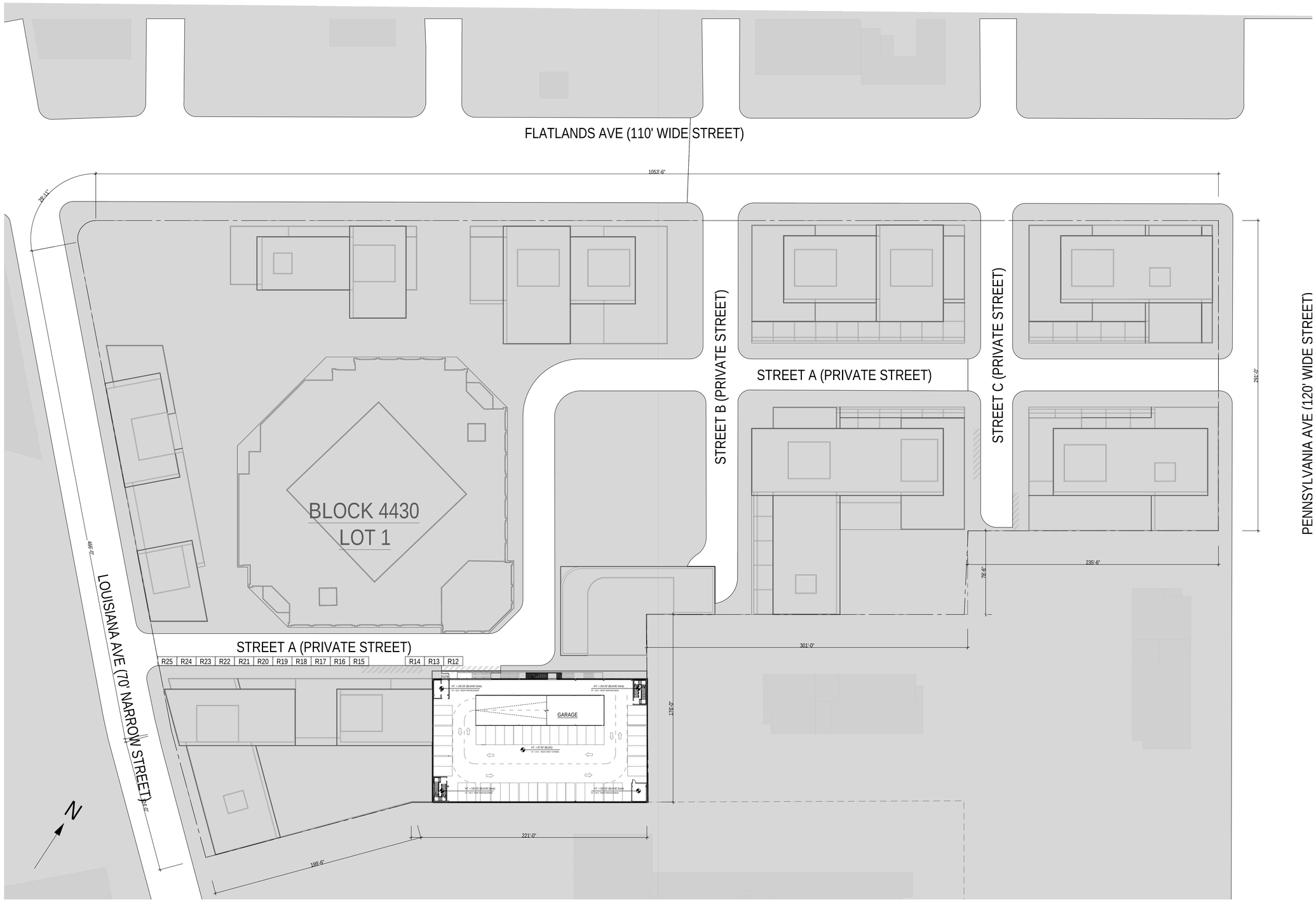

1 Zoning Lot
1/32" = 1'-0"

Notes:

1. Garage Planning and Design Standards and Guidelines Garage: Special permit for public parking garage with roof parking pursuant to section 74-512. Special permit to include the following:
2. Curb-Cuts: Curb-cuts on public streets must be at a distance of at least 50 feet from any intersecting street line
3. Reservoir Spaces: All reservoir spaces shall be located between the public street and the parking facility entrance. Each reservoir space shall be a minimum of 8'-6" X 18'-0".
4. Pedestrian Circulation: Patron circulation space shall be located so as to provide patron security and safety within the parking garage.
5. Pedestrian routes to and from garage access points shall be provided and be clearly posted. These routes shall have warning devices placed at all potential pedestrian/vehicular conflict points.
6. Stop signs and visual and audible warning devices shall be placed at all vehicular egress points (at sidewalks).
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11. The rooftop recreation area will be available for use by the public except for times of peak church utilization.

