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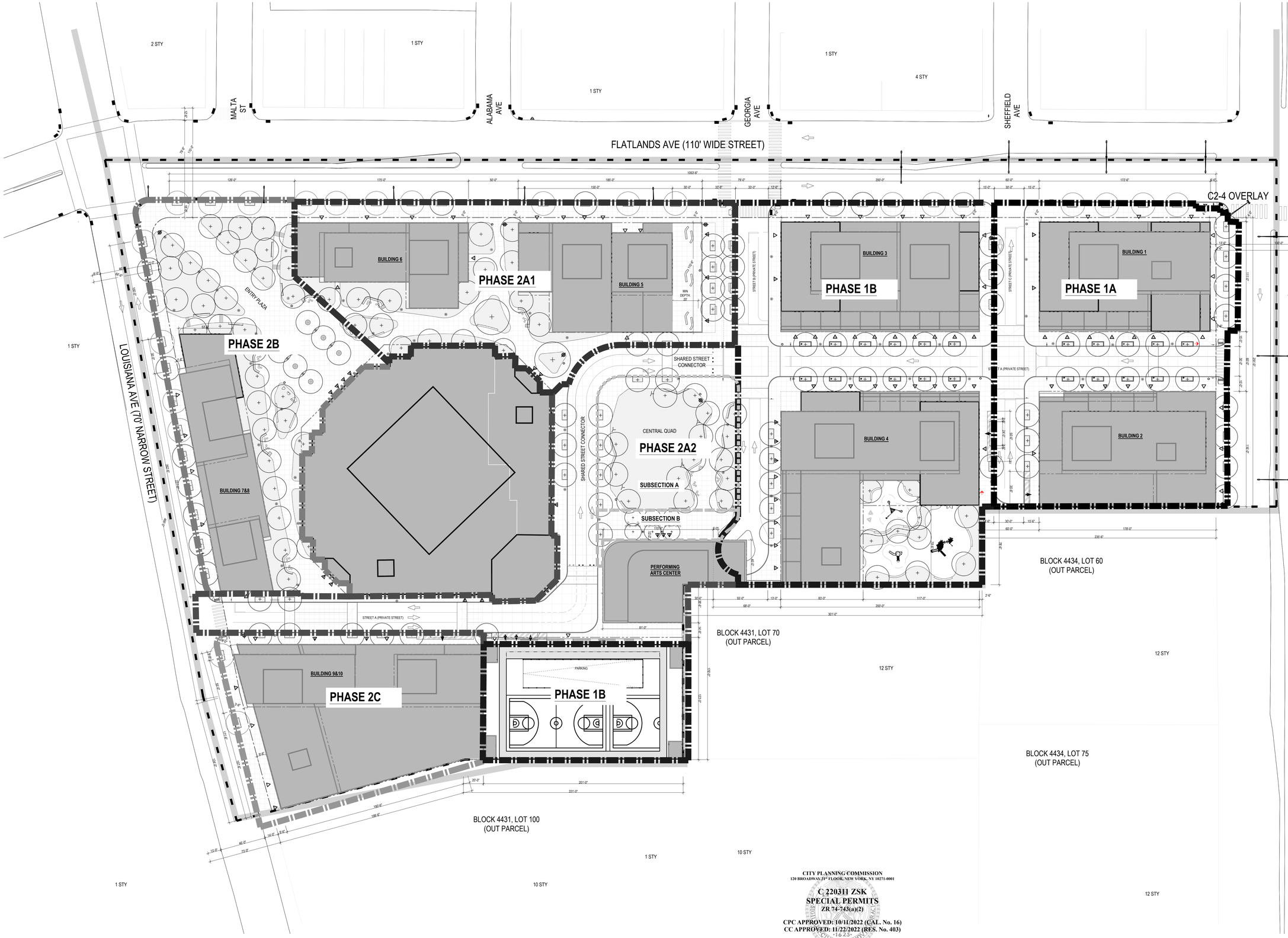

1 OVERALL LANDSCAPE & PHASING PLAN

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

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1/L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7/L600)
- PAA SIGNAGE (1.2/L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS (1&2/L604)
- RELOCATED MONUMENTS
- PHASE 1A
- PHASE 1B
- PHASE 2A1
- PHASE 2A2
- SUBSECTION A
- SUBSECTION B
- PHASE 2B
- PHASE 2C

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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

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

Key Plan

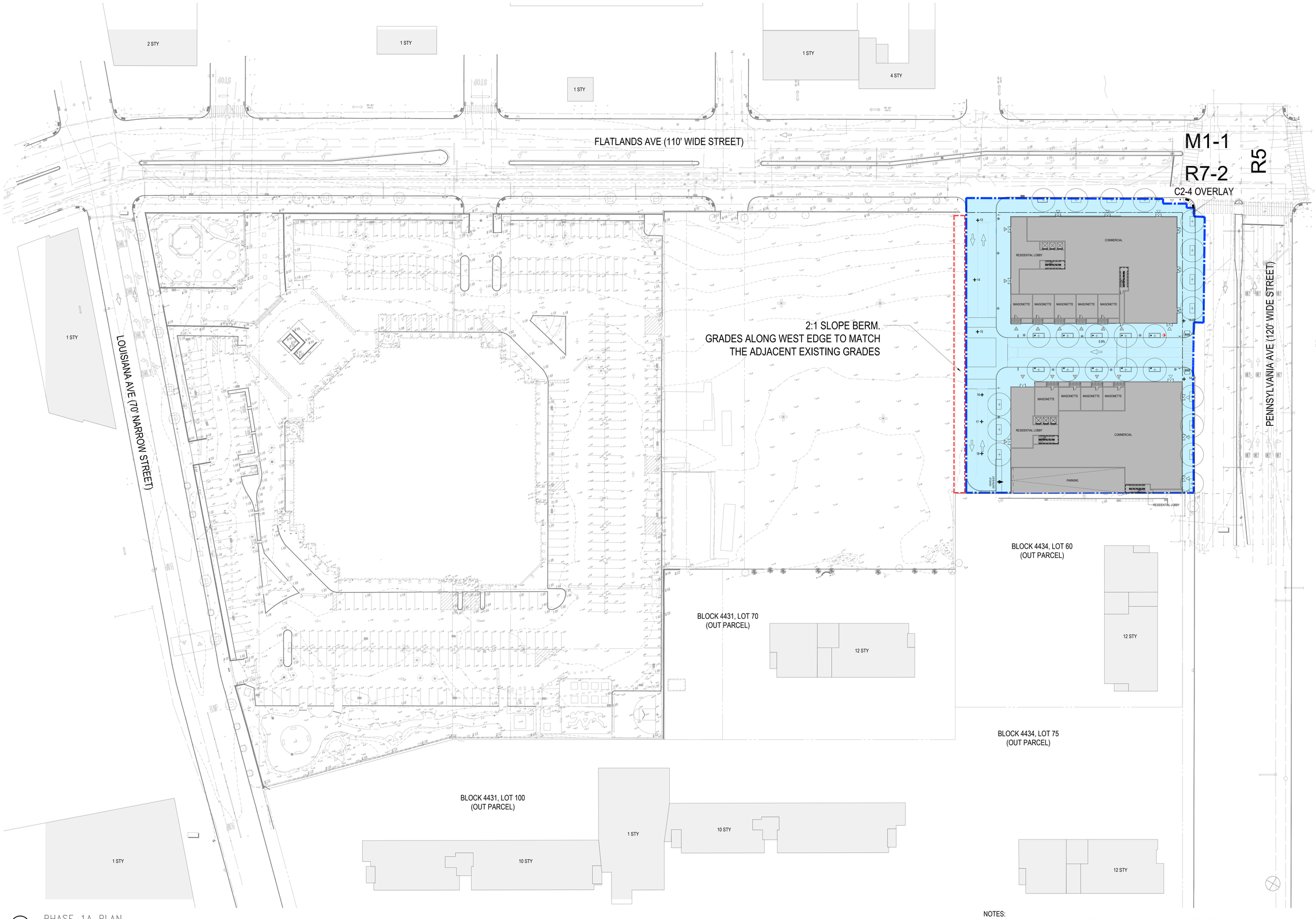
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
OVERALL LANDSCAPE & PHASING PLAN

Seal & Signature

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



1 PHASE 1A PLAN

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

LEGEND

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

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Drawing Title
ILLUSTRATIVE PHASE 1A PLAN

Seal & Signature

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

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2:1 SLOPE BERM.
GRADES ALONG WEST EDGE TO MATCH
THE ADJACENT EXISTING GRADES

AREAS TO BE RAISED/LOWERED TO ALLOW TRUCKS TO STAGE

REMOVE EXISTING ISLANDS

RAMP @ 2.7%

REMOVE EXISTING STRIPING

TEMPORARY RESERVOIR SPACES

REMOVE EXISTING LIGHT POLE

TEMPORARY STRIPING

2:1 SLOPE BERM.
GRADES ALONG EAST EDGE TO MATCH
GRADES OF PHASE 1B

STREET B (PRIVATE STREET)

STREET C (PRIVATE STREET)

STREET A (PRIVATE STREET)

