395 FLATBUSH AVE

BROOKLYN, NEW YORK

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

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

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

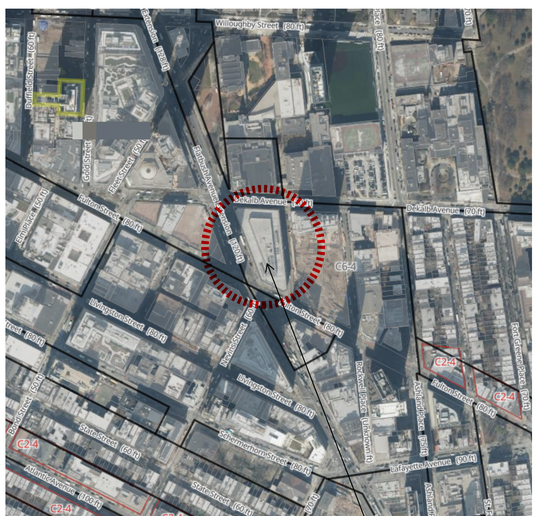
DRAWING LIST

Z-000 COVERSHEET
Z-001 SITE SURVEY
Z-002 FLOOD & ZONING MAP
Z-003 BUILDING SITE PLAN
Z-004 BASE PLANE CALCULATION
Z-005 ZONING ANALYSIS
Z-006 FLOOR AREA SCHEDULES
Z-007 MKT UNIT STACKING CHARTS
Z-008 MIH UNIT STACKING CHARTS
ZA-200 PODIUM PLANS REFERENCE
ZA-201 GROUND FLOOR PLAN
ZA-205 AMENITY FLOOR PLANS (5TH, 23RD & 65TH FLRS)
ZA-215 TYPICAL 6TH TO 22ND FLOOR PLAN
ZA-225 TYPICAL 24TH TO 41ST FLOOR PLAN
ZA-245 TYPICAL 43RD TO 64TH FLOOR PLAN
ZA-268 TYPICAL 66TH TO 72ND FLOOR PLAN
Z-300 BLDG HEIGHT & SETBACK I
Z-310 BLDG HEIGHT & SETBACK II
Z-320 STREETSCAPE PROVISIONS
Z-400 BUILDING SECTIONS
Z-600 TYPICAL DWELLING UNIT FLOOR PLANS
Z-900 DWELLING UNIT MIX
ZL-201 ENLARGED PLAZA PLAN

DWELLING UNIT COUNT

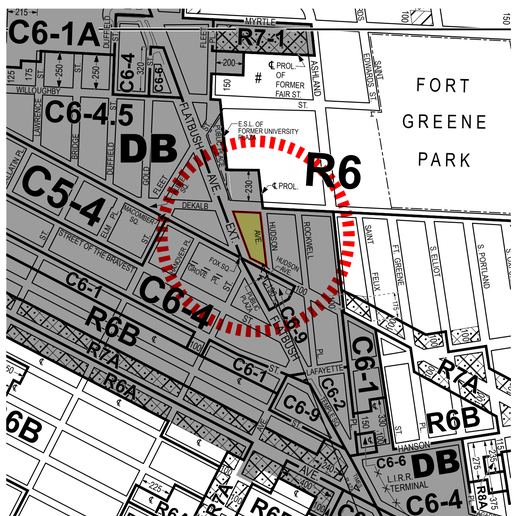
#BR	DU COUNT	DIST
0BR	121	10%
1BR	833	66%
2BR	238	19%
3BR	71	6%
	1263	

AERIAL MAP



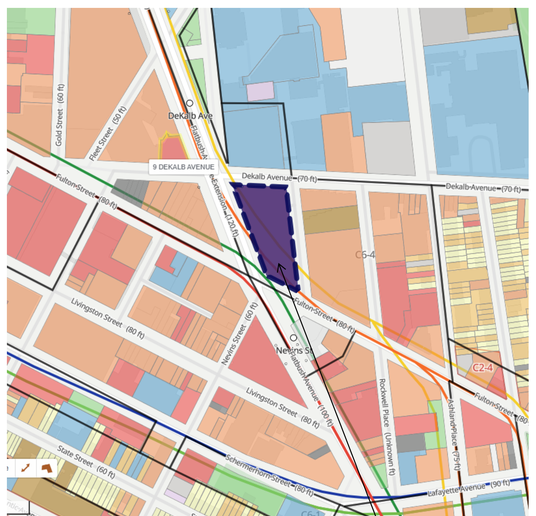
SITE LOCATION

ZONING MAP



SITE LOCATION

TRANSIT MAP



SITE LOCATION

TAX MAP



SITE LOCATION

PROJECT NOTES

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

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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

HPD FILED SUBMISSION
JULY 10TH, 2025

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

Z-000.00

SCALE:

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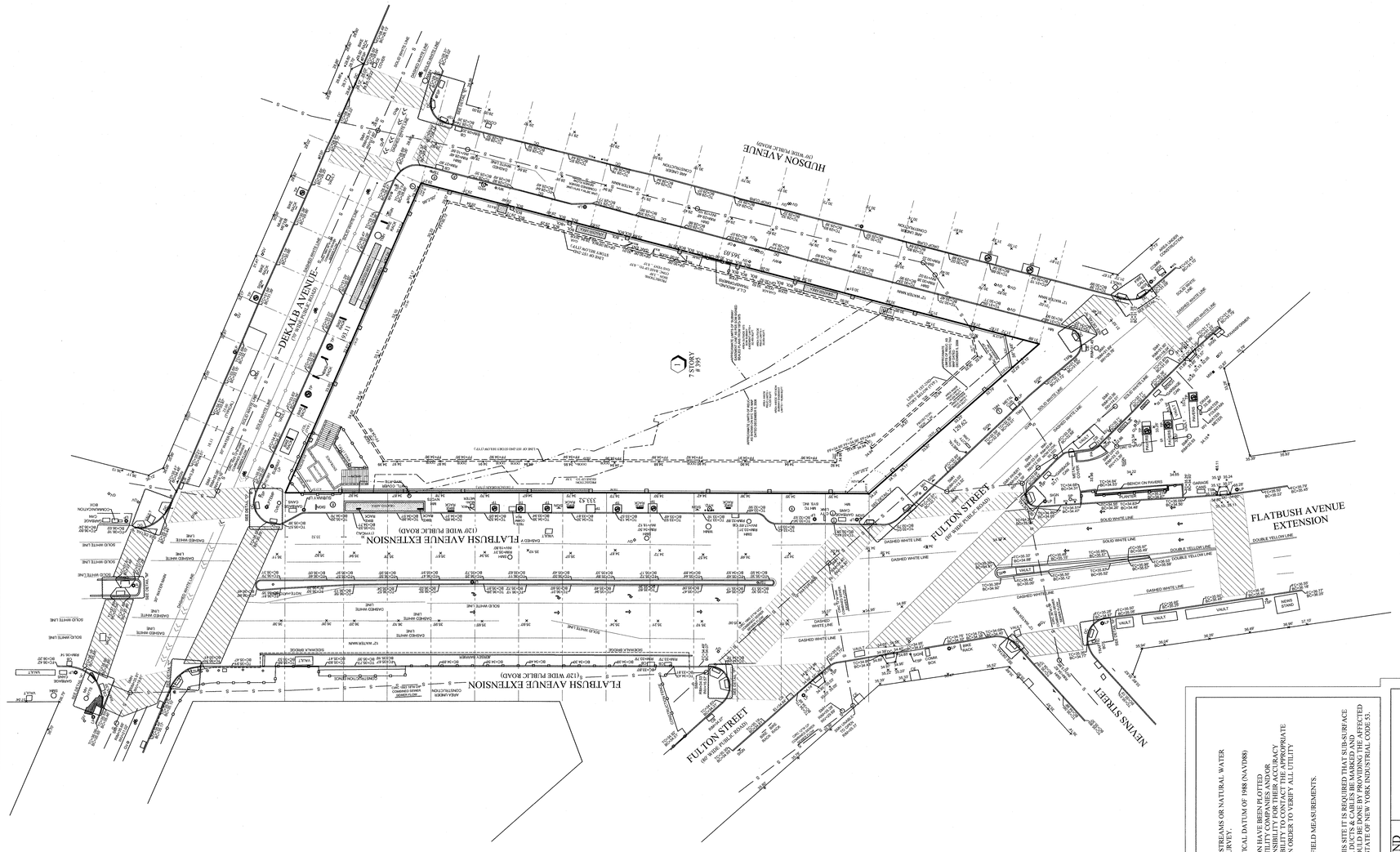
NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

ARCHITECTURAL SURVEY SHEET 1 OF 2



SURVEYED: JUNE 5, 2025
SCALE: 1" = 30'
DRAWN BY: MF
BLOCK: 2093
LOT: 1
TOTAL LOT AREA:
SQ. FT.: 49,153.08
ACRES: 1.1284

15.00' 30.00' 45.00'
0 15 45 90

SURVEY OF PROPERTY SITUATED IN:
395 FLATBUSH AVENUE
BOROUGH OF BROOKLYN
COUNTY OF KINGS
CITY OF NEW YORK
STATE OF NEW YORK

FEHRINGER SURVEYING, P.C.
ROBERT FEHRINGER
LICENSED LAND SURVEYOR
WWW.FEHRINGERSURVEYING.COM
2200 JACKSON AVENUE
SEAFORD, N.Y. 11783
(516) 763 - 5515 FAX: (516) 763 - 5525
FS@FEHRINGERSURVEYING.COM

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY WAS PREPARED, AND TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE NEXT OWNER OF THE PROPERTY AND THE LENDING INSTITUTION ASSOCIATED WITH A CONTEMPLATED TRANSFER, AND TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS DESIGNATED BY THE ABOVE NAMED PARTIES AT THE TIME OF CERTIFICATION.

NOTES:
THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

ALL ELEVATIONS ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ALL UNDERGROUND UTILITIES INDICATED HEREON HAVE BEEN PLOTTED FROM MARKINGS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AND/OR GOVERNMENTAL AGENCIES. WE BEAR NO RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. IT IS THE OWNERS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY EXCAVATION IN ORDER TO VERIFY ALL UTILITY LOCATIONS.

ALL MANHOLE COVERS PLOTTED FROM ACTUAL FIELD MEASUREMENTS.
INVERT ELEVATIONS FIELD VERIFIED.

CAUTION:
BEFORE DOING ANY DIGGING OR DRILLING ON THIS SITE IT IS REQUIRED THAT SUB-SURFACE SERVICE, INCLUDING THE UNDERGROUND MAINS, DUCTS & CABLES BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED. THIS SHOULD BE DONE BY CONTACTING THE AFFECTED UTILITY WITH THE NOTICE REQUIRED BY LAW IN THE STATE OF NEW YORK (OPTIONAL CODE 53.

LEGEND

HYD	FIRE HYDRANT	OHW	OVERHEAD UTILITY WIRES
T.P.	TREE PIT	W	WATER
DC	DROP CURB	E	ELECTRIC
CB	CATCH BASIN	G	GAS
MM	MUNI-METER	S	SEWER
EB	ELECTRIC BOX	ST	STEAM
TSP	TRAFFIC SIGN POLE	T	TELEPHONE
LP	LIGHT POLE	CE MH	CON ED MANHOLE COVER
TC	TOP OF CURB	EMH	ELECTRIC MANHOLE COVER
BC	BOTTOM OF CURB	WMH	WATER MANHOLE COVER
BW	BACK OF WALK	SMH	SEWER MANHOLE COVER
CLF	CHAIN LINK FENCE	TMH	TELEPHONE MANHOLE COVER
WF	WROUGHT IRON FENCE	CO MH	CLEAN OUT MANHOLE COVER
WSF	WOOD STOCKADE FENCE	WV	WATER VALVE
PRF	POST AND RAIL FENCE	GV	GAS VALVE
CE	CELLAR ENTRANCE	UP	UTILITY POLE
PA	PLANTED AREA	AS	AUTO SPRINKLER
	SIGN	SP	STAND PIPE
	TAX LOT	OF	OIL FILL

SEAL & SIGNATURE

SITE SURVEY

DATE 02.27.2025
PROJECT NO. 24.004
DRAWING BY DWA
CHECKED BY DWA

DRAFT

Z-001.00

SCALE: 10.00' 20.00' 30.00'
0 10 30 60

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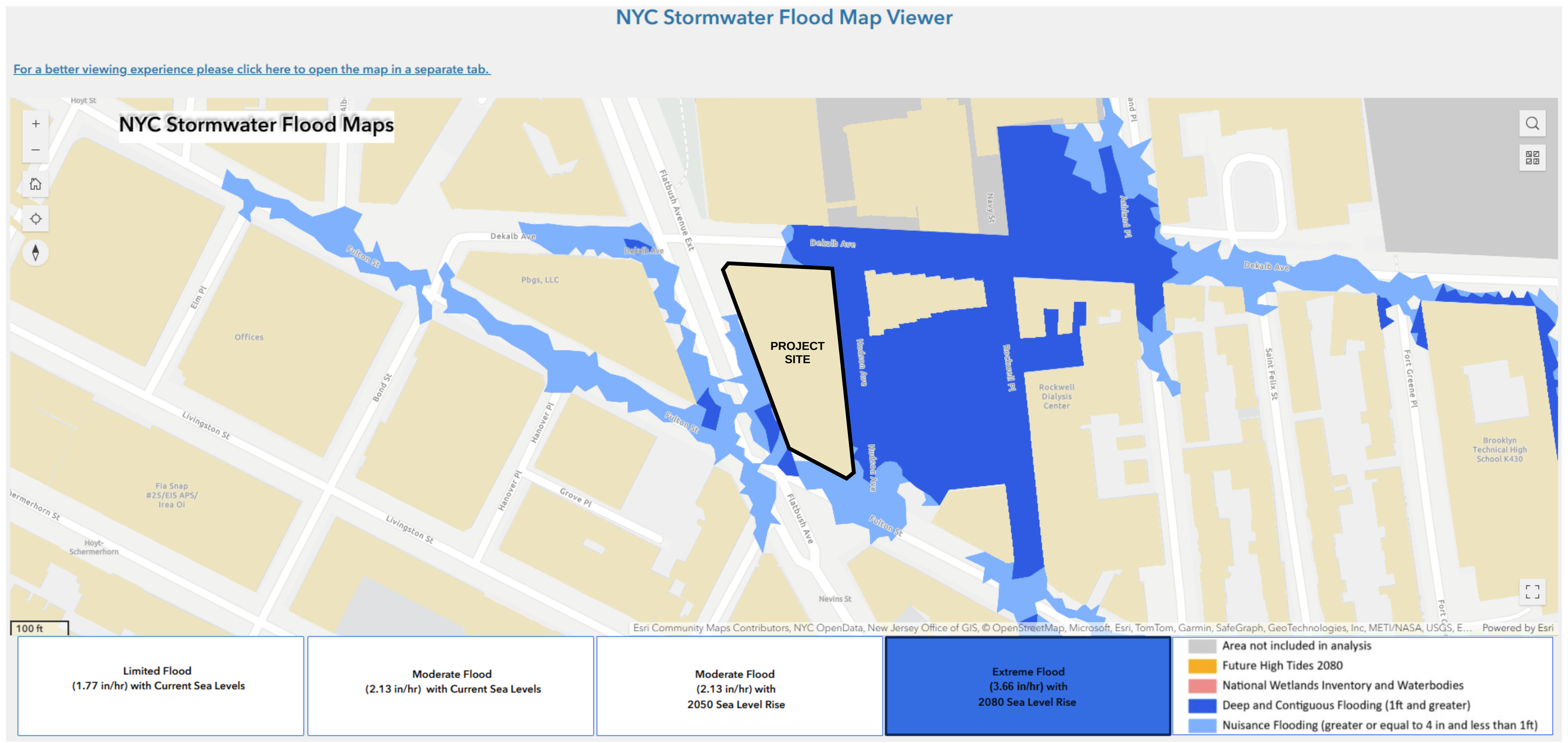
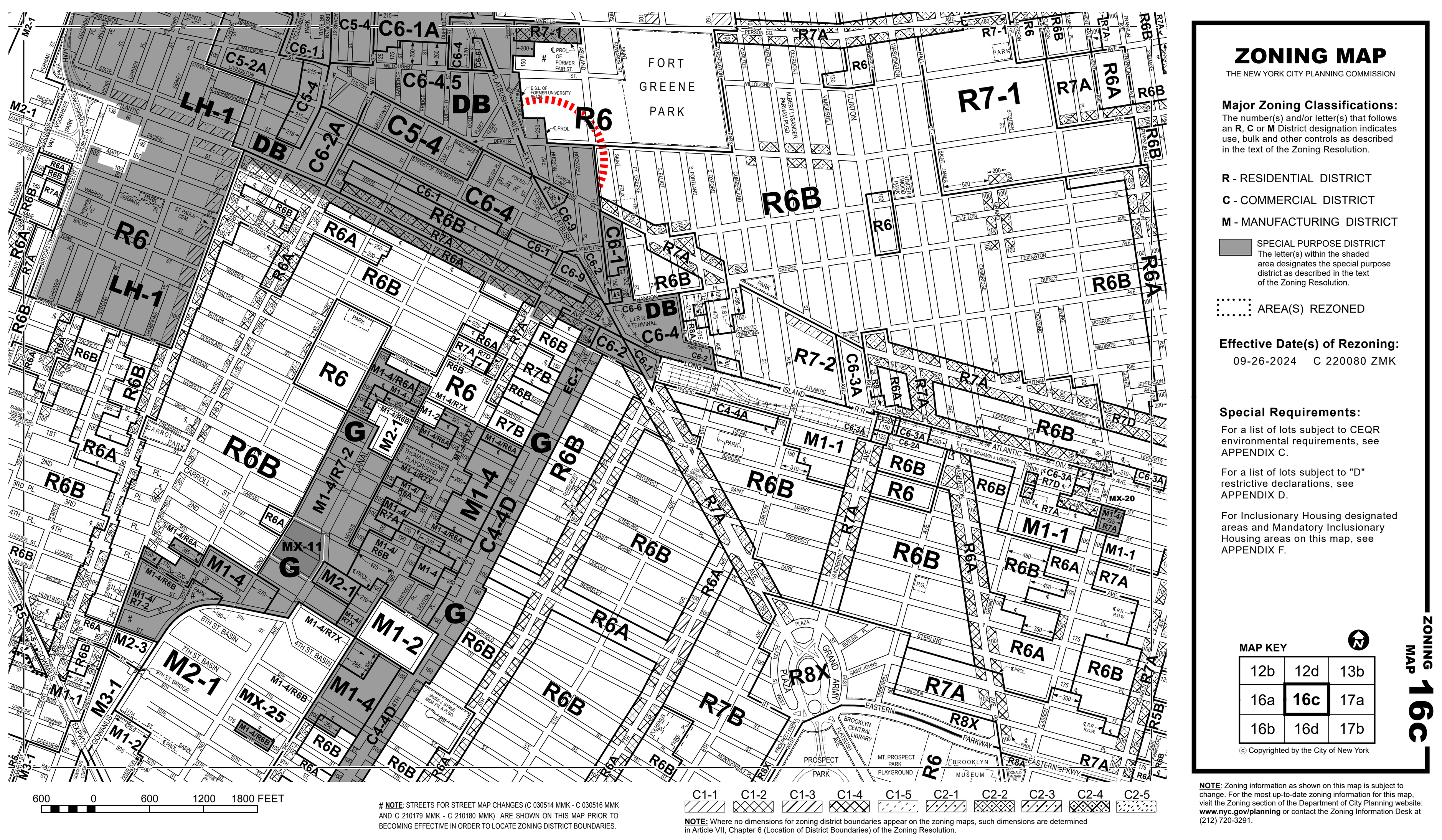
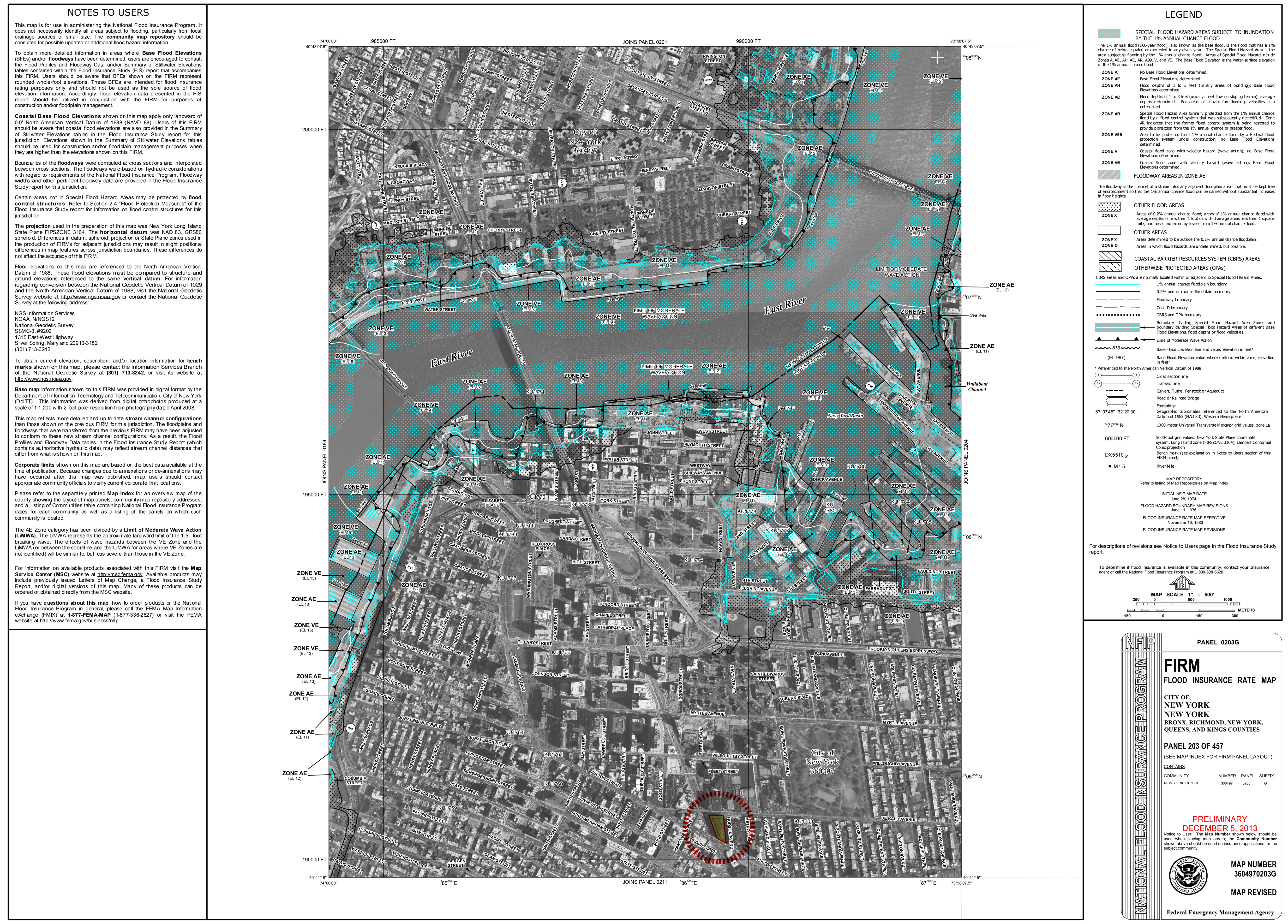