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

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512

CPC APPROVED: 10/11/2022 (CAL. No. 15)
CC APPROVED: 11/22/2022 (RES. No. 404)

SUBJECT TO THE TERMS AND CONDITIONS OF THE RESOLUTIONS AND FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE CITY OF NEW YORK

LEGEND

ZONING DISTRICT BOUNDARY	RETAIL ACCESS POINTS	PROPOSED SEATING	EXISTING FIRE HYDRANT	PROPOSED PLANTING AREA
LARGE SCALE GENERAL BOUNDARY	COMMUNITY FACILITIES ACCESS POINTS	PROPOSED MOVABLE SEATING	EXISTING STREET LIGHT	PROPOSED CURB CUT ZONE
ZONING LOT LINE	RESIDENTIAL ACCESS POINTS	MAX BULKHEAD HEIGHT / ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)	EXISTING STREET SIGN	ILLUSTRATIVE CURB CUT
PROPOSED ENVELOPE	TRAFFIC DIRECTION	PROPOSED ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)	EXISTING TREE & TREE PIT	
ILLUSTRATIVE BUILDING LINES	PARKING ACCESS		PROPOSED TREE & TREE PIT	
AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512				

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Land Use Attorney
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, NY 10004
212.859.8602

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	02/10/2022
02	FLUA 2 SUBMISSION	04/27/2022
03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

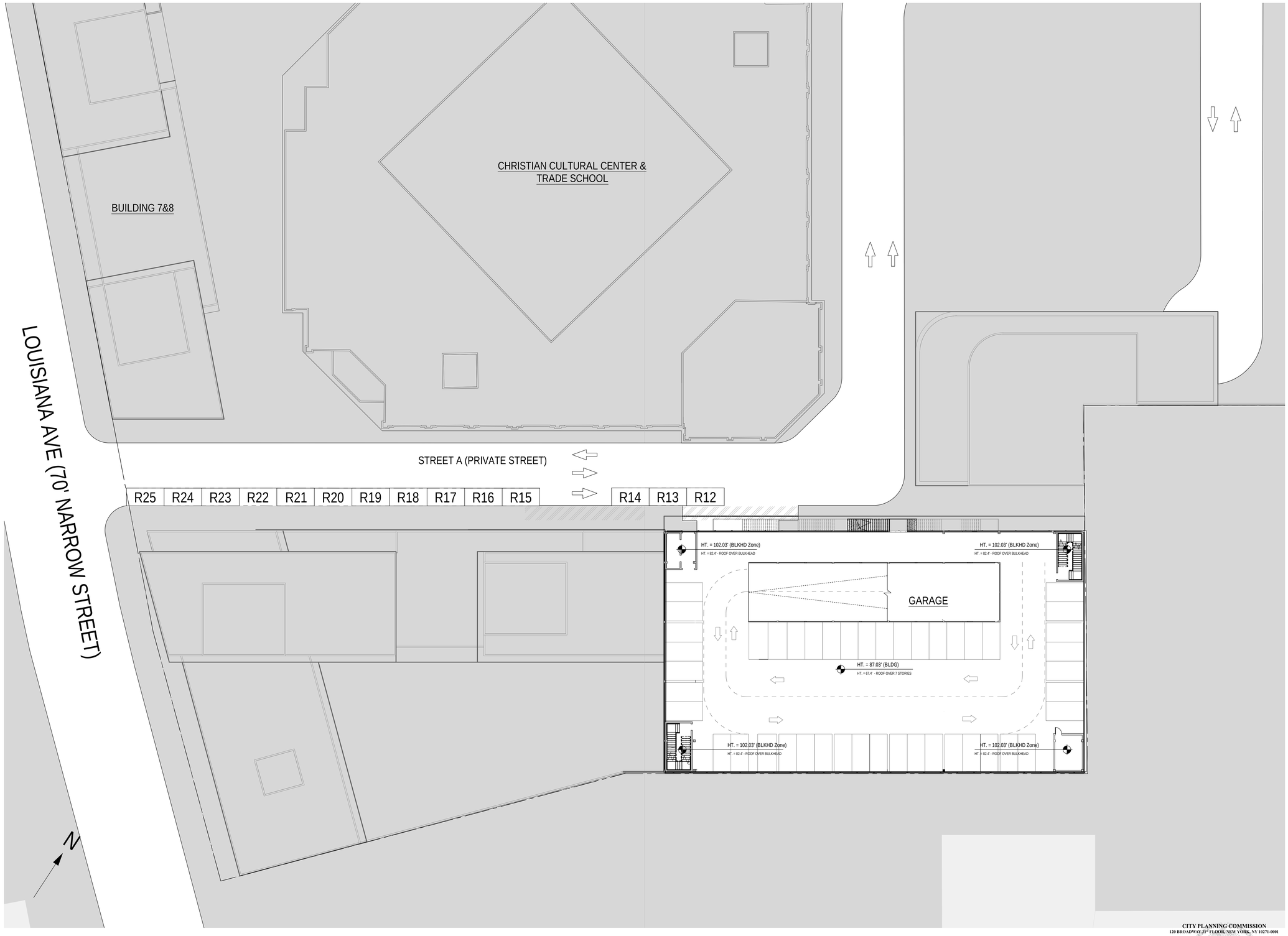
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.718.2502

