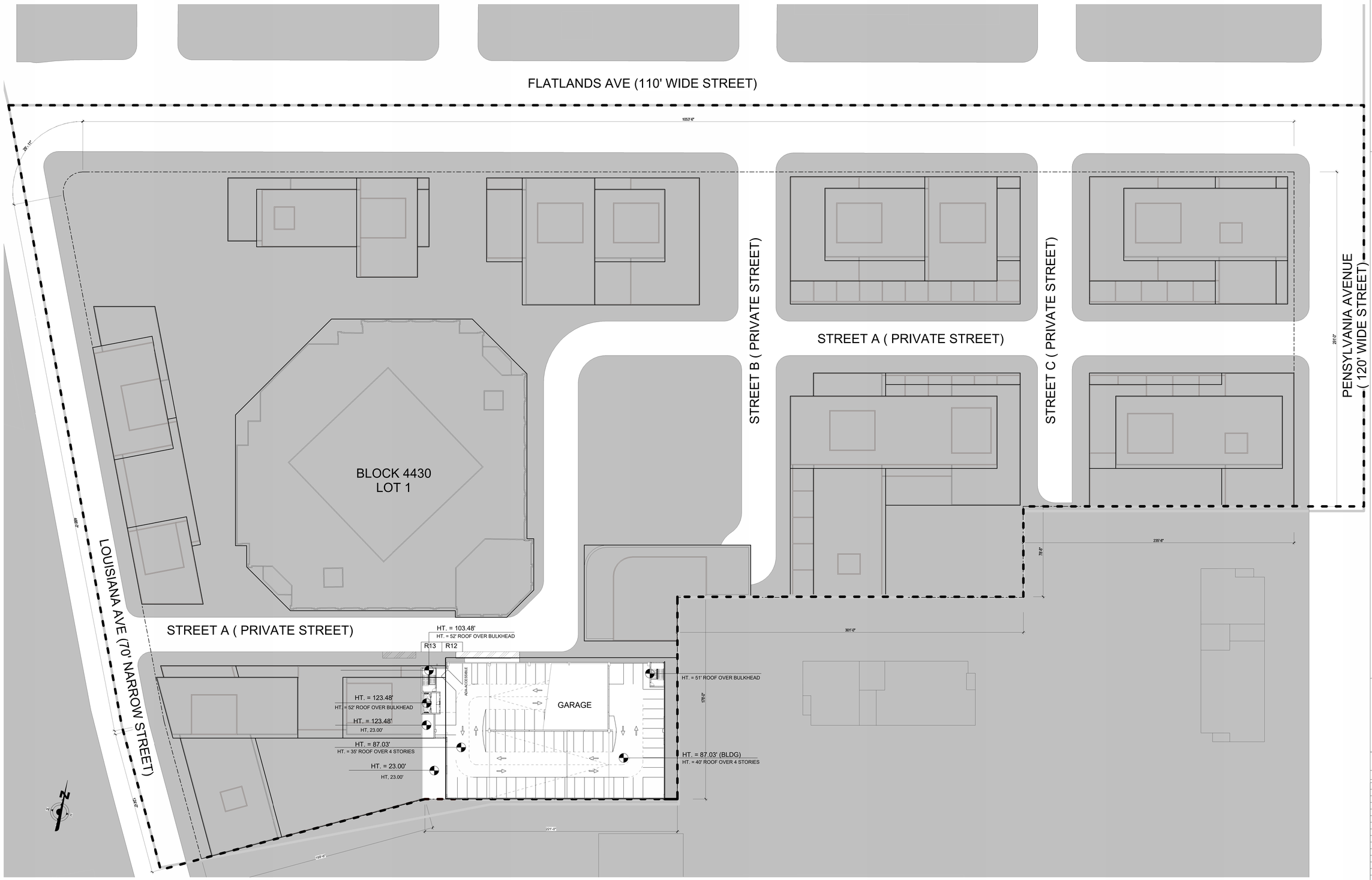


1 ZONING LOT
1/32" = 1'-0"

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).
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 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

