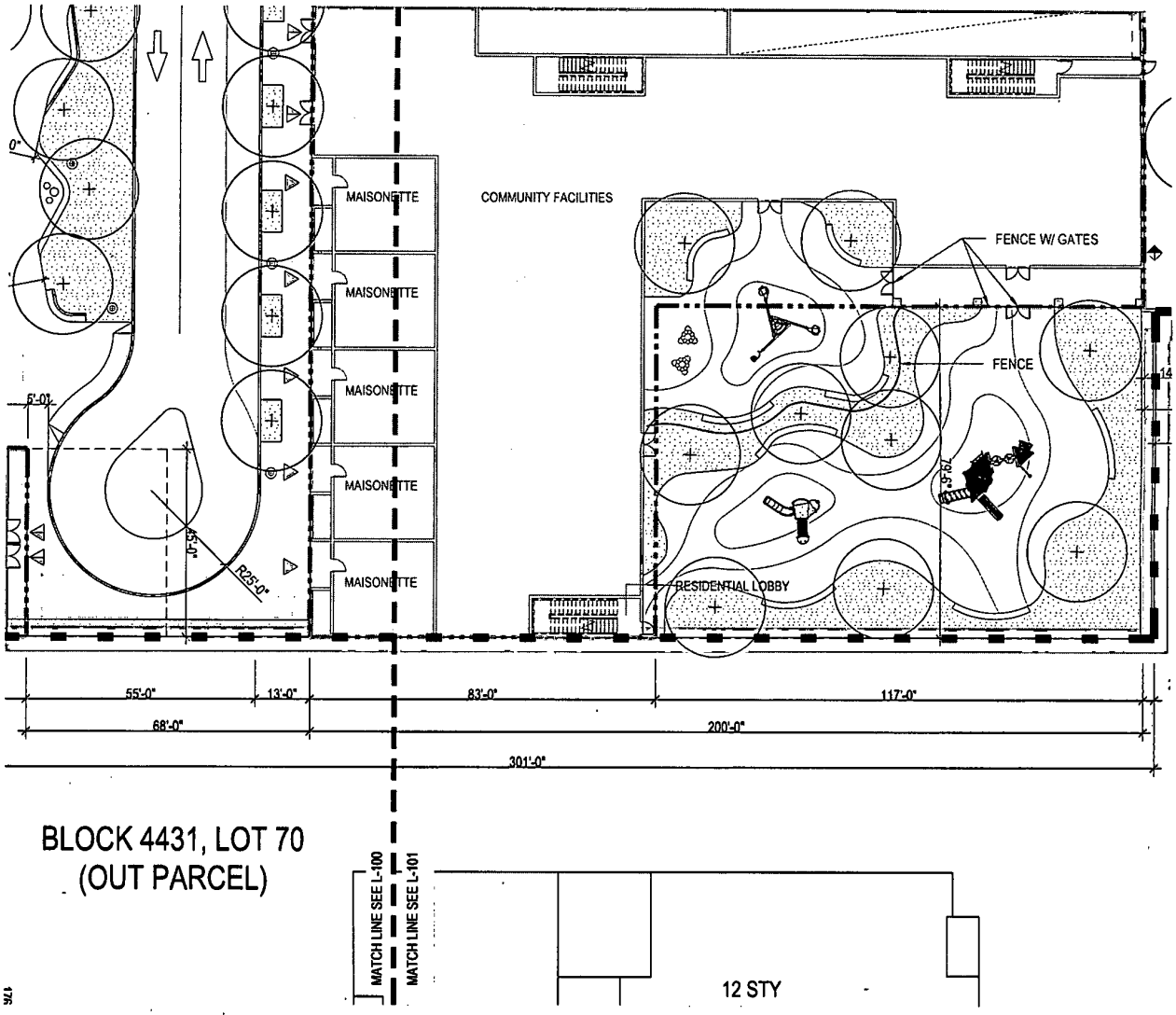
RAMP TO TABLE TOP

TRASH RECEPTACLE

BOLLARDS (1&2 / L604)

RELOCATED MONUMENTS


SHEFFIELD AVE
M1-1
R7-2
C2-4 OVERLAY
R5
60'-0"
172'-6"
15'-0"
30'-0"
15'-0"
5'-6"
4'-0"
COMMERCIAL
RESIDENTIAL LOBBY
STREET C (PRIVATE STREET)
5'-0" DXP. TYP.
10'-0"
9'-10"
15'-0"
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
9'-11"
12'-0"
4'-6"
13'-6"
100'-0"
111'-0"
15'-0"
30'-0"
15'-0"
60'-0"
293'-0"
R12'-0" TYP.
TABLE TOP
STREET A (PRIVATE STREET)
R12'-9" TYP.
9'-0"
9'-7"
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
RESIDENTIAL LOBBY
COMMERCIAL
116'-0"




BLOCK 4431, LOT 70
(OUT PARCEL)

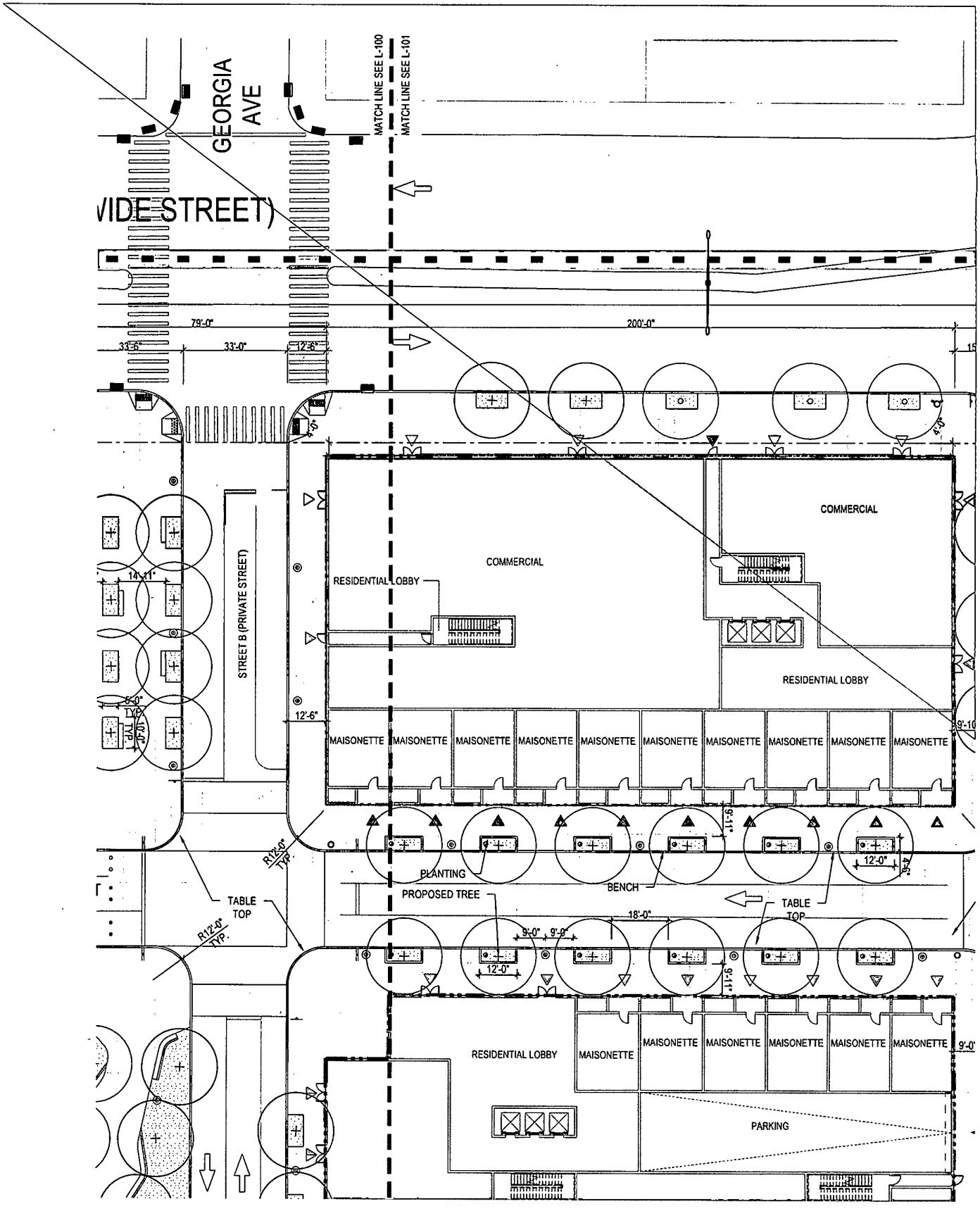


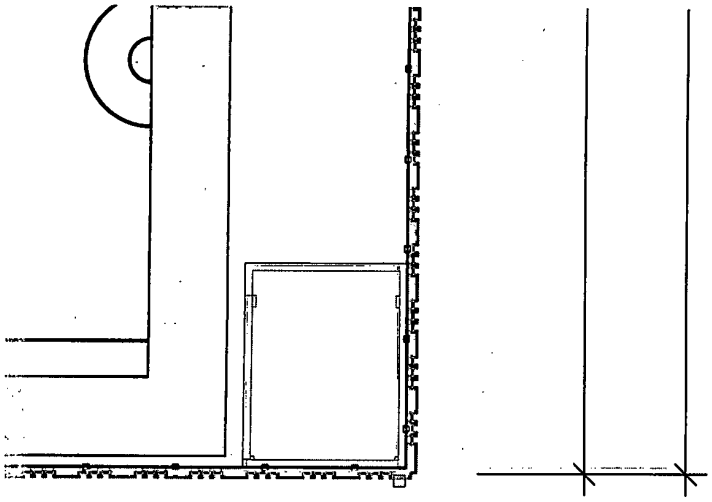

1 KEY & DIM PLAN

SCALE: 1"=20'-0"

LEGEND

| | | | | | |
|---|---|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING | | |
| LARGE SCALE GENERAL BOUNDARY | NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING | | |
| ZONING LOT LINE | PLANTED AREA | RESIDENTIAL ACCESS POINTS | EXISTING | | |
| PROPOSED ENVELOPE | BENCH | TRAFFIC DIRECTION | LIGHT POI | | |
| | BENCH WITH BACK | PARKING ACCESS | FIXED POI | | |


GEORGIA AVE
VIDE STREET)
MATCH LINE SEE L-100
MATCH LINE SEE L-101
79'-0"
33'-6"
33'-0"
12'-6"
200'-0"
COMMERCIAL
COMMERCIAL
RESIDENTIAL LOBBY
RESIDENTIAL LOBBY
STREET B (PRIVATE STREET)
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
12'-6"
14'-11"
5'-0" TYP.
5'-0" TYP.
R12'-0" TYP.
R12'-0" TYP.
TABLE TOP
TABLE TOP
PLANTING
PROPOSED TREE
BENCH
18'-0"
9'-0"
9'-0"
12'-0"
12'-0"
9'-11"
9'-11"
RESIDENTIAL LOBBY
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
PARKING



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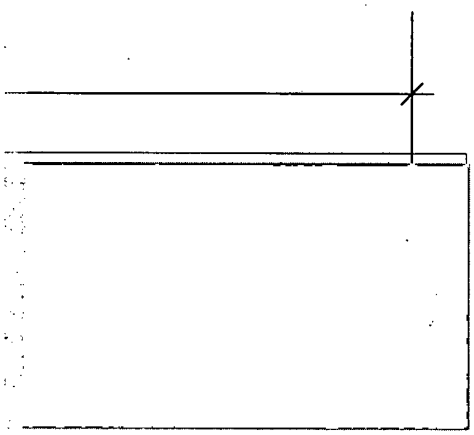
| 04 | CPC MODIFICATION | 10/4/2022 |



Key Plan

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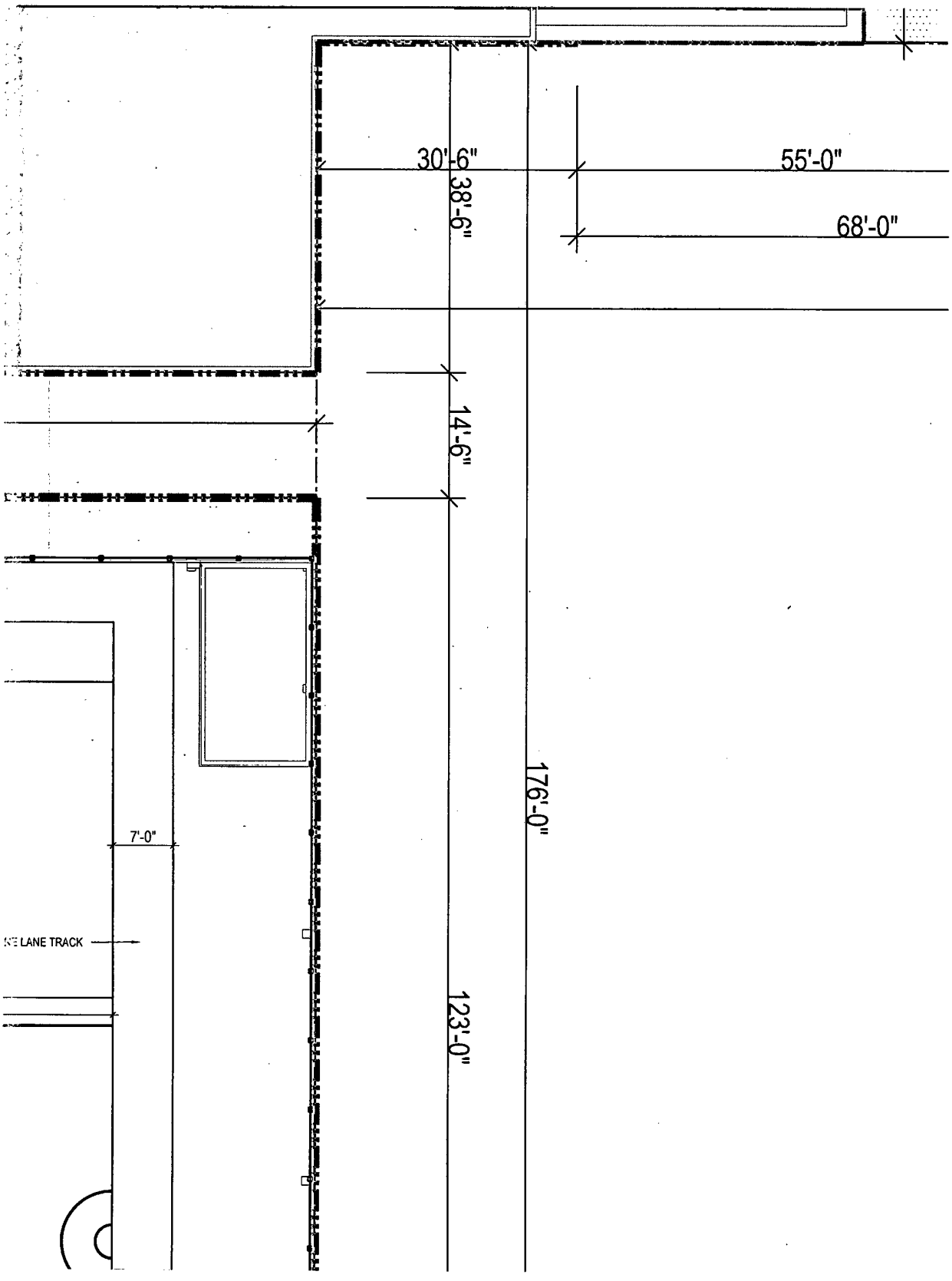
Drawing Title
# KEY & DIM PLAN GARAGE ROOF

Seal & Signature

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

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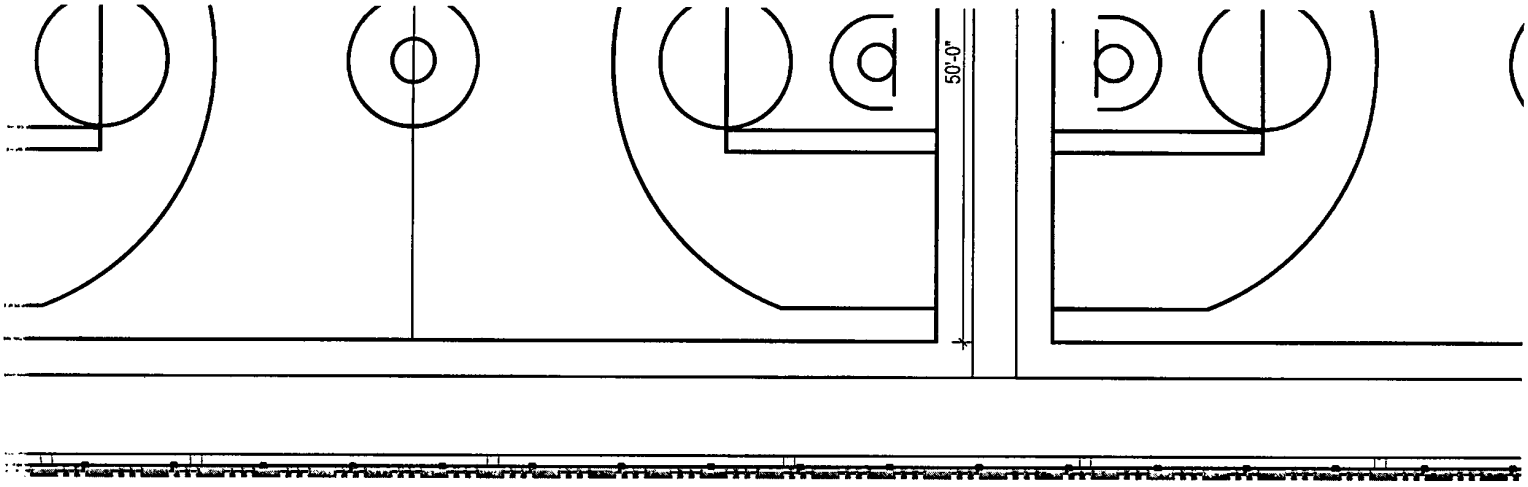



201'-0"

221'-0"

CED TREE



PLAY EQUIPMENTS

RAMP TO TABLE TOP

G TREE

TRASH RECEPTACLE

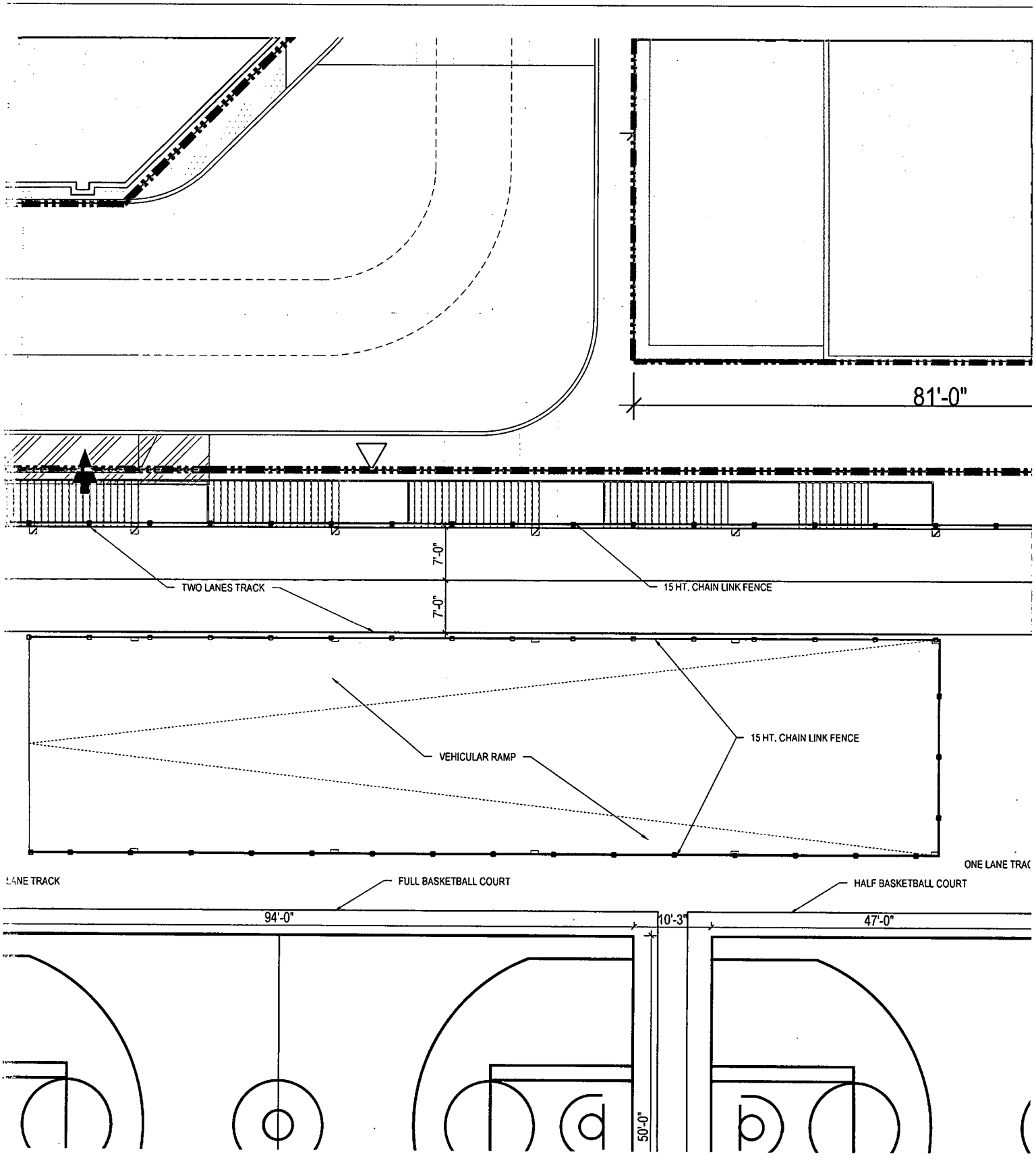
PANION SEATING (7 / L600)

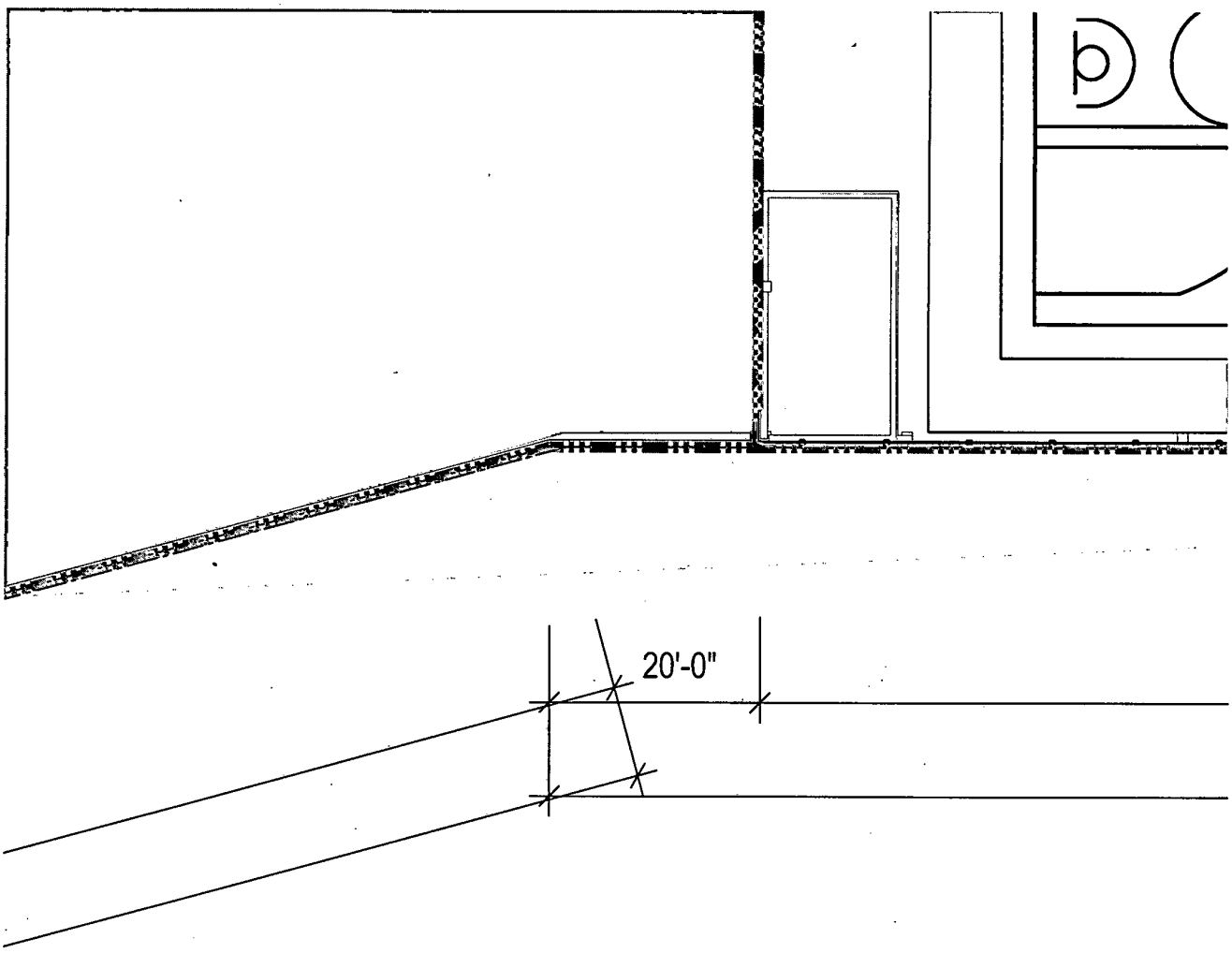
BOLLARDS (1&2 / L604)

AGE (1,2 / L603)

GNAGE

RELOCATED MONUMENTS


81'-0"
7'-0"
7'-0"
TWO LANES TRACK
15 HT. CHAIN LINK FENCE
VEHICULAR RAMP
15 HT. CHAIN LINK FENCE
ONE LANE TRAC
LANE TRACK
FULL BASKETBALL COURT
HALF BASKETBALL COURT
94'-0"
10'-3"
47'-0"
50'-0"

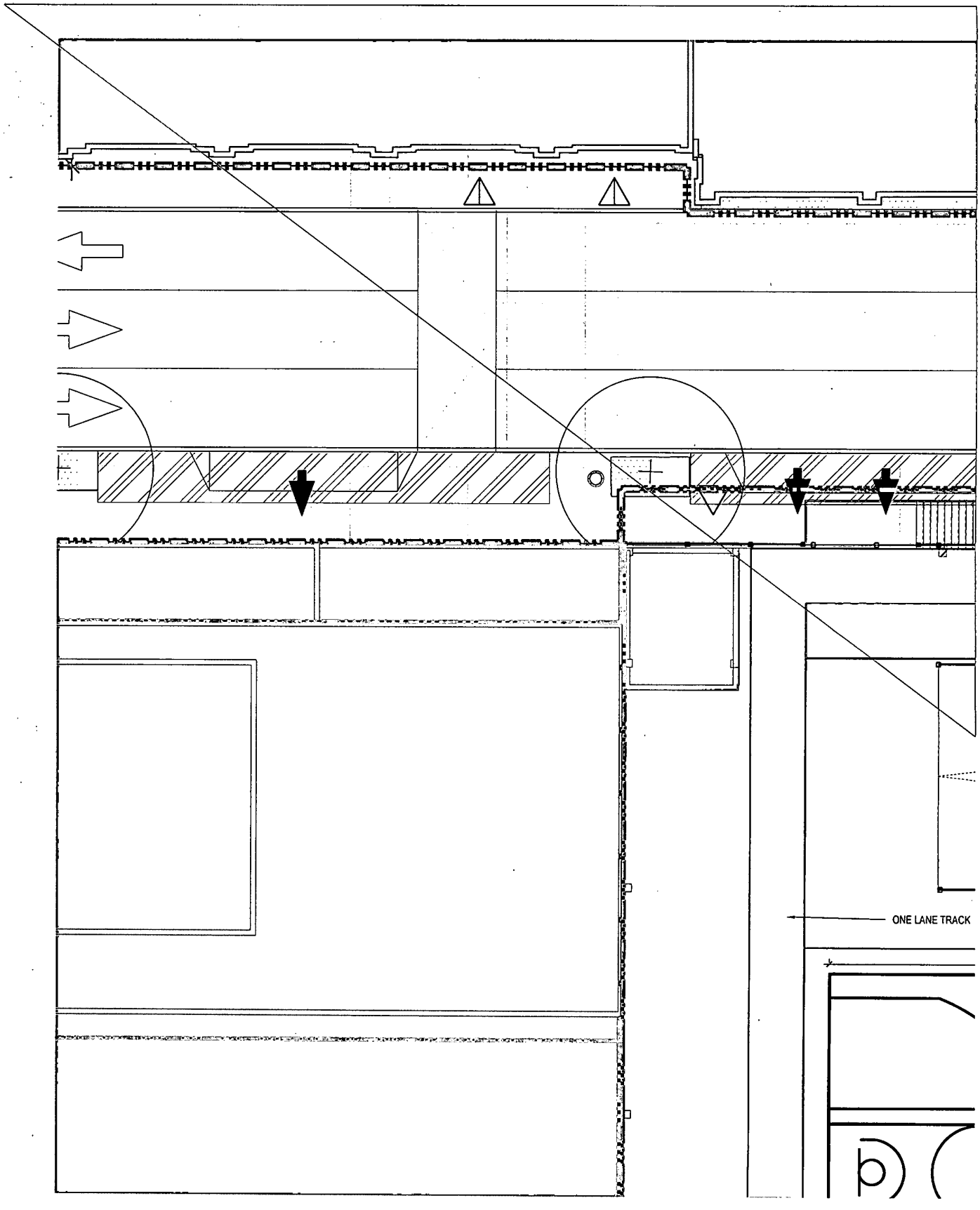


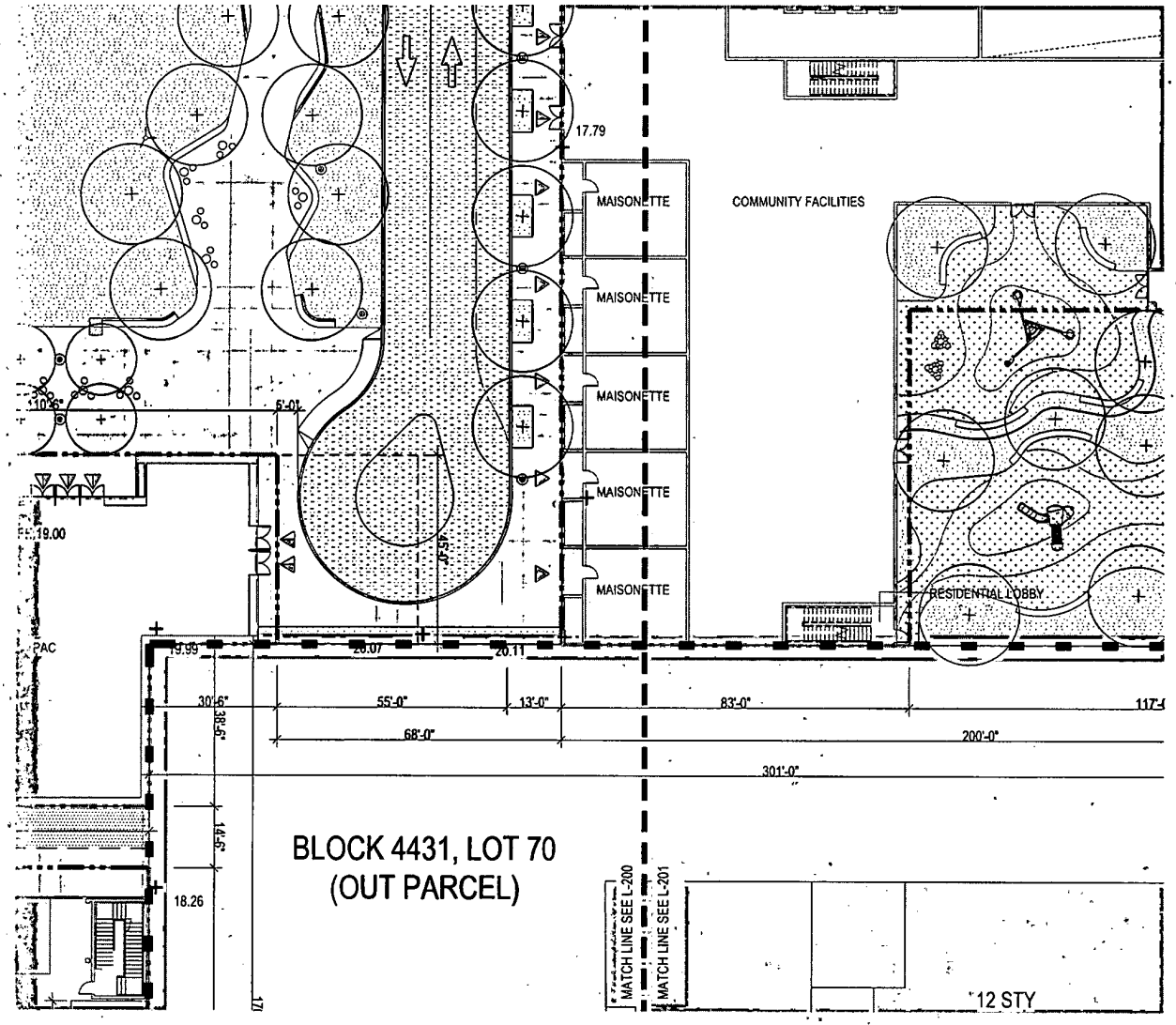

1 KEY & DIM PLAN

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

LEGEND

| | | | |
|---|---|---|---|
| EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING FIRE HYDRANT | PROPOSED TREE |
| NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING STREET LIGHT | |
| PLANTED AREA | RESIDENTIAL ACCESS POINTS | EXISTING STREET SIGN | EXISTING TREE |
| BENCH | TRAFFIC DIRECTION | LIGHT POLE 1/L602 | ADA COMPANION |
| BENCH WITH BACK | PARKING ACCESS | FIXED POD SEATINGS | PAA SIGNAGE 1/L6 |
| | | | ROAD SIGNAGE |


ONE LANE TRACK




| NO. | DESCRIPTION | DATE |
|---|---|---|
| 01 | RWA 1 SUBMISSION | 2/10/2022 |
| 02 | RWA 2 SUBMISSION | 4/27/2022 |
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| 04 | CPC MODIFICATION | 10/4/2022 |

Key Plan

- SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- HIGH POINT
- LOW POINT
- TOP OF CURB
- BOTTOM OF CURB
- PLANTER DRAIN

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Drawing Title
MATERIALS & GRADIN( PLAN

Seal & Signature

Date: 01/24/22
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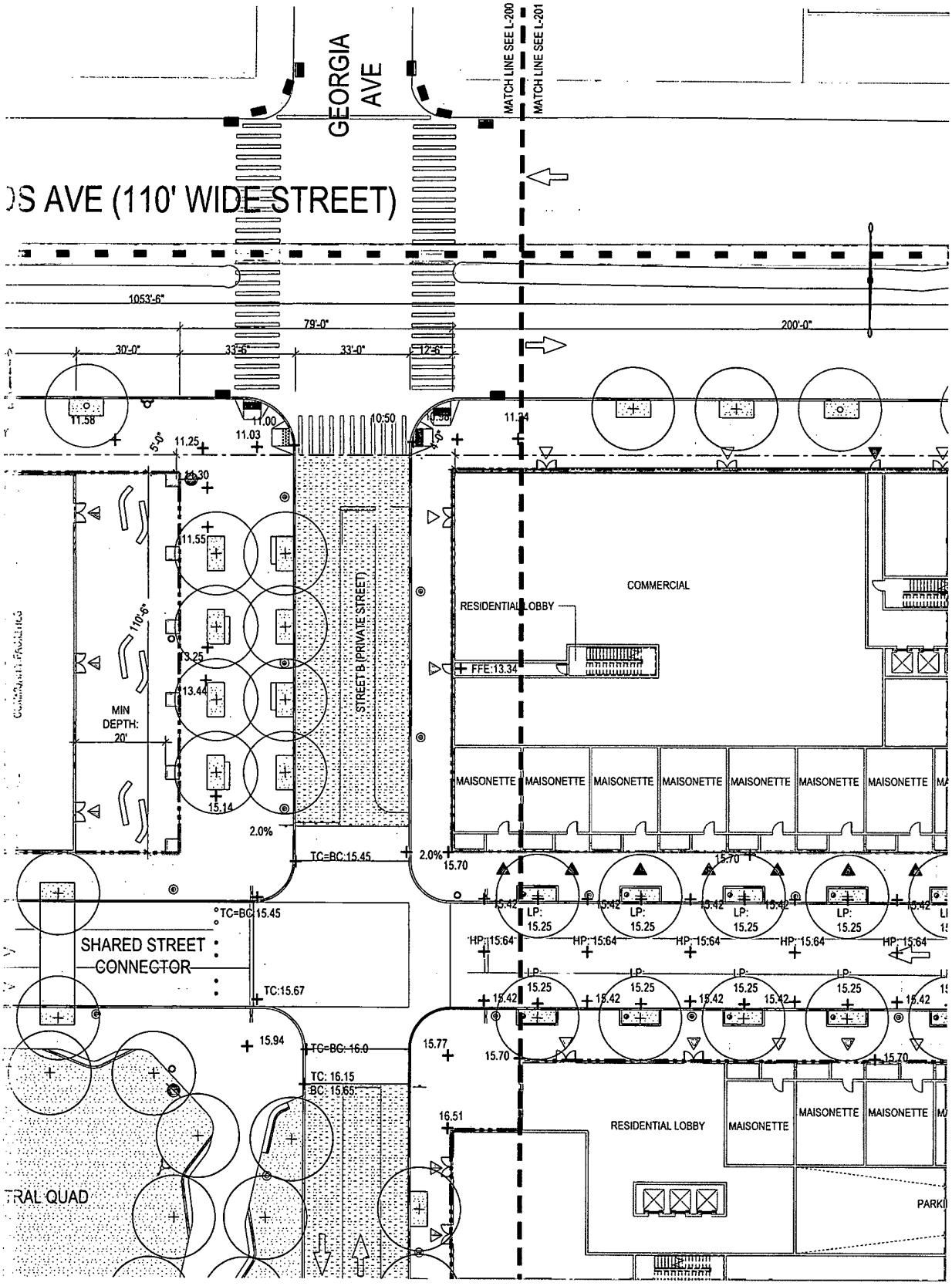
Checked By: MB
Drawing Number:
L-200

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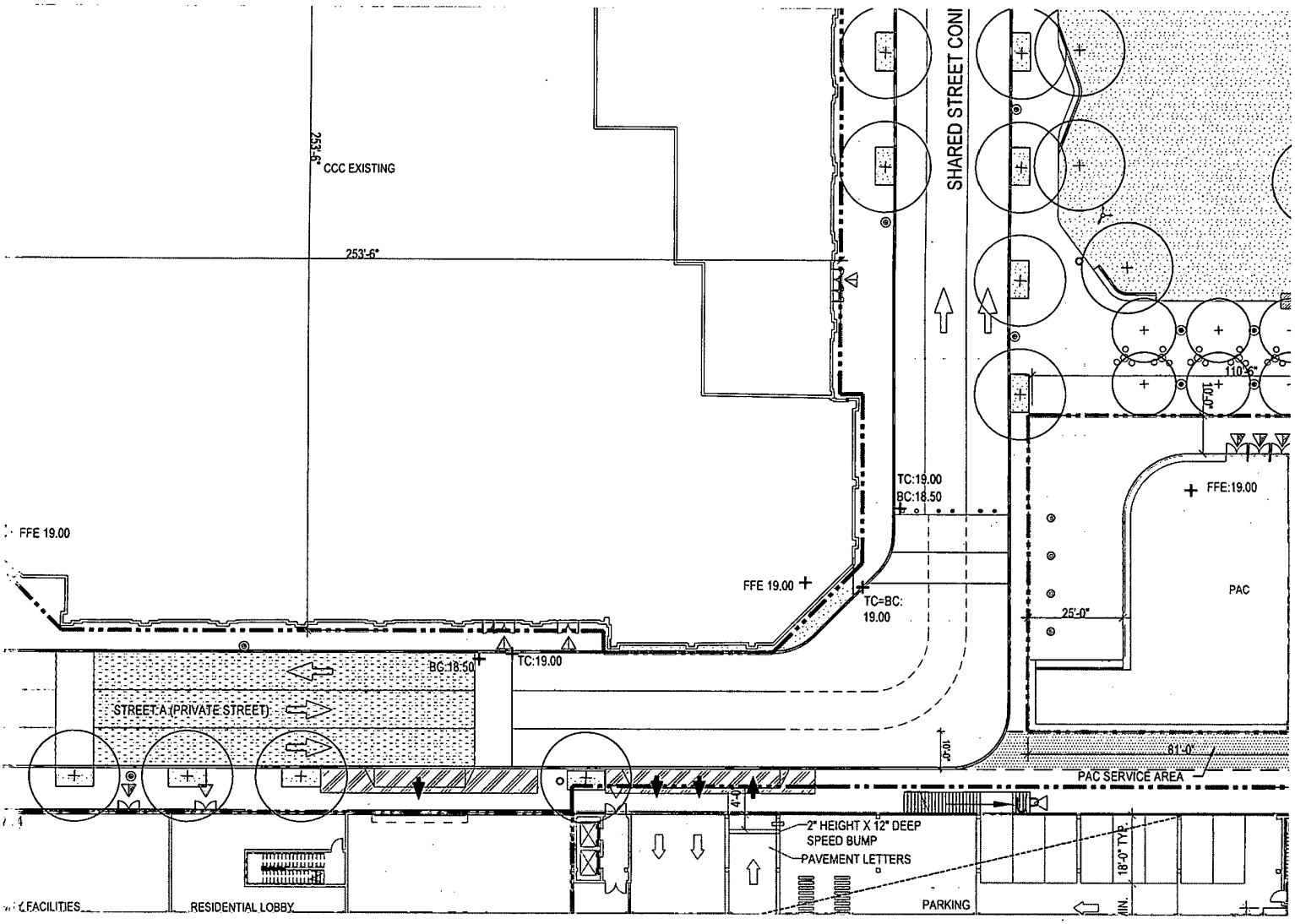



EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

EXISTING STREET SIGN

LIGHT POLE (1 / L602)

FIXED POD SEATINGS

PROPOSED TREE

EXISTING TREE

ADA COMPANION SEATING (7 / L600)

PAA SIGNAGE (1,2 / L603)

ROAD SIGNAGE

PLAY EQUIPMENTS

RAMP TO TABLE TOP

TRASH RECEPTACLE

BOLLARDS (1&2 / L604)