Drawing Title
Public Parking Garage Plan - Zoning Lot

Seal & Signature

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



2 PUBLIC PARKING GARAGE PLAN

1/16" = 1'-0"

Proposed Parking Spaces Including Within Recreation Zone	500 Spaces
Proposed Parking Spaces Outside Of Recreation Zone	455 Spaces
Required Reservoir Spaces	5% of total parking spaces (ZR 74-512) = 25 spaces
Provided Reservoir Spaces	25 spaces
Required Bicycle Spaces	1 per 10 automobile parking spaces (ZR 36-711) = 50 spaces
Provided Bicycle Spaces	60 spaces

Proposed Garage Area

Floor/Level	SF	Spaces
Ground Floor/Parking 1	20,914	32
Second Floor/Parking 2	23,374	73
Third Floor/Parking 3	23,374	73
Fourth Floor/Parking 4	23,374	72
Fifth Floor/Parking 5	23,374	73
Sixth Floor/Parking 6	23,374	73
Seventh Floor/Parking 7	22,604	59
Roof Level/ Parking Roof	21,889	45
Total	182,277	500

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LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING
- HT. = 85' (BLKHD) / HT. = 67' (BLDG) — MAX BULKHEAD HEIGHT / ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- HT. = 0' (BLDG) / HT. = 0' (BLKHD) — PROPOSED ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- EXISTING TREE & TREE PIT
- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT

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

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512
CPC APPROVED: 10/11/2022 (CAL. No. 15)
CC APPROVED: 11/22/2022 (RES. No. 404)

SUBJECT TO VERIFICATION BY THE APPLICANT'S ARCHITECT OR ENGINEER FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS IN THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	02/10/2022
02	FLUA 2 SUBMISSION	04/27/2022
03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

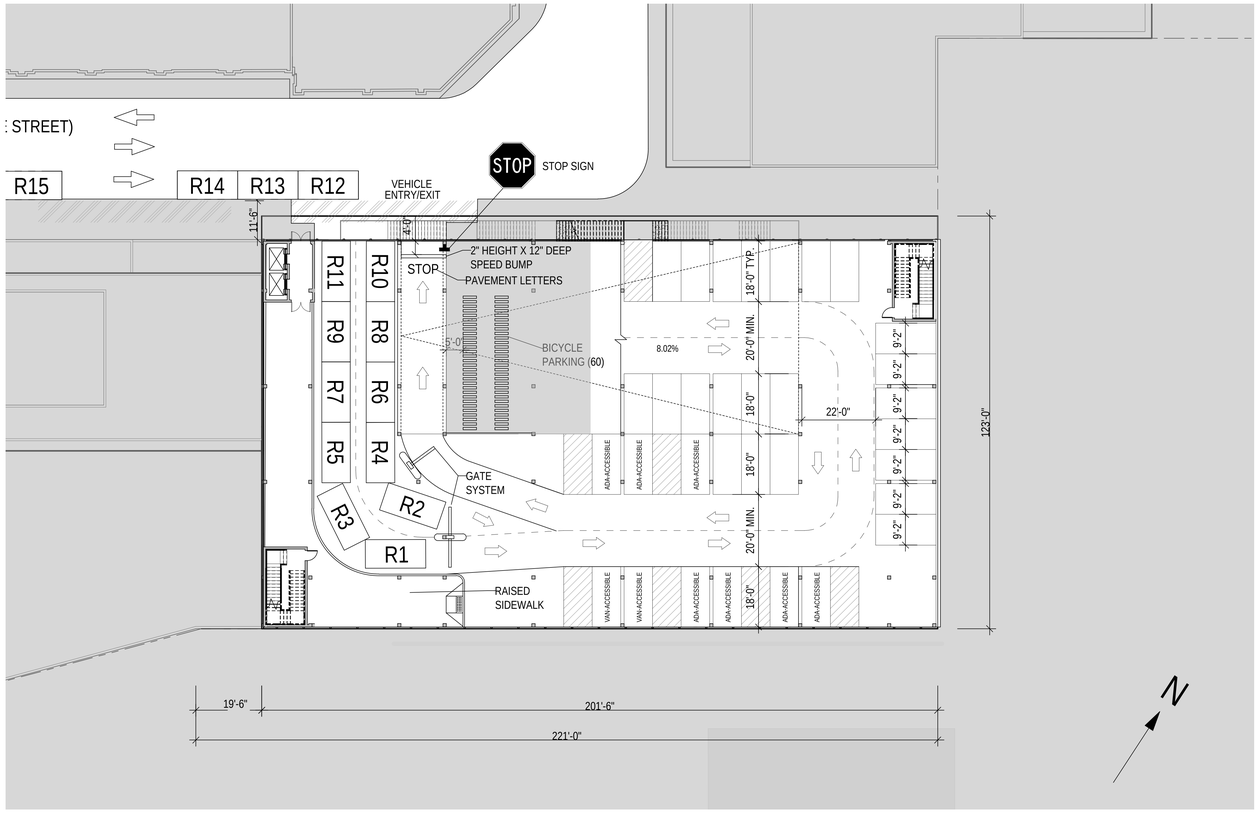
Project
Innovative Urban Living
12020 Flatlands Ave, Brooklyn, NY 11207