DESMAN

INNOVATIVE URBAN LIVING

12020 FLATLANDS AVENUE

BROOKLYN NEW YORK

Copyright © 2023 Desman, Inc. All rights reserved. No Part of these documents may be reproduced in any form or by any means without written permission from Desman, Inc

REVISION/ISSUE

No.	DESCRIPTION	DATE
4	CS Submission	12/23/2025
3	FLUA 3 SUBMISSION	5/09/2022
2	FLUA 2 SUBMISSION	4/27/2022
1	FLUA 1 SUBMISSION	2/10/2022

DRAWING TITLE:
PUBLIC PARKING GARAGE PLAN-ZONING LOT

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

C 220314 ZSK
SPECIAL PERMIT
ZR 74-512
CPC APPROVED: 10/11/2022 (Cal. No. 15)
CC APPROVED: 11/22/2022 (Res. No. 404)

N 260159 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/31/2025

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

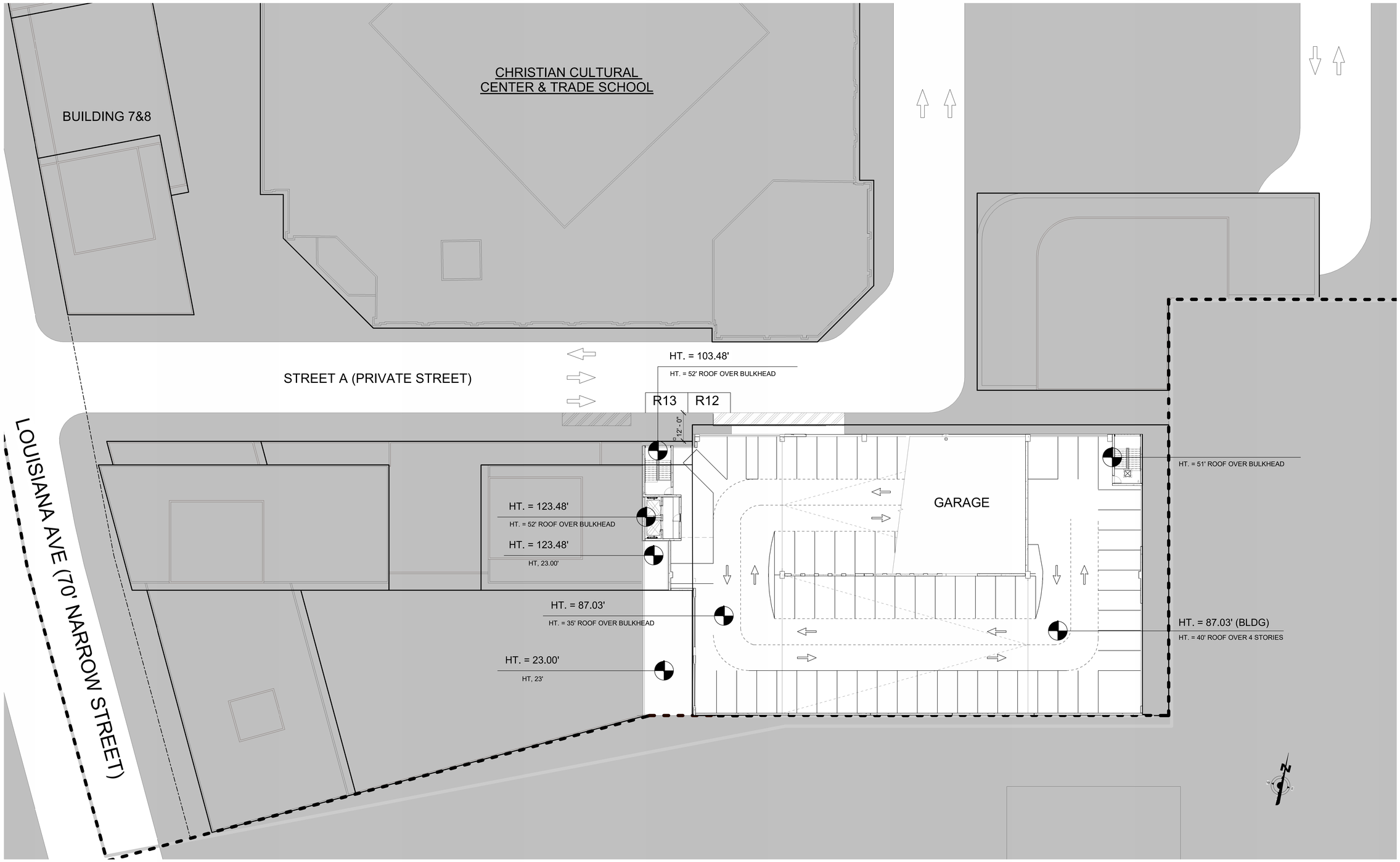
DRAWING NO:
P-000

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

DATE: NOV. 21, 2025

PROJECT NO: 10-24137.00

DSG.	DRWN.	CHK'D.
Designer	Author	Checker



② ENLARGED PUBLIC PARKING GARAGE PLAN
1/16" = 1'-0"

Proposed Parking Spaces 260 Spaces

Required Reservoir Spaces 5% of total parking spaces (ZR 74-512) = 13 spaces
Provided Rserveir Spaces 13 spaces