RELOCATED MONUMENTS

ASPHALT

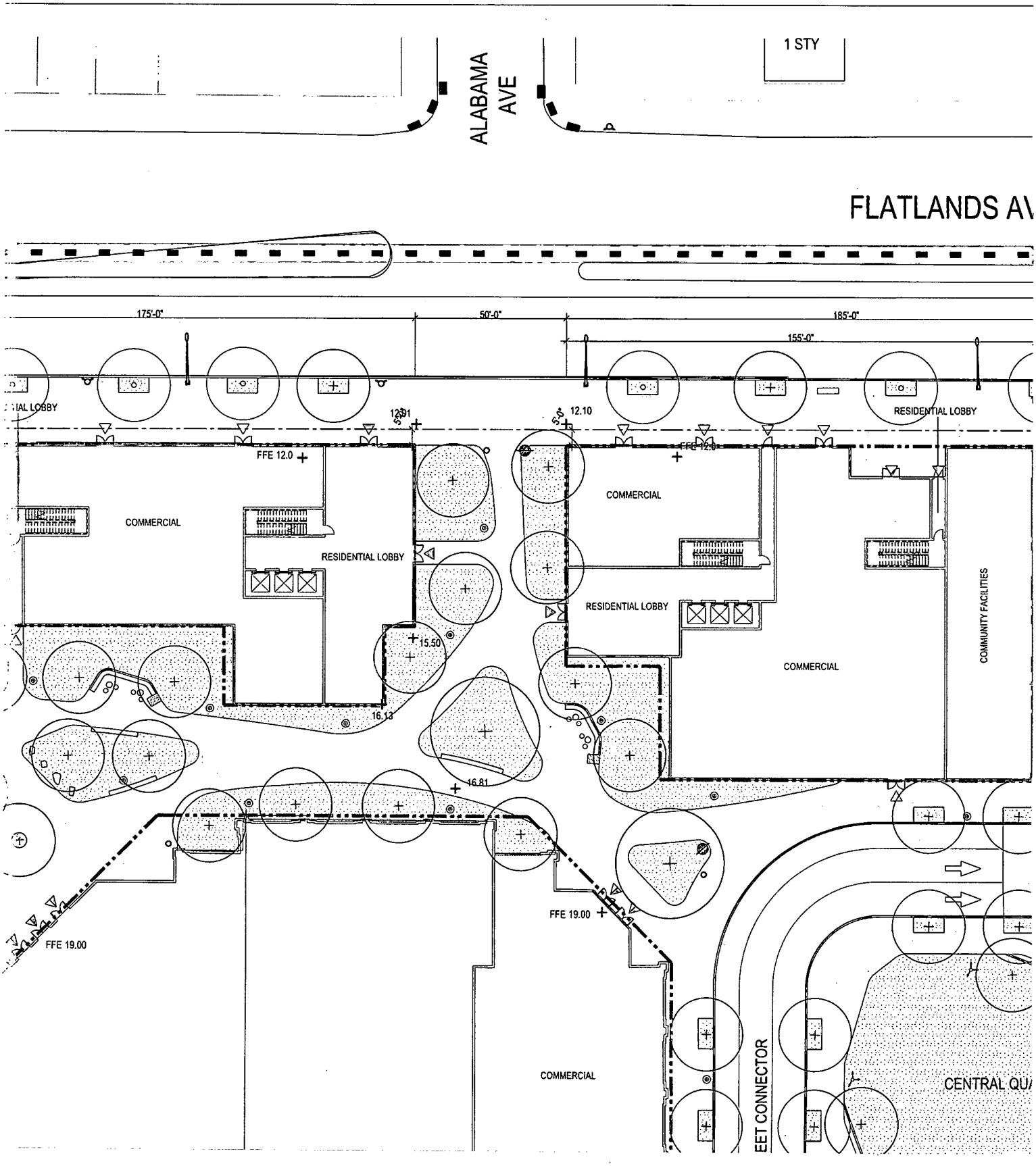
VEHICULAR CONCRETE
W/ 10' X 10' SCORING

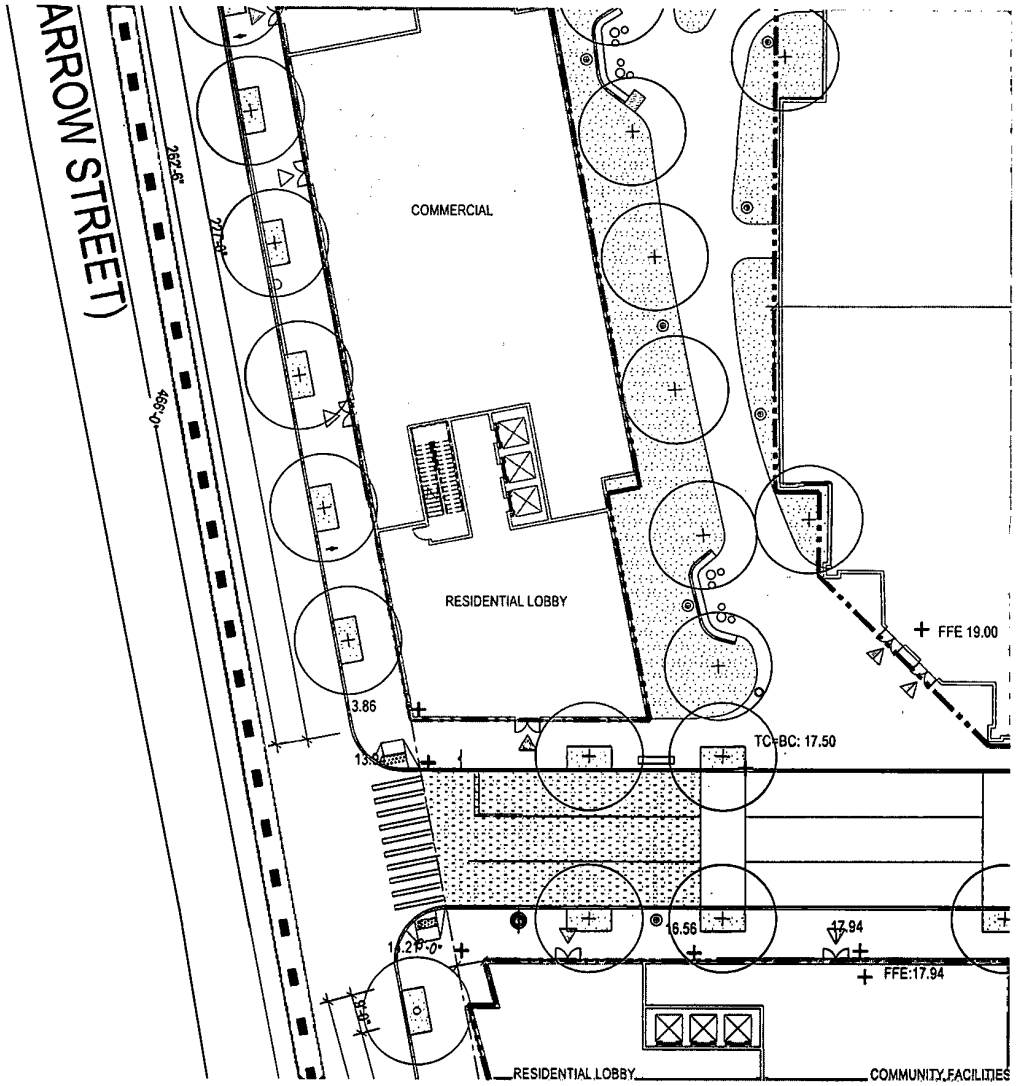
PEDESTRIAN CONCRETE
W/ 5' X 5' SCORING

VEHICULAR CONCRETE AT
PAC SERVICE AREA
W/ 5' X 5' SCORING

SAFETY SURFACE

| | | | |
|---|---|---|---|
| + 15.42 | SPOT E | | |
| FFE 36.42 | FINISHI ELEVAT | | |
| HP 36.42 | HIGH P | | |
| LP 36.42 | LOW P | | |
| TC 36.42 | TOP OF | | |
| BC 36.42 | BOTTO | | |
| | PLANTE | | |


ALABAMA AVE
1 STY
FLATLANDS AV
175'-0"
50'-0"
185'-0"
155'-0"
RESIDENTIAL LOBBY
12.91
12.10
FFE 12.0
COMMERCIAL
RESIDENTIAL LOBBY
15.50
16.13
16.81
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
COMMUNITY FACILITIES
FFE 19.00
FFE 19.00
COMMERCIAL
EET CONNECTOR
CENTRAL QU

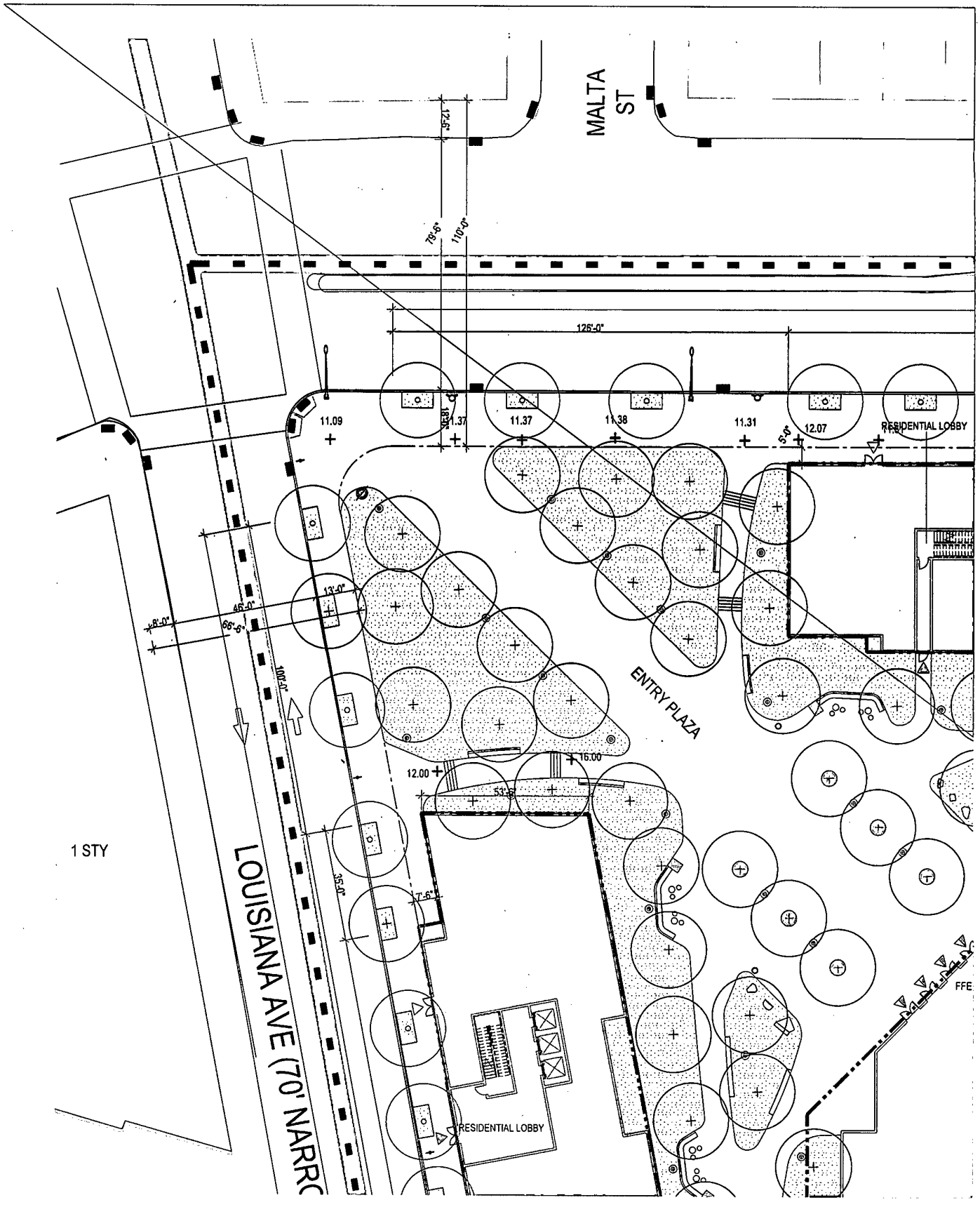



1 MATERIALS & GRADING PLAN

SCALE: 1"=20'-0"

LEGEND

| | | | |
|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING |
| LARGE SCALE GENERAL BOUNDARY | NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING |
| ZONING LOT LINE | PLANTED AREA | RESIDENTIAL ACCESS POINTS | EXISTING |
| PROPOSED ENVELOPE | BENCH | TRAFFIC DIRECTION | LIGHT POI |
| | BENCH WITH BACK | PARKING ACCESS | FIXED POI |


MALTA ST
126'-0"
11.09
11.37
11.37
11.38
11.31
12.07
RESIDENTIAL LOBBY
ENTRY PLAZA
16.00
12.00
1 STY
LOUISIANA AVE (70' NARRO
RESIDENTIAL LOBBY
FFE

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

Key Plan

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

SPOT ELEVATION
FINISHED FLOOR ELEVATION
HIGH POINT
LOW POINT
TOP OF CURB
BOTTOM OF CURB
PLANTER DRAIN

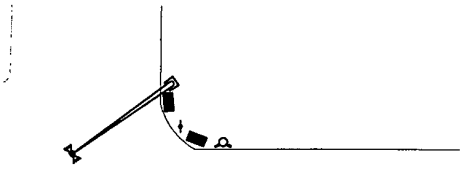
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

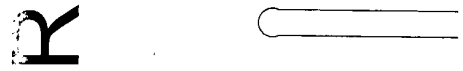
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

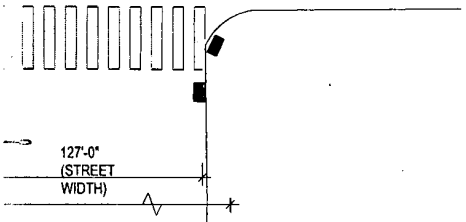
Drawing Title
MATERIALS & GRADIN( PLAN

Seal & Signature

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






PENNSYLVANIA AVE (120' WIDE STREET)

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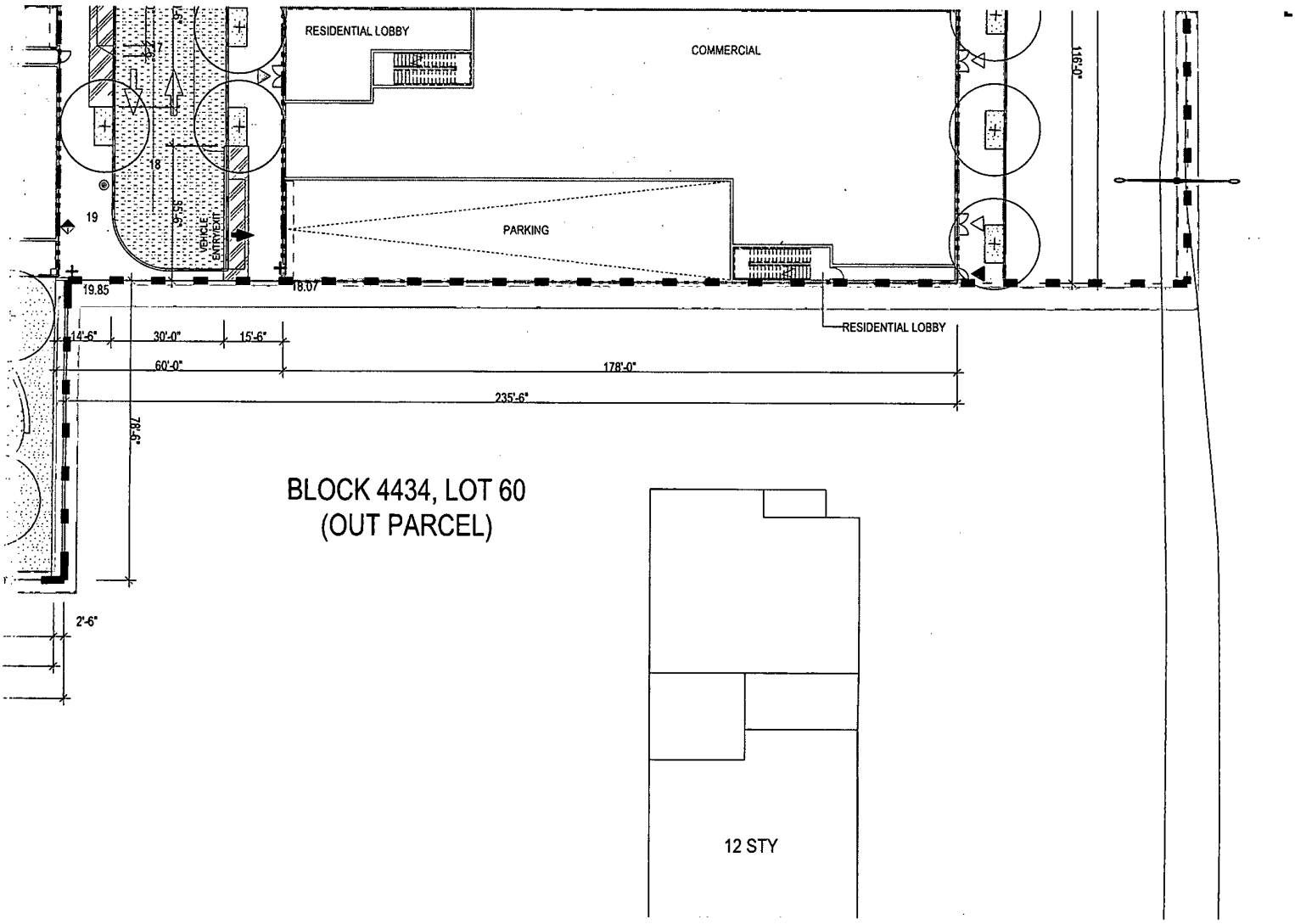


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EXISTING STREET LIGHT

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LIGHT POLE (1 / L602)

FIXED POD SEATINGS

PROPOSED TREE

EXISTING TREE

ADA COMPANION SEATING (7 / L600)

PAA SIGNAGE (1,2 / L603)

ROAD SIGNAGE

PLAY EQUIPMENTS

RAMP TO TABLE TOP

TRASH RECEPTACLE

BOLLARDS (1&2 / L604)

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 E

FFE 36.42 FINISHE ELEVAT

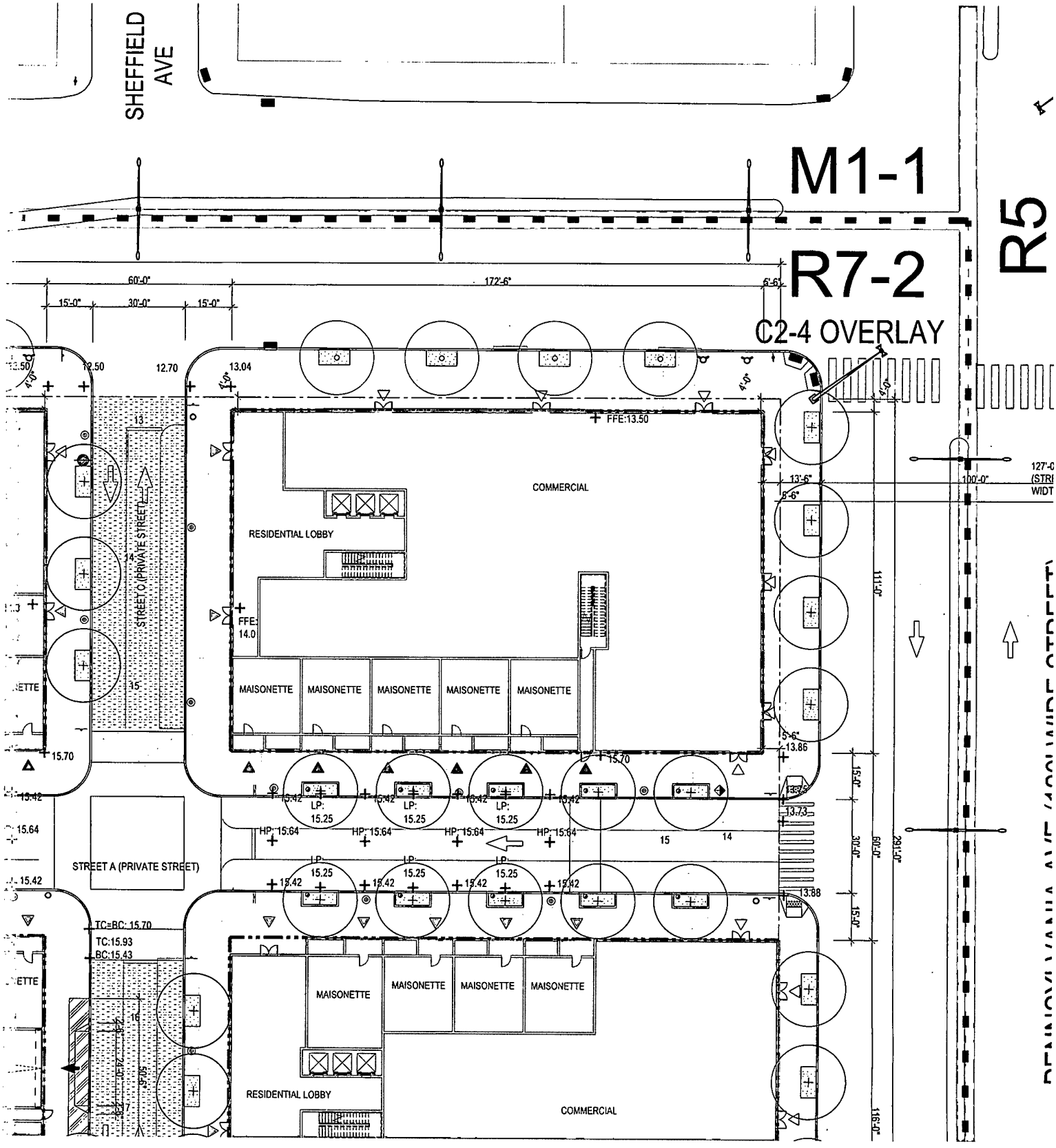
HP 36.42 HIGH P(

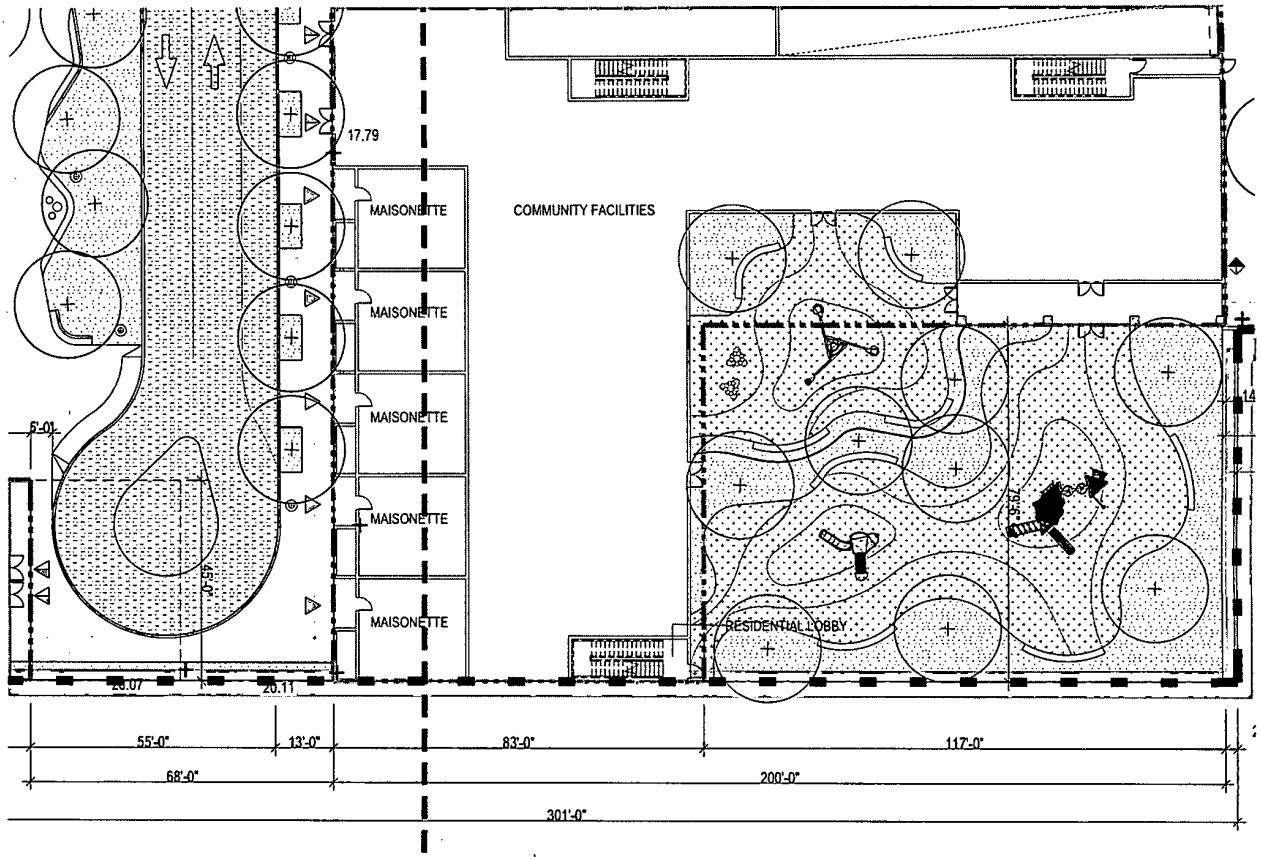
LP 36.42 LOW P(

TC 36.42 TOP OF

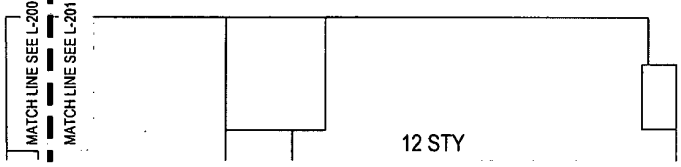
BC 36.42 BOTTOI

PLANTE


SHEFFIELD AVE
M1-1
R7-2
C2-4 OVERLAY
R5
60'-0"
15'-0"
30'-0"
15'-0"
172'-6"
6'-6"
FFE:13.50
COMMERCIAL
RESIDENTIAL LOBBY
FFE: 14.0
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
STREET O (PRIVATE STREET)
STREET A (PRIVATE STREET)
LP: 15.25
HP: 15.64
TC=BC: 15.70
TC:15.93
BC:15.43
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
RESIDENTIAL LOBBY
COMMERCIAL
100'-0"
111'-0"
60'-0"
116'-0"




BLOCK 4431, LOT 70
(OUT PARCEL)




1 MATERIALS & GRADING PLAN

SCALE: 1"=20'-0"

LEGEND

| | | | |
|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING |
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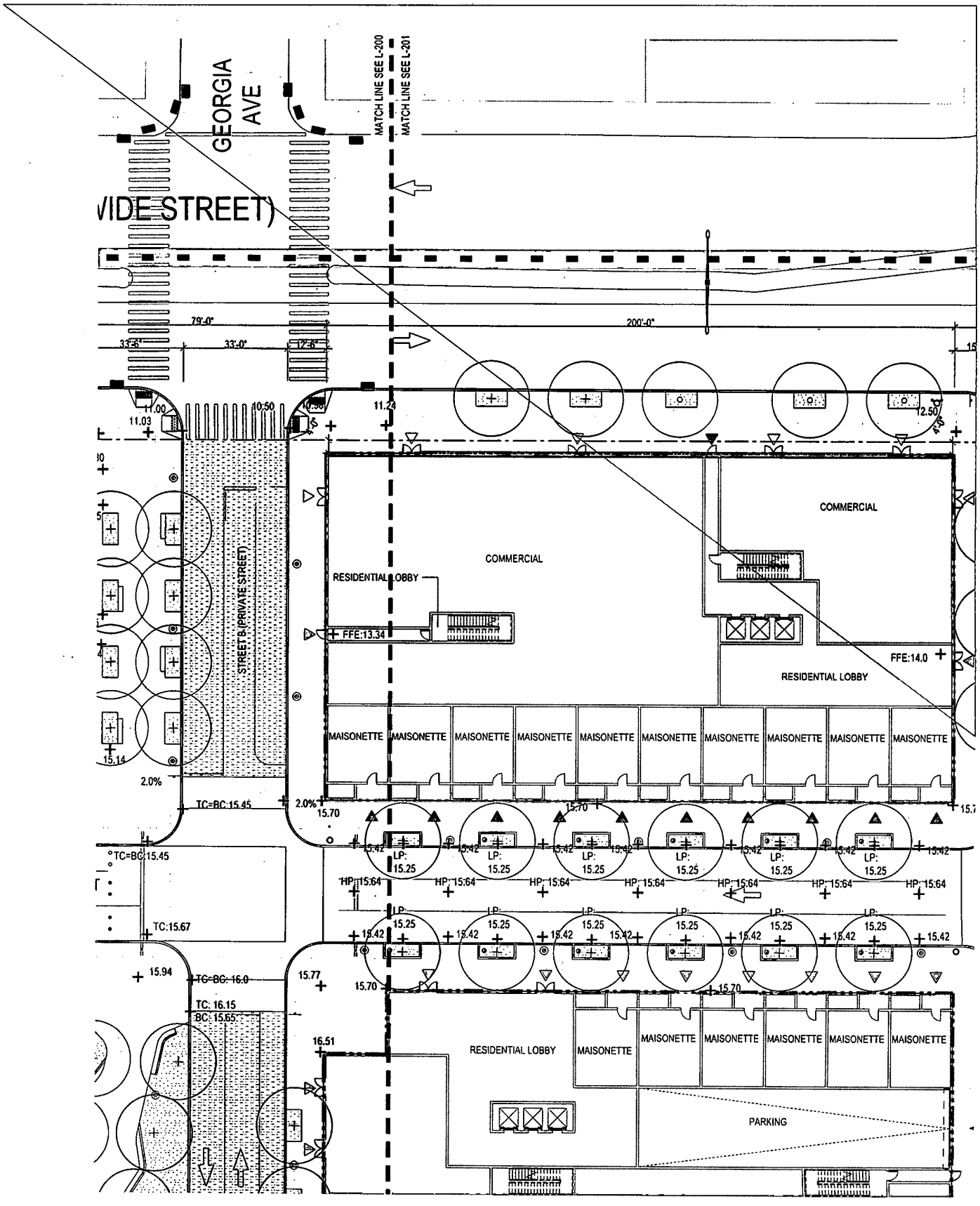
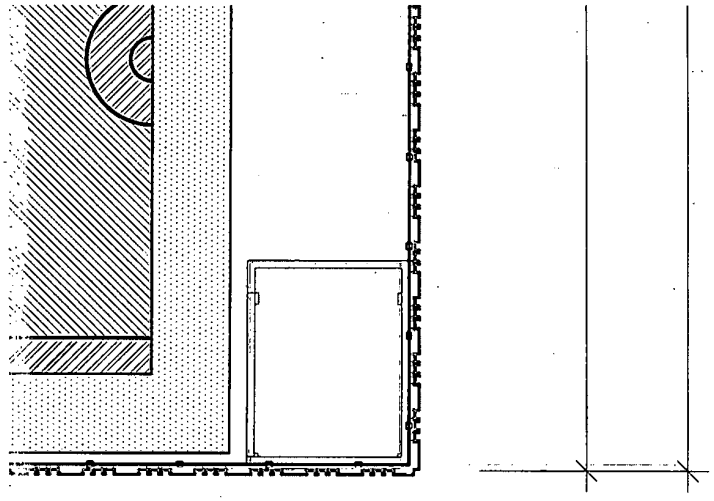
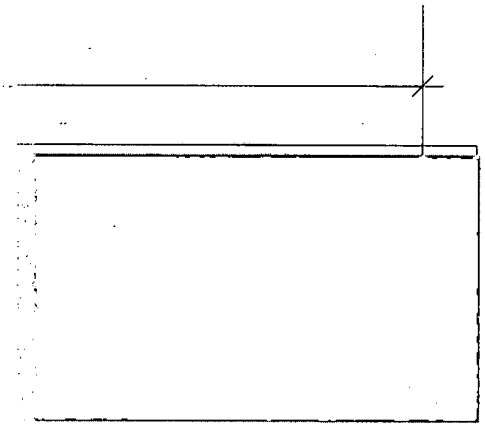
| | BENCH WITH BACK | PARKING ACCESS | FIXED POI |


GEORGIA AVE
VIDE STREET)
MATCH LINE SEE L-200
MATCH LINE SEE L-201
79'-0"
200'-0"
33'-6"
33'-0"
17'-6"
11.00
11.03
10.50
10.98
11.24
12.50
STREET B (PRIVATE STREET)
COMMERCIAL
COMMERCIAL
RESIDENTIAL LOBBY
FFE:13.34
FFE:14.0
RESIDENTIAL LOBBY
MAISONETTE
15.14
2.0%
TC=BC:15.45
15.70
LP: 15.25
HP: 15.64
TC:15.67
15.94
TC=BC: 16.0
TC: 16.15
BC: 15.65
15.77
16.51
RESIDENTIAL LOBBY
PARKING



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



Key Plan

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

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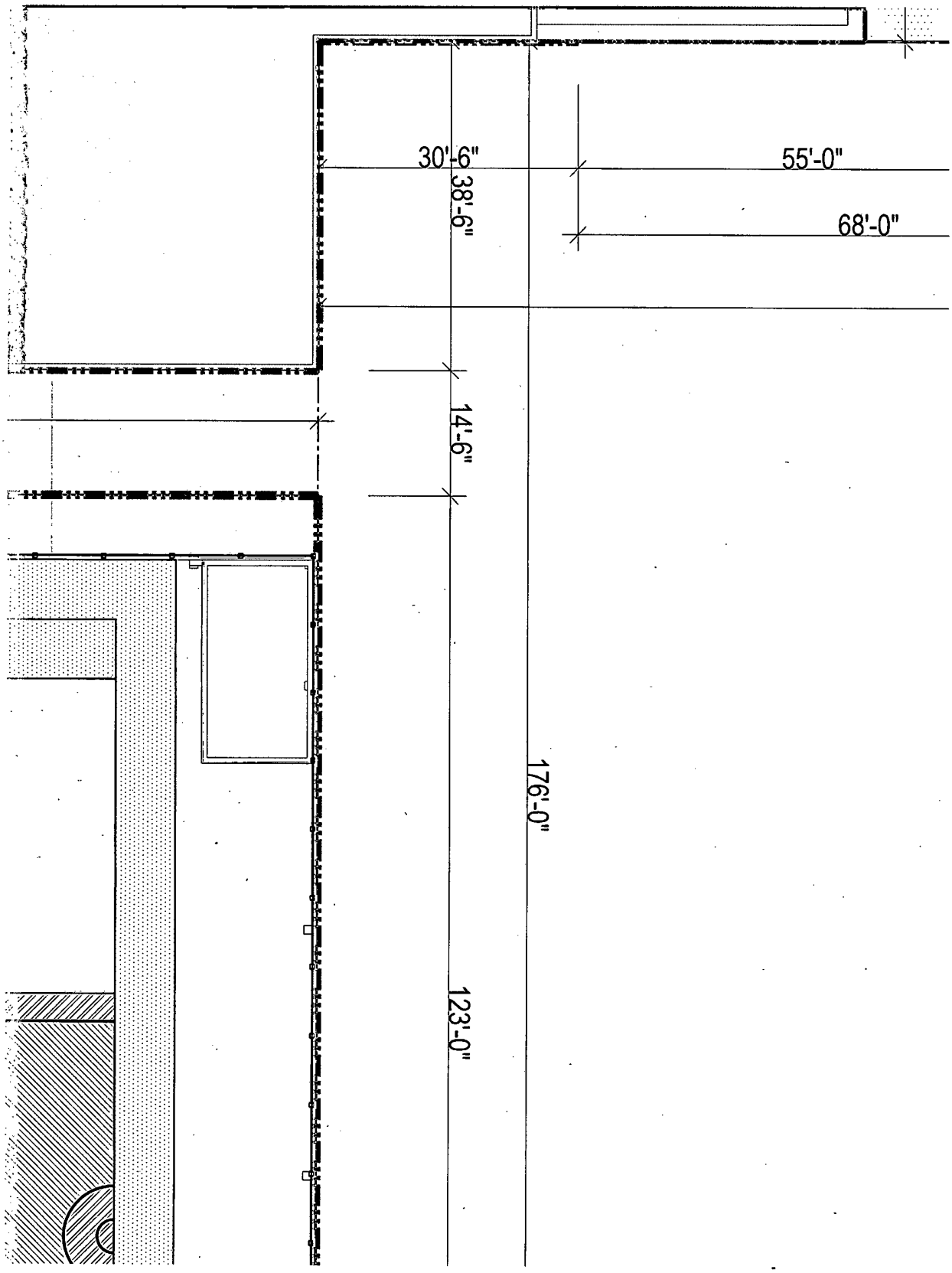
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
# MATERIALS & GRADIN( PLAN
# GARAGE ROOF

Seal & Signature

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

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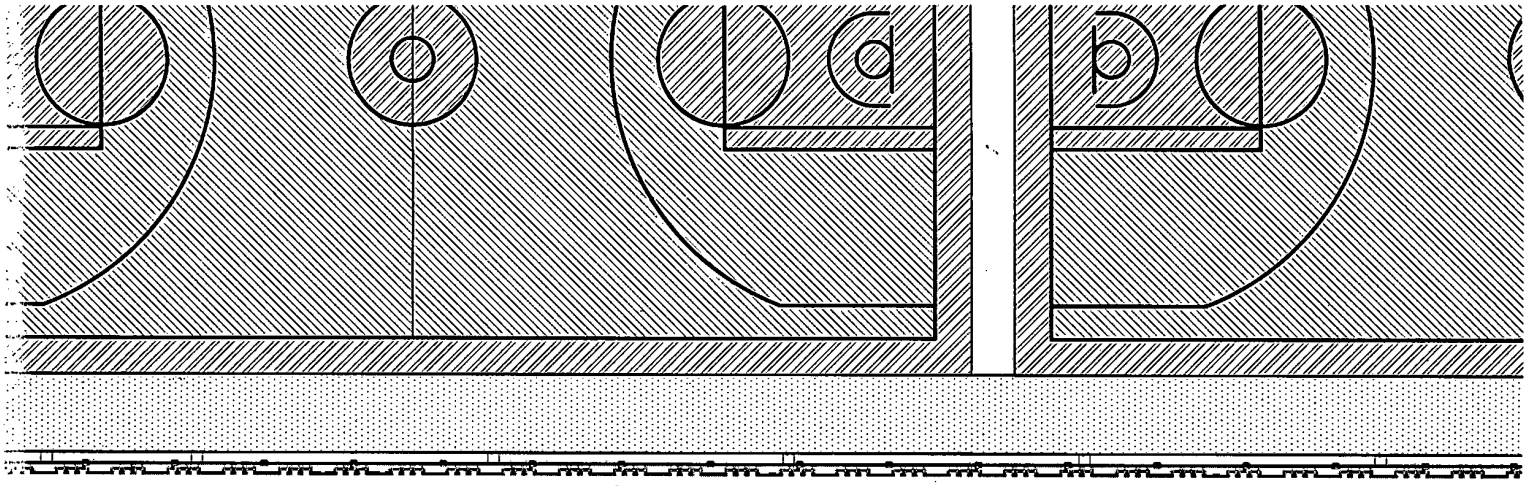
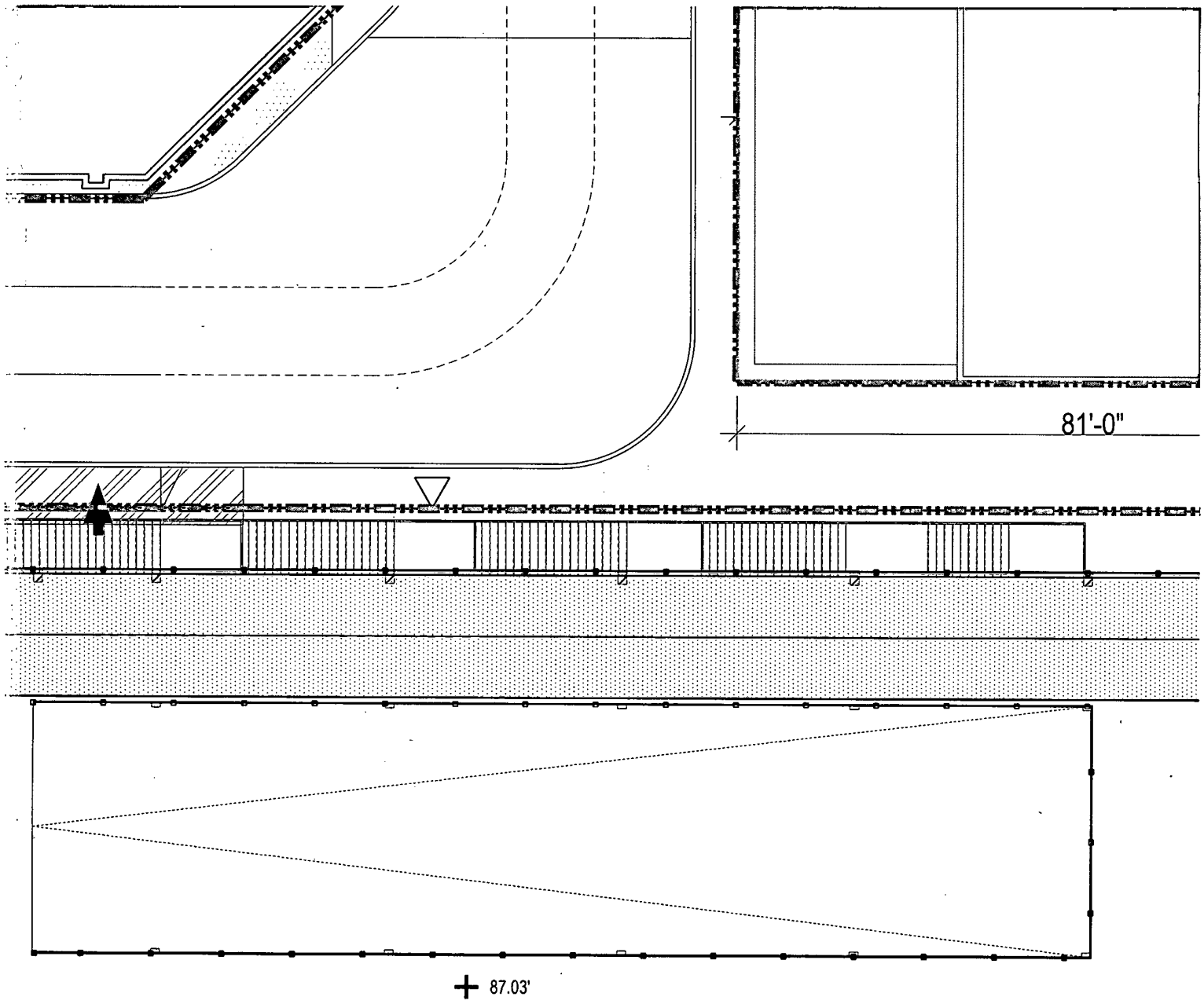
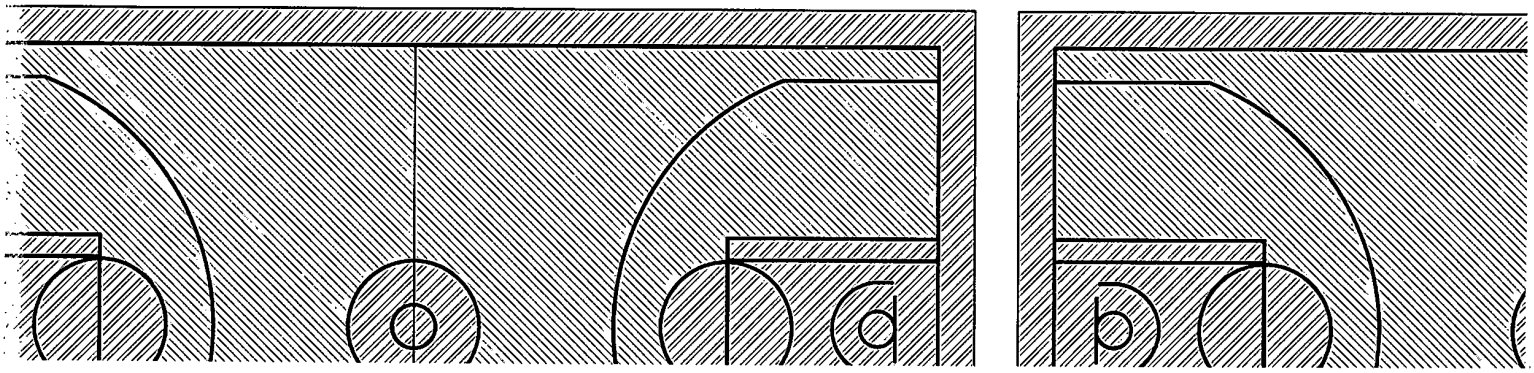


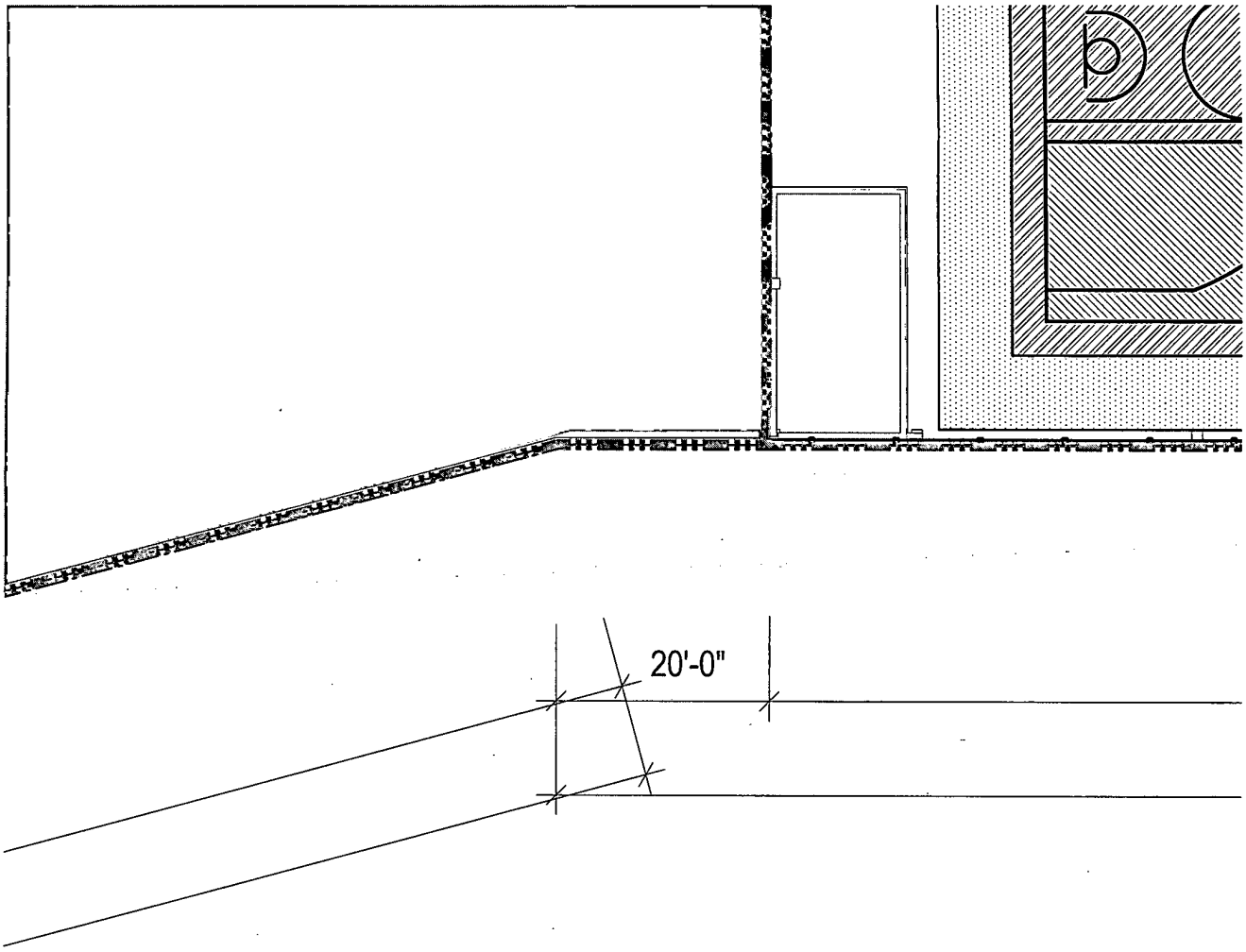

201'-0"

221'-0"

| | | | | | |
|---|---|---|---|---|---|
| CSED TREE | | PLAY EQUIPMENTS | | RUNNING SURFACE | + 15.42 SPOT ELEVATION |
| | | | | | FFE 36.42 FINISHED FLOOR ELEVATION |
| NG TREE | | RAMP TO TABLE TOP | | BASKETBALL COURT SURFACE COLOR # 1 | HP 36.42 HIGH POINT |
| | | TRASH RECEPTACLE | | | LP 36.42 LOW POINT |
| MPANION SEATING | 7 / L600 | BOLLARDS | 1&2 / L604 | BASKETBALL COURT SURFACE COLOR # 2 | TC 36.42 TOP OF CURB |
| GNAGE | 1,2 / L603 | | | | BC 36.42 BOTTOM OF CURB |
| SIGNAGE | | RELOCATED MONUMENTS | | | PLANTER DRAIN |


