BLAKE AVE

515 Blake Ave, Brooklyn, NY 11207

PROJECT NO. 1603

Architect

CURTIS + GINSBERG ARCHITECTS LLP

299 Broadway, Suite 1107
New York, New York 10007

T: 212-929-4417
F: 212-929-4756

Landscape Architect

Terrain-NYC

203 Lafayette Street, 5th Floor
New York, New York 10012

T: 212-537-6080



ULURP SUBMISSION #4

LIST OF DRAWINGS

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Issue Date: 05/15/2019

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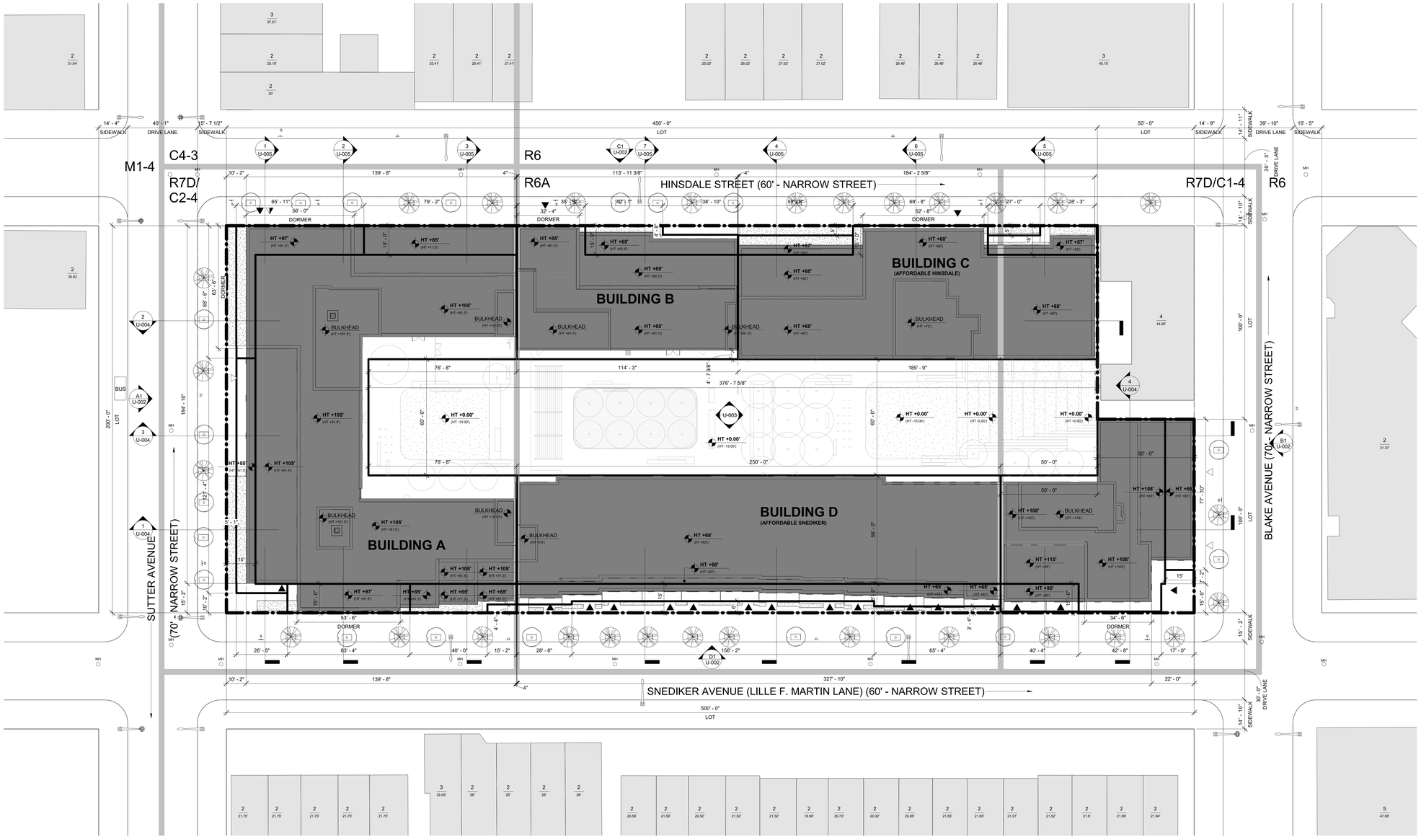

1 U-001 SITE PLAN
1" = 20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- R7/C2-3 — ZONING DISTRICT
- 2/20 — # OF STORIES / BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE/DEVELOPMENT SITE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LAMP
- TRAFFIC LIGHT
- COMMUNITY ACCESS POINT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- MH — EXISTING MANHOLE
- S — EXISTING SIGN
- HT +100.50' (HT +91.50') — MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING ENVELOPE HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT (ILLUSTRATIVE)
- PLANTING
- BUS — EXISTING BUS STOP

BUILDING A - FAMILY SHELTER BUILDING
BUILDING B - SUPPORTIVE HOUSING BUILDING
BUILDING C - AFFORDABLE HOUSING BUILDING HINSDALE
BUILDING D - AFFORDABLE HOUSING BUILDING SNEDIKER

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. STREET TREE LOCATIONS AND QUANTITY ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.
4. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
5. ALL ENTRANCE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND ARE SUBJECT TO CHANGE.

0' 10' 20' 40' N

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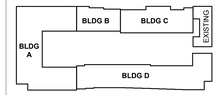
KEY PLAN



CITY PLANNING COMMISSION
120 Broadway, 31st Floor | New York, NY 10271-0001

SPECIAL PERMIT
C 190421 ZSK
ZR 74-743(a)

CPC APPROVED: 10/16/2019 (Cal. No. 5)
CC ADOPTED: 12/10/2019
EFFECTIVE DATE: 12/10/2019

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4.	05/09/2019	ULURP SUBMISSION 3
3.	04/15/2019	ULURP SUBMISSION 2
2.	01/16/2019	HPD-ULURP RESUBMISSION
1.	03/05/2018	HPD-ULURP SUBMISSION

No.	Date	Submission

Title:
PROPOSED SITE PLAN

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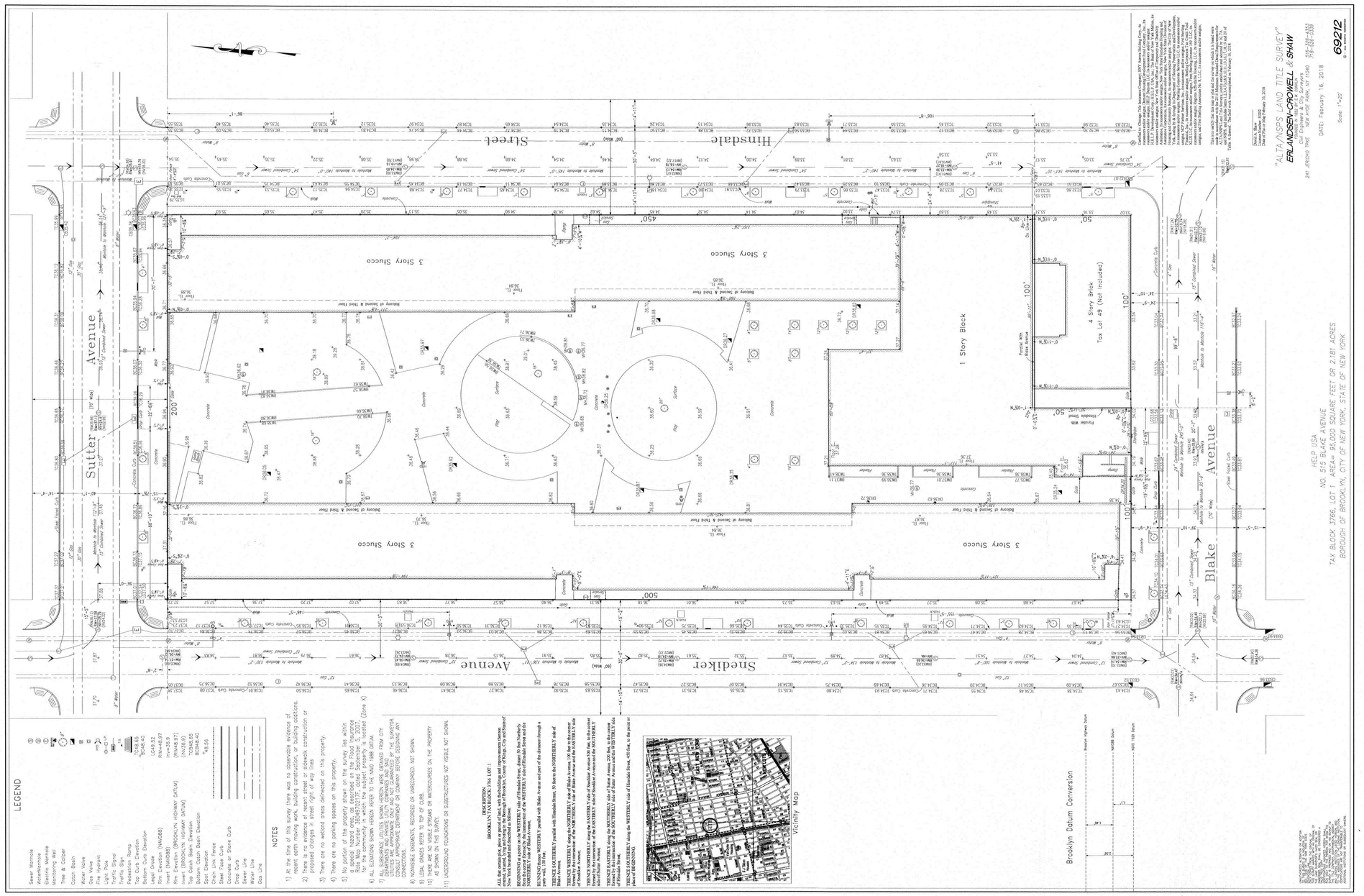