Requird Bicycle Spaces 1 per 10 automobile parking spaces (ZR 36-711) = 26 spaces
Provided Bicycle Spaces 26 spaces

Proposed Garage Area		
Floor /level	SF	Spaces
Ground Floor/Parking 1	25,082.82	60
Ground Floor/Parking 2	23,691.67	78
Ground Floor/Parking 3	23,691.67	77
Ground Floor/Parking 4	17,615.07	45
Total	90,081.23	260

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 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 PERMIT
ZR 74-512

CPC APPROVED: 10/11/2022 (Cal. No. 15)
CC APPROVED: 11/22/2022 (Res. No. 404)

N 260159 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/31/2025

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

DESMAN
1 WEST 37th STREET NEW YORK, N.Y. 10018 TEL: 212.695.6300 FAX: 212.725.7454

INNOVATIVE URBAN LIVING
12020 FLATLANDS AVENUE
BROOKLYN NEW YORK

Copyright © 2023 Desman, Inc. All rights reserved. No Part of these documents may be reproduced in any form or by any means without written permission from Desman, Inc

REVISION/ISSUE

No.	DESCRIPTION	DATE
4	CS Submission	12/23/2025
3	FLUA 3 SUBMISSION	5/09/2022
2	FLUA 2 SUBMISSION	4/27/2022
1	FLUA 1 SUBMISSION	2/10/2022

