

130 SAINT FELIX STREET
BROOKLYN, NEW YORK BLOCK 2111 LOTS 37, 40, 7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
NEW YORK, NY

SPECIAL PERMIT DRAWING SET
APRIL 14, 2021

INDEX OF DRAWINGS

Z-000	COVER SHEET AND DRAWING LIST	**Z-030**	NEIGHBORHOOD DIAGRAMS
Z-001	SITE SURVEY	**Z-031**	NEIGHBORHOOD DIAGRAMS
Z-002	ZONING ANALYSIS	**Z-032**	NEIGHBORHOOD DIAGRAMS
Z-003	ZONING ANALYSIS		
Z-004	ZONING SITE PLAN	**Z-040**	ILLUSTRATIVE ELEVATIONS
		Z-041	ILLUSTRATIVE ELEVATIONS
Z-010	GROUND FLOOR PLAN	**Z-042**	ILLUSTRATIVE ELEVATIONS
Z-011	UPPER FLOOR PLAN		
Z-012	UPPER FLOOR PLAN		
Z-020	WAIVER PLAN		
Z-021	WAIVER SECTIONS		
Z-022	WAIVER SECTIONS		
Z-023	WAIVER SECTIONS		
Z-024	WAIVER SECTIONS		

130 SAINT FELIX STREET
BROOKLYN BLOCK 2111 LOTS 37,40,7501

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SPECIAL PERMIT DRAWING SET

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FXCollaborative Architects LLP | 22 West 19th Street | New York, NY 10011 | 212 627 1700 | fxcollaborative.com

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	04/14/2021

DRAWING TITLE:
Z-000
COVER SHEET

Seal:



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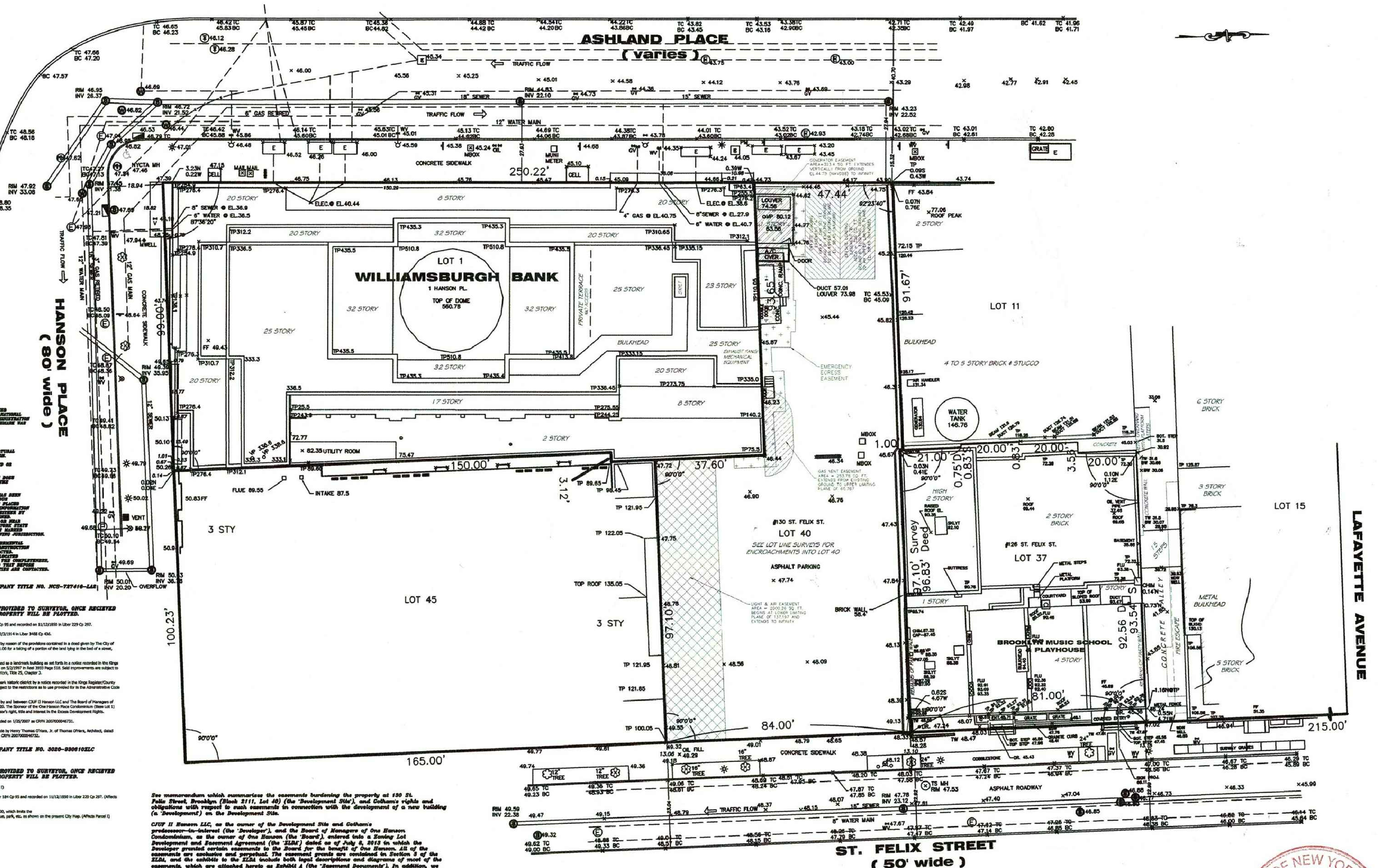

LEGEND:

TC-TOP OF CURB
BC-BOTTOM OF CURB
LG-LEGAL GRADE
TW-TOP OF WALL
BW-BOTTOM OF WALL
CLF-CHAIN LINK FENCE
ASPH-ASPHALT PAVEMENT
CONC-CONCRETE PAVEMENT
FH-FIRE HYDRANT
S-SEWER
E-ELECTRIC
W-WATER
GV-GAS VALVE
WV-WATER VALVE
OV-OIL VALVE
T-TELEPHONE
TP-TOP PARAPET
-LIGHT POLE
-UTILITY POLE
- SIGN

LOT 1 AREA: 31,912.5 S.F. 0.733 ACRES ±

LOT 37 AREA: 7,180.5 S.F. 0.165 ACRES ±

LOT 40 AREA: 12,548.53 S.F. 0.288 ACRES ±

NOTES:

1) ELEVATIONS SHOWN ON THIS SURVEY MAP REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY. BROOKLYN BOROUGH DATUM BENCHMARK WAS USED AND CONVERTED INTO NAVD 1988.

2) ALL DIMENSIONS SHOWN HEREON ARE IN THE UNITED STATES STANDARD OF MEASUREMENT.

3) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES VISIBLE ON THE PREMISES SHOWN HEREON.

VAULTS, IF ANY, BELOW SIDEWALK LEVEL, ARE NOT LOCATED OR KNOWN HEREON.

THIS IS TO CERTIFY THAT THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON HAS BEEN EXTRACTED FROM INFORMATION OBTAINED FROM THE VARIOUS MUNICIPAL DEPARTMENTS AND PRIVATE COMPANIES AND IS PLACED ON THIS SURVEY FOR SCHEMATIC PURPOSES ONLY. SUCH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS EITHER BY SAID DEPARTMENTS OR COMPANIES NOR BY THE UNDERSIGNED. BEFORE ANY DRILLING, EXCAVATION OR CONSTRUCTION ON OR NEAR THE PREMISES SHOWN HEREON, IT IS REQUIRED BY NEW YORK STATE INDUSTRIAL CODE 53 THAT THE SUBSURFACE UTILITIES BE MARKED OUT AND IDENTIFIED BY THE COMPANIES OR AGENCIES HAVING JURISDICTION.

UTILITY MAPS SUPPLIED BY RESPECTIVE UTILITY AND GOVERNMENTAL AGENCY, AND AS SUCH NO RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED. THE UTILITIES SHOWN ON THIS SURVEY MAP HAVE BEEN LOCATED BY FIELD OBSERVATIONS AND GUARANTEE IS GIVEN AS TO THE COMPLETENESS. LOCATION, SIZE OR TYPE OF UTILITY. IT IS RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED.

AS PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. NCS-727416-LA2 SCHEDULE B-II EXCEPTIONS:

NOTE AS OF 3-19-21: DESCRIPTIONS LISTED BELOW HAVE NOT BEEN PROVIDED TO SURVEYOR, ONCE RECIEVED ANY EXCEPTIONS THAT AFFECT THE SUBJECT PROPERTY WILL BE PLOTTED.

5. Covenants and restrictions contained in deed recorded on 9/7/1848 in Liber 184 Cp 95 and recorded on 11/12/1850 in Liber 229 Cp 297.

6. Railroad Consents recorded on 11/12/1913 in Liber 3463 Cp 32 and recorded on 2/3/1914 in Liber 3468 Cp 436.

7. Policy will except any loss or damage or diminution of any award to the insured by reason of the provisions contained in a deed given by The City of New York recorded 6/7/1962 in (as) Liber 9022 Cp 500, which limits the award to $1.00 for a taking of a portion of the land lying in the bed of a street, avenue, park, etc. as shown on the present City Map. (affects Old Lot 44)

8. The improvements on the premises described in Schedule A have been designated as a landmark building as set forth in a notice recorded in the Kings Register/County Clerk's office on 2/1/1978 in (as) Reel 973 Page 1910 and recorded on 5/2/1997 in Reel 3933 Page 518. Said improvements are subject to the restrictions as to use provided for in the Administrative Code of the City of New York, Title 25, Chapter 3.

9. The premises described in Schedule A is located in an area designated as a landmark historic district by a notice recorded in the Kings Register/County Clerk's office on 4/22/1980 in (as) Reel 1154 Page 1608. Said improvements are subject to the restrictions as to use provided for in the Administrative Code of the City of New York, Title 25, Chapter 3. (See Post)

10. Burdens contained in Zoning Lot and Development Agreement dated 7/8/2013 by and between CJUF II Hanson LLC and The Board of Managers of One Hanson Place Condominium recorded on 1/17/2014 in (as) CRFN 2014000023620. The Sponsor of the One Hanson Place Condominium (Base Lot 1) hereby grants, conveys, assigns and transfers to the owner of Lot 40 all of the Sponsor's right, title and interest in the Excess Development Rights.

11. FOR INFORMATION ONLY: Certificate of Ownership dated 10/31/2006 and recorded on 1/25/2007 as CRFN 2007000046731.

12. FOR INFORMATION ONLY: Zoning Lot Description and Ownership Statement made by Henry Thomas O'Hara, Jr. of Thomas O'Hara, Architect, dated 1/11/2007 executed by Henry Thomas O'Hara, Jr. and recorded on 1/25/2007in (as) CRFN 2007000046732.

AS PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. 3020-930610ZLC ITEMS THAT AFFECT TITLE:

NOTE AS OF 3-19-21: DESCRIPTIONS LISTED BELOW HAVE NOT BEEN PROVIDED TO SURVEYOR, ONCE RECIEVED ANY EXCEPTIONS THAT AFFECT THE SUBJECT PROPERTY WILL BE PLOTTED.

1. Tax Lien Certificate No. 3A recorded in (as) CRFN 2018000284201. (Affects Parcel I)

2. Covenants and restrictions contained in deed recorded on 09/07/1848 in (as) Liber 184 Cp 95 and recorded on 11/12/1850 in Liber 229 Cp 297. (Affects Parcel I)

3. Deed given by The City of New York recorded 06/07/1962 in (as) Liber 9022 Cp 500, which limits the award to $1.00 for a taking of a portion of the land lying in the bed of a street, avenue, park, etc. as shown on the present City Map. (Affects Parcel I)

4. Notice(s) of Sidewalk Violation(s):
(a) Filed: 09/26/1966
Index No.: N/A
Block: 2111
Lot: 1 (Base Lot)
(Affects Parcel II)

(b) Filed: 01/25/2018
Index No.: N/A
Block: 2111
Lot: 37 (Parcel III)

5. Declaration of Condominium and By - Laws of the One Hanson Place Condominium dated 04/12/2007, recorded 04/20/2007 in (as) CRFN 2007000206106, as amended by First Amendment to Declaration dated as of 09/26/2007 and recorded 10/22/2007 in (as) CRFN 2007000533741 and further amended by Second Amendment to Declaration dated as of 04/15/2008 and recorded 05/28/2008 in (as) CRFN 2008000214044 and further amended by Third Amendment to Declaration dated 05/31/2011 and recorded 03/14/2012 in (as) CRFN 2012000102801. (Affects Parcel II)

6. Restrictive Covenants as set forth in (as) Liber 184 Cp 95 and Liber 229 Cp 297. (Affects Parcel III)

7. Covenants and Restrictions set forth in a Deed recorded 01/29/1850 in (as) Liber 209 Cp 381. (Affects Parcel II)

8. Subway Consent recorded 02/03/1914 in (as) Liber 3468 Cp 441. (Affects Parcel II)

9. Subway Consent recorded 02/24/1914 in (as) Liber 3472 Cp 375. (Affects Parcel II)

10. Subway Stairway Agreement recorded 11/09/1920 in (as) Liber 4000 Cp 153. (Affects Parcel II)

11. Access Agreement made to the City of New York recorded 05/01/1928 in (as) Liber 4927 Cp 231. (Affects Parcel II)

12. Boundary Line Agreement dated 10/07/1929 and recorded 10/17/1929 in (as) Liber 5077 Cp 386. (Affects Parcel II)

13. Deed given by The City of New York recorded 06/07/1962 in (as) Liber 5077 Cp 386, which limits the award to $1.00 for a taking of a portion of the land lying in the bed of a street, avenue, park, etc. as shown on the present City Map. (Affects Parcel II)

14. The improvements on the premises described in Schedule A have been designated as a landmark building as set forth in a notice recorded in the Register/County Clerk's office on 02/01/1978 and 05/02/1997 in (as) Reel 973 Page 1910 and Reel 3933 Page 518. Said improvements are subject to the restrictions as to use provided for in the Administrative Code of the City of New York, Title 25, Chapter 3. (Affects Parcels I and II)

See memorandum which summarizes the easements burdening the property at 130 St. Felix Street, Brooklyn (Block 2111, Lot 40) (the 'Development Site'), and Cotham's rights and obligations with respect to such easements in connection with the development of a new building (a 'Development') on the Development Site.