"ALTA/NSPS LAND TITLE SURVEY"
ERLANDSEN-CROWELL & SHAW
PROFESSIONAL LAND SURVEYORS
241 BRONX PIKE NEW HYDE PARK, NY 11040
516-488-4343
718-468-0339
DATE: February 16, 2018
69212
Scale: 1"=20'

HELP USA
NO. 515 BLAKE AVENUE
TAX BLOCK 3766, LOT 1; AREA= 95,000 SQUARE FEET OR 2.181 ACRES
BOROUGH OF BROOKLYN, CITY OF NEW YORK, STATE OF NEW YORK

BLAKE AVE

515 Blake Ave, Brooklyn, NY 11207

Owner
HELP Development Corp.
115 E. 13th Street
New York, NY 10003

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

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1.	03/05/2018	HPD-ULURP SUBMISSION

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Title:
SITE SURVEY

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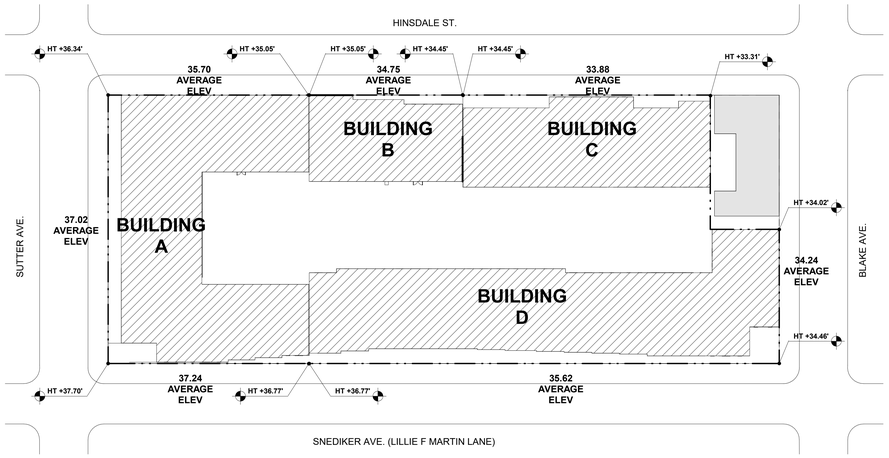
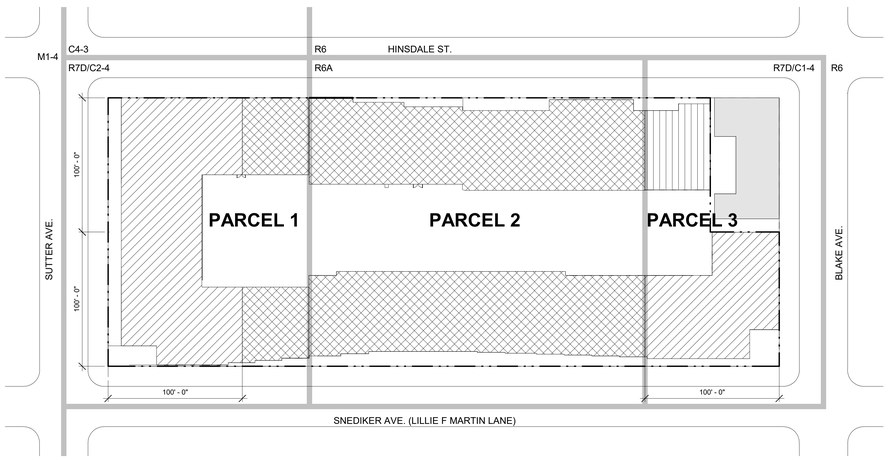


1 Z-001 AVERAGE CURB LEVEL
1" = 40'-0"

Base Plane Calculations:
(defined as per ZR 12-10)

Building A	Building B	Building C	Building D
Hinsdale St: (<36.34> + <35.05>) / 2 = <35.70> Sutter Ave: (<36.34> + <37.70>) / 2 = <37.02> Snediker Ave. (Lille F. Martin Lane): (<37.70> + <36.77>) / 2 = <37.24>	Hinsdale St: (<35.05> + <34.45>) / 2 = <34.75>	Hinsdale St: (<34.45> + <33.31>) / 2 = <33.88>	Snediker Ave. (Lille F. Martin Lane): (<36.77> + <34.46>) / 2 = <35.62> Blake Ave: (<34.46> + <34.02>) / 2 = <34.24>
Average Grade for Building A: (<35.70> + <37.02> + <37.24>) / 3 = <36.65>	Average Grade for Building B: <34.75>	Average Grade for Building C: <33.88>	Average Grade for Building D: (<35.62> + <34.24>) / 2 = <34.93>

Note:
Elevations are base on designed builders pavement plans for the site



CORNER LOT
THROUGH LOT
INTERIOR LOT

4 Z-001 PARCEL DESIGNATION AND LOT COVERAGE DIAGRAM
1" = 40'-0"

Project	515 Blake Ave. / HELP I
Address	515 Blake Avenue, Brooklyn NY
Borough	Brooklyn
Block	3766
Lot	1

LIST OF REQUIRED ACTIONS
1. URBAN DEVELOPMENT ACTION AREA PROGRAM (UDAAP) DESIGNATION AND PROJECT APPROVAL.
2. DISPOSITION OF CITY-OWNED PROPERTY
3. ZONING MAP AMENDMENT TO REZONE THE DEVELOPMENT SITE FROM C4-3,R6, R6/C2-3, TO R7D/C2-4 &R6A
4. ZONING TEXT AMENDMENT TO DESIGNATE THE DEVELOPMENT SITE AS A MANDATORY INCLUSIONARY HOUSING AREA
5. GENERAL LARGE SCALE DEVELOPMENT SPECIAL-PERMIT FOR DISTRIBUTION OF FLOOR AREA O NTHE ZONING LOT.