NYC STORMWATER FLOOD MAP 2080



ZONING MAP 16c



BLOCK 2093
LOT 01
SITE IS IN ZONE X

AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

FEMA FIRM MAP DEC 2013

PROJECT NOTES

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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

FLOOD MAP & ZONING MAP

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

Z-002.00

SCALE:

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

NEW 75 STORY BULDING
395 FLATBUSH AVE, BROOKLYN, NY

7 STY

13 STY

40STY

33 STY

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

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

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

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

100' - 0"

CORNER LOT 1

THROUGH LOT

CORNER LOT 2

365' - 0 1/2" BL-BL

293' - 6" BL-BL

194' - 9" BL-BL

76' - 11 1/2" BL-BL

109' - 8 1/2" BL-BL

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

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

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

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

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

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

66' - 0" BL-BL

41 STY ROOF

22 STY ROOF

76' - 0" BL-BL

193' - 1 1/2" PL-PL

167' - 1" BL-BL

113' - 3" BL-BL

129' - 7 1/2" PL-PL

316' - 1" BL-BL

333' - 6 1/2" PL-PL

82' - 10 1/2" BL-BL

PROPOSED OPEN SPACE
+/- 4,748SF

PROPOSED SIDEWALK

EXISTING SIDEWALK

SERVICE ENTRY

LOADING DOCK

RETAIL ENTRY

RESIDENTIAL ENTRY

COMMERCIAL/ RETAIL ENTRY

OUTER COURT ABOVE 75FT HT

LINE OF SUBWAY ENTRY PLAZA BELOW

EASEMENT LINE

NEW PROPOSED SIDEWALK

NEW HYDRANT AT PROPOSED SIDEWALK

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

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

TOTAL = 41 TREES

LEGEND

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

PROJECT NOTES

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

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

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

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

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

6. CONTEXT BUILDING LINES ARE ILLUSTRATIVE

7. CURB CUT WIDTH IS ILLUSTRATIVE AND SUBJECT TO CHANGE

NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

BUILDING SITE PLAN

SEAL & SIGNATURE

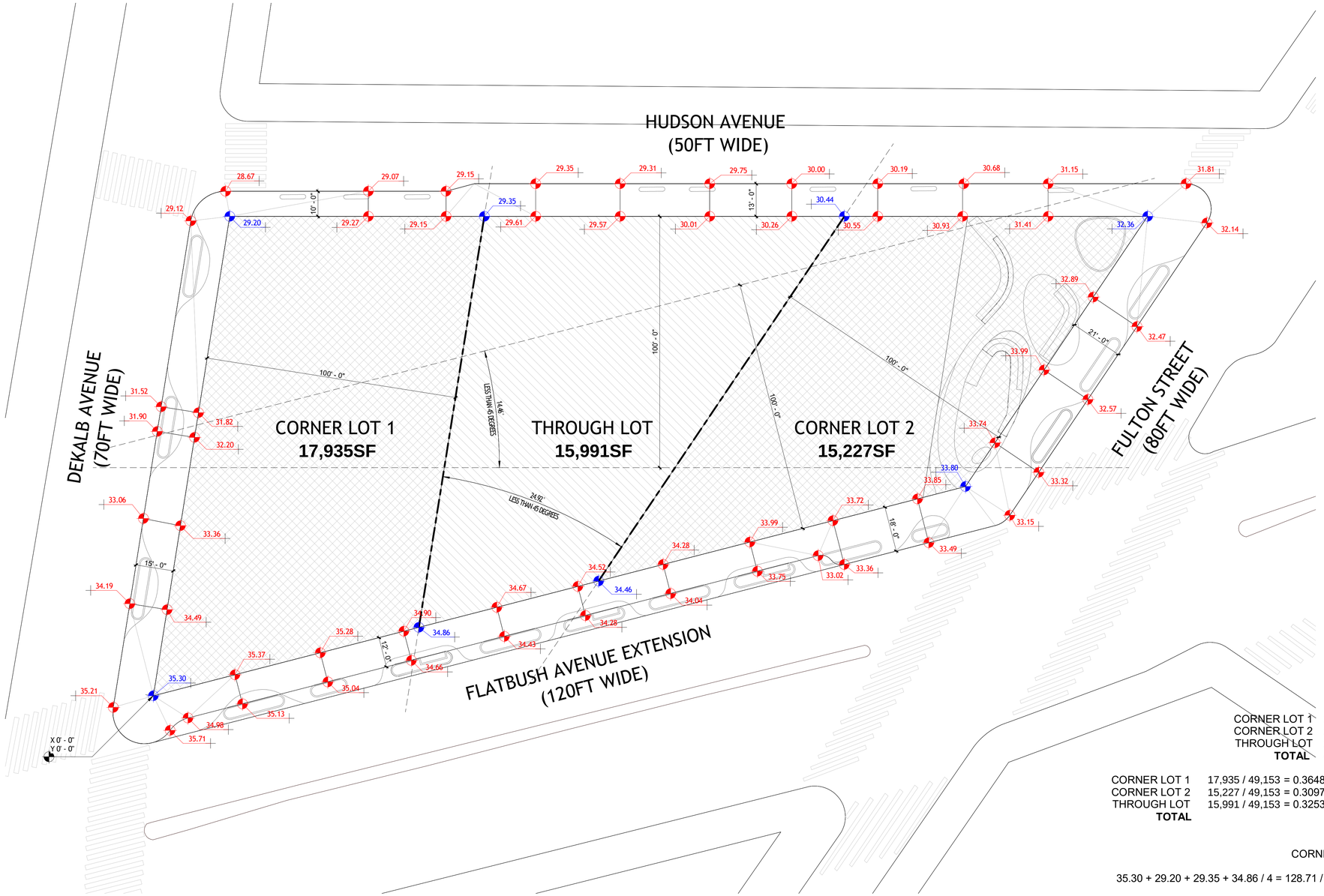
DRAFT

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

Z-007.00.

SCALE: As indicated

6/5/2025 1:16:36 PM



CORNER LOT 1	17,935SF
CORNER LOT 2	15,227SF
THROUGH LOT	15,991SF
TOTAL	**49,153SF**

CORNER LOT 1	17,935 / 49,153 = 0.3648	~ 36.5%
CORNER LOT 2	15,227 / 49,153 = 0.3097	~ 31.0%
THROUGH LOT	15,991 / 49,153 = 0.3253	~ 32.5%
TOTAL		**100.0%**

CORNER LOT 1

35.30 + 29.20 + 29.35 + 34.86 / 4 = 128.71 / 4 = 32.18

CORNER LOT 2

34.46 + 30.44 + 32.36 + 33.80 / 4 = 131.06 / 4 = 32.77

THROUGH LOT

34.86 + 29.35 + 30.44 + 34.46 / 4 = 129.11 / 4 = 32.28

ADJUSTED BASE PLANE CALCULATION

32.18 x 36.5% + 32.77 x 31% + 32.28 x 32.5% = 11.75 +10.16 + 10.49

ABP = 32.4' ~ 32'- 5"

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NO.	DESCRIPTION	DATE
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KEY PLAN

BASE PLANE CALCULATION

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

Z-004.00

SCALE: **3/64" = 1'-0"**

395 FLATBUSH AVENUE EXTN, BROOKLYN NY 11201

Zoning Comparison Table — **Date: 06.06.25**

	Permitted/Required				
	Existing Zoning		Proposed Zoning		
	ZR Section #	C6-4 | R10EQ (DB)	ZR Section #	C6-12|R12 MIH (DB)	C6-12|R12 MIH (DB)
				Non-Large Qualifying Site	Large Qualifying Site******
USE GROUPS	ZR 22-10, ZR 32-10	1-4, 6-10 (I-IV, VI-X)	ZR 22-10, ZR 32-10	1-4, 6-10 (I-IV, VI-X)	
Maximum FAR (Total)	**ZR 101-21**		**ZR 101-21**	18	23
Residential	ZR 23-22	12 *	ZR 23-22	18 *	19*
Community Facility	ZR 33-123	10	ZR 33-123	15	
Commercial	ZR 33-122	10	ZR 33-122	15	
Manufacturing	N.A.	N.A.	N.A.	N.A.	
YARDS					
Front Yard	ZR 23-322	NONE REQD	ZR 23-322	NONE REQD	
Side Yard	ZR 23-334, ZR 33-25	0.00' | 5.00'	ZR 23-334, ZR 33-25	0.00' | 5.00'	
Rear Yard*****	ZR 23-342, ZR 33-26	HT<75' | MIN.20', HT>75' | MIN.30'	ZR 23-342, ZR 33-26	HT<75' | MIN.20', HT>75' | MIN.30'	
Lot Coverage	ZR 23-362, ZR 23-435	BLDG.HT DEPENDENT 65% BLW 300'HT | 50% ABV 300'HT	ZR 23-362, ZR 23-435	BLDG.HT DEPENDENT 65% BLW 300'HT | 50% ABV 300'HT	
HEIGHT AND SETBACKS	**ZR 101-222, ZR 101-223**		**ZR 101-222, ZR 101-223**		
Maximum Base Height	ZR 23-432	155FT ** | 125FT***	ZR 23-432	155FT **	
Maximum Building Height	ZR 101-223, ZR 23-432	215FT | 235FT **** OR TOWER	ZR 101-222, ZR 101-223	325FT | 395FT **** OR TOWER	
Setbacks from Narrow Streets	ZR 23-433	15'	ZR 23-433	15'	
Setbacks from Wide Streets	ZR 23-433	10'	ZR 23-433	10'	
DENSITY	ZR 23-52	NOT APPLICABLE	ZR 23-52	NOT APPLICABLE	
PARKING AND LOADING	**ZR 101-50**		**ZR 101-50**		
Loading	ZR 36-62	USE DEPENDENT	ZR 36-62	USE DEPENDENT	
Parking	ZR 25-21, ZR 36-21	NONE REQD	ZR 25-21, ZR 36-21	NONE REQD	
Bike Parking	ZR 25-81, ZR 36-71	RESIDENTIAL (UG-2) - ONE / TWO DUs COMM (UG-6) - ONE PER 10,000SFT COMM (UG-7) - ONE PER 7,500SFT	ZR 25-81, ZR 36-71	RESIDENTIAL (UG-2) - ONE / TWO DUs COMM (UG-6) - ONE PER 10,000SFT COMM (UG-7) - ONE PER 7,500SFT	

* WHEN PROVIDING QUALIFYING AFFORDABLE HOUSING OR QUALIFYING SENIOR HOUSING PURSUANT TO UAP OR MIH REGULATIONS

** FOR ZONING LOTS OR PORTIONS THEREOF WITHIN 100FT OF A WIDE STREET OR ON NARROW STREET BUT CONTAINING QUALIFYING AFFORDABLE HOUSING

*** FOR ZONING LOTS OR PORTIONS THEREOF ON NARROW STREET OR BEYOND 100FT OF A WIDE STREET

**** FOR BUILDINGS CONTAINING STANDARD RESIDENCES | OR | QUALIFYING AFFORDABLE HOUSING, PURSUANT TO STANDARD HEIGHT & SETBACK REGULATIONS

***** NO REAR YARD OR REAR YARD EQUIVALENT FOR ZONING LOTS OCCUPYING AN ENTIRE BLOCK

****** DEFINED PURSUANT TO ZR 101-01 AS A ZONING LOT THAT EITHER OCCUPIES AN ENTIRE BLOCK OR HAS A MINIMUIM LOT AREA OF 30,000 SFT WITH AT LEAST ONE FULL BLOCK STREET FRONTAGE.