81'-0"
87.03'



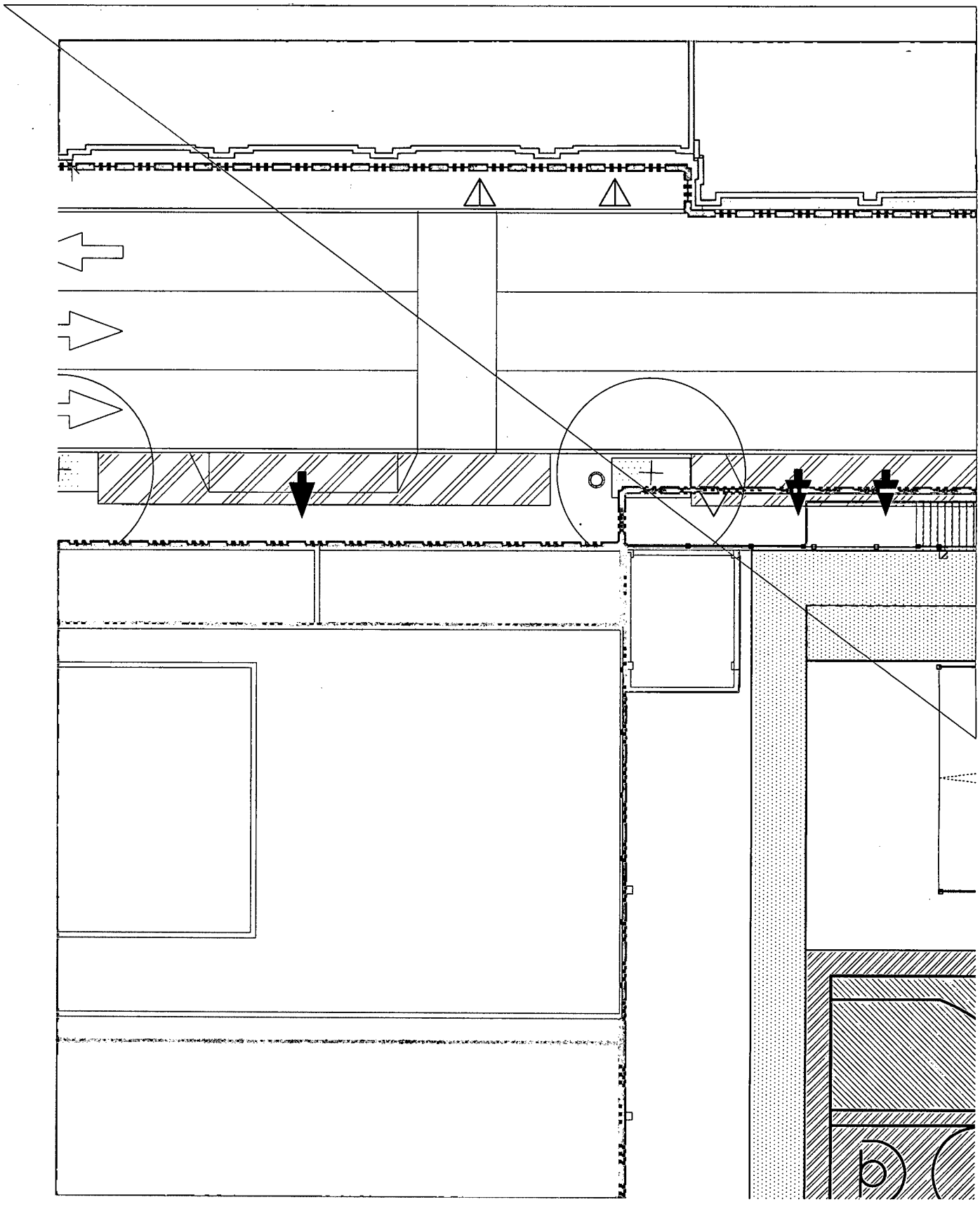


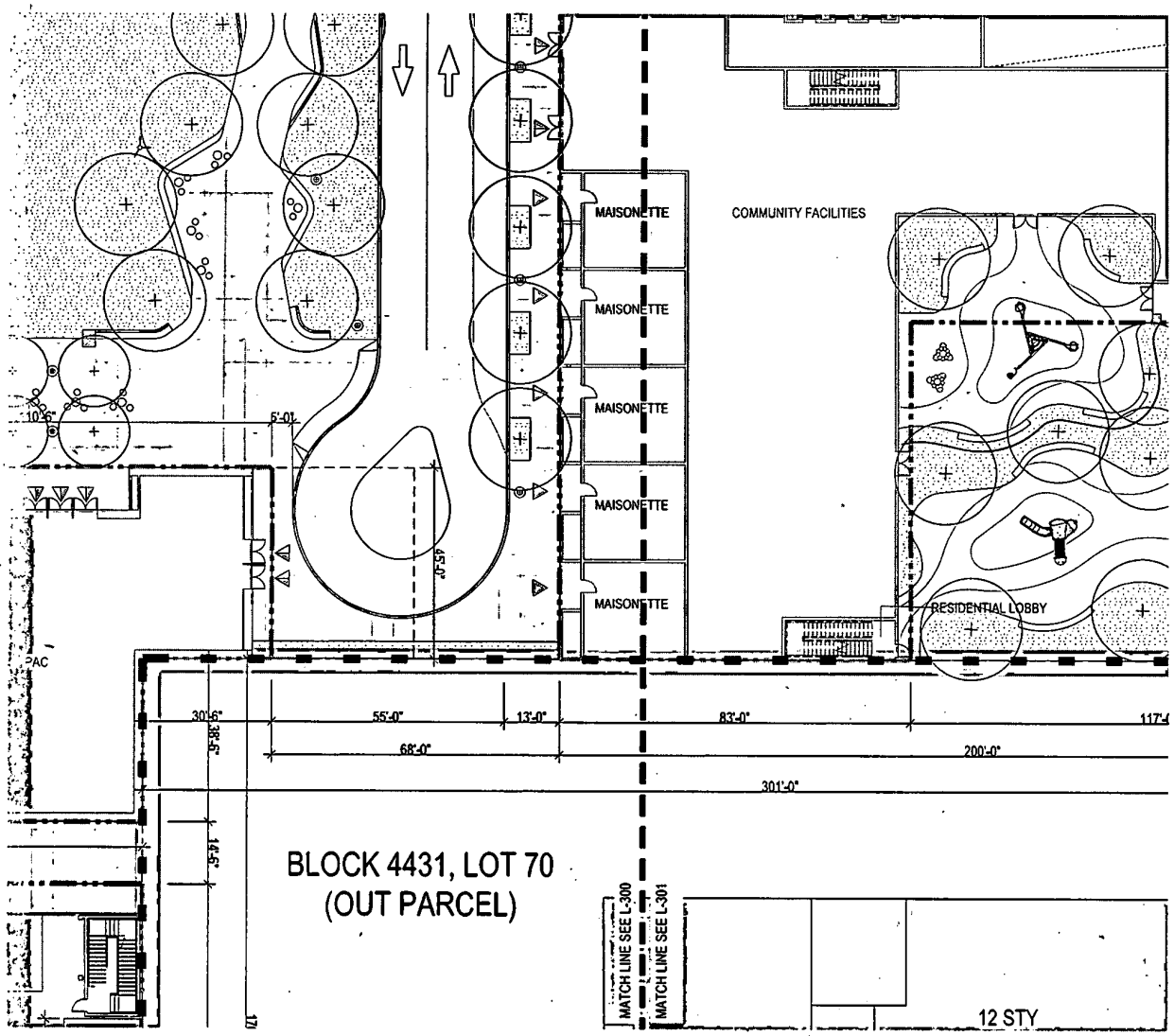

## 1 MATERIALS PLAN

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

LEGEND

| | | | | | |
|---|---|---|---|---|---|
| EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING FIRE HYDRANT | PROPOSED TREE | | |
| NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING STREET LIGHT | | | |
| PLANTED AREA | RESIDENTIAL ACCESS POINTS | EXISTING STREET SIGN | EXISTING TREE | | |
| BENCH | TRAFFIC DIRECTION | LIGHT POLE 1/L602 | ADA COMPANION | | |
| BENCH WITH BACK | PARKING ACCESS | FIXED POD SEATINGS | PAA SIGNAGE | | |
| | | | ROAD SIGNAGE | | |



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12020 Flatlands Ave, Brooklyn, NY 11207

Client
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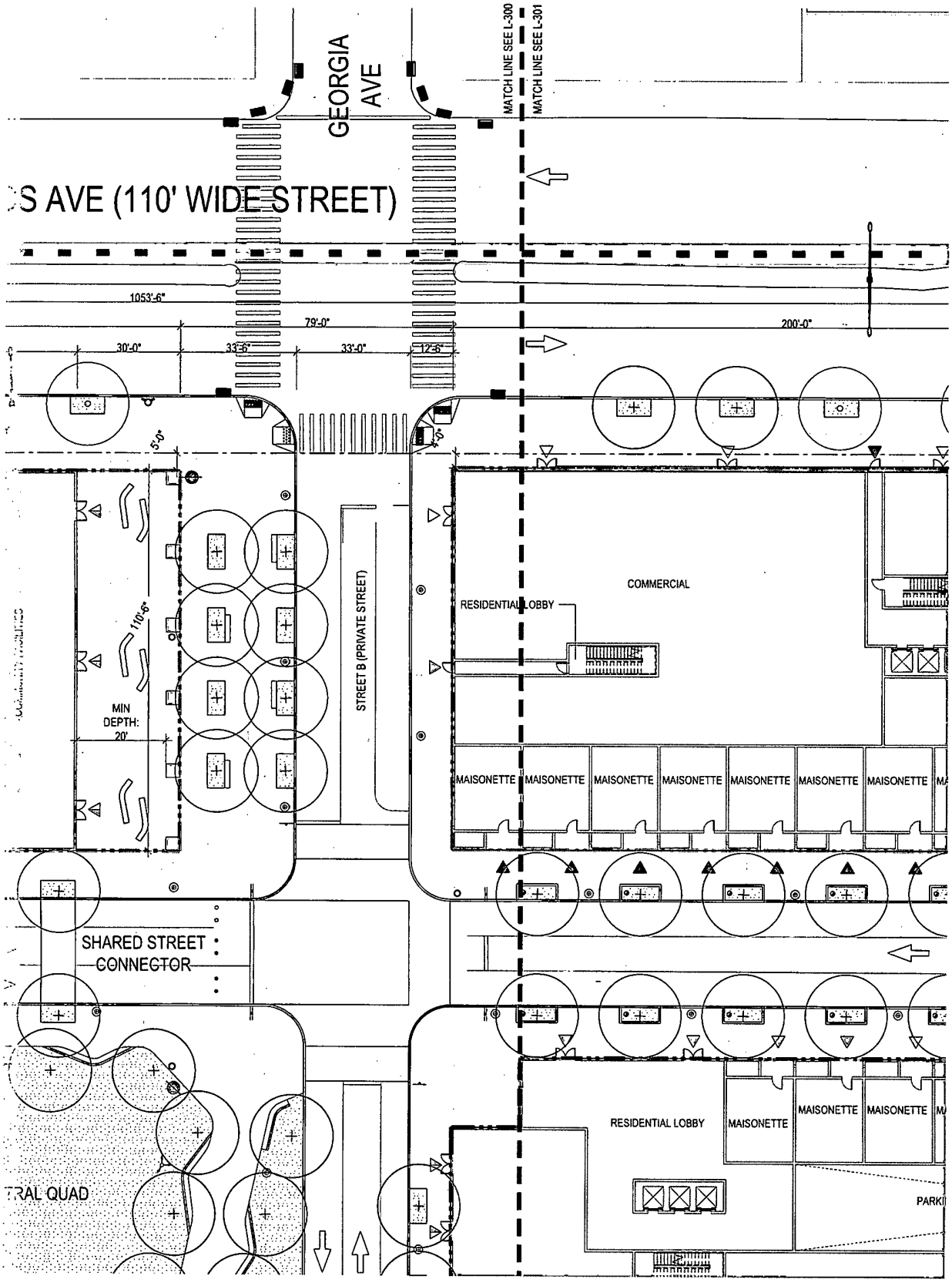
212.718.2502

Drawing Title
# PLANTING, FURNITURE & LIGHTIN PLAN

Seal & Signature

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

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646.661.4200

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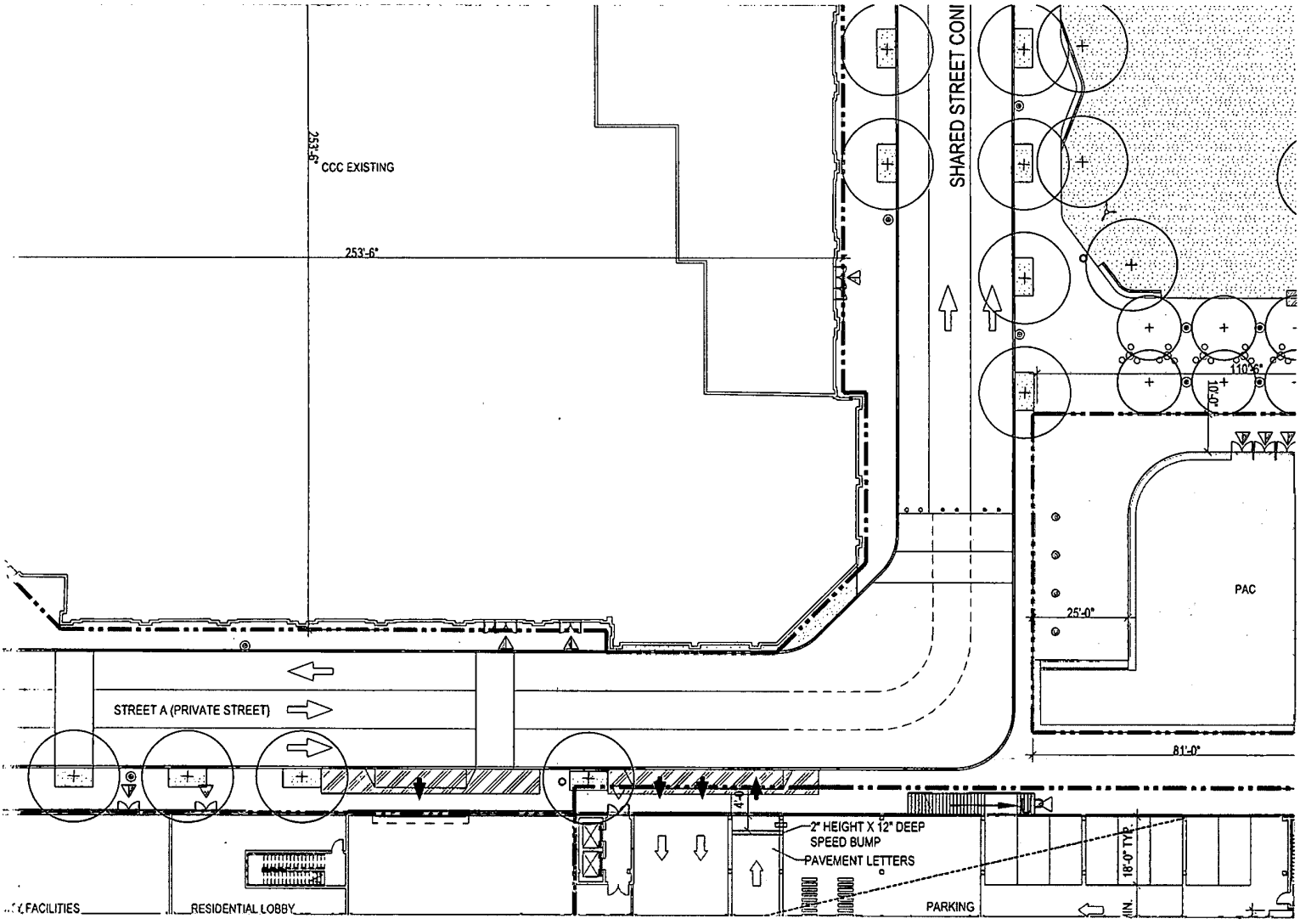
New York, NY 10119
646.722.9247

**Environmental Engineer / Geotechnical Engineer**
Langan
21 Penn Plaza / 360 West 31st Street, 8th Floor
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




EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

EXISTING STREET SIGN

LIGHT POLE (1 / L602)

FIXED POD SEATINGS

PROPOSED TREE

EXISTING TREE

ADA COMPANION SEATING (7 / L600)

PAA SIGNAGE (1,2 / L603)

ROAD SIGNAGE

PLAY EQUIPMENTS

RAMP TO TABLE TOP

TRASH RECEPTACLE

BOLLARDS (1&2 / L604)

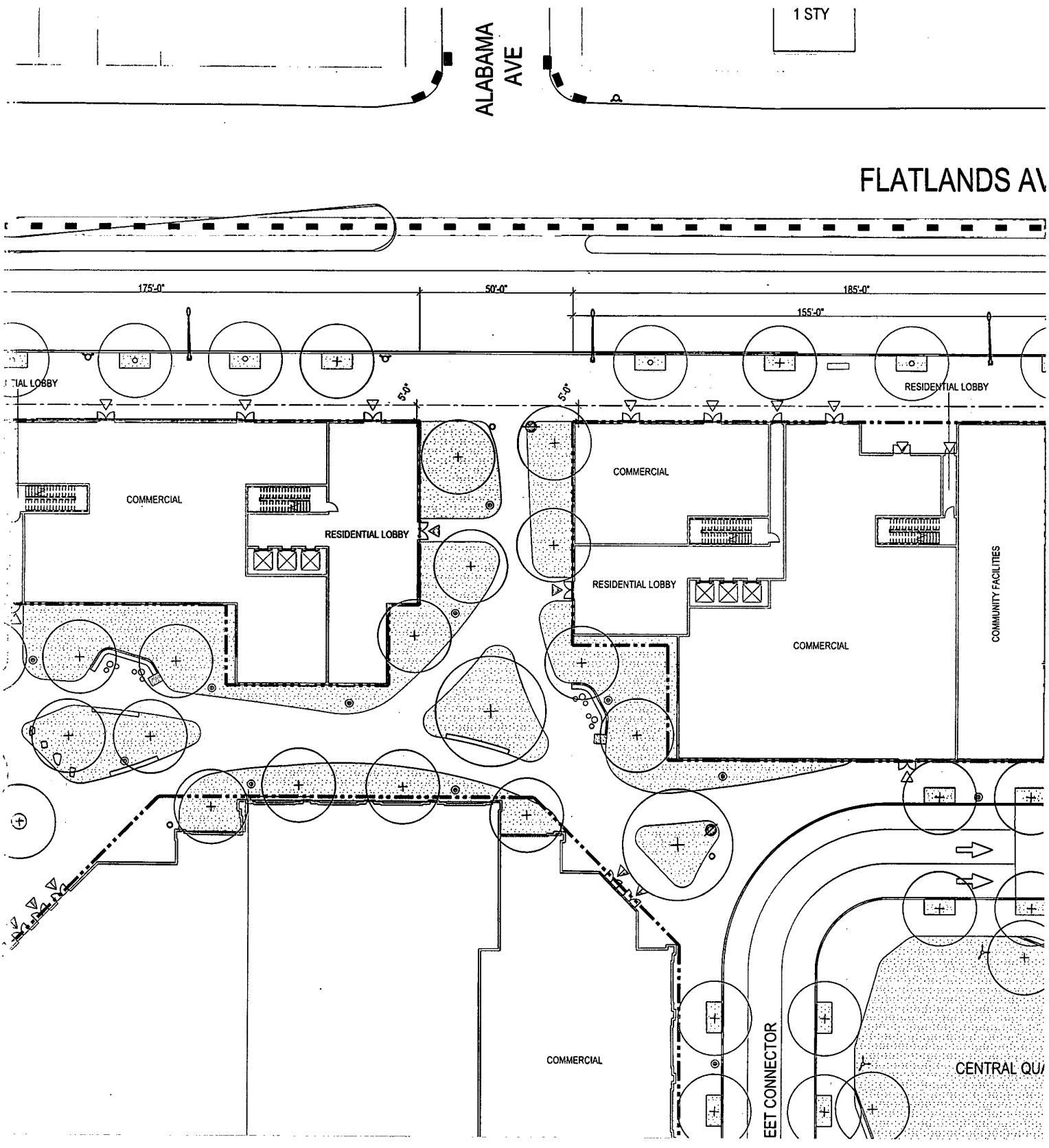
RELOCATED MONUMENTS

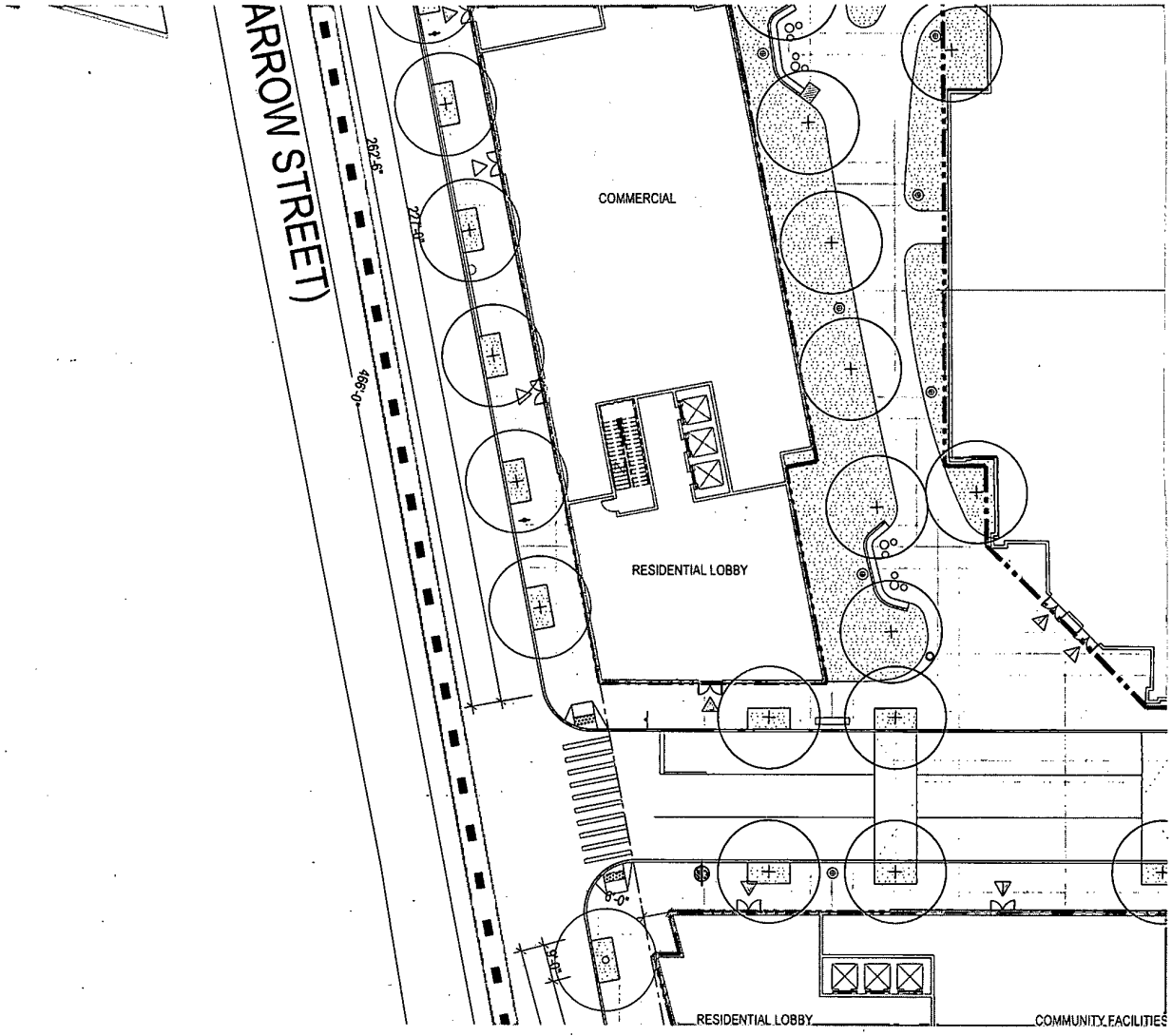
LIGHT POLE TYPE 1_ SINGLE HEAD FIXTURE

LIGHT POLE TYPE 2_ MULTIPLE HEADS FIXTURE

LIGHT POLE TYPE 3

FIXED POD SEATINGS


ALABAMA AVE
1 STY
FLATLANDS AV
175'-0"
50'-0"
185'-0"
155'-0"
5'-0"
5'-0"
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
RESIDENTIAL LOBBY
COMMERCIAL
COMMUNITY FACILITIES
COMMERCIAL
EET CONNECTOR
CENTRAL QU

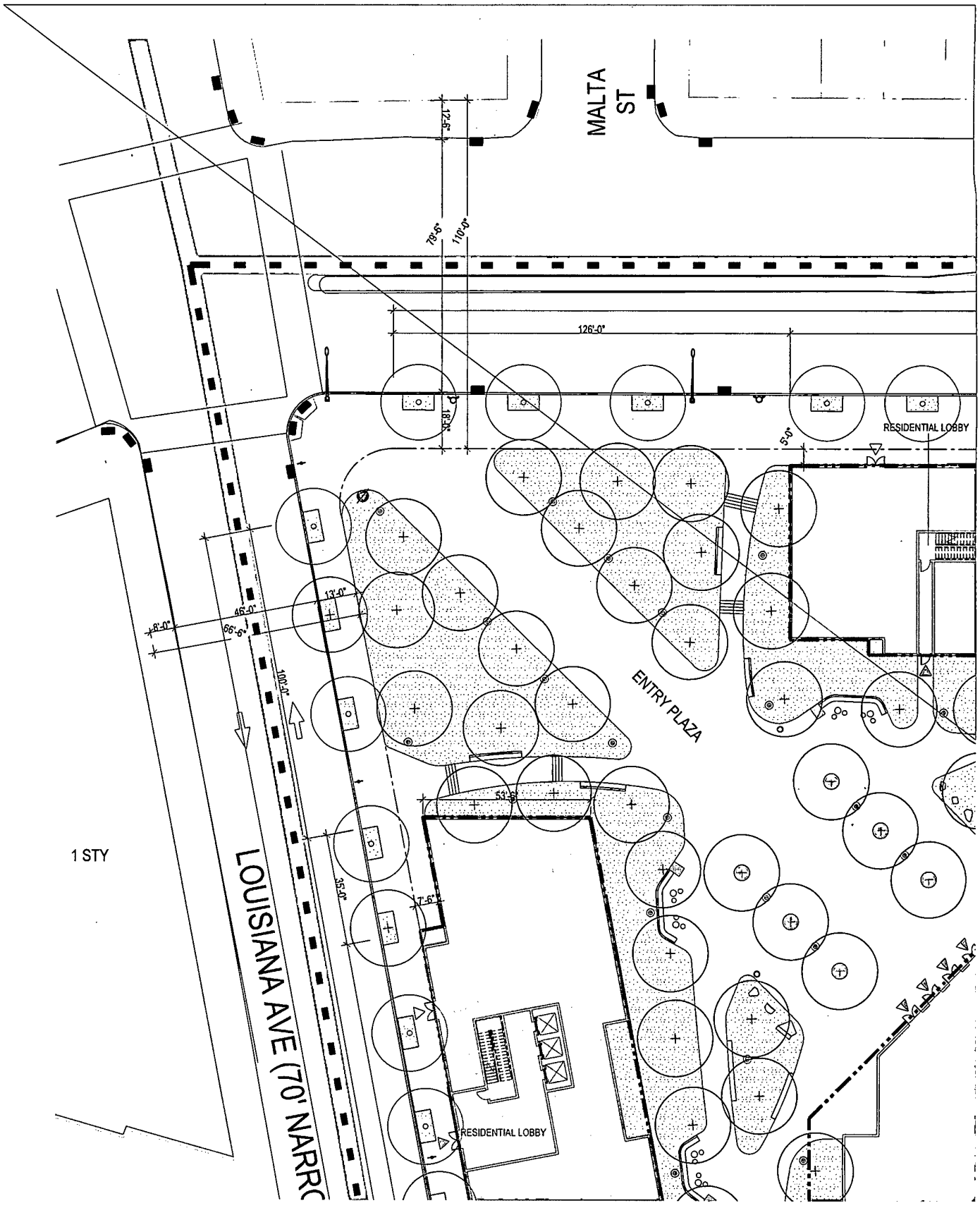



1 PLANTING, FURNITURE & LIGHTING PLAN

SCALE: 1"=20'-0"

LEGEND

| | | | |
|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING |
| LARGE SCALE GENERAL BOUNDARY | NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING |
| ZONING LOT LINE | PLANTED AREA | RESIDENTIAL ACCESS POINTS | EXISTING |
| PROPOSED ENVELOPE | BENCH | TRAFFIC DIRECTION | LIGHT POI |
| | BENCH WITH BACK | PARKING ACCESS | FIXED POI |


MALTA ST
12'-6"
78'-6"
110'-0"
126'-0"
18'-3"
5'-0"
RESIDENTIAL LOBBY
13'-0"
46'-0"
8'-0"
66'-6"
100'-0"
ENTRY PLAZA
53'-6"
1 STY
LOUISIANA AVE (70' NARRO
35'-0"
7'-6"
RESIDENTIAL LOBBY

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

Key Plan

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 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.

URE

IXTURE

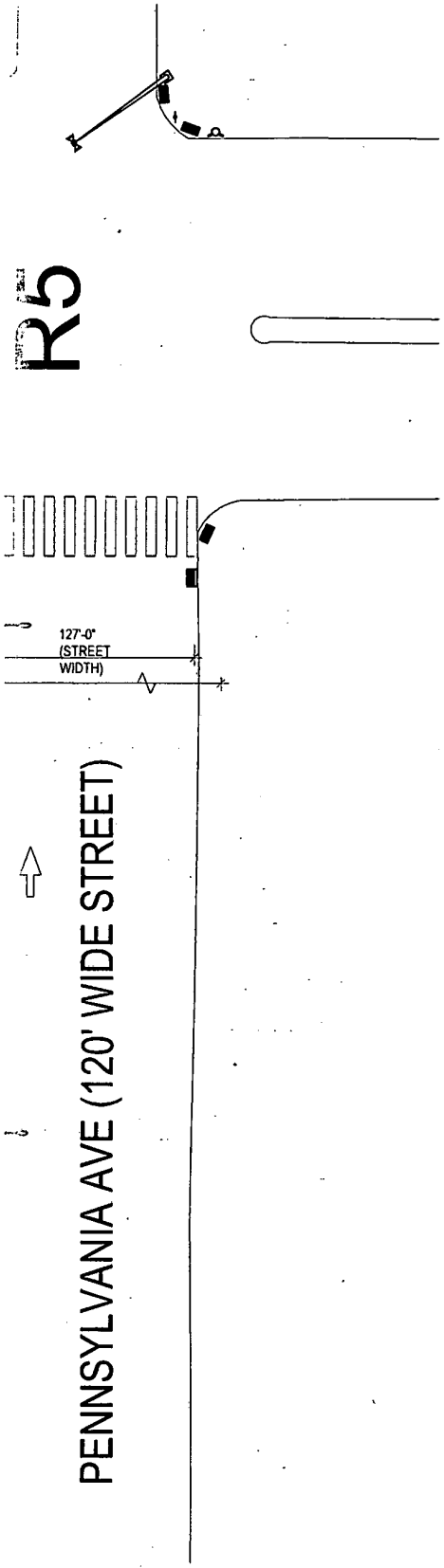
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
# PLANTING, FURNITURE & LIGHTIN PLAN

Seal & Signature

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

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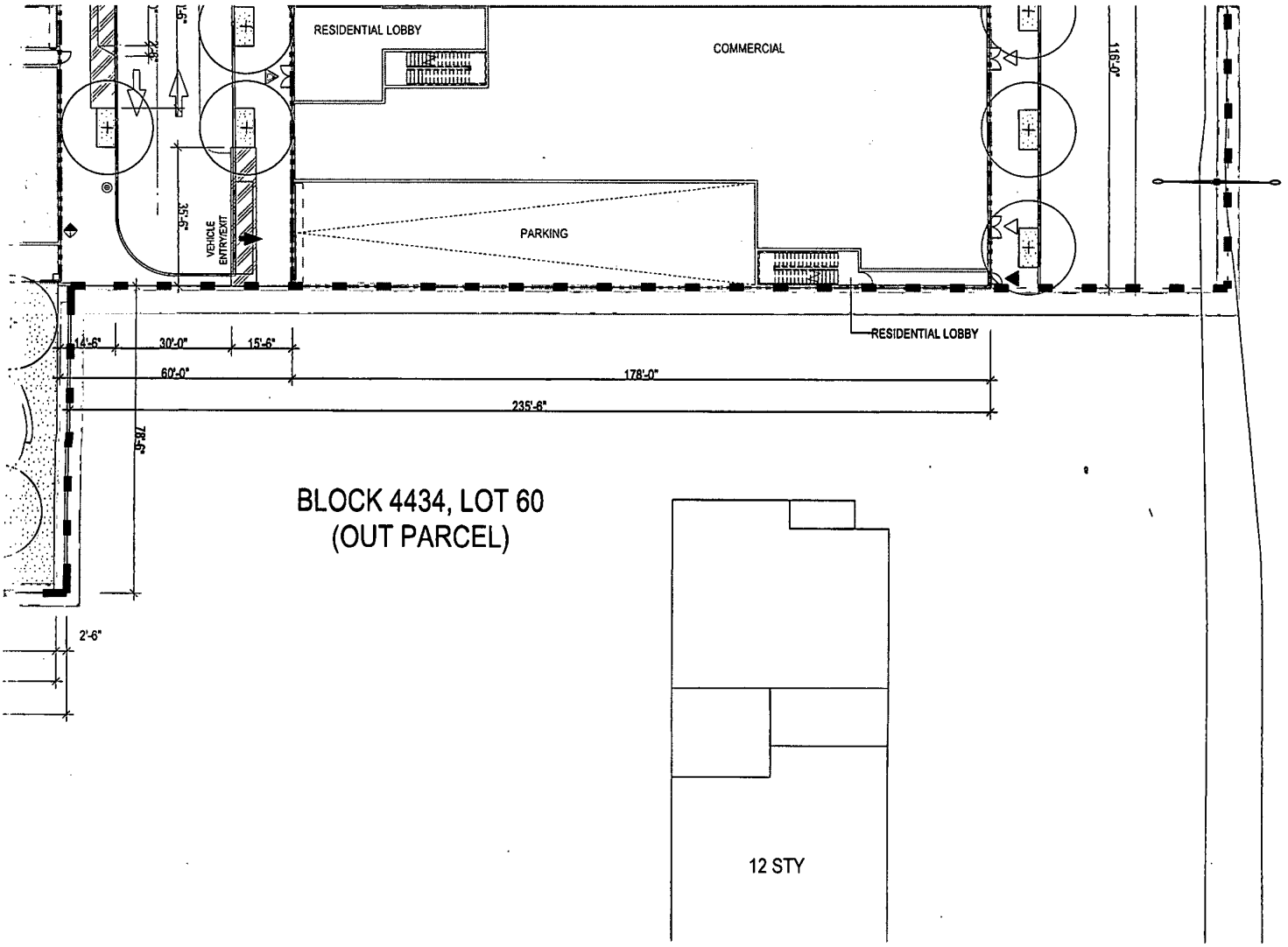


EXISTING FIRE HYDRANT

EXISTING STREET LIGHT

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LIGHT POLE (1 / L602)

FIXED POD SEATINGS

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EXISTING TREE

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RAMP TO TABLE TOP

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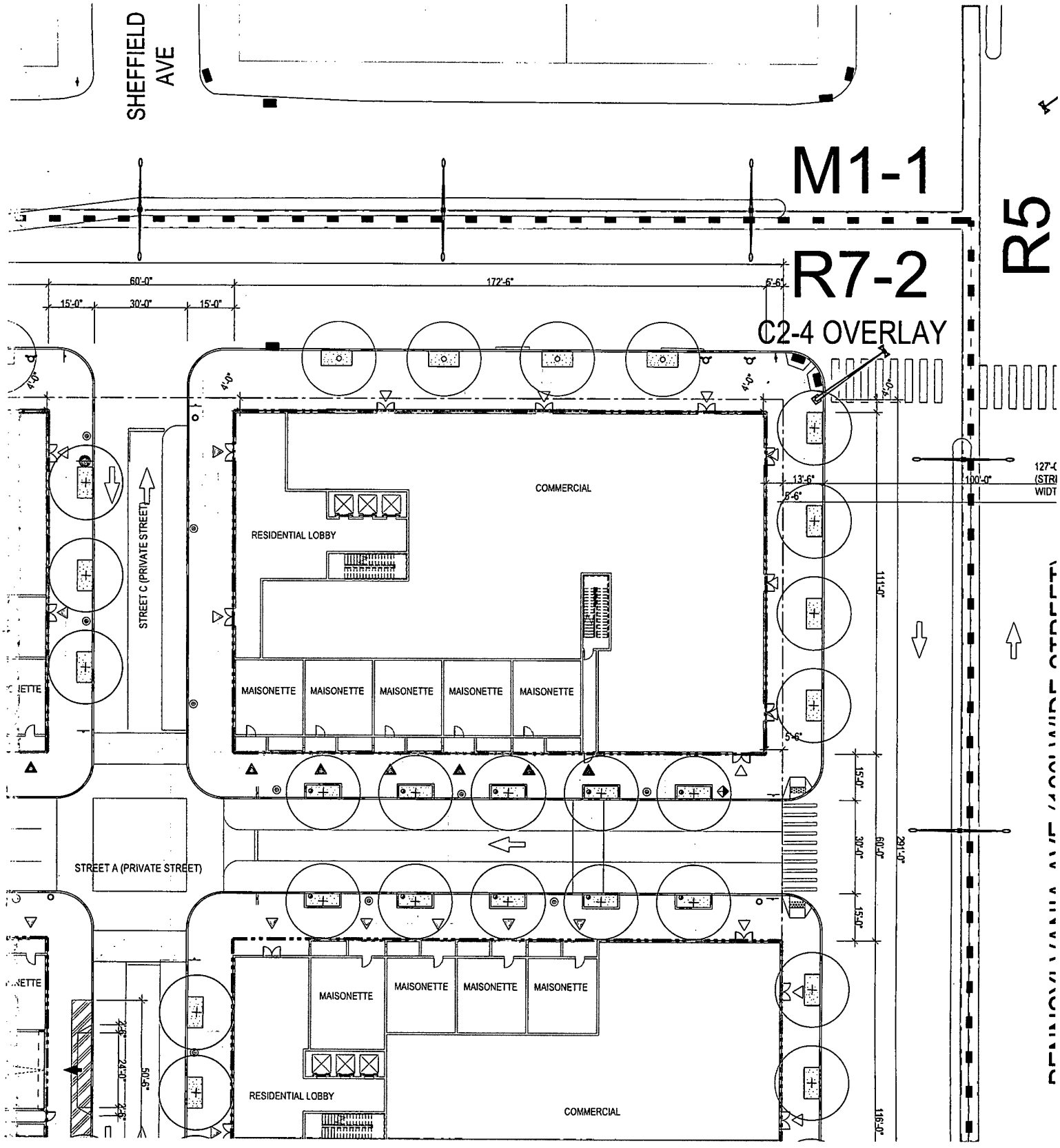
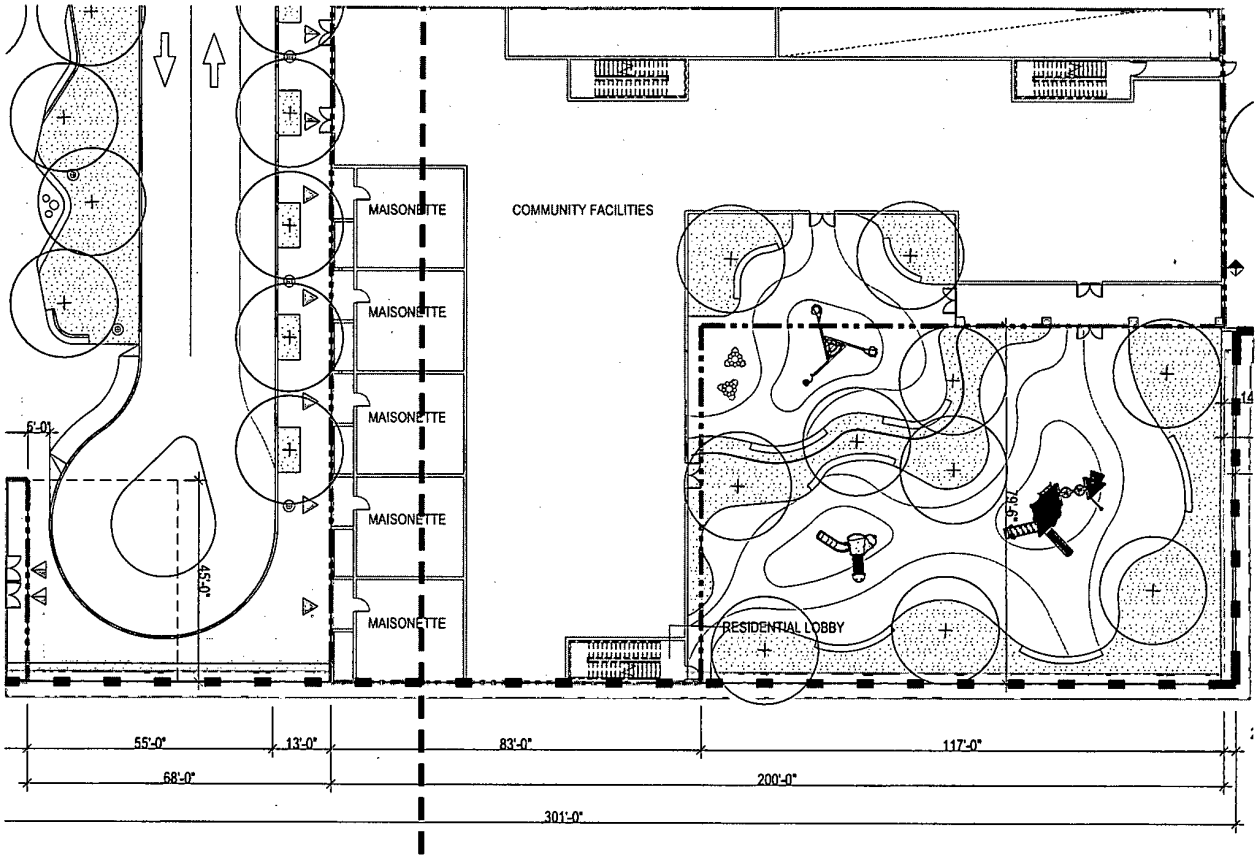
LIGHT POLE TYPE 1_ SINGLE HEAD FIXTURE

LIGHT POLE TYPE 2_ MULTIPLE HEADS FIXTURE

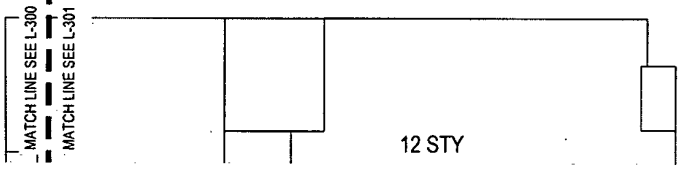
LIGHT POLE TYPE 3

FIXED POD SEATINGS


SHEFFIELD AVE
M1-1
R5
R7-2
C2-4 OVERLAY
60'-0"
172'-6"
15'-0"
30'-0"
15'-0"
5'-6"
4'-0"
COMMERCIAL
RESIDENTIAL LOBBY
STREET C (PRIVATE STREET)
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
13'-6"
5'-6"
111'-0"
15'-0"
30'-0"
60'-0"
291'-0"
STREET A (PRIVATE STREET)
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
RESIDENTIAL LOBBY
COMMERCIAL
116'-0"




BLOCK 4431, LOT 70
(OUT PARCEL)




1 PLANTING, FURNITURE & LIGHTING PLAN

SCALE: 1"=20'-0"

LEGEND

| | | | |
|---|---|---|---|
| ZONING DISTRICT BOUNDARY | EXISTING BUILDING | RETAIL ACCESS POINTS | EXISTING |
| LARGE SCALE GENERAL BOUNDARY | NEW BUILDING | COMMUNITY FACILITIES ACCESS POINTS | EXISTING |
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| PROPOSED ENVELOPE | BENCH | TRAFFIC DIRECTION | LIGHT POI |
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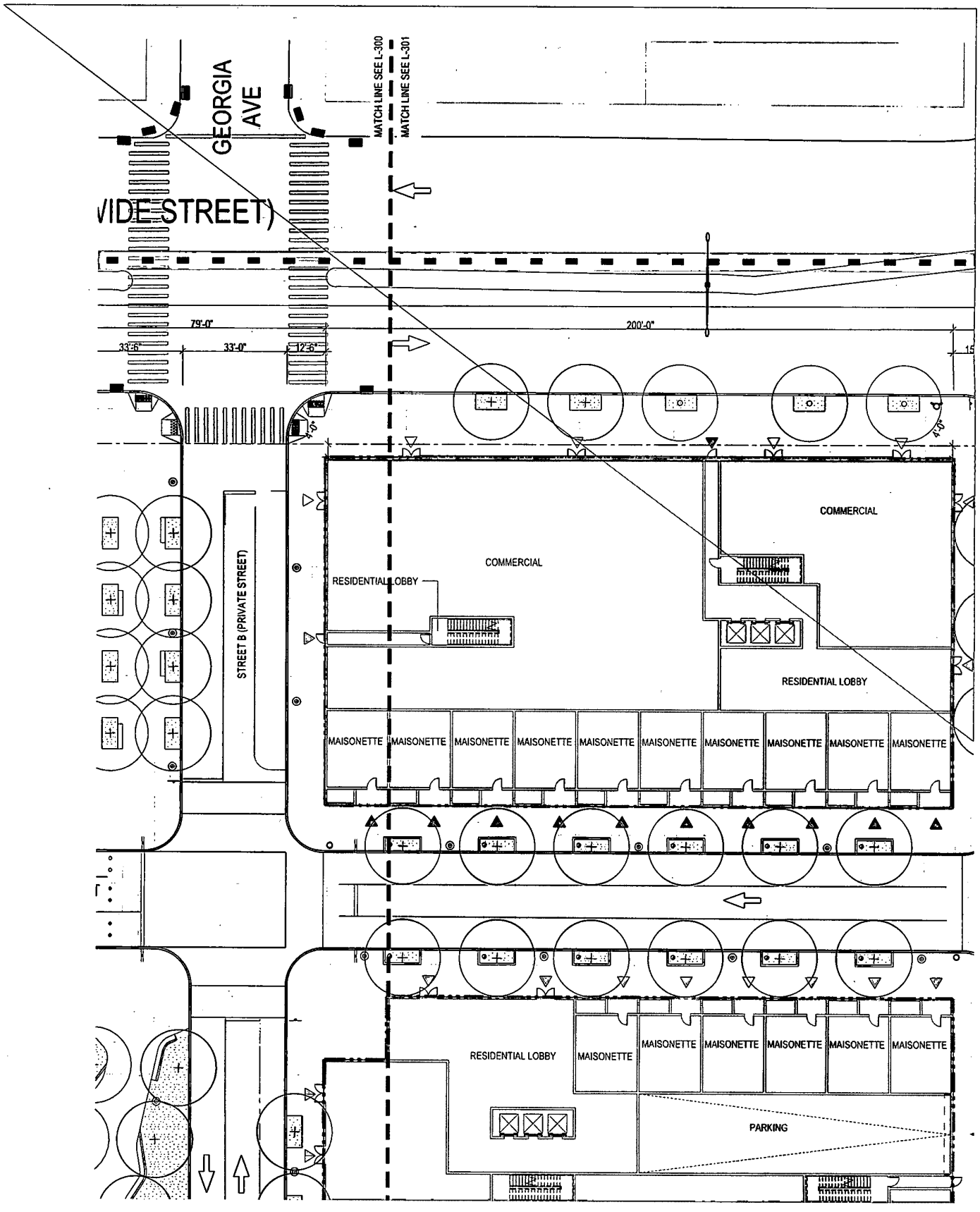
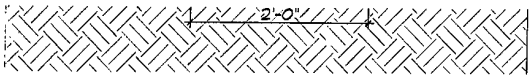
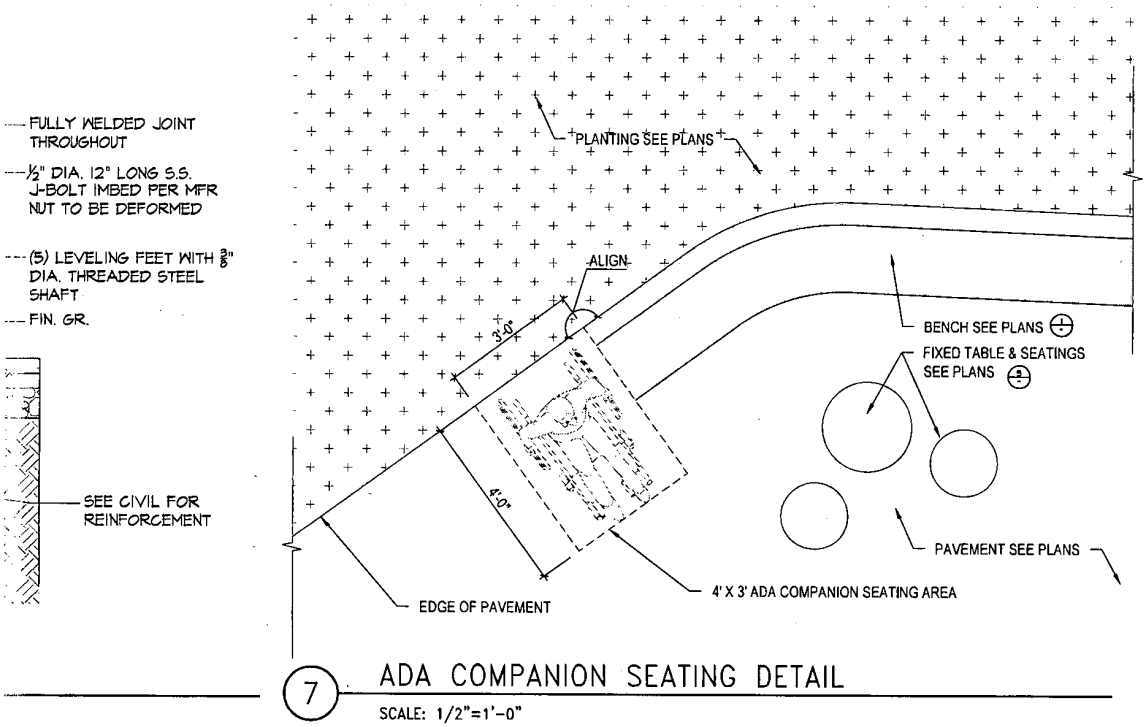

GEORGIA AVE
VIDE STREET)
MATCH LINE SEE L-300
MATCH LINE SEE L-301
79'-0"
33'-6"
33'-0"
12'-6"
200'-0"
15
4'-0"
STREET B (PRIVATE STREET)
COMMERCIAL
COMMERCIAL
RESIDENTIAL LOBBY
RESIDENTIAL LOBBY
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
RESIDENTIAL LOBBY
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
MAISONETTE
PARKING




## CH TYPE C DETAIL

1"=1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 01 | CPC MODIFICATION | 10/4/2022 |




## 7 ADA COMPANION SEATING DETAIL

SCALE: 1/2"=1'-0"

NOTE:
1. SIMILAR FINISHES, MATERIALS AND MODELS CAN BE USED FOR ALL FURNITURE, LIGHT FIXTURES, PAVEMENT, SITE FURNISHINGS AND OTHER PAA AMENITIES AT DISCRETION OF LANDSCAPE ARCHITECT.