RESIDENTIAL LOBBY

COMMERCIAL

MASONETTE

PARKING

COMMUNITY FACILITIES

RAISED SIDEWALK

FFE:13.34

FFE:19.00

1 PHASE 1B PLAN
SCALE: 1/32"=1'-0"

LEGEND

- PHASE BOUNDARY
- INTERIM RETAINING WALL
- + 18 PROPOSED GRADE
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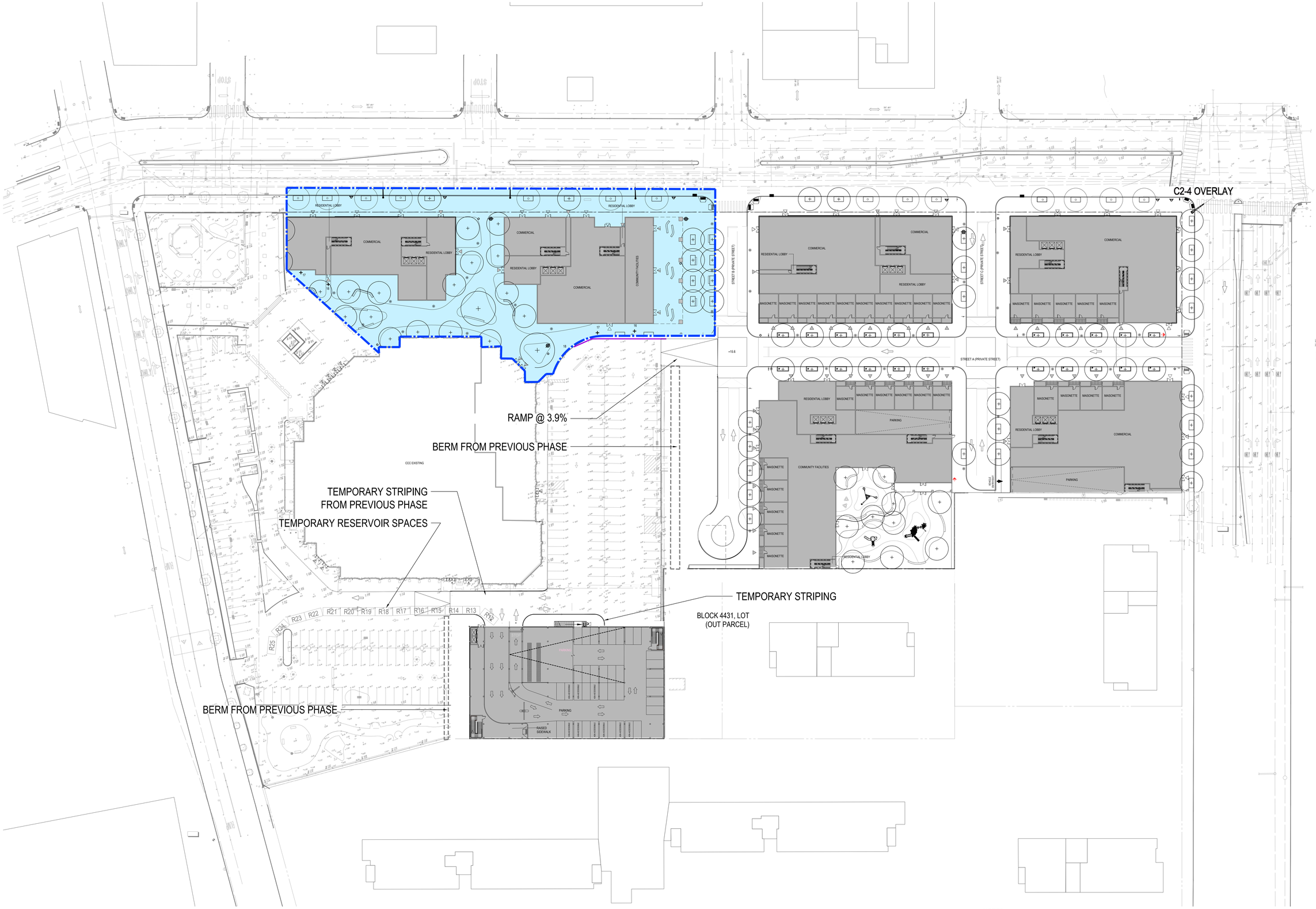
Drawing Title
ILLUSTRATIVE PHASE 1B PLAN

Seal & Signature

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



1 PHASE 2A1 PLAN

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

LEGEND

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- INTERIM RETAINING WALL
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- + 21.30 EXISTING GRADE
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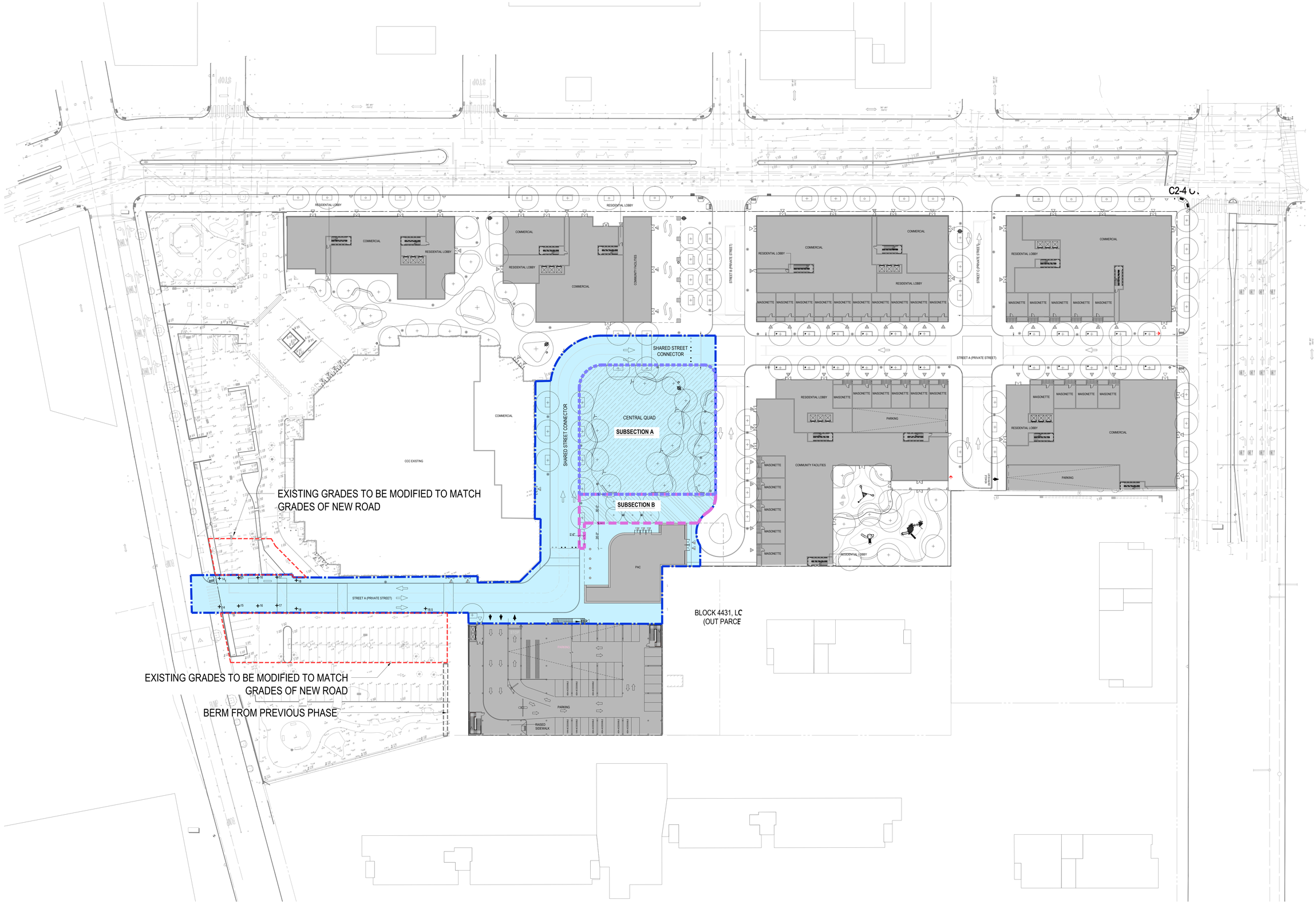
Drawing Title
ILLUSTRATIVE PHASE 2A1 PLAN

Seal & Signature

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



1 PHASE 2A2 PLAN

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

LEGEND

- PHASE BOUNDARY
- INTERIM RETAINING WALL
- + 18 PROPOSED GRADE
- + 21.30 EXISTING GRADE
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- SUBSECTION A
- SUBSECTION B

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Drawing Title
ILLUSTRATIVE PHASE 2A2 PLAN

Seal & Signature

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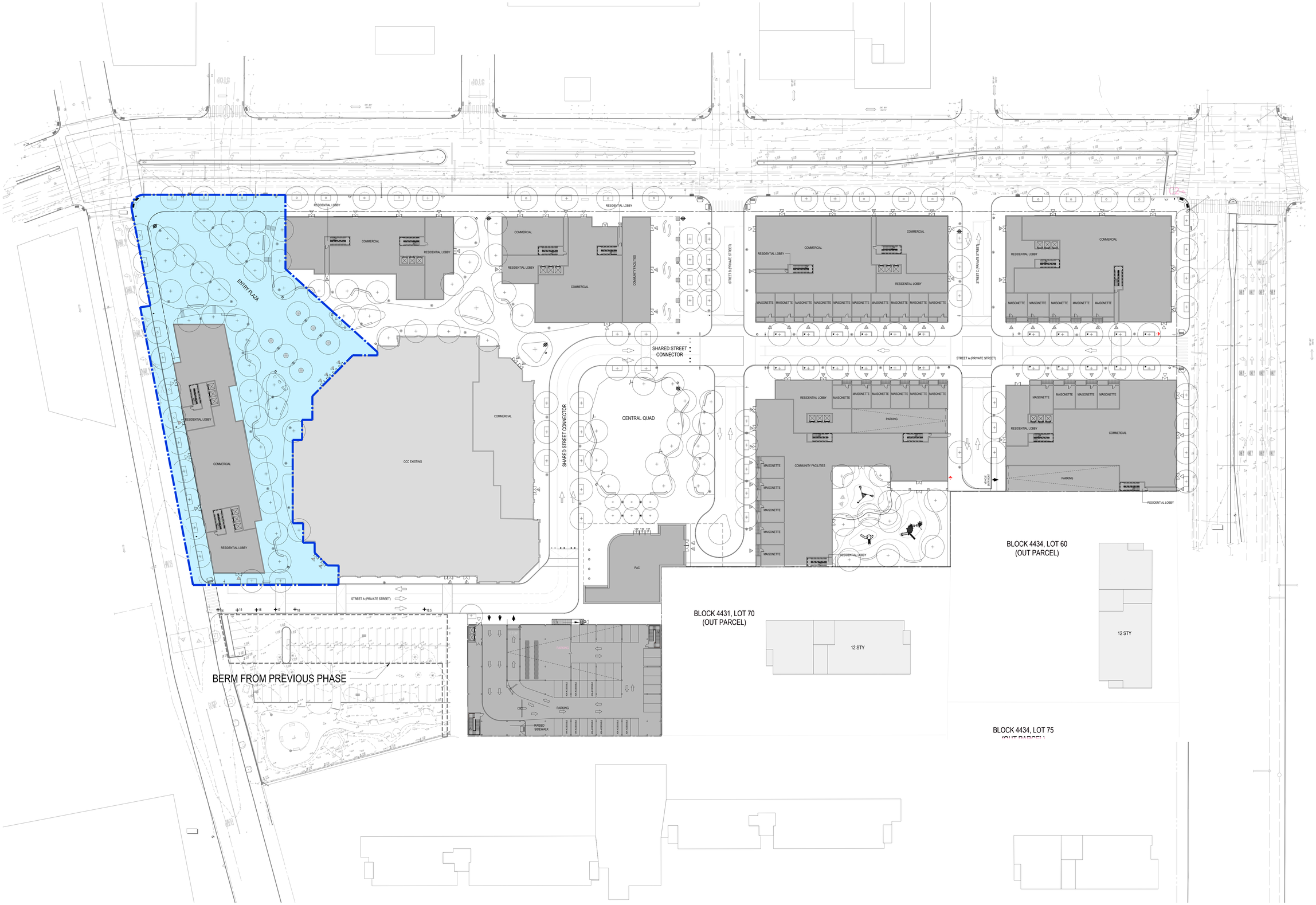