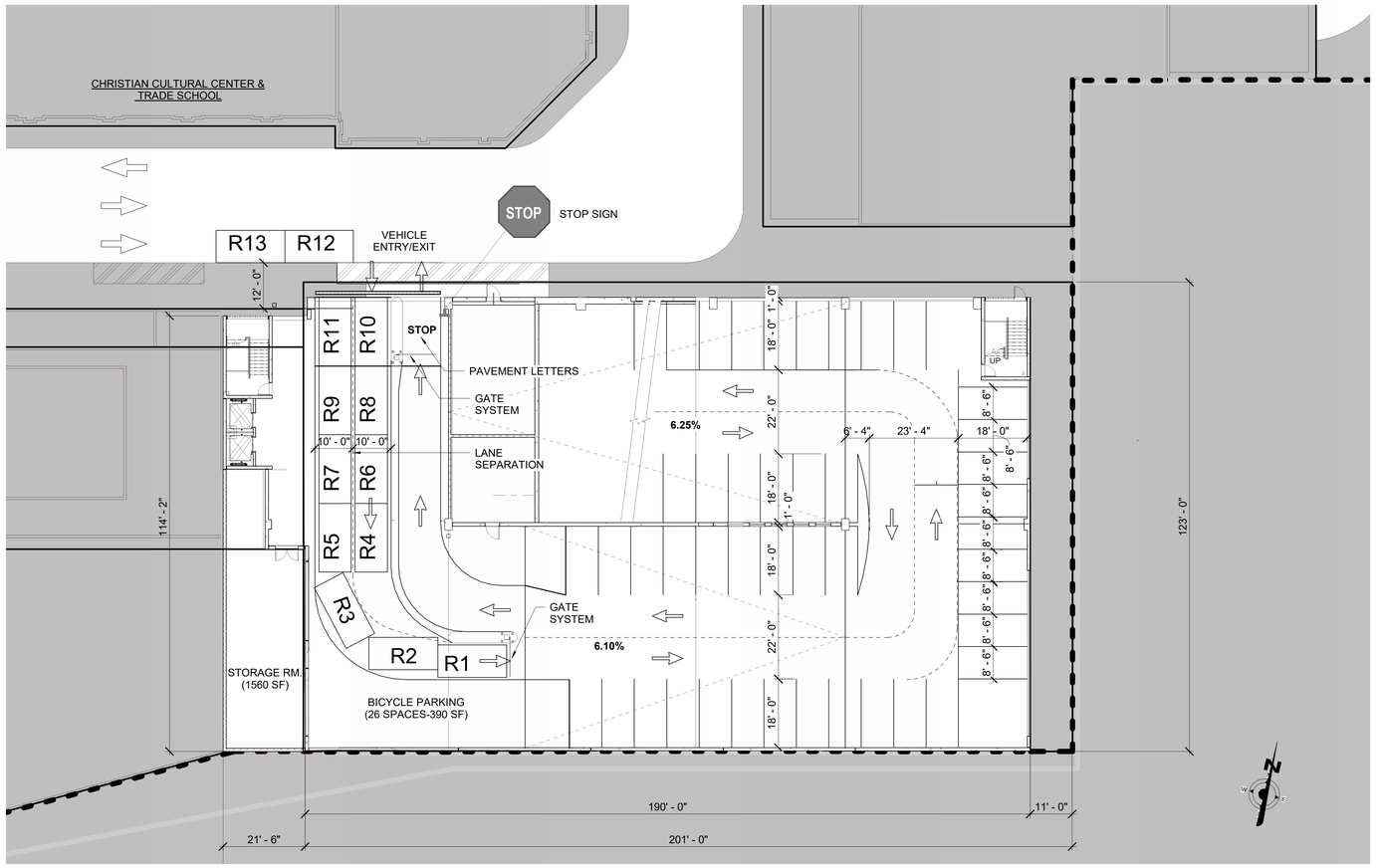
DRAWING TITLE:
ENLARGED PUBLIC PARKING GARAGE PLAN

DRAWING NO:
P-100

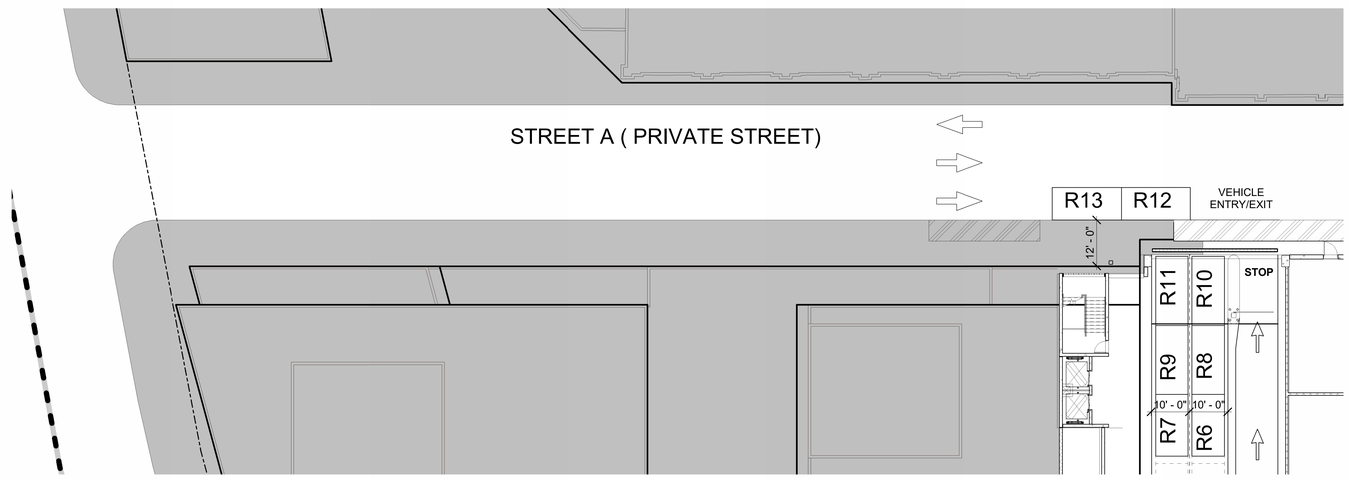
SCALE: As indicated
DATE: NOV. 21, 2025
PROJECT NO: 10-24137.00