Section	Item	Parcel 1 (Sutter Ave)	Parcel 2 (Mid-Block)	Parcel 3 (Blake Ave)	Total	Comments
Map 17d	Zoning District	R7D / C2-4 & MIH	R6A & MIH	R7D / C1-4 & MIH		
	Zoning Lot Area					Refer to Parcel plan
	Corner Lot	20,000	0	10,000	30,000	
	Through Lot	10,000	50,000	0	60,000	
	Interior Lot	0	0	5,000	5,000	
	Total Lot Area	30,000	50,000	15,000	95,000	
	Lots Divided by District Boundaries					
77-02	Zoning Lots not Existing Prior to 12/15/1961					Each portion of zonign lot regulated by the provisions of the district in which such portion is located.
	Use					
32-00 / 22-10	Uses Permitted	1,2,3,4,6,8,9,14	1,2,3,4	1,2,3,4,6		
	Uses Proposed	3,4,6	2,3,4	2,6		Complies
	FAR & Floor Area					
	FAR Permitted					
33-121	Commercial	2.00	N/A	2.00		
33-121 (d) / 23-153	Community Facility	4.20	3.00	4.20		
23-154	Residential (MIH)	5.60	3.60	5.60		
	Maximum all uses	5.60	3.60	5.60		
	Floor Area permitted					
	Commercial	60,000	0	30,000	90,000	
	Community Facility	126,000	150,000	63,000	339,000	
	Residential (MIH)	168,000	180,000	84,000	432,000	
	Maximum all uses	168,000	180,000	84,000	432,000	
	ZFA transfer from Parcel 2 & 3	23,000	-20,000	-3,000		See req'd Actions pursuant to Special Permit for Community Facility on Parcel 1
	Total permitted Community Facility	149,000	130,000	60,000		
	Maximum Floor Area (with Transfer)	168,000	180,000	84,000	432,000	
	FAR Proposed					
	Commercial	0.47	0.00	0.14		FAR for Community Facility on Parcel 1 does not comply. Special Permit Required.
	Community Facility	4.39	0.00	0.00		
	Residential	0.00	3.20	5.26		
	Total all uses	4.86	3.20	5.40		
	Floor Area Proposed					
	Commercial	14,189	0	2,106	16,295	Parcel 1 portion of site does not comply for Community Facility. See req'd Actions pursuant to special permit for transfer of floor area.
	Community Facility	131,729	0	0	131,729	
	Residential (MIH)	0	160,242	78,823	239,065	
	Total all uses	145,918	160,242	80,929	387,089	
35-40	**Density**					
	Max. permitted residential floor area	168,000	180,000	84,000	432,000	
	Proposed Commercial Floor Area	(14,189)	0	(2,106)	(16,295)	
23-22 / 23-24	Proposed Community facility Floor Area	(131,729)	0	0	(131,729)	
	Available Residential Floor Area	22,082	180,000	81,894	283,976	
	Factor	680	680	680	680	
	Residential Dwelling Units Permitted	32	265	120	418	
	Residential Dwelling Unit Proposed					
	Units per building	0	233	93	326	Complies
23-153	**Lot Coverage**					
	Lot Coverage permitted					
	Maximum Corner Lot Coverage	N/A	N/A	100%		
	Maximum Through Lot/Interior Lot Cov.	N/A	65%	65%		
	Lot Coverage proposed					
	Proposed Corner Lot Coverage	N/A	N/A	73%		Complies. Refer to Lot Cov.Plan
	Proposed Through Lot/Interior Lot Cov.	N/A	61%	61%		Complies. Refer to Lot Cov.Plan
	Yards (Residential)					
	Required Yards					
35-52 / 23-46	Side Yard	not required, if provided min. 8'	not required, if provided min. 8'	not required, if provided min. 8'		
23-533	Rear yard Equivalent Through Lot	60' within 5' of midway of lot	60' within 5' of midway of lot	60' within 5' of midway of lot		
23-47	Rear Yard Interior Lot	N/A	N/A	30'		
	Proposed Yards					
	Side Yard	None Provided	None Provided	None Provided		Complies
	Rear yard Equivalent Through Lot	60'	60'	60'		Complies
	Rear Yard Interior Lot	N/A	N/A	30'		Complies
33-011 & 35-61	**Height and Setback**					
	Required height & Setback	Narrow Street	Narrow Street	Narrow Street		
23-662 & 664	Initial Setback Distance	15'	15'	15'		
35-652 & 654	Minimum Base Height	60'	40'	60'		
	Maximum Base Height	85'	65' MIH	95' MIH		
	Maximum Building Height	105' with QGF	80' MIH / 85' MIH with QGF	110' MIH / 115' MIH with QGF		
	Maximum Number of Stories	N/A	8	11		
	Proposed Height & Setback					Complies.
	Initial Setback Distance	15'	15'	15'		
	Base Height	85'	65' MIH	85'		
	Building Height	105' with QGF	85' MIH with QGF	115' MIH with QGF		
	Number of Stories	9	8	10		
33-03	**Street Trees**					
26-41	Street Trees Required			200+500+100+450=1,250/25' = 50		
	Street Trees Proposed				50	Complies. Mix of new & existing
	Parking					
	Parking Requried					
36-21 /36-232	Commercial (1/1,000sf)	18,000/1,000=18<40 = 0	N/A	2,106/1,000=2.1<2 <40 = 0		
36-21 /36-232	Community Facility UG3 (none)	0				
36-21 /36-232	Community Facility UG4 (1/1,000sf)	12,000/1,000 = 12 <40 = 0				
25-251	Income Restricted Housing Units	0 inTransit Zone	0 in Transit Zone	0 in Transit Zone		
	Parking Provided					
	Commercial	0	N/A	0		Complies
	Community Facility (UG3)	0	0	0		Complies
	Community Facility (UG4)	0	0	0		Complies
	Income Restricted Housing Units	0	0	0		Complies
36-62	**Loading Dock**					
	Accessory Loading Required (None for first 25,000 sf)	14,189 < 25,000 = 0	N/A	1,839<25,000 = 0		
	Accessory Loading Proposed	0	N/A	0		Complies
	Bicycle Parking					
36-711	Accessory Bicycle Parking Required					
36-711	Commercial (1/10,000sf)	18,000/10,000=1.8 = 2	N/A	2,106/10,000= 0.2<1 <10 = 0	13	Commercial and Community facility areas account for Ground Floor and Cellar space
36-711	Community Facility (1/10,000sf)	131,729/10,000=13.17 = 13	N/A	0		
25-811	Residential (1/2 Dwelling Unit)	N/A	(71/2)+(51/2)+(111/2) = 116.5 = 117	(28/2)+(65/2)= 46.5 = 47	164	
	Total Required Bicycle Spaces	15	117	47	179	
	Accessory Bicycle Parking Proposed					
	Commercial	2	N/A	0	2	
	Community Facility	13	0	0	13	
	Residential	0	117	47	164	
	Total Provided Bicycle Spaces	15	117	47	179	Complies

	Zoning Floor Area					Unit Count	
	Commercial	Community Facility (UG3)	Community Facility (UG4)	Residential (MIH)	Total	Use Group 3	Use Group 2
Building A	14,189	126,205	5,524	0	145,918	195	0
Building B	0	0	0	40,454	40,454	0	71
Building C	0	0	0	58,422	58,422	0	79
Building D	2,106	0	0	140,189	142,295	0	176
Total	16,295	126,205	5,524	239,065	387,089	195	326

0'

BLAKE AVE

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3.	04/15/2019	ULURP SUBMISSION 2
2.	01/16/2019	HPD-ULURP RESUBMISSION
1.	03/05/2018	HPD-ULURP SUBMISSION

No.	Date	Submission

Title:
ZONING ANALYSIS

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Job No.: 1603
Scale: As indicated
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Z-001.

Sheet No.: 4 of 13

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A1 U-002 North Elevation
1/16" = 1'-0"



B1 U-002 South Elevation
1/16" = 1'-0"



C1 U-002 East Elevation
1/16" = 1'-0"



D1 U-002 West Elevation
1/16" = 1'-0"

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT (ILLUSTRATIVE)

GENERAL NOTES:

1. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

2. BUILDINGS SHOWN WITHIN ZONING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO LANDSCAPING, ENTRY LOCATIONS/QUANTITIES, AND OTHER PROPOSED SITE FEATURES.

0' 8' 16' 32'

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NORTH, SOUTH, EAST & WEST BLDG. ELEVATIONS (ILLUSTRATIVE)

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U-002.