395 FLATBUSH AVENUE EXTN: ZONING ANALYSIS

BLOCK	**2093**
LOT	**1**
ZONING MAP	16C
ZONING DISTRICT	**C6-12 (R12 EQ-MIH) PROPOSED** | C6-4 (R10 EQ) EXISTING
SPECIAL DISTRICT	DOWNTOWN BROOKLYN SPECIAL DISTRICT (DB)
COMMUNITY DISTRICT	BROOKLYN COMMUNITY DISTRICT 2
LANDMARK	NO
LOT SIZE	APPROX. 125.92' X 373.67' (IRREGULAR)
LOT AREA (SURVEY DTD 12.04.24)	**49,153 SFT**
SCOPE OF WORK	MIXED-USE BUILDING WITH GROUND FLOOR RETAIL, NON-RESI COMMERCIAL ABOVE AND RESIDENTIAL APARTMENTS WITH INCLUSIONARY HOUSING UNITS
PROPOSED OCCUPANCY GROUP	M (MERCANTILE) B (BUSINESS OFFICES) R2 (MULTIFAMILY RESIDENTIAL)
PROPOSED USE GROUP	II (MULTIFAMILY RESIDENTIAL), VI (RETAIL & SERVICES), VII (BUSINESS OFFICES)

			PERMITTED	PROVIDED	REMARKS
	USE REGULATIONS				
ZR 101-10	**SPECIAL USE REGULATIONS**		**APPLICABLE**		**FUTURE BUILDING SHALL COMPLY**
ZR 22-10 **ZR 32-10**	**USE ALLOWANCES**	USES PERMITTED AS OF RIGHT,	**I-IV, VI-X**	**II, VI, VII**	
ZR 34-112	**RESIDENTIAL BULK REGULATIONS IN COMMERCIAL DISTRICTS**	RESIDENTIAL EQUIVALENT OF C6-12 COMMERCIAL DISTRICT	**R12 MIH**	**R12 MIH**	
	FLOOR AREA REGULATIONS		**PERMITTED**	**PROVIDED**	**REMARKS**
ZR 101-20	**SPECIAL BULK REGULATIONS**	USE UNDERLYING DISTRICT REGS SUPPLEMENTED BY PROVISIONS OF THE DB SPECIAL DISTRICT			
ZR 12-10	**FLOOR AREA EXCLUSIONS FOR ALL-ELECTRIC OR ULTRA LOW ENERGY BUILDING**	MAXIMUM 05% OF TOTAL FLOOR AREA PROVIDED, EXCLUSIVE OF ANY FLOOR SPACE OTHERWISE EXCLUDED FROM FLOOR AREA.	**APPLICABLE**	**USED**	**FUTURE BUILDING SHALL COMPLY**
ZR 23-22	**RESIDENTIAL FLOOR AREA REGULATIONS**	QUALIFYING AFFORDABLE HOUSING BUILDINGS	**18.00**	**19.00**	**TEXT AMENDMENT TO ALLOW 19.0 FAR RESIDENTIAL IN C6-12 (R12 EQ) ZONES FOR LOT SIZES ABOVE AN APPROVED MINIMUM LOT SIZE IN SPCL DISTT.**
ZR 23-23	**SPECIAL FLOOR AREA PROVISIONS FOR MULTIFAMILY BUILDINGS**				
ZR 23-231 *ZR 23-63*	**AMENITIES** *REQUIRED RECREATION SPACE*	MAXIMUM 05% OF RFA EXEMPT FROM FLOOR AREA MINIMUM 03% OF RFA MUST COMPLY WITH (a) THRU (d) (a-d) ACCESSIBILITY, MIN. DIMENSION, OUTDOOR RECREATION & WINDOWS	**28,015 SF MIN.**	**46,633 SF**	**COMPLIES** **COMPLIES** **FUTURE BUILDING SHALL COMPLY**
ZR 23-232(a)(3)	**CORRIDOR TERMINATES IN A 3BR UNIT**	MAXIMUM 50% OF CORRIDOR AREA EXEMPT FROM FLOOR AREA			**COMPLIES**
ZR 23-232(b)	**CORRIDOR LENGTH NOT TO EXCEED 100LFT** *(FROM ELEVATOR DOOR TO FARTHEST DU)*	MAXIMUM 50% OF CORRIDOR AREA EXEMPT FROM FLOOR AREA			**COMPLIES**
ZR 23-233	**REFUSE STORAGE & DISPOSAL**	MAXIMUM 35FT PER DWELLING UNIT EXEMPT FROM FLOOR AREA			**COMPLIES**
ZR 23-50 *ZR 23-52*	**MAX NUMBER OF DWELLING UNITS**	DWELLING UNIT FACTOR	**NOT APPLICABLE**	**1263**	**COMPLIES**
ZR 35-35 **ZR 33-13**	**BULK REGULATIONS FOR MIXED BUILDINGS** **FLOOR AREA BONUS FOR A PUBLIC PLAZA**	OPEN SPACE PROVIDED VIA AN URBAN RENEWAL PLAN APPROVED BY DEPT. OF CITY PLANNING,	**REQUIRED**	**PROVIDED**	
ZR 33-122	**COMMERCIAL FLOOR AREA REGULATIONS**	MAXIMUM FLOOR AREA RATIO IN CERTAIN DISTRICTS	**15.00**	**2.87**	**TEXT AMENDMENT TO ALLOW 23.0 FAR IN C6-12 DISTRICT**
ZR 33-123	**COMMUNITY FACILITY AREA REGULATIONS**	MAXIMUM FLOOR AREA RATIO IN CERTAIN DISTRICTS	**15.00**	**0.00**	
ZR 101-21	**SPECIAL FLOOR AREA REGULATIONS**	**MAXIMUM RESIDENTIAL FLOOR AREA RATIO** **MAXIMUM COMM. FACILITY FLOOR AREA RATIO** **MAXIMUM COMMERCIAL FLOOR AREA RATIO** **MAXIMUM FLOOR AREA RATIO**	**18.00** **15.00** **15.00** **23.00**	**19.00** **0.00** **2.87** **21.87**	**TEXT AMENDMENT TO ALLOW 19.0 FAR RESIDENTIAL & TOTAL MAX. 23.0 FAR IN C6-12 ZONES FOR LOT SIZES ABOVE AN APPROVED MIN. LOT SIZE IN DOWNTOWN BROOKLYN SPECIAL DISTRICT.**
		MAXIMUM RESIDENTIAL FLOOR AREA **MAXIMUM COMM. FACILITY FLOOR AREA** **MAXIMUM COMMERCIAL FLOOR AREA** **MAXIMUM FLOOR AREA**	**884,755** **737,296** **737,296** **1,130,521**	**933,820** **0** **141,280** **1,075,100**	**COMPLIES** **COMPLIES**
	OPEN AREA REGULATIONS		**PERMITTED**	**PROVIDED**	**REMARKS**
ZR 23-30 **ZR 33-20**	**YARD, COURTS & OPEN AREA REGULATIONS**				
ZR 23-311 **ZR 23-312** **ZR 33-23**	**PERMITTED OBSTRUCTIONS**	(a) BALCONIES (g) ACC. MECH. EQUIPMENT WITH SCREENING PER ZR 26-50			**FUTURE BUILDING SHALL COMPLY** **FUTURE BUILDING SHALL COMPLY**
ZR 23-322	**FRONT YARD**	NONE REQUIRED		NONE PROVIDED	
ZR 23-334 **ZR 33-25**	**SIDE YARD**	NONE REQUIRED, MIN. 5FT IF PROVIDED NONE REQUIRED, MIN. 8FT IF PROVIDED		NONE PROVIDED NONE PROVIDED	
ZR 23-34 **ZR 23-342** **ZR 33-26**	**REAR YARD & REAR YARD EQUIVALENT** **REAR YARD REQUIREMENTS**	NO REAR LOT LINES	**N.A.**	NONE PROVIDED	
ZR 23-38	**THROUGH LOT PROVISIONS** *ENTIRE BLOCK ZONING LOTS*	NONE REQUIRED		NONE PROVIDED	
ZR 23-35 **ZR 23-352** **ZR 33-50**	**COURT REGULATIONS** **INNER COURT REGULATIONS**			NONE PROVIDED	
ZR 23-353	**OUTER COURT REGULATIONS**	(a) WIDTH OF OUTER COURT (IF LESS THAN 20FT BELOW 75FT HT | 30FT ABOVE 75FT HT) MUST BE EQUAL TO OR GREATER THAN THE DEPTH		8.1FT WIDTH, 5FT DEPTH ABOVE 75FT HT (EAST FACADE)	**COMPLIES** **SEE Z-007**
ZR 23-36 **ZR 23-362**	**MAXIMUM LOT COVERAGE** USING ZR 23-434 SITE ELIGIBILITY PROVISIONS FOR IRREGULAR SHAPED LOTS AND TRANSIT FRONTAGE	(b)(1) FOR LOT AREAS GREATER THAN 30,000SFT BUT NOT A LARGE SITE	65 %	37.34%	COMPLIES
ZR 23-37 **ZR 23-371(C)**	**OTHER OPEN AREA REGULATIONS** **MINIMUM DISTANCE BETWEEN BUILDINGS**	(1) FOR SEPARATED PORTIONS OF THE BUILDING (2) TWO OR MORE BUILDINGS		NONE PROVIDED ONE BUILDING PROVIDED	**COMPLIES**
ZR 23-372	**DISTANCE BETWEEN WINDOWS & LOT LINES**	NO REAR OR SIDE LOT LINE EXISTS		NOT APPLICABLE	
ZR 23-62	**BALCONIES**		PERMITTED	NOT PROVIDED	

			PERMITTED	PROVIDED	REMARKS
	TOWER PROVISIONS				
ZR 102-22	**SPECIAL HEIGHT & SETBACK REGULATIONS**	ALL BUILDINGS IN DB SPCL DISTT MEASURED FROM BASE PLANE		PROVIDED	**COMPLIES**
ZR 23-432 **ZR 33-40** **ZR 33-432**	**HEIGHT & SETBACK REQUIREMENTS**	MODIFIED PER TOWER REGULATIONS IN DB SPCL DISTRICT			
ZR 33-42 **ZR 101-221** **ZR 23-413**	**PERMITTED OBSTRUCTIONS**	(a) BALCONIES (b) ELEVATORS & STAIR BULKHEADS (b) DORMERS MAY PENETRATE MAX. BASE HT.			**FUTURE BUILDING SHALL COMPLY** **FUTURE BUILDING SHALL COMPLY** **FUTURE BUILDING SHALL COMPLY**
ZR 35-631(b)	**STREETWALL LOCATION IN C1-C6 DISTT.** PERCENTAGE-BASED RULES	(b) MINIMUM AGGREGATE WIDTH OF STREETWALLS WITHIN 8FT OF STREETLINE WHICH SHALL EXTEND TO MIN. BASE HEIGHT)	70 %	VARIES	
		FLATBUSH AVE EXTN. (AGGREGATE WALL WIDTH) **316.00 FT** **221.20 FT** **251 FT** **WAIVER FOR PUBLIC OPEN SPACE PROVIDED** **FULTON STREET (AGGREGATE WALL WIDTH)** **129.60 FT** **90.72 FT** **0 FT** **ALONG FULTON STREET & PORTIONS OF HUDSON** **DEKALB AVENUE (AGGREGATE WALL WIDTH)** **193.10 FT** **135.17 FT** **128 FT** **STREET & FLATBUSH AVENUE EXTENSION** HUDSON AVENUE (AGGREGATE WALL WIDTH) 293.50 FT 205.45 FT 293.5 FT **COMPLIES**
ZR 35-631(c)	**STREETWALL LOCATION IN C1-C6 DISTT.** MODIFICATIONS FOR LARGE SITES	(c) FOR LARGE ZONING LOTS (OCCUPYING ENTIRE BLOCK) AGGREGATE WIDTH OF STREETWALLS WITHIN 15FT OF STREETLINE	70 %	VARIES	
		FLATBUSH AVE EXTN. (AGGREGATE WALL WIDTH) 316.00 FT 221.20 FT 251 FT **COMPLIES** **FULTON STREET (AGGREGATE WALL WIDTH)** **129.60 FT** **90.72 FT** **0 FT** **REFER TO WAIVER ABOVE** **DEKALB AVENUE (AGGREGATE WALL WIDTH)** **193.10 FT** **135.17 FT** **128 FT** **REFER TO WAIVER ABOVE** HUDSON AVENUE (AGGREGATE WALL WIDTH) 293.50 FT 205.45 FT 293.5 FT **COMPLIES**
ZR 101-41 **ZR 23-432**	**SPCL STREETWALL LOCATION REGULATIONS** MINIMUM | MAXIMUM BASE HEIGHT WITHIN 100FT OF WIDE STREET			MIN | MAX	
		FLATBUSH AVE EXTN. (120' ROW - WIDE STREET) **N.A. | 155 FT** **80 FT** **REFER TO WAIVER ABOVE** **FULTON STREET (80' ROW - WIDE STREET)** **N.A. | 155 FT** **0 FT** **REFER TO WAIVER ABOVE** **DEKALB AVENUE (70' ROW - NARROW STREET)** **N.A. | 155 FT** **80 FT** **REFER TO WAIVER ABOVE** HUDSON STREET (50' ROW - NARROW STREET) N.A. | 155 FT 80 FT
ZR 101-223	**TOWER REGULATIONS** *USING PROVISIONS OF ZR 23-435*	**NO HEIGHT LIMIT**	**NO LIMIT**	**800 FT FRM BASE PLANE** *EL: 832.5 FT FRM NAVD 88*	**COMPLIES**
ZR 23-435 **ZR 33-45**	**TOWER COVERAGE**	LOT COVERAGE ABOVE MAXIMUM BASE HEIGHT (a) MAXIMUM 65% UP TO 300 FEET (b) MAXIMUM 50% ABOVE 300 FEET	**31,950 SF** **24,577 SF**	**18,355 SF** **18,355 SF**	**COMPLIES** **COMPLIES**
ZR 35-63 **ZR 23-433**	**HEIGHT & SETBACK REQUIREMENTS** **STANDARD SETBACK REGULATIONS** **TOWER SETBACKS ON LOTS BOUNDED BY TWO OR MORE STREETS**	FLATBUSH AVE EXTN. (120' ROW - WIDE STREET) **10 FT** **10 FT** FULTON STREET (80' ROW - WIDE STREET) **10 FT** **100 FT** **TEXT AMENDMENT TO WAIVE TOWER SETBACK** **DEKALB AVENUE (70' ROW - NARROW STREET)** **15 FT** **0 FT** **REQUIREMENTS IN DB SPCL DISTT FOR LARGE SITES** HUDSON AVENUE (50' ROW - NARROW STREET) **15 FT** **15 FT** **WITH MIN. 30% TRANSIT INF. B/W GRADE**
ZR 26-52	**TOWER ROOFTOP SCREENING & ENCLOSURE REGULATIONS**	ALL ACCESSORY MECH EQUIPMENT SHALL BE SCREENED ON ALL SIDES. SCREENING MAY BE OPAQUE OR PERFORATED (<50% OPEN) EXCEPT FOR SOLAR & WIND ENERGY SYSTEMS			**FUTURE BUILDING SHALL COMPLY**
ZR 101-42	**MANDATORY SIDEWALK WIDENINGS**	ZONING LOT EXCLUDED FROM WIDENING ON DISTRICT MAPS	NOT APPLICABLE		
	ADMINISTRATION OF AFFORDABLE HOUSING		**PERMITTED**	**PROVIDED**	**REMARKS**
ZR 27-13 **ZR 27-131**	**MANDATORY INCLUSIONARY HOUSING**	(3)(i) OPTION 1 - AFFORDABLE HOUSING FLOOR AREA OF AT LEAST 25% OF RESIDENTIAL FLOOR AREA WITHIN THE MIH DEVELOPMENT	**233,455 SF** **25.00%**	**233,491 SF** **25.00%**	**COMPLIES** **COMPLIES**
ZR 27-14 **ZR 27-15**	**METHODS OF PROVIDING AFF. HOUSING**	(a) THROUGH (g) (a) THROUGH (c)			**FUTURE BUILDING SHALL COMPLY** **FUTURE BUILDING SHALL COMPLY**
ZR 27-16	**REQUIREMENTS FOR MIH & UAP SITES**	(a) LOCATION OF MIH & UAP SITES			**FUTURE BUILDING SHALL COMPLY**
		(b) DISTRIBUTION OF AFFORDABLE HOUSING UNITS (1) MINIMUM 65% OF RESIDENTIAL STORIES **42 FLRS** **64 FLRS** **COMPLIES** (2) NOT MORE THAN 2/3 OF THE DUS PER FLOOR **66.67% MAX PER FLR** **PROVIDED** **COMPLIES**			
		(c)(1)(i) AFFORDABLE HOUSING UNITS SHALL CONTAIN A BEDROOM MIX PROPORTIONAL TO THE NON AFFORDABLE HOUSING UNITS.	COMPLIANCE PATH 1	**SEE DU SCHEDULE**	**COMPLIES**
		(d)(1) SIZE OF AFFORDABLE HOUSING UNITS WITHIN PERIMETER WALLS		***SEE DU SCHEDULE***	**COMPLIES**
		(i) ZERO BEDROOM 400 SFT MIN **423.00 NSF MIN.** **COMPLIES** (ii) ONE BEDROOM 575 SFT MIN **599.00 NSF MIN.** **COMPLIES** (iii) TWO BEDROOM 775 SFT MIN **783.00 NSF MIN.** **COMPLIES** (iv) THREE BEDROOM 950 SFT MIN **1003.00 NSF MIN.** **COMPLIES**			
	OFF STREET PARKING		**PERMITTED**	**PROVIDED**	**REMARKS**
ZR 101-50	**OFF STREET PARKING & LOADING REGULATIONS**				
ZR 101-51	**CURB CUT RESTRICTIONS**	EXISTING TO REMAIN		NONE REQUESTED	
ZR 25-20 **ZR 25-21**	**REQUIRED RESIDENTIAL OFF-STREET PARKING** **REQUIRED PARKING IN INNER TRANSIT ZONES**	NO ACCESSORY OFF-STREET PARKING SPACES REQUIRED	NONE REQUIRED	NONE PROVIDED	
ZR 36-20 **ZR 36-21**	**REQUIRED OFF STREET PARKING FOR COMM & COMMUNITY FACILITY USES**		NONE REQUIRED	NONE PROVIDED	
ZR 25-80					
ZR 25-81 **ZR 36-71**	**REQUIRED BICYCLE PARKING SPACES**	RESIDENTIAL UG II, ONE PER TWO DWELLING UNITS 632 BIKES 632 BIKES **COMPLIES** COMMUNITY FACILITY - NONE PROVIDED 0 BIKES 0 BIKES **COMPLIES** COMMERCIAL (RETAIL) UG VI, ONE PER 10,000SFT 7 BIKES 7 BIKES **COMPLIES** COMMERCIAL (OFFICE) UG VII, ONE PER 7,500SFT 10 BIKES 10 BIKES **COMPLIES** **TOTAL REQUIRED** **649 BIKES** **649 BIKES**		
ZR 25-85	**FLOOR AREA EXEMPTION (BIKE PARKING)**	FIFTEEN SFT MULTIPLIED BY THE NUMBER OF REQUIRED BICYCLE PARKING SPACES	9,735 SFT	9,473 SFT	**COMPLIES** **SEE ZFA SCHEDULE**
ZR 36-40					
ZR 36-62	**REQUIRED ACCESSORY OFF STREET LOADING BERTHS**	COMMERCIAL (RETAIL) USES UG VI (LRC-B) — FIRST 25,000 SFT: NONE REQUIRED; **NEXT 15,000 SFT: 1**; **NEXT 40,000 SFT: 1**; EACH ADDTL 150,000 SFT: 1 — TOTAL COMMERCIAL (RETAIL) USE **65,915 SFT**; **TWO BERTHS PROVIDED** **COMPLIES**; **SEE PLANS**			
		COMMERCIAL (OFFICE) USES UG VII (LRC-C) — **FIRST 100,000 SFT: NONE REQUIRED**; NEXT 200,000 SFT: 1; EACH ADDTL 300,000 SFT: 1 — TOTAL COMMERCIAL (OFFICE) USE **79,365 SFT**; **NONE PROVIDED** **COMPLIES**			
		RESIDENTIAL — NONE REQUIRED — **ONE BERTH PROVIDED** **SEE PLANS**			
ZR 36-661	**SIZE OF REQUIRED BERTHS**	UG VI (LRC-B) 37'L X 12'W X 14'HT — TWO BERTHS PROVIDED **FUTURE BUILDING SHALL COMPLY** UG VII (LRC-C) 37'L X 12'W X 12'HT — N.A.			
	SPECIAL URBAN DESIGN REGULATIONS		**PERMITTED**	**PROVIDED**	**REMARKS**
ZR 26-41	**STREET TREE PLANTING**	ONE STREET TREE PROVIDED FOR EVERY 25 FEET OF STREET FRONTAGE. **FLATBUSH AVE EXTN.** 334' LFT 13 TREES 14 TREES **COMPLIES** **FULTON STREET** 130 LFT 5 TREES 5 TREES **COMPLIES** **DEKALB AVENUE** 193 LFT 8 TREES 8 TREES **COMPLIES** **HUDSON AVENUE** 365 LFT 15 TREES 15 TREES **COMPLIES**			
ZR 32-32 **ZR 32-321**	**TIER B FRONTAGE REGULATIONS** (a) USE & TRANSPARENCY REQUIREMENTS	(a)(5) UG VII SIZE LIMITATION PER ESTABLISHMENT	5000 SFT	950 SFT	**COMPLIES**
		(a)(7) ACCESSORY RESIDENTIAL LOBBY FRONTAGE MAXIMUM WIDTH (GREATER OF 50% OF STREET FRONTAGE OR 50FT) **DEKALB AVENUE (50% OF 193.1FT = 97FT)** 97 FT 70 FT **COMPLIES** **HUDSON AVENUE (50% OF 293.5FT = 147FT)** 147 FT 70 FT **COMPLIES**			
		(a)(7)(i) MAXIMUM STREETWALL WIDTH OF LOADING BERTH	N.A.	ALTERNATE PROVISIONS USED	**COMPLIES**
		(a)(8) MASS TRANSIT ENTRANCE & EXIT REGULATION	PERMITTED	NO RESTRICTION	**COMPLIES**
		(b) TRANSPARENCY REQUIREMENTS SURFACE AREA BETWEEN 2FT TO 12FT FROM ADJ GRADE (MINUS THE PERMITTED OBSTRUCTIONS ABOVE) **FLATBUSH AVE EXTN.** 50 % PROVIDED **FUTURE BUILDING SHALL COMPLY** **FULTON STREET** 50 % PROVIDED **FUTURE BUILDING SHALL COMPLY** **DEKALB AVENUE** 50 % PROVIDED **FUTURE BUILDING SHALL COMPLY** **HUDSON AVENUE** 50 % PROVIDED **FUTURE BUILDING SHALL COMPLY**			
ZR 32-322	(b) ALTERNATIVE REGULATIONS	(a)(3) FOR MULTIPLE STREET FRONTAGES, MINIMUM TWO STREET FRONTAGES MUST COMPLY WITH STANDARD REQUIREMENTS OF ZR 32-321. **FLATBUSH AVE EXTN.** ZR 32-321 PROVIDED **COMPLIES** **FULTON STREET** ZR 32-321 PROVIDED **COMPLIES** **DEKALB AVENUE** ZR 32-322(b) NO PARKING OR BLANK WALLS **COMPLIES** **HUDSON AVENUE** ZR 32-322(b) NO PARKING OR BLANK WALLS **COMPLIES**			
ZR 32-323 **ZR 101-111**	(c) CURB CUT RESTRICTIONS	NO NEW CURB CUT ACCESSING OFF-STREET PARKING OR LOADING SPACES SHALL BE PERMITTED **FLATBUSH AVE EXTN.** NOT PERMITTED **FULTON STREET** NOT PERMITTED **DEKALB AVENUE** NOT PERMITTED **HUDSON AVENUE** **N.A.** EXISTING TO REMAIN			