DSG.	DRWN.	CHK'D.
Designer	Author	Checker

GROUND LEVEL PARKING
AREA= 25,082.82 SF
60 CARS



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



4 PARKING LEVEL 1- PRIVATE STREET RESERVOIR SPACES
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 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 PERMIT
ZR 74-512

CPC APPROVED: 10/11/2022 (Cal. No. 15)
CC APPROVED: 11/22/2022 (Res. No. 404)

N 260159 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/31/2025

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

DESMAN

INNOVATIVE URBAN LIVING
12020 FLATLANDS AVENUE
BROOKLYN NEW YORK

Copyright © 2023 Desman, Inc. All rights reserved. No Part of these documents may be reproduced in any form or by any means without written permission from Desman, Inc

REVISION/ISSUE

No.	DESCRIPTION	DATE
4	CS Submission	12/23/2025
3	FLUA 3 SUBMISSION	5/09/2022
2	FLUA 2 SUBMISSION	4/27/2022
1	FLUA 1 SUBMISSION	2/10/2022

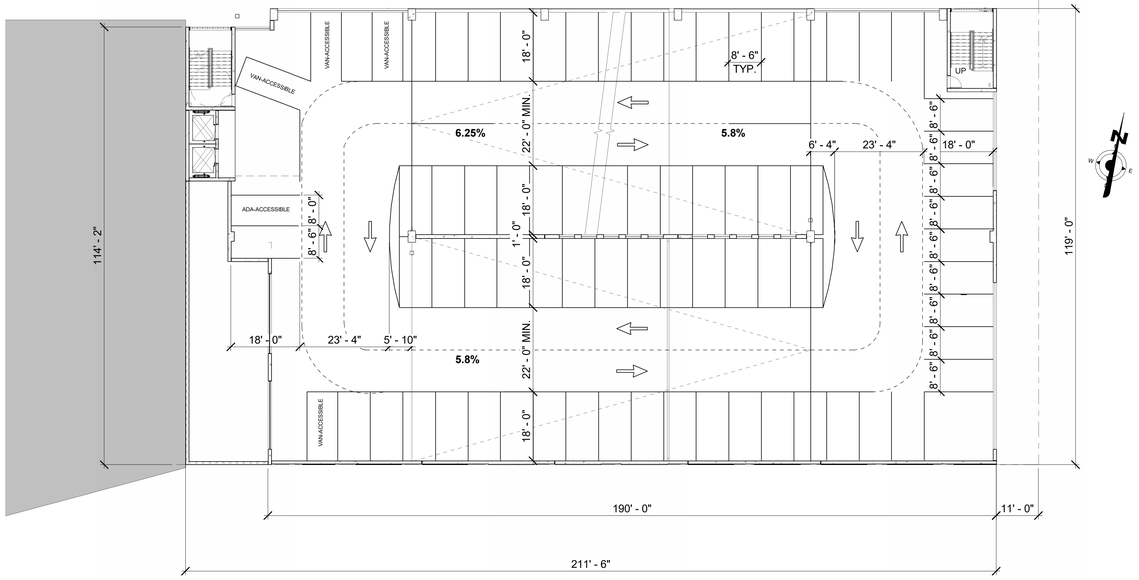
DRAWING TITLE:
Enlarged Public Parking Garage Plan-Level 1

