

500 KENT

ZONING SUBMISSION

ID #2019K0330

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MARVEL

145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

OWNER
KENT MEMBER LLC
505 FLUSHING AVE, BROOKLYN, NY 11205

CIVIL / PARKING ENGINEER
PHILIB HABIB AND ASSOCIATES
102 MADISON AVE # 11, NEW YORK, NY 10016

LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
ONE LUX STUDIO
158 WEST 29TH ST, FL 10, NEW YORK, NY 10001

LAND USE CONSULTANT
HERRICK FEINSTEIN LLP
TWO PARK AVENUE, NEW YORK, NY 10016

REV	DATE	DESCRIPTION
	11/03/2021	ULURP SUBMISSION
	09/08/2022	ULURP SUBMISSION
	03/15/2023	ULURP SUBMISSION
	07/14/2023	ULURP SUBMISSION
	10/02/2023	ULURP SUBMISSION

ID #2019K0330



KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

ZONING COVER SHEET



SCALE:

DRAWING #:

Z-000.00

___ of ___

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LEGEND
(NOT FOR TITLE PURPOSES)
JOB # 2023K10H0570

GAS VALVE | PARKING METER | TRAFFIC SIGN | HYDRANT HYD. | TREE PIT | LIGHT POST | CATCH BASIN | UTILITY POLE | PHONE TEL. | WATER VALVE | S.V.C. WATER | TEL. MANHOLE | SEWER MANHOLE | ELECTRIC MANHOLE

EXISTING: CURB | LOOP AREA | WINDOW WELL | CELLAR DOOR | WIRED DOORWAY | SAFETY GATE & HOUSING | FIRE ESCAPE | ENTRANCE DOOR | AREAWAY | VAULT | CENTERLINE | TOP OF CURB | BOTTOM OF CURB | LEGAL GRADE | POINT OF INTERSECTION | TOP OF WALL | BOTTOM OF WALL | FIRST FLOOR | BASEMENT FLOOR | LOWER FLOOR | PILE LOCATION | EDGE OF ROAD

WALLABOUT CHANNEL WATER

WALLABOUT CHANNEL WATER

APPROXIMATE U.S. PIER & BULKHEAD LINE

248.96' (MEA)
254.61' (FINAL SECTION)

278.67' (MEA)
272.99' (CALC.)

APPROXIMATE U.S. PIER & BULKHEAD LINE

WOOD WALL

IRREG. CONC. WALL
CHAIN LINK FENCE

METAL COVER

CONC.

RAISED CONC.

MONITORING WELL
EL=7.42'

69°11'31" (CALC.)

69°47'11" (FINAL SECTION)

12" CONC. WALL

CONC. SIDEWALK

GATE

CHAIN LINK FENCE

6" BRICK LINE

221.05' (MEA)
221.01' (FINAL SECTION)

CONC. BRICKWALK

CHAIN LINK FENCE

6" BRICK LINE

VACANT LOT

TWP. 39.63'-W

TWP. 0°00'00"-W

CHAIN LINK FENCE ON NET WALL

CHAIN LINK FENCE

35' CONC. WALL

MONITORING WELL
EL=14.61'

MONITORING WELL
EL=14.77'

FROM SOUTHERLY TO WESTERLY SIDE OF KENT AVENUE 103.52' to RUSH STREET EXTENDED

POINT OF BEGINNING

CHAIN LINK FENCE

GATE

89°47'07" (CALC.)

89°47'07" (FINAL SECTION)

CONC. SIDEWALK

ASPHALT

(0.44'±) CRACK CURB

342.17'

CHAIN LINK FENCE

CONC. SIDEWALK

CHAIN LINK FENCE

CONC. SIDEWALK

CHAIN LINK FENCE

GATE

CONC. SIDEWALK

29.39'

100.00' (MEA)
100.00' (FINAL SECTION)

130° 9' 56"

CONC. SIDEWALK

ASPHALT

CONC. SIDEWALK

130' X 96' COMBINED SEWER LINE

72" INTERCEPTING SEWER LINE

FLOW

FLOW

KENT AVENUE

(IRREG. ASPHALT ROADWAY)

ONE WAY TRAFFIC

(90' WIDE)

DIVISION AVENUE

(34'± ASPHALT ROADWAY)

ONE WAY TRAFFIC

(70' WIDE)

NORTH

STATE OF NEW YORK
JONATHAN J. MARRERO
LICENSED LAND SURVEYOR

AAA GROUP
ENGINEERING SURVEYING
139 LORIMER STREET
BROOKLYN, N.Y. 11206
TEL. (718) 387-6600 , FAX 384-6000

ARCHITECTURAL SURVEY

CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING OPERATIONS, BE SURE TO CONTACT ALL SUBSURFACE UTILITIES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

1) ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

2) UPON GROUND MEASURED METER TO CENTER OF RIGHT WAY IN QUEENS FOR MANHATTAN, BRONX, BROOKLYN & ROOSEVELT ISLAND REFER TO CURB LINE TAKEN AT PROJECTION OF ROADWAY SLOPE.