395 FLATBUSH AVE

BROOKLYN, NEW YORK

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PROJECT NOTES

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

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

NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

ZONING ANALYSIS & COMPARISON TABLE

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

Z-005.00

SCALE:

FAR SCHEDULE

BLOCK	**2093**
LOT	**1**
ZONING DISTRICT	**C6-12 (R12 EQ - MIH)**
LOT AREA	**49,153**
FAR ALLOWED	
RESIDENTIAL	18.00
COMMUNITY FACILITY	15.00
COMMERCIAL	15.00
TOTAL MAXIMUM	23.00

FLOOR AREA ALLOWED				
ALL LOTS	RESIDENTIAL	884,754		
	COMMUNITY FACILITY	737,295		
	COMMERCIAL	737,295		
	MAXIMUM ALLOWED	**1,130,519**		
PROPOSED FLOOR AREA				
	RESIDENTIAL	933,820	**OVER**	**49,066**
	COMMUNITY FACILITY	0	**UNDER**	**-737,295**
	COMMERCIAL RETAIL	65,915		
	COMMERCIAL (NON-RESI)	75,365	**UNDER**	**-596,015**
	TOTAL	**1,075,100**	**UNDER**	**-55,419**

ZA-DU COUNT		
#BR	DU COUNT	DIST
0BR	121	10%
1BR	833	66%
2BR	238	19%
3BR	71	6%
	1263	

MKT UNITS NET AREA			
#BR	Area_MKT AFF Text	Count	Area
0BR	MKT	89	42,210 SF
1BR	MKT	620	385,160 SF
2BR	MKT	176	147,164 SF
3BR	MKT	53	59,269 SF
		938	633,803 SF

IH UNITS NET AREA			
#BR	Area_IH AFF Text	Count	Area
0BR	IH	32	13,528 SF
1BR	IH	213	129,409 SF
2BR	IH	62	50,316 SF
3BR	IH	18	18,058 SF
		325	211,311 SF

DU NET AREA		
#BR	Count	Area
0BR	121	55,738 SF
1BR	833	514,570 SF
2BR	238	197,479 SF
3BR	71	77,327 SF
	1263	845,114 SF

MKT UNITS GROSS AREA			
#BR	Area_MKT AFF Text	DU COUNT	Area
0BR	MKT	89	47,422 SF
1BR	MKT	620	418,306 SF
2BR	MKT	176	165,209 SF
3BR	MKT	53	66,039 SF
		938	696,975 SF

IH UNITS GROSS AREA			
#BR	Area_IH AFF Text	DU COUNT	Area
0BR	IH	32	15,719 SF
1BR	IH	213	141,674 SF
2BR	IH	62	55,510 SF
3BR	IH	18	19,628 SF
		325	232,531 SF

DU GROSS AREA		
#BR	DU COUNT	Area
0BR	121	63,141 SF
1BR	833	599,980 SF
2BR	238	220,719 SF
3BR	71	85,667 SF
	1263	929,506 SF

AFFORDABLE HOUSING FLOOR AREA CALCULATIONS

DWELLING UNIT FACTOR	**N.A.**
MAX DWELLING UNITS PERMITTED	**N.A.**
TOTAL DWELLING UNITS PROVIDED	**1,263**
INCLUSIONARY HOUSING UNITS PROVIDED	**325**

COMPLIANCE PATH 1		**COUNT**	**RATIO**		**AVG**	**TOTAL**		**RENTABLE**
IH	**0BR**	32	9.85%		422.75	13,528.00	NSF	15,719.00
	1BR	213	65.54%		607.55	129,409.00	NSF	141,674.00
	2BR	62	19.08%		811.55	50,316.00	NSF	55,510.00
	3BR	18	5.54%		1003.22	18,058.00	NSF	19,628.00
		325	**100.00%**			**211,311.00**	NSF	**232,531.00**
		COUNT	**RATIO**	**1% TEST**	**AVG**	**TOTAL**		
MKT	**0BR**	89	9.49%	0.36%	474.27	42,210.00	NSF	47,422.00
	1BR	620	66.10%	-0.56%	621.23	385,160.00	NSF	418,305.00
	2BR	176	18.76%	0.31%	836.16	147,164.00	NSF	165,209.00
	3BR	53	5.65%	-0.11%	1,118.28	59,269.00	NSF	66,039.00
		938	**100.00%**			**633,803.00**	NSF	**696,975.00**
		COUNT	**RATIO**		**AVG**	**TOTAL**		
TOTAL	**0BR**	121	9.58%		460.64	55,738.00	NSF	63,141.00
	1BR	833	65.95%		617.73	514,569.00	NSF	559,979.00
	2BR	238	18.84%		829.75	197,480.00	NSF	220,719.00
	3BR	71	5.62%		1,089.11	77,327.00	NSF	85,667.00
		1263	**100.00%**			**845,114.00**	NSF	**929,506.00**

RFA	933,819.80
LI	211,311.00
MR	633,803.00
CA	0.00

LI + {LI/(LI+MR) x [RFA-(LI+MR)-CA]} = AHFA GENERATED

AFFORDABLE HOUSING FLOOR AREA (AHFA) GENERATED		APPROX	**233,490.86**	35.91
AFFORDABLE HOUSING FLOOR AREA (AHFA) REQUIRED		25% OF RFA	**233,454.95**	OVER
AHFA AS PERCENTAGE OF TOTAL RESIDENTIAL FAR PROPOSED		APPROX	**25.00%**	**COMPLIES**

395 FLATBUSH AVENUE EXTN: FLOOR AREA SCHEDULE (SFT)

FLOOR	USE	GROSS AREA	DEDUCTIONS: MECH 12-10	ZR OPN BLW 12-10	ZR STAIR 12-10	ZR BIKE RM 12-10	ZR CORRIDOR ZR 23-232	REFUSE ZR 23-233	FLOOR AREA	AMENITY: REC. RM. ZR 23-231	FLOOR AREA	ULTRA LOW ENERGY EXTR WALL ZR 12-10	ZONING FLOOR AREA
SUB CELLAR	ACC RESIDENTIAL (BOH)	1,850					ALL						0
	COMMERCIAL-RETAIL (STORAGE	11,150					ALL						0
	MECHANICAL	7,850					ALL						0
	TOTAL	**20,850**							**0**		**0**		**0**
CELLAR	ACC RESIDENTIAL (STORAGE)	28,000					ALL						0
	COMMUNITY FACILITY	0					ALL						0
	COMMERCIAL-RETAIL (OPEN BELOW)	11,150					ALL						0
	MECHANICAL	7,850					ALL						0
	TOTAL	**47,000**							**0**		**0**		**0**
1	ACC RESIDENTIAL (LOBBY)	6,430	225						6,205	310	5,895	295	5,600
	COMMUNITY FACILITY	0							0	0	0	0	0
	COMMERCIAL-RETAIL	30,800	616						30,184	0	30,184	1,509	28,675
	COMMERCIAL-NON RESI	950	18						932	0	932	47	885
	ACC. COMMERCIAL LOADING BERTH	2,940					ALL						0
	MECHANICAL	850					ALL						0
	TOTAL	**41,970**							**37,321**		**37,011**		**35,160**
1ST MEZZ	ACC RESIDENTIAL (LOBBY)	1,850	65						1,785	89	1,696	85	1,611
	ACC RESIDENTIAL (BIKE ROOM)	10,000	350			9,473			178	9	169	8	160
	COMMERCIAL-RETAIL	32,215					OPEN TO BELOW						0
	MECHANICAL	350					ALL						0
	TOTAL	**44,415**							**1,963**		**1,865**		**1,771**
2 & 2ND MEZZ	ACC RESIDENTIAL (RUN-BY)	1,850					ALL						0
	COMMERCIAL-RETAIL	40,000	800						39,200	0	39,200	1,960	37,240
	COMMERCIAL NON-RESI (RUN-BY)	565					ALL						0
	MECHANICAL + MECH. MEZZ (12,200SF)	14,200					ALL						0
	TOTAL	**56,615**							**39,200**		**39,200**		**37,240**
3	ACC RESIDENTIAL (RUN-BY)	1,850					ALL						0
	COMMERCIAL NON-RESI	40,000	800						39,200	0	39,200	1,960	37,240
	MECHANICAL	2,565					ALL						0
	TOTAL	**44,415**							**39,200**		**39,200**		**37,240**
4	ACC RESIDENTIAL (RUN-BY)	1,850					ALL						0
	COMMERCIAL NON-RESI	40,000	800						39,200	0	39,200	1,960	37,240
	MECHANICAL	2,565					ALL						0
	TOTAL	**44,415**							**39,200**		**39,200**		**37,240**
5	ACC. RESIDENTIAL	17,000	595						16,405	820	15,585	779	14,806
5-MEZZ	MECHANICAL	6,060					ALL						0
6	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
7	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
8	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
9	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
10	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
11	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
12	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
13	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
14	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
15	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
16	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
17	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
18	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
19	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
20	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
21	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
22	RESIDENTIAL	18,355	918		40		1,450	63	15,884	794	15,090	755	14,336
23	ACC. RESIDENTIAL	18,300	641						17,660	883	16,777	839	15,938
23-MEZZ	MECHANICAL	18,300					ALL						0
24	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
25	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
26	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
27	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
28	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
29	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
30	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
31	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
32	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
33	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
34	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
35	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
36	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
37	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
38	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
39	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
40	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
41	RESIDENTIAL	18,300	915		40		1,500	60	15,785	789	14,996	750	14,246
42	MECHANICAL	18,245					ALL						0
42-MEZZ	MECHANICAL	6,060					ALL						0
43	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
44	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
45	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
46	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
47	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
48	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
49	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
50	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
51	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
52	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
53	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
54	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
55	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
56	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
57	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
58	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
59	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
60	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
61	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
62	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
63	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
64	RESIDENTIAL	18,245	912		75		1,430	63	15,765	788	14,977	749	14,228
65	ACC. RESIDENTIAL	18,245	639						17,606	880	16,726	836	15,890
65-MEZZ	MECHANICAL	6,060					ALL						0
66	RESIDENTIAL	11,900	595		75		640	36	10,554	528	10,026	501	9,525
67	RESIDENTIAL	11,900	595		75		640	36	10,554	528	10,026	501	9,525
68	RESIDENTIAL	11,900	595		75		640	36	10,554	528	10,026	501	9,525
69	RESIDENTIAL	11,900	595		75		640	36	10,554	528	10,026	501	9,525
70	RESIDENTIAL	11,900	595		75		640	36	10,554	528	10,026	501	9,525
71	RESIDENTIAL	11,900	595		75		640	36	10,554	528	10,026	501	9,525
72	RESIDENTIAL	11,900	595		75		640	36	10,554	528	10,026	501	9,525
73 MAIN ROOF	ACC. RESIDENTIAL	600					ALL						0
	MECHANICAL	3,000					ALL						0
	TOTAL	**3,600**											**0**
74 BLKHD-I	MECHANICAL	3,000					ALL						0
	MECHANICAL RUN-BY	600					ALL						0
	TOTAL	**3,600**											**0**
75 BLKHD-II	MECHANICAL	600					ALL						0
	MECHANICAL EMR	3,000					ALL						0
	TOTAL	**3,600**											**0**
									AMENITY	51,735	FAÇADE	56,584	

BUILDING ABOVE GRADE		
RESIDENTIAL	1,126,125	879,815 ROUNDED
ACC. RESIDENTIAL	77,975	54,004 ROUNDED
COMMUNITY FACILITY	0	0 ROUNDED
COMMERCIAL-RETAIL	105,955	65,915 ROUNDED
COMMERCIAL-NON RESI	81,515	75,365 ROUNDED
MECHANICAL	85,455	0 ROUNDED
TOTAL ABOVE GRADE	**1,477,025**	**1,075,100** ROUNDED
BUILDING TOTAL (W/ CELLARS)		
RESIDENTIAL	1,126,125	879,815
ACC. RESIDENTIAL	107,825	54,004
COMMUNITY FACILITY	0	0
COMMERCIAL-RETAIL	128,255	65,915
COMMERCIAL-NON RESI	81,515	75,365
MECHANICAL	101,155	0
GRAND TOTAL	**1,544,875**	**1,075,100**
TOTAL BY USE		
RESIDENTIAL	**1,233,950**	**933,820**
COMMUNITY FACILITY	**0**	**0**
COMMERCIAL	**209,770**	**141,280**

DEDUCTION ASSUMPTIONS & DWELLING UNIT SCHEDULE

MECH DEDUCTION-RESI	**5.00** %
MECH DEDUCTION-CF	**3.50** %
MECH DEDUCTION-ACC RESI	**3.50** %
MECH DEDUCTION-COMM	**2.00** %

DWELLING UNIT SCHEDULE

MKT	IH	TOTAL
13	8	21
13	8	21
13	8	21
13	8	21
13	8	21
14	7	21
14	7	21
14	7	21
14	7	21
14	7	21
14	7	21
14	7	21
14	7	21
14	7	21
14	7	21
14	7	21
		0
		0
13	7	20
13	7	20
13	7	20
13	7	20
13	7	20
13	7	20
13	7	20
13	7	20
13	7	20
13	7	20
13	7	20
13	7	20
14	6	20
14	6	20
14	6	20
		0
		0
16	5	21
16	5	21
16	5	21
16	5	21
16	5	21
17	4	21
17	4	21
17	4	21
17	4	21
17	4	21
17	4	21
19	2	21
19	2	21
19	2	21
19	2	21
19	2	21
19	2	21
19	2	21
19	2	21
19	2	21
		0
		0
11	1	12
11	1	12
11	1	12
11	1	12
11	1	12
11	1	12
11	1	12
		0
		0
		0
		0
		0
938	**325**	**1263**

65% LINE

KEY PLAN

395 FLATBUSH AVE

BROOKLYN, NEW YORK

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

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

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

PROJECT NOTES

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

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

NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

FLOOR AREA SCHEDULE

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

Z-006.00

SCALE:

LOWER TYPICAL 6TH-22ND FLOOR

MKT UNITS GROSS AREA FLOOR BY FLOOR			
#BR	Area_MKT AFF Text	DU COUNT	Area
6TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	2	1,670 SF
3BR	MKT	1	1,214 SF
		13	9,506 SF
7TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	2	1,670 SF
3BR	MKT	1	1,214 SF
		13	9,506 SF
8TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	2	1,670 SF
3BR	MKT	1	1,214 SF
		13	9,506 SF
9TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	2	1,670 SF
3BR	MKT	1	1,214 SF
		13	9,506 SF
10TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	2	1,670 SF
3BR	MKT	1	1,214 SF
		13	9,506 SF
11TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
12TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
13TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
14TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
15TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
16TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
17TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
18TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
19TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
20TH FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
21ST FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF
22ND FLOOR			
0BR	MKT	1	535 SF
1BR	MKT	9	6,086 SF
2BR	MKT	3	2,553 SF
3BR	MKT	1	1,214 SF
		14	10,388 SF

MIDDLE TYPICAL 24TH-41ST FLOOR

MKT UNITS GROSS AREA FLOOR BY FLOOR			
#BR	Area_MKT AFF Text	DU COUNT	Area
24TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
25TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
26TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
27TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
28TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
29TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
30ST FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
31ND FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
32RD FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
33TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
34TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
35TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
36TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
37TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
38TH FLOOR			
0BR	MKT	1	545 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		13	9,855 SF
39TH FLOOR			
0BR	MKT	2	1,036 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		14	10,346 SF
40ST FLOOR			
0BR	MKT	2	1,036 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		14	10,346 SF
41ST FLOOR			
0BR	MKT	2	1,036 SF
1BR	MKT	8	5,536 SF
2BR	MKT	4	3,775 SF
		14	10,346 SF

UPPER TYPICAL 43RD-64TH FLOOR

MKT UNITS GROSS AREA FLOOR BY FLOOR			
#BR	Area_MKT AFF Text	DU COUNT	Area
43TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	11	7,322 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		16	11,541 SF
44TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	11	7,322 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		16	11,541 SF
45TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	11	7,322 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		16	11,541 SF
46TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	11	7,322 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		16	11,541 SF
47TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	11	7,322 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		16	11,541 SF
48TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	12	7,954 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		17	12,173 SF
49TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	12	7,954 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		17	12,173 SF
50TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	12	7,954 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		17	12,173 SF
51ST FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	12	7,954 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		17	12,173 SF
52ND FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	12	7,954 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		17	12,173 SF
53RD FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	12	7,954 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		17	12,173 SF
54TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
55TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
56TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
57TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
58TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
59TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
60ST FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
61ST FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
62ND FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
63RD FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF
64TH FLOOR			
0BR	MKT	2	1,052 SF
1BR	MKT	14	9,254 SF
2BR	MKT	2	1,971 SF
3BR	MKT	1	1,197 SF
		19	13,474 SF