1 PHASE 2B PLAN

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

LEGEND

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Drawing Title
ILLUSTRATIVE PHASE 2B PLAN

Seal & Signature

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



1 PHASE 2C PLAN

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

LEGEND

- PHASE BOUNDARY
- INTERIM RETAINING WALL
- + 18 PROPOSED GRADE
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212 859 8602

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

Key Plan

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

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

Drawing Title
ILLUSTRATIVE PHASE 2C PLAN

Seal & Signature

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



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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

1 PUBLICLY ACCESSIBLE AREA PLAN

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

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- PRIVATE STREET NETWORK
- EXISTING BUILDING
- NEW BUILDING
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1 / L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7 / L600)
- PAA SIGNAGE (1,2 / L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS (1&2 / L604)
- RELOCATED MONUMENTS
- PUBLICLY ACCESSIBLE AREA
- OPEN SPACE AREAS
- SHARED STREET CONNECTOR WITHIN PAA
- PLANTED AREA

* AREAS LISTED ARE APPROXIMATE.

NOTES:
1.APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE PUBLICLY ACCESSIBLE AREA WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD). INFORMATION REGARDING THE SURROUNDING PROPERTIES AND THE PROPOSED BUILDINGS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING DETAILS.
2.STREET TREES ADJACENT TO THE ZONING LOT WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO NYC DEPARTMENT OF PARKS AND RECREATION.
3.SIMILAR MATERIALS AND MODELS CAN BE USED FOR ALL FURNITURE, LIGHT FIXTURES, AND SITE FURNISHINGS AT DISCRETION OF LANDSCAPE ARCHITECT.
4.PRIVATE STREET NETWORK NAMES (STREET A, STREET B, AND STREET C) ARE PLACEHOLDERS AND SUBJECT TO CHANGE.
5. SITE GRADING SUBJECT TO CHANGE PER STREET IMPROVEMENTS.
6. GROUND FLOOR ENTRY WAYS ARE SUBJECT TO CHANGE.
7. ALL INTERIOR PARTITIONS, AND LOCATION AND QUANTITY OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
8. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
9. TO THE EXTENT THE CONFIGURATION AND DIMENSION OF THE ARCADE CHANGES IN ACCORDANCE WITH SHEET Z-071.00 (URBAN DESIGN NOTES), THE CONFIGURATION AND DIMENSION OF THE PUBLICLY ACCESSIBLE AREA (PAA) WITHIN THE ARCADE MAY CHANGE ACCORDINGLY.

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

Key Plan

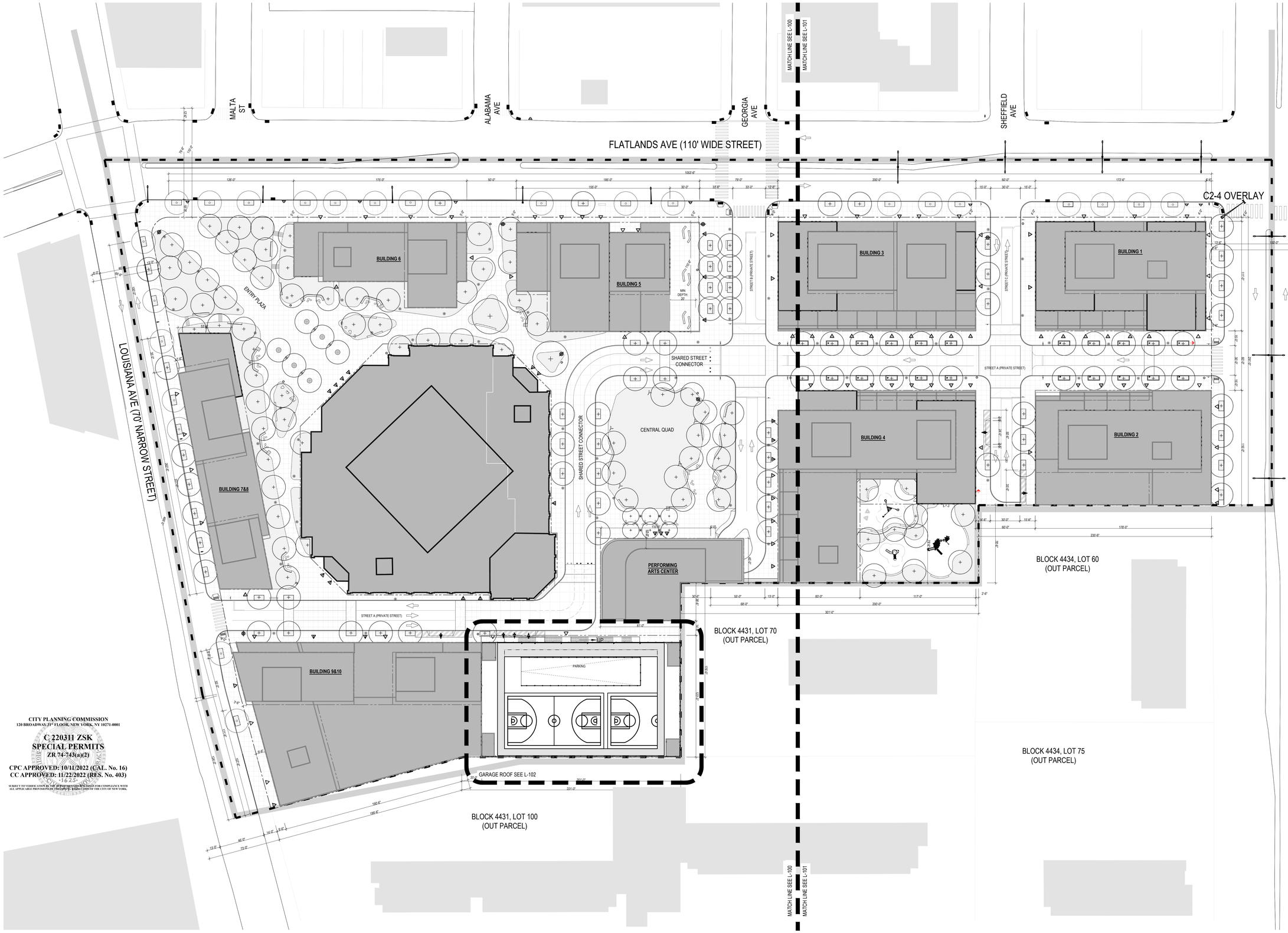
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2522

Drawing Title
PUBLICLY ACCESSIBLE AREA PLAN

Seal & Signature

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



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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

1 OVERALL KEY PLAN
SCALE: 1/32"=1'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1 / L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7 / L600)
- PAA SIGNAGE (1,2 / L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS (1&2 / L604)
- RELOCATED MONUMENTS

NOTES:
1.APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE PUBLICLY ACCESSIBLE AREA WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD). INFORMATION REGARDING THE SURROUNDING PROPERTIES AND THE PROPOSED BUILDINGS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING DETAILS.
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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

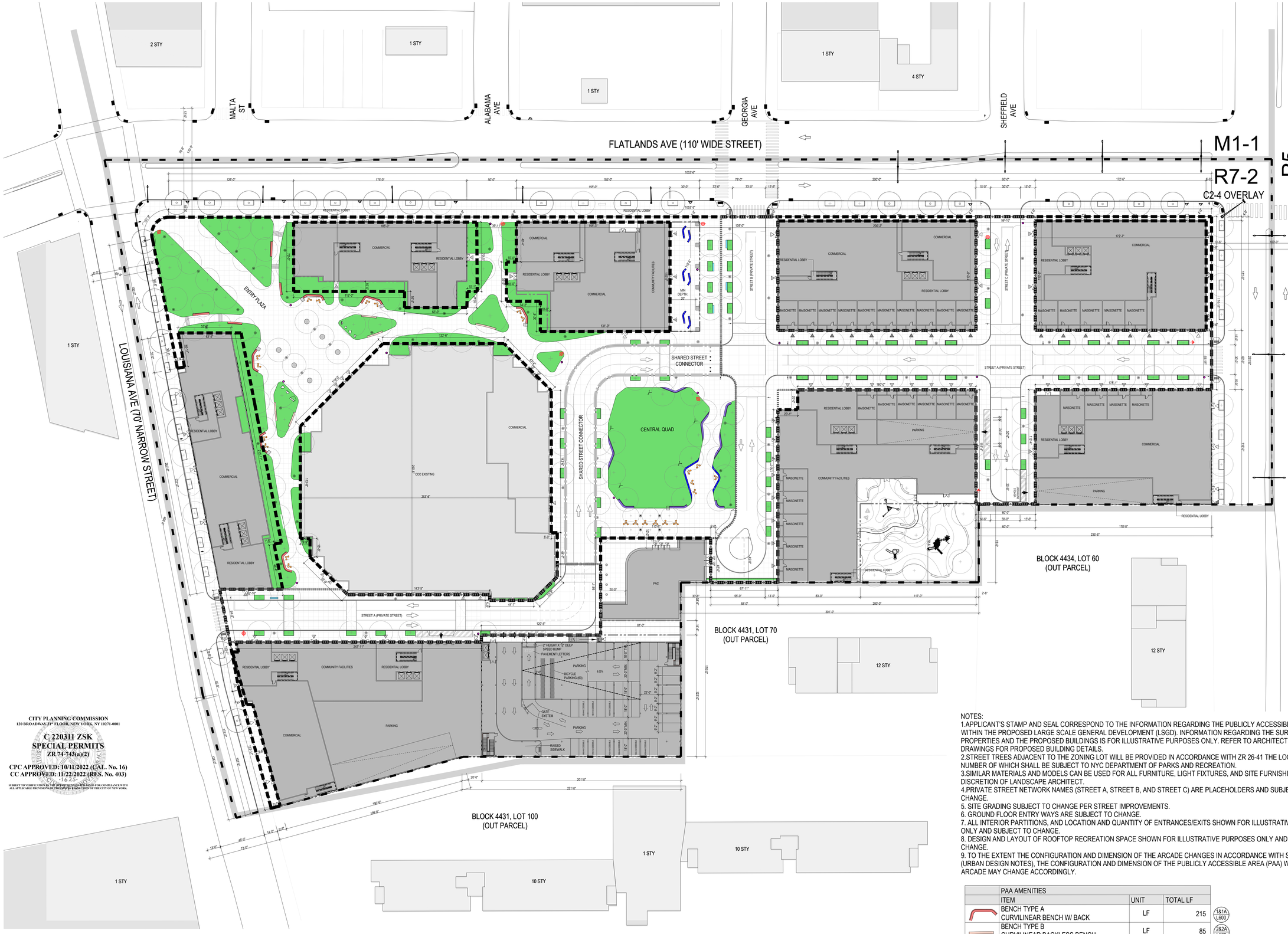
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
OVERALL KEY PLAN