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

Drawing Title
Enlarged Public Parking Garage Plan

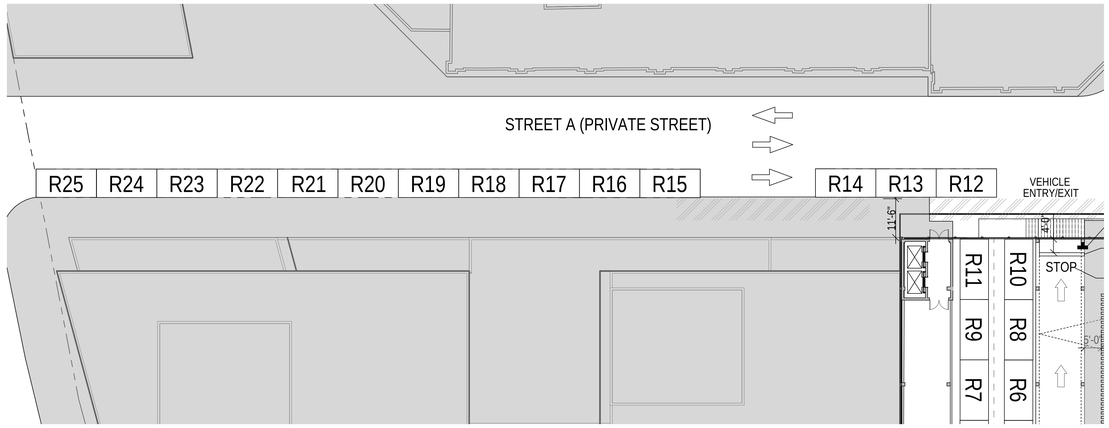
Seal & Signature

Date:	02/10/22
Project No.:	1801-ENY
Drawn By:	SD
Checked By:	DB
Drawing Number:	P-100



GROUND LEVEL PARKING
AREA = 20,914 SF
32 CARS
(23 SPACES
7 ADA-ACCESSIBLE SPACES
2 VAN-ACCESSIBLE SPACES)

3 PARKING LEVEL 1 - GROUND FLOOR
1/16" = 1'-0"



4 PARKING LEVEL 1 - PRIVATE STREET RESERVOIR SPACES
1/16" = 1'-0"

Notes:

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LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING
- MAX BULKHEAD HEIGHT
- ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- PROPOSED ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- EXISTING TREE & TREE PIT
- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT

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

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512

CPC APPROVED: 10/11/2022 (CAL. No. 15)
CC APPROVED: 11/22/2022 (RES. No. 404)

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

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New York, NY 10004
212.859.8922

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	02/10/2022
02	FLUA 2 SUBMISSION	04/27/2022
03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

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

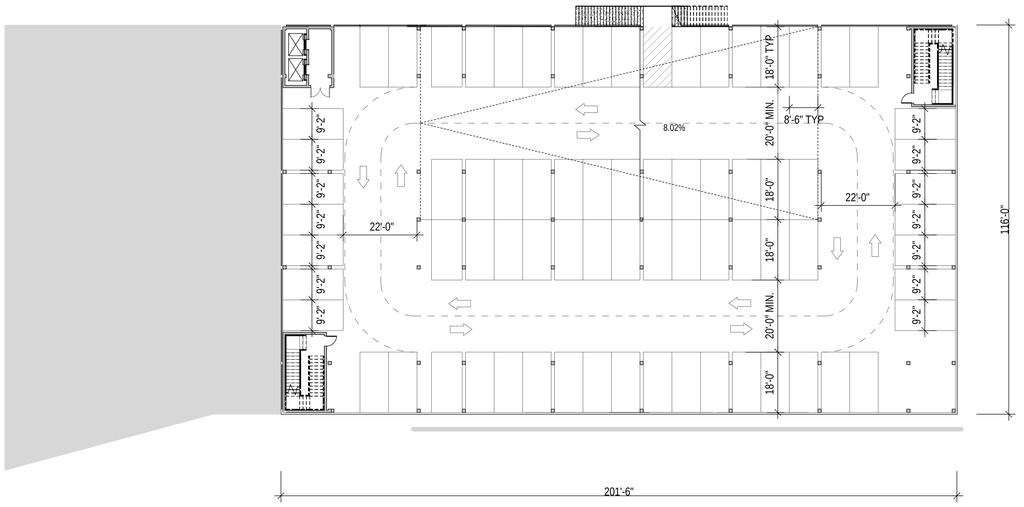
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Enlarged Public Parking Garage Plan - Level 1