TOP TYPICAL 66TH-72ND FLOOR

MKT UNITS GROSS AREA FLOOR BY FLOOR			
#BR	Area_MKT AFF Text	DU COUNT	Area
66TH FLOOR			
0BR	MKT	1	559 SF
1BR	MKT	6	4,152 SF
2BR	MKT	2	2,131 SF
3BR	MKT	2	2,723 SF
		11	9,565 SF
67TH FLOOR			
0BR	MKT	1	559 SF
1BR	MKT	6	4,152 SF
2BR	MKT	2	2,131 SF
3BR	MKT	2	2,723 SF
		11	9,565 SF
68TH FLOOR			
0BR	MKT	1	559 SF
1BR	MKT	6	4,152 SF
2BR	MKT	2	2,131 SF
3BR	MKT	2	2,723 SF
		11	9,565 SF
69TH FLOOR			
0BR	MKT	1	559 SF
1BR	MKT	6	4,152 SF
2BR	MKT	2	2,131 SF
3BR	MKT	2	2,723 SF
		11	9,565 SF
70TH FLOOR			
0BR	MKT	1	559 SF
1BR	MKT	6	4,152 SF
2BR	MKT	2	2,131 SF
3BR	MKT	2	2,723 SF
		11	9,565 SF
71ST FLOOR			
0BR	MKT	1	559 SF
1BR	MKT	6	4,152 SF
2BR	MKT	2	2,131 SF
3BR	MKT	2	2,723 SF
		11	9,565 SF
72ND FLOOR			
0BR	MKT	1	559 SF
1BR	MKT	6	4,152 SF
2BR	MKT	2	2,131 SF
3BR	MKT	2	2,723 SF
		11	9,565 SF
		938	696,975 SF

MARKET RATE UNITS - GROSS AREAS

LOWER TYPICAL 6TH-22ND FLOOR

MKT UNITS NET AREA FLOOR BY FLOOR			
#BR	Area_MKT AFF Text	Count	Area
6TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	2	1,472 SF
3BR	MKT	1	1,092 SF
		13	8,610 SF
7TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	2	1,472 SF
3BR	MKT	1	1,092 SF
		13	8,610 SF
8TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	2	1,472 SF
3BR	MKT	1	1,092 SF
		13	8,610 SF
9TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	2	1,472 SF
3BR	MKT	1	1,092 SF
		13	8,610 SF
10TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	2	1,472 SF
3BR	MKT	1	1,092 SF
		13	8,610 SF
11TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
12TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
13TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
14TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
15TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
16TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
17TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
18TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
19TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
20TH FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
21ST FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF
22ND FLOOR			
0BR	MKT	1	476 SF
1BR	MKT	9	5,570 SF
2BR	MKT	3	2,255 SF
3BR	MKT	1	1,092 SF
		14	9,392 SF

MIDDLE TYPICAL 24TH-41ST FLOOR

MKT UNITS NET AREA FLOOR BY FLOOR			
#BR	Area_MKT AFF Text	Count	Area
24TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
25TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
26TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
27TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
28TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
29TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
30ST FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
31ND FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
32RD FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
33TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
34TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
35TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
36TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
37TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
38TH FLOOR			
0BR	MKT	1	490 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		13	8,909 SF
39TH FLOOR			
0BR	MKT	2	912 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		14	9,331 SF
40ST FLOOR			
0BR	MKT	2	912 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		14	9,331 SF
41ST FLOOR			
0BR	MKT	2	912 SF
1BR	MKT	8	5,062 SF
2BR	MKT	4	3,358 SF
		14	9,331 SF

UPPER TYPICAL 43RD-64TH FLOOR

MKT UNITS NET AREA FLOOR BY FLOOR			
#BR	Area_MKT AFF Text	Count	Area
43TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	11	6,659 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		16	10,430 SF
44TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	11	6,659 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		16	10,430 SF
45TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	11	6,659 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		16	10,430 SF
46TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	11	6,659 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		16	10,430 SF
47TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	11	6,659 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		16	10,430 SF
48TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	12	7,234 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		17	11,005 SF
49TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	12	7,234 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		17	11,005 SF
50TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	12	7,234 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		17	11,005 SF
51ST FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	12	7,234 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		17	11,005 SF
52ND FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	12	7,234 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		17	11,005 SF
53RD FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	12	7,234 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		17	11,005 SF
54TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	8,422 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	12,192 SF
55TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	8,422 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	12,192 SF
56TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	8,422 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	12,192 SF
57TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	8,422 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	12,192 SF
58TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	8,422 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	12,192 SF
59TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	8,422 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	12,192 SF
60ST FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	8,422 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	12,192 SF
61ST FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	8,549 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	12,320 SF
62ND FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	8,549 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	12,320 SF
63RD FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	9,925 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	13,695 SF
64TH FLOOR			
0BR	MKT	2	931 SF
1BR	MKT	14	9,925 SF
2BR	MKT	2	1,773 SF
3BR	MKT	1	1,066 SF
		19	13,695 SF

TOP TYPICAL 66TH-72ND FLOOR

MKT UNITS NET AREA FLOOR BY FLOOR			
#BR	Area_MKT AFF Text	Count	Area
66TH FLOOR			
0BR	MKT	1	507 SF
1BR	MKT	6	3,823 SF
2BR	MKT	2	1,900 SF
3BR	MKT	2	2,465 SF
		11	8,695 SF
67TH FLOOR			
0BR	MKT	1	507 SF
1BR	MKT	6	3,823 SF
2BR	MKT	2	1,900 SF
3BR	MKT	2	2,465 SF
		11	8,695 SF
68TH FLOOR			
0BR	MKT	1	507 SF
1BR	MKT	6	3,823 SF
2BR	MKT	2	1,900 SF
3BR	MKT	2	2,465 SF
		11	8,695 SF
69TH FLOOR			
0BR	MKT	1	507 SF
1BR	MKT	6	3,823 SF
2BR	MKT	2	1,900 SF
3BR	MKT	2	2,465 SF
		11	8,695 SF
70TH FLOOR			
0BR	MKT	1	507 SF
1BR	MKT	6	3,823 SF
2BR	MKT	2	1,900 SF
3BR	MKT	2	2,465 SF
		11	8,695 SF
71ST FLOOR			
0BR	MKT	1	507 SF
1BR	MKT	6	3,823 SF
2BR	MKT	2	1,900 SF
3BR	MKT	2	2,465 SF
		11	8,695 SF
72ND FLOOR			
0BR	MKT	1	507 SF
1BR	MKT	6	3,823 SF
2BR	MKT	2	1,900 SF
3BR	MKT	2	2,465 SF
		11	8,695 SF
938		938	633,803 SF

MARKET RATE UNITS - NET AREAS

395 FLATBUSH AVE

BROOKLYN, NEW YORK

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P: 646.690.0333

PROJECT NOTES

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

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

LOWER TYPICAL 6TH-22ND FLOOR

IH UNITS GROSS AREA FLOOR BY FLOOR

#BR	Area_MKT AFF Text	DU COUNT	Area
6TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	2	1,779 SF
		8	5,611 SF
7TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	2	1,779 SF
		8	5,611 SF
8TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	2	1,779 SF
		8	5,611 SF
9TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	2	1,779 SF
		8	5,611 SF
10TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	2	1,779 SF
		8	5,611 SF
11TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
12TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
13TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
14TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
15TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
16TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
17TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
18TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
19TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
20TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
21ST FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF
22ND FLOOR			
0BR	IH	1	491 SF
1BR	IH	5	3,341 SF
2BR	IH	1	896 SF
		7	4,728 SF

MIDDLE TYPICAL 24TH-41ST FLOOR

IH UNITS GROSS AREA FLOOR BY FLOOR

#BR	Area_MKT AFF Text	DU COUNT	Area
24TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
25TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
26TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
27TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
28TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
29TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
30ST FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
31ND FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
32RD FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
33TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
34TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
35TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
36TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
37TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
38TH FLOOR			
0BR	IH	1	491 SF
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		7	5,150 SF
39TH FLOOR			
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		6	4,658 SF
40ST FLOOR			
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		6	4,658 SF
41ST FLOOR			
1BR	IH	4	2,672 SF
2BR	IH	1	896 SF
3BR	IH	1	1,090 SF
		6	4,658 SF

UPPER TYPICAL 43RD-64TH FLOOR

IH UNITS GROSS AREA FLOOR BY FLOOR

#BR	Area_MKT AFF Text	DU COUNT	Area
43TH FLOOR			
1BR	IH	4	2,591 SF
2BR	IH	1	896 SF
		5	3,487 SF
44TH FLOOR			
1BR	IH	4	2,591 SF
2BR	IH	1	896 SF
		5	3,487 SF
45TH FLOOR			
1BR	IH	4	2,591 SF
2BR	IH	1	896 SF
		5	3,487 SF
46TH FLOOR			
1BR	IH	4	2,591 SF
2BR	IH	1	896 SF
		5	3,487 SF
47TH FLOOR			
1BR	IH	4	2,591 SF
2BR	IH	1	896 SF
		5	3,487 SF
48TH FLOOR			
1BR	IH	3	1,959 SF
2BR	IH	1	896 SF
		4	2,855 SF
49TH FLOOR			
1BR	IH	3	1,959 SF
2BR	IH	1	896 SF
		4	2,855 SF
50TH FLOOR			
1BR	IH	3	1,959 SF
2BR	IH	1	896 SF
		4	2,855 SF
51ST FLOOR			
1BR	IH	3	1,959 SF
2BR	IH	1	896 SF
		4	2,855 SF
52ND FLOOR			
1BR	IH	3	1,959 SF
2BR	IH	1	896 SF
		4	2,855 SF
53RD FLOOR			
1BR	IH	3	1,959 SF
2BR	IH	1	896 SF
		4	2,855 SF
54TH FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
55TH FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
56TH FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
57TH FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
58TH FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
59TH FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
60ST FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
61ST FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
62ND FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
63RD FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF
64TH FLOOR			
1BR	IH	1	658 SF
2BR	IH	1	896 SF
		2	1,555 SF

TOP TYPICAL 66TH-72ND FLOOR

IH UNITS GROSS AREA FLOOR BY FLOOR

#BR	Area_MKT AFF Text	DU COUNT	Area
66TH FLOOR			
1BR	IH	1	692 SF
		1	692 SF
67TH FLOOR			
1BR	IH	1	692 SF
		1	692 SF
68TH FLOOR			
1BR	IH	1	692 SF
		1	692 SF
69TH FLOOR			
1BR	IH	1	692 SF
		1	692 SF
70TH FLOOR			
1BR	IH	1	692 SF
		1	692 SF
71ST FLOOR			
1BR	IH	1	692 SF
		1	692 SF
72ND FLOOR			
1BR	IH	1	692 SF
		1	692 SF
		325	232,531 SF

MIH/UAP UNITS - GROSS AREAS

LOWER TYPICAL 6TH-22ND FLOOR

IH UNITS NET AREA FLOOR BY FLOOR

#BR	Area_MKT AFF Text	Count	Area
6TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	2	1,597 SF
		8	5,075 SF
7TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	2	1,597 SF
		8	5,075 SF
8TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	2	1,597 SF
		8	5,075 SF
9TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	2	1,597 SF
		8	5,075 SF
10TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	2	1,597 SF
		8	5,075 SF
11TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
12TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
13TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
14TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
15TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
16TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
17TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
18TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
19TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
20TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
21ST FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF
22ND FLOOR			
0BR	IH	1	423 SF
1BR	IH	5	3,055 SF
2BR	IH	1	814 SF
		7	4,292 SF

MIDDLE TYPICAL 24TH-41ST FLOOR

IH UNITS NET AREA FLOOR BY FLOOR

#BR	Area_MKT AFF Text	Count	Area
24TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
25TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
26TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
27TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
28TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
29TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
30ST FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
31ND FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
32RD FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
33TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
34TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
35TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
36TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
37TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
38TH FLOOR			
0BR	IH	1	423 SF
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		7	4,680 SF
39TH FLOOR			
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		6	4,258 SF
40ST FLOOR			
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		6	4,258 SF
41ST FLOOR			
1BR	IH	4	2,440 SF
2BR	IH	1	814 SF
3BR	IH	1	1,003 SF
		6	4,258 SF

UPPER TYPICAL 43RD-64TH FLOOR

IH UNITS NET AREA FLOOR BY FLOOR

#BR	Area_MKT AFF Text	Count	Area
43TH FLOOR			
1BR	IH	4	2,362 SF
2BR	IH	1	814 SF
		5	3,176 SF
44TH FLOOR			
1BR	IH	4	2,362 SF
2BR	IH	1	814 SF
		5	3,176 SF
45TH FLOOR			
1BR	IH	4	2,362 SF
2BR	IH	1	814 SF
		5	3,176 SF
46TH FLOOR			
1BR	IH	4	2,362 SF
2BR	IH	1	814 SF
		5	3,176 SF
47TH FLOOR			
1BR	IH	4	2,362 SF
2BR	IH	1	814 SF
		5	3,176 SF
48TH FLOOR			
1BR	IH	3	1,787 SF
2BR	IH	1	814 SF
		4	2,601 SF
49TH FLOOR			
1BR	IH	3	1,787 SF
2BR	IH	1	814 SF
		4	2,601 SF
50TH FLOOR			
1BR	IH	3	1,787 SF
2BR	IH	1	814 SF
		4	2,601 SF
51ST FLOOR			
1BR	IH	3	1,787 SF
2BR	IH	1	814 SF
		4	2,601 SF
52ND FLOOR			
1BR	IH	3	1,787 SF
2BR	IH	1	814 SF
		4	2,601 SF
53RD FLOOR			
1BR	IH	3	1,787 SF
2BR	IH	1	814 SF
		4	2,601 SF
54TH FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
55TH FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
56TH FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
57TH FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
58TH FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
59TH FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
60ST FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
61ST FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
62ND FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
63RD FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF
64TH FLOOR			
1BR	IH	1	599 SF
2BR	IH	1	814 SF
		2	1,414 SF

TOP TYPICAL 66TH-72ND FLOOR

IH UNITS NET AREA FLOOR BY FLOOR

#BR	Area_MKT AFF Text	Count	Area
66TH FLOOR			
1BR	IH	1	631 SF
		1	631 SF
67TH FLOOR			
1BR	IH	1	631 SF
		1	631 SF
68TH FLOOR			
1BR	IH	1	631 SF
		1	631 SF
69TH FLOOR			
1BR	IH	1	631 SF
		1	631 SF
70TH FLOOR			
1BR	IH	1	631 SF
		1	631 SF
71ST FLOOR			
1BR	IH	1	631 SF
		1	631 SF
72ND FLOOR			
1BR	IH	1	631 SF
		1	631 SF
		325	211,311 SF

MIH/UAP UNITS - NET AREAS

395 FLATBUSH AVENUE EXTN - STACKING CHART

	FLOOR	0BR	0BR(IH)	1BR	1BR(IH)	2BR	2BR(1H)	3BR	3BR(IH)	TOT./FL	TOT. IH/FL
	72	1		7	1	2		2		12	1
	71	1		7	1	2		2		12	1
	70	1		7	1	2		2		12	1
	69	1		7	1	2		2		12	1
	68	1		7	1	2		2		12	1
	67	1		7	1	2		2		12	1
HI-RISE	66	1		7	1	2		2		12	1
MECH / ACC. RESI	65										
	64	2		15	1	3	1	1		21	2
	63	2		15	1	3	1	1		21	2
	62	2		15	1	3	1	1		21	2
	61	2		15	1	3	1	1		21	2
	60	2		15	1	3	1	1		21	2
	59	2		15	1	3	1	1		21	2
	58	2		15	1	3	1	1		21	2
	57	2		15	1	3	1	1		21	2
	56	2		15	1	3	1	1		21	2
	55	2		15	1	3	1	1		21	2
	54	2		15	1	3	1	1		21	2
	53	2		15	3	3	1	1		21	4
	52	2		15	3	3	1	1		21	4
	51	2		15	3	3	1	1		21	4
	50	2		15	3	3	1	1		21	4
65% OF RESI. STORIES	49	2		15	3	3	1	1		21	4
	48	2		15	3	3	1	1		21	4
	47	2		15	4	3	1	1		21	5
	46	2		15	4	3	1	1		21	5
	45	2		15	4	3	1	1		21	5
	44	2		15	4	3	1	1		21	5
UPPER TYPICAL	43	2		15	4	3	1	1		21	5
MECH	42										
	41	2		12	4	5	1	1	1	20	6
	40	2		12	4	5	1	1	1	20	6
	39	2		12	4	5	1	1	1	20	6
	38	2	1	12	4	5	1	1	1	20	7
	37	2	1	12	4	5	1	1	1	20	7
	36	2	1	12	4	5	1	1	1	20	7
	35	2	1	12	4	5	1	1	1	20	7
	34	2	1	12	4	5	1	1	1	20	7
	33	2	1	12	4	5	1	1	1	20	7
	32	2	1	12	4	5	1	1	1	20	7
	31	2	1	12	4	5	1	1	1	20	7
	30	2	1	12	4	5	1	1	1	20	7
	29	2	1	12	4	5	1	1	1	20	7
	28	2	1	12	4	5	1	1	1	20	7
	27	2	1	12	4	5	1	1	1	20	7
	26	2	1	12	4	5	1	1	1	20	7
	25	2	1	12	4	5	1	1	1	20	7
MIDDLE TYPICAL	24	2	1	12	4	5	1	1	1	20	7
MECH / ACC. RESI	23										
	22	2	1	14	5	4	1	1		21	7
	21	2	1	14	5	4	1	1		21	7
	20	2	1	14	5	4	1	1		21	7
	19	2	1	14	5	4	1	1		21	7
	18	2	1	14	5	4	1	1		21	7
	17	2	1	14	5	4	1	1		21	7
	16	2	1	14	5	4	1	1		21	7
	15	2	1	14	5	4	1	1		21	7
	14	2	1	14	5	4	1	1		21	7
	13	2	1	14	5	4	1	1		21	7
	12	2	1	14	5	4	1	1		21	7
	11	2	1	14	5	4	1	1		21	7
	10	2	1	14	5	4	2	1		21	8
	9	2	1	14	5	4	2	1		21	8
	8	2	1	14	5	4	2	1		21	8
	7	2	1	14	5	4	2	1		21	8
LOWER TYPICAL	6	2	1	14	5	4	2	1		21	8
GRAND TOTAL		**121**	**32**	**833**	**213**	**238**	**62**	**71**	**18**	**1263**	**325**