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4 U-003 COURTYARD ELEVATION EAST
1/16" = 1'-0"



3 U-003 COURTYARD ELEVATION SOUTH
1/16" = 1'-0"



2 U-003 COURTYARD ELEVATION NORTH
1/16" = 1'-0"



1 U-003 COURTYARD ELEVATION WEST
1/16" = 1'-0"

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING OUTLINE
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N, S, E & W COURTYARD ELEVATIONS (ILLUSTRATIVE)

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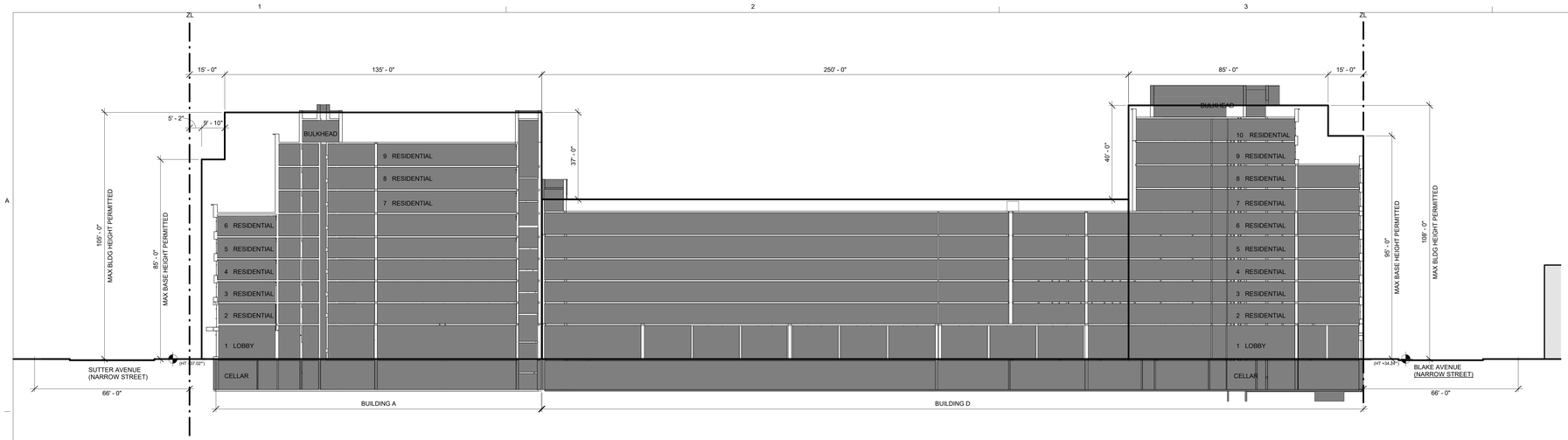
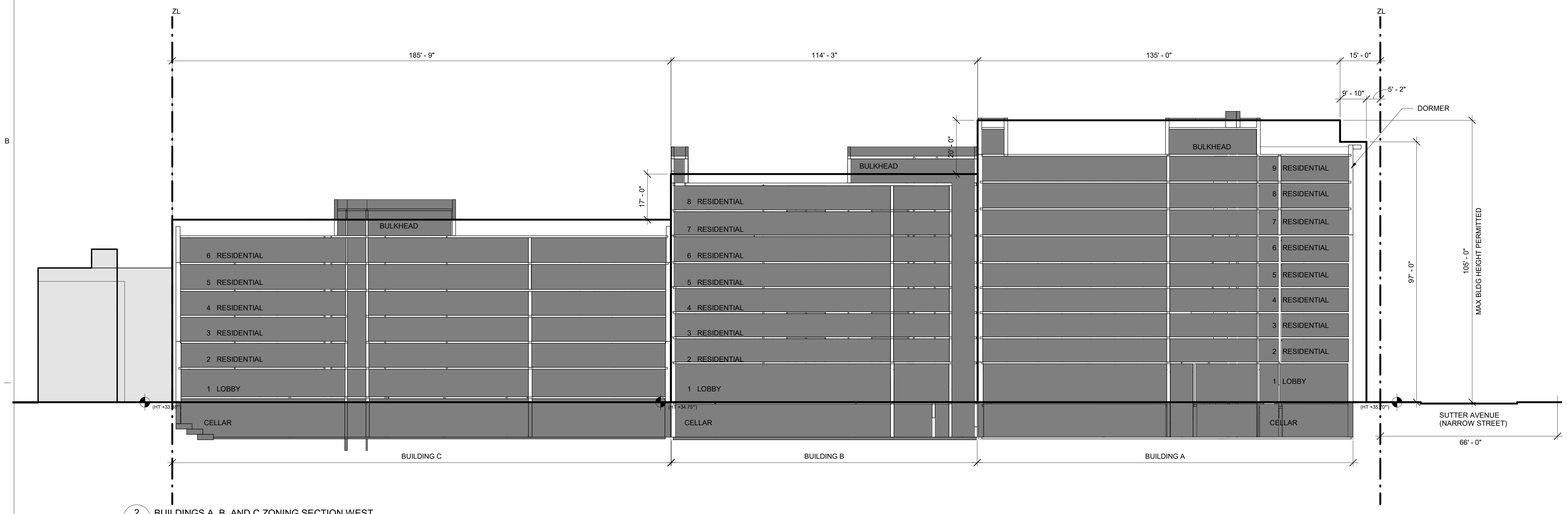
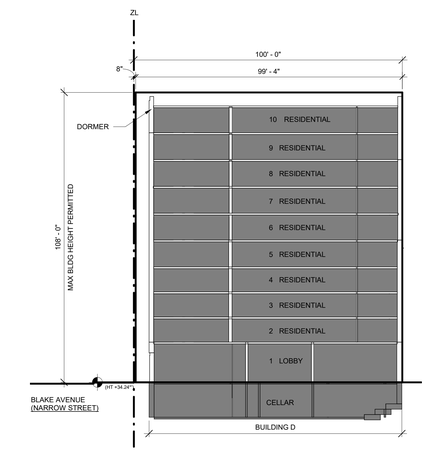


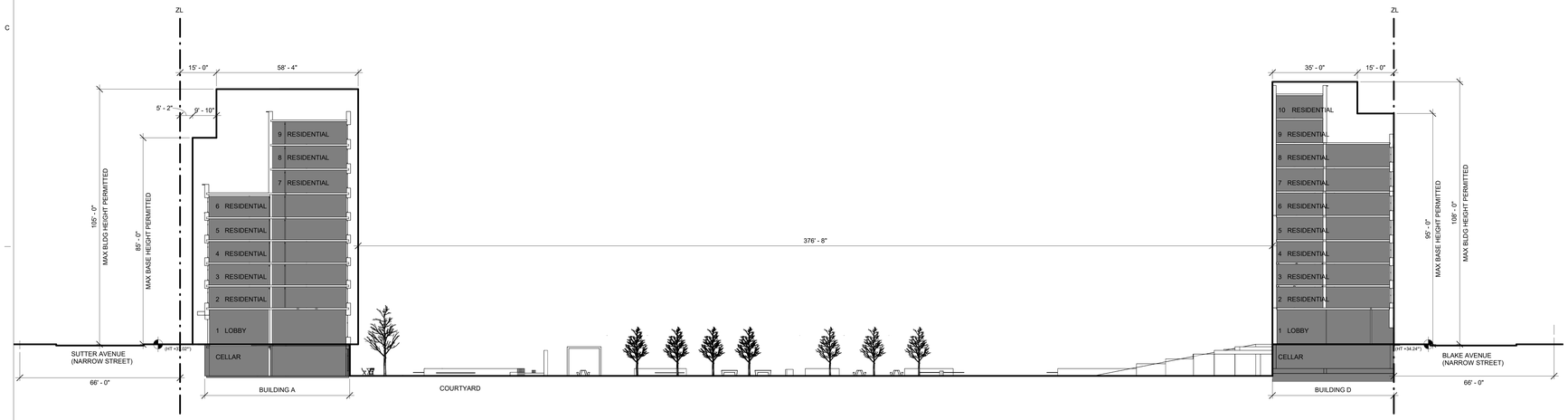
1 U-004 BUILDING A AND D ZONING SECTION EAST 1
1" = 20'-0"



2 U-004 BUILDINGS A, B, AND C ZONING SECTION WEST
1" = 20'-0"



4 U-004 BUILDING D ZONING SECTION NORTH
1" = 20'-0"



3 U-004 BUILDING A AND D ZONING SECTION EAST 2
1" = 20'-0"

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING OUTLINE
- PROPOSED BUILDING ENVELOPE (ILLUSTRATIVE)

GENERAL NOTES:

1. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
3. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
4. LANDSCAPE AND HARDSCAPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN.