CJUF II Hanson LLC, as the owner of the Development Site and Gotham's predecessor-in-interest (the 'Developer'), and the Board of Managers of One Hanson Condominium, as the owner of One Hanson (the 'Board'), entered into a Zoning Lot Development and Easement Agreement (the 'ZLDA') dated as of July 8, 2013 in which the Developer granted certain easements to the Board for the benefit of One Hanson. All of the easements are exclusive and perpetual. The easement grants are contained in Section 3 of the ZLDA, and the exhibits to the ZLDA include both legal descriptions and diagrams of most of the easements, which are attached hereto as Exhibit A (the 'Easement Documents'). In addition, we have prepared an illustrative diagram indicating the general location of all of the easements (the 'Easement Diagram'), which is attached hereto as Exhibit B. The ZLDA provides that several of the easements may be relocated or incorporated into a Development if certain conditions are met, and is silent as to others. The list of easements, along with an indication as to whether the ZLDA provides for their relocation and/or incorporation, is as follows:

Easement type	ZLDA provides for relocation based on specified conditions	ZLDA provides for incorporation based on specific conditions
A. Light and Air Easement	No.	No.
B. Off-Site Loading Easement	No.	Yes.
C. Emergency Egress Easement	Yes.	Yes.
D. Gas Vent Easement	Yes.	No.
E. Generators Easement	Yes.	No.
F. Louvers Easement	No.	No. (shown on lot line survey)

The descriptions of some of the easements include lower or upper limiting planes measured in relation to Brooklyn Borough Datum. All elevations shown on survey have been converted to NAVD88.

Flood Map Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3604970211F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 5, 2007. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD.

REVISIONS	AUTH.	DATE	
			FIELD DATE: 3-12-21
			FB PG
			SCALE: 1" = 15'
			DRAWN BY: ARV
			CHKD BY: JJV
			COMP FILE: 3-16-21

ARCHITECTURAL SURVEY
SITUATED IN
THE BOROUGH OF BROOKLYN
CITY OF NEW YORK
STATE OF NEW YORK
BLOCK 2111 LOT 1, 37, & 40

I CERTIFY TO:
130 St. Felix St. LLC
THAT THIS SURVEY WAS PREPARED AND REVIEWED UNDER MY SUPERVISION IN THE OFFICE AND THE FIELD

STATE OF NEW YORK · JOHN VIDA · LICENSED LAND SURVEYOR · No. 050298

True North Surveyors, Inc.

John J. Vida N.Y.P.L.S. Lic. No. 050298
PROFESSIONAL LAND SURVEYOR
Date

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	04/14/2021

DRAWING TITLE:

Z-001
SURVEY

Seal:

REGISTERED ARCHITECT · DANIEL J. KAPLAN · 019561 · STATE OF NEW YORK

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ZR	ITEM	C6-6	C6-4	TOTAL	COMPLIANCE
	LOT AREA				
	Lot Area	9,691.10	30,072.74	39,763.84	
	USE				
	PERMITTED / REQUIRED				
32-00	Permitted Uses	UG 1-12	UG 1-12	UG 1-12	
	PROPOSED				
	Proposed New	UG 2 & 3A	UG 2 & 3A	UG 2 & 3A	Complies
	Existing to Remain	UG 2, 6A & 6B	UG 2 & 3A	UG 2, 3A, 6A & 6B	Complies
	FLOOR AREA				
	PERMITTED / REQUIRED				
23-154 / 101-21(d)	Permitted Residential FAF	12.00	12.00		
33-123 / 101-21(d)	Permitted Com. Facil. FAF	15.00	10.00		
33-122 / 101-21(d)	Permitted Commercial FAF	15.00	10.00		
	Maximum Permitted FAR	15.00	12.00		
	Permitted Residential ZFA	116,293.20 *9,691.1 x 12 = 116,293.2*	360,872.88 *30,072.74 x 12 = 360,872.88*	477,166.08	
	Permitted Com. Facil. ZFA	145,366.50 *9,691.1 x 15 = 145,366.5*	300,727.40 *30,072.74 x 10 = 300,727.4*	446,093.90	
	Permitted Commercial ZFA	145,366.50 *9,691.1 x 15 = 145,366.5*	300,727.40 *30,072.74 x 10 = 300,727.4*	446,093.90	
	Max Permitted ZFA	145,366.50	360,872.88	506,239.38	
	PROPOSED				
	Existing + Proposed Residential FAR	*14.74*	*8.64*	*10.12*	
	Existing + ProposedCom. Facil. FAR	*0.00*	*0.95*	*0.72*	
	Existing + Proposed Commercial FAR	*2.71*	*0.87*	*1.31*	
	Existing + Proposed Total FAR	*17.45*	*10.46*	*12.16*	
	Existing Residential ZFA to Remain	142,816.5	129,456.7	272,273.2	
	Existing Com. Facil. ZFA to Remain	-	12,150.0	12,150.0	
	Existing Commercial ZFA to Remain	26,256.2	26,020.5	52,276.7	
	Total Existing ZFA to Remain	169,072.8	167,627.2	336,699.9	Complies
	Proposed New Residential ZFA	-	130,335.6	130,335.6	
	Proposed New Com. Facil ZFA	-	16,458.0	16,458.0	
	Proposed New Commercial ZFA	-	-	-	
	Total Proposed New ZFA	-	146,793.6	146,793.6	
	Total Residential ZFA	142,816.5	259,792.3	402,608.8	
	Total Com. Facil ZFA	-	28,608.0	28,608.0	
	Total Commercial ZFA	26,256.2	26,020.5	52,276.7	
	Total ZFA	169,072.8	314,420.8	483,493.5	
	YARDS				
	PERMITTED / REQUIRED				
35-53	Residential rear yard to be provided at elevation of lowest D.U				
23-47	Required Residential rear yard for interior lots			30'	
33-26	Required Commercial / Com. Facil. rear yard for interior lot			20'	
23-471 / 33-261	Required Residential, Com. Facil. & Commercial rear yard along side lot line beyond 100' from street line			30' for Residential use and 20' for Com. Facil. and Commercial use	
23-532	Required residential rear yard equivalent for through lots			open area at street lines with a total depth of 60'	
23-541 / 33-301	No rear yards are required within 100' of corners				
	PROPOSED				
	Provided Rear Yard for Interior Lot A			Existing non-compliance in 20'Community Facility Rear Yard	Existing Non-Compliance
	Provided Rear Yard for Interior Lot D			Existing non-compliance in 20'Commercial Rear Yard & 30' Residential along side lot line beyond 100' from street line	Existing Non-Compliance
	Provided Rear Yard Equivalent for Through Lot B & portion of Through Lot C			40'-deep on Saint Felix Street* & 20'-deep on Ashland Place which contain obstructions*	*Special Permit required pursuant to ZR 101-82 to modify ZR 23-532
	Provided Rear Yard Equivalent for portion of Through Lot C			20'-deep on Ashland Place containing existing non-complying obstructions	Existing Non-Compliance
	HEIGHT & SETBACK				
	PERMITTED / REQUIRED				
101-22	All height measured from base plane within Downtown Brooklyn Special District			See base plane calculations	
101-223	**Residential Tower Regulations**				
	Maximum base height			85'	
	Narrow Street Setback			15'	
	Wide Street Setback			10'	
	Maximum residential tower lot coverage at and above 150			40%	
	Maximum building height			No limit	
23-851	**Inner Court Regulations** Area of inner court shall not be less than 1,200 SF nor have a dimension less than 30' Small inner courts, upon which legally required windows do not face may not be less than 200 SF and have no dimension less than 10' Where perimeter walls exceed 75' from lowest level of court, a 10' setback is required above 75'. Setback may be reduce by 1' for every foot the court exceeds the minimum dimension of 10'				
23-84	**Outer Court Regulations** Outer courts with a width of less than 30' must have a width greater than or equal to its depth				
	PROPOSED				
	Proposed new bldg base height on Saint Felix St			36.09'	Complies
	Proposed new bldg base height on Ashland Place			43.09'	Complies
	Proposed new bldg setback above base from Saint Felix St			18' Min	Complies
	Proposed new bldg setback above base from Ashland Pl			16' Min	Complies
	Existing to remain building setback above base from Saint Felix Street			N/A existing bldg below base height	Complies
	Existing to remain building setback above base from Ashland Place			0'	Existing Non-Compliance
	Existing to remain building setback above base from Hanson Place			0'	Existing Non-Compliance
	Proposed new residential tower lot coverage at and above 150			15.46% 6,146 / 39,763.84 = 15.46%	*Special Permit required pursuant to ZR 101-82 to modify ZR 101-223(c)
	Existing to remain residential tower lot coverage at 150			*38.36%* *15,254 / 39,763.84 = 38.36%*	
	Total residential tower lot coverage at 150			*53.82% 21,400 / 39,763.84 = 53.82%	
	Proposed Inner court A			Court Area: 1,200.5 SF Dimensions: Irregular 31.13' min x 37.6' min	Complies
	Proposed Small Inner Court B			Court Area: 464 SF Dimensions: Irregular 11.5' min x 37.6' min Setback Above 75': 71.95' of 99.9' perimeter of court is set back more than 10'	Complies
	Proposed Small Inner Court C			*Area: 74 SF *Dimensions: Irregular 25.18' min x 2.43' min* *No setback above 75' above lowest level of court	*Special Permit required pursuant to ZR 101-82 to modify ZR 23-851(b)
	Proposed Outer Court D			Dimensions: Irregular 10.56' - 10.59' deep x 12.72' - 13.16' wide	Complies

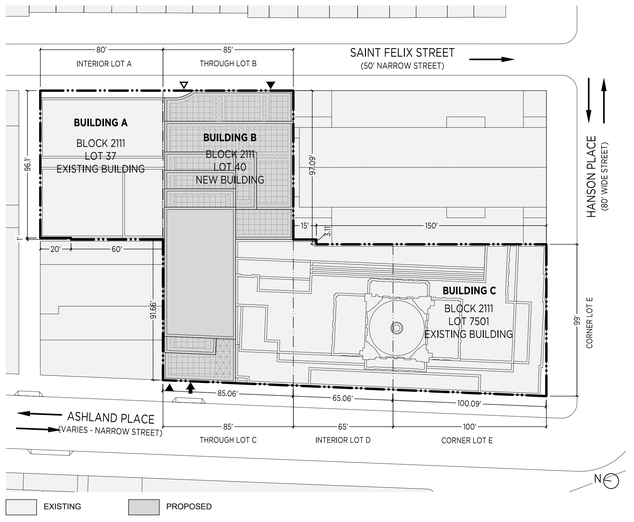
1 ZONING ANALYSIS

ZR	ITEM	C6-6	C6-4	TOTAL	COMPLIANCE
	PARKING				
	PERMITTED / REQUIRED				
101-51(a)	25-23 modified, parking required for 20% DU (Other than income-restricted housing units)				
	Required parking for existing DU			0	
36-312(b)	No parking required for D.U. created by conversion in pre-1961 bldgs			No parking required for existing D.U.	
	Required parking for proposed non income-restricted DU			17 84 x 20% = 17	
	Required Office 6B parking spaces			None Required	
	Required Retail 6A parking spaces			None Required	
	Required School 3A parking spaces			None Required	
	Total number of required parking spaces			17	
36-62	Required off-street loading for Retail (UG 6A)			None required for pre-1961 building	
	Required off-street loading for Office (UG 6B)			None required for pre-1961 building	
25-80	1 bicycle parking space per every 2 DU (UG 2)				
	1 bicycle parking space per 10,000 SF of school space (UG 3A)				
	1 bicycle parking space per 7,500 SF of office space (UG 6B)				
	New residential bicycle parking space required			60 *120 x 50% = 60*	
	New school bicycle parking spaces required			2 *16,458 / 10,000 = 2*	
	Total required bicycle parking spaces			62	
	PROPOSED				
	Existing residential parking spaces to remain			0	*Special Permit required pursuant to ZR 74-533 to modify ZR 101-50
	Proposed new residential parking spaces			0	
	Total parking spaces			*0	
	Proposed new permitted loading berths			2	Complies
	Proposed new residential bicycle parking spaces			60	Complies
	Proposed new school bicycle parking spaces			2	
	Total bicycle parking spaces			62	
	MANDATORY IMPROVEMENTS				
	PERMITTED / REQUIRED				
26-41	1 Street tree per 25' of street frontage				
	Ashland street trees required			10 250.21' / 25' = 10	
	Saint Felix trees required			7 165' / 25' = 6.6	
	Hanson trees required			4 99' / 25' = 3.96	
	PROPOSED				
	Proposed new Ashland street trees			0	8 trees provided on-site, 13 trees to be paid into a fund or provided off-site as approved by DPR pursuant to ZR 26-41. Subject to change pursuant to ZR 26-41.
	Proposed new Saint Felix street trees			6	
	Proposed Hanson Place street trees			2	

	C6-6		C6-4		TOTAL	
Building A (Brooklyn Music School)	*GSF*	*ZSF*	*GSF*	*ZSF*	*GSF*	*ZSF*
Existing Residential ZFA	-	-	-	-	-	-
Existing Community Facility ZFA	-	-	12,150.0	12,150.0	12,150.0	12,150.0
Existing Commercial ZFA	-	-	-	-	-	-
Total Existing ZFA	-	-	12,150.0	12,150.0	12,150.0	12,150.0
Building B (Proposed New Development)						
Proposed Residential ZFA	-	-	146,281.6	130,335.6	146,281.6	130,335.6
Proposed Community Facility ZFA	-	-	20,120.0	16,458.0	20,120.0	16,458.0
Proposed Commercial ZFA	-	-	-	-	-	-
Total Proposed ZFA	-	-	166,401.6	146,793.6	166,401.6	146,793.6
Building C (One Hanson Place)						
Existing Residential ZFA	155,942.8	142,816.5	141,351.8	129,456.7	297,294.6	272,273.2
Existing Community Facility ZFA	-	-	-	-	-	-
Existing Commercial ZFA	28,881.9	26,256.2	28,622.5	26,020.5	57,504.4	52,276.7
Total Existing ZFA*	184,824.7	169,072.8	169,974.3	155,477.2	354,799.0	324,549.9
Buildings A, B & C (Total Zoning Lot)						
Residential ZFA	155,942.8	142,816.5	287,633.4	259,792.3	443,576.2	402,608.8
Community Facility ZFA	-	-	32,270.0	28,608.0	32,270.0	28,608.0
Commercial ZFA	28,881.9	26,256.2	28,622.5	26,020.5	57,504.4	52,276.7
Total ZFA	184,824.7	169,072.8	348,525.9	314,420.8	533,350.6	483,493.5

NOTE: Existing Building C floor area is based on H Thomas Architects Z-01 Sheet from the DOB filling set dated 01/24/2005. Existing Building A floor area is based on NYC PLUTO Database and is subject to survey. Approximately 2,390 SF of floor area in proposed building C is provided to accommodate One Hanson Easement Areas. 908 SF of floor area reserved for future Building C use is accounted for in the Building C residential floor area, with 473 SF in the C6-6 portion of the building and 435 SF in the C6-4 portion of the building.

2 FLOOR AREA SUMMARY
1/20" = 1'-0"



3 LOT DIAGRAM
1/40" = 1'-0"

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

SPECIAL PERMITS
C 210280 ZSK
ZR 74-533
C 210281 ZSK
ZR 101-82

CPC APPROVED: 09/22/2021 (CAL. No. 19 & 20)
CC APPROVED: 10/21/2021 (RES. No. 1778 & 1779)

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

Lot 40 and Lot 7501 are subject to the provisions of that certain Zoning Lot Development and Easement Agreement dated as of July 8, 2013 and recorded at City Register File Number 2014000023620.