Seal & Signature

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



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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

1 PUBLICLY ACCESSIBLE AREA PLAN
SCALE: 1/32"=1'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- PRIVATE STREET NETWORK 78,924 SF
- EXISTING BUILDING
- NEW BUILDING
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1 / L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7 / L600)
- PAA SIGNAGE (1,2 / L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS (1&2 / L604)
- RELOCATED MONUMENTS
- PUBLICLY ACCESSIBLE AREA 175,103 SF
- SHARED STREET CONNECTOR WITHIN PAA

* AREAS LISTED ARE APPROXIMATE.

NOTES:
1.APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE PUBLICLY ACCESSIBLE AREA WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD). INFORMATION REGARDING THE SURROUNDING PROPERTIES AND THE PROPOSED BUILDINGS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING DETAILS.
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	PAA AMENITIES			
	ITEM	UNIT	TOTAL LF	
	BENCH TYPE A CURVILINEAR BENCH W/ BACK	LF	215	1&1A / L600
	BENCH TYPE B CURVILINEAR BACKLESS BENCH	LF	85	2&2A / L600
	BENCH TYPE C PRECAST BACKLESS BENCH	LF	165	3&3A / L600
	BENCH TYPE D PRECAST BENCH W/ BACK	LF	185	4&4A / L600
	BENCH TYPE E 8' LONG BENCH	LF	40	2&2A / L600 SIM.
	FIXED POD SEATINGS			
	ROUND TABLE POD SEATING	EA EA	23 52	5 / L600
	TRASH RECEPTACLE	EA	14	6 / L600
	PROPOSED TREE	EA	140	1&2 / L601
	PLANTED AREA	SF	42,000	3,4,&,5 / L601

* TOTAL LF LISTED ARE APPROXIMATE.

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212 859 8602

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

Key Plan

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

Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2522

Drawing Title
AMENITY PLAN

Seal & Signature

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



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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

1 KEY & DIM PLAN

SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1 / L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7 / L600)
- PAA SIGNAGE (1.2 / L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS (1&2 / L604)
- RELOCATED MONUMENTS

NOTES:
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2.STREET TREES ADJACENT TO THE ZONING LOT WILL BE PROVIDED IN ACCORDANCE WITH ZR 26-41 THE LOCATION AND NUMBER OF WHICH SHALL BE SUBJECT TO NYC DEPARTMENT OF PARKS AND RECREATION.
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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

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

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

Drawing Title
KEY & DIM PLAN

Seal & Signature

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



1 KEY & DIM PLAN
SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
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- BENCH WITH BACK
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CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
C 220311 ZSK
SPECIAL PERMITS
ZR 74-743(a)(2)
CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)
SUBJECT TO VERIFICATION OF THE APPROPRIATE DESIGNATION FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

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02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

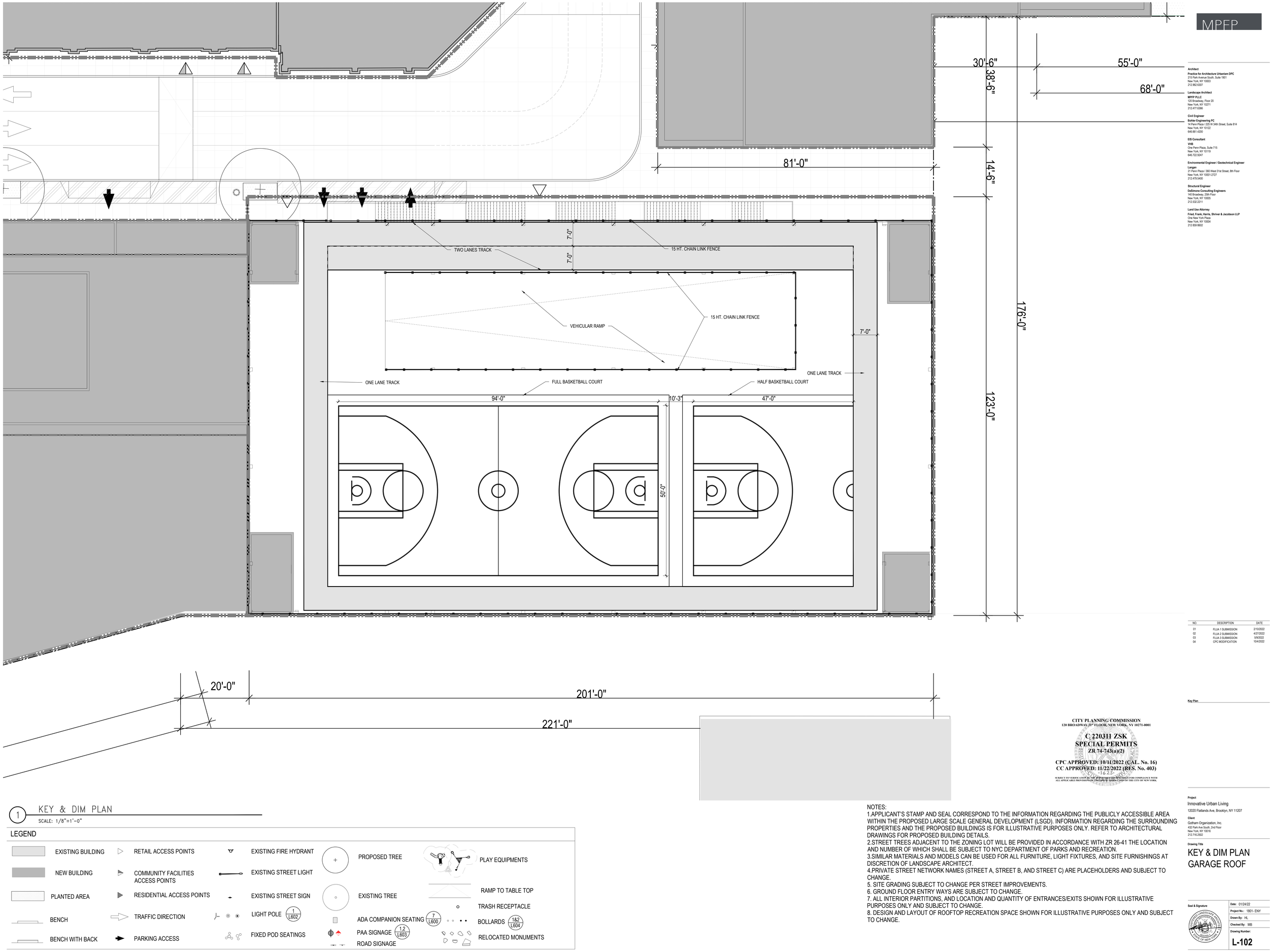
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
KEY & DIM PLAN

Seal & Signature

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



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212 859 8602

1 KEY & DIM PLAN

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

LEGEND

- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1 / L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7 / L600)
- PAA SIGNAGE (1,2 / L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS (1&2 / L604)
- RELOCATED MONUMENTS

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

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

Key Plan

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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

DCP - 16625 - 2022

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

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

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

Drawing Title
KEY & DIM PLAN
GARAGE ROOF

Seal & Signature

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



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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
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SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

1 MATERIALS & GRADING PLAN

SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1 / L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7 / L600)
- PAA SIGNAGE (1:2 / L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS (1&2 / L604)
- RELOCATED MONUMENTS
- ASPHALT
- VEHICULAR CONCRETE W/ 10' X 10' SCORING
- PEDESTRIAN CONCRETE W/ 5' X 5' SCORING
- VEHICULAR CONCRETE AT PAC SERVICE AREA W/ 5' X 5' SCORING
- SAFETY SURFACE
- 15.42 SPOT ELEVATION
- FFE 36.42 FINISHED FLOOR ELEVATION
- HP 36.42 HIGH POINT
- LP 36.42 LOW POINT
- TC 36.42 TOP OF CURB
- BC 36.42 BOTTOM OF CURB
- PLANTER DRAIN

NOTES:
1.APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE PUBLICLY ACCESSIBLE AREA WITHIN THE PROPOSED LARGE SCALE GENERAL DEVELOPMENT (LSGD). INFORMATION REGARDING THE SURROUNDING PROPERTIES AND THE PROPOSED BUILDINGS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING DETAILS.
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Key Plan