*ELEVATIONS ARE BASED ON BASEPLANE CALCULATION, SEE SHEET Z-001.

0' 10' 20' 40'

BLAKE AVE

515 Blake Ave, Brooklyn, NY 11207

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007
Landscape Architect
Terrain-NYC
203 Lafayette Street, 5th Floor
New York, NY 10012

CITY PLANNING COMMISSION
120 Broadway, 31st Floor, New York, NY 10271-0001

SPECIAL PERMIT
C 190421 ZSK
ZR 74-743(a)

CPC APPROVED: 10/16/2019 (Cal. No. 5)
CC ADOPTED: 12/10/2019
EFFECTIVE DATE: 12/18/2019

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No.	Date	Revision
5.	05/15/19	ULURP SUBMISSION 4
4.	05/09/2019	ULURP SUBMISSION 3
3.	04/15/2019	ULURP SUBMISSION 2
2.	01/16/2019	HPD-ULURP RESUBMISSION
1.	03/05/2018	HPD-ULURP SUBMISSION

No.	Date	Submission

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SECTIONS I

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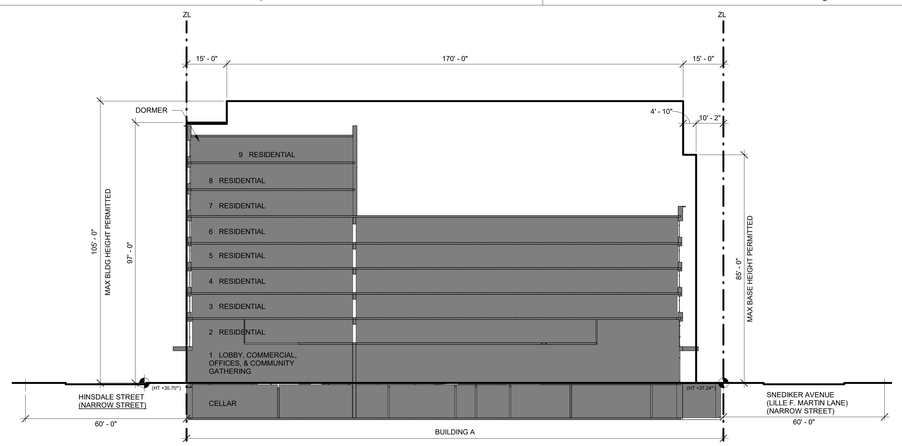
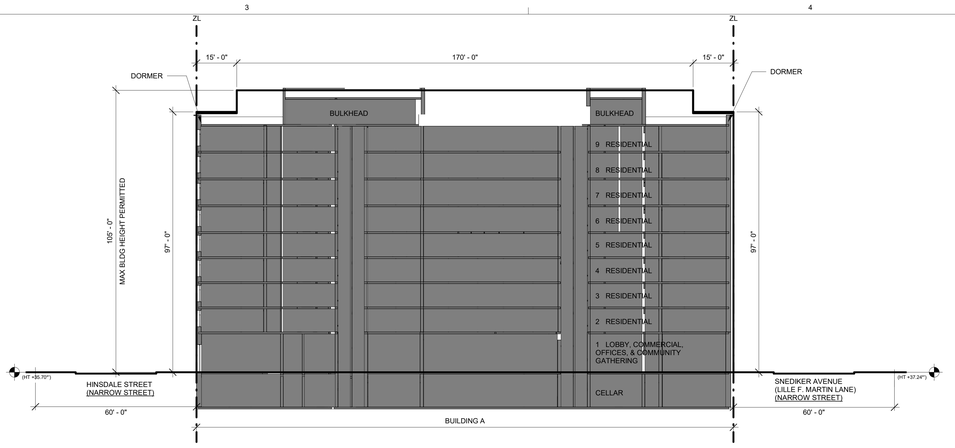


1 U-005 BUILDING A ZONING SECTION SOUTH 1
1" = 20'-0"



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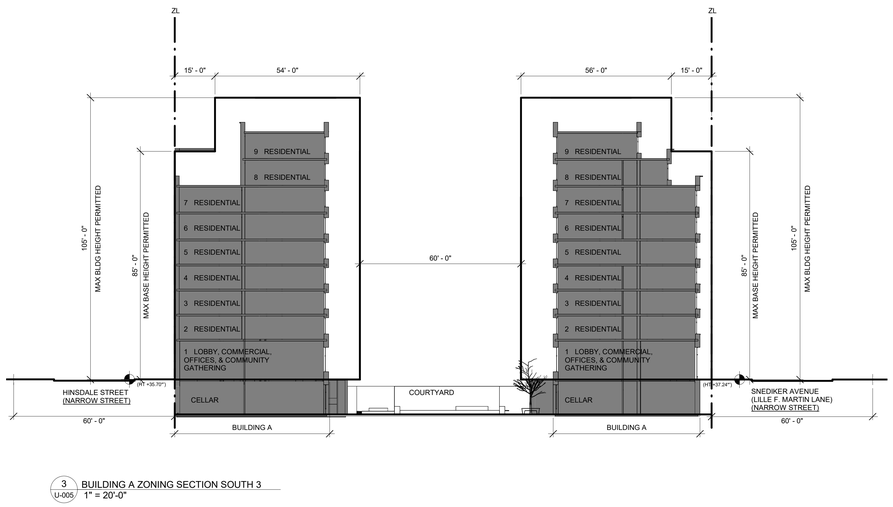
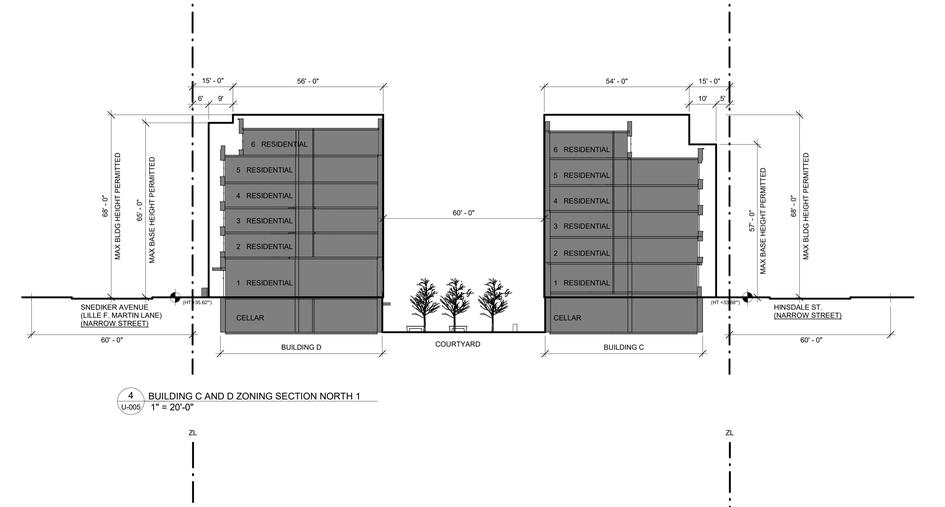
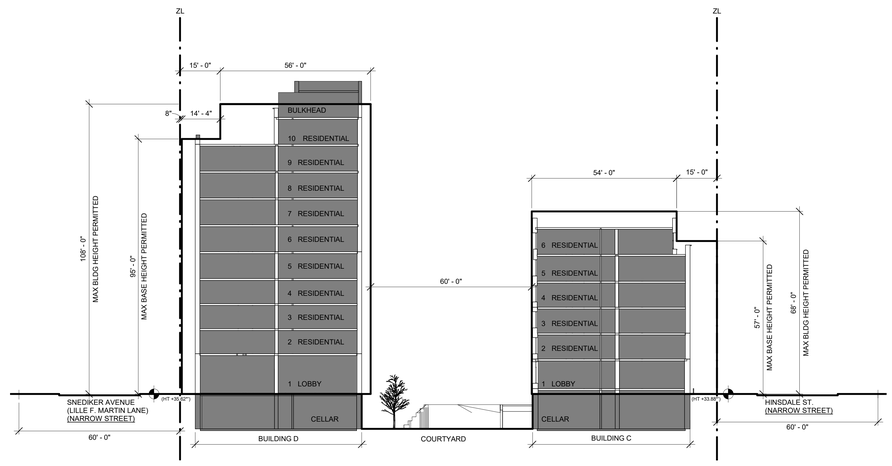
1" = 20'-0"