3. SPECIAL PERMIT ACTIONS

- Modify tower lot coverage, court, and rear yard regulation pursuant to ZR 101-82.
- Waiver of all required accessory off-street parking spaces pursuant to ZR 74-533 (Reduction of Parking Spaces to facilitate Affordable Housing).

4 PROPOSED ZONING ACTIONS

Borough	Brooklyn
Block	2111
Lots	37 / 40 / 7501 / TOTAL
Addresses	126 Saint Felix Street / 130 Saint Felix Street / 1 Hanson Place /
Lot Area	7,853.00 / 12,548.09 / 19,362.75 / 39,763.84
Zoning District	C6-4 / C6-1 / DB / C6-4 / DB / C6-4 / C6-6 / DB /
Zoning Map	16c
Community Dist	Brooklyn Community District 2
Landmark	Brooklyn Academy of Music Historic District
Flood Zone	None

130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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01 SPECIAL PERMIT SUBMISSION 04/14/2021

NO. REVISIONS | SUBMISSIONS DATE

DRAWING TITLE:
Z-002
ZONING ANALYSIS

Seal:



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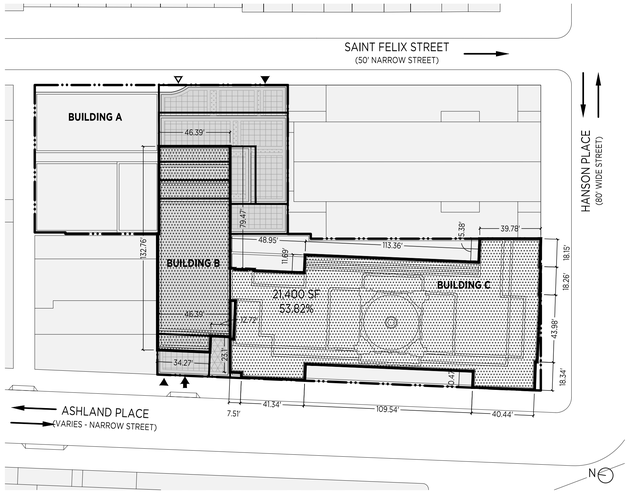


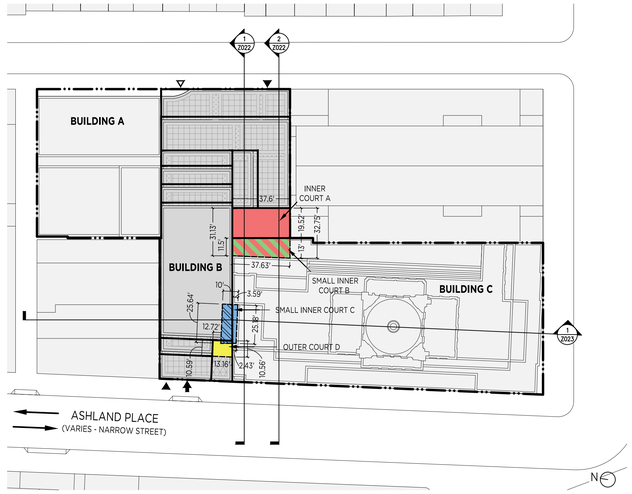
TOWER LOT COVERAGE PROPOSED MAXIMUM BUILDING ENVELOPE

BULK REGULATIONS : TOWER LOT COVERAGE				
ZR Sec	Height *	% Permitted	% Proposed	Compliance
101-223 (c)	*150'*	*40%*	*53.82%*	*Does not Comply *****

* *All heights referenced to base plane, based on NAVD88 elevations*

** *Does not Comply-Special Permit Requested*

1 LOT COVERAGE DIAGRAM AT 150'
1/40" = 1'-0"



INNER COURT A SMALL INNER COURT C EXISTING PROPOSED

SMALL INNER COURT B OUTER COURT D NON-COMPLIANT COURT

NOTE: SECTION MARKERS SHOWN IDENTIFY SECTIONS THROUGH COURTS. ADDITIONAL SECTION MARKERS CAN BE SEEN ON Z-020.

2 COURT DIAGRAM
1/40" = 1'-0"

BULK REGULATIONS: COURTS							
ZR Sec	Court ID	Permitted Dimensions	Permitted Minimum Area	Setbacks above lowest level of court	Proposed Dimensions	Proposed Area (SF)	Proposed Setback	Compliance
23-851(b)	Inner Court A	Not less than 30'	1,200 SF	N/A	Irregular 31.13' min x 37.6' min	1,200.5	N/A	Complies
23-851(b)	Small Inner Court B	Not less than 10'	200 SF	Where perimeter walls of an Inner Court exceed 75' above the lowest level of the court, 50% of such perimeter walls shall be setback 10' from the court opening	Irregular 11.5' min x 37.6' min	464	71.95' of 99.9' perimeter of court is set back more than 10'	Complies
23-851(b)	Small Inner Court C	Not less than 10'	200 SF	Where perimeter walls of an Inner Court exceed 75' above the lowest level of the court, 50% of such perimeter walls shall be setback 10' from the court opening	Irregular 25.18' min x 2.43' min*	74.00*	No setback provided*	*Special Permit required pursuant to ZR 101-82 to modify ZR 23-851(b)
23-841(b)	Outer Court D	Outer courts with a width of less than 30' must have a width greater than or equal to its depth	N/A	N/A	Irregular 10.56' - 10.59' deep x 12.72' - 13.16' wide	N/A	N/A	Complies

3 COURT CALCULATIONS

REAR YARD WAIVER EXISTING REAR YARD NON-COMPLIANCE EXISTING PROPOSED

4 REAR YARD DIAGRAM
1/40" = 1'-0"

5 BASE PLANE DIAGRAM
1/40" = 1'-0"

LOT TYPE, BASE PLANE, LOT AREA, AND LOT COVERAGE					
LOT TAG	LOT TYPE	ELEV 1	ELEV 2	ELEV 3	BASE PLANE
A	Interior	47.02	48.33		47.68
B	Through	48.33	49.32		48.83
C	Through	43.90	44.92		44.41
D	Interior	44.92	45.76		45.34
E	Corner	45.76	47.39	50.26	47.80

ADJUSTED BASE PLANE BASED ON LOT COVERAGE
Per ZR SEC 12-10 definition of Base Plane

LOT TAG	LOT TYPE	BASE PLANE	LOT COVER	% COVER	ADJ ELEV
A	Interior	47.68	7,315 SF	18.60%	8.87
B	Through	48.83	8,098 SF	20.59%	10.05
C	Through	44.41	8,098 SF	20.59%	9.15
D	Interior	45.34	6,122 SF	15.57%	7.06
E	Corner	47.80	9,691 SF	24.64%	11.78
Total			39,324 SF		46.91

ADJUSTED BASE PLANE	46.91

* BASE PLANE BASED ON NAVD 88 ELEVATIONS

6 BASE PLANE CALCULATIONS

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

C 210281 ZSK
SPECIAL PERMIT
ZR 101-82

CPC APPROVED: 09/22/2021 (CAL. No. 20)
CC APPROVED: 10/21/2021 (RES. No. 1779)
Effective Date: 10/21/2021

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

130 SAINT FELIX STREET
BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	04/14/2021

DRAWING TITLE:

Z-003
ZONING ANALYSIS

Seal:



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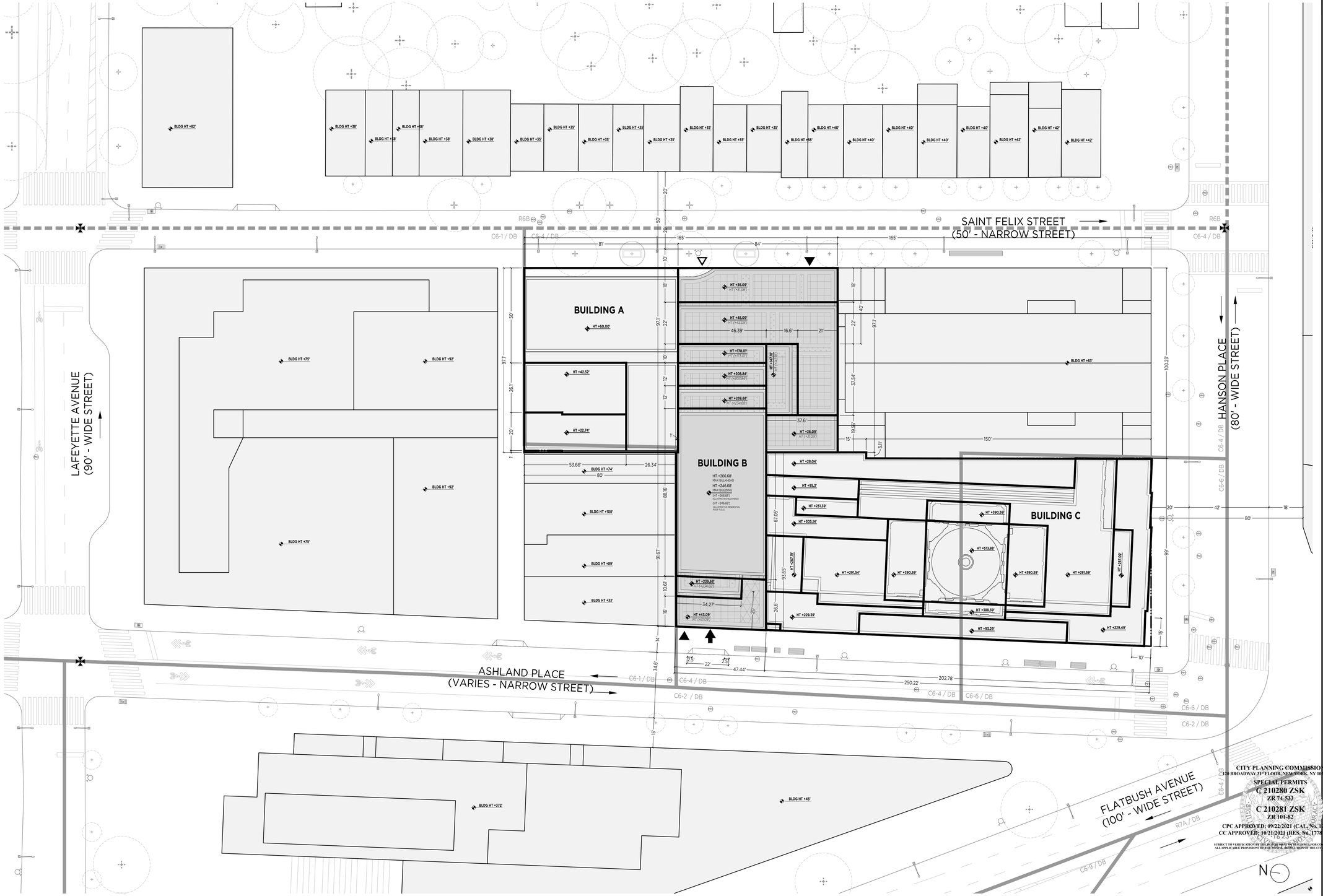

1 ZONING SITE PLAN
1" = 20'-0"

LEGEND

0 10' 20' 40'
1" = 20'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- LOADING ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- ROAD DIRECTION
- C6-4 DB — ZONING DISTRICT
- BLDG HT 60.00' — CONTEXT BUILDING HEIGHT
- HT +85.00' / HT (+80.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING STREET TREE
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
2. Buildings shown within the proposed maximum building envelope are for illustrative purposes only and are subject to change.
3. Additional entrances for ground floor residential, community facilities and secondary entry and egress 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 footprints are per NYC PLUTO database.
6. Project heights are measured from the base plane.
7. The zoning envelope represents the maximum envelope for development, excluding permitted obstructions.
8. The number of stories is for illustrative purposes only.
9. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
10. Context building lines are illustrative and heights taken from ZoLa and Google Earth.
11. Existing Building A and Existing Building C shown within the proposed maximum building envelope are for illustrative purposes only.

130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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

SPECIAL PERMITS
C 210280 ZSK
ZR 74-533
C 210281 ZSK
ZR 101-82

CPC APPROVED: 09/22/2021 (CAL. No. 19 & 20)
CC APPROVED: 10/21/2021 (RES. No. 1778 & 1779)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE 2014 NEW YORK CITY CONSTRUCTION CODES AND THE NEW YORK CITY ZONING RESOLUTION.

01 SPECIAL PERMIT SUBMISSION 04/14/2021

NO. REVISIONS | SUBMISSIONS DATE

DRAWING TITLE:
Z-004 ZONING SITE PLAN

Seal:
REGISTERED ARCHITECT DANIEL J. KAPLAN 019581 STATE OF NEW YORK

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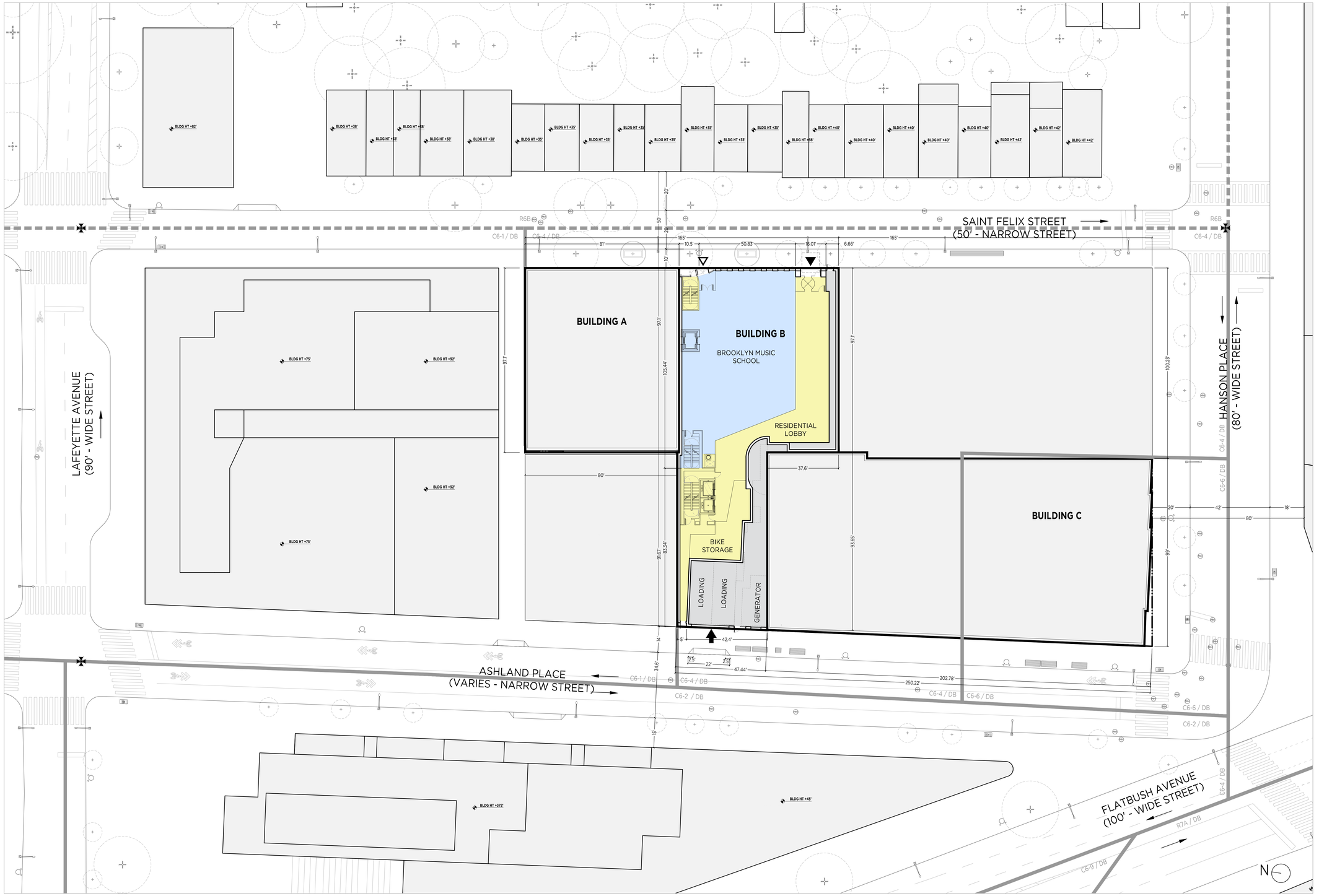