Seal & Signature

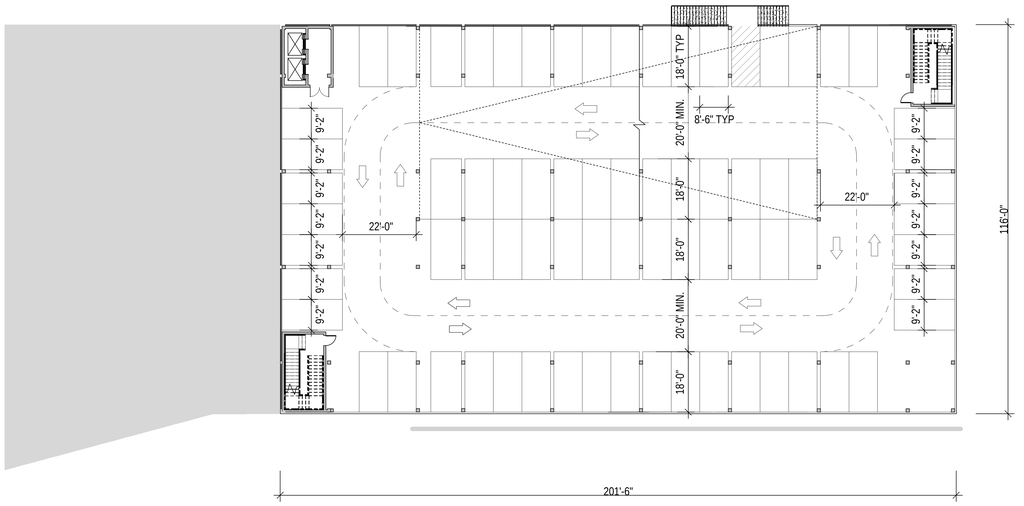
Date:	02/10/22
Project No.:	1801- ENY
Drawn By:	SD
Checked By:	DB
Drawing Number:	P-101

SECOND LEVEL PARKING
AREA = 23,374 SF
73 CARS



5 PARKING LEVEL 2 - SECOND FLOOR
1/16" = 1'-0"

THIRD LEVEL PARKING
AREA = 23,374 SF
73 CARS



6 PARKING LEVEL 3 - THIRD FLOOR
1/16" = 1'-0"

Notes:

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LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING
- MAX BULKHEAD HEIGHT
- ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- PROPOSED ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- EXISTING TREE & TREE PIT
- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT

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

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512

CPC APPROVED: 10/11/2022 (CAL. No. 15)
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NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	02/10/2022
02	FLUA 2 SUBMISSION	04/27/2022
03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

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

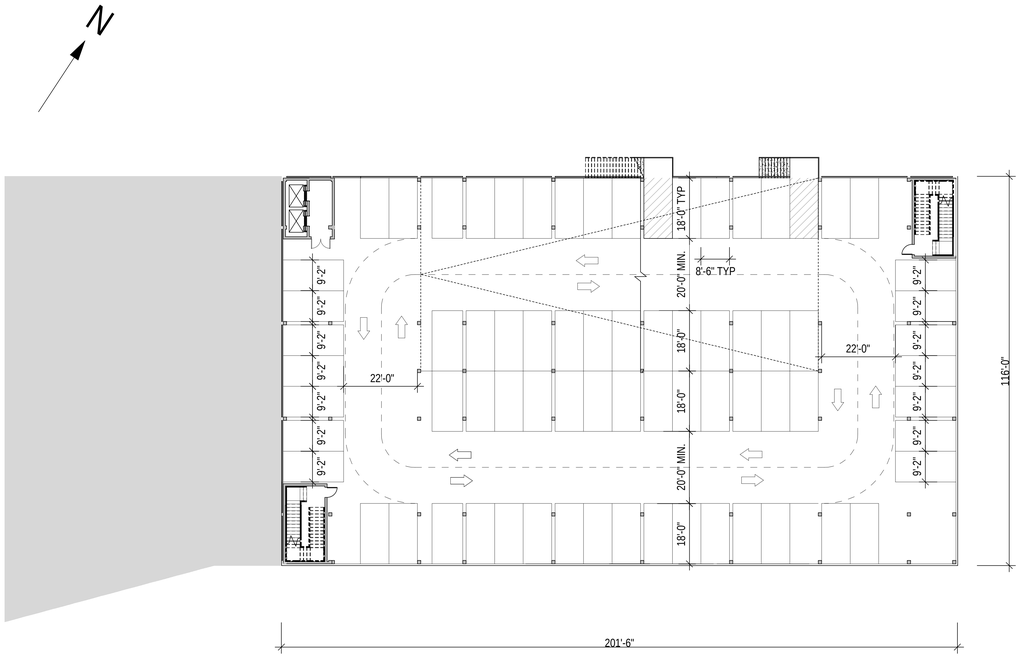
Client
Gotham Organization, Inc.
432 Park Ave South, 2nd Floor
New York, NY 10016
212.716.2502