Key Plan

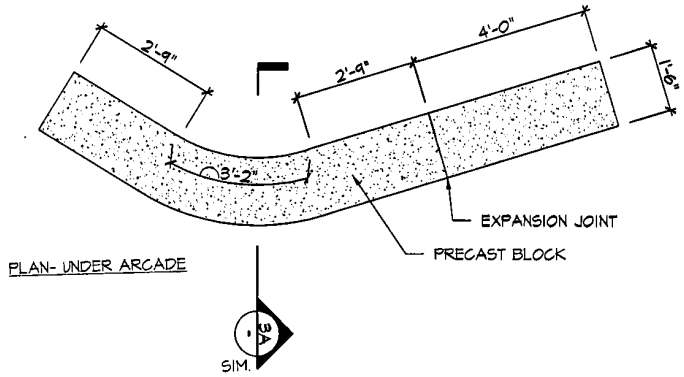
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

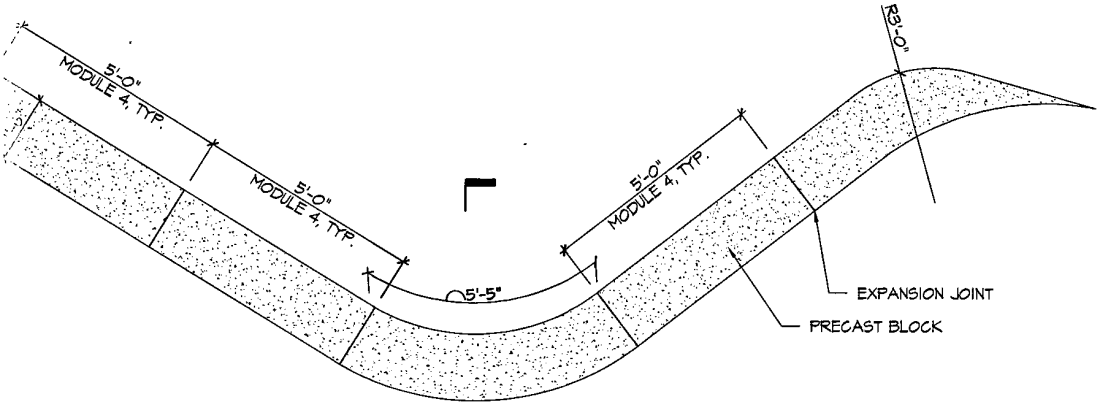
Drawing Title
FURNITURE DETAILS

Seal & Signature

| | |
|---|---|
| Date: | 01/24/22 |
| Project No.: | 1801- ENY |
| Drawn By: | HL |
| Checked By: | MB |
| Drawing Number: | L-600 |




PLAN- UNDER ARCADE

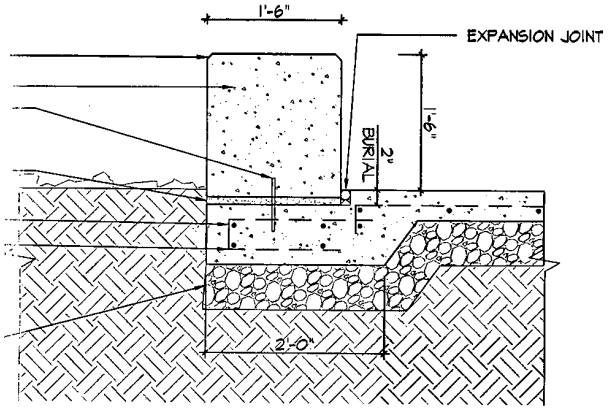



PLAN- IN CENTRAL QUAD

3A

## H TYPE C _PLAN

"=1'-0"

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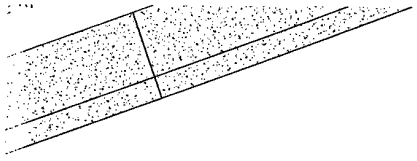


6" TH. CRUSHED STONES

3A BENCH TY

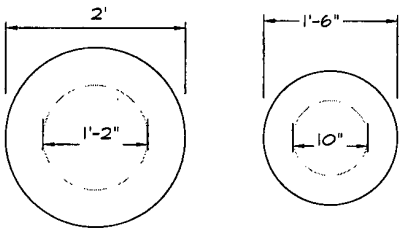
SCALE: 1"=1'-0"

XPANSION JOINT

C BLOCK

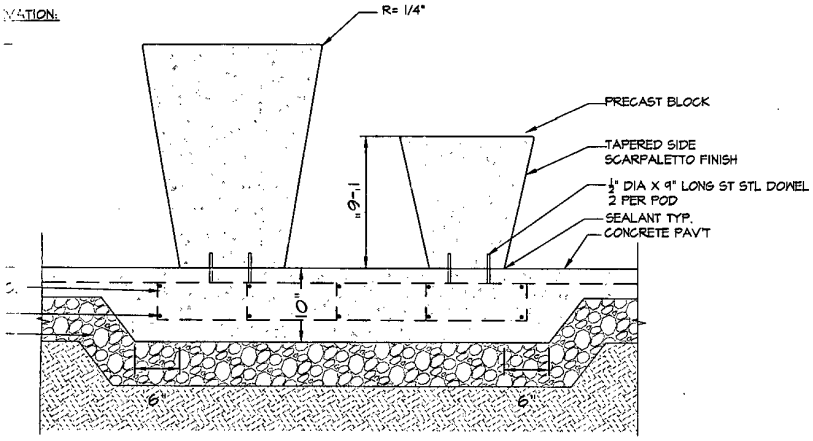
TABLE POD

SINGLE SEATING POD

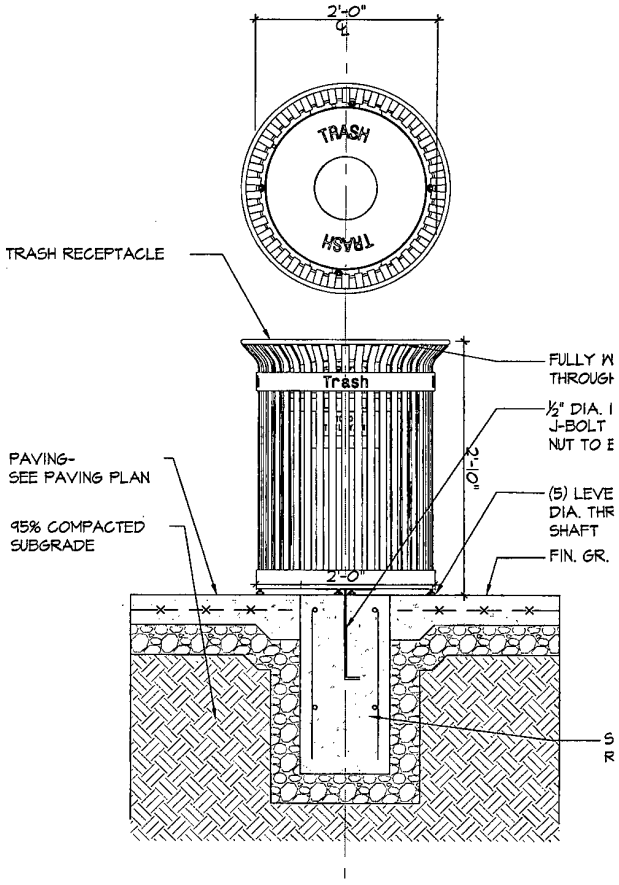



FOR ACTUAL LAYOUT SEE PLAN

VATION:

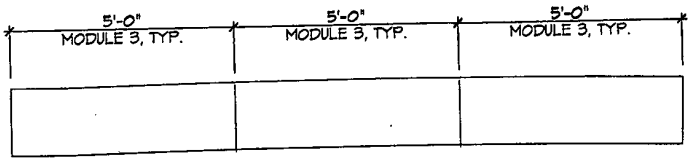



ABLE & SEATING POD DETAIL




6 TRASH RECEPTACLE DETAIL

SCALE: 1"=1'-0"

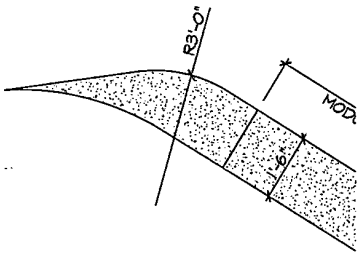


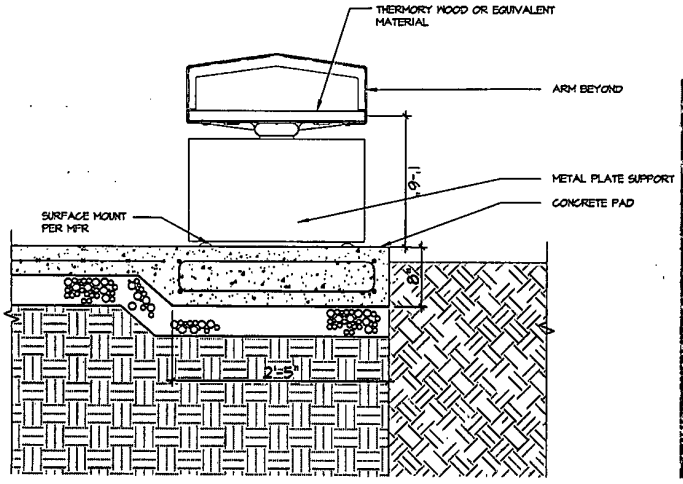

PLAN

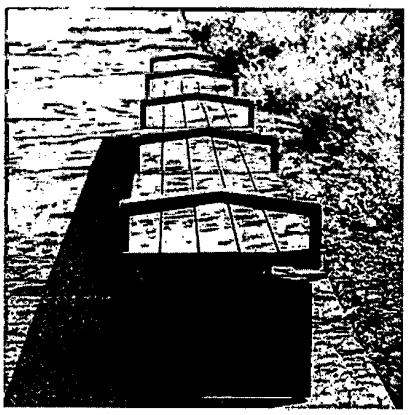
2A

## 2 BENCH TYPE B _PLAN

SCALE: 1/2"=1'-0"



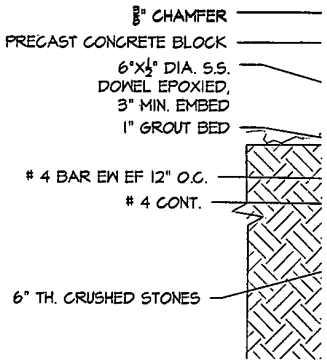
## 2A BENCH TYPE B DETAIL

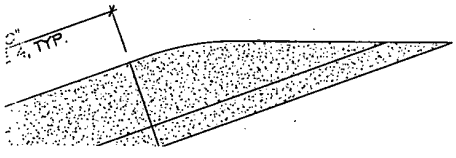
SCALE: 1"=1'-0"

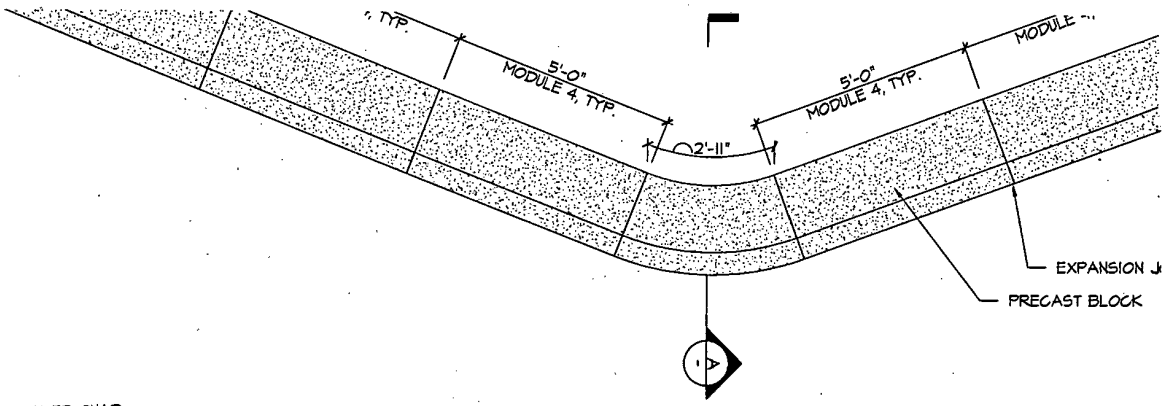
PLAN-

## 3 BENCH TYP

SCALE: 1/2"=1'-0"



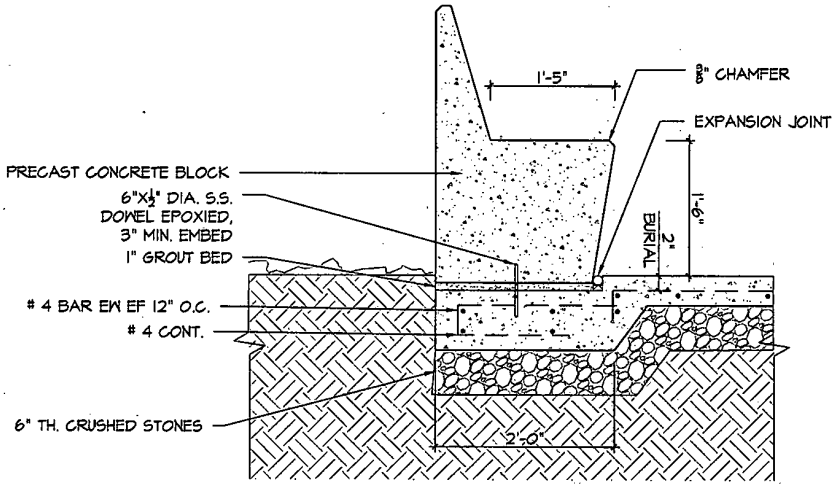






PLAN- IN CENTER QUAD

## 4 BENCH TYPE D _PLAN

SCALE: 1/2"=1'-0"

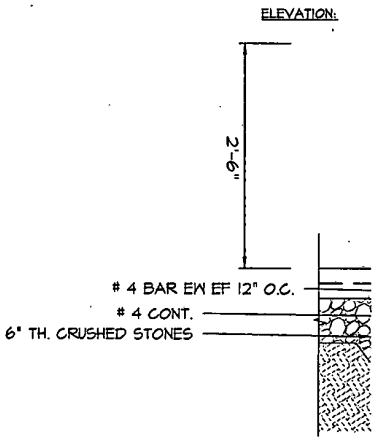



## 4A BENCH TYPE D DETAIL

SCALE: 1"=1'-0"

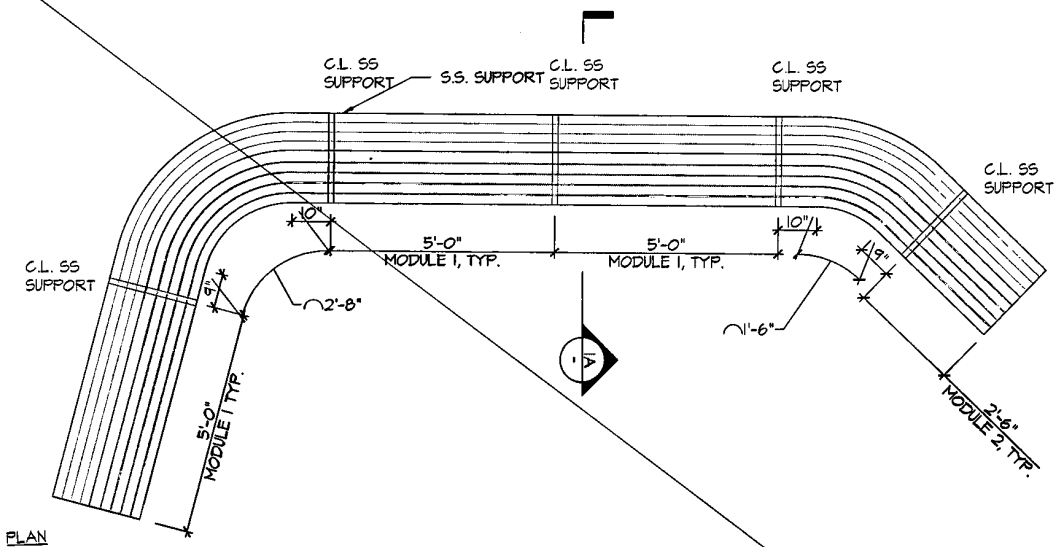
PLAN:

ELEVATION:



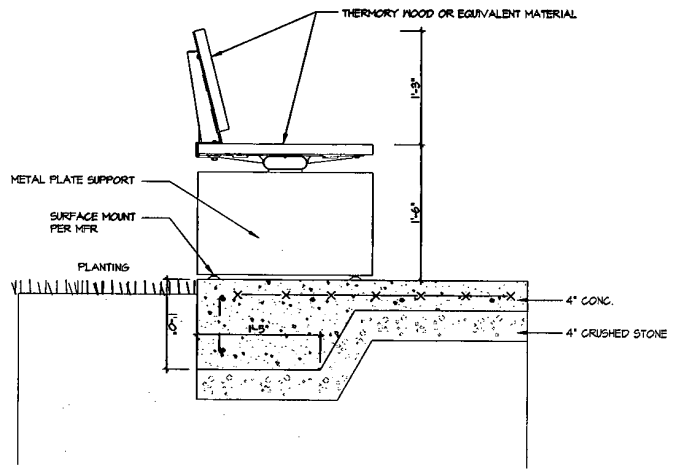

## 5 FIXED TABLE

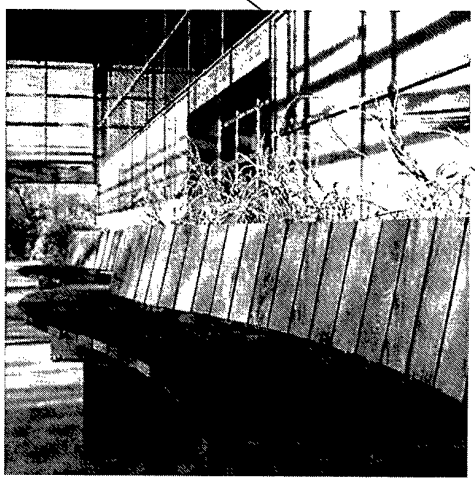
SCALE: 1"=1'-0"




## 1 BENCH TYPE A _PLAN

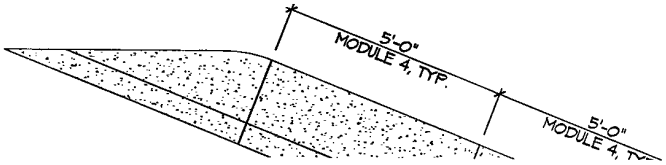
SCALE: 1/2"=1'-0"

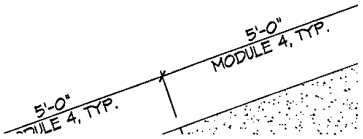


## 1A BENCH TYPE A DETAIL

SCALE: 1"=1'-0"



| NO. | DESCRIPTION | DATE |
|---|---|---|
| 01 | CPC MODIFICATION | 10/4/2022 |

Key Plan

Project

Innovative Urban Living

12020 Flatlands Ave, Brooklyn, NY 11207

Client

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Drawing Title

# PLANTING DETAILS

Seal & Signature




| | |
|---|---|
| Date: | 01/24/22 |
| Project No.: | 1801-ENY |
| Drawn By: | HL |
| Checked By: | MB |
| Drawing Number: | L-601 |

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Land Use Attorney
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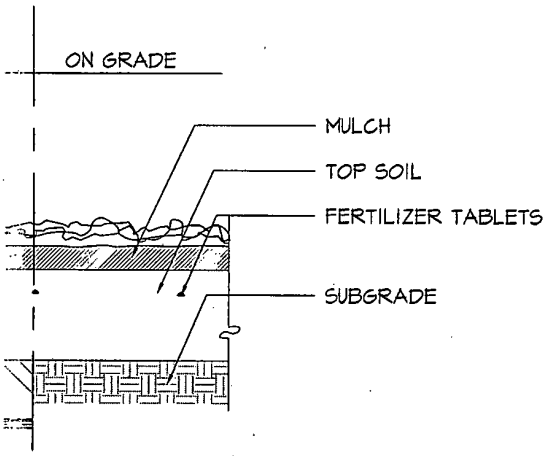
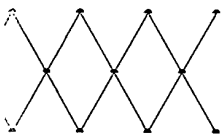
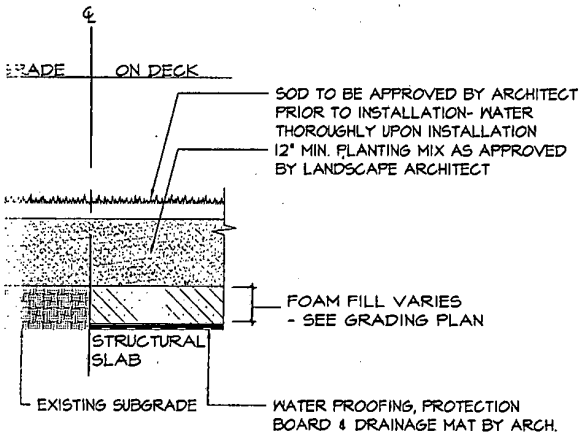
212 859 8602



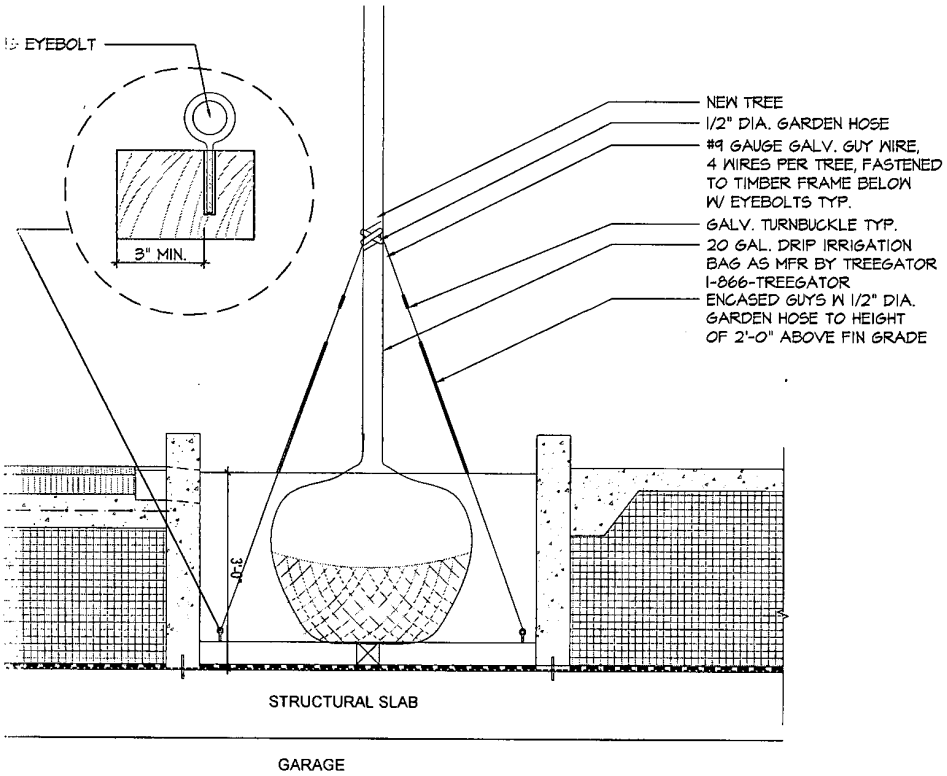



PLANTS ARE TO
ERED ROWS.



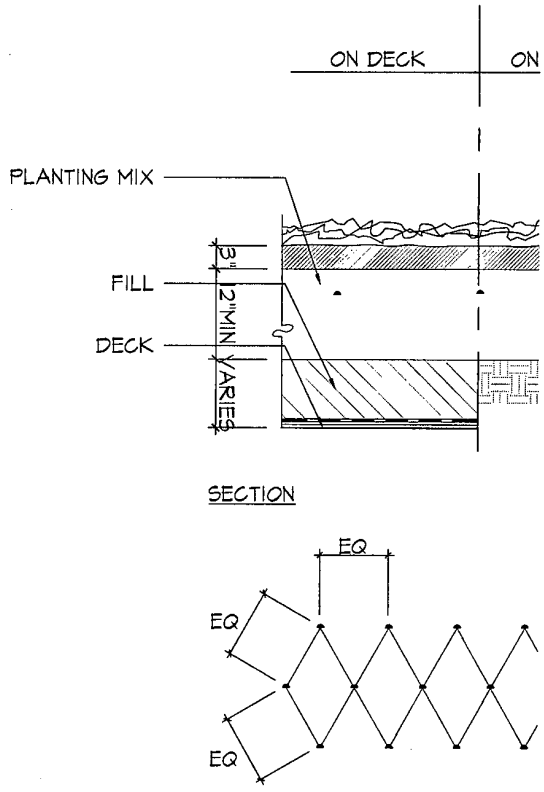

AWN PLANTING DETAIL

CALE: 1"=1'-0"




REE PLANTING ON SLAB DETAIL

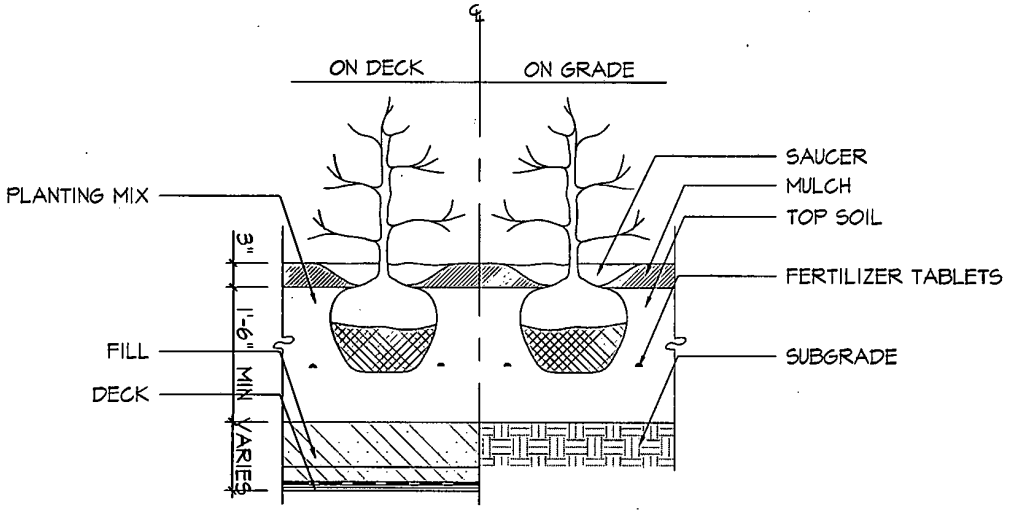
LE: 3/4"=1'-0"



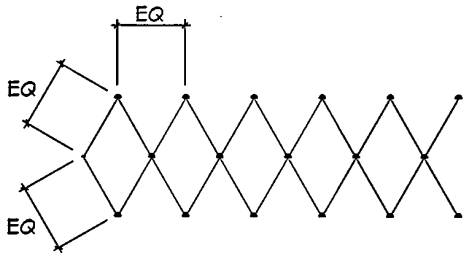

NOTE: GROUNDCOVER PLANTS A
BE PLANTED IN STAGGERED RO

3 GROUND COVER DETAIL

SCALE: 1"=1'-0"




SECTION

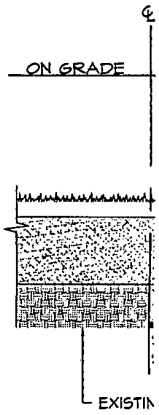



NOTE: SHRUBS ARE TO BE PLANTED IN STAGGERED ROWS.

PLAN

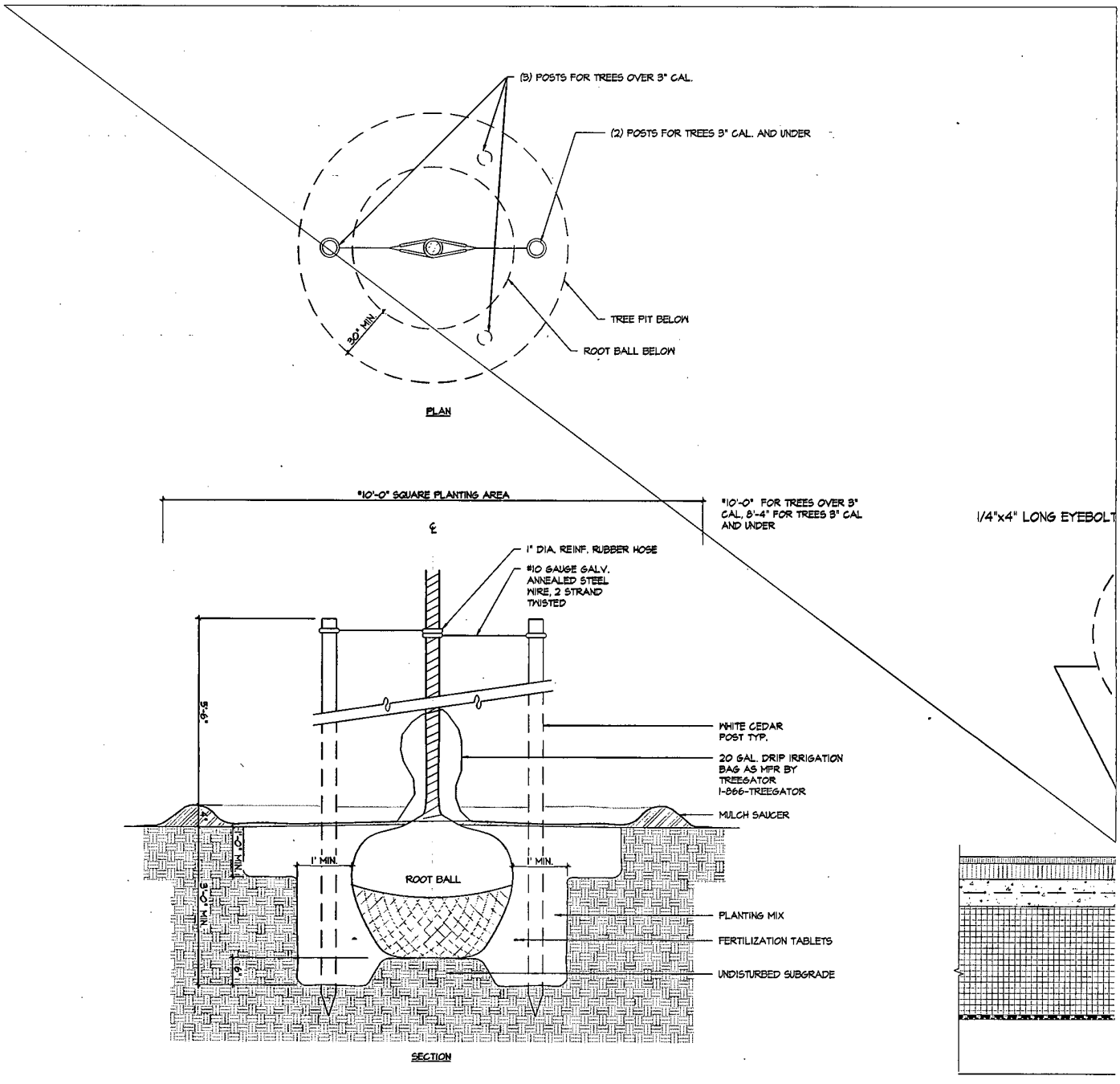
4 SHRUB PLANTING DETAIL

SCALE: 1"=1'-0"




6 LAWN E

SCALE: 1"=1'-




1 TREE PLANTING ON GRADE DETAIL

SCALE: 3/4"=1'-0"

2 TREE PL

SCALE: 3/4"=1

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 01 | CPC MODIFICATION | 10/4/2022 |

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
# LIGHTING DETAILS

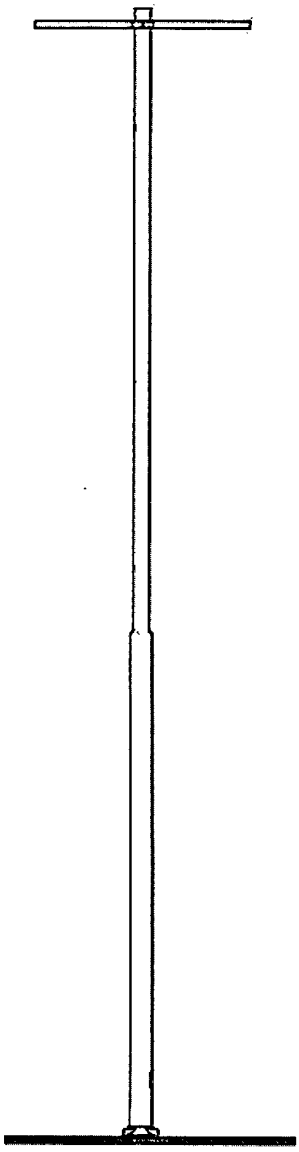
NOTE:
1. SIMILAR FINISHES, MATERIALS AND MODELS CAN BE USED FOR ALL FURNITURE, LIGHT FIXTURES, PAVEMENT, SITE FURNISHINGS AND OTHER PAA AMENITIES AT DISCRETION OF LANDSCAPE ARCHITECT.

Seal & Signature




| | |
|---|---|
| Date: | 01/24/22 |
| Project No.: | 1801- ENY |
| Drawn By: | HL |
| Checked By: | MB |
| Drawing Number: | **L-602** |

MPFP





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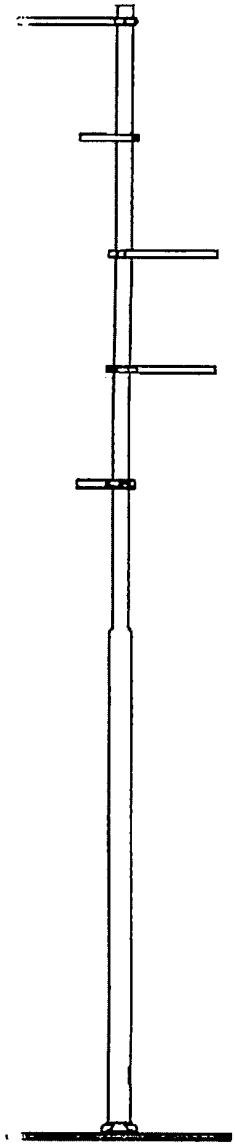
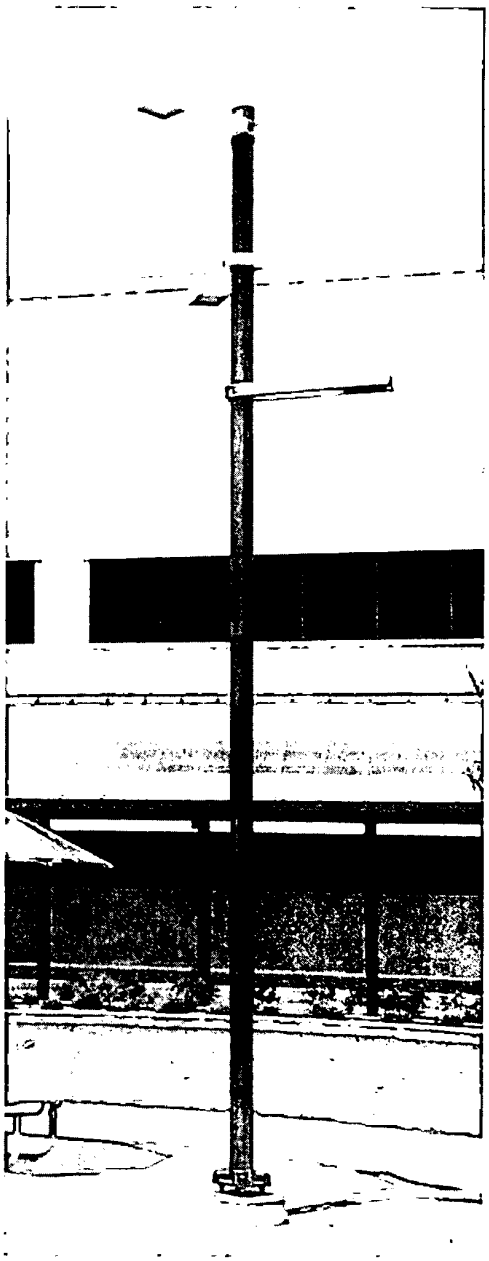
212 859 8602

LIGHT POLE TYPICAL– DOUBLE HEADS FIXTURE

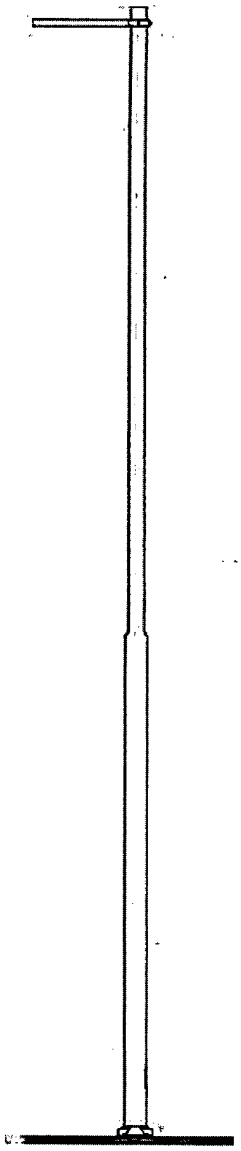
SCALE: NTS

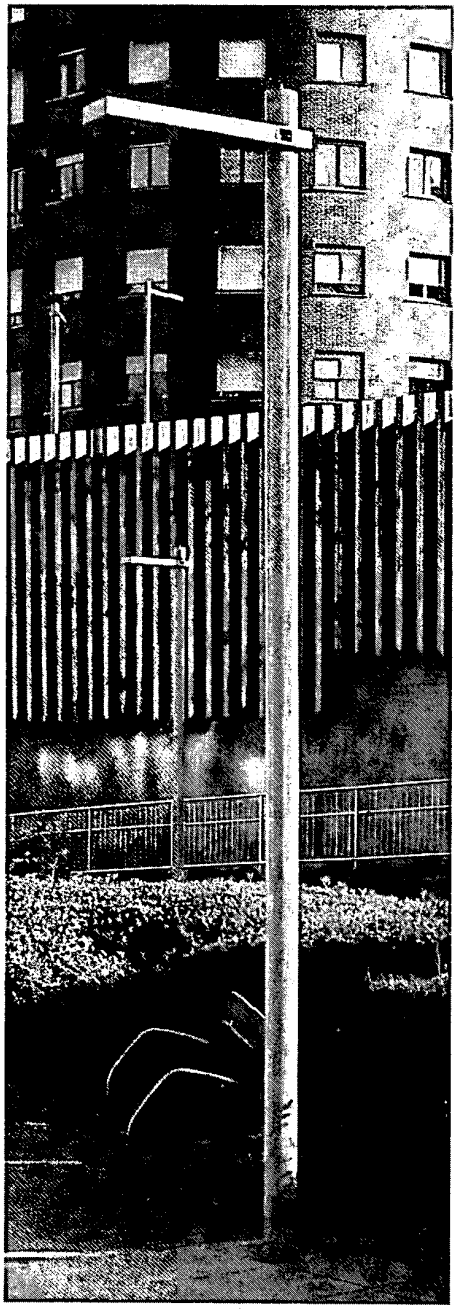




LIGHT POLE– THREE HEADS FIXTURE

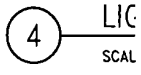
SCALE: NTS

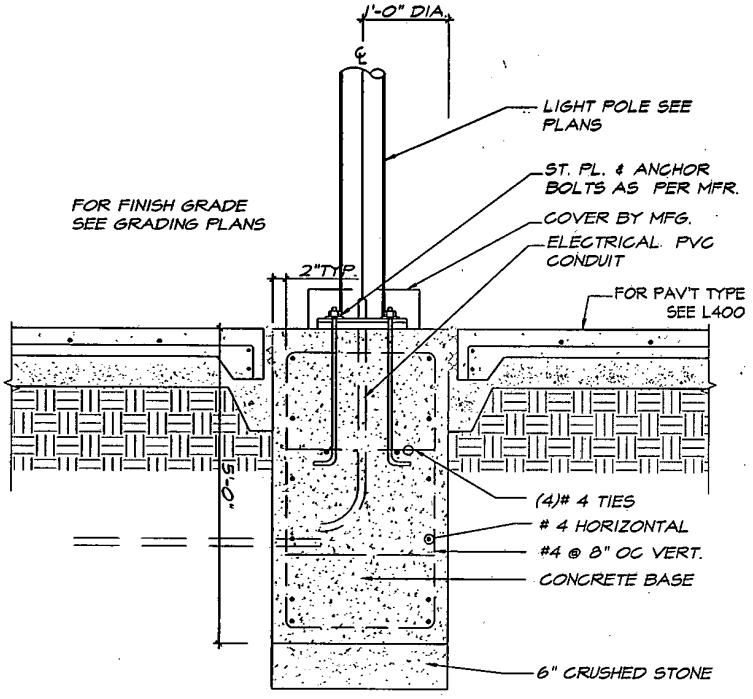




POLE TYPICAL– SINGLE HEAD FIXTURE

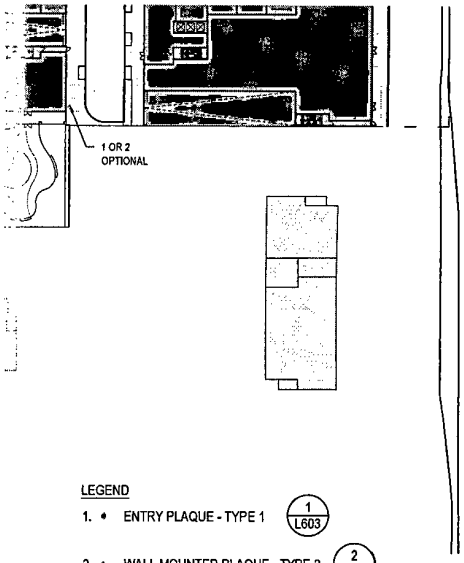
3 LIG
SCAL


4
LIG
SCAL




1 LIGHT POLE FOOTING DETAIL
SCALE: 1"=1'-0"

2 LIGHT POLE T
SCALE: NTS




LEGEND

1. ◆ ENTRY PLAQUE - TYPE 1 (1 / L603)
2. ◆ WALL MOUNTED PLAQUE - TYPE 2 (2 / L603)

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 01 | CPC MODIFICATION | 10/4/2022 |

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
# POPS SIGNAGE DETAILS

NOTE:
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2. ADDITIONAL SIGNAGE PERMITTED PURSUANT TO RESTRICTIVE DECLARATION.
3. HOURS OF OPERATION WITHIN OPEN SPACE AREAS SUBJECT TO CHANGE PURSUANT TO RESTRICTIVE DECLARATION.