395 FLATBUSH AVE

BROOKLYN, NEW YORK

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

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

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

PROJECT NOTES

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

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

NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

MIH STACKING CHARTS

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

Z-008.00

SCALE:

395 FLATBUSH AVE

BROOKLYN, NEW YORK

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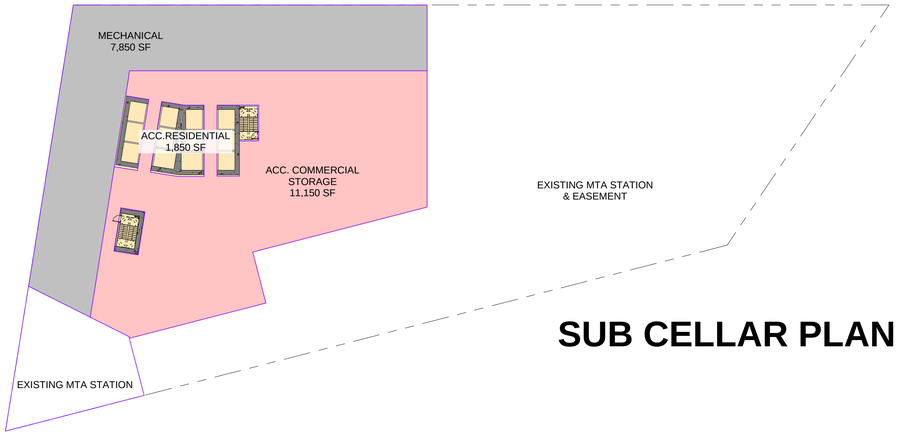
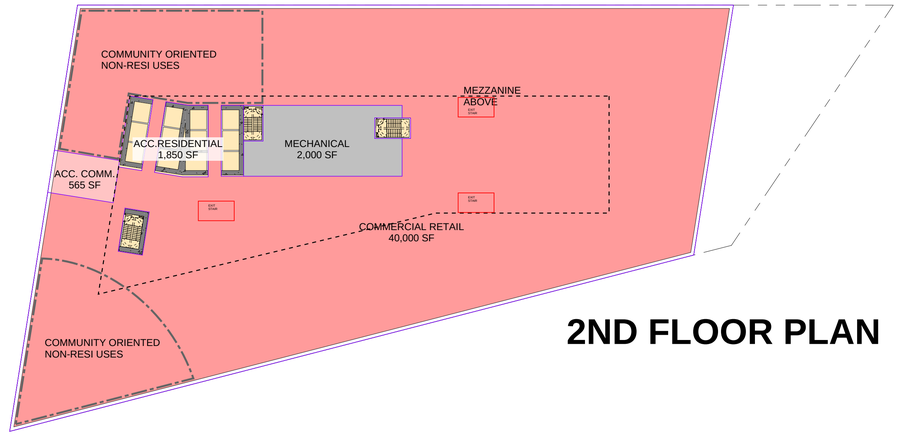
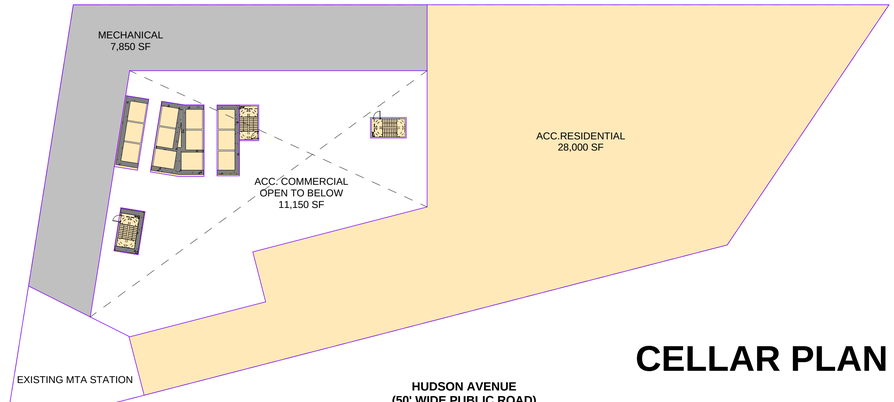
P: 646.690.0333



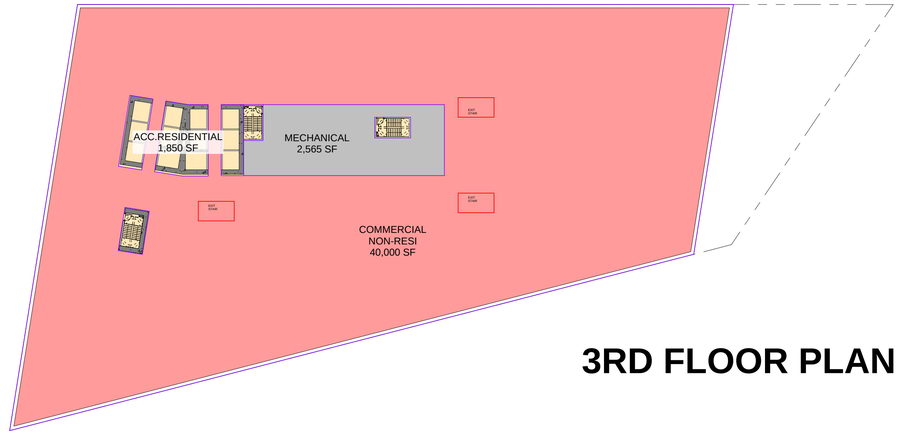
SUB CELLAR PLAN



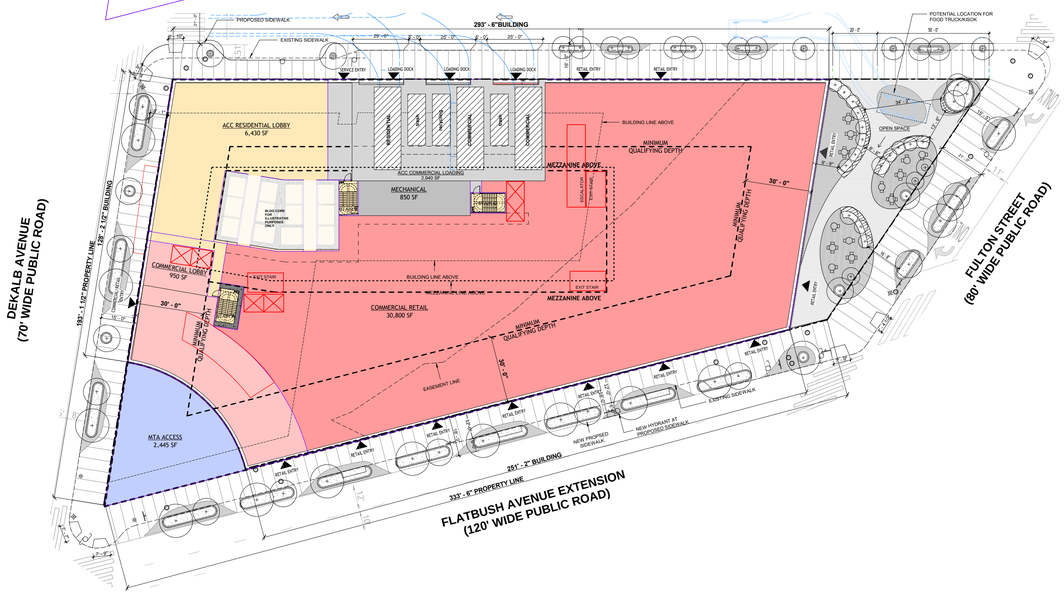
2ND FLOOR PLAN



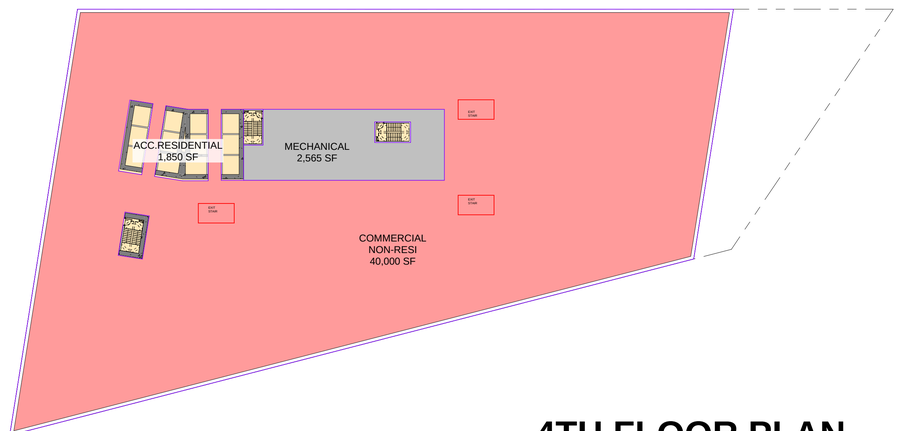
CELLAR PLAN



3RD FLOOR PLAN



CELLAR PLAN



4TH FLOOR PLAN

PROJECT NOTES

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

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

NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

PODIUM PLANS

SEAL & SIGNATURE

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

DRAFT

ZA-200.00

SCALE: **NOT TO SCALE**

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PROJECT NOTES

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

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

NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

LEGEND

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

GROUND FLOOR PLAN

SEAL & SIGNATURE

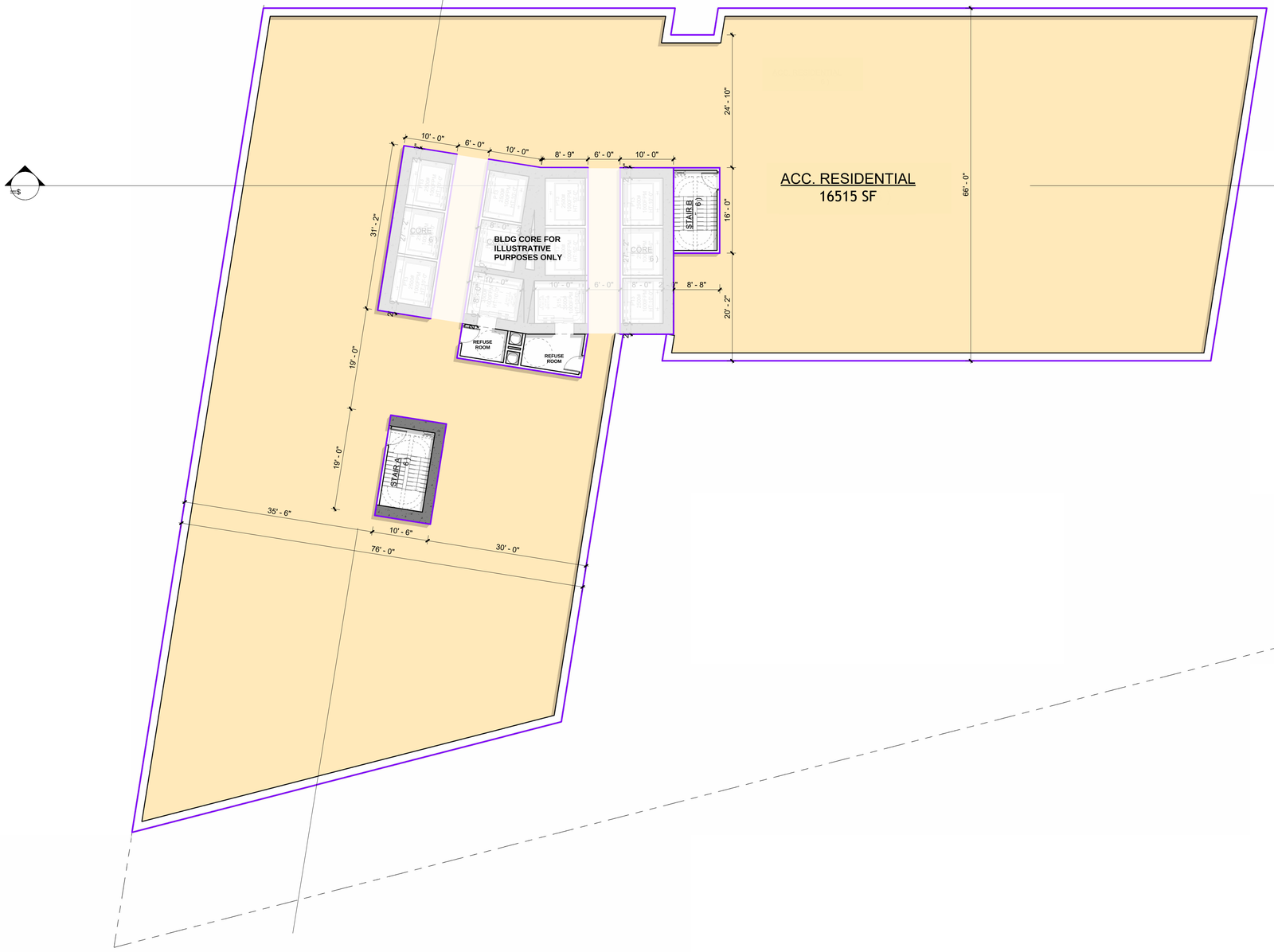
DRAFT

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

ZA-201.00.

SCALE: As indicated

6/5/2025 1:19:08 PM



395 FLATBUSH AVE

BROOKLYN, NEW YORK

OWNER
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ARCHITECT:HITECT
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EXECUTIVE ARCHITECT
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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

ZR 23-63 REQUIRED RECREATION SPACE IN MULTI-FAMILY BLDGS

ALL DEVELOPMENTS SHALL PROVIDE RECREATION SPACE IN ACCORDANCE WITH THIS SECTION.

1. ALLOWABLE USES:

SUCH RECREATION SPACE MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, FITNESS CENTERS, POOLS, WELLNESS SERVICES, SPORTS COURTS, GAME ROOMS, OUTDOOR SPACES, OR CHILD PLAY SPACES.
FUTURE BUILDING TO COMPLY

2. MINIMUM AREA:

THE AMOUNT OF RECREATION SPACE REQUIRED SHALL BE EQUIVALENT TO A MINIMUM OF THREE PERCENT OF THE RESIDENTIAL FLOOR AREA OF THE BUILDING. SUCH SPACE MAY BE PROVIDED INDOORS OR OUTDOORS, SINGLY OR IN COMBINATION. WHERE PROVIDED INDOORS, FLOOR SPACE MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA PURSUANT TO SECTION 12-10 (DEFINITIONS), PROVIDED THAT THE STANDARDS OF SECTION 23-231 (FLOOR AREA PROVISIONS FOR AMENITIES) ARE MET.
FUTURE BUILDING TO COMPLY.

3. RECREATION SPACE STANDARDS:

(a) ALL RECREATION SPACE SHALL BE ACCESSIBLE TO THE RESIDENTS OF THE BUILDING.
FUTURE BUILDING TO COMPLY.

(b) THE MINIMUM DIMENSION OF ANY RECREATION SPACE, IN ANY DIRECTION, WHETHER INDOOR OR OUTDOOR, SHALL BE 15 FEET.
FUTURE BUILDING TO COMPLY.

(c) ANY OUTDOOR RECREATION SPACE SHALL BE OPEN TO THE SKY, EXCEPT THAT:
FUTURE BUILDING TO COMPLY.

(d) ANY INDOOR RECREATION ROOM SHALL HAVE AT LEAST ONE EXTERIOR WALL WITH WINDOWS, OR CEILING WITH SKYLIGHTS, THAT MEASURES NOT LESS THAN 9.5 PERCENT OF THE TOTAL FLOOR SPACE OF THE ROOM.
FUTURE BUILDING TO COMPLY.

GENERAL NOTES:

1. NEW BUILDING SHALL COMPLY WITH THE APPLICABLE NYC BUILDING CODE.

2. NEW BUILDING SHALL COMPLY WITH THE APPLICABLE NYC ENERGY CONSERVATION CODE.

3. NEW BUILDING SHALL COMPLY WITH THE APPLICABLE ADAAG GUIDLINES FOR ALL PUBLIC SPACES UP TO THE APARTMENT ENTRY DOOR.

4. NEW BUILDING SHALL COMPLY WITH GOVERNING ANSI, FAIR HOUSING ACT, APPENDIX P GUIDELINES & SECTION 504 UFAS GUIDELINES FOR APPLICABLE DWELLING UNITS OR PORTIONS OF DWELLING UNITS.