Drawing Title
Enlarged Public Parking Garage Plan - Levels 2 & 3

Seal & Signature

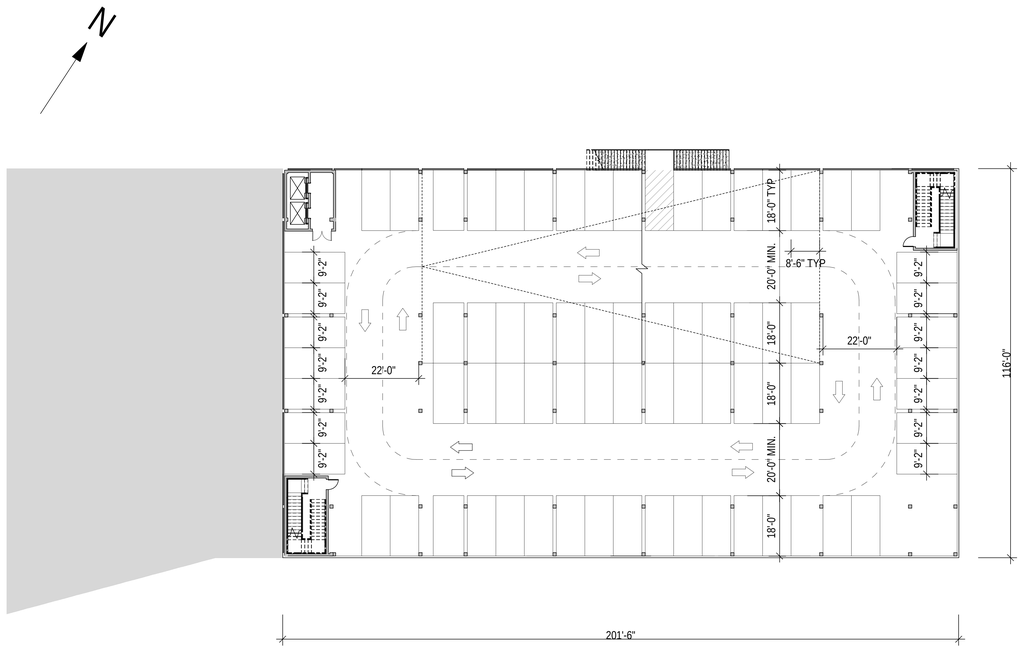
Date: 02/10/22
Project No.: 1801- ENY
Drawn By: SD
Checked By: DB
Drawing Number:
P-102

FOURTH LEVEL PARKING
AREA = 23,374 SF
72 CARS



7 PARKING LEVEL 4 - FOURTH FLOOR
1/16" = 1'-0"

FIFTH LEVEL PARKING
AREA = 23,374 SF
73 CARS



8 PARKING LEVEL 5 - FIFTH FLOOR
1/16" = 1'-0"

Notes:

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LEGEND

ZONING DISTRICT BOUNDARY	RETAIL ACCESS POINTS	PROPOSED SEATING	EXISTING FIRE HYDRANT	PROPOSED PLANTING AREA
LARGE SCALE GENERAL BOUNDARY	COMMUNITY FACILITIES ACCESS POINTS	PROPOSED MOVABLE SEATING	EXISTING STREET LIGHT	PROPOSED CURB CUT ZONE
ZONING LOT LINE	RESIDENTIAL ACCESS POINTS	HT. = 40' (BLANK) — MAX BULKHEAD HEIGHT; HT. = 40' (NOT SHOWN) — ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)	EXISTING STREET SIGN	ILLUSTRATIVE CURB CUT
PROPOSED ENVELOPE	TRAFFIC DIRECTION	HT. = 0' (BLDG) — PROPOSED ENVELOPE HEIGHT; HT. = 0' (NOT SHOWN) — ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)	EXISTING TREE & TREE PIT	
ILLUSTRATIVE BUILDING LINES	PARKING ACCESS		PROPOSED TREE & TREE PIT	
AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512				

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NO.	DESCRIPTION	DATE
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03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