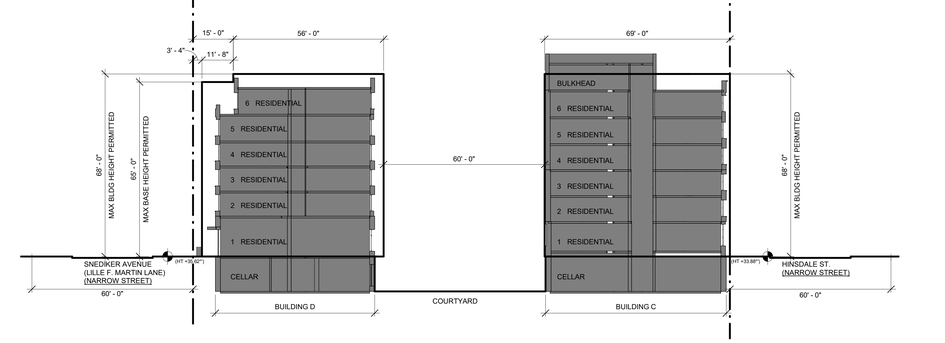
3 U-005 BUILDING A ZONING SECTION SOUTH 3
1" = 20'-0"



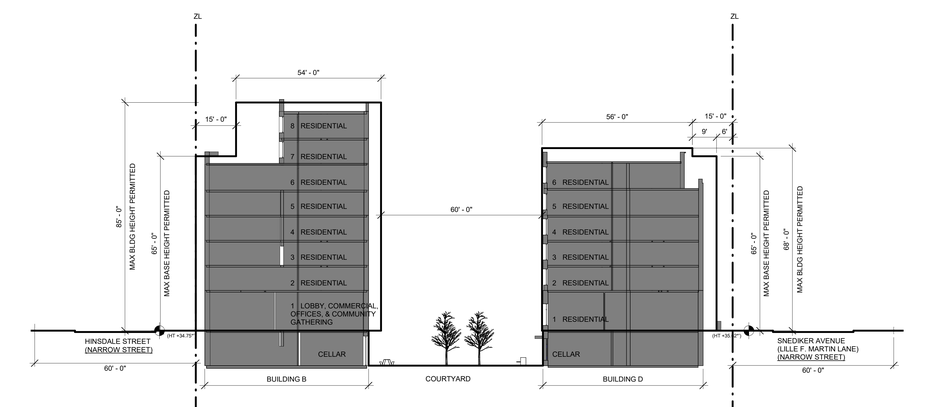
4 U-005 BUILDING C AND D ZONING SECTION NORTH 1
1" = 20'-0"



5 U-005 BUILDING C AND D ZONING SECTION NORTH
1" = 20'-0"



6 U-005 BUILDING C AND D ZONING SECTION NORTH 2
1" = 20'-0"



7 U-005 BUILDING B AND D ZONING SECTION SOUTH
1" = 20'-0"

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING OUTLINE
- PROPOSED BUILDING ENVELOPE (ILLUSTRATIVE)

GENERAL NOTES:

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1.	03/05/2018	HPD-ULURP SUBMISSION

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SECTIONS II

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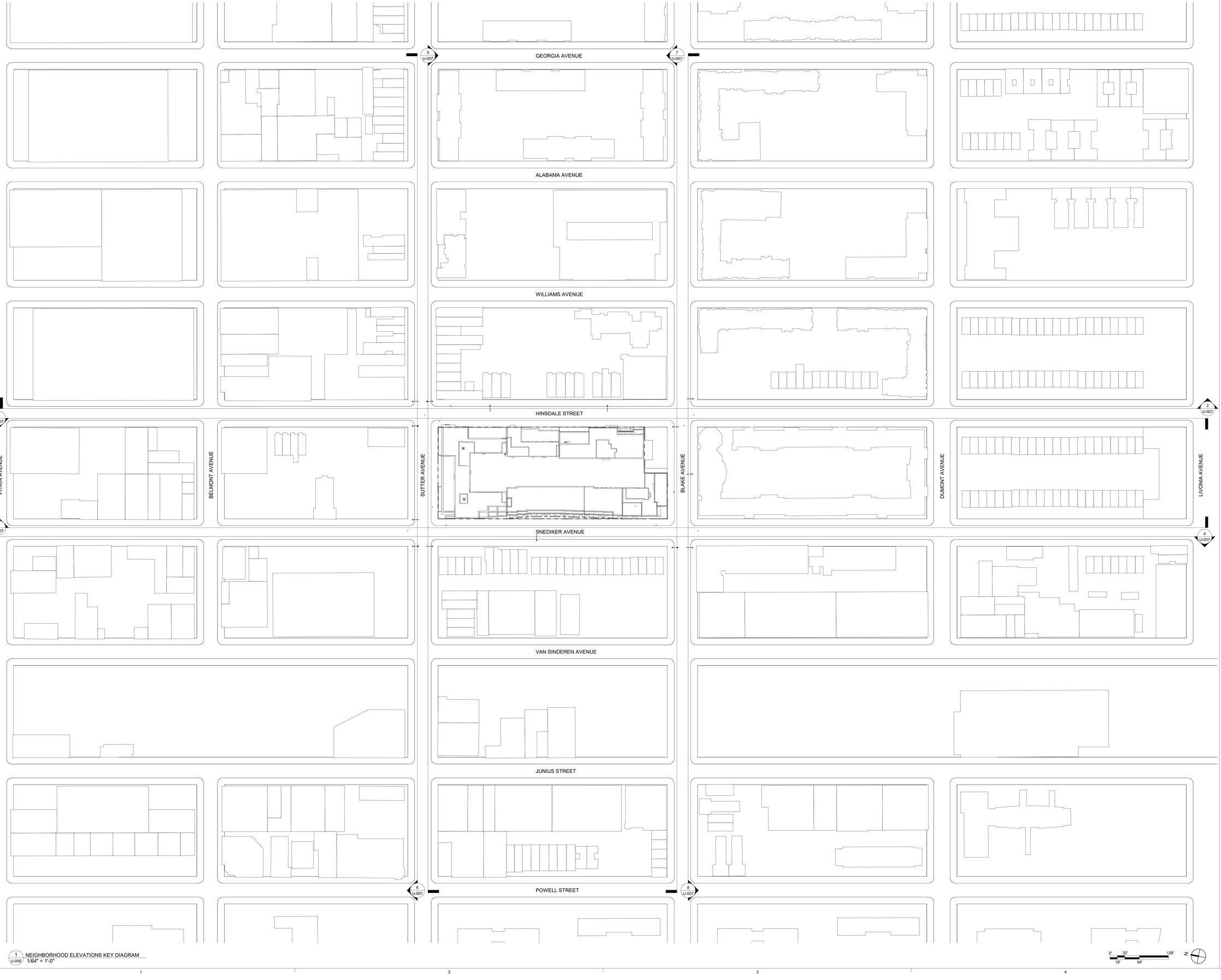

1 U-006 NEIGHBORHOOD ELEVATIONS KEY DIAGRAM
1/64" = 1'-0"

0' 16' 32' 64' 128'

BLAKE AVE

515 Blake Ave, Brooklyn, NY 11207

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
Terrain-NYC
203 Lafayette Street, 5th Floor
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1.	03/05/2018	HPD-ULURP SUBMISSION

No.	Date	Submission

Title:

NEIGHBORHOOD ELEVATIONS - KEY DIAGRAM

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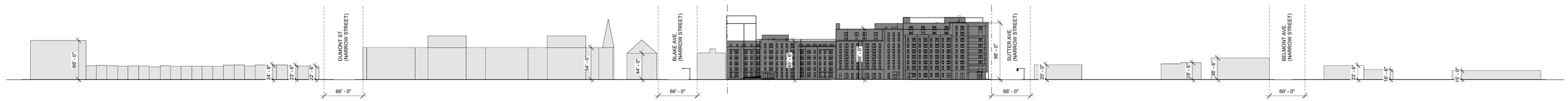
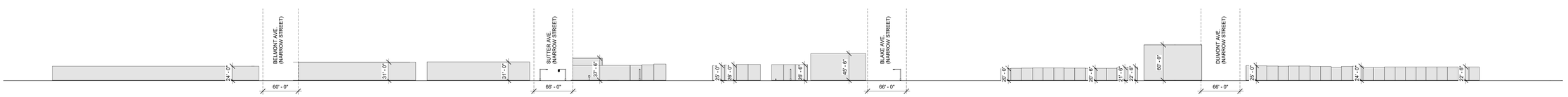
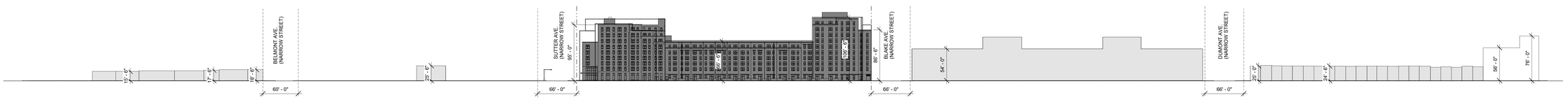


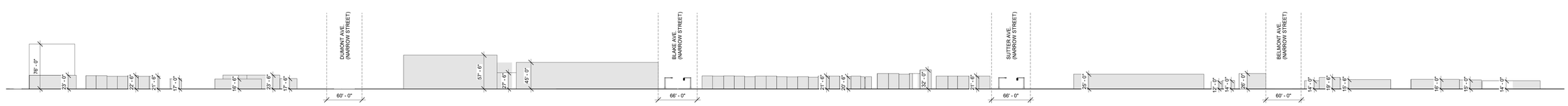
1 Hinsdale Avenue West
U-007 1/64" = 1'-0"



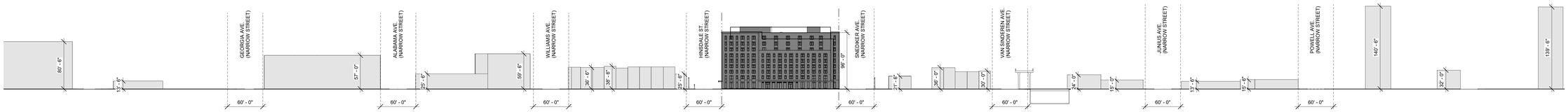
2 Hinsdale Avenue East
U-007 1/64" = 1'-0"



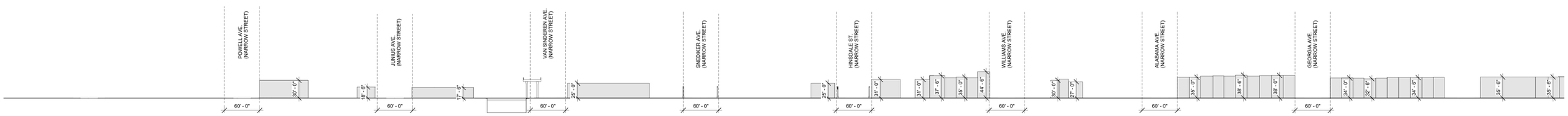
3 Snediker Avenue East
U-007 1/64" = 1'-0"



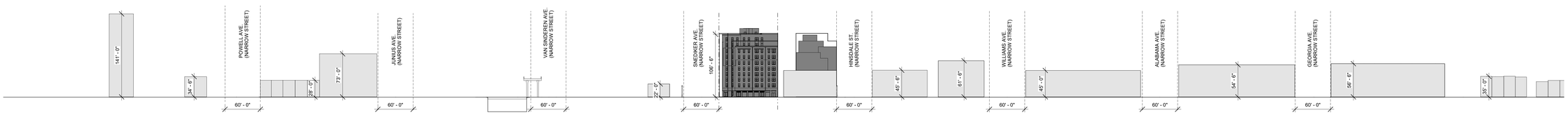
4 Snediker Avenue West
U-007 1/64" = 1'-0"



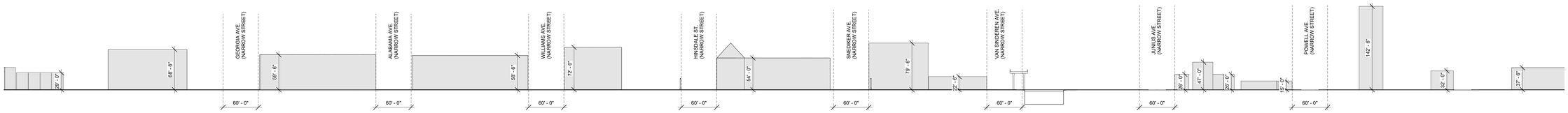
5 Sutter Avenue South
U-007 1/64" = 1'-0"



6 Sutter Avenue North
U-007 1/64" = 1'-0"



7 Blake Avenue North
U-007 1/64" = 1'-0"



8 Blake Avenue South
U-007 1/64" = 1'-0"

LEGEND

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING OUTLINE
- PROPOSED BUILDING FOOTPRINT (ILLUSTRATIVE)

GENERAL NOTES:

1. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

2. BUILDINGS SHOWN WITHIN ZONING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE, INCLUDING BUT NOT LIMITED TO LANDSCAPING, ENTRY LOCATIONS/QUANTITIES, AND OTHER PROPOSED SITE FEATURES.

0' 32' 128'
16' 64'

BLAKE AVE

515 Blake Ave, Brooklyn, NY 11207

Architect
CURTIS + GINSBERG ARCHITECTS LLP
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New York, New York 10007

Landscape Architect
Terrain-NYC
203 Lafayette Street, 5th Floor
New York, NY 10012

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No.	Date	Submission

Title:

NEIGHBORHOOD ELEVATIONS

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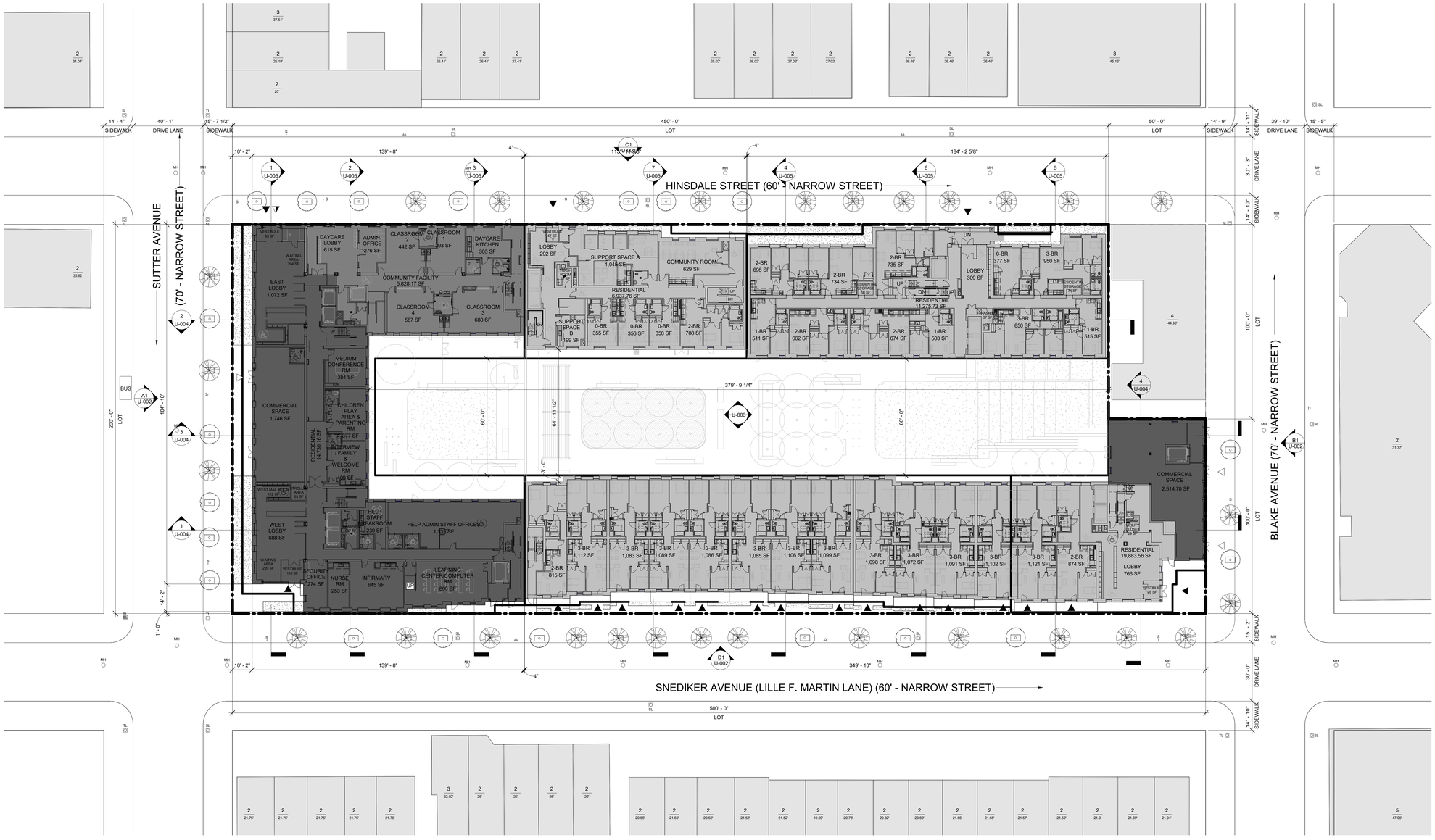