DRAWING NO:
P-101

SCALE: 1/16" = 1'-0"
DATE: DEC. 23, 2025
PROJECT NO: 10-24137.00

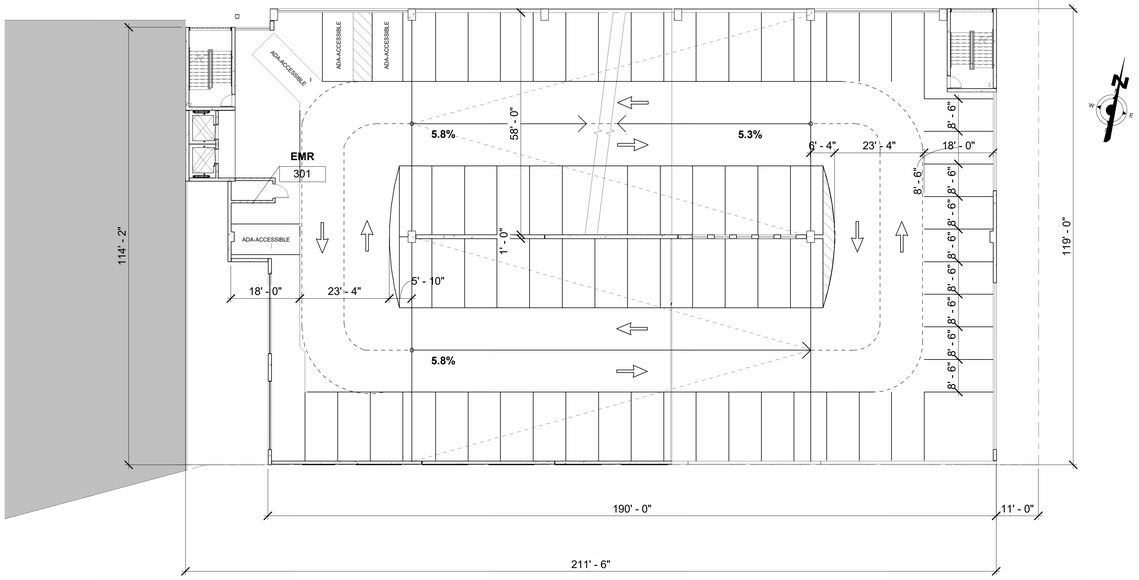
DSG.	DRWN.	CHK'D.
TT	SM	BW

SECOND LEVEL PARKING
AREA= 23,691.67 SF
78 CARS
(73 SPACES)
3 ADA ACCESSIBLE SPACE
2 VAN ACCESSIBLE SPACES



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

THIRD LEVEL PARKING
AREA= 23,691.67 SF
77 CARS
(73 SPACES)
4 ADA ACCESSIBLE SPACES



2 PARKING LEVEL 3 - THIRD 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 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
- MT. + 42' (BLKHD) / MT. + 15' - ROOF OVERRUN/ANC — MAX BULKHEAD HEIGHT / ILLUSTRATIVE BULKHEAD HEIGHT (RELATIVE TO ADJUSTED BASE PLANES)
- MT. + 9' (BLDG) / MT. + 6' - ROOF OVERRUN/ANC — 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 PERMIT
ZR 74-512
CPC APPROVED: 10/11/2022 (Cal. No. 15)
CC APPROVED: 11/22/2022 (Res. No. 404)

N 260159 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/31/2025

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

DESMAN
3 WEST 29th STREET NEW YORK, N.Y. 10001 TEL: 212.695.5300 FAX: 212.725.1954

INNOVATIVE URBAN LIVING
12020 FLATLANDS AVENUE
BROOKLYN
NEW YORK

Copyright © 2023 Desman, Inc. All rights reserved. No Part of these documents may be reproduced in any form or by any means without written permission from Desman, Inc

REVISION/ISSUE

No.	DESCRIPTION	DATE
4	CS Submission	12/23/2025
3	FLUA 3 SUBMISSION	5/09/2022
2	FLUA 2 SUBMISSION	4/27/2022
1	FLUA 1 SUBMISSION	2/10/2022