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

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512

CPC APPROVED: 10/11/2022 (CAL. No. 15)
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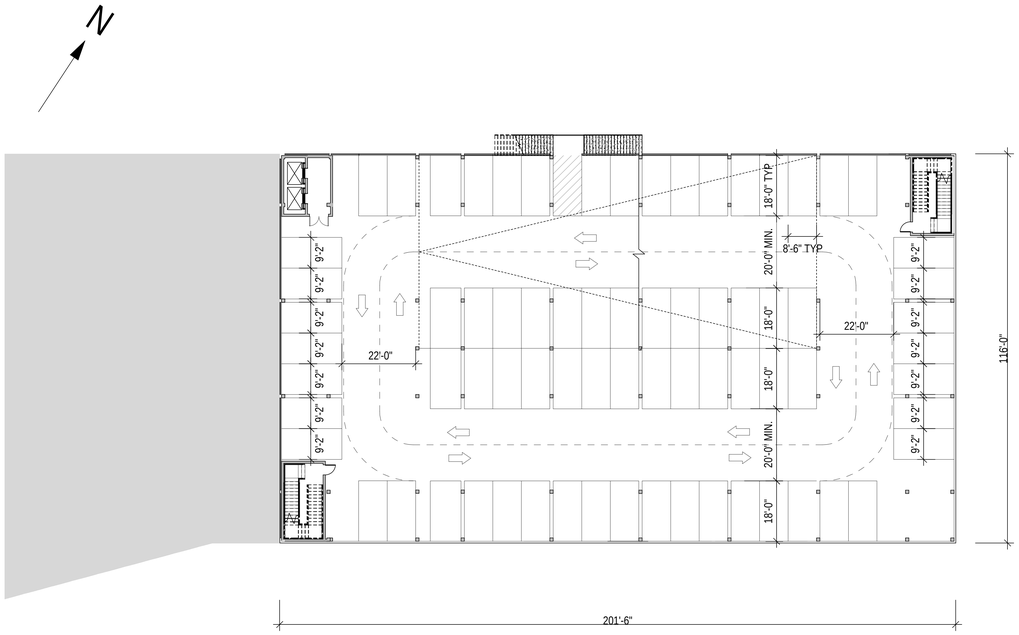
212.716.2502

Drawing Title
Enlarged Public Parking Garage Plan - Levels 4 & 5

Seal & Signature

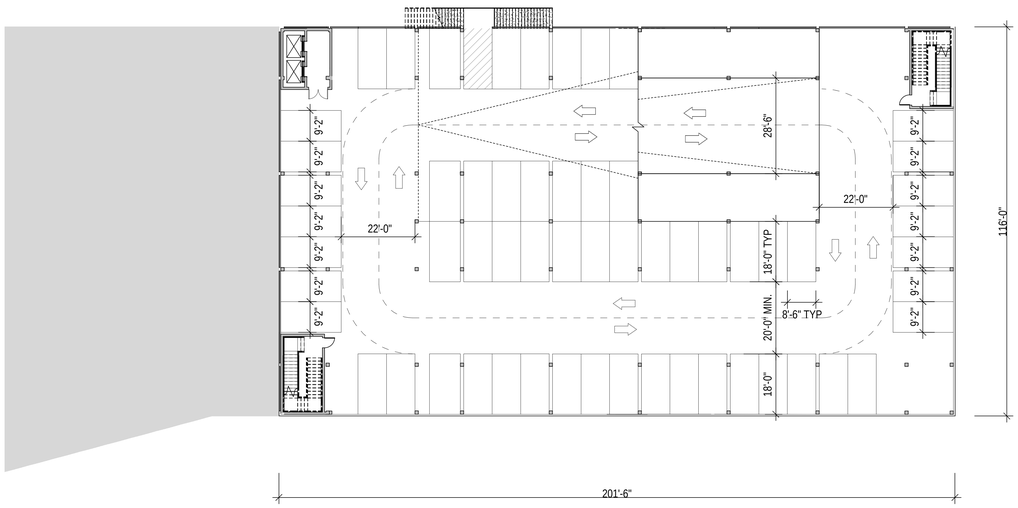
Date: 02/10/22
Project No.: 1801- ENY
Drawn By: SD
Checked By: DB
Drawing Number:
P-103

SIXTH LEVEL PARKING
AREA = 23,374 SF
73 CARS



9 PARKING LEVEL 6 - SIXTH FLOOR
1/16" = 1'-0"

SEVENTH LEVEL PARKING
AREA = 21,605 SF
59 CARS



10 PARKING LEVEL 7 - SEVENTH FLOOR
1/16" = 1'-0"

Notes:

1. Garage Planning and Design Standards and Guidelines Garage: Special permit for public parking garage with roof parking pursuant to section 74-512. Special permit to include the following:
2. Curb-Cuts: Curb-cuts on public streets must be at a distance of at least 50 feet from any intersecting street line
3. Reservoir Spaces: All reservoir spaces shall be located between the public street and the parking facility entrance. Each reservoir space shall be a minimum of 8'-6" X 18'-0".
4. Pedestrian Circulation: Patron circulation space shall be located so as to provide patron security and safety within the parking garage.
5. Pedestrian routes to and from garage access points shall be provided and be clearly posted. These routes shall have warning devices placed at all potential pedestrian/vehicular conflict points.
6. Stop signs and visual and audible warning devices shall be placed at all vehicular egress points (at sidewalks).
7. Accessibility for the Disabled: Garages shall conform to Local Law 58 of 1987 and to the Americans With Disabilities Act of 1991.
8. Interior subdivisions, use and other designations are illustrative only and subject to change.
9. Applicant's stamp and seal correspond to the information regarding the Garage within the proposed Large Scale General Development (LSGD). Information regarding the surrounding properties and the proposed buildings and landscape details within the LSGD is for illustrative purposes only. Refer to architectural drawings for proposed building details and landscape drawings for design of the open space and street network system details.
10. Private street network names (Street A, Street B, and Street C) are placeholders and subject to change.