Seal & Signature

Date: 01/24/22
Project No.: 1801- ENY
Drawn By: HL
Checked By: MB
Drawing Number:
**L-603**

MPFP

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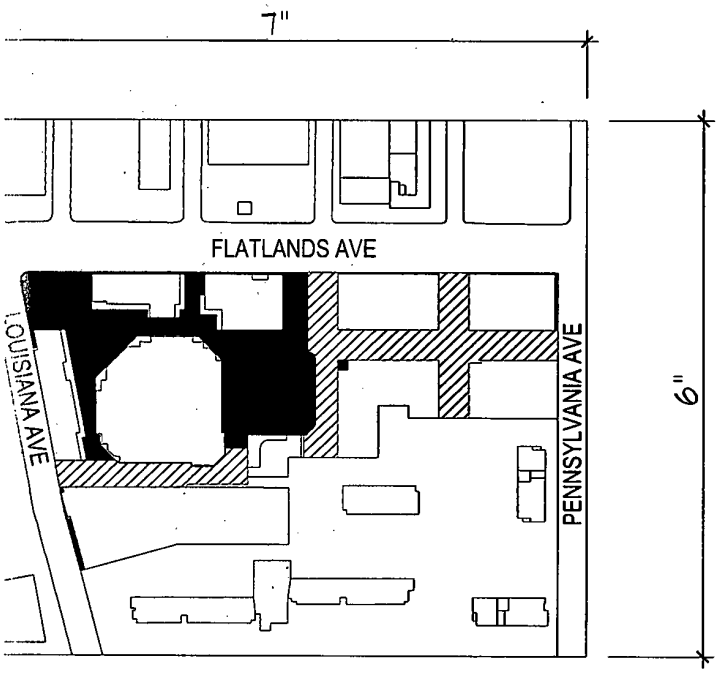
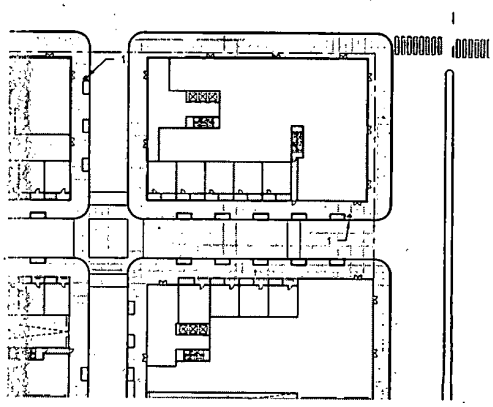
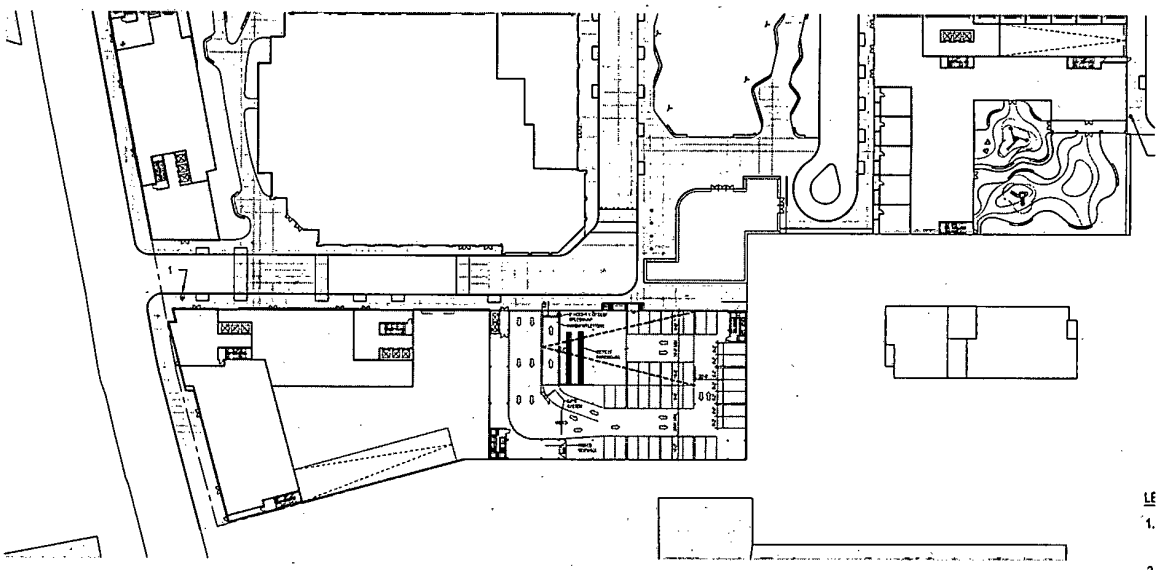



## SIGNAGE KEY PLAN DETAIL

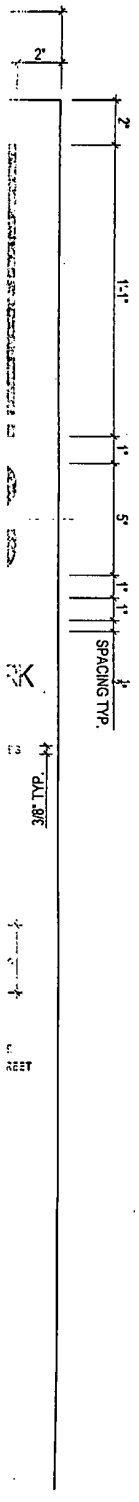
SCALE: 1"=1'-0"

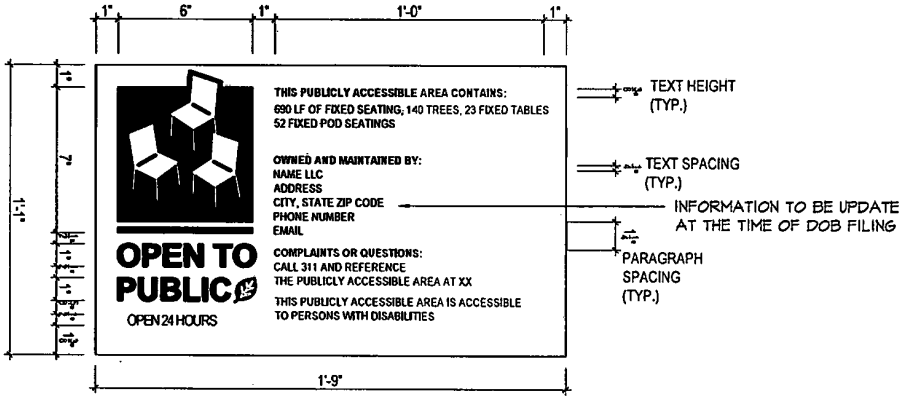


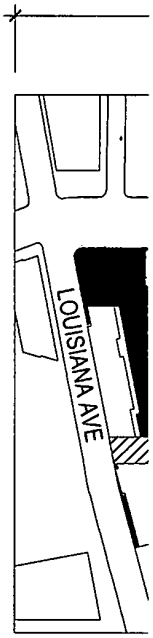


4 KEY PLAN_ SIGNAGE LOCATIONS

SCALE: 1"=70'-0"

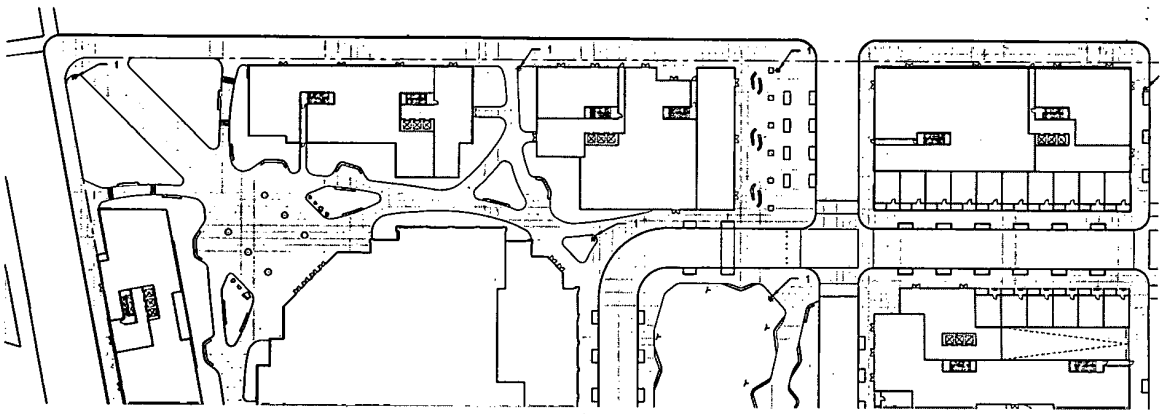


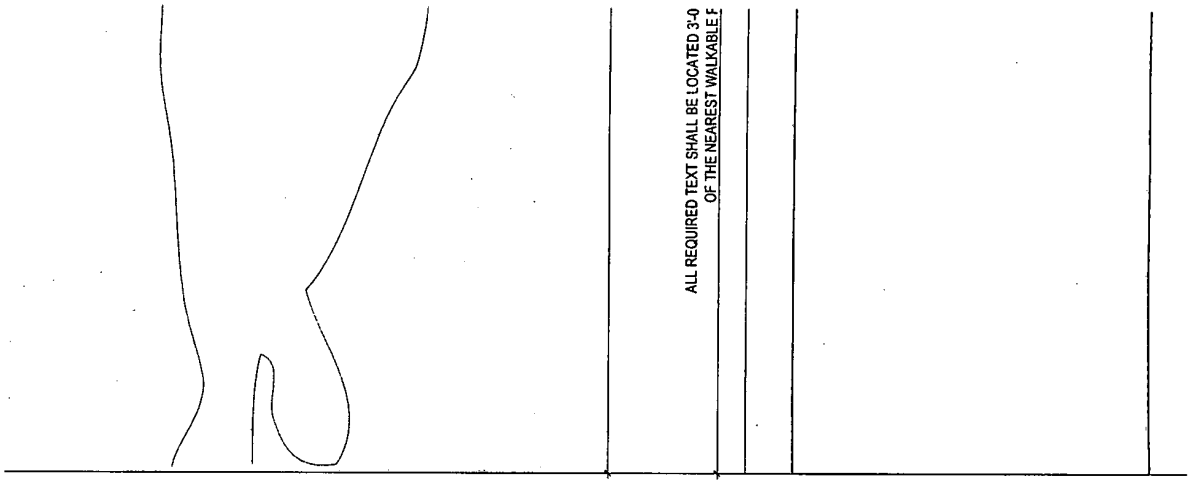




2 WALL-MOUNTED PLAQUE - TYPE 2
SCALE: 3"=1'-0"

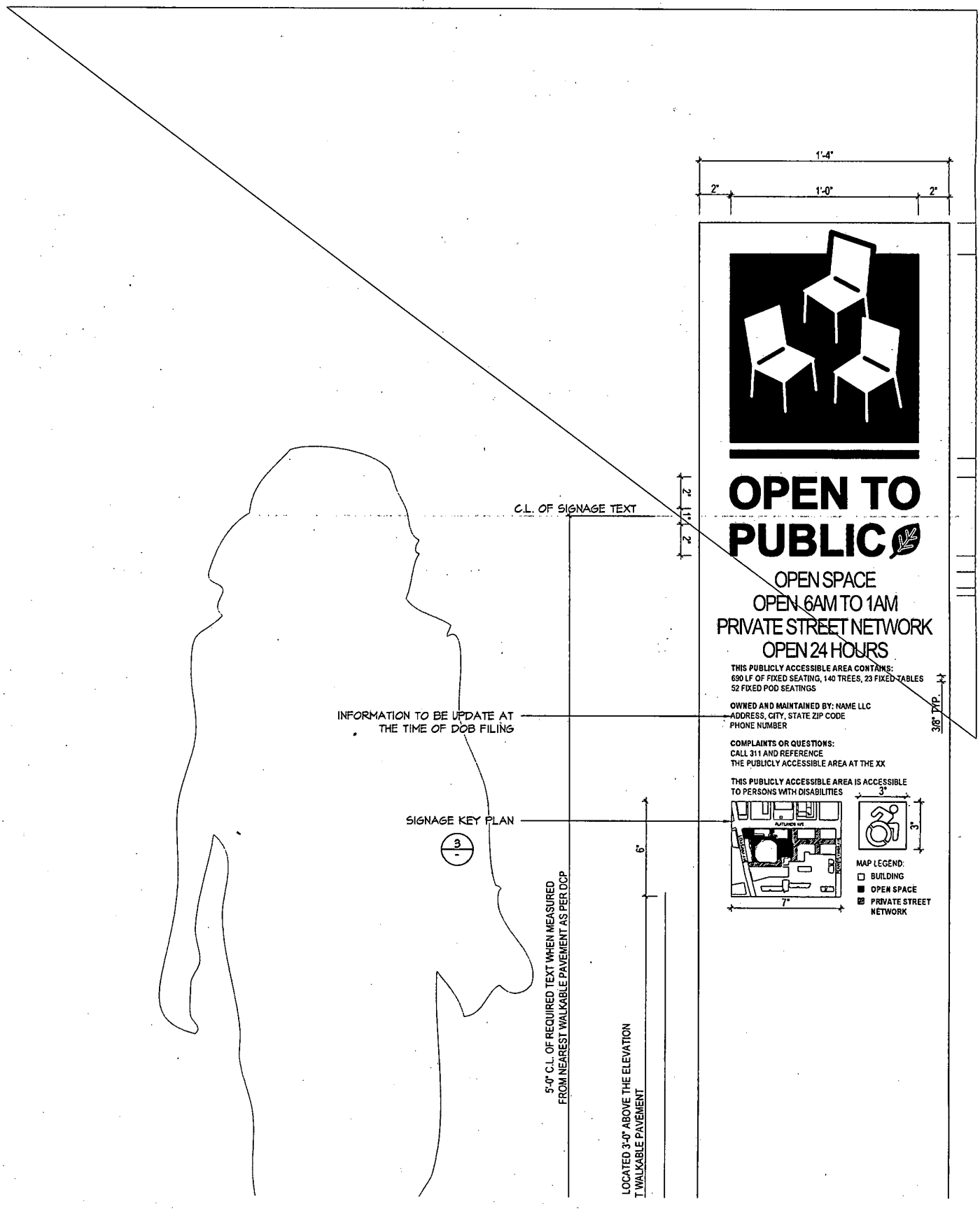
3 SIGNAG
SCALE: 1"=1






1 ENTRY PLAQUE – TYPE 1

SCALE: 3"=1'-0"


1'-4"
2"
1'-0"
2"
OPEN TO PUBLIC
OPEN SPACE
OPEN 6AM TO 1AM
PRIVATE STREET NETWORK
OPEN 24 HOURS
THIS PUBLICLY ACCESSIBLE AREA CONTAINS:
690 LF OF FIXED SEATING, 140 TREES, 23 FIXED TABLES
52 FIXED POD SEATINGS
OWNED AND MAINTAINED BY: NAME LLC
ADDRESS, CITY, STATE ZIP CODE
PHONE NUMBER
COMPLAINTS OR QUESTIONS:
CALL 311 AND REFERENCE
THE PUBLICLY ACCESSIBLE AREA AT THE XX
THIS PUBLICLY ACCESSIBLE AREA IS ACCESSIBLE TO PERSONS WITH DISABILITIES
3/8" TYP.
3"
3"
7"
MAP LEGEND:
BUILDING
OPEN SPACE
PRIVATE STREET NETWORK
C.L. OF SIGNAGE TEXT
2"
1"
2"
INFORMATION TO BE UPDATE AT THE TIME OF DOB FILING
SIGNAGE KEY PLAN
3
-
6"
5'-0" C.L. OF REQUIRED TEXT WHEN MEASURED FROM NEAREST WALKABLE PAVEMENT AS PER DCP
LOCATED 3'-0" ABOVE THE ELEVATION T WALKABLE PAVEMENT

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 01 | CPC MODIFICATION | 10/4/2022 |

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
# BOLLARD DETAILS

NOTE:
1. SIMILAR FINISHES, MATERIALS AND MODELS CAN BE USED FOR ALL FURNITURE, LIGHT FIXTURES, PAVEMENT, SITE FURNISHINGS AND OTHER PAA AMENITIES AT DISCRETION OF LANDSCAPE ARCHITECT.
2. BOLLARDS SUBJECT TO FDNY, NYPD AND DOT REVIEW AND APPROVAL.

Seal & Signature




Date: 01/24/22
Project No.: 1801-ENY
Drawn By: HL
Checked By: MB
Drawing Number:
**L-604**

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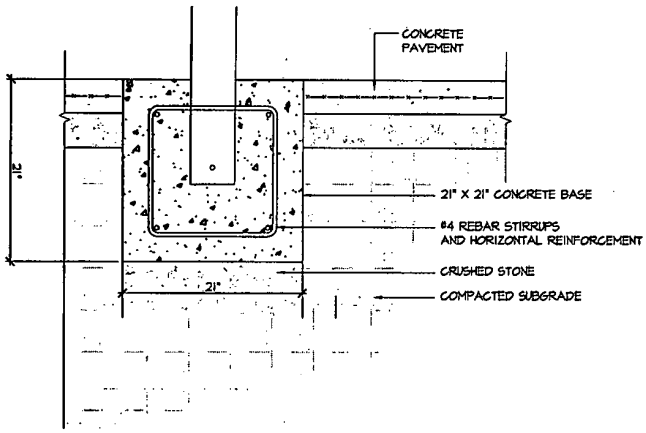
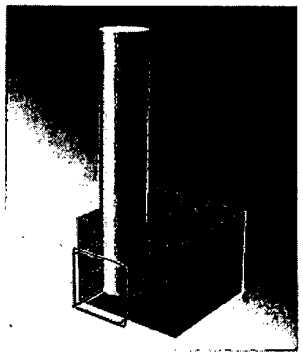
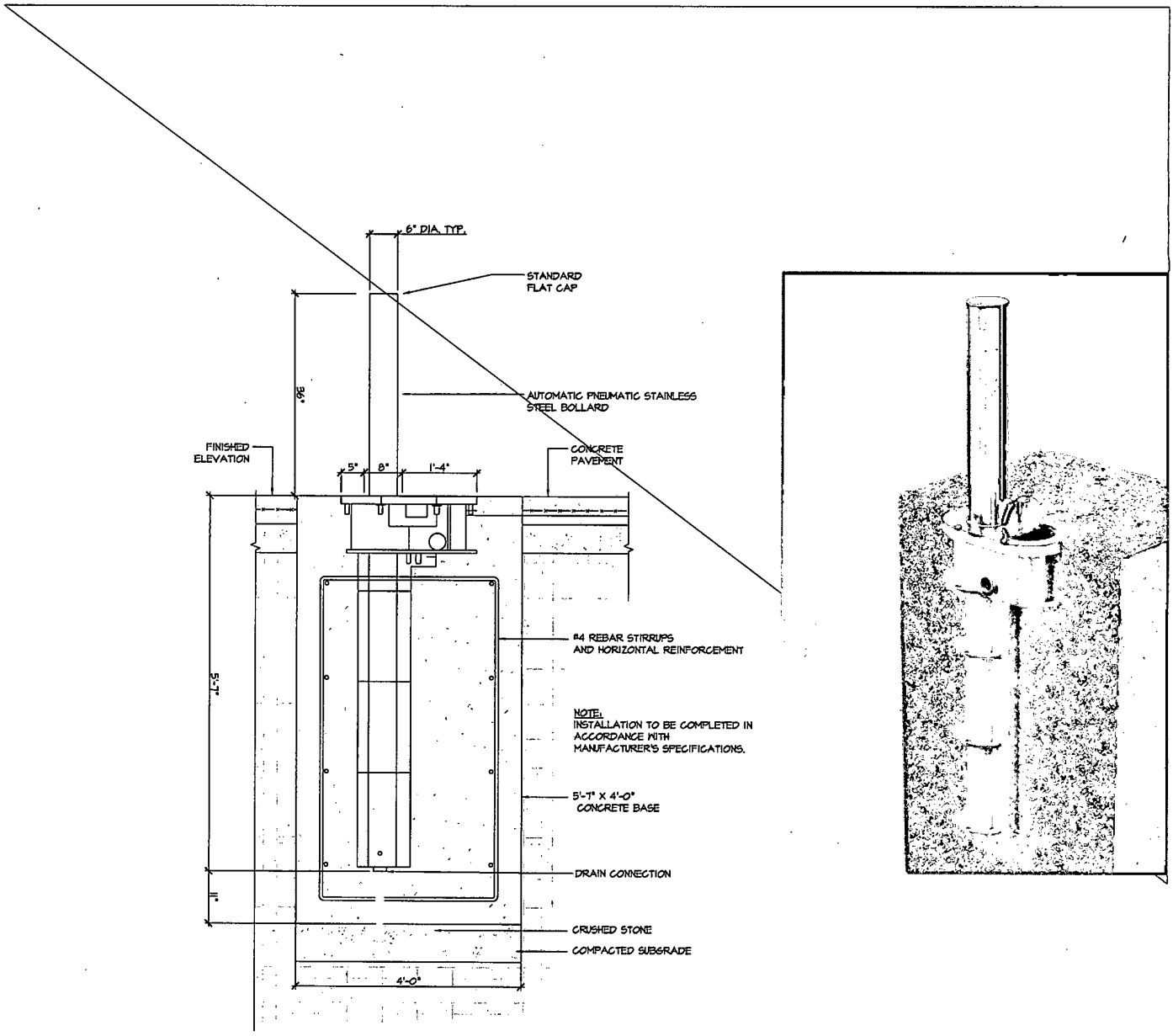


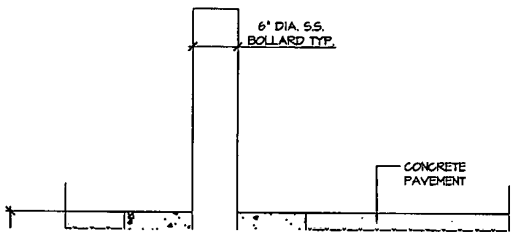
2 STATIC STAINLESS STEEL BOLLARD DETAIL

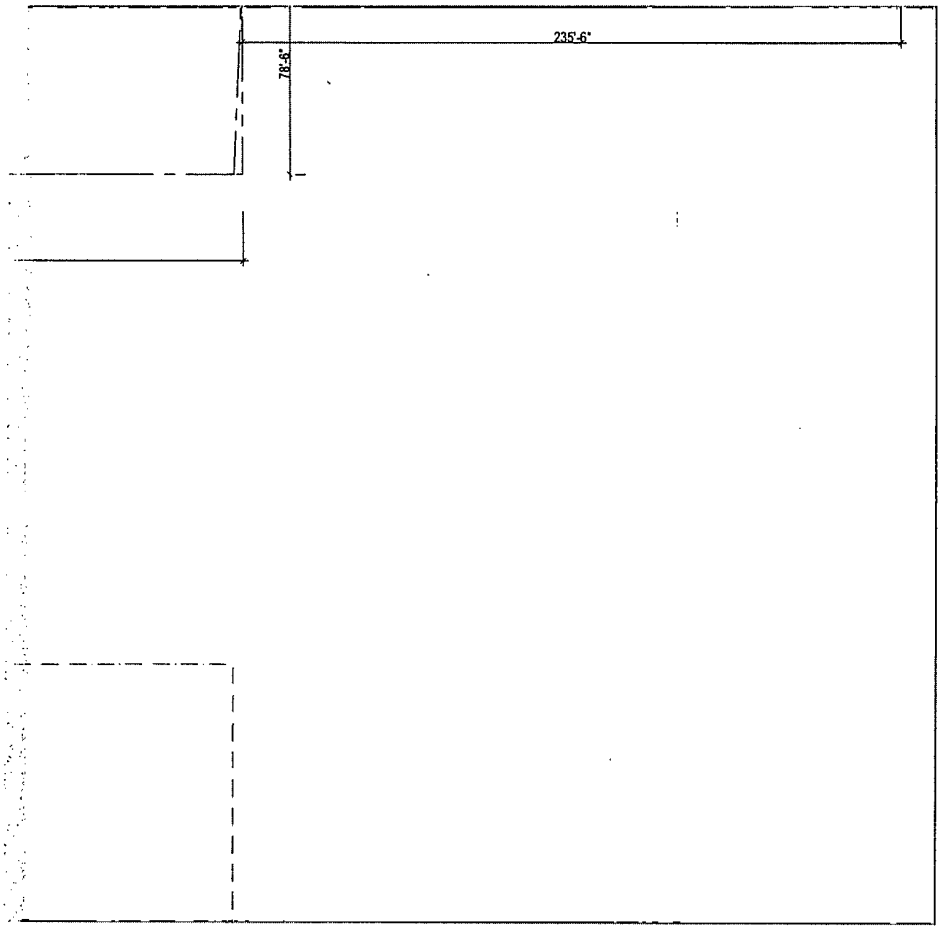
SCALE: 3/4"=1'-0"




1 AUTOMATIC STAINLESS STEEL BOLLARD DETAIL

SCALE: 3/4"=1'-0"






| 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

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New York, NY 10016
212.716.2502

Drawing Title
# Public Parking Garage Plan - Zoning Lot

CCESS POINTS
ITY FACILITIES ACCESS POINTS
TAL ACCESS POINTS
DIRECTION
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)

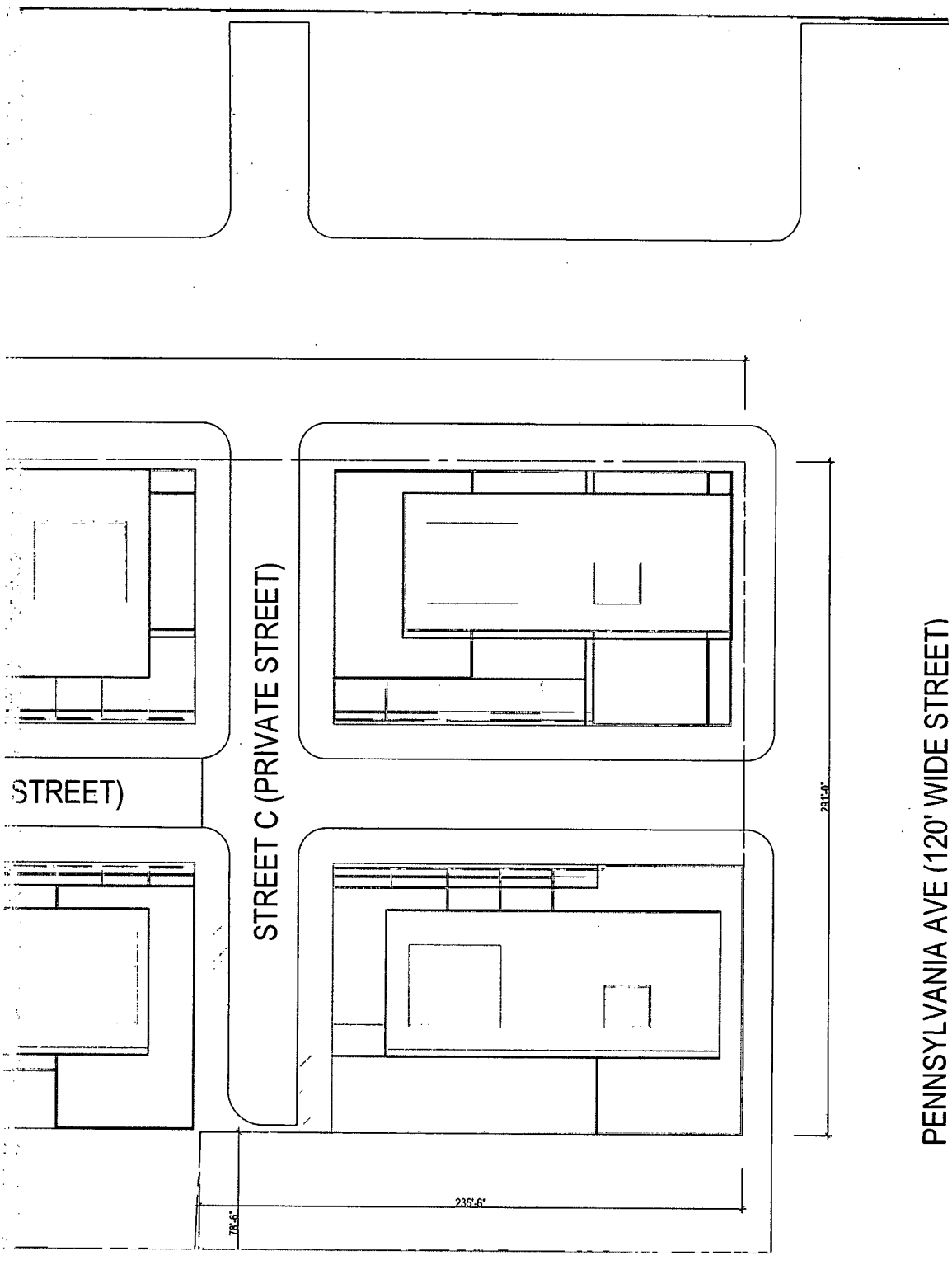
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
EXISTING STREET SIGN
EXISTING TREE & TREE PIT
PROPOSED TREE & TREE PIT

PROPOSED PLANTING AREA
PROPOSED CURB CUT ZONE
ILLUSTRATIVE CURB CUT

Seal & Signature




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

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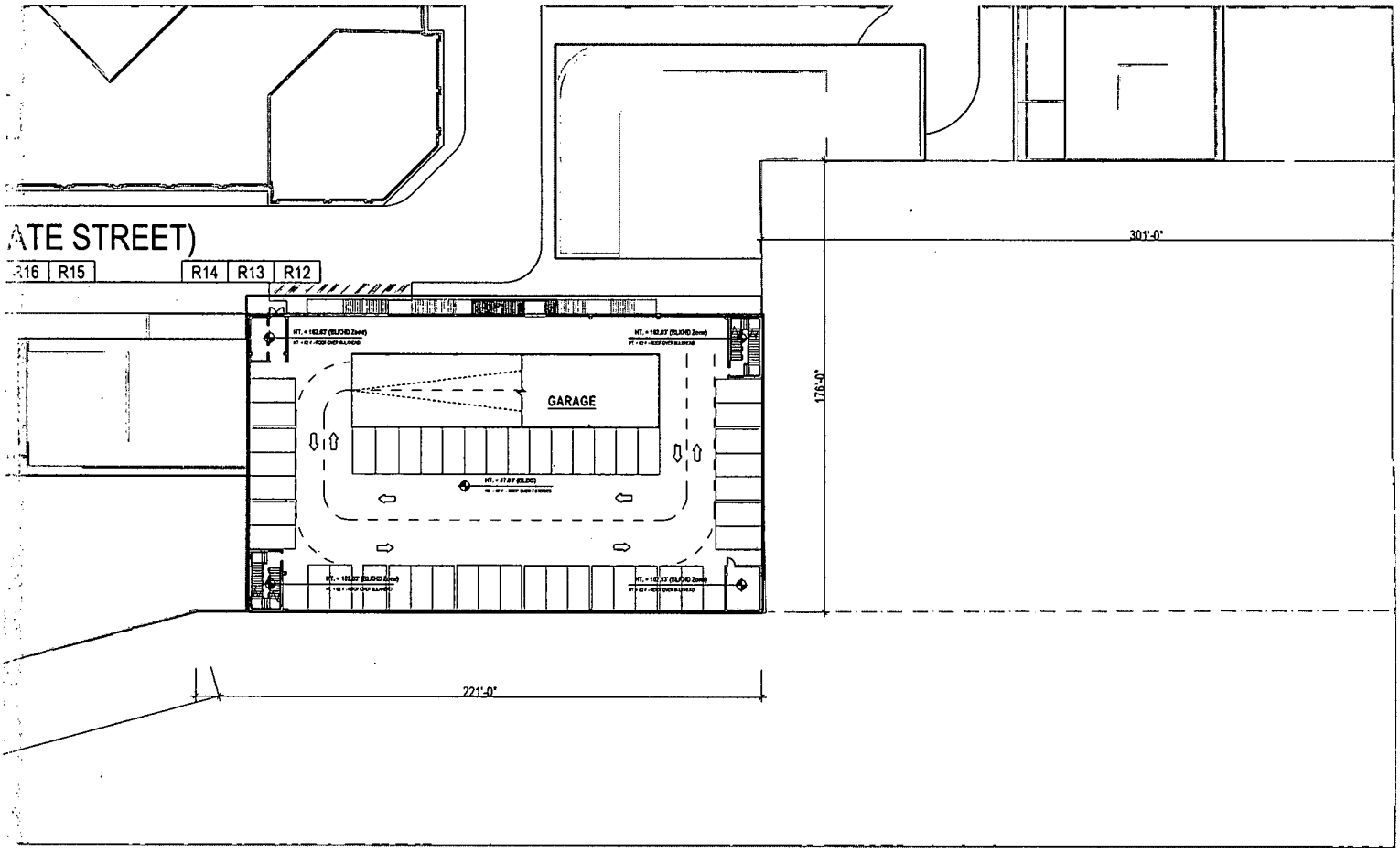
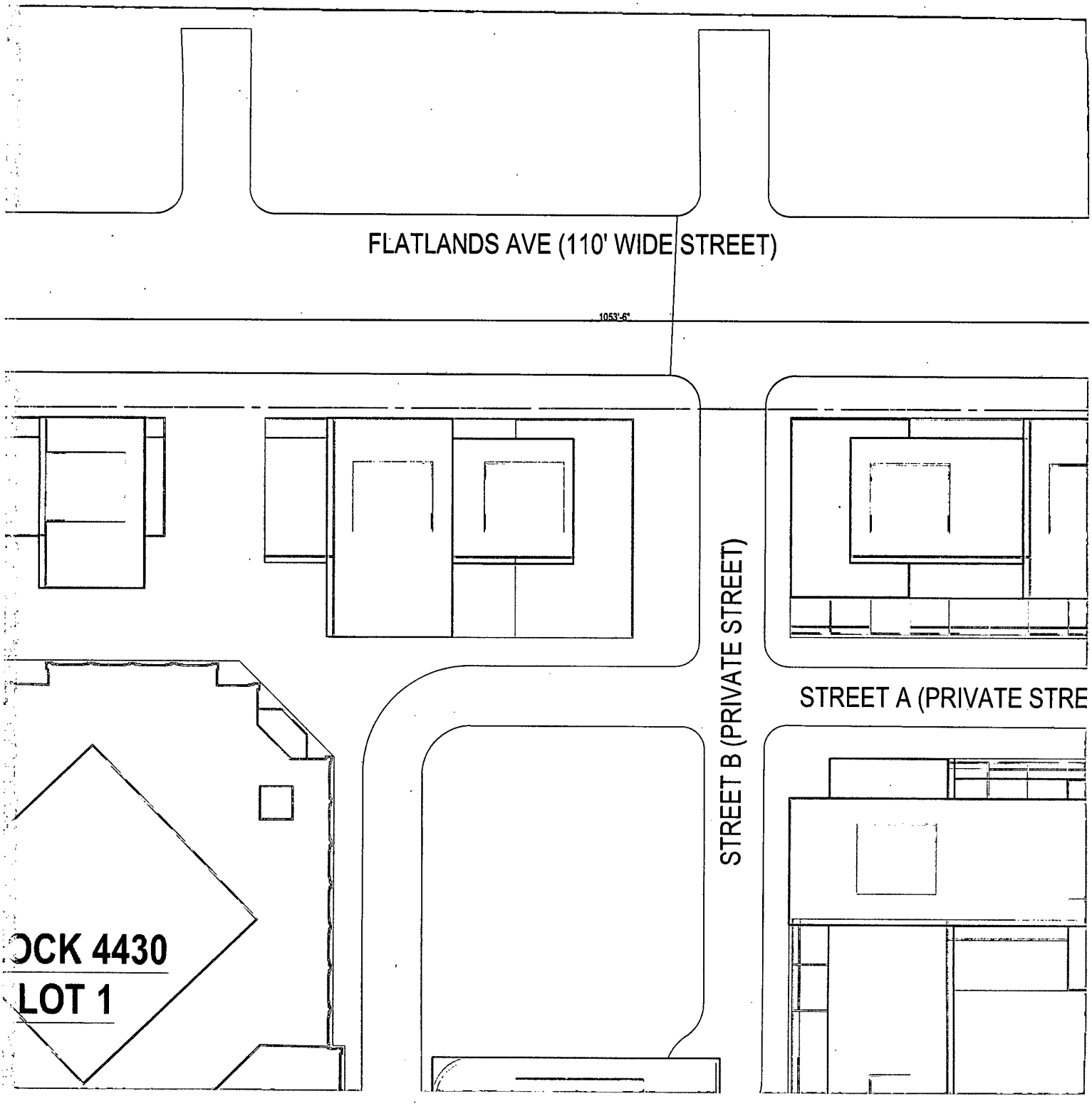


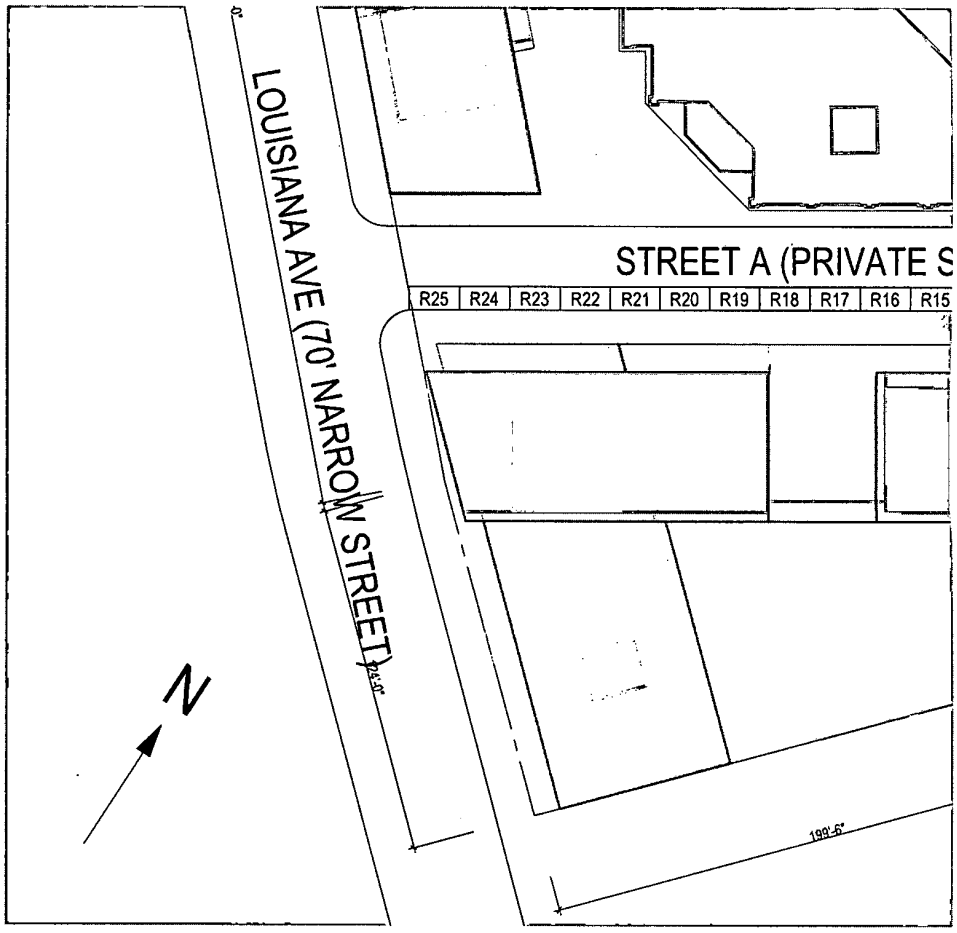

**Notes:**

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.