1 GROUND FLOOR PLAN
1" = 20'-0"

LEGEND

0 10' 20' 40'
1" = 20'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- LOADING ACCESS POINT
  BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- ROAD DIRECTION
- C6-4 DB — ZONING DISTRICT
- BLDG HT 60.00' — CONTEXT BUILDING HEIGHT
- HT +85.00' / HT (+80.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING STREET TREE
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING BUILDING FOOTPRINT
- COMMUNITY FACILITY
- RESIDENTIAL
- ONE HANSON LOADING/EGRESS

GENERAL NOTES

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130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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DRAWING TITLE:

Z-010 GROUND FLOOR PLAN

Seal:



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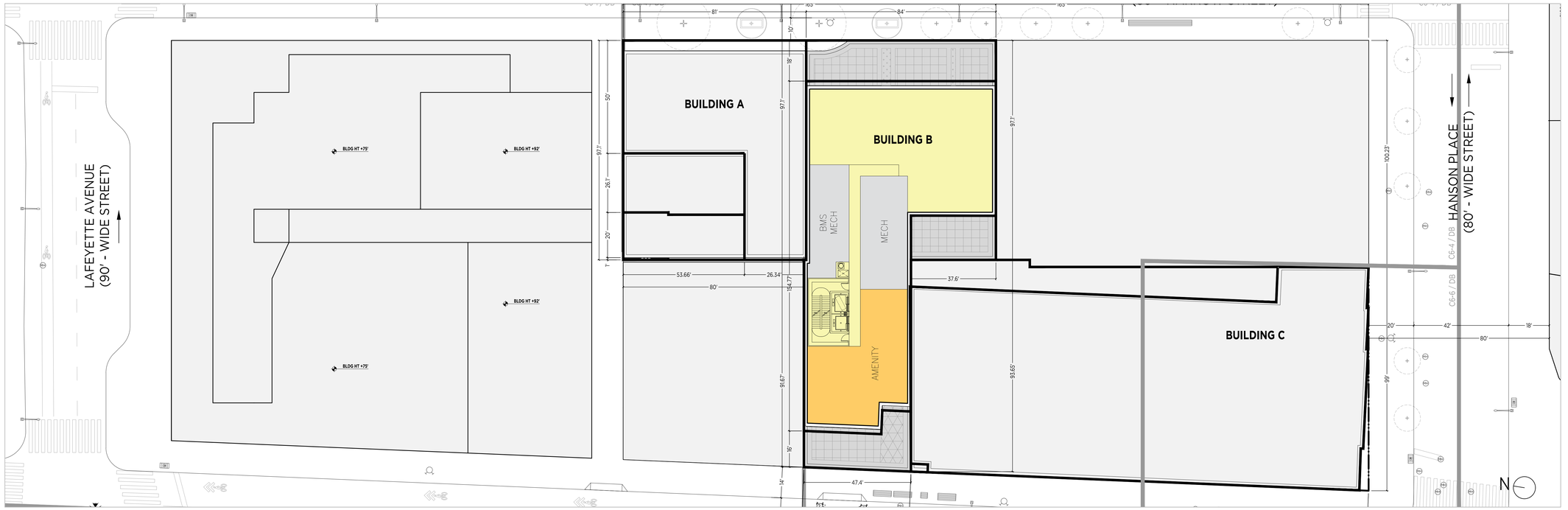
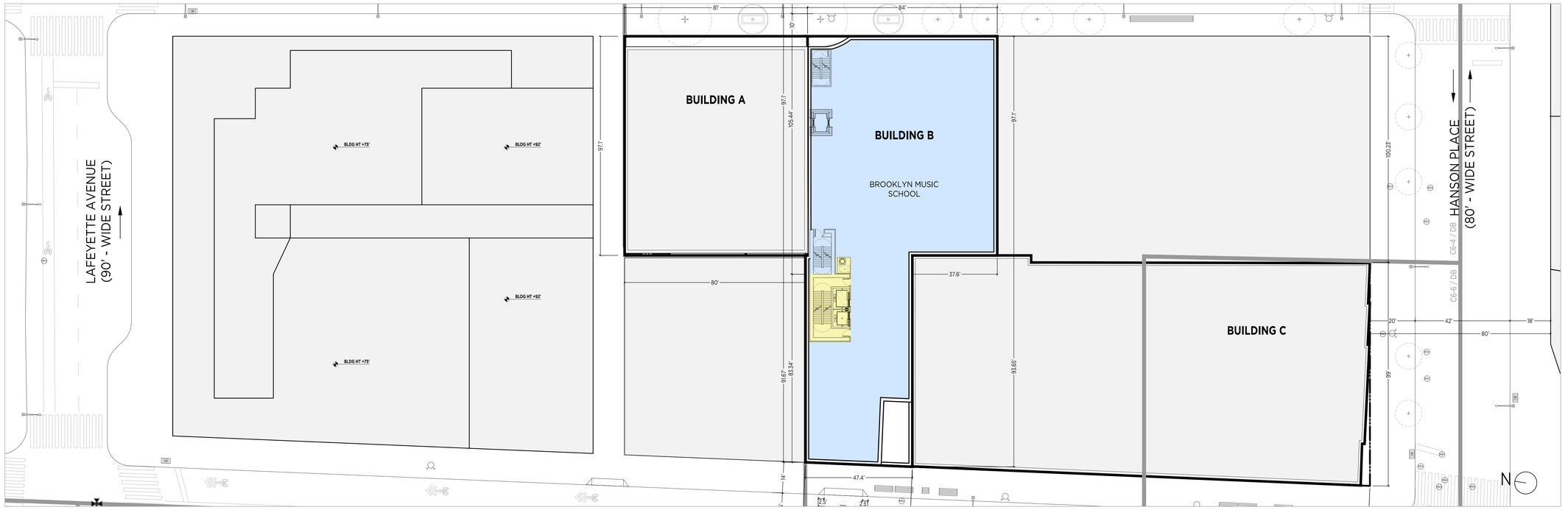


2 THIRD FLOOR PLAN
1" = 20'-0"



1 SECOND FLOOR PLAN
1" = 20'-0"

LEGEND

0 10' 20' 40'
1" = 20'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- LOADING ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- ROAD DIRECTION
- C6-4 DB — ZONING DISTRICT
- BLDG HT 60.00' — CONTEXT BUILDING HEIGHT
- HT +85.00' / HT (+80.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING STREET TREE
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING BUILDING FOOTPRINT
- COMMUNITY FACILITY
- RESIDENTIAL
- AMENITY
- MECHANICAL

GENERAL NOTES

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130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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DRAWING TITLE:
Z-011 UPPER FLOOR PLAN

Seal:



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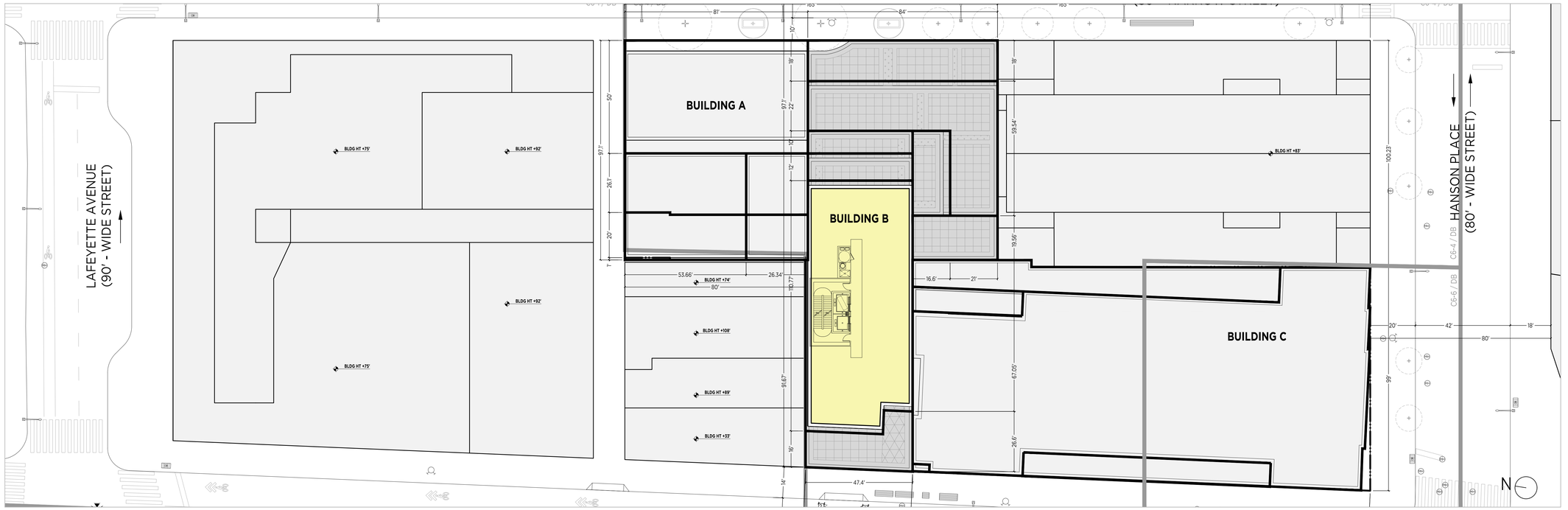
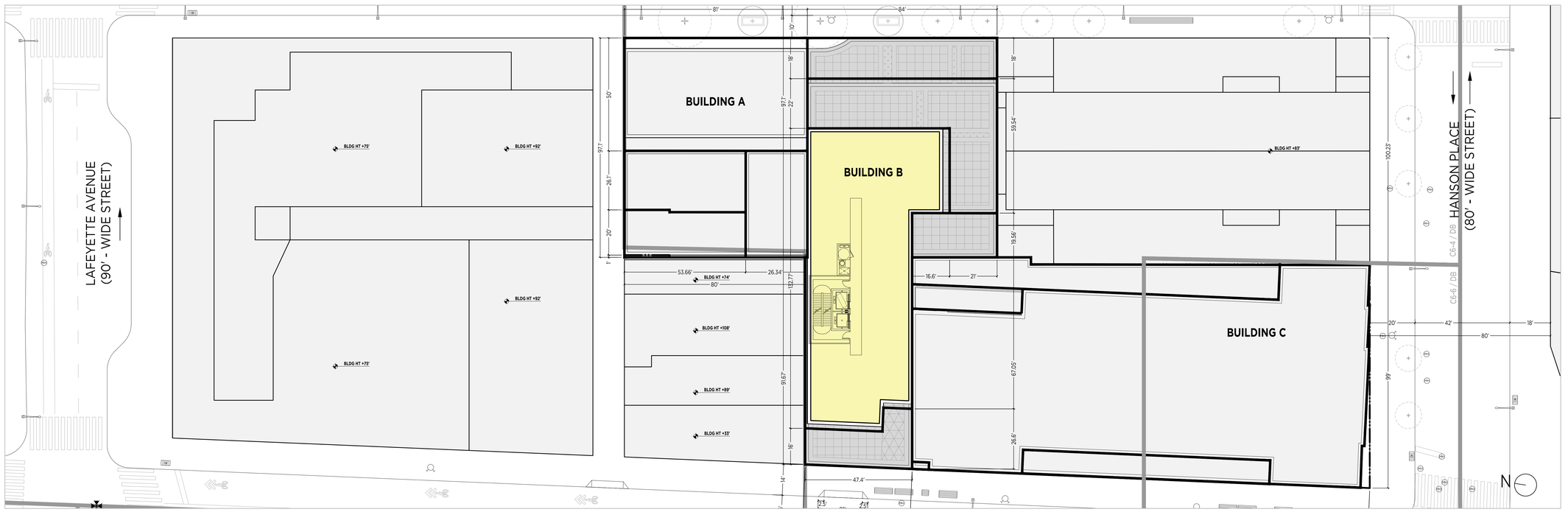


2 TWENTY SECOND FLOOR PLAN
1" = 20'-0"



1 FOURTH FLOOR PLAN
1" = 20'-0"

LEGEND

0 10' 20' 40'
1" = 20'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMUNITY FACILITY ACCESS POINT
- LOADING ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- ROAD DIRECTION
- C6-4 DB — ZONING DISTRICT
- BLDG HT 60.00' — CONTEXT BUILDING HEIGHT
- HT +85.00' / HT (+80.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING STREET TREE
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING BUILDING FOOTPRINT
- RESIDENTIAL

GENERAL NOTES

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130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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01	SPECIAL PERMIT SUBMISSION	04/14/2021