LEGEND

- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING LINES
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT PER ZR 74-512
- RETAIL ACCESS POINTS
- COMMUNITY FACILITIES ACCESS POINTS
- RESIDENTIAL ACCESS POINTS
- TRAFFIC DIRECTION
- PARKING ACCESS
- PROPOSED SEATING
- PROPOSED MOVABLE SEATING
- MAX BULKHEAD HEIGHT
- ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- PROPOSED ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING STREET SIGN
- EXISTING TREE & TREE PIT
- PROPOSED TREE & TREE PIT
- PROPOSED PLANTING AREA
- PROPOSED CURB CUT ZONE
- ILLUSTRATIVE CURB CUT

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

C 220314 ZSK
SPECIAL PERMITS
ZR 74-512

CPC APPROVED: 10/11/2022 (CAL. No. 15)
CC APPROVED: 11/22/2022 (RES. No. 404)

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

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Practice for Architecture Urbanism DPC
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New York, NY 10271
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Civil Engineer
Bohler Engineering PC
14 Penn Plaza / 225 W 34th Street, Suite 814
New York, NY 10122
646.661.4200

EIS Consultant
VHB
One Penn Plaza, Suite 715
New York, NY 10119
646.722.9347

Environmental Engineer / Geotechnical Engineer
Langan
21 Penn Plaza / 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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Structural Engineer
DeSimone Consulting Engineers
140 Broadway, 25th Floor
New York, NY 10005
212.532.2211

Land Use Attorney
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, NY 10004
212.859.8602

NO.	DESCRIPTION	DATE
01	FLUA 1 SUBMISSION	02/10/2022
02	FLUA 2 SUBMISSION	04/27/2022
03	FLUA 3 SUBMISSION	05/09/2022

Key Plan

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

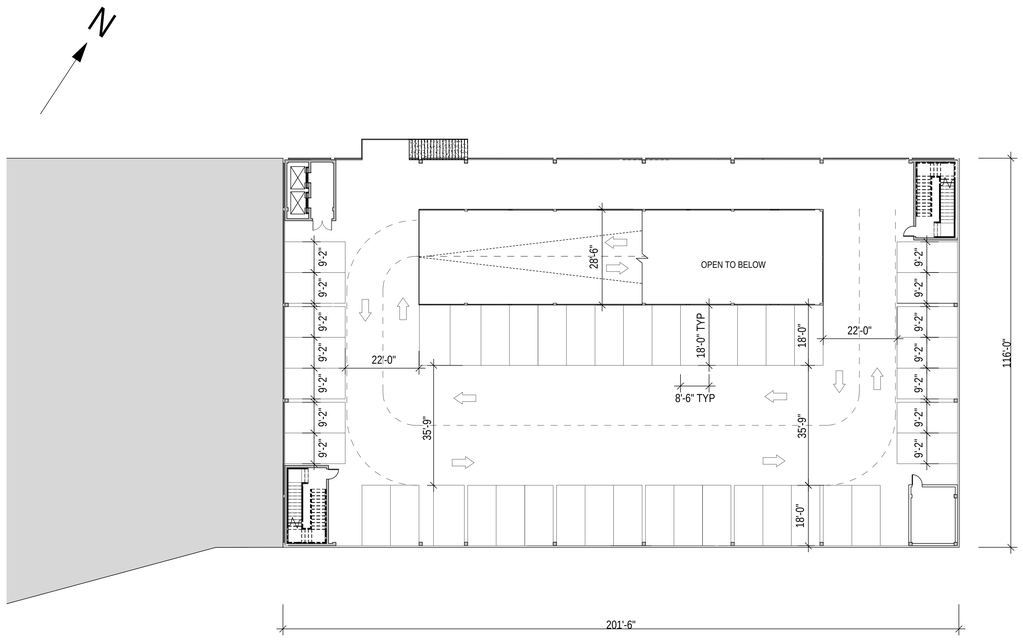
Client
Gotham Organization, Inc.
422 Park Ave South, 2nd Floor
New York, NY 10016
212.758.2922

Drawing Title
Enlarged Public Parking Garage Plan - Levels 6 & 7

Seal & Signature

Date: 02/10/22
Project No.: 1801- ENY
Drawn By: SD
Checked By: DB
Drawing Number:
P-104

ROOF LEVEL PARKING
AREA = 20,039 SF
45 CARS



11 ROOF LEVEL
1/16" = 1'-0"

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10. Private street network names (Street A, Street B, and Street C) are placeholders and subject to change.
11. The rooftop recreation area will be available for use by the public except for times of peak church utilization.

LEGEND

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New York, NY 10016
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Drawing Title
Enlarged Public Parking Garage Plan - Roof

Seal & Signature

Date: 02/10/22
Project No.: 1801- ENY
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P-105