AMENITY FLOOR PLANS 05TH, 23RD & 65TH FLRS

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

ZA-205.00

SCALE: **3/32" = 1'-0"**



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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

0BR
1BR
2BR
3BR

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MARKET RATE UNITS

UNIT TYPE		UNIT COUNT	MOBILITY IMPAIRED UNITS 5% MI UNITS	VISUALLY IMPAIRED UNITS 2% VI UNITS
0BR	MKT	89	05 MI UNITS	02 VI UNITS
1BR	MKT	620	31 MI UNITS	13 VI UNITS
2BR	MKT	176	09 MI UNITS	04 VI UNITS
3BR	MKT	53	03 MI UNITS	02 VI UNITS
		938	**48 MI UNITS**	**21 VI UNITS**

MIH/UAP UNITS

UNIT TYPE		UNIT COUNT	MOBILITY IMPAIRED UNITS 5% MI UNITS	VISUALLY IMPAIRED UNITS 2% VI UNITS
0BR	IH	32	02 MI UNITS	01 VI UNITS
1BR	IH	213	11 MI UNITS	05 VI UNITS
2BR	IH	62	04 MI UNITS	02 VI UNITS
3BR	IH	18	01 MI UNITS	01 VI UNITS
		325	**18 MI UNITS**	**09 VI UNITS**

06TH-22ND FLOOR PLAN

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

ZA-215.00

SCALE: **3/32" = 1'-0"**

395 FLATBUSH AVE

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BROOKLYN, NY 11201
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0BR
1BR
2BR
3BR

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MIH/UAP UNITS

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3BR	IH	18	01 MI UNITS	01 VI UNITS
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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

24TH-41ST FLOOR PLAN

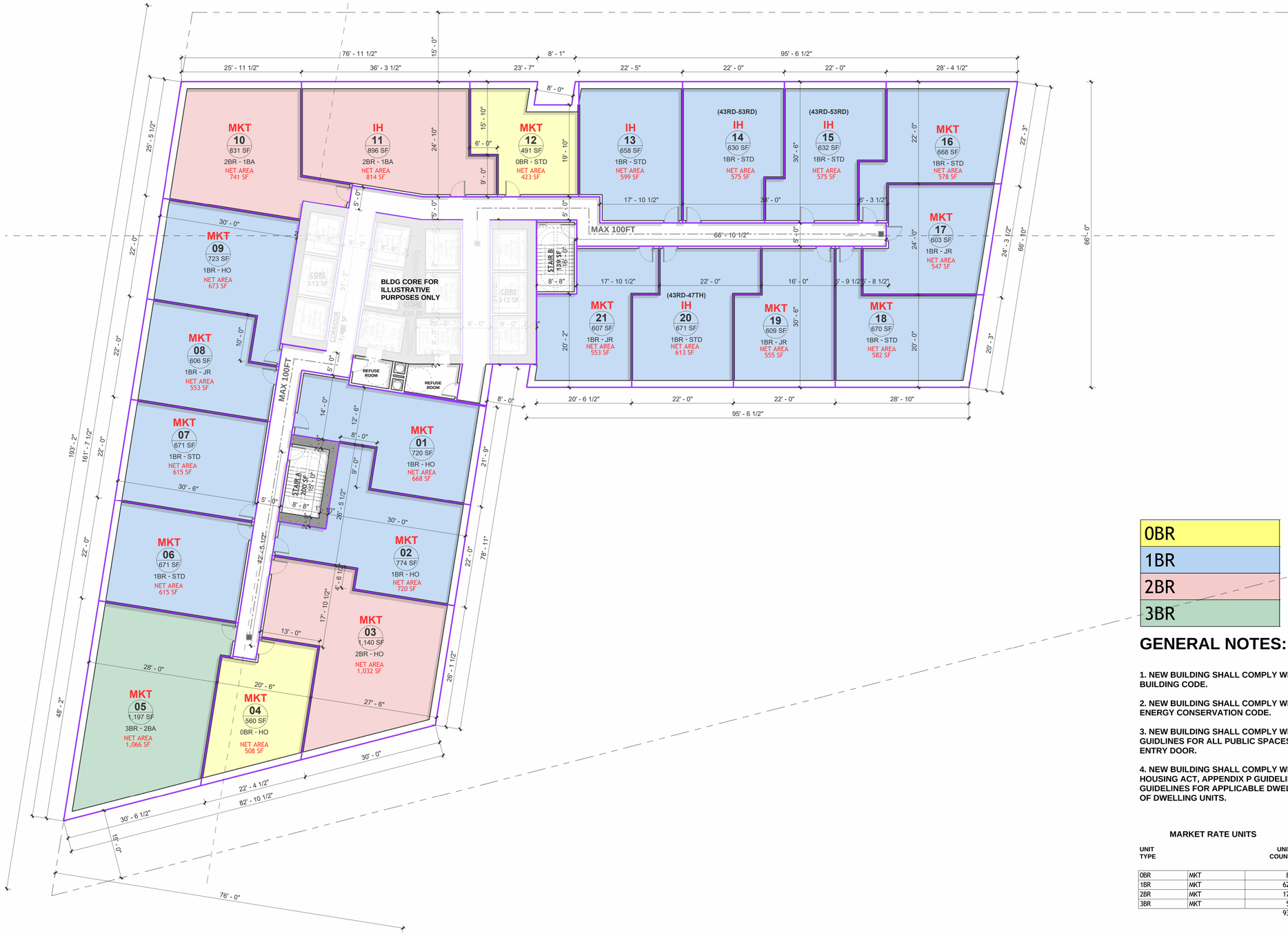
SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

ZA-225.00

SCALE: **3/32" = 1'-0"**



0BR
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2BR
3BR

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395 FLATBUSH AVE

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PROJECT NOTES

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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

43RD-64TH FLOOR PLAN

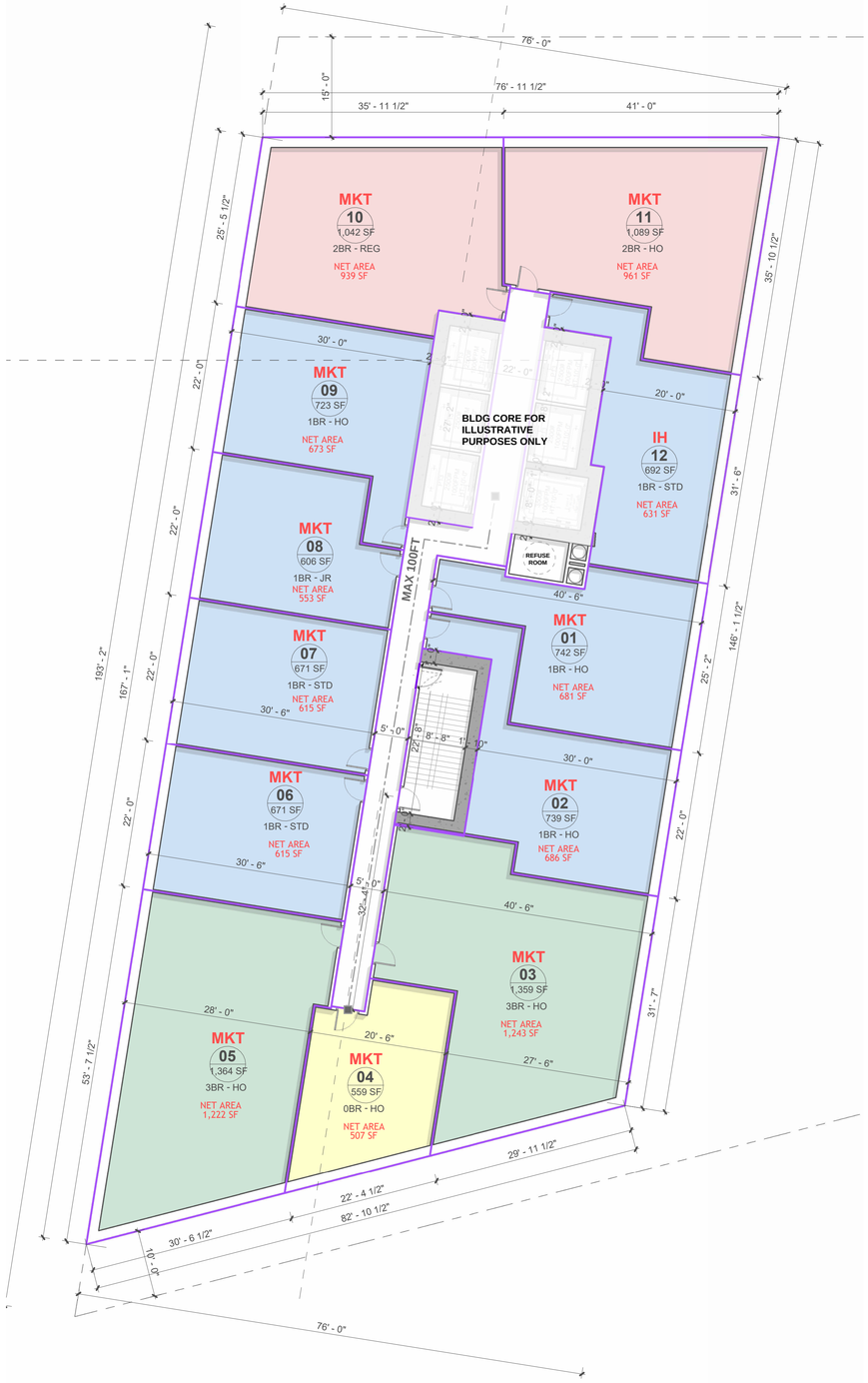
SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

ZA-245.00

SCALE: **3/32" = 1'-0"**



0BR
1BR
2BR
3BR

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MIH/UAP UNITS

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395 FLATBUSH AVE

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PROJECT NOTES

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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

66TH-72ND FLOOR PLAN

SEAL & SIGNATURE

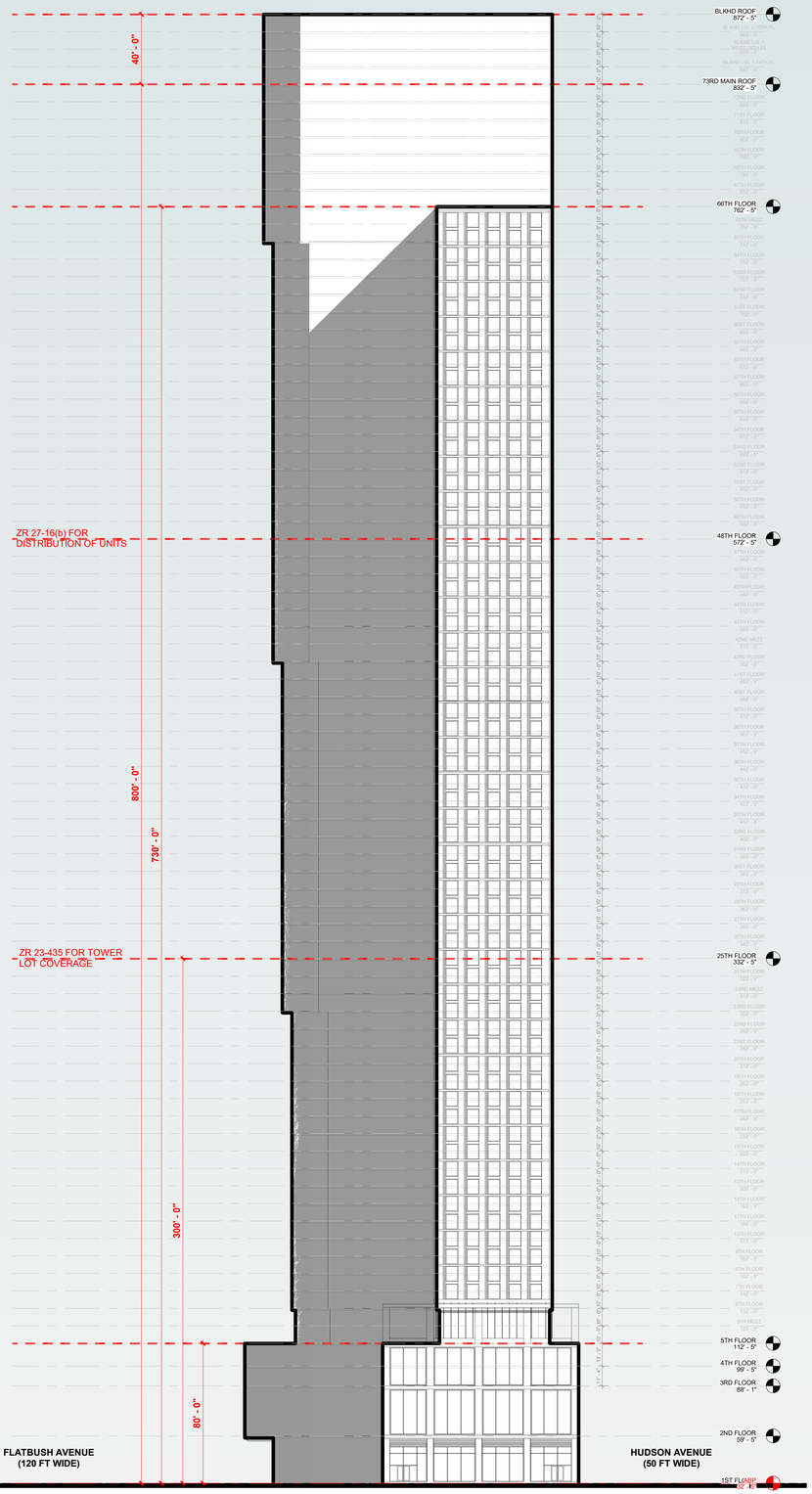
DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

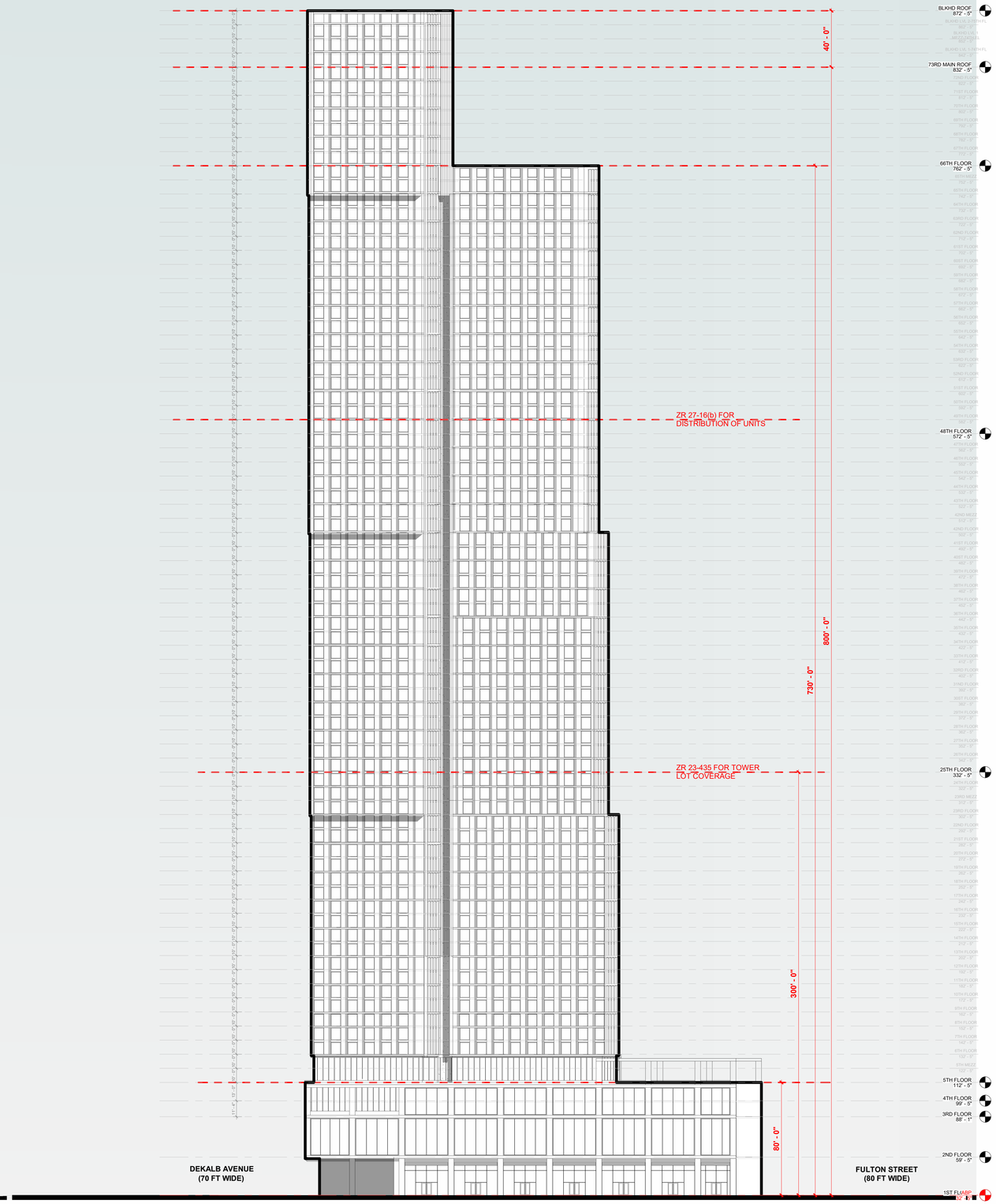
ZA-268.00

SCALE: **3/32" = 1'-0"**

SOUTH ELEVATION



WEST ELEVATION



3/21/2025 4:23:33 PM

395 FLATBUSH AVE

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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

BLDG. HEIGHT & SETBACK

SEAL & SIGNATURE

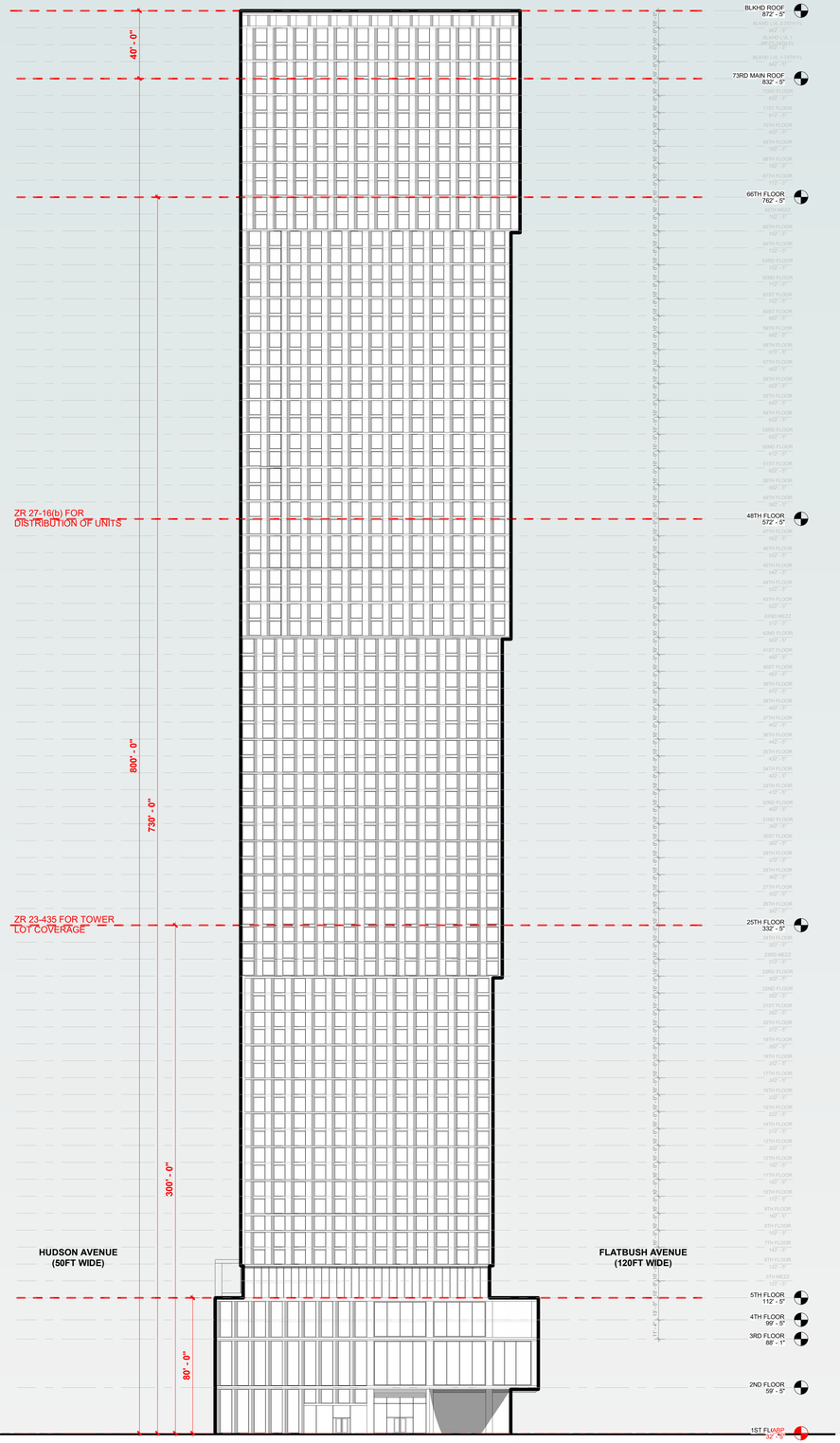
DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