DRAWING TITLE:
Z-012 UPPER FLOOR PLAN

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 012691 STATE OF NEW YORK

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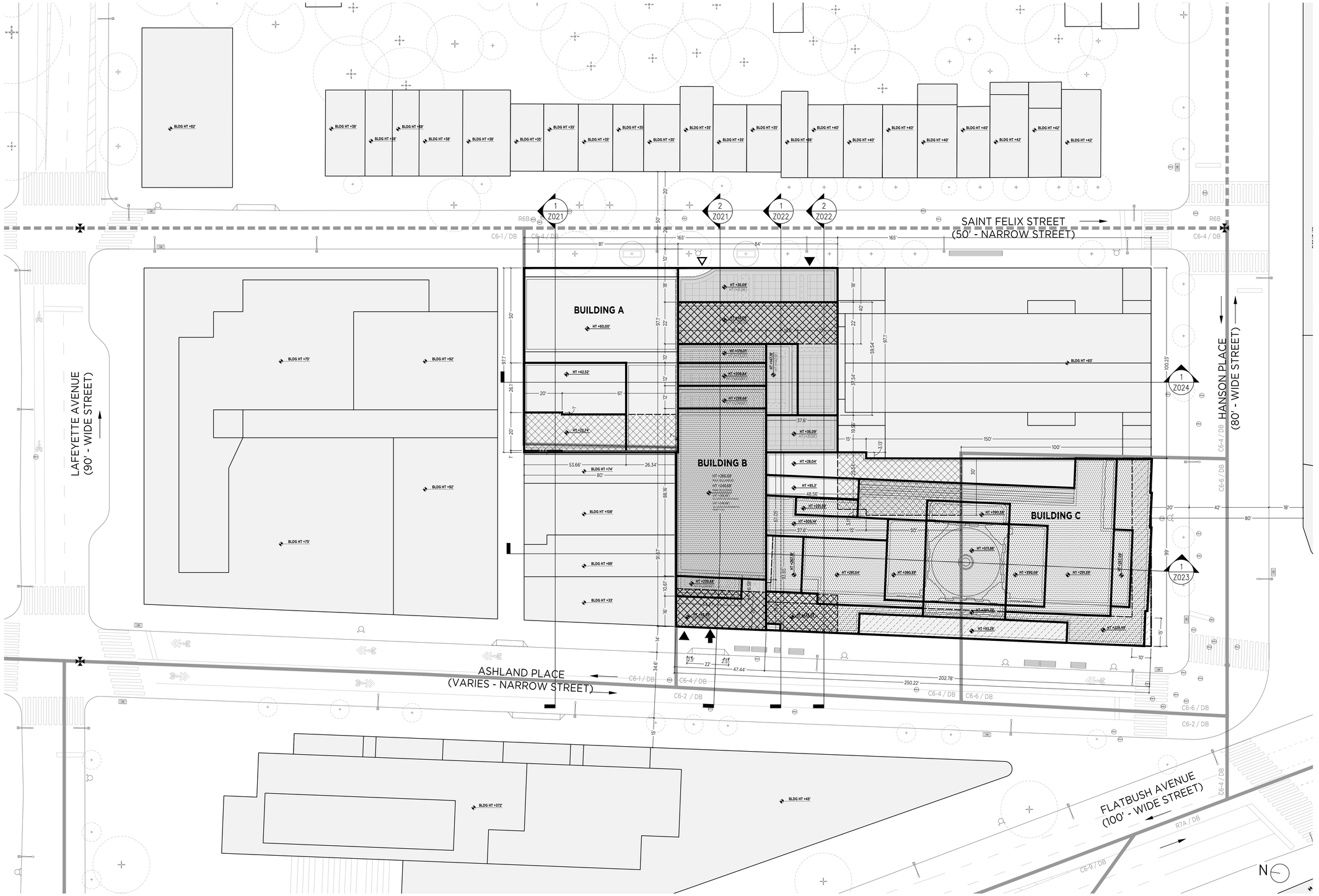
BUILDING A
HT +60.00'
BUILDING B
BUILDING C
SAINT FELIX STREET
(50' - NARROW STREET)
LAFEYETTE AVENUE
(90' - WIDE STREET)
HANSON PLACE
(80' - WIDE STREET)
ASHLAND PLACE
(VARIES - NARROW STREET)
FLATBUSH AVENUE
(100' - WIDE STREET)
BLDG HT +82'
BLDG HT +38'
BLDG HT +35'
BLDG HT +33'
BLDG HT +98'
BLDG HT +40'
BLDG HT +60'
BLDG HT +42'
BLDG HT +75'
BLDG HT +92'
BLDG HT +74'
BLDG HT +108'
BLDG HT +89'
BLDG HT +372'
BLDG HT +45'
BLDG HT +83'
HT +42.52'
HT +73.74'
HT +36.09'
HT +28.04'
HT +95.3'
HT +48.56'
HT +1190.38'
HT +1205.38'
HT +1205.68'
HT +1215.68'
HT +1215.97'
HT +1223.68'
HT +93.29'
HT +1223.97'
HT +1223.68'
HT +1205.68'
HT +1205.38'
HT +1205.97'
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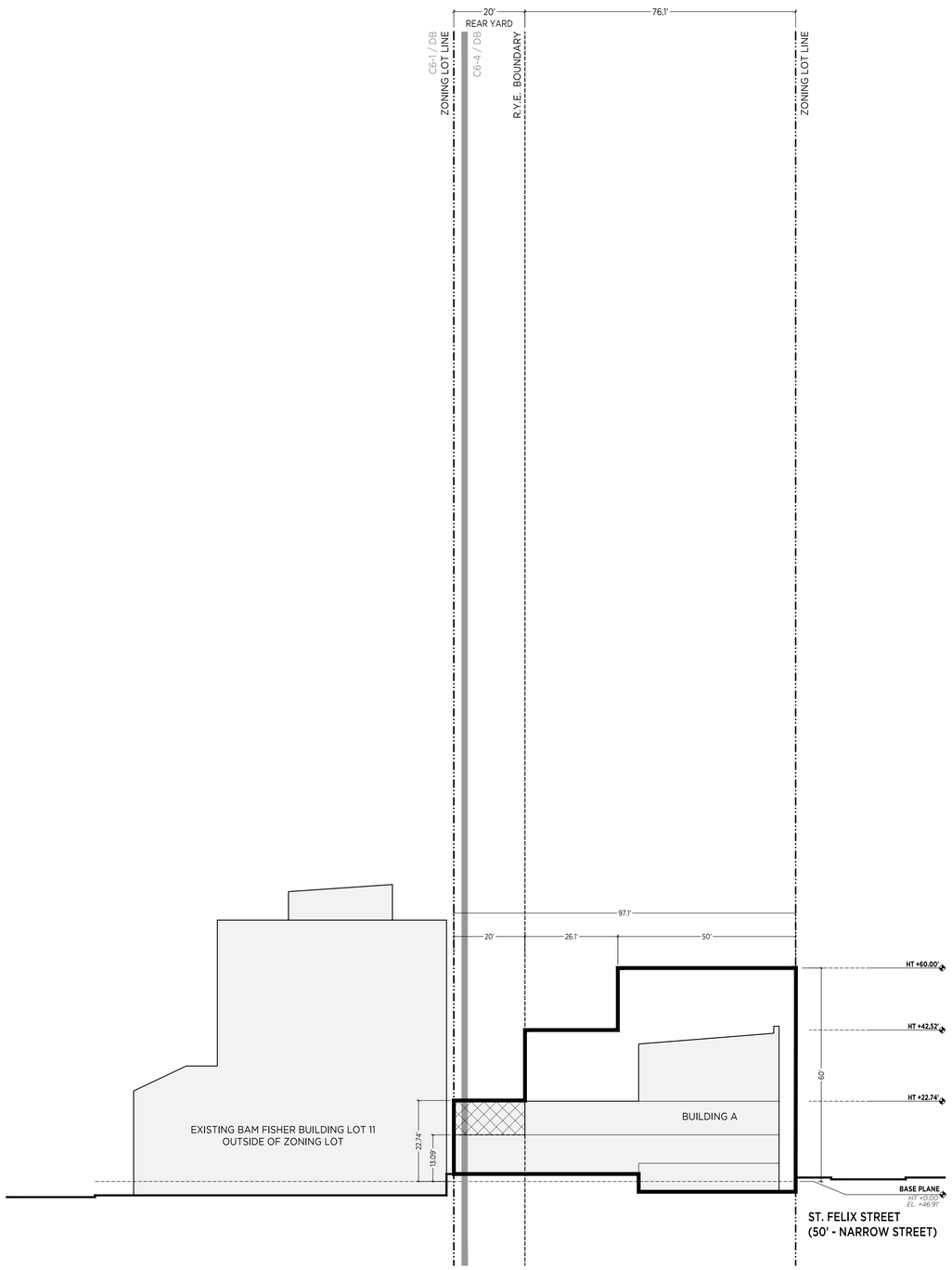
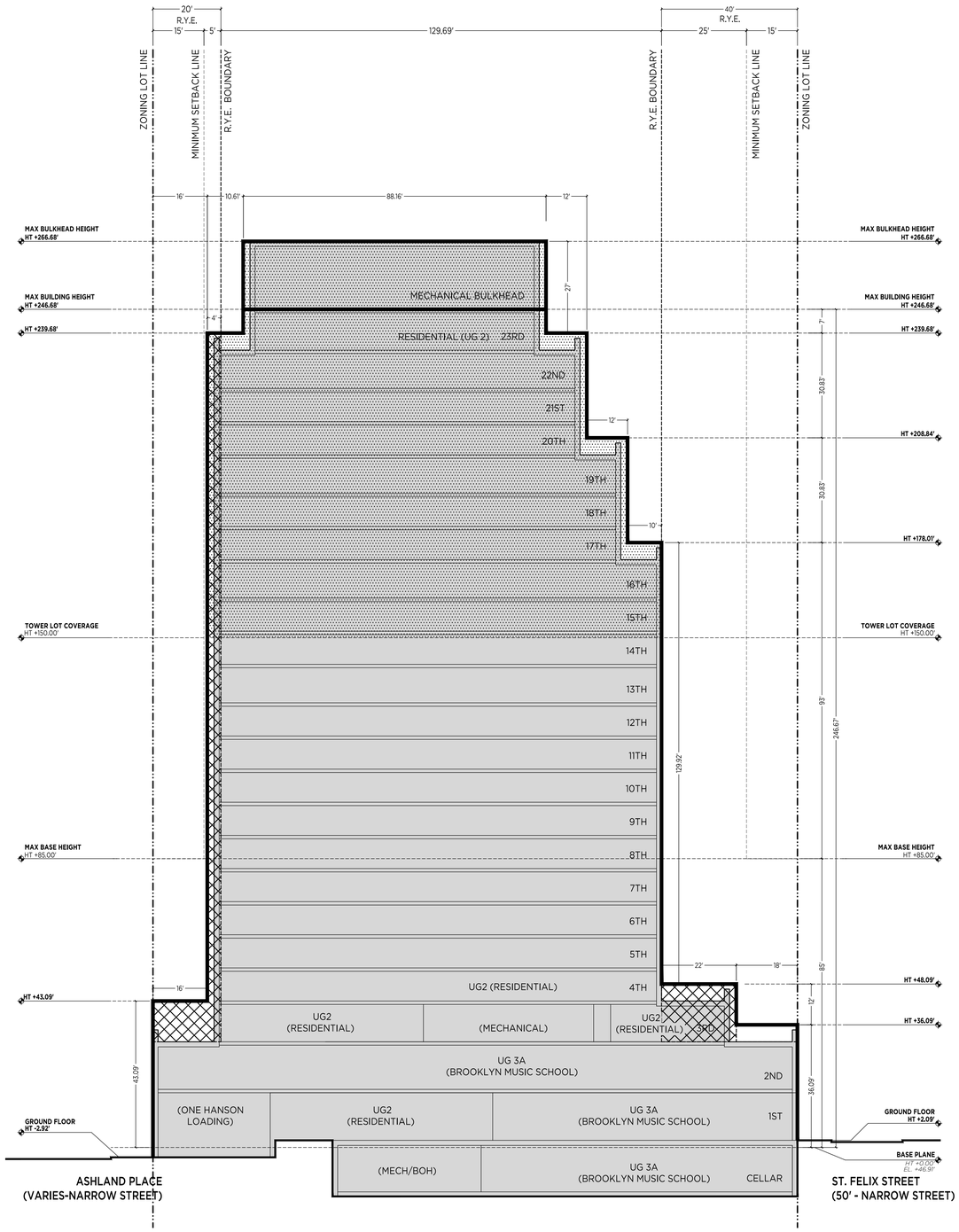
HT +1205.38'
HT +1205.97'
HT +1205.68'
HT +1205.38'
HT +1205.97



1 SECTION A
1/16" = 1'-0"



2 SECTION B
1/16" = 1'-0"

LEGEND

0 8' 16' 32'
1/16"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

C6-4 / DB — ZONING DISTRICT

HT +85.00' — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

- ZONING LOT LINE
- TAX LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- REAR YARD / SETBACK LINE
- ZONING DISTRICT BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING REAR YARD NON-COMPLIANCE
- REAR YARD WAIVER PURSUANT TO ZR 101-82 TO MODIFY 23-532
- TOWER LOT COVERAGE WAIVER PURSUANT TO ZR 101-82 TO MODIFY 101-223(c)

GENERAL NOTES

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130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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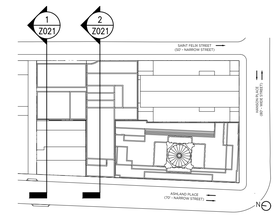

KEY PLAN NOT TO SCALE

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

C 210281 ZSK
SPECIAL PERMIT
ZR 101-82

CPC APPROVED: 09/22/2021 (CAL. No. 20)
CC APPROVED: 10/21/2021 (RES. No. 1779)
Effective Date: 10/21/2021

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.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	04/14/2021

DRAWING TITLE:

Z-021 WAIVER SECTIONS

Seal:



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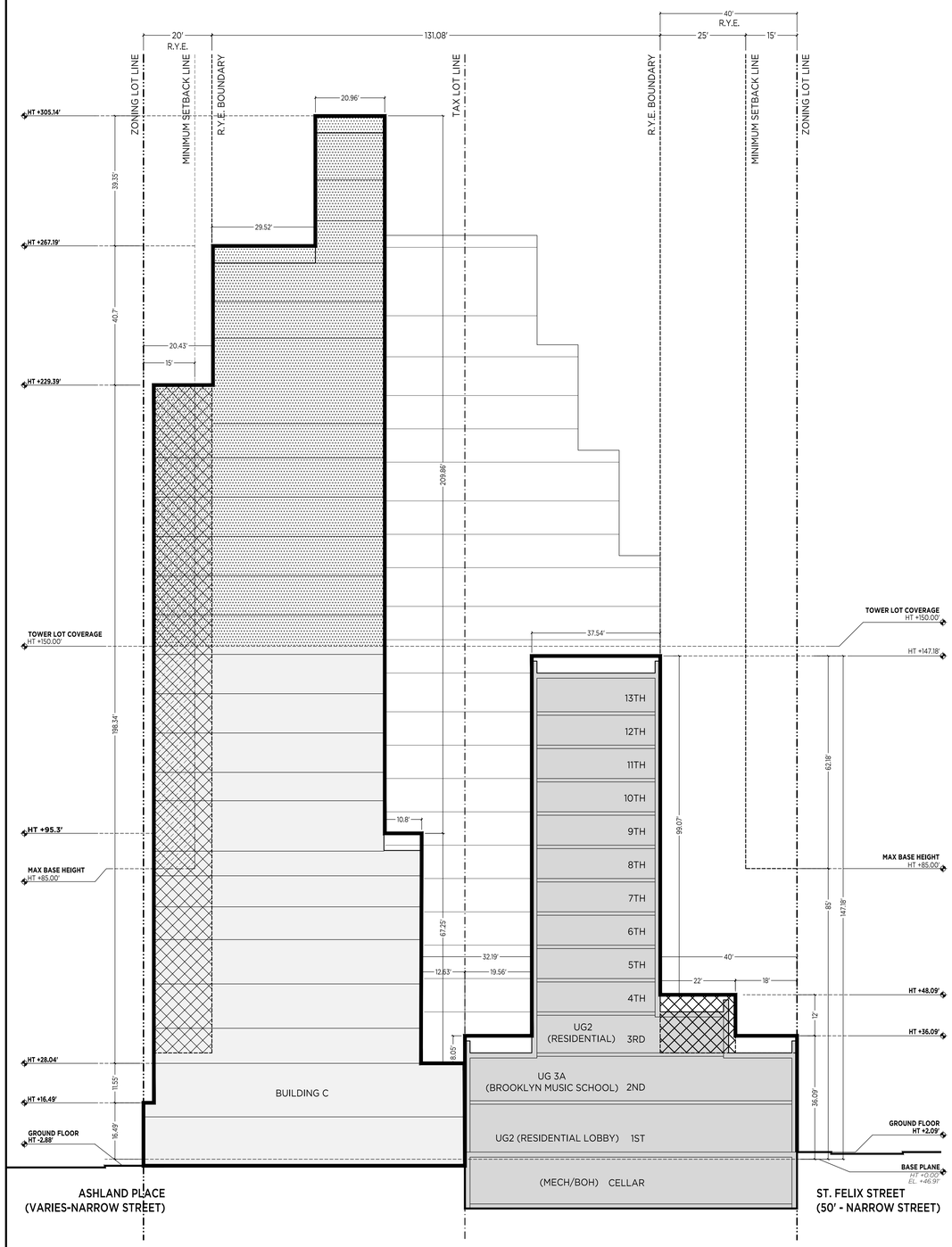
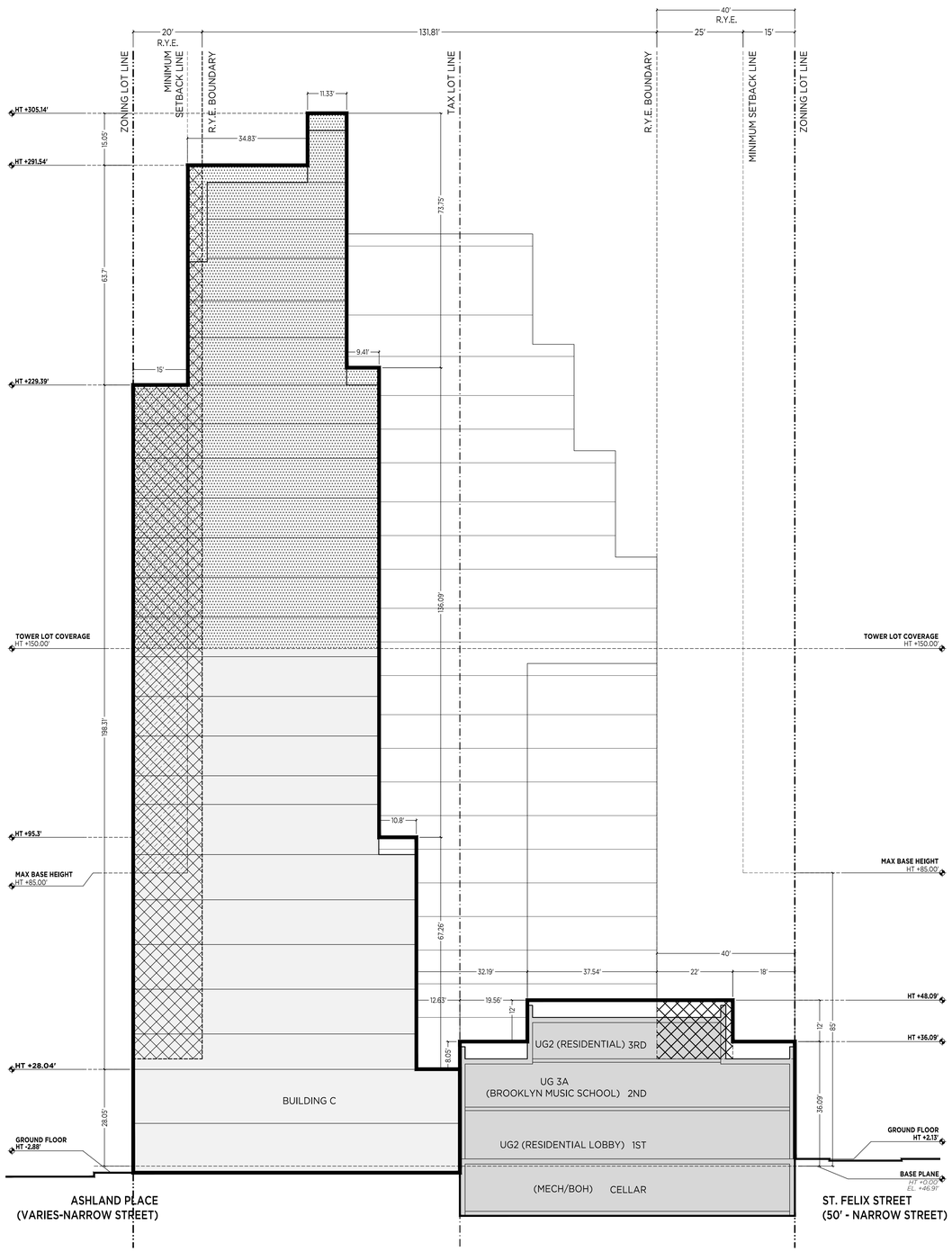


1 SECTION C
1/16" = 1'-0"



2 SECTION D
1/16" = 1'-0"

LEGEND

0 8' 16' 32'
1/16"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

C6-4 / DB ZONING DISTRICT
HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

- ZONING LOT LINE
- TAX LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- REAR YARD / SETBACK LINE
- ZONING DISTRICT BOUNDARY

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING HEIGHT AND SETBACK NON-COMPLIANCE
- REAR YARD WAIVER PURSUANT TO ZR 101-82 TO MODIFY 23-532
- TOWER LOT COVERAGE WAIVER PURSUANT TO ZR 101-82 TO MODIFY 101-223(c)

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
2. Buildings shown within the proposed maximum building envelope are for illustrative purposes only and are subject to change.
3. Additional entrances for ground floor residential, community facilities and secondary entry and egress 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 footprints are per NYC PLUTO database.
6. Project heights are measured from the base plane.
7. The zoning envelope represents the maximum envelope for development, excluding permitted obstructions.
8. The number of stories is for illustrative purposes only.
9. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
10. Context building lines are illustrative and heights taken from ZoLa and Google Earth.
11. Existing Building A and Existing Building C shown within the proposed maximum building envelope are for illustrative purposes only.

130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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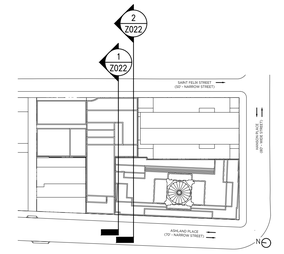

KEY PLAN NOT TO SCALE

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

C 210281 ZSK
SPECIAL PERMIT
ZR 101-82

CPC APPROVED: 09/22/2021 (CAL. No. 20)
CC APPROVED: 10/21/2021 (RES. No. 1779)
Effective Date: 10/21/2021

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.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	04/14/2021

DRAWING TITLE:

Z-022 WAIVER SECTIONS

Seal:



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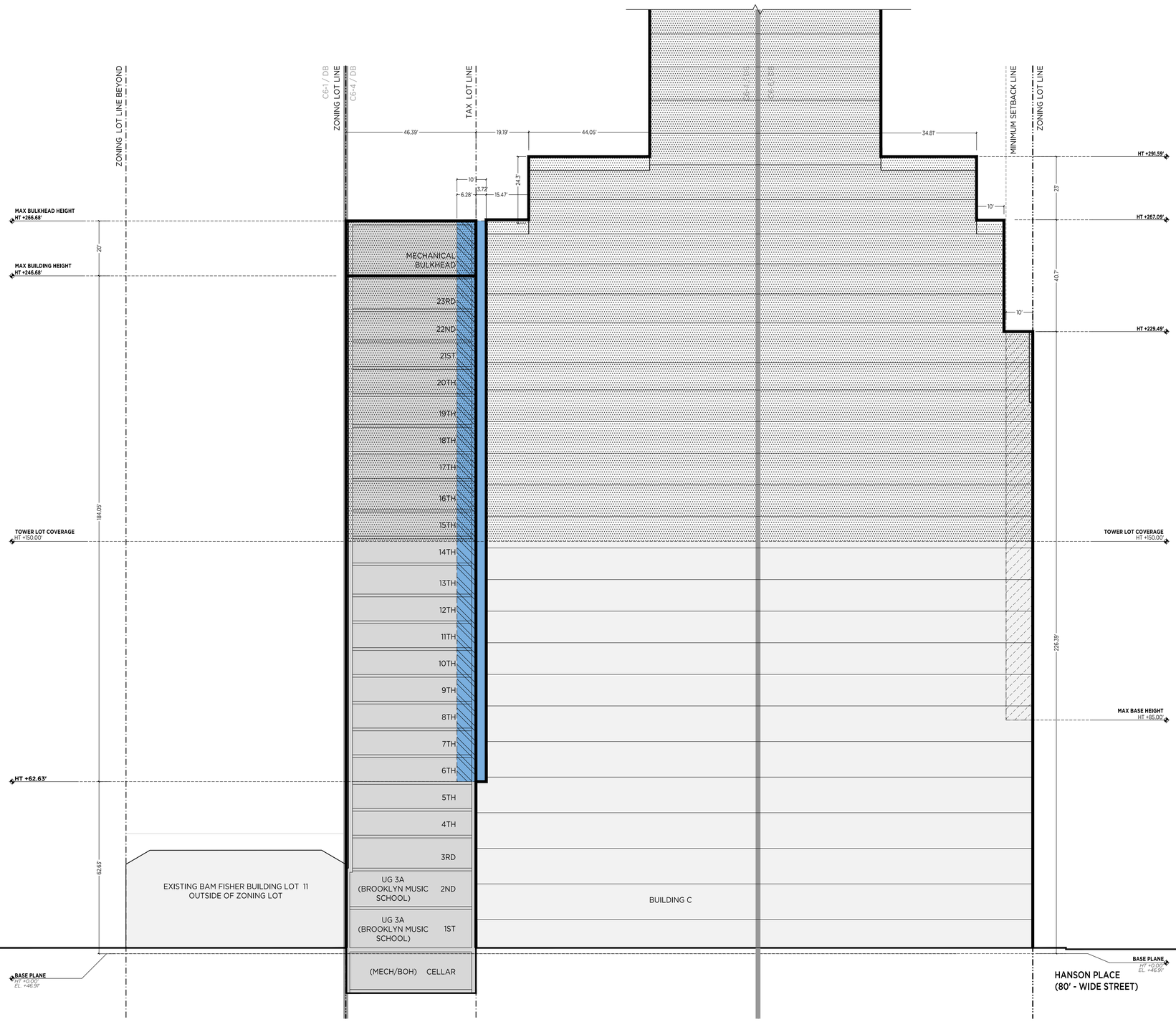

1 SECTION E
1/16" = 1'-0"

LEGEND

0 8' 16' 32'
1/16"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

C6-4 / DB — ZONING DISTRICT

HT +85.00' — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

- ZONING LOT LINE
- TAX LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- REAR YARD / SETBACK LINE

- EXISTING BUILDING
- PROPOSED BUILDING
- COURT WAIVER PURSUANT TO ZR 101-82 TO MODIFY 23-851(b)
- TOWER LOT COVERAGE WAIVER PURSUANT TO ZR 101-82 TO MODIFY 101-223(c)
- EXISTING HEIGHT AND SETBACK NON-COMPLIANCE
- SMALL INNER COURT C

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
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11. Existing Building A and Existing Building C shown within the proposed maximum building envelope are for illustrative purposes only.

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

C 210281 ZSK
SPECIAL PERMIT
ZR 101-82

CPC APPROVED: 09/22/2021 (CAL. No. 20)
CC APPROVED: 10/21/2021 (RES. No. 1779)
Effective Date: 10/21/2021

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

130 SAINT FELIX STREET
BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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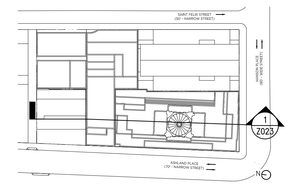

KEY PLAN NOT TO SCALE

01 SPECIAL PERMIT SUBMISSION 04/14/2021

NO. REVISIONS | SUBMISSIONS DATE

DRAWING TITLE:

Z-023 WAIVER SECTIONS

Seal:



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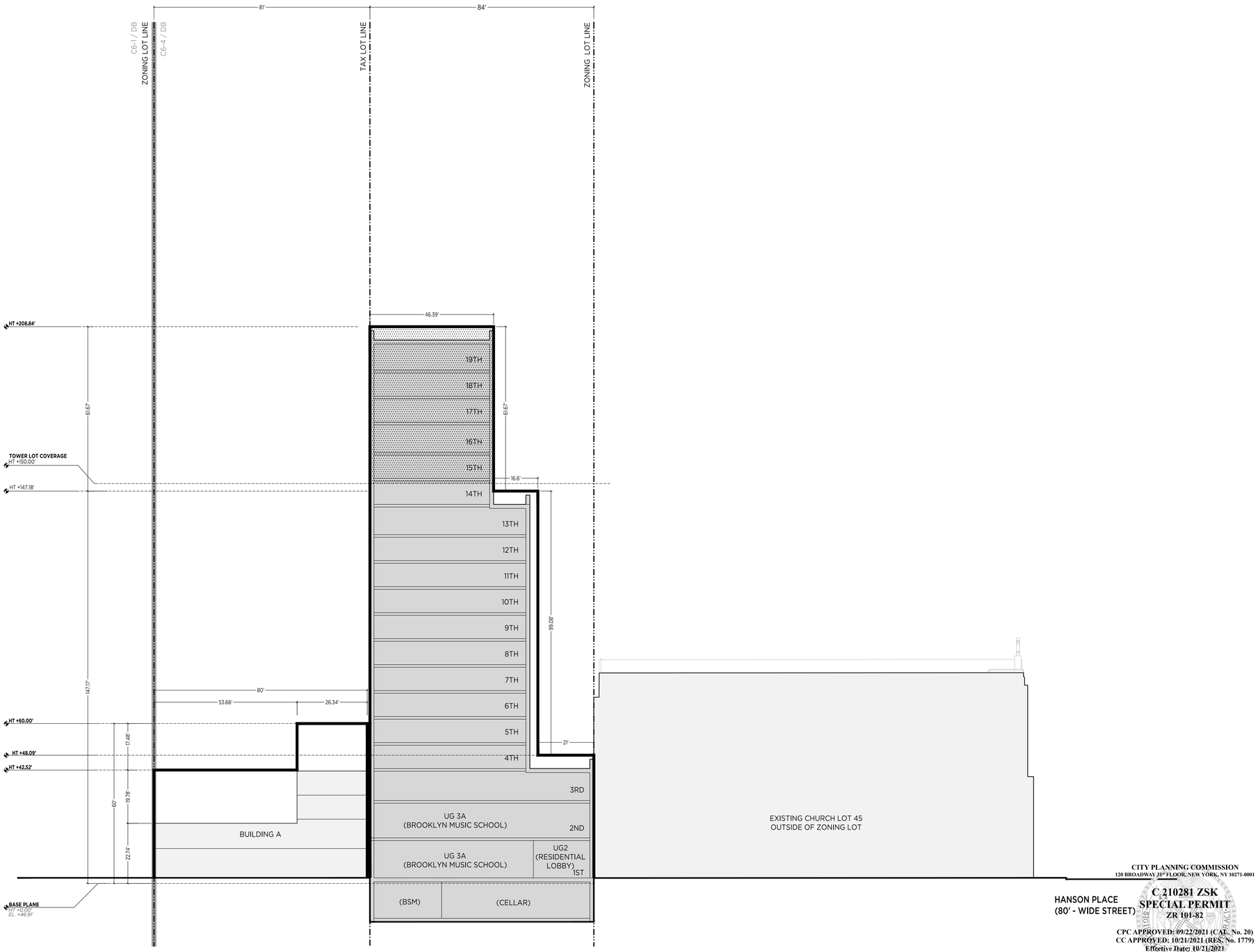