1 U-008 GROUND FLOOR PLAN
1" = 20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- R7/C2-3 — ZONING DISTRICT
- ROAD DIRECTION
- ZONING LOT LINE/DEVELOPMENT SITE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- SL — STREET LAMP
- TL — TRAFFIC LIGHT
- COMMUNITY ACCESS POINT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EXISTING BUILDING FOOTPRINT
- RESIDENTIAL
- COMMUNITY FACILITY
- COMMERCIAL
- PLANTING
- BUS — EXISTING BUS STOP
- 2/20 — # OF STORIES / BUILDING HEIGHT

BUILDING A - FAMILY SHELTER BUILDING
BUILDING B - SUPPORTIVE HOUSING BUILDING
BUILDING C - AFFORDABLE HOUSING BUILDING HINSDALE
BUILDING D - AFFORDABLE HOUSING BUILDING SNEDIKER

GENERAL NOTES:
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0' 10' 20' 40' N

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515 Blake Ave, Brooklyn, NY 11207

Architect
CURTIS + GINSBERG ARCHITECTS LLP
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203 Lafayette Street, 5th Floor
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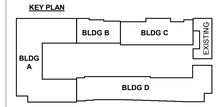
KEY PLAN



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Title:
PROPOSED GROUND FLOOR PLAN (ILLUSTRATIVE)

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1 U-009 CELLAR FLOOR PLAN - ULURP
1" = 20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- R7/C2-3 ZONING DISTRICT
- ROAD DIRECTION
- ZONING LOT LINE/DEVELOPMENT SITE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- SL STREET LAMP
- TL TRAFFIC LIGHT
- COMMUNITY ACCESS POINT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- MH EXISTING MANHOLE
- S EXISTING SIGN
- EXISTING BUILDING FOOTPRINT
- RESIDENTIAL
- COMMUNITY FACILITY
- COMMERCIAL
- PLANTING
- BUS EXISTING BUS STOP
- 2/20 # OF STORIES / BUILDING HEIGHT

BUILDING A - FAMILY SHELTER BUILDING
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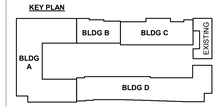

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PROPOSED CELLAR FLOOR PLAN (ILLUSTRATIVE)

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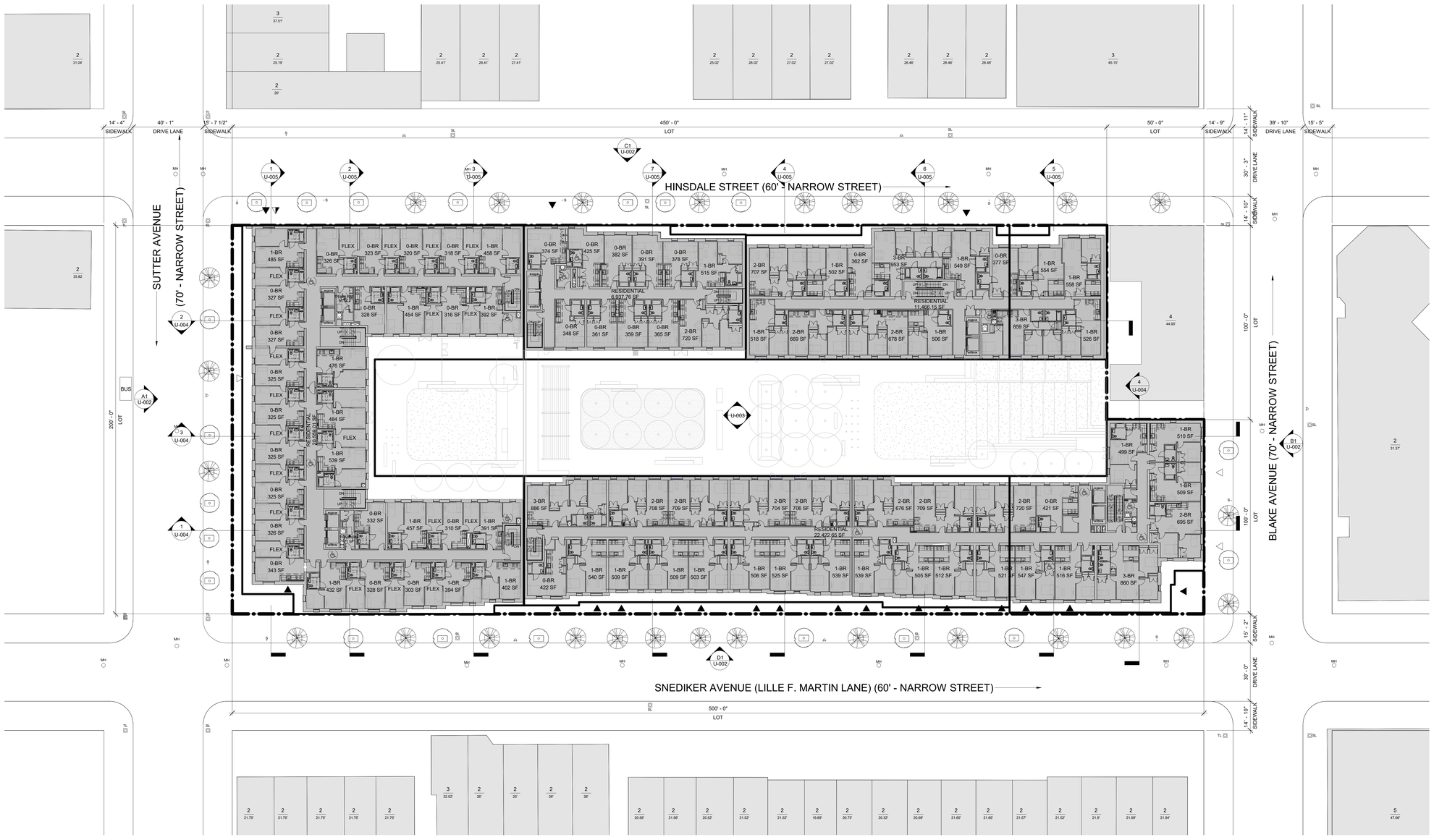

1 U-010 TYPICAL FLOOR PLAN - ULURP
1" = 20'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- R7/C2-3 — ZONING DISTRICT
- ROAD DIRECTION
- ZONING LOT LINE/DEVELOPMENT SITE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- SL — STREET LAMP
- TL — TRAFFIC LIGHT
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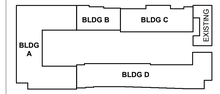

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PROPOSED TYPICAL FLOOR PLAN (ILLUSTRATIVE)

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