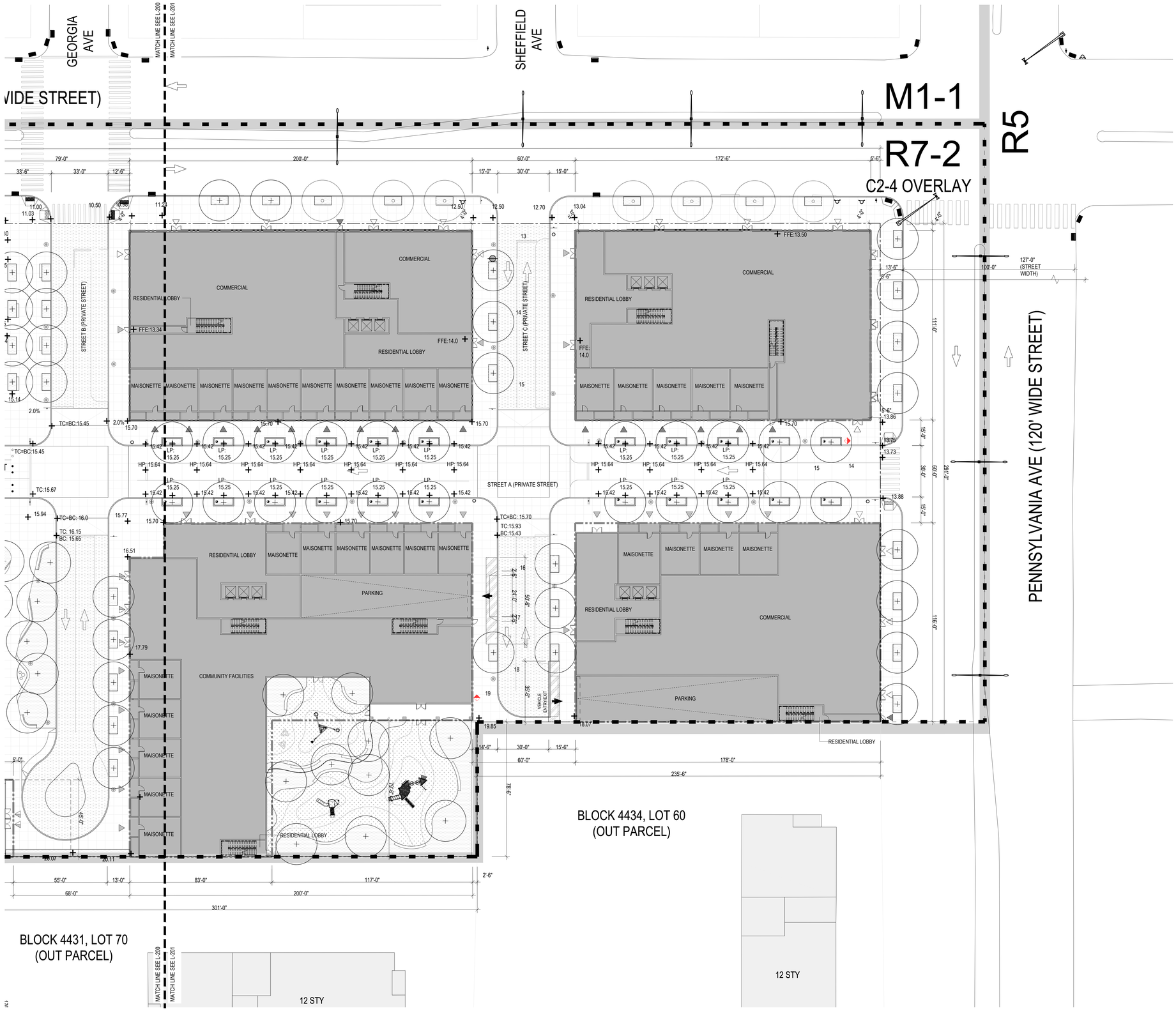
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
MATERIALS & GRADING PLAN

Seal & Signature

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



1 MATERIALS & GRADING PLAN

SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
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- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1 / L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7 / L600)
- PAA SIGNAGE (1.2 / L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
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- BOLLARDS (1&2 / L604)
- RELOCATED MONUMENTS
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- VEHICULAR CONCRETE AT PAC SERVICE AREA W/ 5' X 5' SCORING
- SAFETY SURFACE
- + 15.42 SPOT ELEVATION
- FFE 36.42 FINISHED FLOOR ELEVATION
- HP 36.42 HIGH POINT
- LP 36.42 LOW POINT
- TC 36.42 TOP OF CURB
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- PLANTER DRAIN

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NO.	DESCRIPTION	DATE
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03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
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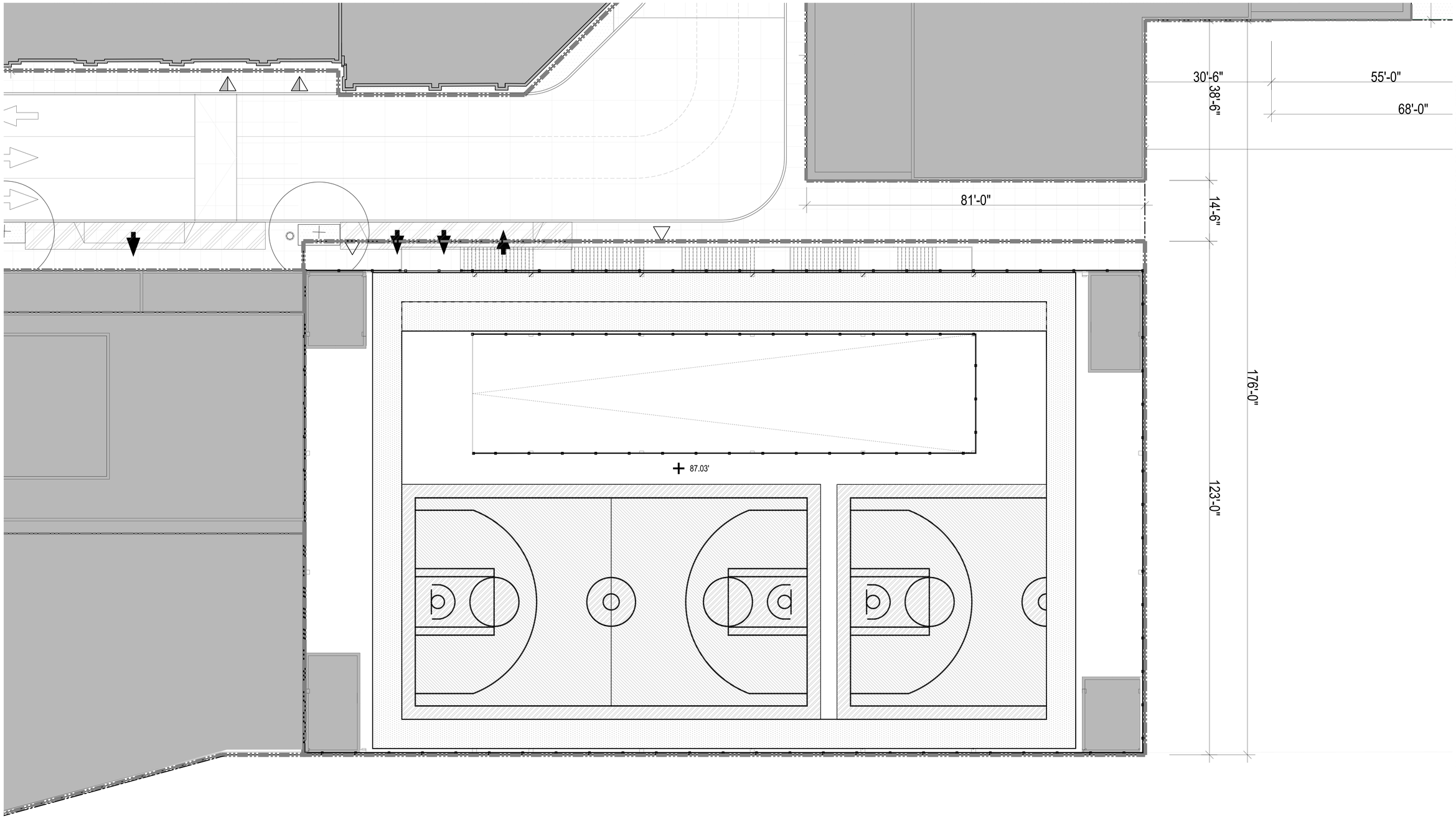
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
MATERIALS & GRADING PLAN

Seal & Signature

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



1 MATERIALS PLAN

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

LEGEND

- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1 / L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7 / L600)
- PAA SIGNAGE (1,2 / L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS (1&2 / L604)
- RELOCATED MONUMENTS
- RUNNING SURFACE
- BASKETBALL COURT SURFACE COLOR # 1
- BASKETBALL COURT SURFACE COLOR # 2
- 15.42 SPOT ELEVATION
- FFE 36.42 FINISHED FLOOR ELEVATION
- HP 36.42 HIGH POINT
- LP 36.42 LOW POINT
- TC 36.42 TOP OF CURB
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NOTES:
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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	2/10/2022
02	FLUA 2 SUBMISSION	4/27/2022
03	FLUA 3 SUBMISSION	5/9/2022
04	CPC MODIFICATION	10/4/2022

Key Plan

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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