1 SECTION F
1/16" = 1'-0"

HANSON PLACE
(80' - WIDE STREET)

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

C 210281 ZSK
SPECIAL PERMIT
ZR 101-82

CPC APPROVED: 09/22/2021 (CAL. No. 20)
CC APPROVED: 10/21/2021 (RES. No. 1779)
Effective Date: 10/21/2021

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

LEGEND

0 8' 16' 32'
1/16"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

C6-4 / DB — ZONING DISTRICT
HT +85.00' — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

ZONING LOT LINE
TAX LOT LINE
ILLUSTRATIVE BUILDING LINE
PROPOSED MAXIMUM BUILDING ENVELOPE

EXISTING BUILDING
PROPOSED BUILDING
TOWER LOT COVERAGE WAIVER PURSUANT TO ZR 101-82 TO MODIFY 101-223(c)

GENERAL NOTES

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130 SAINT FELIX STREET
BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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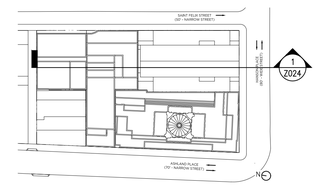

KEY PLAN NOT TO SCALE

01 SPECIAL PERMIT SUBMISSION 04/14/2021

NO. REVISIONS | SUBMISSIONS DATE

DRAWING TITLE:

Z-024 WAIVER SECTIONS

Seal:



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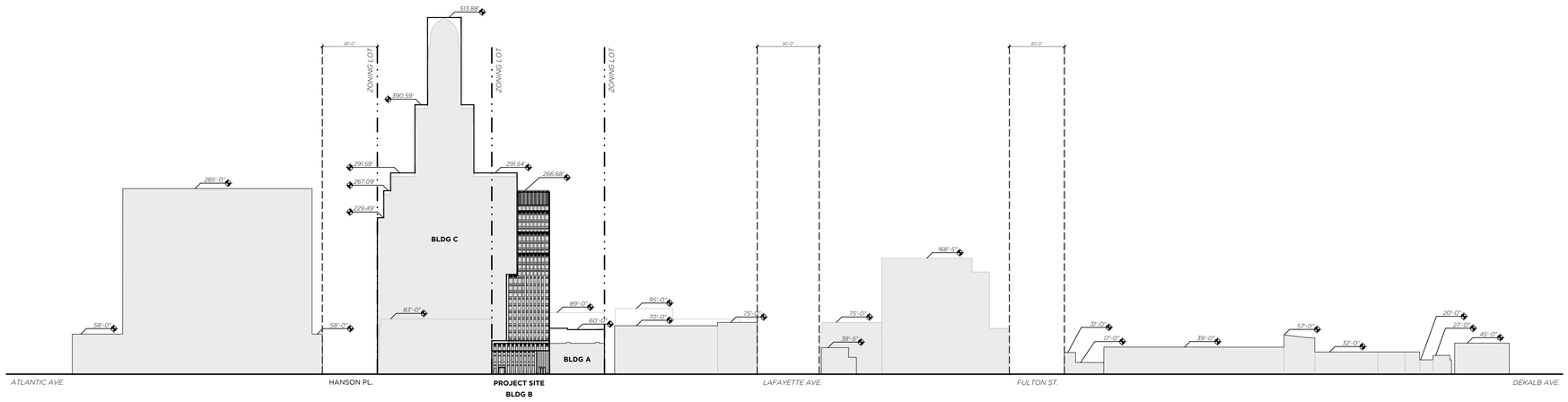
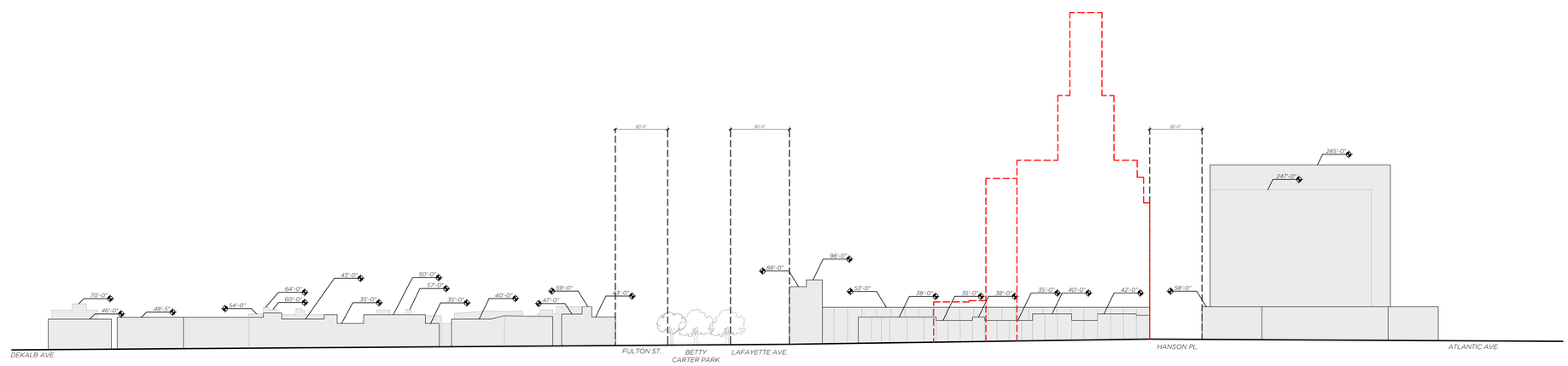
3 KEY PLAN
1" = 200'-0"



2 ST. FELIX STREET (WEST) ELEVATION
1" = 80'-0"



1 ST. FELIX STREET (EAST) ELEVATION
1" = 80'-0"

LEGEND

0 40' 80' 160'
1" = 80'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

TOP OF FL. PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- STREET LINE
- DEVELOPMENT ENVELOPE PROFILE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
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9. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
10. Context building lines are illustrative and heights taken from ZoLa and Google Earth.
11. Existing Building A and Existing Building C shown within the proposed maximum building envelope are for illustrative purposes only.

130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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DRAWING TITLE:

Z-030 NEIGHBORHOOD CHARACTER DIAGRAMS

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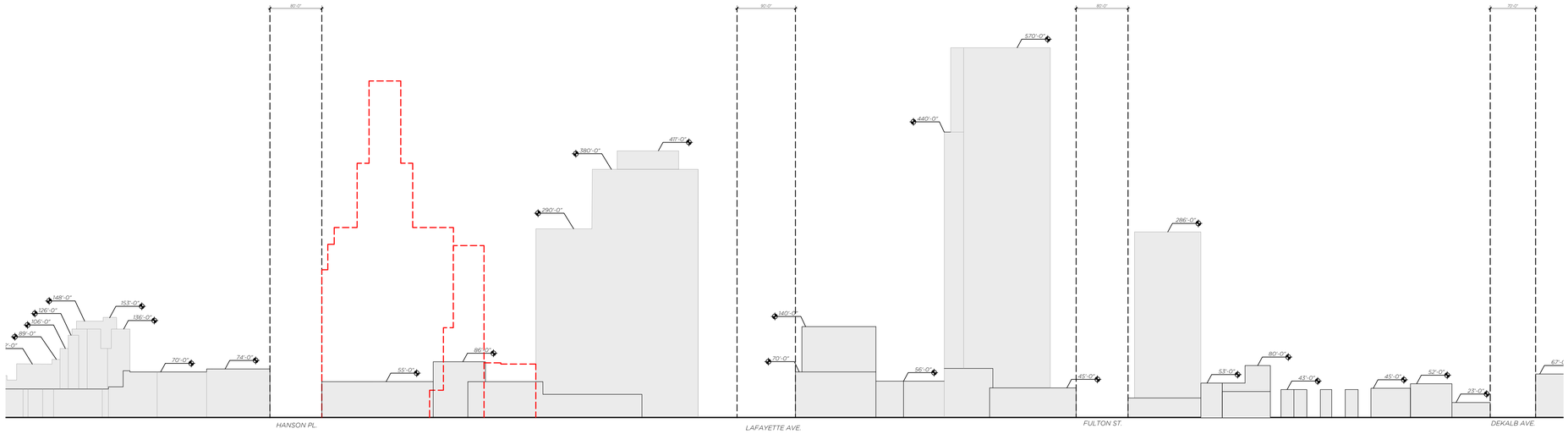
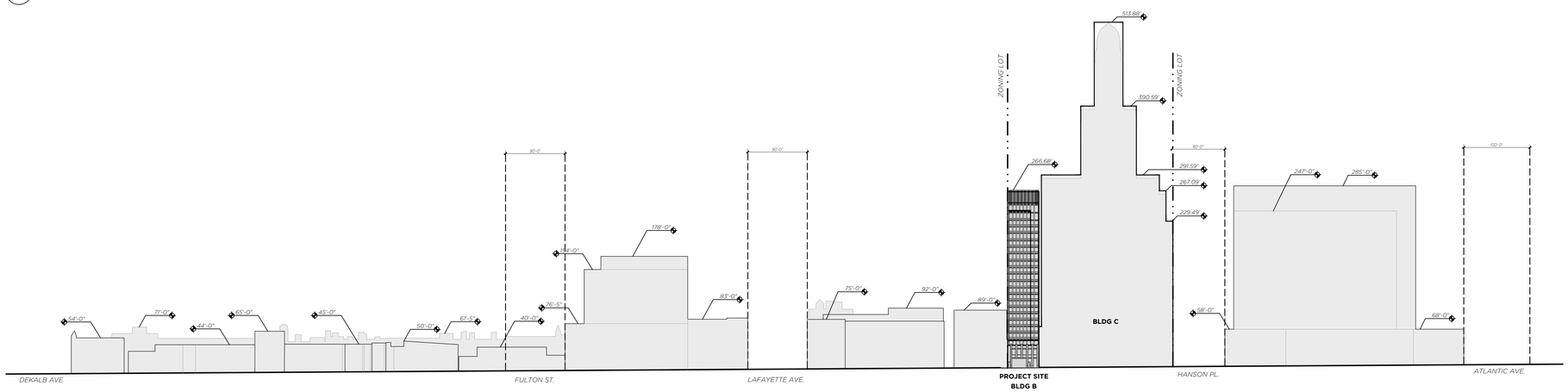
3 KEY PLAN
1" = 200'-0"



2 ASHLAND PL. (WEST) ELEVATION
1" = 80'-0"



1 ASHLAND PL. (EAST) ELEVATION
1" = 80'-0"

LEGEND

0 40' 80' 160'
1" = 80'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

TOP OF FL. PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- STREET LINE
- DEVELOPMENT ENVELOPE PROFILE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
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11. Existing Building A and Existing Building C shown within the proposed maximum building envelope are for illustrative purposes only.

130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	04/14/2021

DRAWING TITLE:

Z-031 NEIGHBORHOOD CHARACTER DIAGRAMS

Seal:



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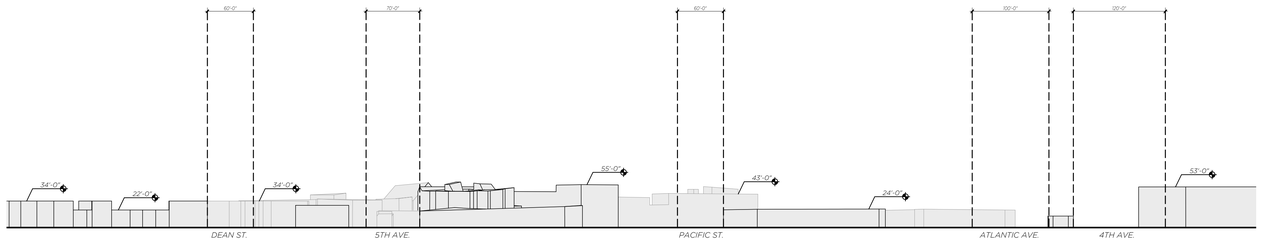
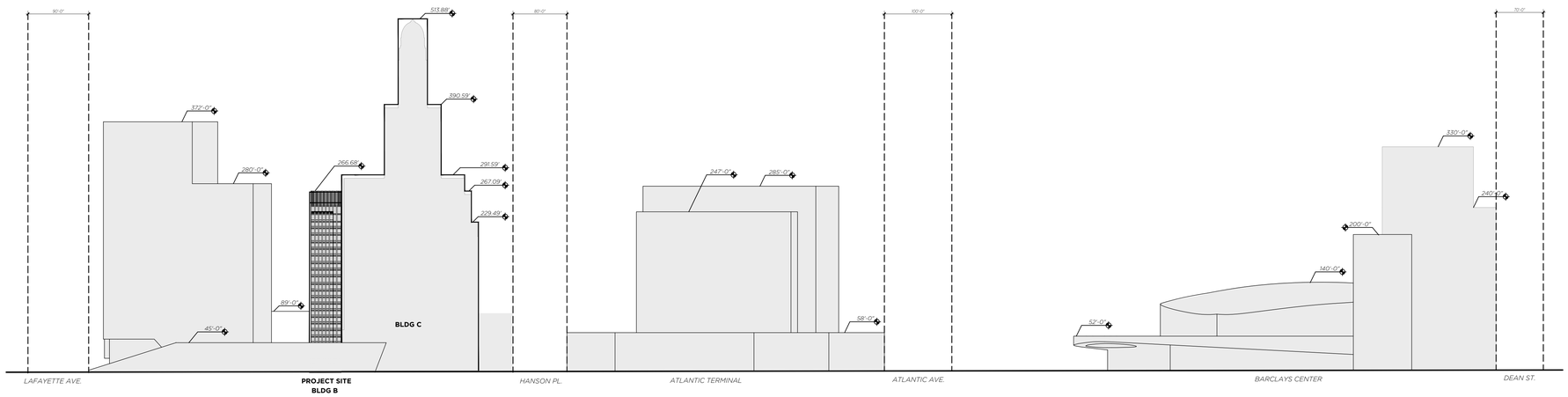
3 KEY PLAN
1" = 200'-0"