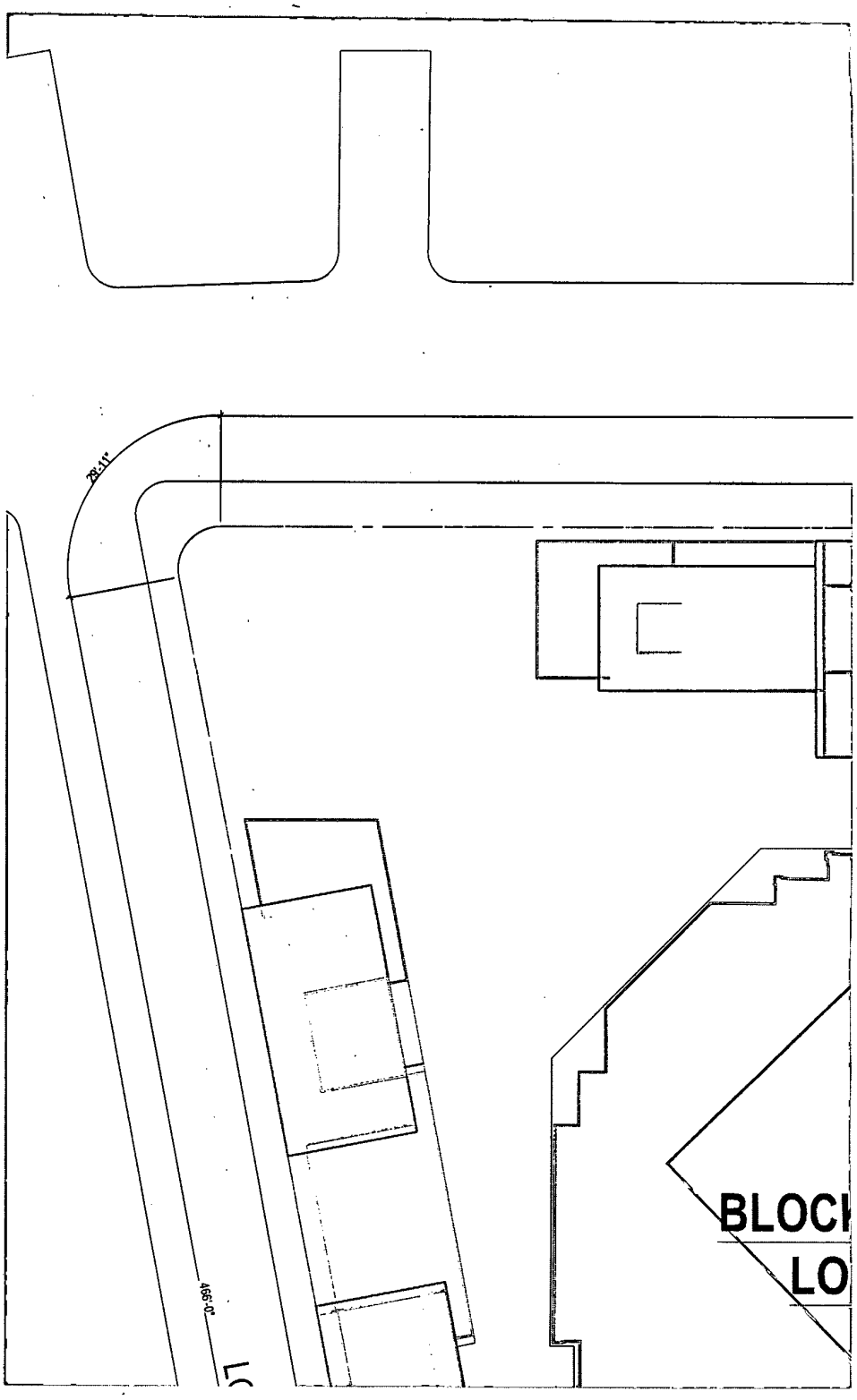
## LEGEND

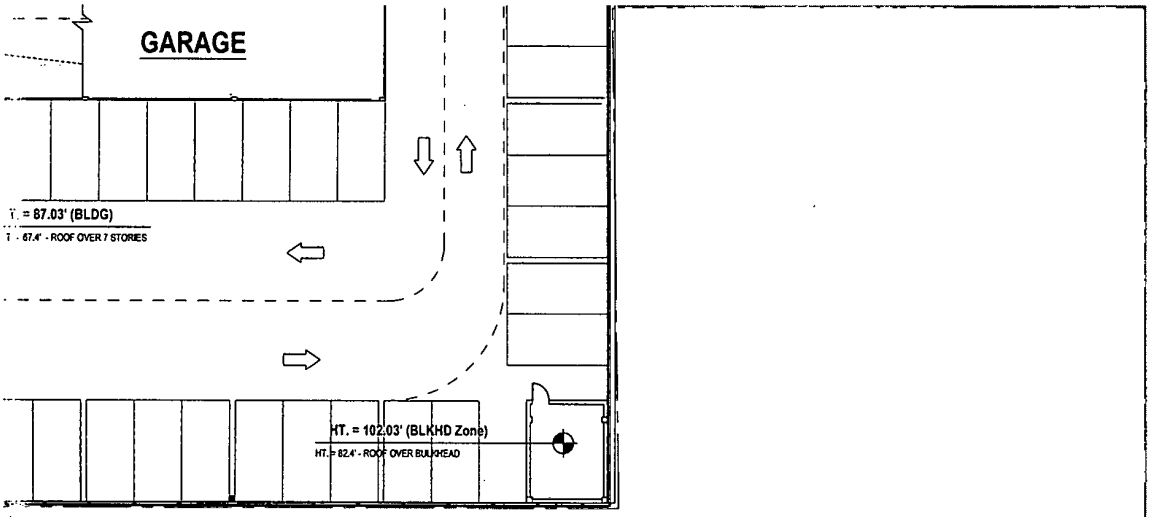
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES /
- RESIDENTIAL ACCESS PC
- TRAFFIC DIRECTION
- PARKING ACCESS


FLATLANDS AVE (110' WIDE STREET)
1053'-6"
STREET B (PRIVATE STREET)
STREET A (PRIVATE STRE
OCK 4430
LOT 1




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


BLOCK
LO




| 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

CCESS POINTS
NITY FACILITIES ACCESS POINTS
TAL ACCESS POINTS
DIRECTION
CCESS

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

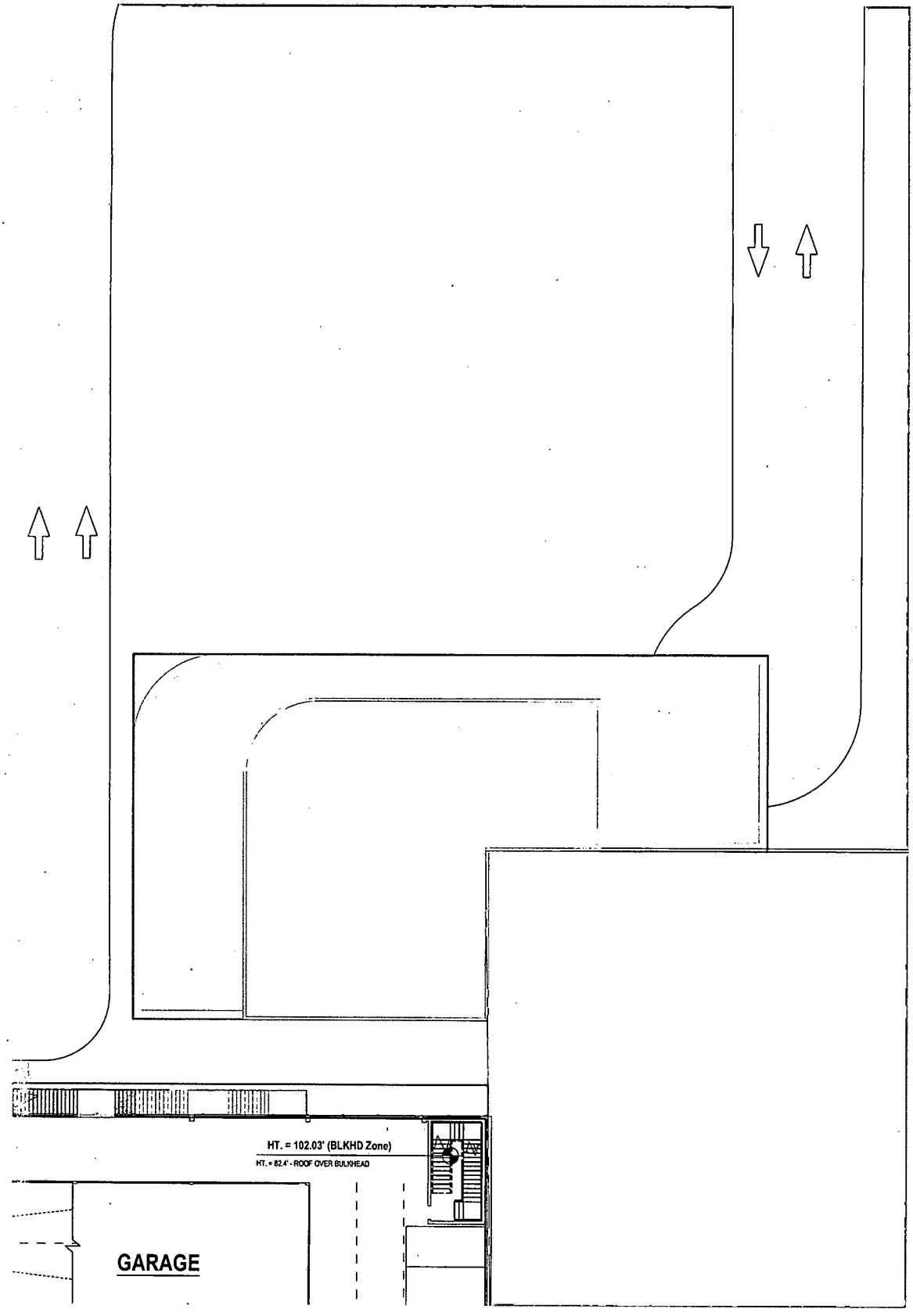
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
# Enlarged Public Parking Garage Plan

Seal & Signature

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

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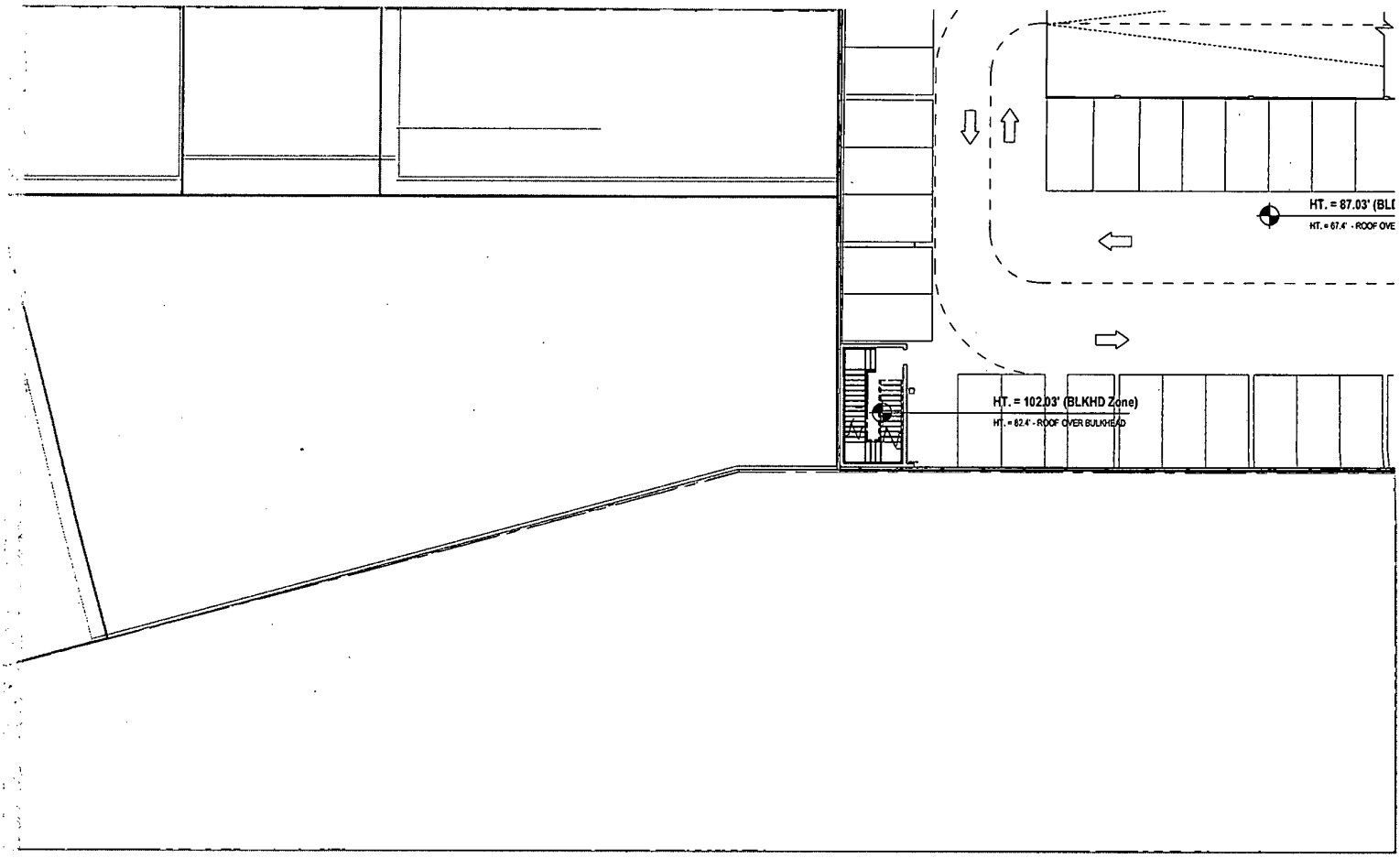


| Spaces |
|---|
| 32 |
| 73 |
| 73 |
| 72 |
| 73 |
| 73 |
| 59 |
| 45 |
| |
| 500 |

**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.
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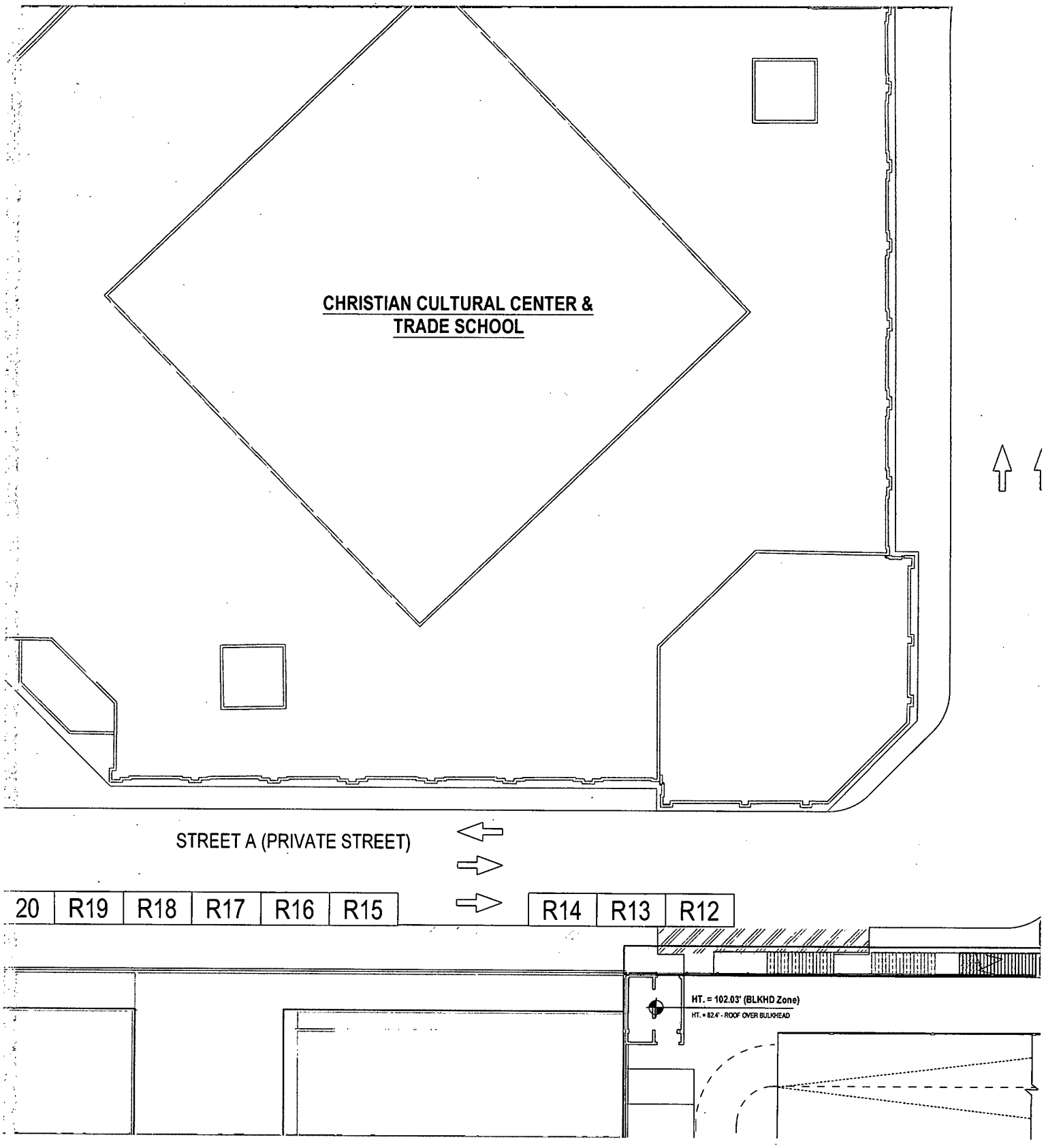
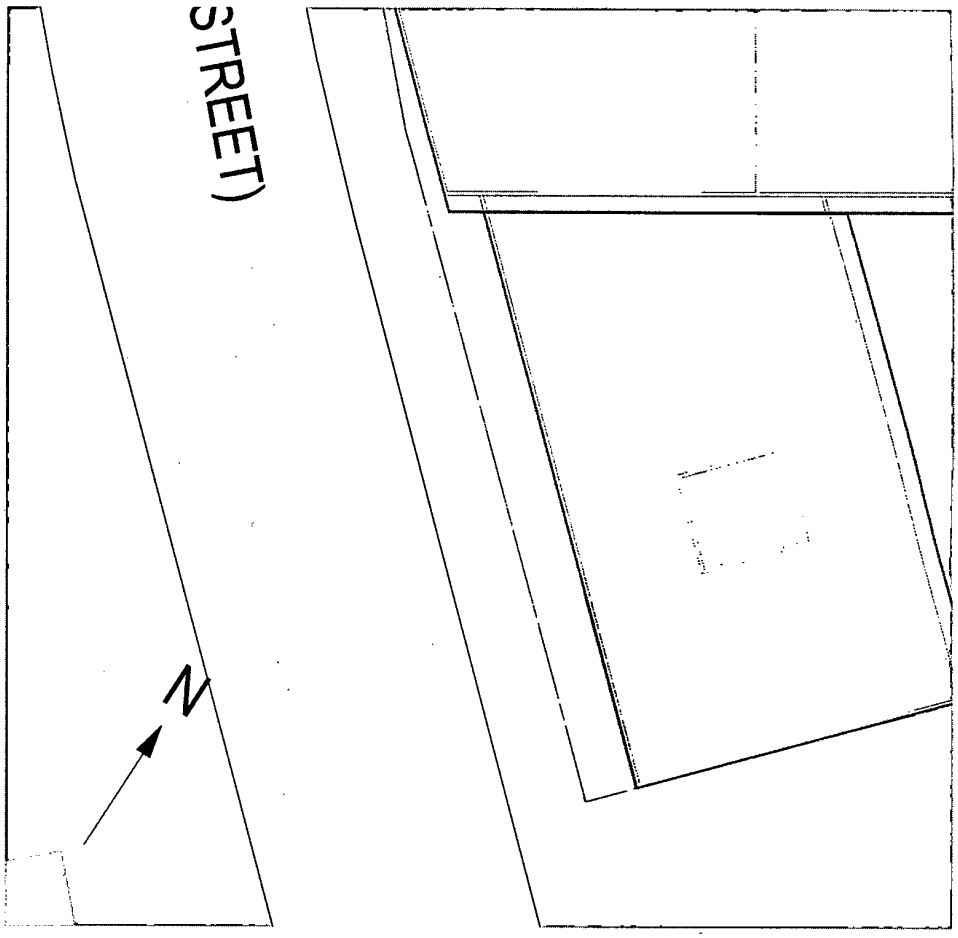
6. Stop signs and visual and audible warning devices shall be placed at all vehicular egress points (at sidewalks).
7. Accessibility for the Disabled: Garages shall conform to Local Law 58 of 1987 and to the Americans With Disabilities Act of 1991.
8. Interior subdivisions, use and other designations 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 A
- RESIDENTIAL ACCESS PO
- TRAFFIC DIRECTION
- PARKING ACCESS


CHRISTIAN CULTURAL CENTER &
TRADE SCHOOL
STREET A (PRIVATE STREET)
20
R19
R18
R17
R16
R15
R14
R13
R12
HT. = 102.03' (BLKHD Zone)
HT. = 82.4' - ROOF OVER BULKHEAD

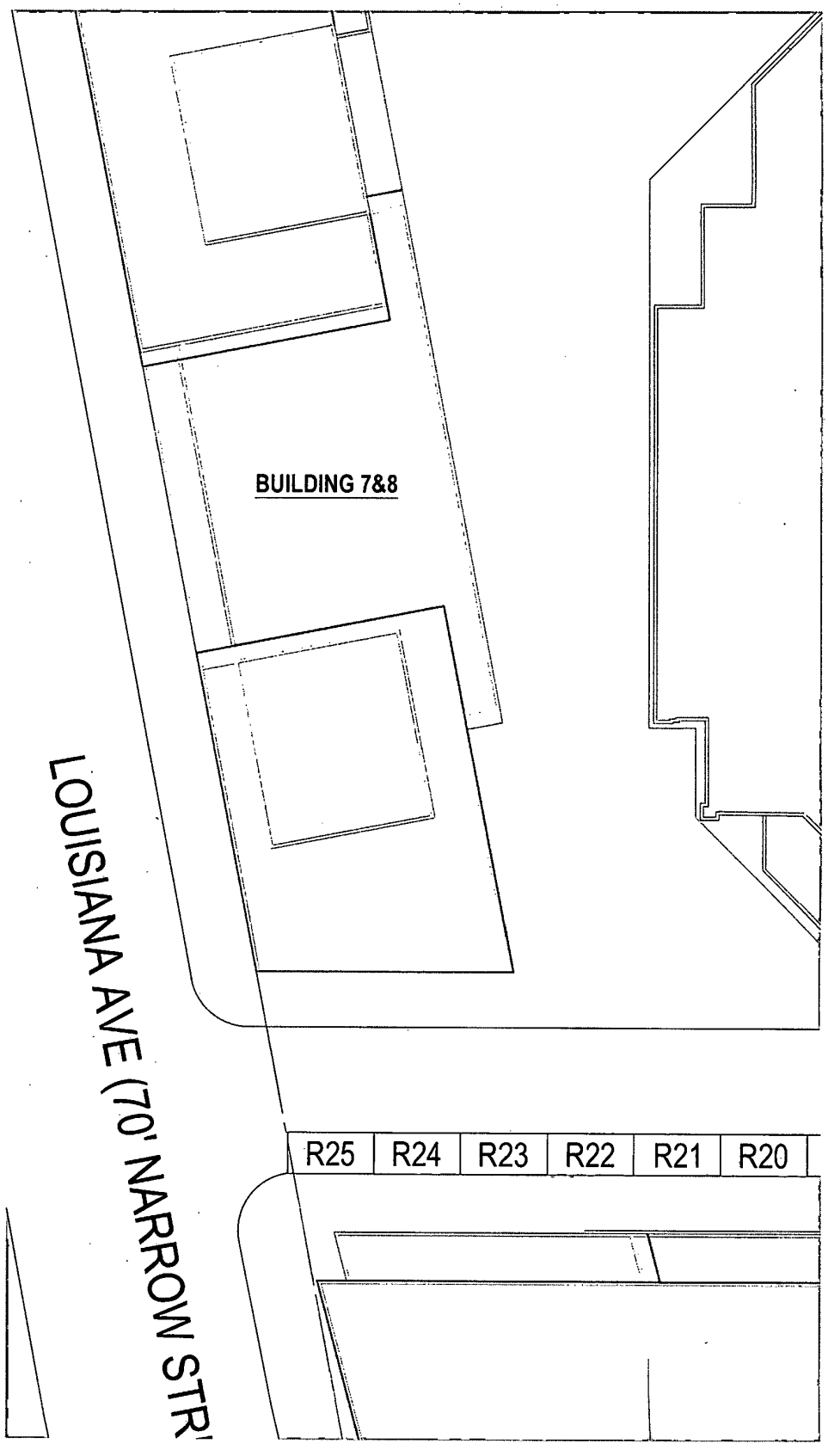


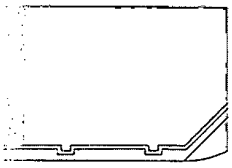

## 2 PUBLIC PARKING GARAGE PLAN

1/16" = 1'-0"

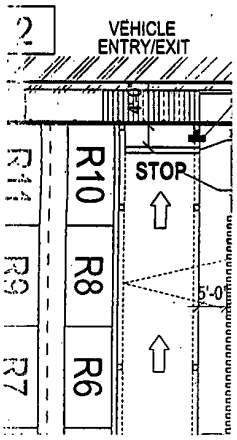
| | |
|---|---|
| Proposed Parking Spaces Including Within Recreation Zone | 500 Spaces |
| Proposed Parking Spaces Outside Of Recreation Zone | 455 Spaces |
| Required Reservoir Spaces | 5% of total parking spaces (ZR 74-512) = 25 spaces |
| Provided Reservoir Spaces | 25 spaces |
| Required Bicycle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

| Proposed Garage Area | | |
|---|---|---|
| Floor/Level | SF | Sp |
| Ground Floor/Parking 1 | 20,914 | |
| Second Floor/Parking 2 | 23,374 | |
| Third Floor/Parking 3 | 23,374 | |
| Fourth Floor/Parking 4 | 23,374 | |
| Fifth Floor/Parking 5 | 23,374 | |
| Sixth Floor/Parking 6 | 23,374 | |
| Seventh Floor/Parking 7 | 22,604 | |
| Roof Level/ Parking Roof | 21,889 | |
| | | |
| Total | 182,277 | |


BUILDING 7&8
LOUISIANA AVE (70' NARROW STR
R25
R24
R23
R22
R21
R20






| NO. | DESCRIPTION | DATE |
|---|---|---|
| 01 | FLUA 1 SUBMISSION | 02/10/2022 |
| 02 | FLUA 2 SUBMISSION | 04/27/2022 |
| 03 | FLUA 3 SUBMISSION | 06/06/2022 |

Key Plan

CCESS POINTS

MTY FACILITIES ACCESS POINTS

TAL ACCESS POINTS

DIRECTION

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

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

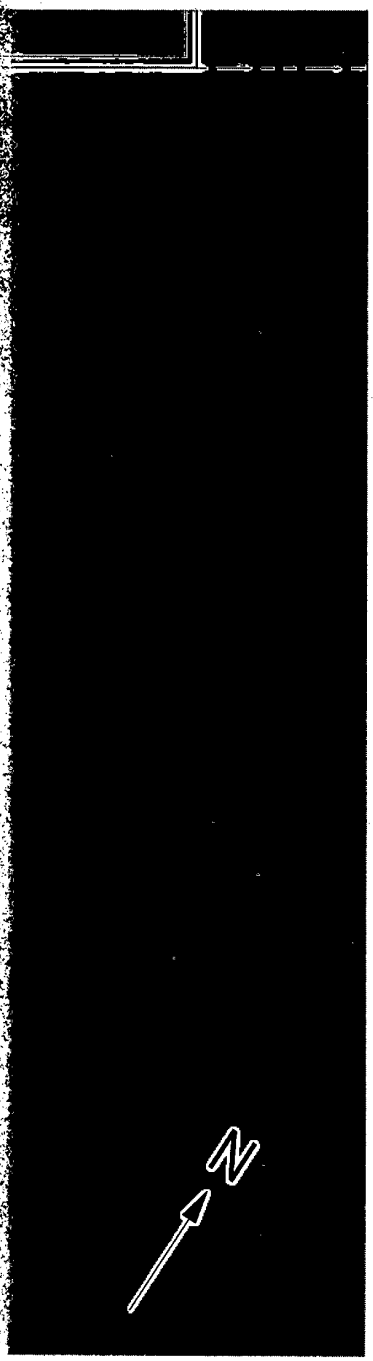
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
# Enlarged Public Parking Garage Plan - Level 1

Seal & Signature




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

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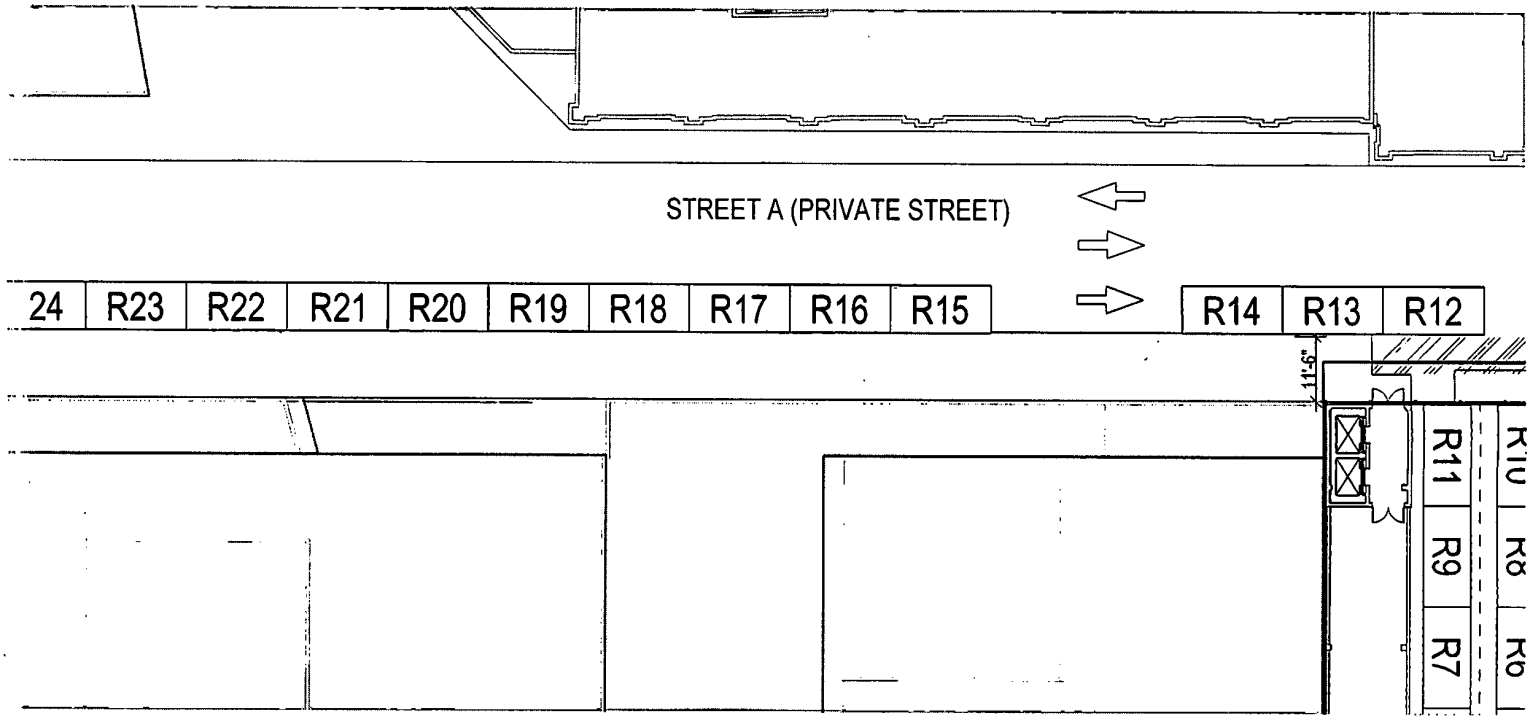


## LEVEL 1 - PRIVATE STREET RESERVOIR SPACES

**Notes:**

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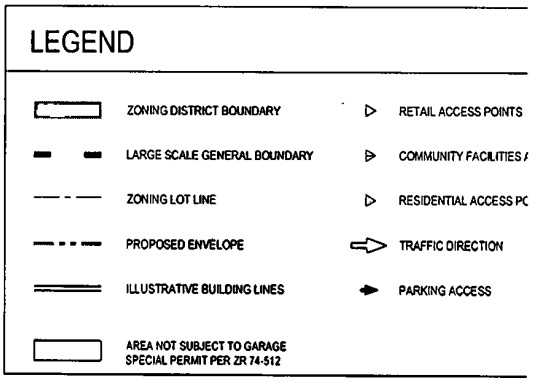
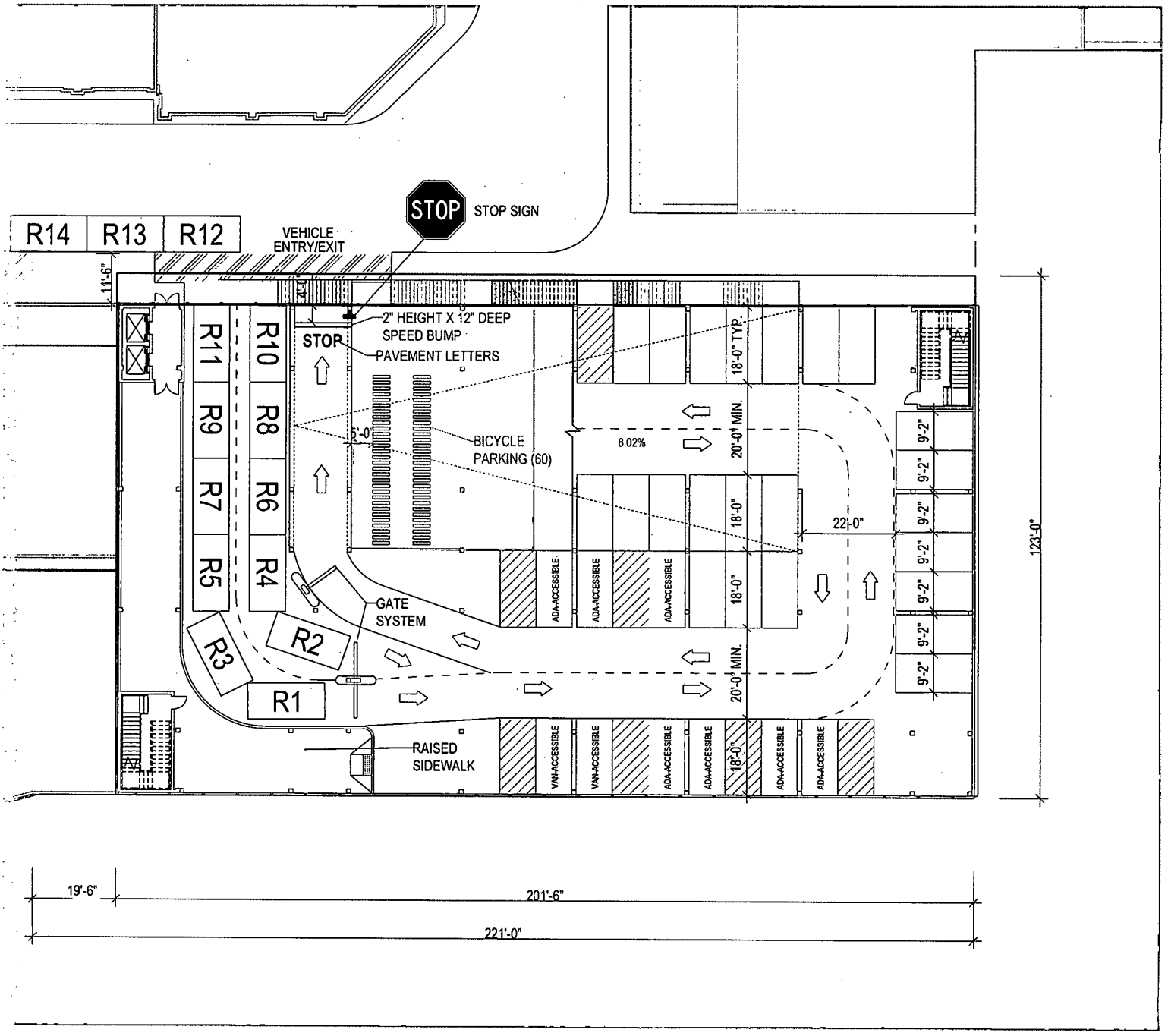
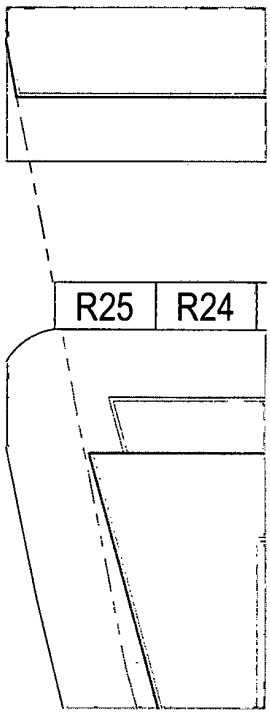
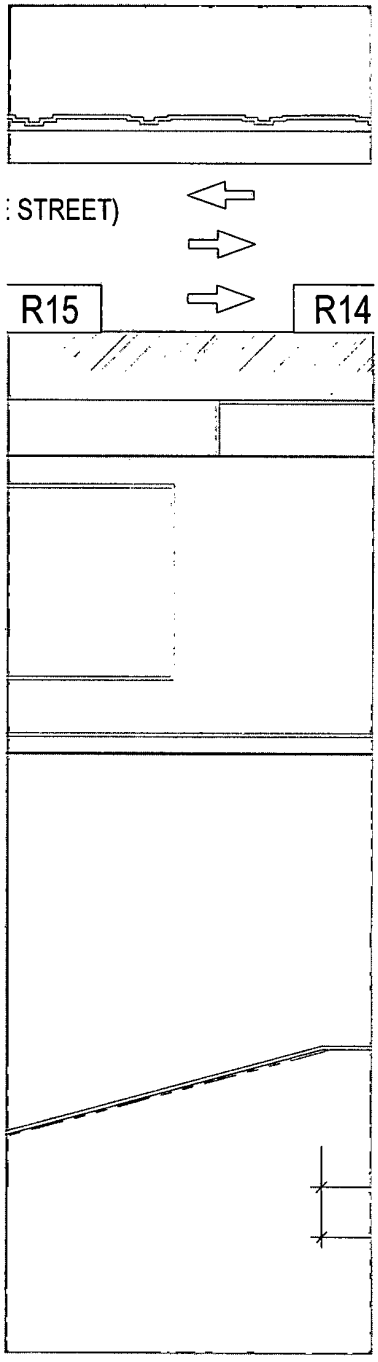



R14
R13
R12
VEHICLE ENTRY/EXIT
STOP
STOP SIGN
11'-6"
2" HEIGHT X 12" DEEP SPEED BUMP
STOP
PAVEMENT LETTERS
R11
R10
R9
R8
R7
R6
R5
R4
5'-0"
BICYCLE PARKING (60)
8.02%
18'-0" TYP.
20'-0" MIN.
18'-0"
22'-0"
9'-2"
123'-0"
ADA-ACCESSIBLE
GATE SYSTEM
R3
R2
R1
20'-0" MIN.
RAISED SIDEWALK
VAN-ACCESSIBLE
19'-6"
201'-6"
221'-0"




4 PARKING LEVEI
1/16" = 1'-0"

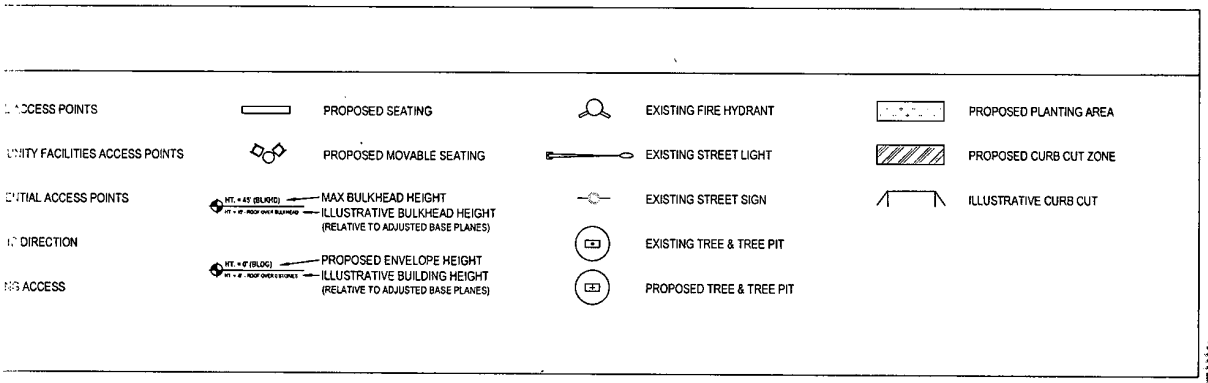



GROUND LEVEL PARKING
AREA = 20,914 SF
32 CARS
(23 SPACES
7 ADA-ACCESSIBLE SPACES
2 VAN-ACCESSIBLE SPACES)

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

| 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 |



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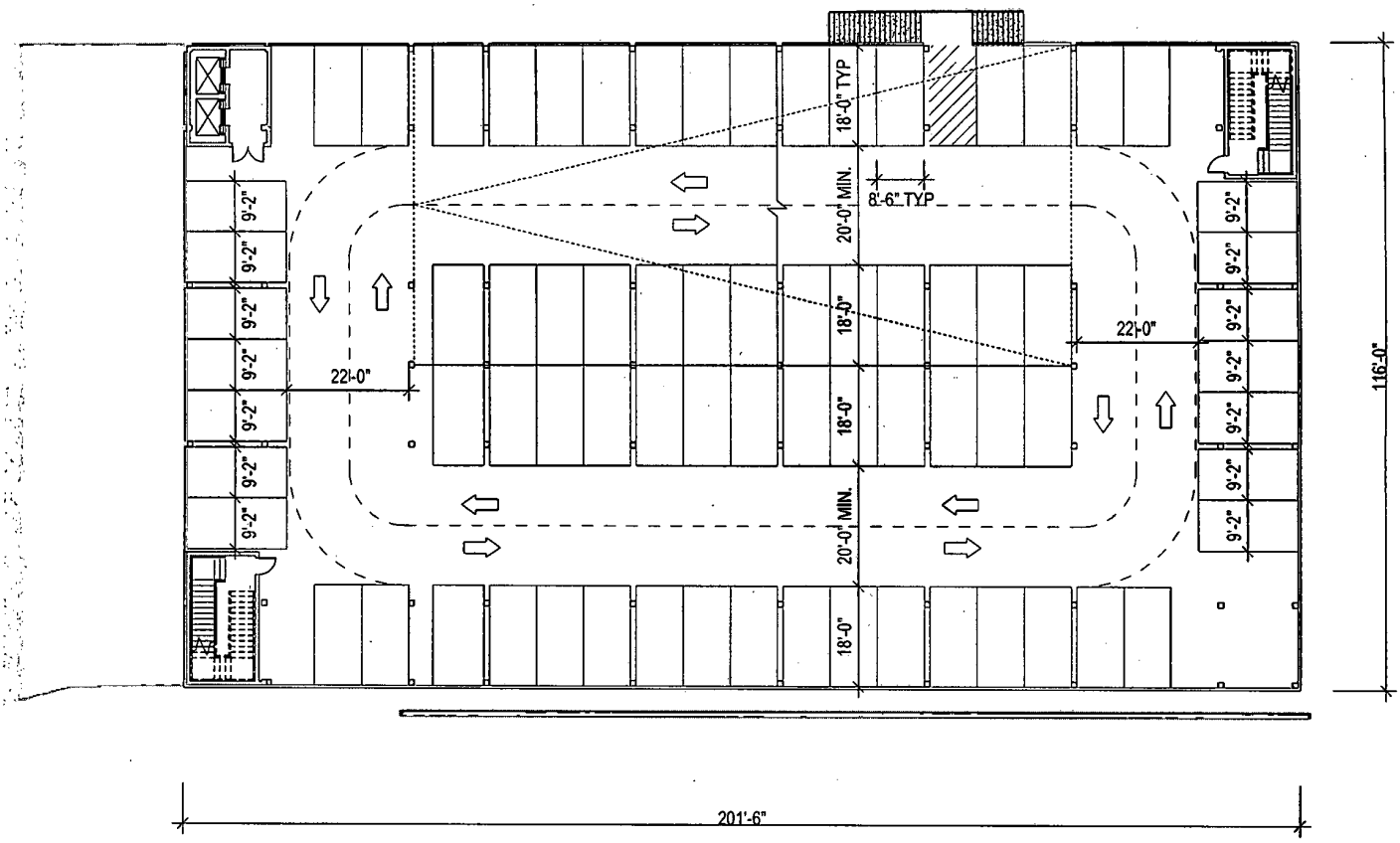


**Notes:**

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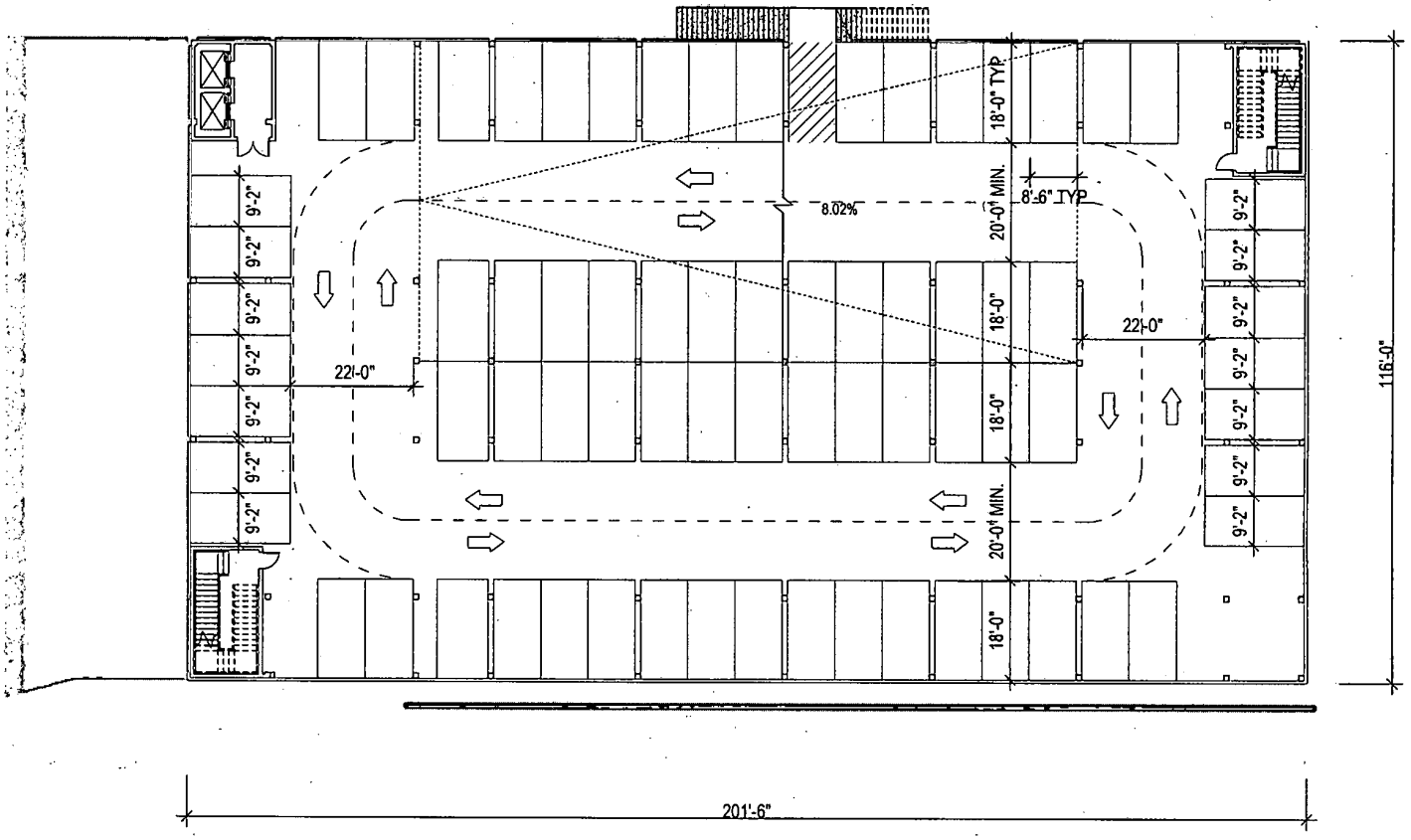
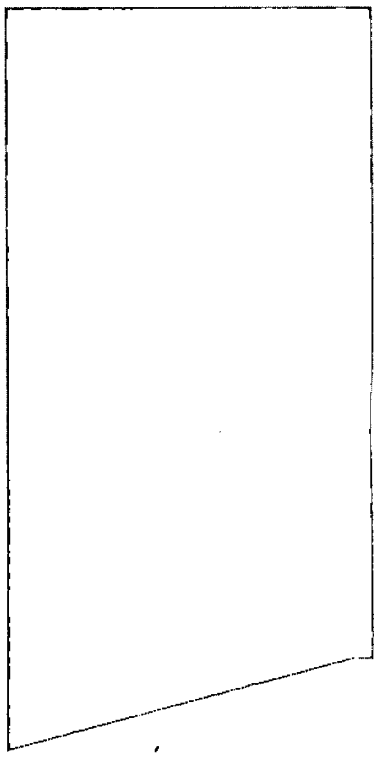
## LEGEND