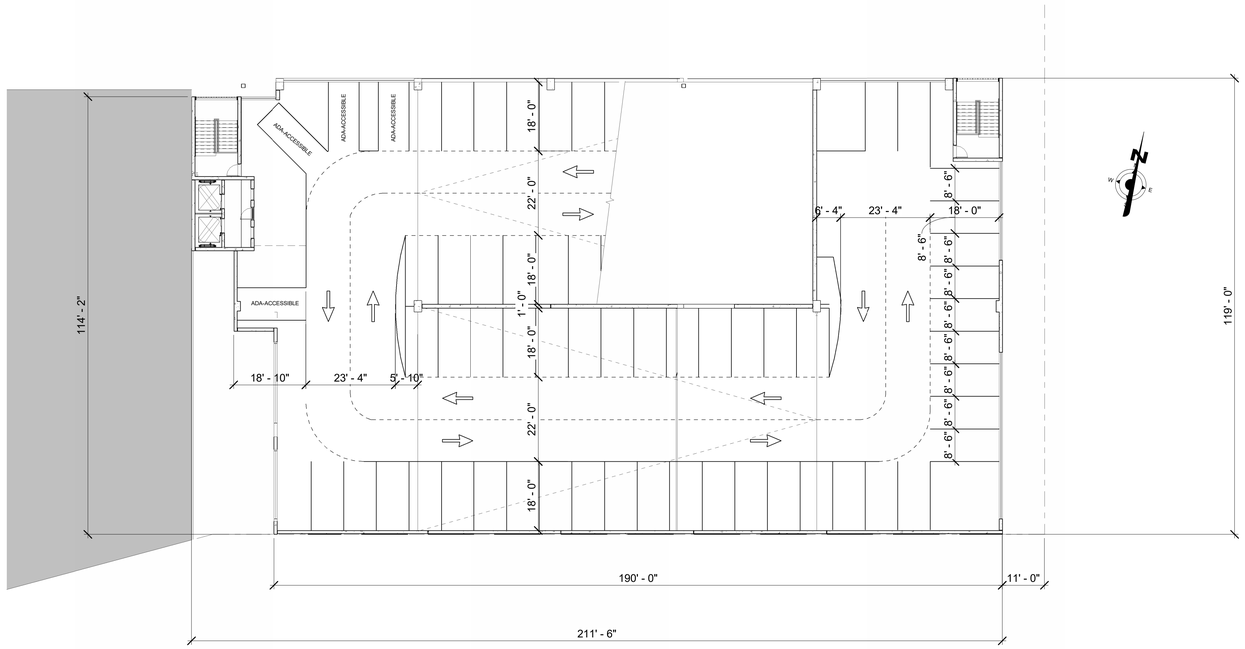
DRAWING TITLE:
Enlarged Public Parking Garage Plan-Levels 2 & 3

DRAWING NO:
P-102

SCALE: 1/16" = 1'-0"
DATE: NOV. 21, 2025
PROJECT NO: 10-24137.00

DSG.	DRWN.	CHK'D.
TT	SM	Checker

ROOF LEVEL PARKING
AREA= 17,615.07 SF
45 CARS
(41 SPACES)
4 ADA ACCESSIBLE SPACES



7 ROOF PLAN
P-103 SCALE: 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 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 PERMIT
ZR 74-512
CPC APPROVED: 10/11/2022 (Cal. No. 15)
CC APPROVED: 11/22/2022 (Res. No. 404)

N 260159 CSK
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/31/2025

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

DESMAN
3 WEST 25th STREET NEW YORK, N.Y. 10001 TEL. 212.686.5360 FAX 212.773.1454

INNOVATIVE URBAN LIVING
12020 FLATLANDS AVENUE
BROOKLYN NEW YORK

Copyright © 2023 Desman, Inc. All rights reserved. No Part of these documents may be reproduced in any form or by any means without written permission from Desman, Inc

REVISION/ISSUE

No.	DESCRIPTION	DATE
4	CS Submission	12/23/2025
3	FLUA 3 SUBMISSION	5/09/2022
2	FLUA 2 SUBMISSION	4/27/2022
1	FLUA 1 SUBMISSION	2/10/2022

DRAWING TITLE:
Enlarged Public Parking Garage Plan- Roof

DRAWING NO:
P-103

SCALE: 1/16" = 1'-0"
DATE: NOV. 21, 2025
PROJECT NO: 10-24137.00

DSG.	DRWN.	CHK'D.
Designer	Author	Checker