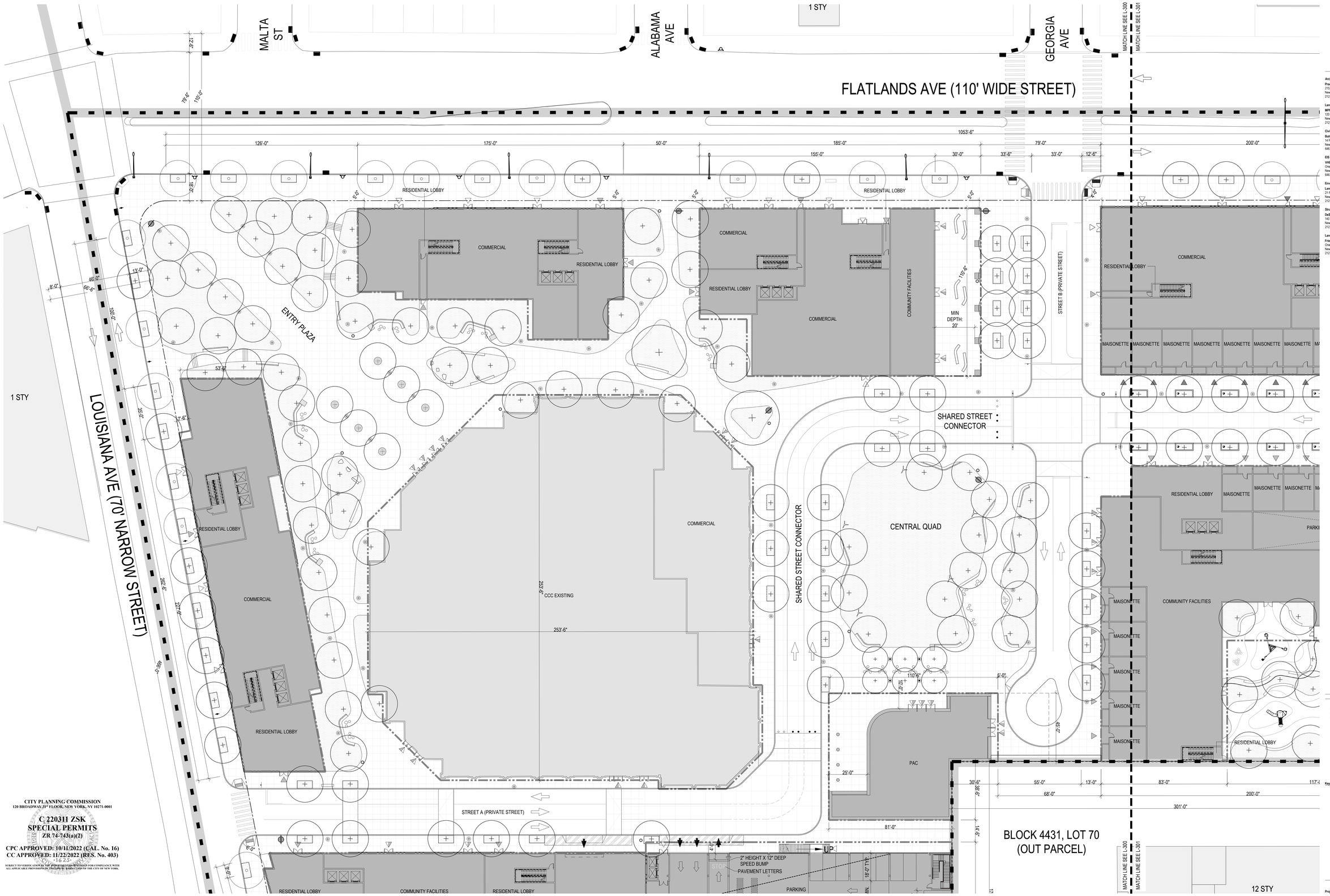
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
MATERIALS & GRADING PLAN
GARAGE ROOF

Seal & Signature

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



1 PLANTING, FURNITURE & LIGHTING PLAN

SCALE: 1"=20'-0"

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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

FOR 1625*

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

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
- PLANTED AREA
- BENCH
- BENCH WITH BACK
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- LIGHT POLE (1 / L602)
- FIXED POD SEATINGS
- PROPOSED TREE
- EXISTING TREE
- ADA COMPANION SEATING (7 / L600)
- PAA SIGNAGE (1:2 / L603)
- ROAD SIGNAGE
- PLAY EQUIPMENTS
- RAMP TO TABLE TOP
- TRASH RECEPTACLE
- BOLLARDS (1&2 / L604)
- RELOCATED MONUMENTS
- LIGHT POLE TYPE 1_ SINGLE HEAD FIXTURE
- LIGHT POLE TYPE 2_ MULTIPLE HEADS FIXTURE
- LIGHT POLE TYPE 3
- FIXED POD SEATINGS

NOTES:
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Key Plan

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Drawing Title
PLANTING, FURNITURE & LIGHTING PLAN

Seal & Signature

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



1 PLANTING, FURNITURE & LIGHTING PLAN

SCALE: 1"=20'-0"

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- EXISTING BUILDING
- NEW BUILDING
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7. ALL INTERIOR PARTITIONS, AND LOCATION AND QUANTITY OF ENTRANCES/EXITS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
8. DESIGN AND LAYOUT OF ROOFTOP RECREATION SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

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

Key Plan

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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

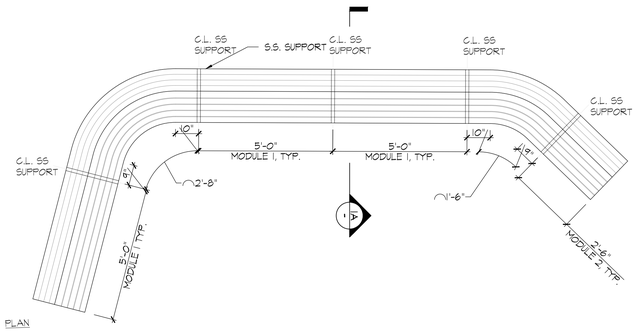
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
PLANTING, FURNITURE & LIGHTING PLAN

Seal & Signature

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



1 BENCH TYPE A _PLAN

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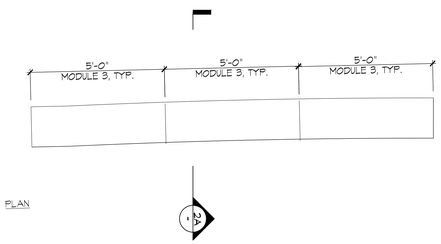
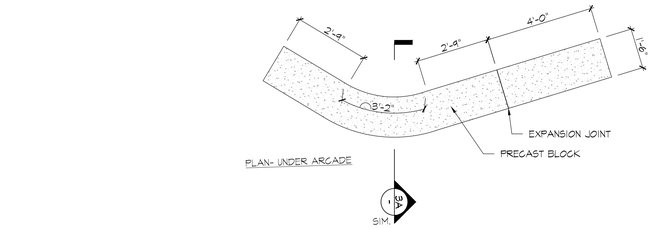
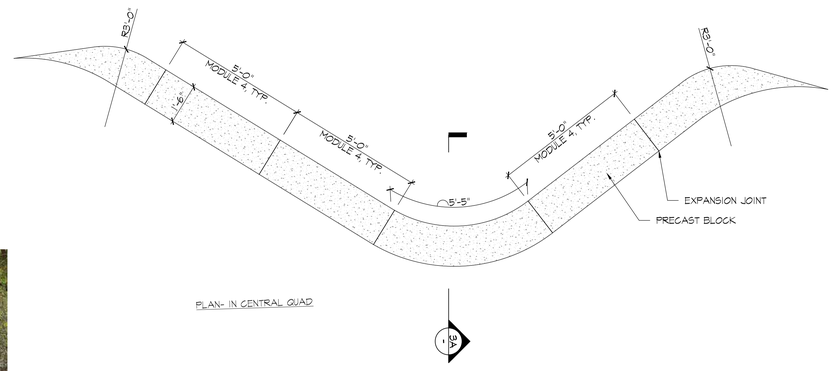


2 BENCH TYPE B _PLAN

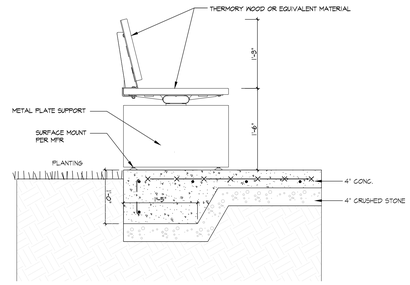
SCALE: 1/2"=1'-0"

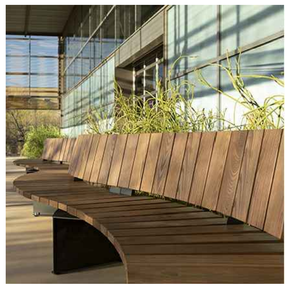




3 BENCH TYPE C _PLAN

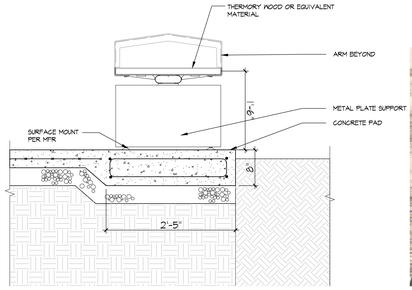
SCALE: 1/2"=1'-0"





1A BENCH TYPE A DETAIL

SCALE: 1"=1'-0"





2A BENCH TYPE B DETAIL

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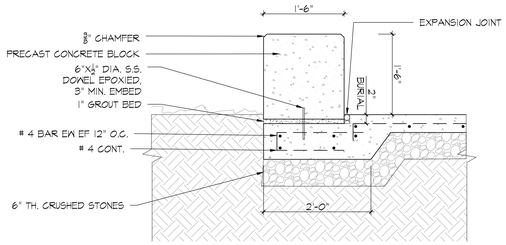

3A BENCH TYPE C DETAIL

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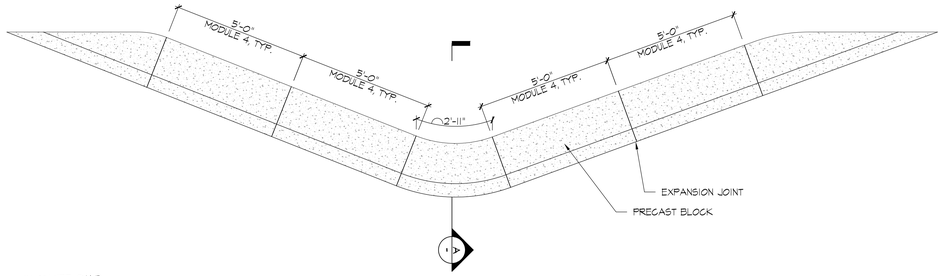
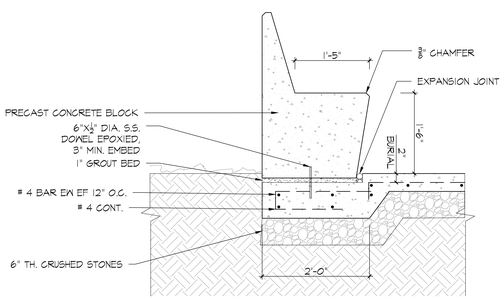