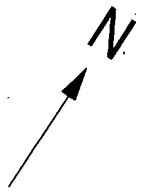
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES
- RESIDENTIAL ACCESS
- TRAFFIC DIRECTION
- PARKING ACCESS

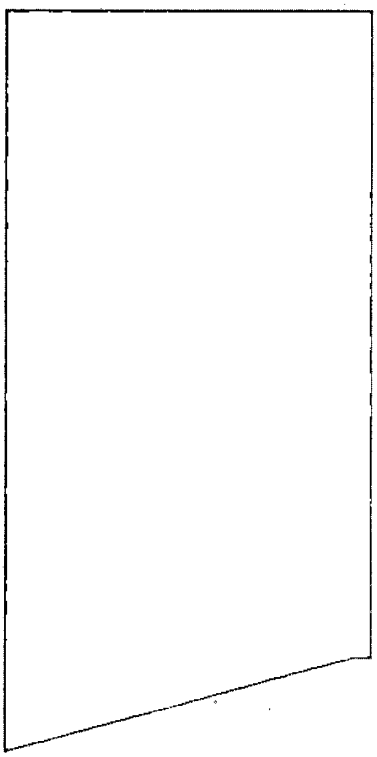

18'-0" TYP.
20'-0" MIN.
8'-6" TYP.
8.02%
18'-0"
22'-0"
22'-0"
18'-0"
18'-0"
20'-0" MIN.
18'-0"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
116'-0"
201'-6"



THIRD LEVEL PARKING
AREA = 23,374 SF
73 CARS

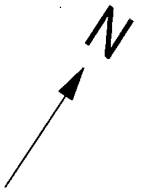
6 PARKING LEVEL 3 - THIRD FLOOR
1/16" = 1'-0"



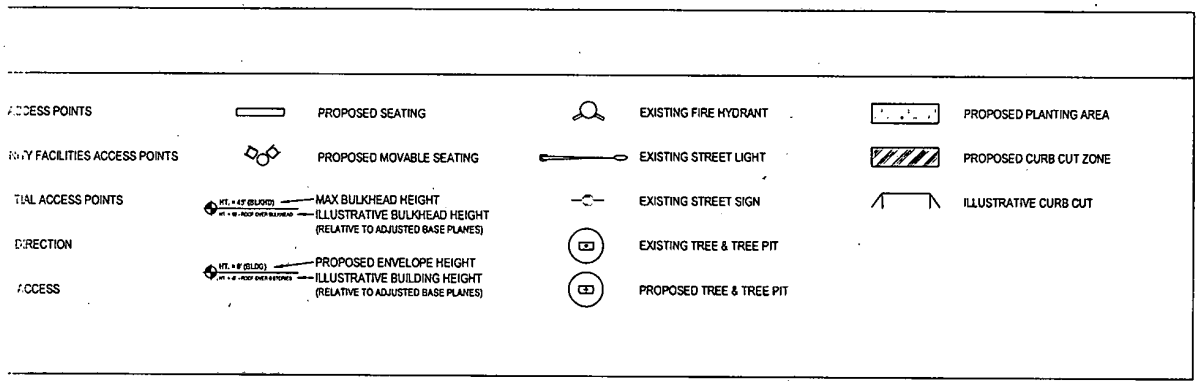
SECOND LEVEL PARKING
AREA = 23,374 SF
73 CARS

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



| 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

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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
# 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**



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Civil Engineer
Bohler Engineering PC
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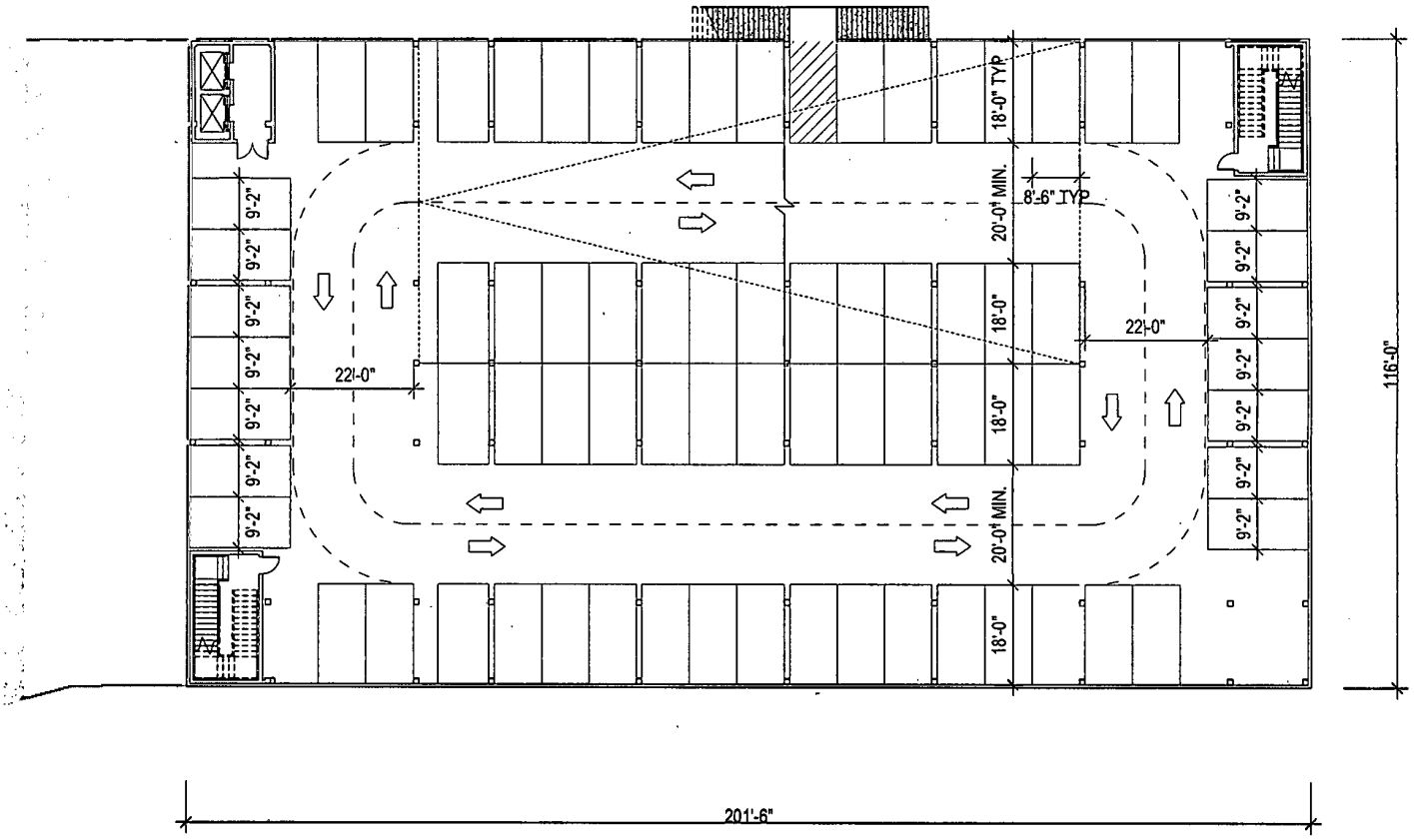
New York, NY 10122

EIS Consultant
VHB
One Penn Plaza, Suite 715
New York, NY 10119
646.722.8247

Environmental Engineer / Geotechnical Engineer
Langan
21 Penn Plaza / 360 West 31st Street, 8th Floor
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




**Notes:**

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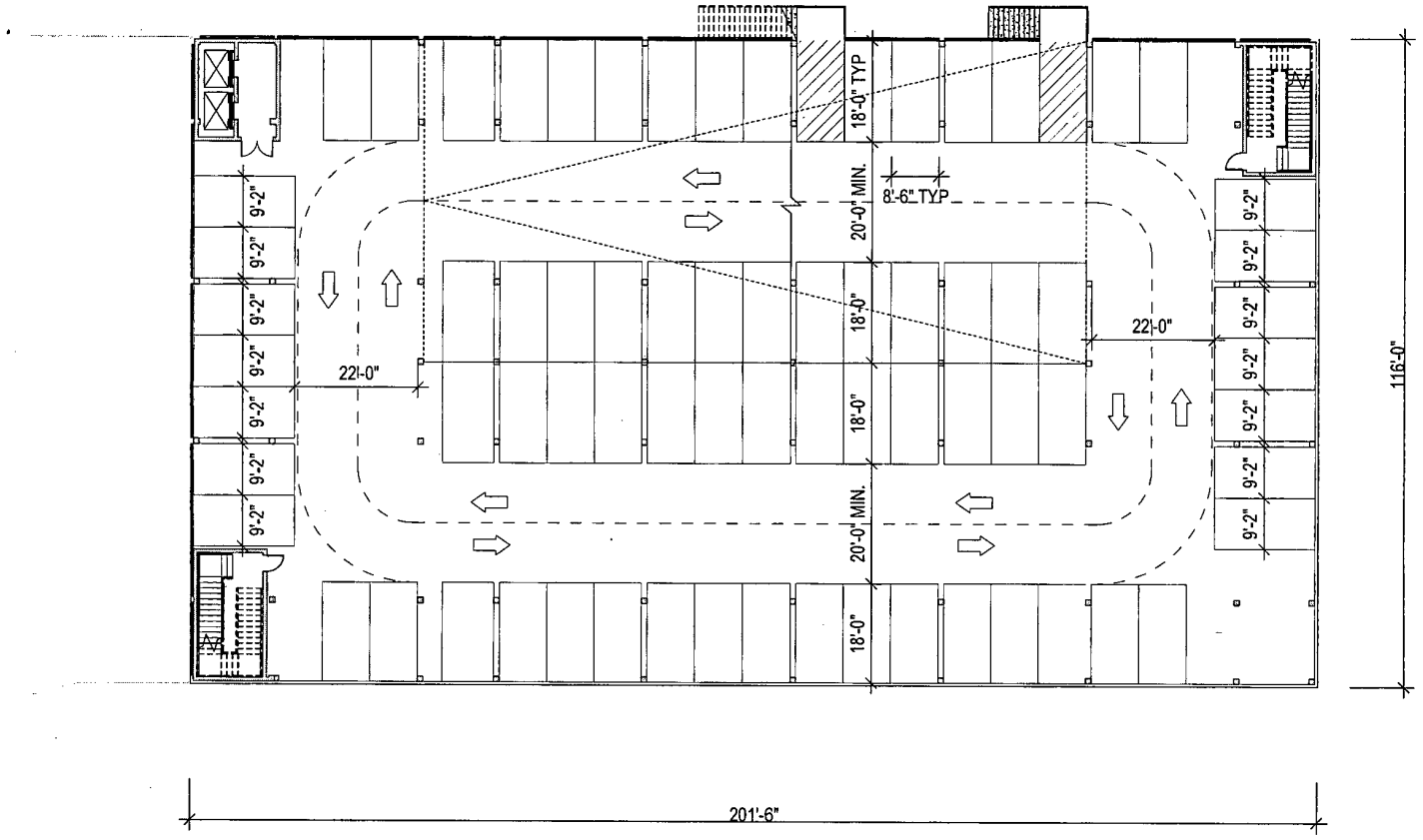
## LEGEND

- 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 /
- RESIDENTIAL ACCESS PC
- TRAFFIC DIRECTION
- PARKING ACCESS


18'-0" TYP
20'-0" MIN.
8'-6" TYP
18'-0"
18'-0"
20'-0" MIN.
18'-0"
22'-0"
22'-0"
9'-2"
9'-2"
9'-2"
9'-2"
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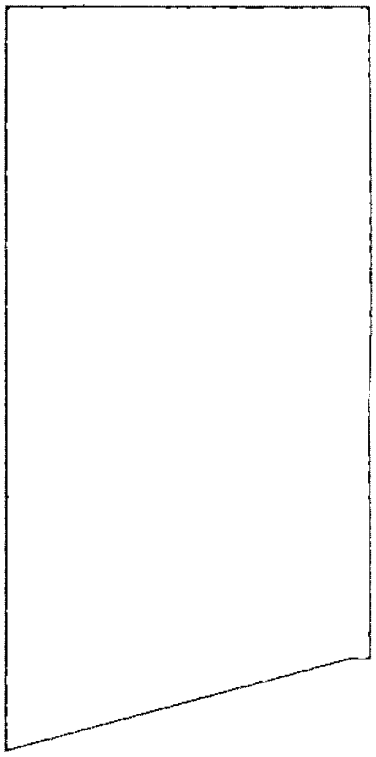
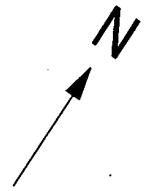
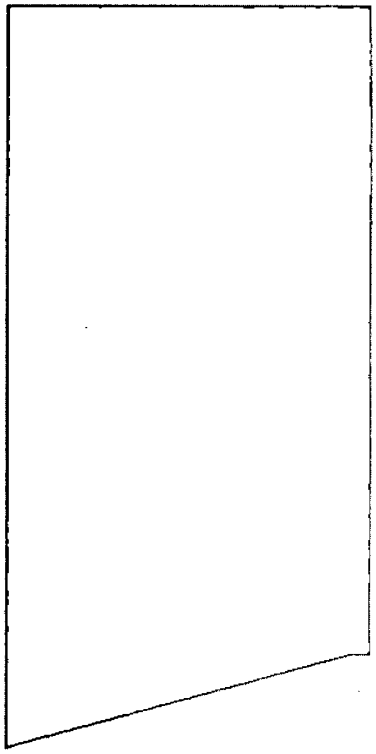
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
116'-0"
201'-6"



FIFTH LEVEL PARKING
AREA = 23,374 SF
73 CARS

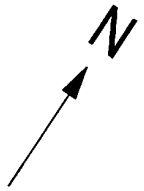
8 PARKING LEVEL 5 - FIFTH FLOOR
1/16" = 1'-0"



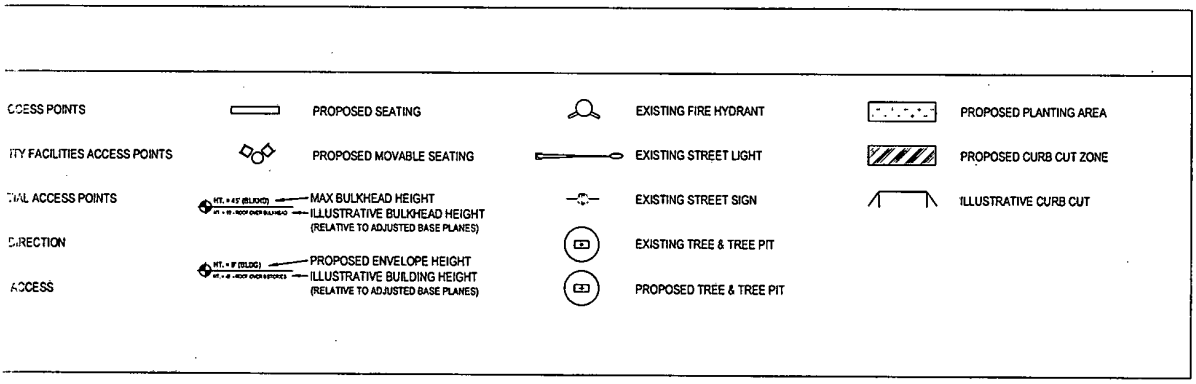
FOURTH LEVEL PARKING
AREA = 23,374 SF
72 CARS

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



| 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 6 & 7

Seal & Signature




| | |
|---|---|
| Date: | 02/10/22 |
| Project No.: | 1801-ENY |
| Drawn By: | SD |
| Checked By: | DB |

Drawing Number:

**P-104**



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Practice for Architecture Urbanism DPC
215 Park Avenue South, Suite 1901
New York, NY 10003
212.962.6307

**Landscape Architect**
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New York, NY 10271
212.477.6366

**Civil Engineer**
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**EIS Consultant**
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**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
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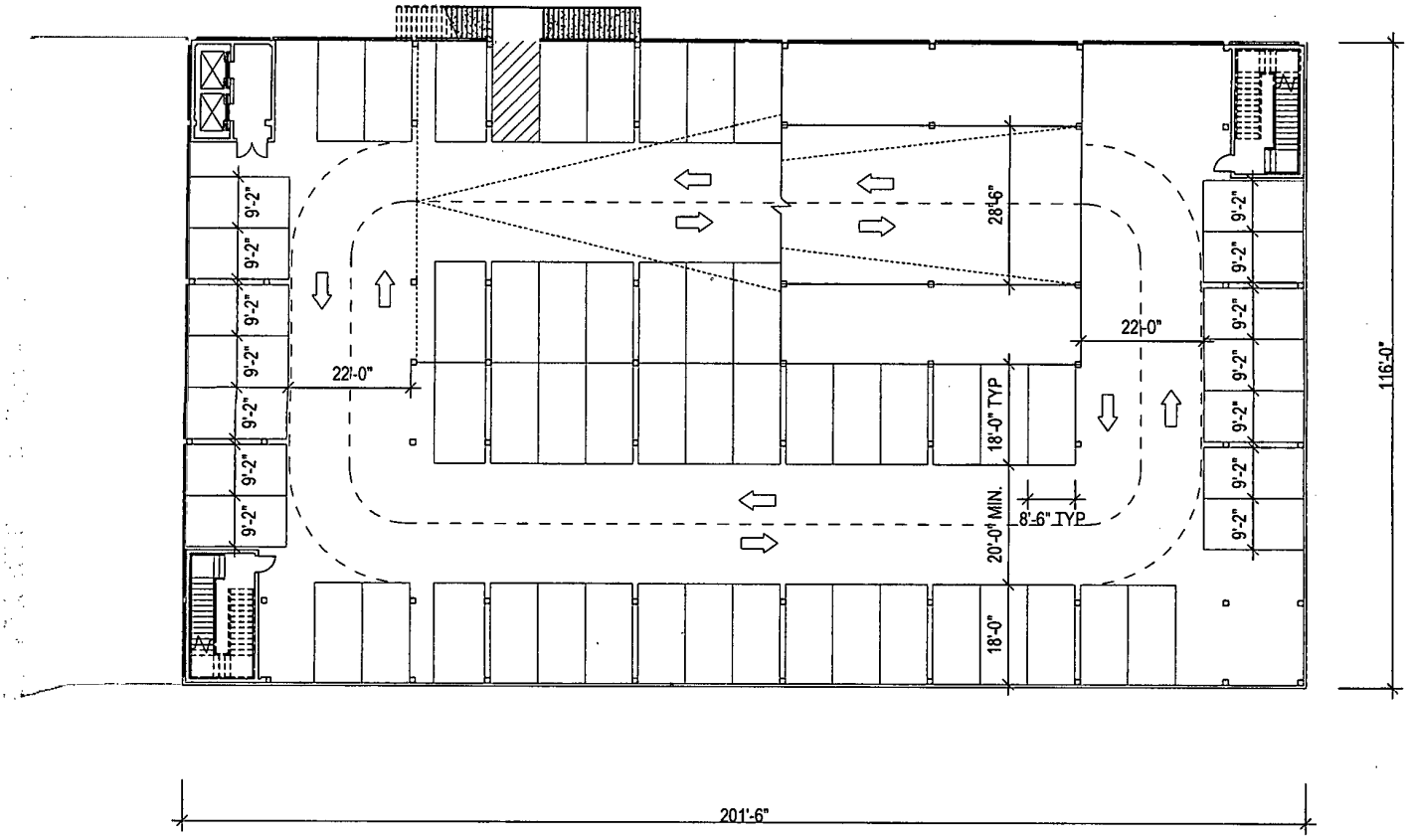
New York, NY 10004
212.859.8602




**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:
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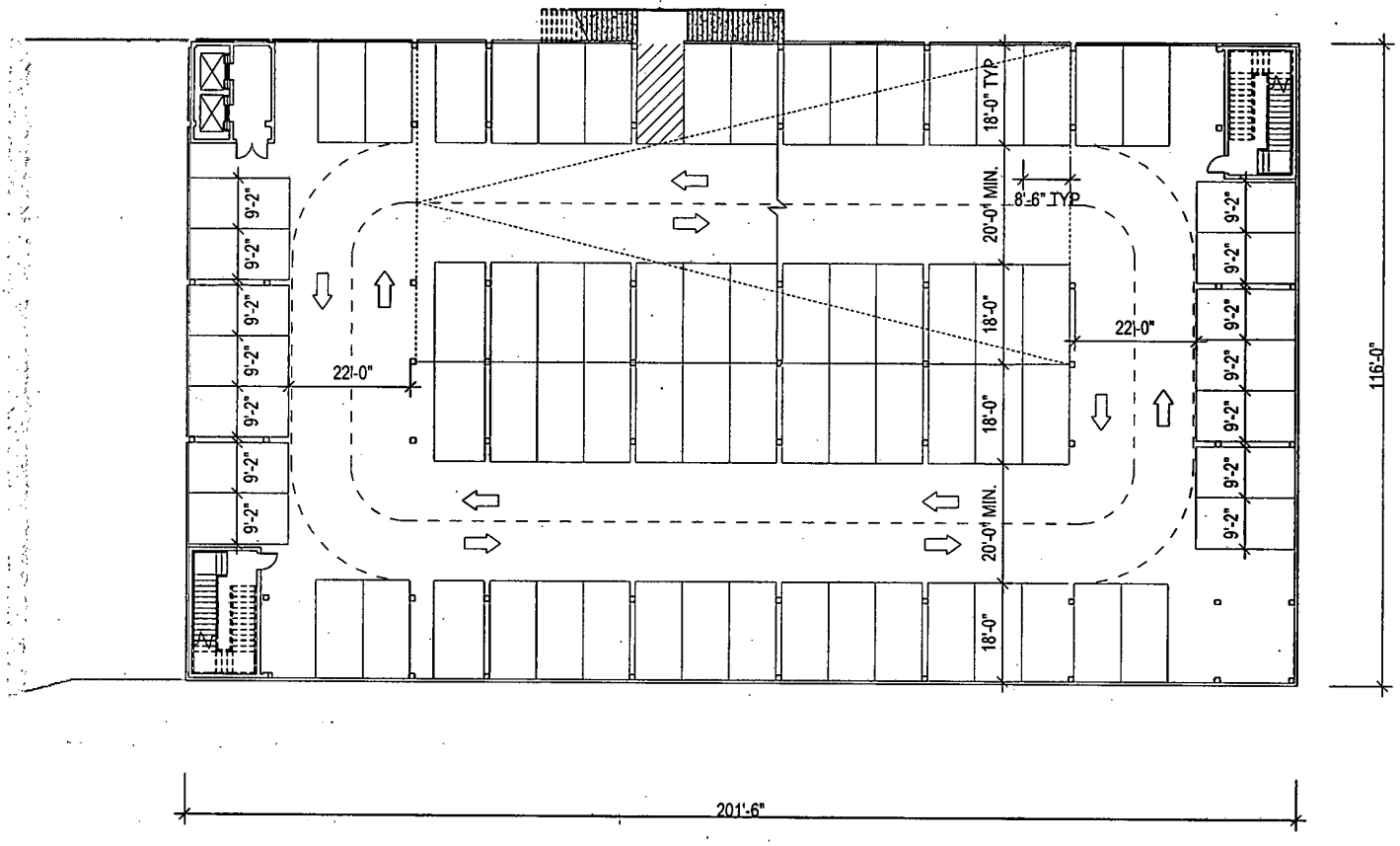
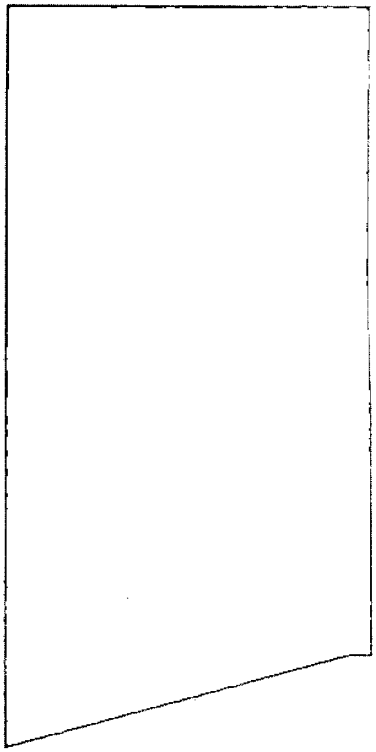
## LEGEND

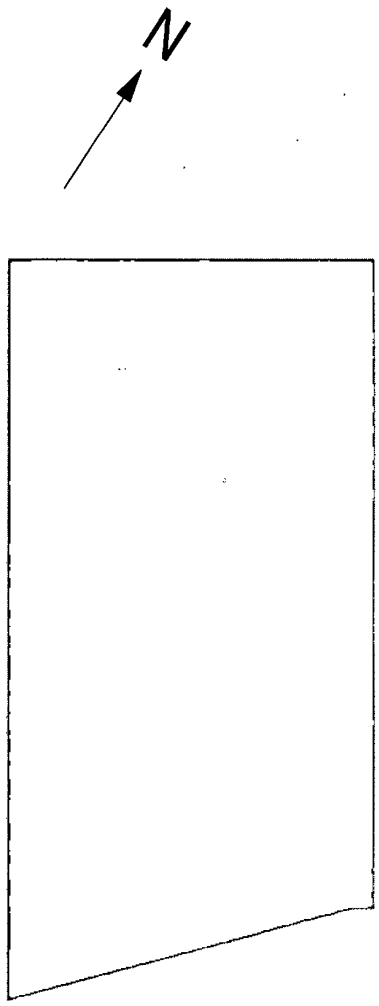
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES A
- RESIDENTIAL ACCESS PO
- TRAFFIC DIRECTION
- PARKING ACCESS


18'-0" TYP.
20'-0" MIN.
8'-6" TYP.
18'-0"
18'-0"
20'-0" MIN.
18'-0"
22'-0"
22'-0"
9'-2"
116'-0"
201'-6"



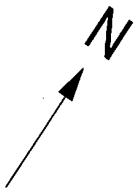
SEVENTH LEVEL PARKING
AREA = 21,605 SF
59 CARS

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



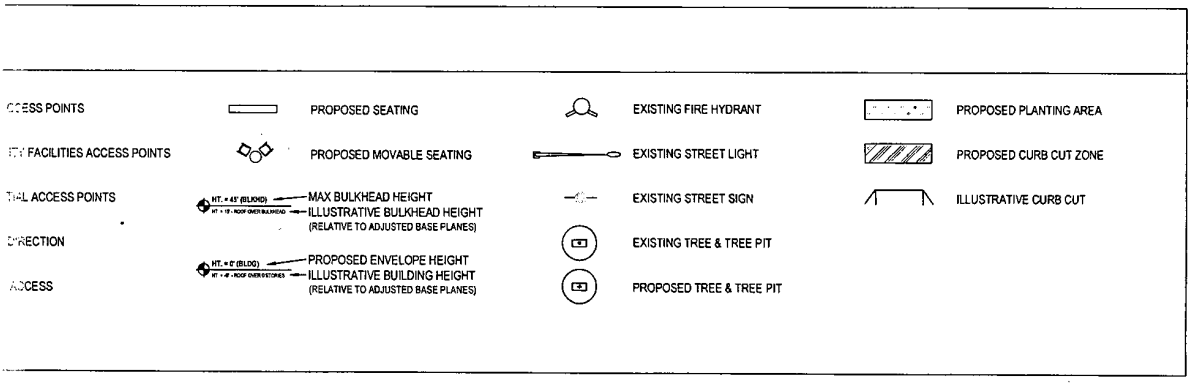

SIXTH LEVEL PARKING
AREA = 23,374 SF
73 CARS

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



| 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 - Roof

Seal & Signature



| | |
|---|---|
| Date: | 02/10/22 |
| Project No.: | 1801- ENY |
| Drawn By: | SD |
| Checked By: | DB |

Drawing Number:

**P-105**



**Architect**
Practice for Architecture Urbanism DPC
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New York, NY 10003
212.962.6307

**Landscape Architect**
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New York, NY 10122

**EIS Consultant**
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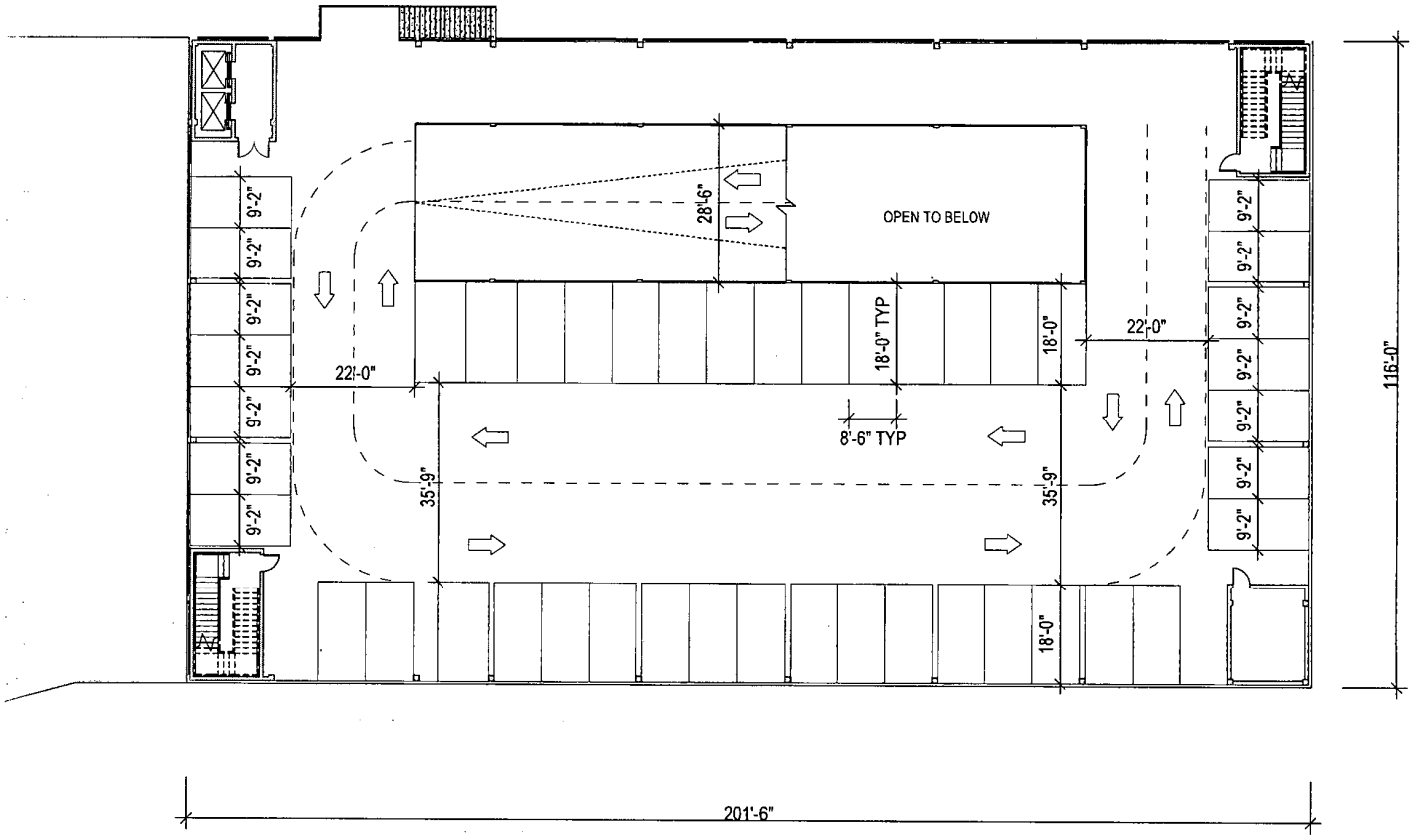
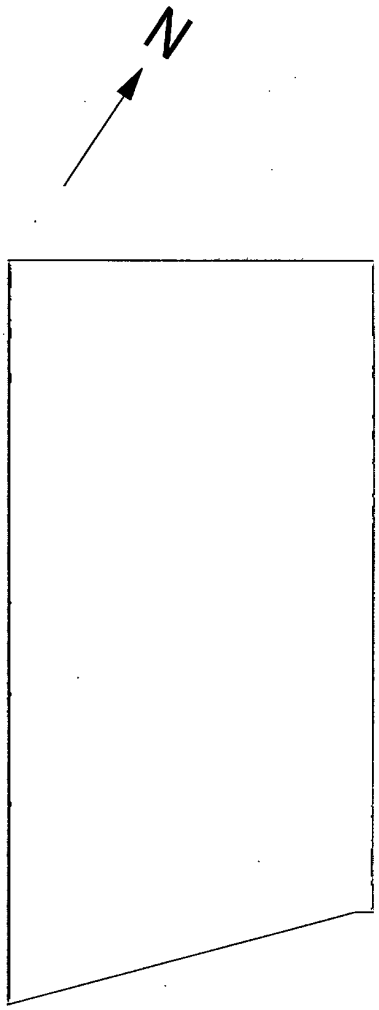
11. The rooftop recreation area will be available for use by the public except for times of peak church utilization.

## LEGEND

| | |
|---|---|
| ZONING DISTRICT BOUNDARY | RETAIL ACCESS POINTS |
| LARGE SCALE GENERAL BOUNDARY | COMMUNITY FACILITIES A |
| ZONING LOT LINE | RESIDENTIAL ACCESS PO |
| PROPOSED ENVELOPE | TRAFFIC DIRECTION |
| ILLUSTRATIVE BUILDING LINES | PARKING ACCESS |
| AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512 | |


OPEN TO BELOW
28'-6"
18'-0" TYP
18'-0"
22'-0"
22'-0"
8'-6" TYP
35'-9"
35'-9"
18'-0"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
9'-2"
116'-0"
201'-6"




ROOF LEVEL PARKING
AREA = 20,039 SF
45 CARS

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

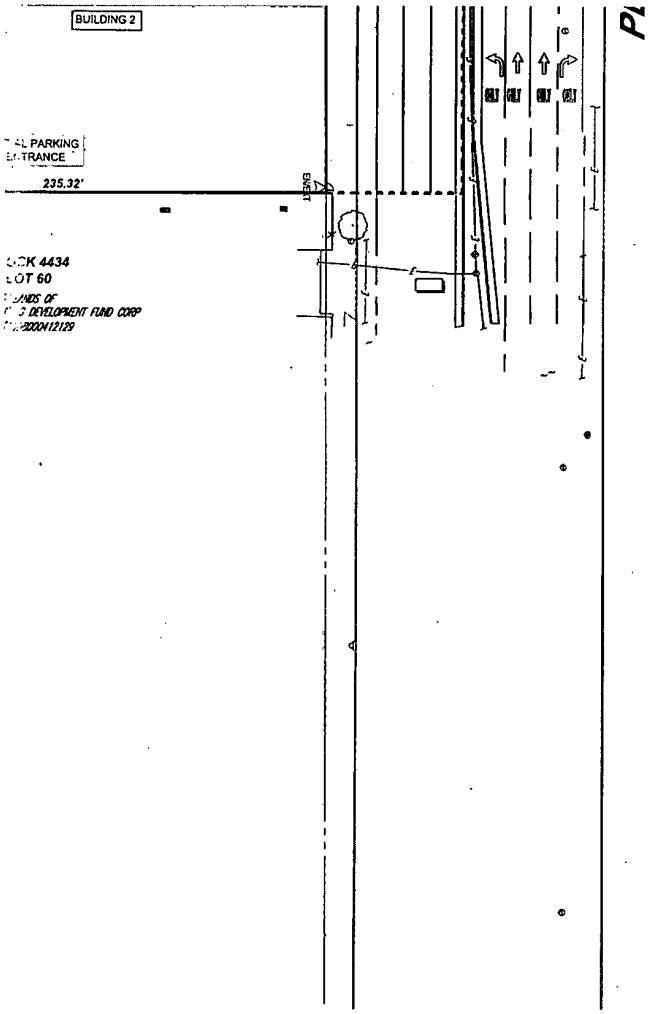
**Exhibit E**

Operational Specifications

Location of traffic control devices, pavement markings, traffic flow direction, and parking regulations will be as shown on the attached drawings or as otherwise approved by DOT.

## Order of Plan Segments

| | | |
|---|---|---|
| 6 | 4 | 2 |
| 5 | 3 | 1 |

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THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

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BOHLER ENGINEERING NY, PLLC
225 W 34TH STREET, SUITE 1118
NEW YORK, NY 10122
Phone: (646) 661-4200
Fax: (646) 661-5464
www.BohlerEngineering.com

*NYC DOB*

*APPROVALS*

JOB #:
FILING #:

***STICKER***

PROJECT
MAP: 17d | BLK: 4431 | LOT: 1
**PROPOSED INNOVATIVE URBAN VILLAGE**
**12020 FLATLANDS AVENUE**
**BROOKLYN, NY 11207**

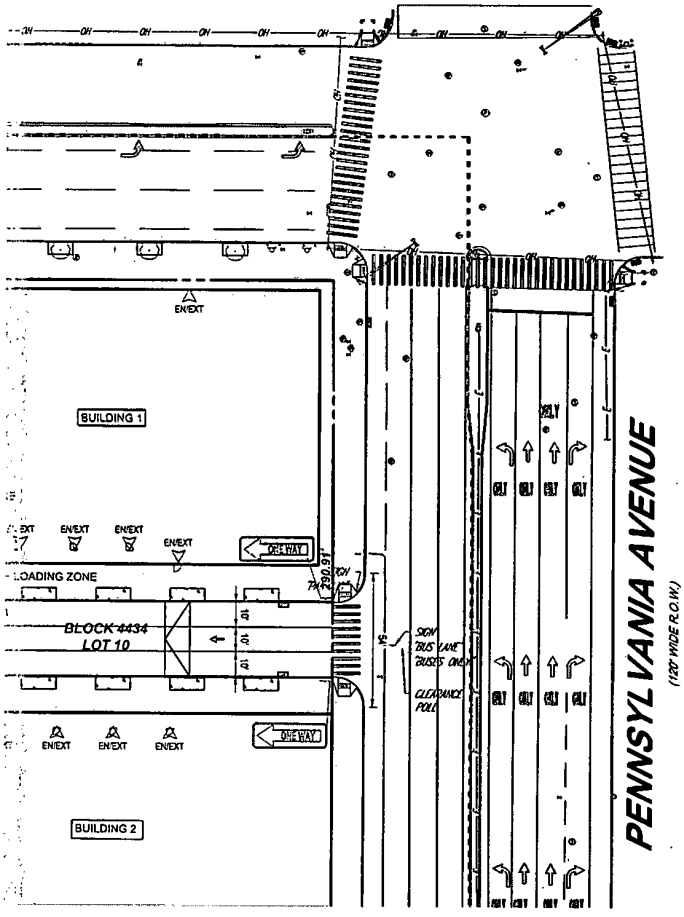
***VEHICLE TURN EXHIBIT I***

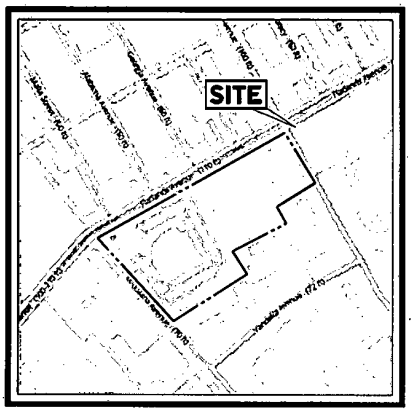
***LEGEND***

PROPOSED TAX LOT BOUNDARY

JARED M. JONES
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 090177
CONNECTICUT LICENSE No. 0030783

| | |
|---|---|
| DATE: | 5/5/2021 |
| PROJECT No: | NM20406 |
| DRAWING BY: | CB |
| CHK BY: | KS |
| DWG No: | **TRK-001.00** |
| CAD FILE No: NM20406-TRK-5a.dwg | OF 6 |




**SITE LOCATION MAP**

(N.T.S)

ZoLa NYC Zoning and Land Use Map
@OpenManTiles@OpenStreetMap contributors

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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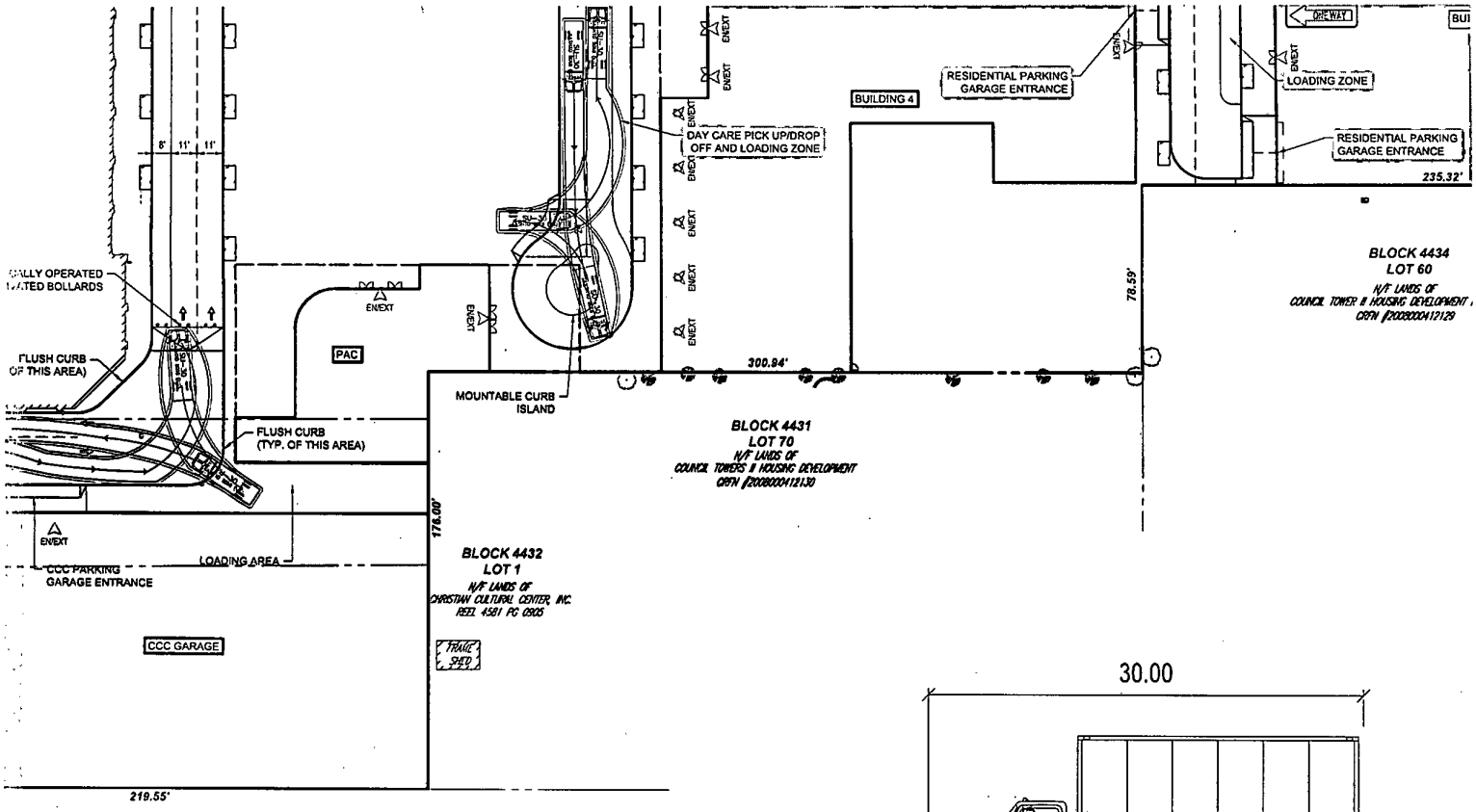
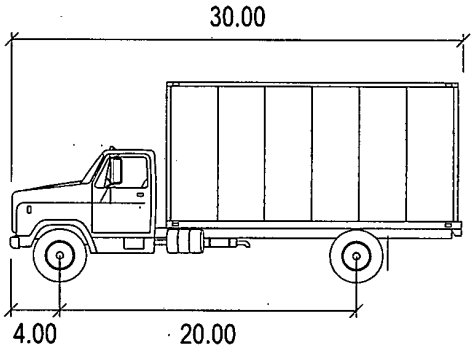
**REVISIONS**

| REV | DATE | COMMENT | DRAWN / CHECKED |
|---|---|---|---|
| 1 | 11/08/2021 | REV. PER DOT COMMENTS | CB / NA |
| 2 | 12/13/2021 | REV. PER DOT COMMENTS | CB / NA |
| 3 | 02/10/2022 | REV. PER SITE FDNY COMMENTS | KWE / NA |
| 4 | 04/08/2022 | CCD1 SUBMISSION | CB / NA |
| 5 | 04/27/2022 | REV. PER DOT COMMENTS | CB / NA |