2 FLATBUSH AVE. (WEST) ELEVATION
1" = 80'-0"



1 FLATBUSH AVE. (EAST) ELEVATION
1" = 80'-0"

LEGEND

0 40' 80' 160'

1" = 80'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

TOP OF FL. PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- STREET LINE
- DEVELOPMENT ENVELOPE PROFILE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING
- PROPOSED BUILDING

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
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130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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NO.	REVISIONS | SUBMISSIONS	DATE
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DRAWING TITLE:

Z-032 NEIGHBORHOOD CHARACTER DIAGRAMS

Seal:



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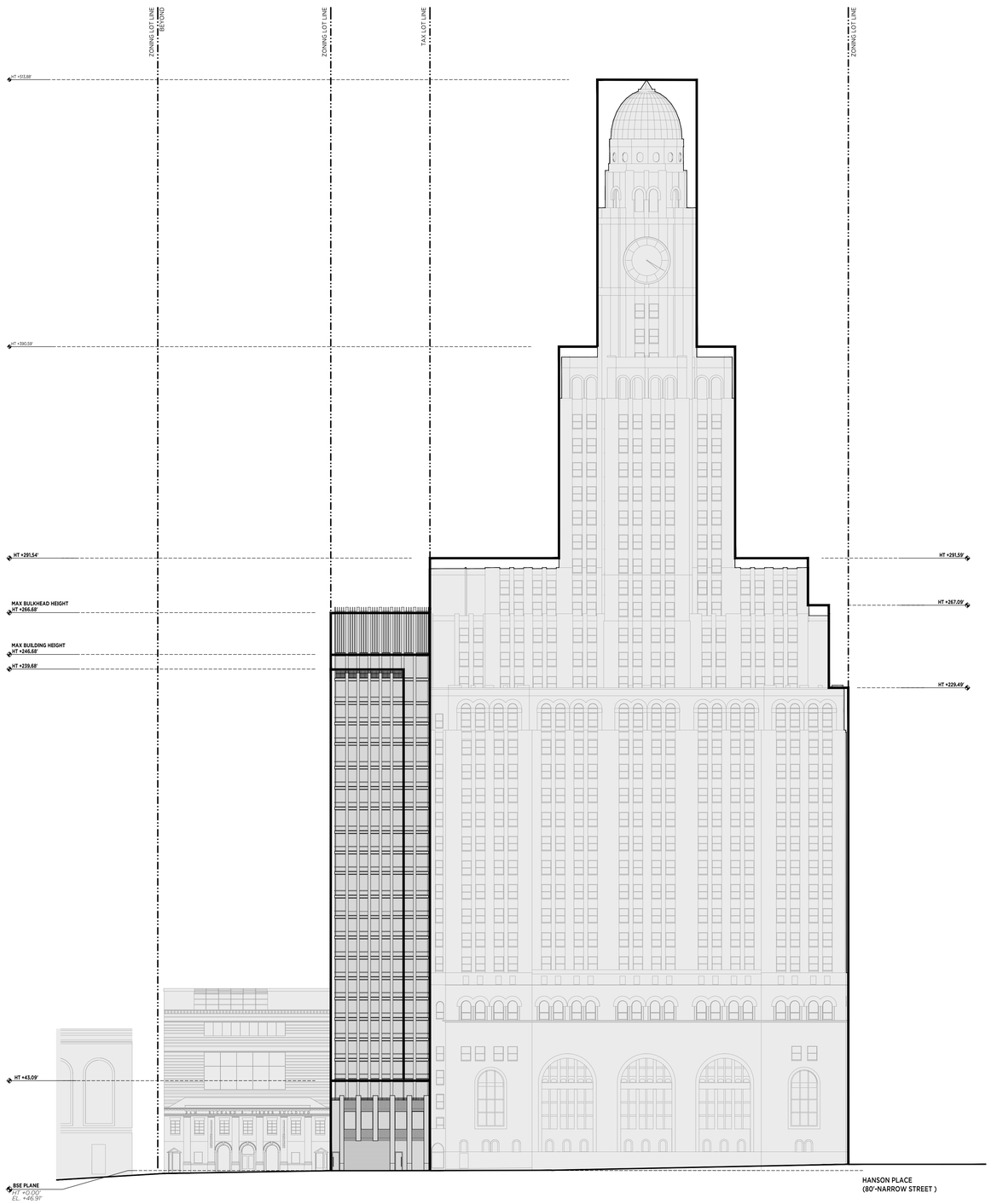

1 ASHLAND PLACE (WEST) ELEVATION
1/25" = 1'-0"

LEGEND

0 5' 10' 25' 50'

1/25"=1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDINGS
- TAX LOT LINE
- HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

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130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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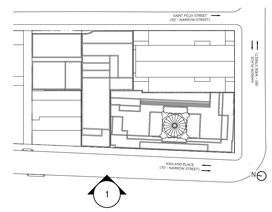

KEY PLAN NOT TO SCALE

01 SPECIAL PERMIT SUBMISSION 04/14/2021

NO. REVISIONS | SUBMISSIONS DATE

DRAWING TITLE:

Z-040 ILLUSTRATIVE ELEVATIONS

Seal:



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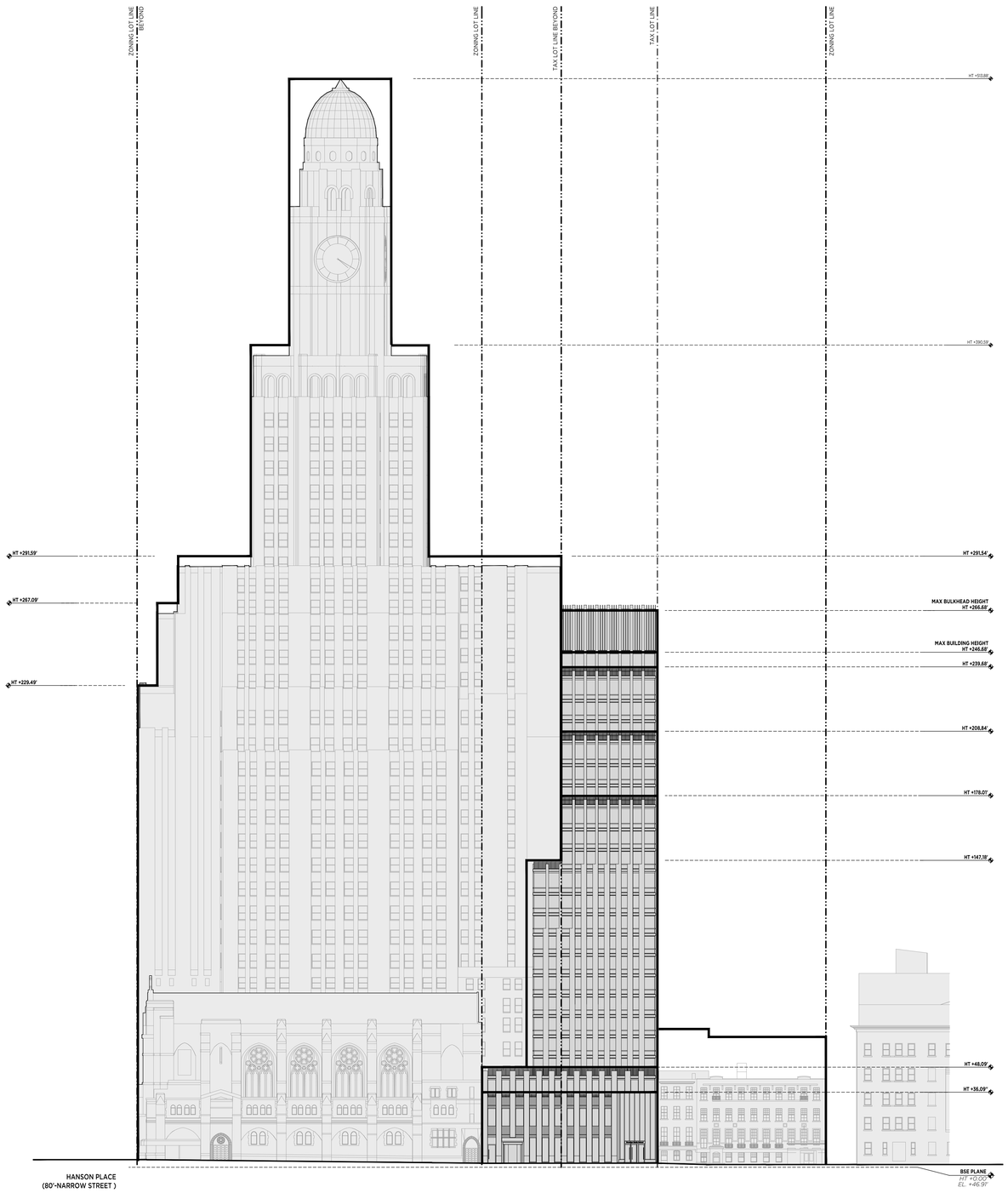

1 ST. FELIX STREET (EAST) ELEVATION
1/25" = 1'-0"

LEGEND

0 5' 10' 25' 50'
1/25"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDINGS
- TAX LOT LINE
- HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

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130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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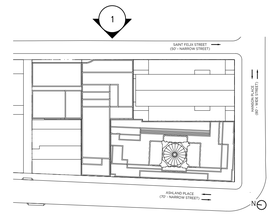

KEY PLAN NOT TO SCALE

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	04/14/2021

DRAWING TITLE:

Z-041 ILLUSTRATIVE ELEVATIONS

Seal:



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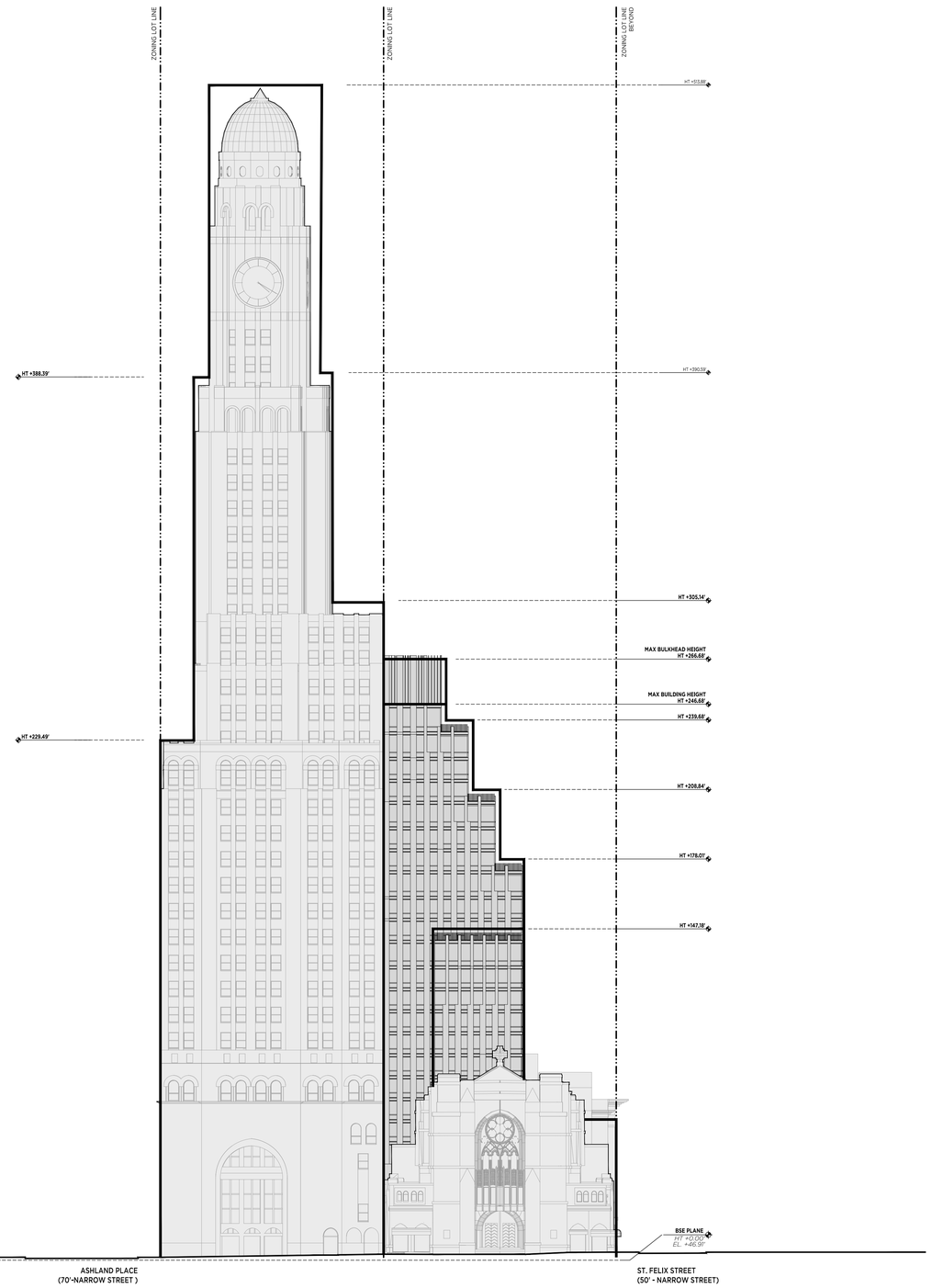

1 HANSON PL. (SOUTH) ELEVATION
1/25" = 1'-0"

LEGEND

0 5' 10' 25' 50'
1/25"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDINGS
- TAX LOT LINE
- HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
2. Buildings shown within the proposed maximum building envelope are for illustrative purposes only and are subject to change.
3. Additional entrances for ground floor residential, community facilities and secondary entry and egress 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 footprints are per NYC PLUTO database.
6. Project heights are measured from the base plane.
7. The zoning envelope represents the maximum envelope for development, excluding permitted obstructions.
8. The number of stories is for illustrative purposes only.
9. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
10. Context building lines are illustrative and heights taken from ZoLa and Google Earth.
11. Existing Building A and Existing Building C shown within the proposed maximum building envelope are for illustrative purposes only.

130 SAINT FELIX STREET

BROOKLYN BLOCK 2111 LOTS 37,40,7501

PROPOSED MIXED-USE BUILDING
130 SAINT FELIX STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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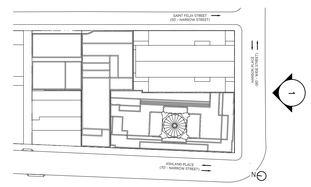

KEY PLAN NOT TO SCALE

01 SPECIAL PERMIT SUBMISSION 04/14/2021

NO. REVISIONS | SUBMISSIONS DATE

DRAWING TITLE:

Z-042 ILLUSTRATIVE ELEVATIONS

Seal:



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