PLAN- IN CENTER QUAD

4 BENCH TYPE D _PLAN

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



4A BENCH TYPE D DETAIL

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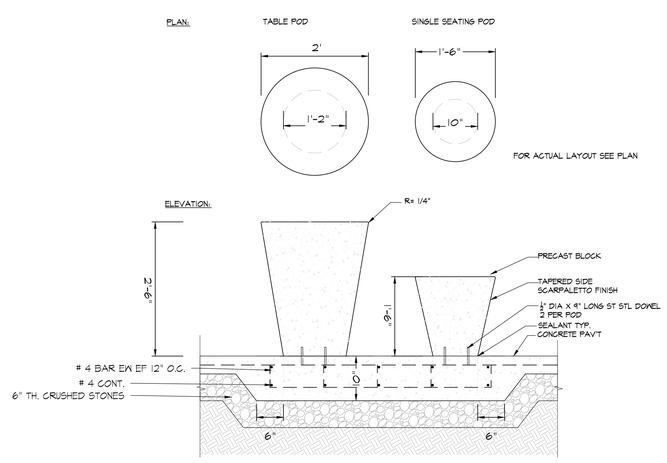
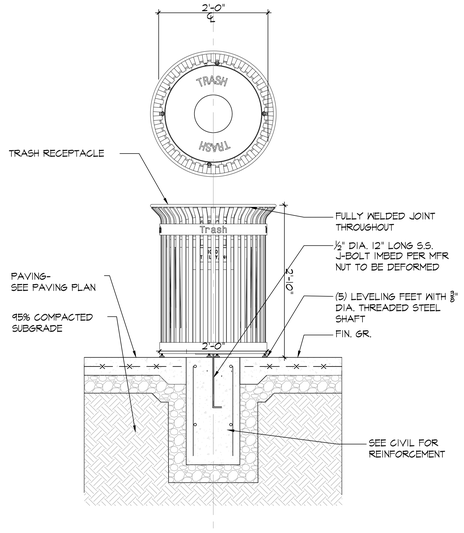


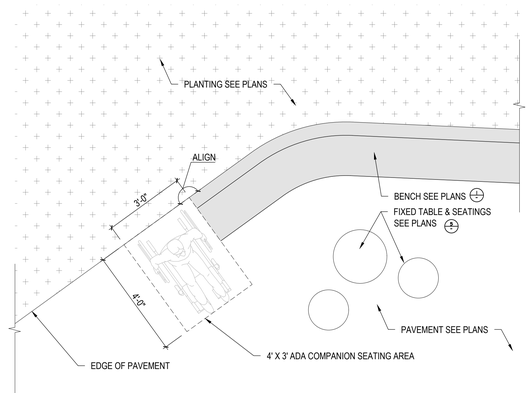
5 FIXED TABLE & SEATING POD DETAIL

SCALE: 1"=1'-0"



6 TRASH RECEPTACLE DETAIL

SCALE: 1"=1'-0"



7 ADA COMPANION SEATING DETAIL

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

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

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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

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

Key Plan

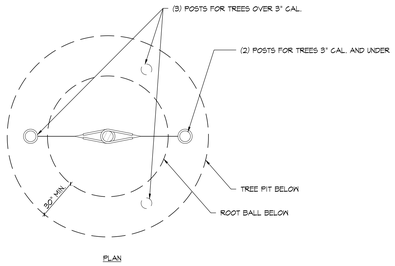
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

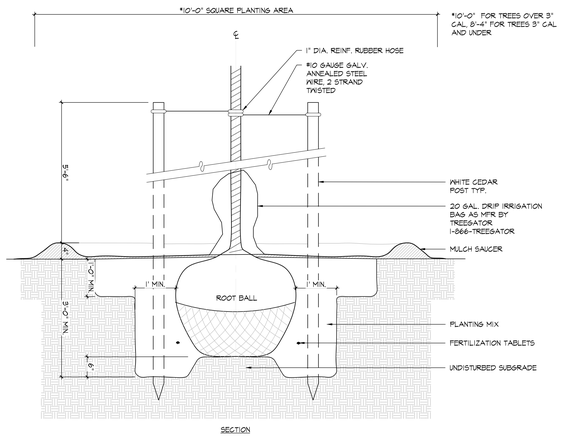
Drawing Title
FURNITURE DETAILS

Seal & Signature

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



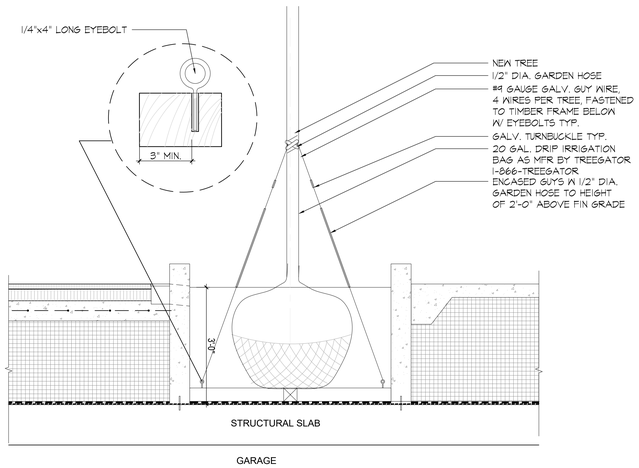
PLAN



SECTION

1 TREE PLANTING ON GRADE DETAIL

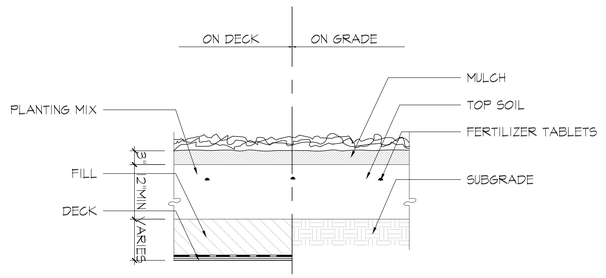
SCALE: 3/4"=1'-0"



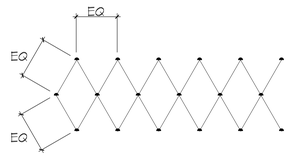
GARAGE

2 TREE PLANTING ON SLAB DETAIL

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



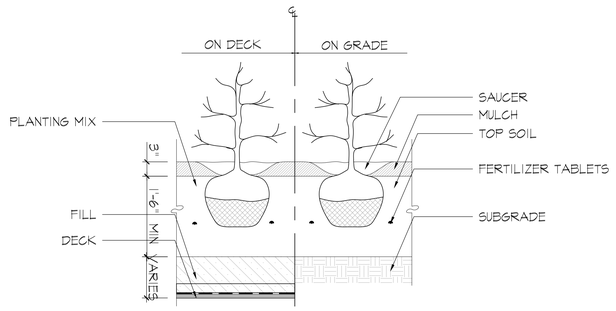
SECTION



NOTE: GROUNDCOVER PLANTS ARE TO BE PLANTED IN STAGGERED ROWS.

3 GROUND COVER DETAIL

SCALE: 1"=1'-0"



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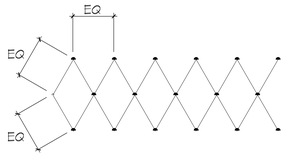
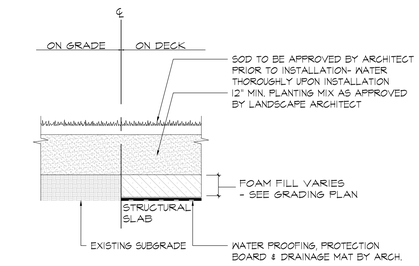


NOTE: SHRUBS ARE TO BE PLANTED IN STAGGERED ROWS.

PLAN

4 SHRUB PLANTING DETAIL

SCALE: 1"=1'-0"



6 LAWN PLANTING DETAIL

SCALE: 1"=1'-0"

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Land Use Attorney
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New York, NY 10004
212.859.8602

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

Key Plan

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

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

Drawing Title
PLANTING DETAILS

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

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

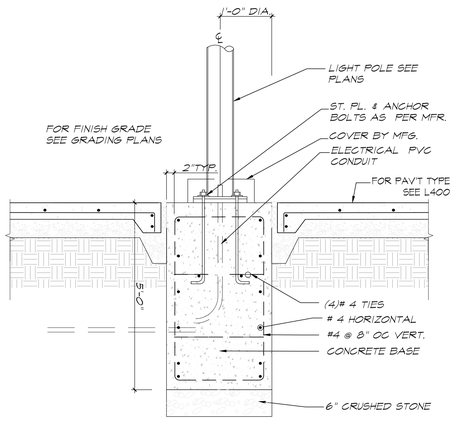
CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

16237

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

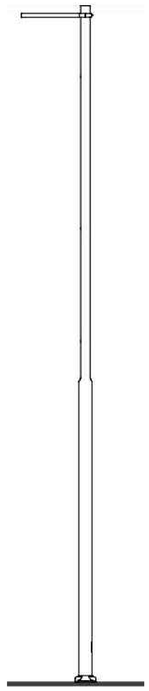
Seal & Signature

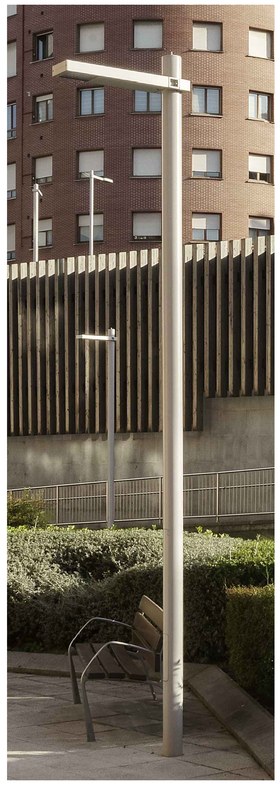
Date:	01/24/22
Project No.:	1801- ENY
Drawn By:	HL
Checked By:	MB
Drawing Number:	**L-601**