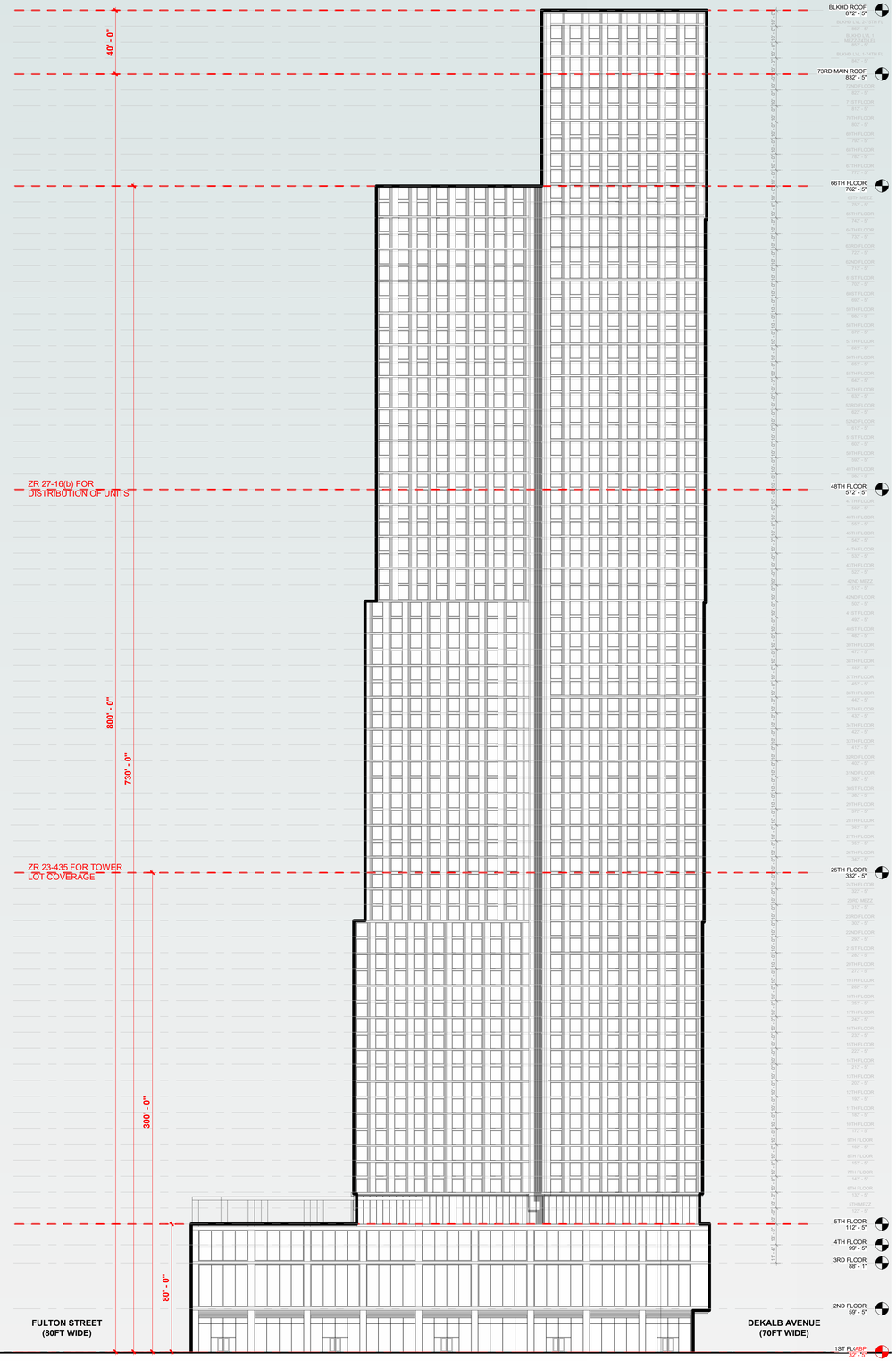
Z-300.00

SCALE: **1" = 40'-0"**

NORTH ELEVATION



EAST ELEVATION



3/21/2025 4:23:55 PM

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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

BLDG. HEIGHT & SETBACK

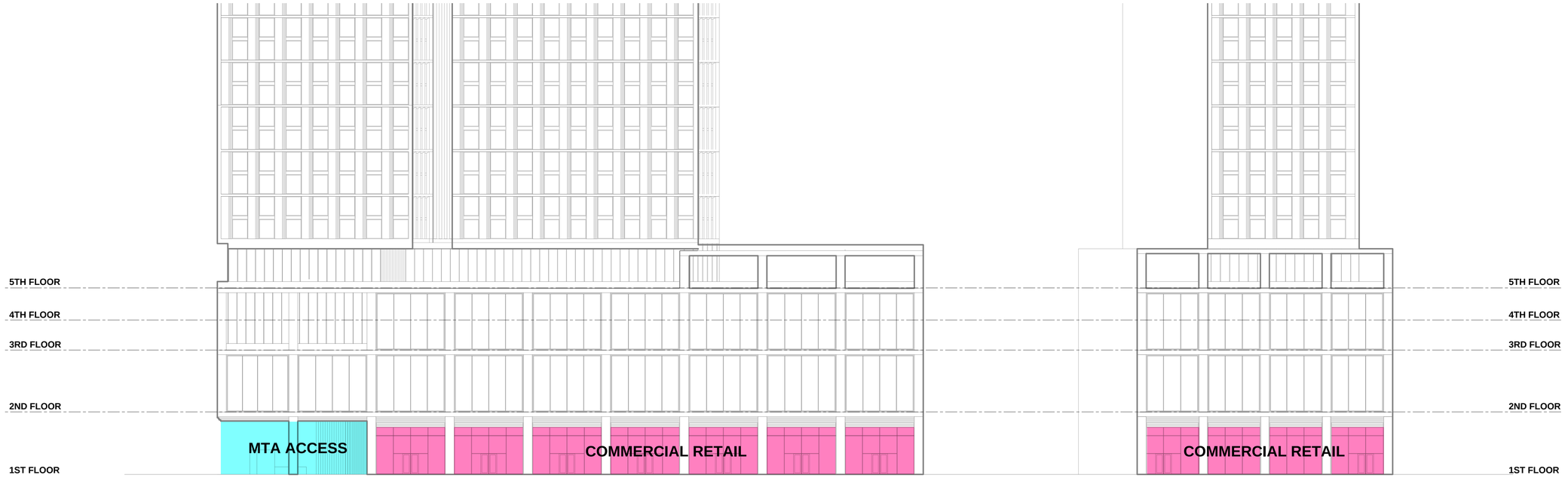
SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

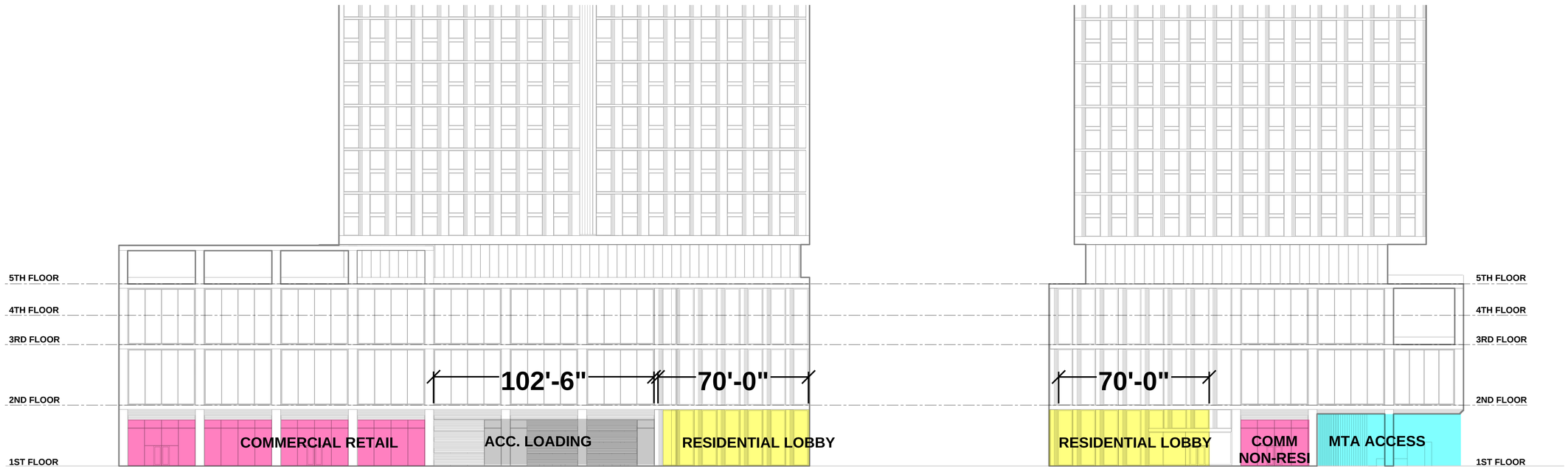
Z-310.00

SCALE: **1" = 40'-0"**



FLATBUSH AVENUE FRONTAGE

FULTON STREET FRONTAGE



HUDSON AVENUE FRONTAGE

DEKALB AVENUE FRONTAGE

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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

STREETSCAPE PROVISIONS

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

Z-320.00

SCALE: **NOT TO SCALE**


PL
PL
15'-0"
10'-0"
40' - 0"
MECHANICAL
MECH. MEZZ.
MECHANICAL
MECHANICAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
MECHANICAL MEZZ
ACC. RESIDENTIAL
RESIDENTIAL
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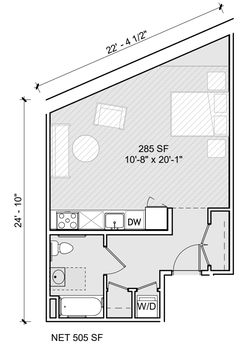
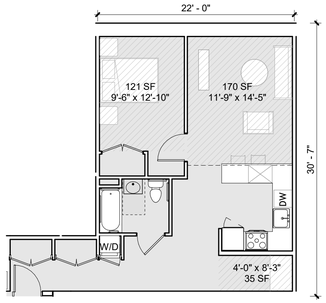


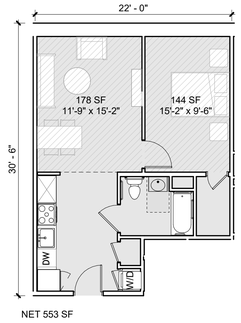
NET 505 SF

1 TYPICAL STUDIO UNIT
1/8" = 1'-0"



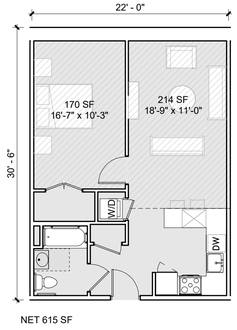
NET 673 SF

2 TYPICAL 1 BEDROOM UNIT (LARGE WITH HOME OFFICE)
1/8" = 1'-0"



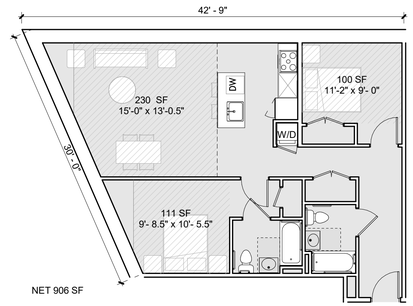
NET 553 SF

3 TYPICAL 1 BEDROOM UNIT (SMALL)
1/8" = 1'-0"



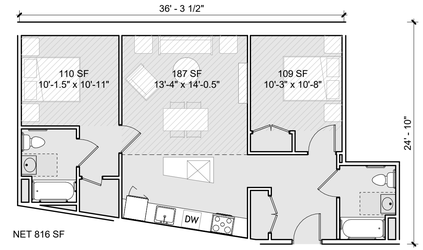
NET 615 SF

4 TYPICAL 1 BEDROOM UNIT (LARGE)
1/8" = 1'-0"



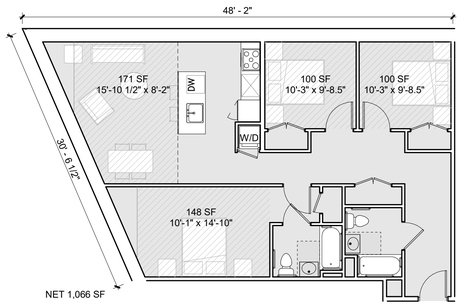
NET 906 SF

5 TYPICAL 2 BEDROOM UNIT (LARGE)
1/8" = 1'-0"



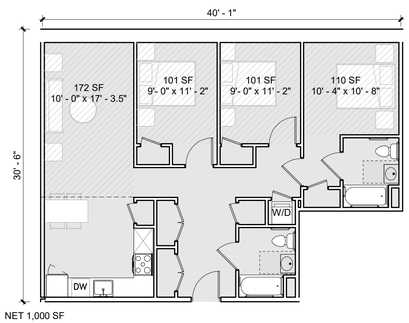
NET 816 SF

6 TYPICAL 2 BEDROOM UNIT (SMALL)
1/8" = 1'-0"



NET 1,066 SF

7 TYPICAL 3 BEDROOM UNIT (LARGE)
1/8" = 1'-0"



NET 1,000 SF

8 TYPICAL 3 BEDROOM UNIT (SMALL)
1/8" = 1'-0"

GENERAL NOTES:

1. NEW BUILDING SHALL COMPLY WITH THE APPLICABLE NYC BUILDING CODE.

2. NEW BUILDING SHALL COMPLY WITH THE APPLICABLE NYC ENERGY CONSERVATION CODE.

3. NEW BUILDING SHALL COMPLY WITH THE APPLICABLE ADAAG GUIDLINES FOR ALL PUBLIC SPACES UP TO THE APARTMENT ENTRY DOOR.

4. NEW BUILDING SHALL COMPLY WITH GOVERNING ANSI, FAIR HOUSING ACT, APPENDIX P GUIDELINES & SECTION 504 UFAS GUIDELINES FOR APPLICABLE DWELLING UNITS OR PORTIONS OF DWELLING UNITS.

395 FLATBUSH AVE

BROOKLYN, NEW YORK

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EXECUTIVE ARCHITECT
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BROOKLYN, NY 11201
P: 646.690.0333

PROJECT NOTES

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

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

NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

TYPICAL UNIT LAYOUTS

SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

Z-600.00

SCALE:

PROPOSED UNIT MIX (TOTAL)

ZA-DU COUNT			
#BR	DU COUNT	DIST	TARGET %
0BR	121	10%	10%
1BR	833	66%	65%
2BR	238	19%	20%
3BR	71	6%	5%
	1263		

PROPOSED UNIT MIX BY UNIT TYPE

	ZA-DU DISTRIBUTION BY TYPE				
	#BR	TYPE	DU COUNT	DIST	TYPES TARGET %
0BR	0BR	HO	64	5.07%	5.00%
	0BR	STD	57	4.51%	5.00%
1BR	1BR	HO	227	17.97%	16.25%
	1BR	JR	187	14.81%	16.25%
	1BR	STD	419	33.17%	32.50%
2BR	2BR	1BA	166	13.14%	12.00%
	2BR	HO	29	2.30%	4.00%
	2BR	REG	43	3.40%	4.00%
3BR	3BR	1BA	18	1.43%	1.25%
	3BR	2BA	39	3.09%	2.50%
	3BR	HO	14	1.11%	1.25%
			1263		

PROPOSED UNIT MIX

	ZA-DU TYPES AREA			
	#BR	TYPE	AREA	DU COUNT
0BR	0BR	HO	535 SF	17
	0BR	HO	545 SF	18
	0BR	HO	559 SF	7
	0BR	HO	560 SF	22
	0BR	STD	491 SF	57
1BR	1BR	HO	706 SF	17
	1BR	HO	720 SF	57
	1BR	HO	723 SF	64
	1BR	HO	739 SF	7
	1BR	HO	742 SF	7
	1BR	HO	764 SF	18
	1BR	HO	774 SF	57
	1BR	JR	557 SF	17
	1BR	JR	587 SF	22
	1BR	JR	603 SF	22
	1BR	JR	606 SF	64
	1BR	JR	607 SF	22
	1BR	JR	608 SF	18
	1BR	JR	609 SF	22
	1BR	STD	658 SF	57
	1BR	STD	659 SF	17
	1BR	STD	667 SF	7
	1BR	STD	669 SF	17
	1BR	STD	670 SF	22
	1BR	STD	671 SF	277
	1BR	STD	672 SF	22
2BR	2BR	1BA	831 SF	57
	2BR	1BA	839 SF	17
	2BR	1BA	883 SF	17
	2BR	1BA	896 SF	57
	2BR	1BA	914 SF	18
	2BR	HO	1114 SF	7
	2BR	HO	1140 SF	22
	2BR	REG	1000 SF	18
	2BR	REG	1030 SF	18
	2BR	REG	1042 SF	7
3BR	3BR	1BA	1090 SF	18
	3BR	2BA	1197 SF	22
	3BR	2BA	1214 SF	17
	3BR	HO	1359 SF	7
	3BR	HO	1364 SF	7
				1263

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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

DWELLING UNIT MIX

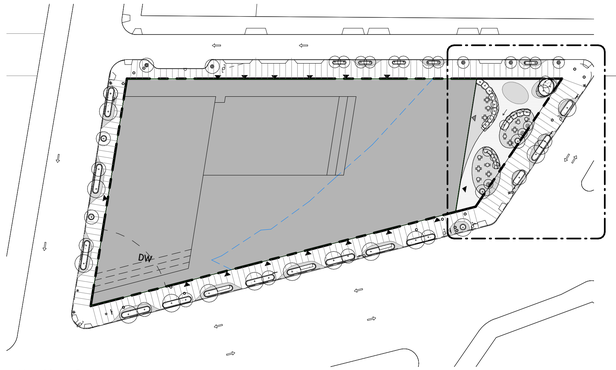
SEAL & SIGNATURE

DRAFT

DATE	02.27.2025
PROJECT NO.	24.004
DRAWING BY	DWA
CHECKED BY	DWA

Z-900.00

SCALE:



1 ZL-201.00

5im

2 Key Plan: Site
1" = 60'-0"



INTEGRATED BENCH AND PLANTER EXAMPLE



SPECIALTY PAVEMENT AND PLANTER EXAMPLE



FLEXIBLE SEATING EXAMPLE



1 Enlarged Open Space Plan
1/8" = 1'-0"

LEGEND

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

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NO.	DESCRIPTION	DATE
01	DLUA SUBMISSION	04.04.2025

KEY PLAN

ENLARGED OPEN SPACE PLAN

SEAL & SIGNATURE

DRAFT

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

ZL-201.00.

SCALE: As indicated

6/5/2025 1:16:39 PM