811




## SU-30

| | feet |
|---|---|
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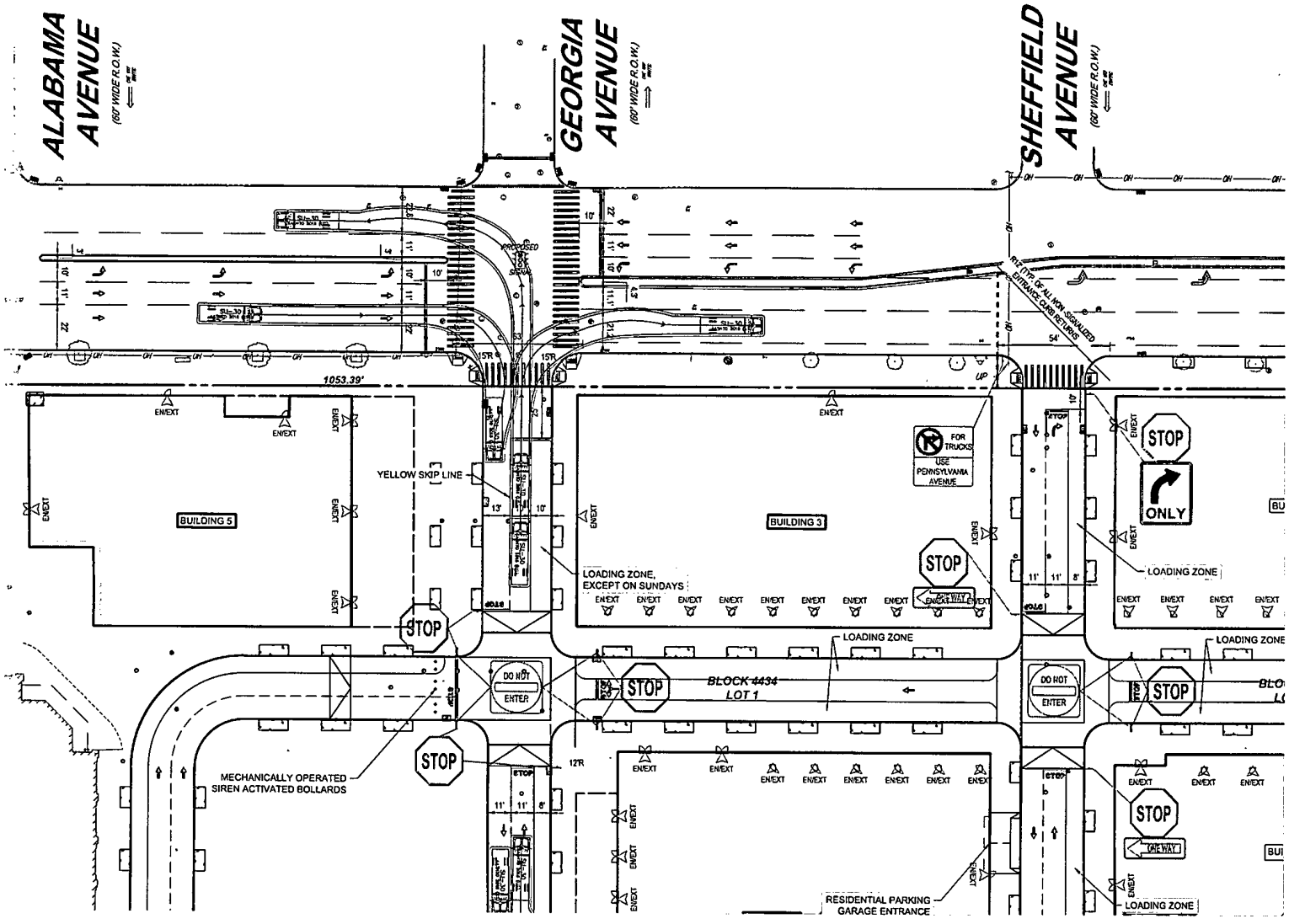
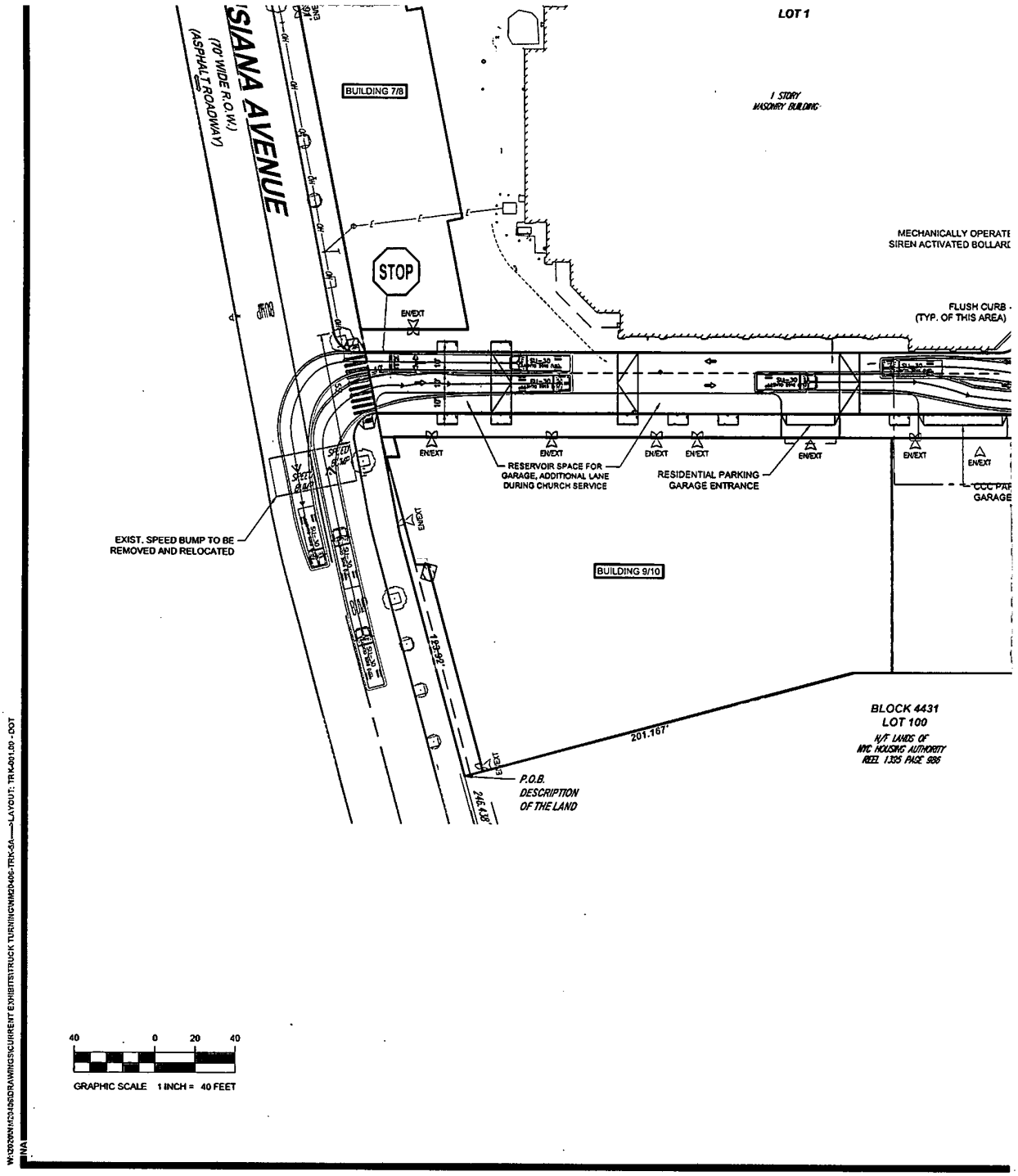
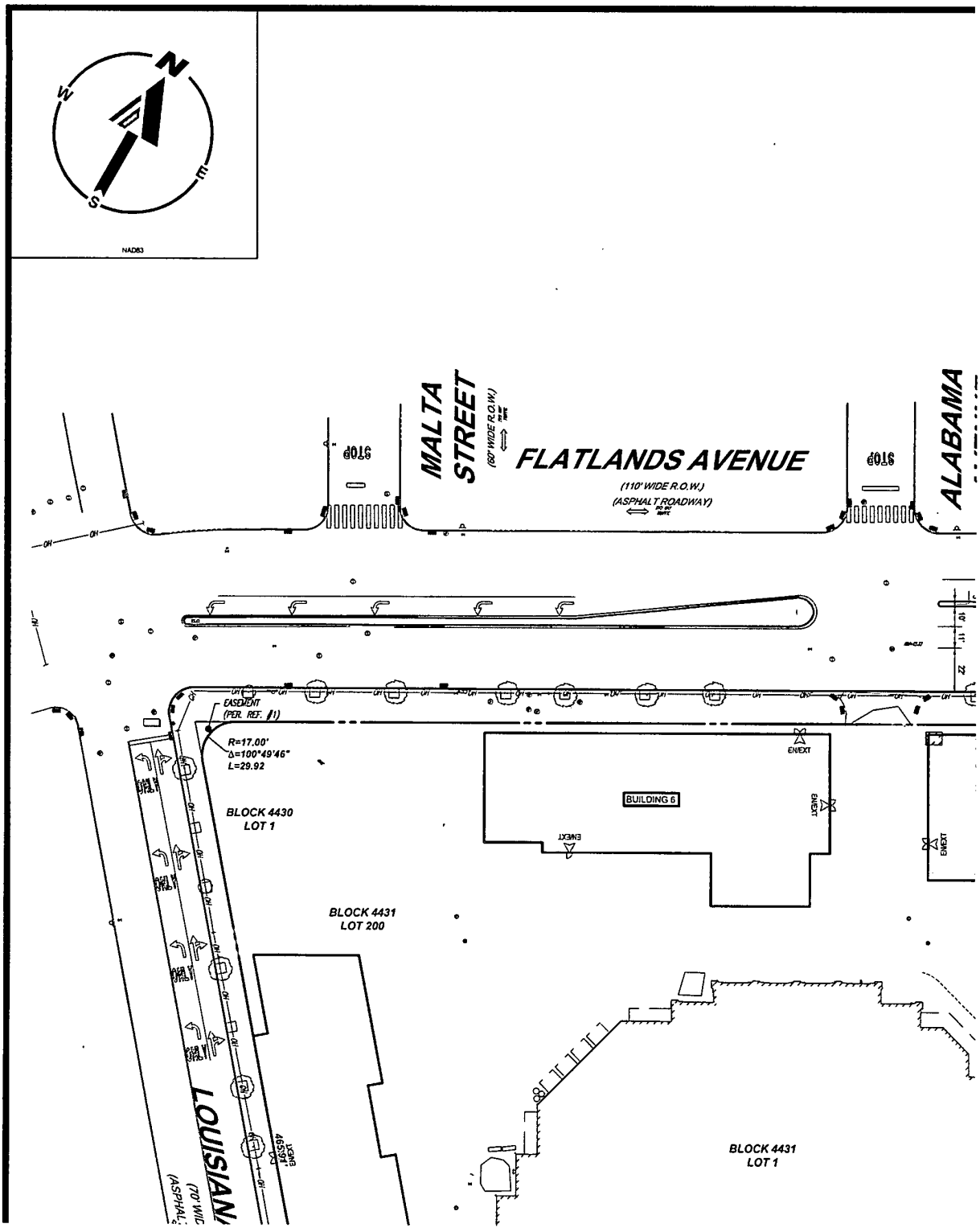
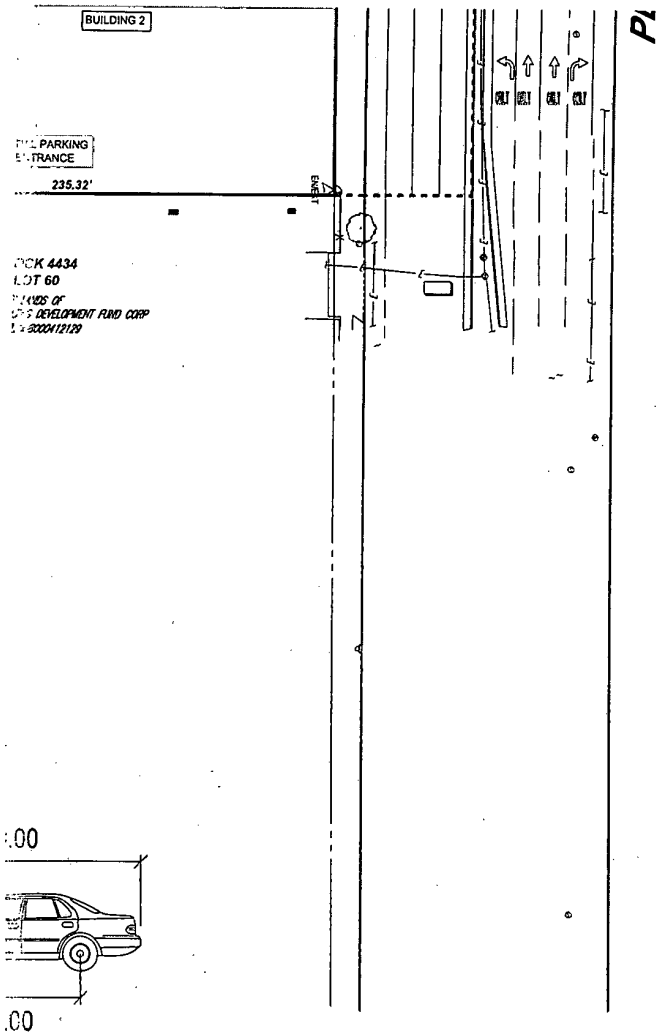
| Track | : 8.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.8 |


ALABAMA AVENUE
(80' WIDE R.O.W.)
GEORGIA AVENUE
(80' WIDE R.O.W.)
SHEFFIELD AVENUE
(80' WIDE R.O.W.)
1053.39'
BUILDING 5
BUILDING 3
YELLOW SKIP LINE
LOADING ZONE, EXCEPT ON SUNDAYS
FOR TRUCKS USE PENNSYLVANIA AVENUE
STOP
ONLY
LOADING ZONE
DO NOT ENTER
BLOCK 4434 LOT 1
MECHANICALLY OPERATED SIREN ACTIVATED BOLLARDS
RESIDENTIAL PARKING GARAGE ENTRANCE
ONE WAY


LOT 1
1 STORY MASONRY BUILDING
BUILDING 7/8
STOP
EN/EXT
MECHANICALLY OPERATE
SIREN ACTIVATED BOLLARI
FLUSH CURB
(TYP. OF THIS AREA)
RESERVOIR SPACE FOR GARAGE, ADDITIONAL LANE DURING CHURCH SERVICE
RESIDENTIAL PARKING GARAGE ENTRANCE
EXIST. SPEED BUMP TO BE REMOVED AND RELOCATED
BUILDING 9/10
133.92'
201.167'
BLOCK 4431
LOT 100
N/F LANDS OF NYC HOUSING AUTHORITY REEL 1325 PAGE 926
P.O.B. DESCRIPTION OF THE LAND
246.87'
40 0 20 40
GRAPHIC SCALE 1 INCH = 40 FEET


NAD83
MALTA STREET
(60' WIDE R.O.W.)
FLATLANDS AVENUE
(110' WIDE R.O.W.)
(ASPHALT ROADWAY)
ALABAMA
EASEMENT
(PER. REF. #1)
R=17.00'
Δ=100°49'46"
L=29.92
BLOCK 4430
LOT 1
BUILDING 6
BLOCK 4431
LOT 200
BLOCK 4431
LOT 1
LOUISIAN
(ASPHALT
EN/EXT




feet
: 7.00
: 6.00
: 6.0
: 31.6

**LEGEND**

PROPOSED TAX LOT BOUNDARY

811
Know what's below. Call before you dig.
NEW YORK CITY & LONG ISLAND
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-272-4480
www.newyork-811.com

**FOR EXHIBIT PURPOSES ONLY**

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Fax: (646) 661-6464
www.BohlerEngineering.com

*NYC DOB*

*APPROVALS*

JOB #:
FILING #:

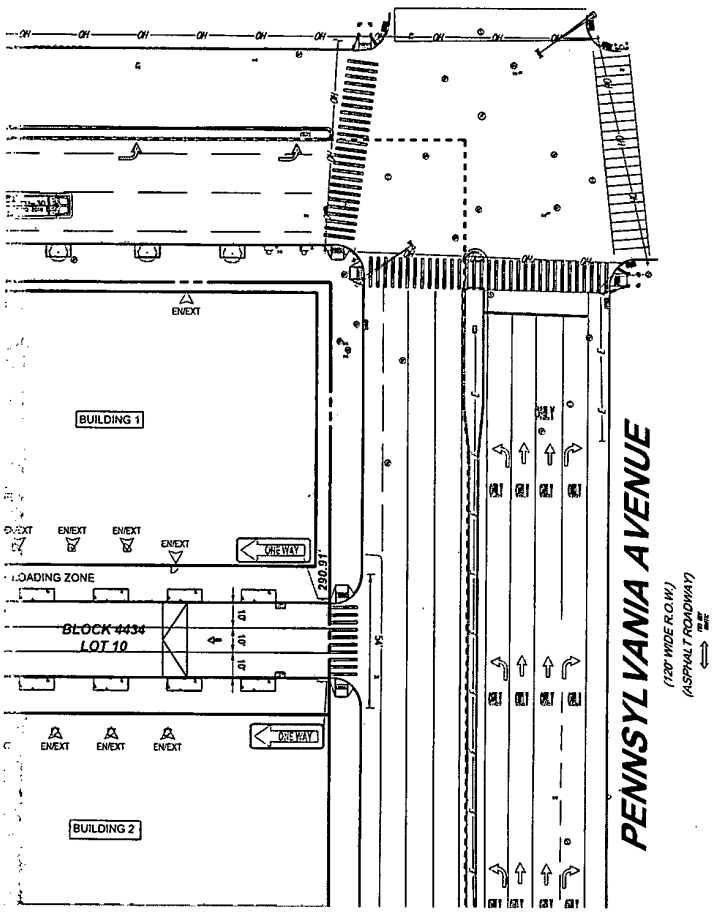
***STICKER***

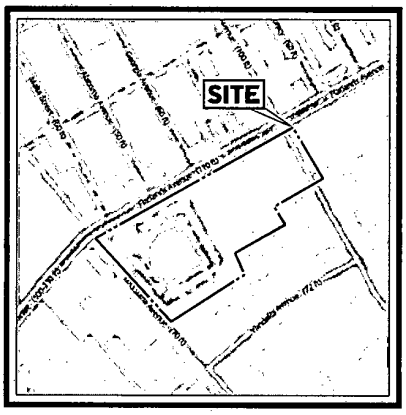
PROJECT
MAP: 17d | BLK: 4431 | LOT: 1
**PROPOSED INNOVATIVE URBAN VILLAGE**
**12020 FLATLANDS AVENUE**
**BROOKLYN, NY 11207**

***VEHICLE TURN EXHIBIT II***

**JARED M. JONES**
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 030177
CONNECTICUT LICENSE No. 0030783

| | |
|---|---|
| DATE: | 5/5/2021 |
| PROJECT No: | NM20406 |
| DRAWING BY: | CB |
| CHK BY: | KS |
| DWG No: | **TRK-002.00** |
| CAD FILE No: NM20406-TRK-Se.dwg | OF 6 |




**SITE LOCATION MAP**
(N.T.S)
ZoLa NYC Zoning and Land Use Map
@OpenManTiles@OpenStreetMap contributors

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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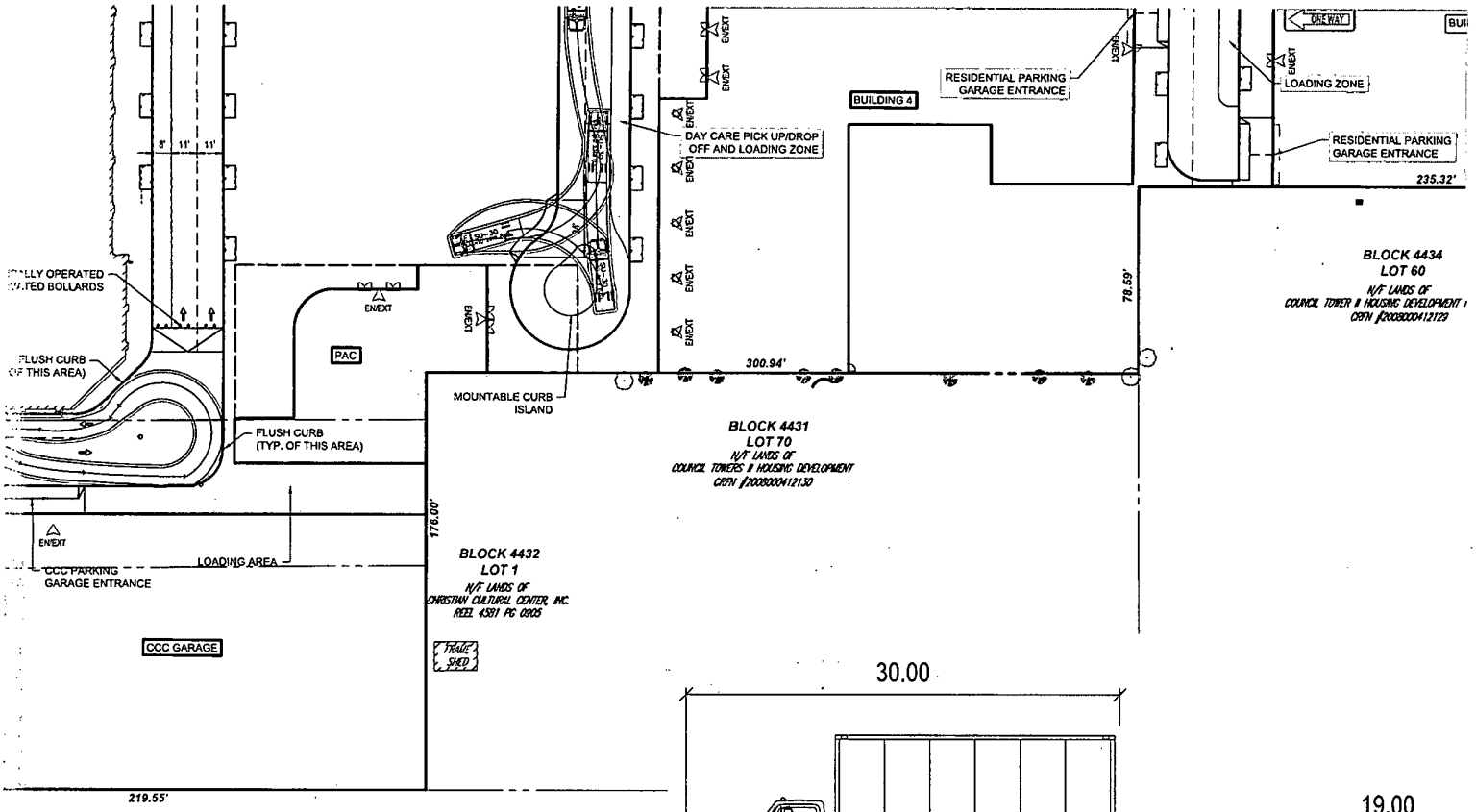
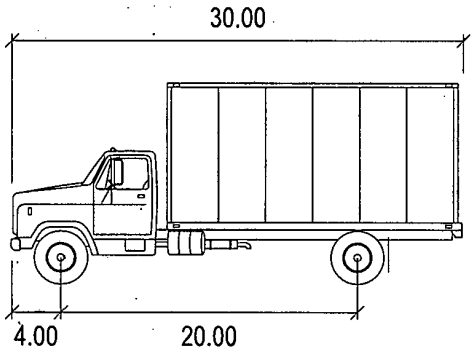
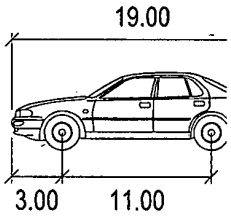
**REVISIONS**

| REV | DATE | COMMENT | DRAWN / CHECKED |
|---|---|---|---|
| 1 | 11/08/2021 | REV. PER DOT COMMENTS | CB / NA |
| 2 | 12/13/2021 | REV. PER DOT COMMENTS | CB / NA |
| 3 | 02/10/2022 | REV. PER SITE FDNY COMMENTS | KWE / NA |
| 4 | 04/08/2022 | CCD1 SUBMISSION | CB / NA |
| 5 | 04/27/2022 | REV. PER DOT COMMENTS | CB / NA |

811



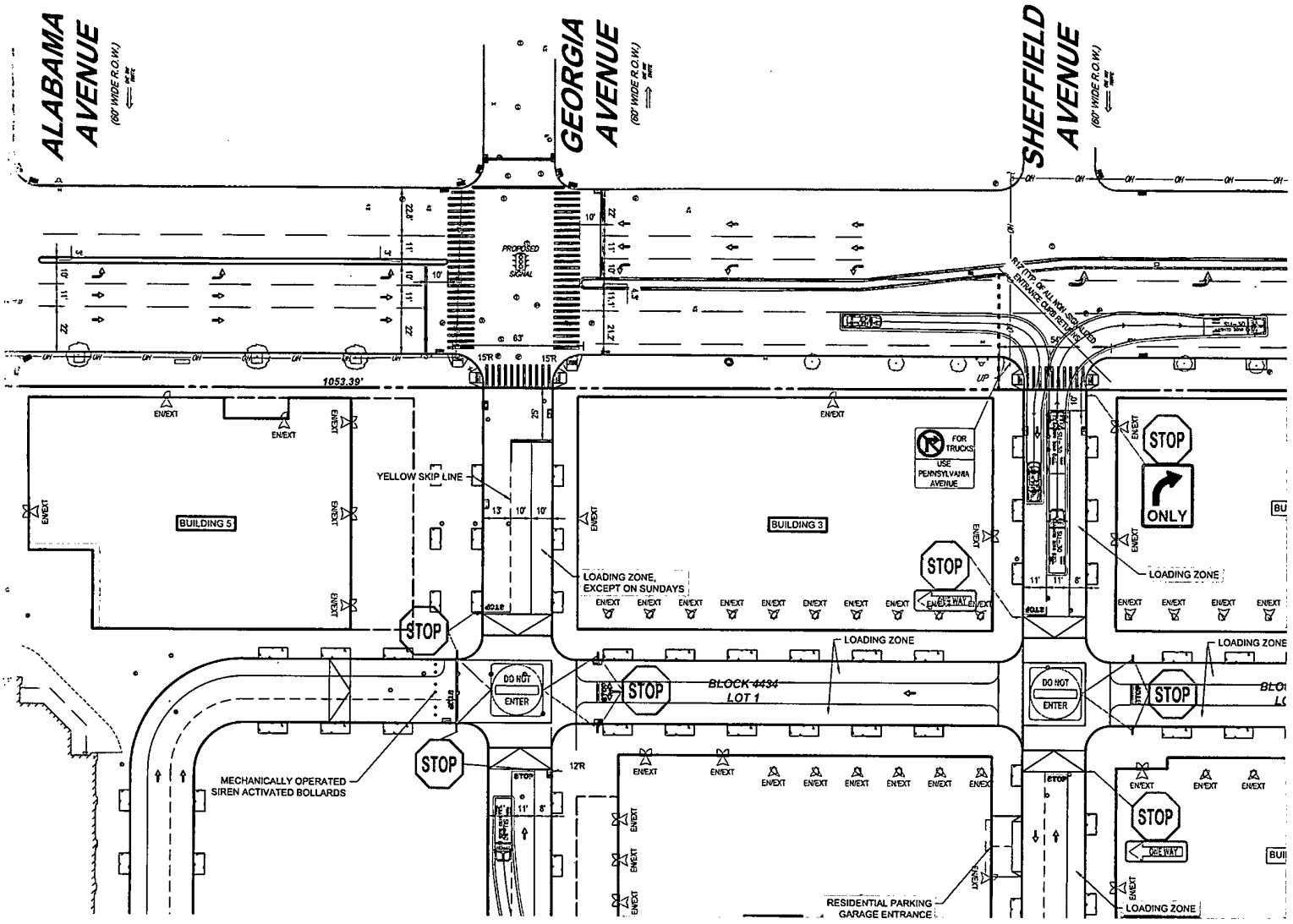



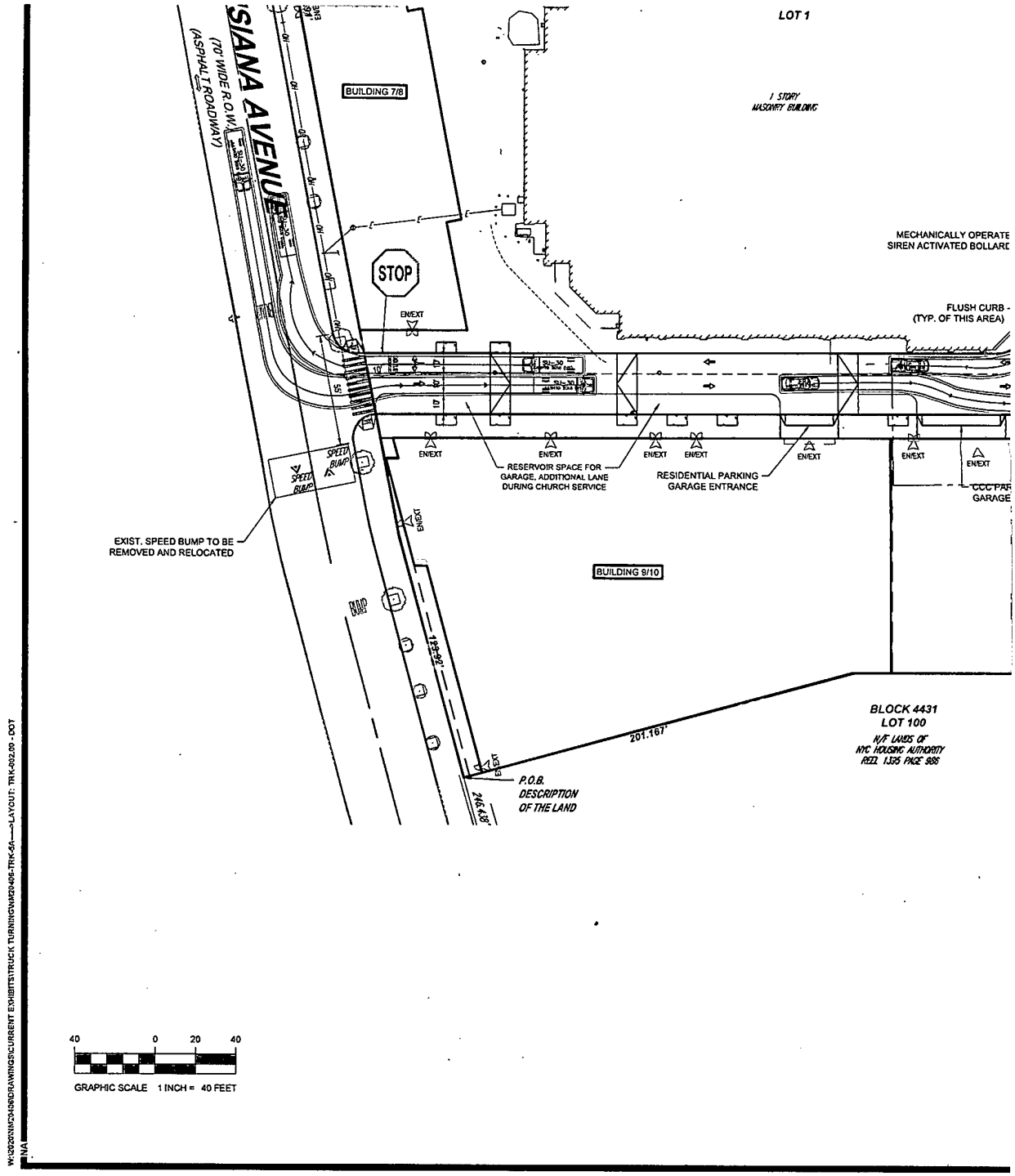

## SU-30

| | | feet |
|---|---|---|
| Width | : | 8.00 |
| Track | : | 8.00 |
| Lock to Lock Time | : | 6.0 |
| Steering Angle | : | 31.8 |

## P

Width
Track
Lock to Lock Time
Steering Angle


ALABAMA AVENUE
(80' WIDE R.O.W.)
GEORGIA AVENUE
(80' WIDE R.O.W.)
SHEFFIELD AVENUE
(80' WIDE R.O.W.)
PROPOSED SIGNAL
1053.39'
BUILDING 5
BUILDING 3
YELLOW SKIP LINE
LOADING ZONE, EXCEPT ON SUNDAYS
FOR TRUCKS USE PENNSYLVANIA AVENUE
STOP
ONLY
ONE WAY
DO NOT ENTER
LOADING ZONE
BLOCK 4434 LOT 1
MECHANICALLY OPERATED SIREN ACTIVATED BOLLARDS
RESIDENTIAL PARKING GARAGE ENTRANCE
EN/EXT


LOT 1
1 STORY MASONRY BUILDING
BUILDING 7/8
STOP
EN/EXT
MECHANICALLY OPERATE
SIREN ACTIVATED BOLLARD
FLUSH CURB -
(TYP. OF THIS AREA)
EN/EXT
RESERVOIR SPACE FOR GARAGE, ADDITIONAL LANE DURING CHURCH SERVICE
RESIDENTIAL PARKING GARAGE ENTRANCE
SPEED BUMP
EXIST. SPEED BUMP TO BE REMOVED AND RELOCATED
BUILDING 9/10
BLOCK 4431
LOT 100
N/F LANDS OF NYC HOUSING AUTHORITY
REEL 1395 PAGE 986
201.167'
P.O.B.
DESCRIPTION
OF THE LAND
40 0 20 40
GRAPHIC SCALE 1 INCH = 40 FEET

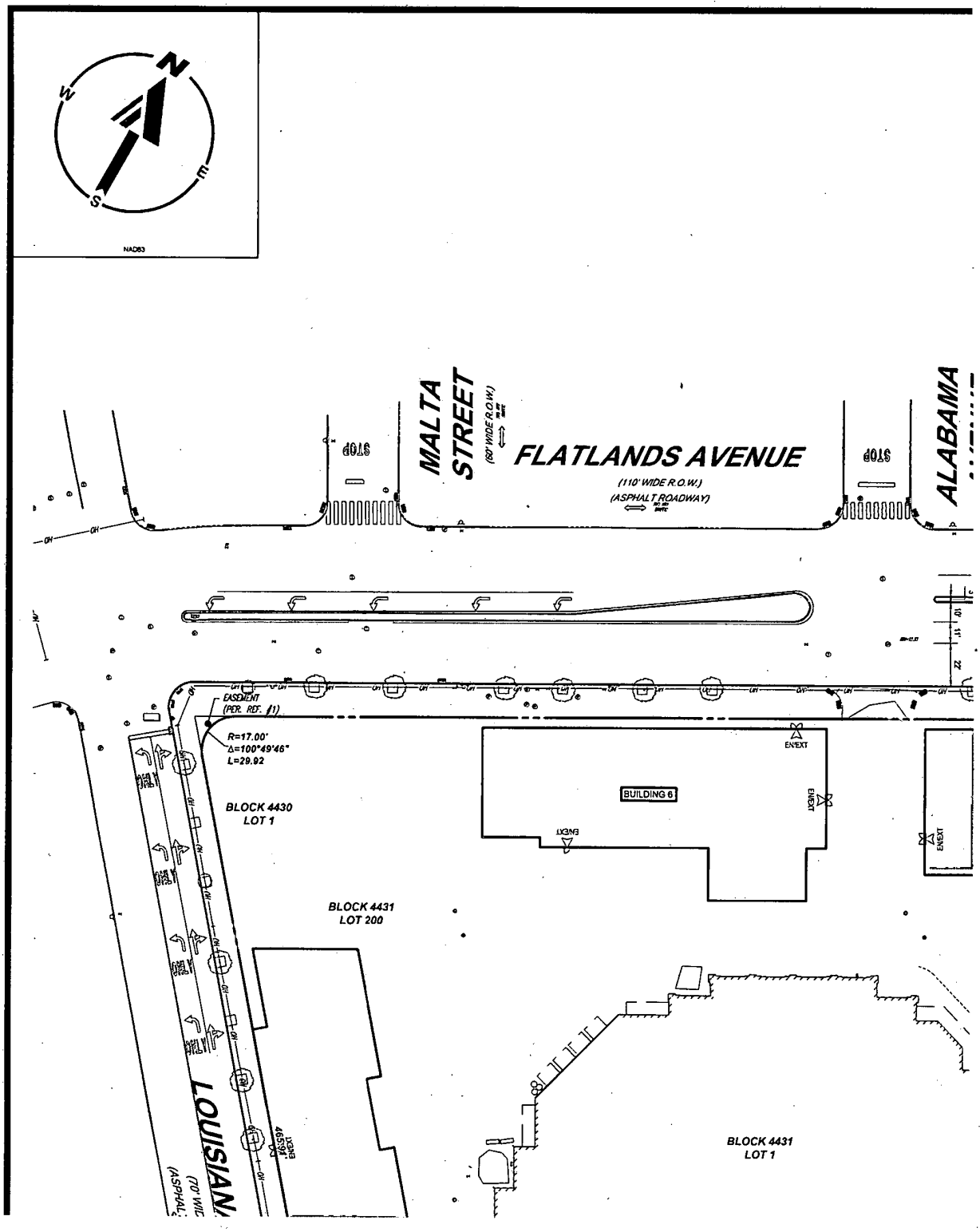
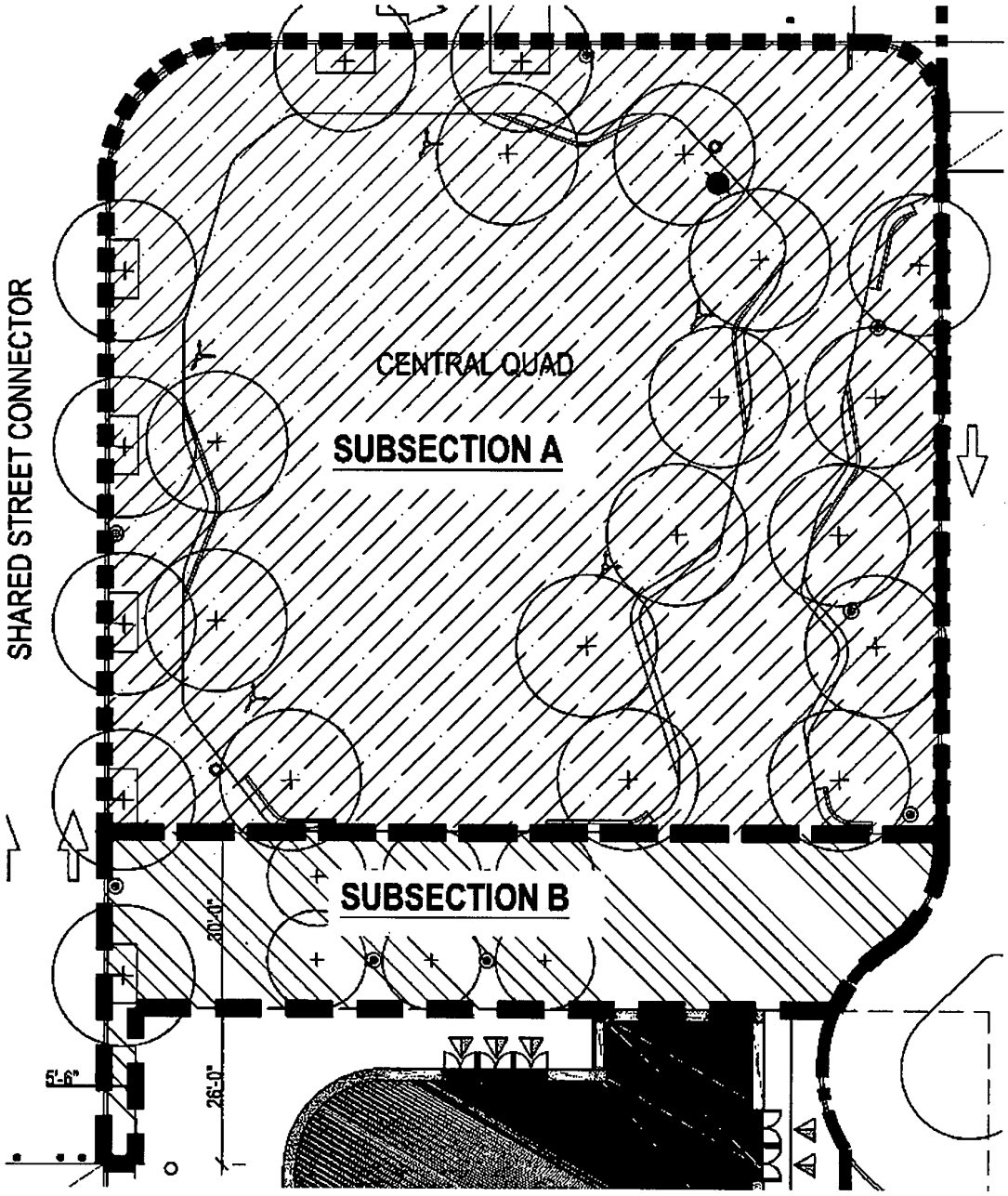

NAD83
MALTA STREET
(80' WIDE R.O.W.)
FLATLANDS AVENUE
(110' WIDE R.O.W.)
(ASPHALT ROADWAY)
STOP
STOP
ALABAMA
EASEMENT
(PER. REF. #1)
R=17.00'
Δ=100°49'46"
L=29.92
BLOCK 4430
LOT 1
BUILDING 6
EN/EXT
BLOCK 4431
LOT 200
BLOCK 4431
LOT 1
LOUISIAN
(70' WID
(ASPHALT

**Exhibit F**

Diagram of Central Quad




Subsection A of Central Quad

Subsection B of Central Quad

# Exhibit G

## Traffic Mitigation Measures

***Pennsylvania Avenue and Seaview Avenue***

- Modify signal timing
  - During weekday AM peak hour: Shift 1 second of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 57 seconds to 56 seconds. EB/WB green time shifts from 40 seconds to 41 seconds.]

***Pennsylvania Avenue and Vandalia Avenue***

- Modify signal timing
  - During weekday AM peak hour: Shift 1 second of green time from NB/SB phase to NBL/SBL phase and shift 2 seconds of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 60 seconds to 57 seconds. NBL/SBL green time shifts from 8 seconds to 9 seconds. EB/WB green time shifts from 37 seconds to 39 seconds.]
  - During weekday midday peak hour: Shift 3 seconds of green time from NB/SB phase to NBL/SBL phase and shift 3 seconds of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 65 seconds to 59 seconds. NBL/SBL green time shifts from 6 seconds to 9 seconds. EB/WB green time shifts from 34 seconds to 37 seconds.]
  - During weekday PM peak hour: Shift 3 seconds of green time from NB/SB phase to NBL/SBL phase and shift 4 seconds of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 60 seconds to 53 seconds. NBL/SBL green time shifts from 9 seconds to 12 seconds. EB/WB green time shifts from 36 seconds to 40 seconds.]

***Pennsylvania Avenue and Flatlands Avenue***

- Modify signal timing
  - During weekday midday peak hour: Shift 4 seconds of green time from EB/WB phase to EBL/WBL phase. [EB/WB green time shifts from 36 seconds to 32 seconds. EBL/WBL green time shifts from 10 seconds to 14 seconds.]
  - During weekday PM peak hour: Shift 2 seconds of green time from NB/SB phase to NBL/SBL phase. Shift 1 second of green time from NB/SB phase to EB/WB phase. Shift 1 second of green time from NB/SB phase to EBL/WBL phase. [NB/SB green time shifts from 45 seconds to 41 seconds. NBL/SBL green time shifts from 11 seconds to 13 seconds. EB/WB green time shifts from 33 seconds to 34 seconds. EBL/WBL green time shifts from 11 seconds to 12 seconds.]

***Pennsylvania Avenue and Cozine Avenue***

- Modify signal timing
  - During weekday midday peak hour: Shift 1 second of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 63 seconds to 62 seconds. EB/WB green time shifts from 37 seconds to 38 seconds.]
  - During weekday PM peak hour: Modify signal timing: Shift 1 second of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 64 seconds to 63 seconds. EB/WB green time shifts from 39 seconds to 40 seconds.]
  - During Saturday peak hour: Shift 1 second of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 46 seconds to 45 seconds. EB/WB green time shifts from 24 seconds to 25 seconds.]

***Pennsylvania Avenue and Wortman Avenue***

- Modify signal timing
  - During weekday PM peak hour: Modify signal timing: Shift 1 second of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 56 seconds to 55 seconds. EB/WB green time shifts from 37 seconds to 38 seconds.]

***Pennsylvania Avenue and Stanley Avenue***

- Modify signal timing
  - During weekday midday peak hour: Shift 1 second of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 65 seconds to 64 seconds. EB/WB green time shifts from 28 seconds to 29 seconds.]
  - During weekday PM peak hour: Shift 1 second of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 65 seconds to 64 seconds. EB/WB green time shifts from 28 seconds to 29 seconds.]
  - During Saturday peak hour: Shift 1 second of green time from NB/SB phase to EB/WB phase. [NB/SB green time shifts from 38 seconds to 37 seconds. EB/WB green time shifts from 28 seconds to 29 seconds.]

***Pennsylvania Avenue and Linden Boulevard***

- Modify signal timing
  - During weekday PM peak hour: Modify offset from 44 seconds to 46 seconds. Signal timing changes needed to accommodate measures identified at nearby intersections.

***Flatlands Avenue and East 108th Street***

- Install "No Standing Anytime" regulations along the east curb of the northbound East 108th Street

approach for 75 feet from the intersection to provide an additional travel lane (no parking spaces would be lost);

- Restripe the northbound East 108th Street approach from one 20-foot wide travel lane with parking to one 10-foot wide shared left-through lane and one 10-foot wide right turn lane;
- Modify signal timing:
  - During weekday PM peak hour: Shift 4 seconds of green time from EB/WB phase to EBL/WBL phase and 1 second of green time from NB/SB phase to EBL/WBL phase. [EB/WB green time shifts from 67 seconds to 63 seconds. NB/SB green time shifts from 29 seconds to 28 seconds. EBL/WBL green time shifts from 9 seconds to 14 seconds.]
  - During Saturday peak hour: Shift 2 seconds of green time from NB/SB phase to EBL/WBL phase. Shift 1 second of green time from EB/WB phase to EBL/WBL phase. [NB/SB green time shifts from 29 seconds to 27 seconds. EB/WB green time shifts from 37 seconds to 36 seconds. EBL/WBL green time shifts from 9 seconds to 12 seconds.]

***Flatlands Avenue and Rockaway Parkway***

- Modify signal timing
  - During weekday PM peak hour: Shift 2 seconds of green time from EBL/WBL phase to EB/WB phase. [EBL/WBL green time shifts from 9 seconds to 7 seconds. EB/WB green time shifts from 38 seconds to 40 seconds.]