1 LIGHT POLE FOOTING DETAIL

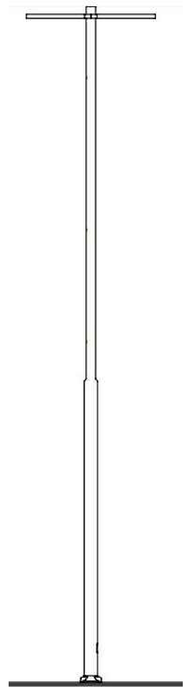
SCALE: 1"=1'-0"

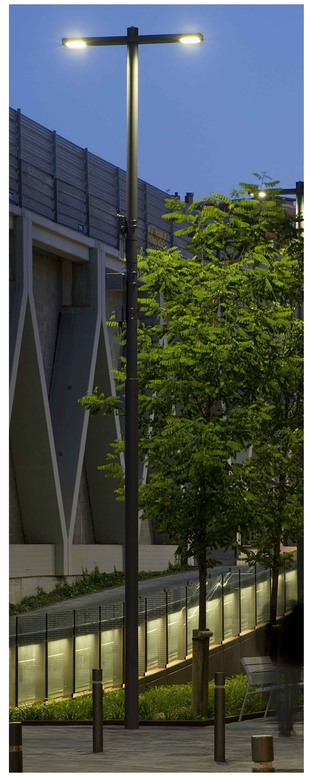




2 LIGHT POLE TYPICAL– SINGLE HEAD FIXTURE

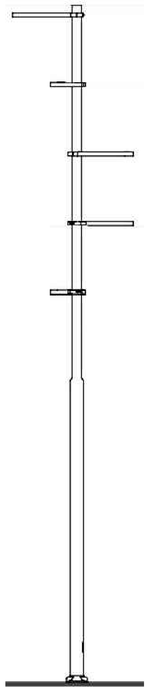
SCALE: NTS





3 LIGHT POLE TYPICAL– DOUBLE HEADS FIXTURE

SCALE: NTS





4 LIGHT POLE– THREE HEADS FIXTURE

SCALE: NTS

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212.859.8602

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

Key Plan

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

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

Drawing Title
LIGHTING DETAILS

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

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

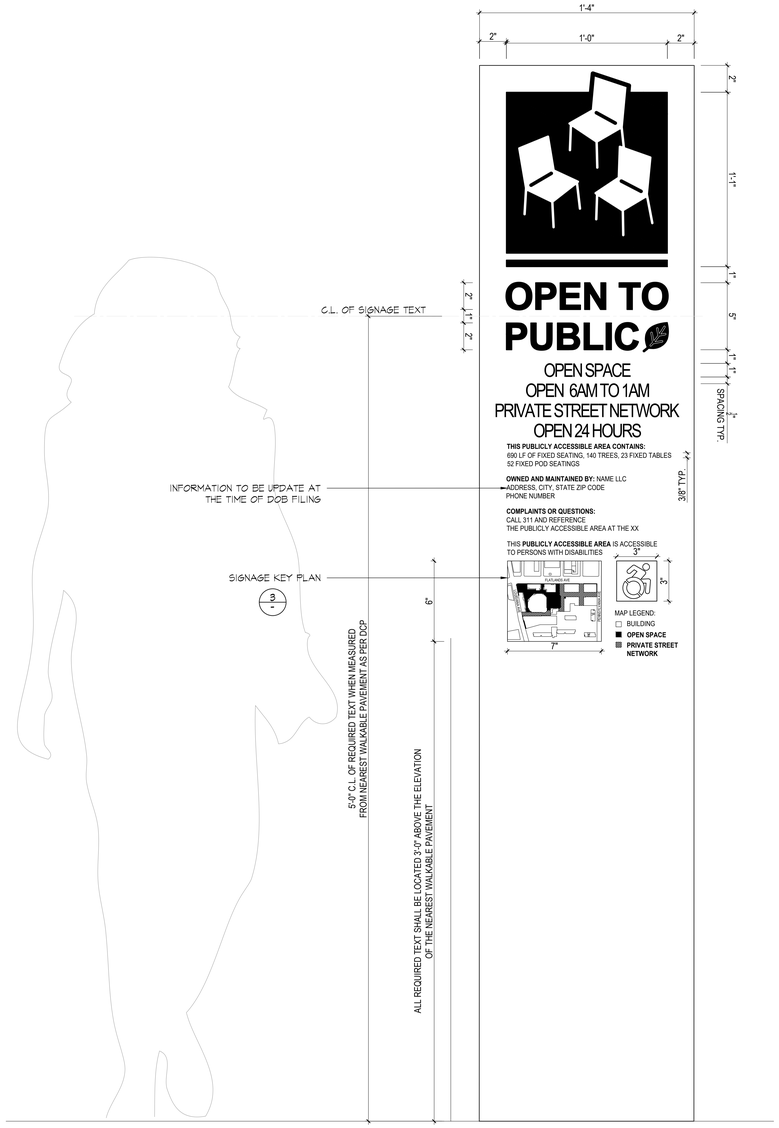
CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

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

Seal & Signature

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



1 ENTRY PLAQUE – TYPE 1

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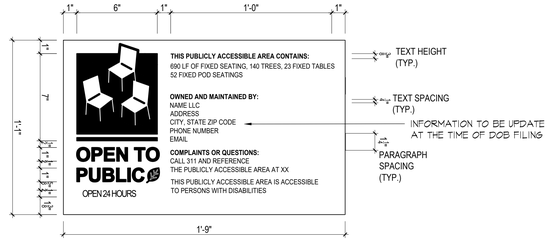

2 WALL-MOUNTED PLAQUE – TYPE 2

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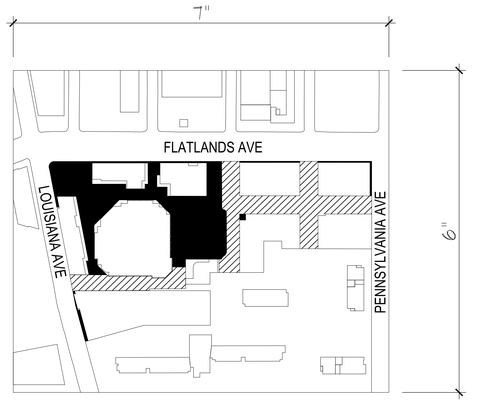
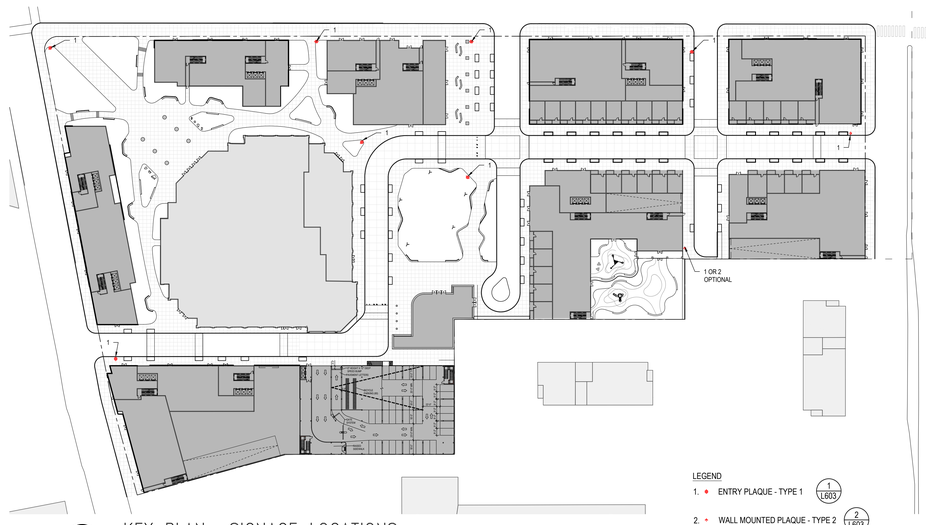


3 SIGNAGE KEY PLAN DETAIL

SCALE: 1"=1'-0"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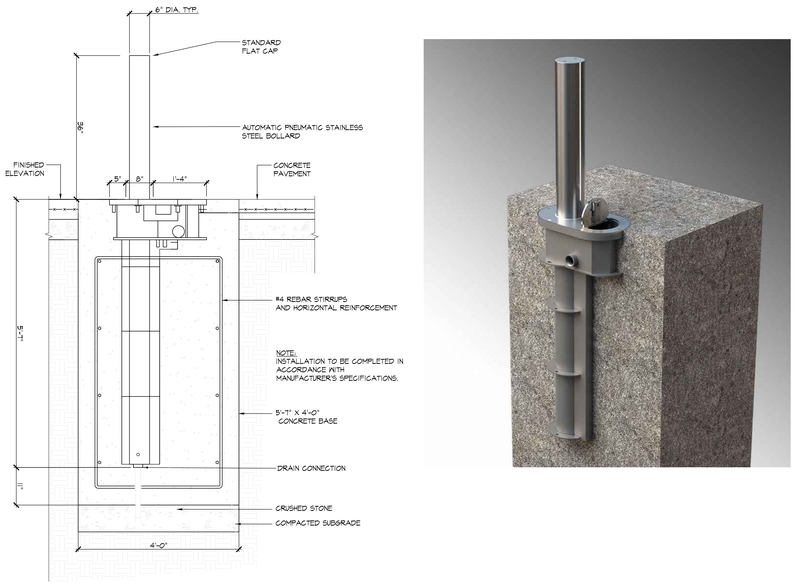
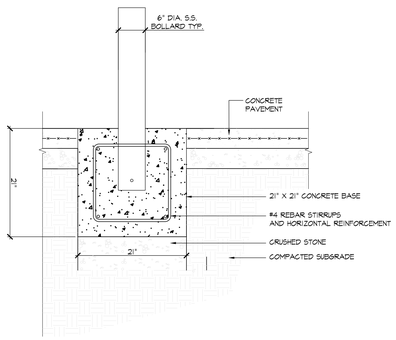


1 AUTOMATIC STAINLESS STEEL BOLLARD DETAIL

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





2 STATIC STAINLESS STEEL BOLLARD DETAIL

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

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

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

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

CPC APPROVED: 10/11/2022 (CAL. No. 16)
CC APPROVED: 11/22/2022 (RES. No. 403)

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

Key Plan

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

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

Drawing Title
BOLLARD DETAILS

Seal & Signature

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