3) UNDERGROUND UTILITY INFORMATION SHOWN WAS OBTAINED FROM VARIOUS COMPANIES AND CITY AGENCIES AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS.

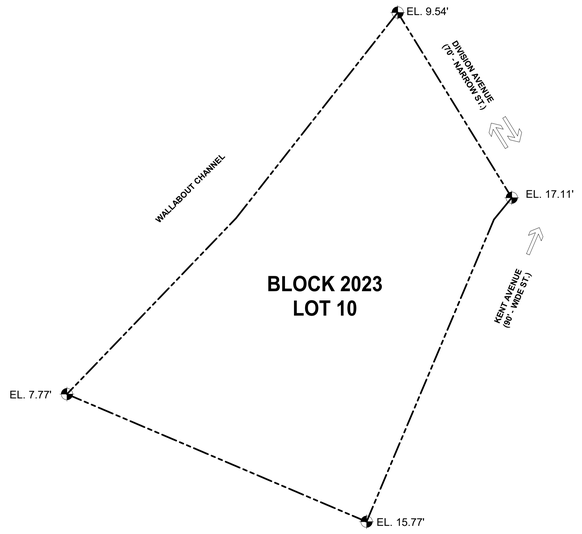
4) THIS IS TO CERTIFY THAT THERE ARE NO APPARENT CHANGES IN STREAM, WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

0' 4' 8' 16' 24' 32'

REGISTERED ARCHITECT
JONATHAN JOHN MARRERO
No. 021691
STATE OF NEW YORK

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED :	FEBRUARY 01, 2019
UPDATED :	
UPDATED :	
BLOCK:	2023
LOT(s):	10
SECTION:	7
COUNTY:	KINGS
DWG BY:	AAA-Mr.L



LEGEND:

ZONING LOT LINE

ELEVATION

REFER TO Z-004 FOR BASEPLANE CALCULATIONS

1 PLOT PLAN
1/64" = 1'-0"

ZONING FLOOR AREA SCHEDULE

	COMMERCIAL (UG 6B)	RETAIL (UG 6A)	TOTAL
	ZFA	ZFA	ZFA
500 KENT	555,476.00	20,744.00	**576,220.00**

GENERAL 9/25/2023

LOCATION: 500 Kent Avenue, Williamsburg, Brooklyn, NY 11211
BLOCK: 2023 (WATERFRONT BLOCK)
LOT: 10
LOT AREA: 115,244sf (All Upland)
ZONING MAP NO.: 12d
ZONING DISTRICT: M1-5
COMMUNITY DISTRICT: Brooklyn Community District 2
STREETS: Kent Avenue (Wide), Division Avenue (Narrow),

ZONING REGULATION	ZR Sections	PERMITTED/REQUIRED BY UNDERLYING ZONING DISTRICT			PROPOSED		COMPLIANCE COMMENTS
PERMITTED USES	42-12, 62-20	RETAIL AND COMMERCIAL:UG: 6A, 6B, 6C, 6D, 6E, 7A, 7B, 7C, 8, 9A, 9B, 9C, 10A, 10B, 10C, 11, RECREATION: UG: 12A, 12B, 12C, 12D, 12E, 13, 14 & 16 COMMUNITY Facility: UG: UG 3A, 4A, 4B, 4C, 5,			RETAIL AND COMMERCIAL: **6A: RETAIL & 6B OFFICE** 8: PUBLIC PARKING GARAGE		COMPLIES
FAR		**MAX FAR**			**FAR**		COMPLIES
	62-324, 43-12	Commercial	5.0		Commercial	5.0	
	62-324, 43-12	Manufacturing	5.0		Manufacturing	0.0	
	62-326, 43-122	Community Facility	6.5		Community Facility	0.0	
		MAX TOTAL	**6.5**			**5.0**	
FLOOR AREA		**MAX FLOOR AREA**			**FLOOR AREA**		COMPLIES
	62-324, 43-12	Commercial	576,220		Commercial	**576,220 zsf**	
	62-324, 43-12	Manufacturing	576,220		Manufacturing	0	
	62-326, 43-122	Community Facility	749,086		Community Facility	0	
		MAX TOTAL	**749,086**		**MAX TOTAL**	**576,220 zsf- 5.0 FAR**	
YARDS	62-331	Front yard	None Required		None Provided		COMPLIES
	62-331	Sideyard	None Required		None Provided		
	62-332	Waterfront yard	40 Feet		40 Feet		
HEIGHT AND SETBACK	62-341 (A)(2)	Initial Setback Distance	KENT AVENUE (Wide Street)	10 Feet	0' SETBACK PROVIDED		DOES NOT COMPLY Waiver required
	62-341 (A)(2)	Initial Setback Distance	DIVISION AVENUE (Narrow Street)	15 Feet	15 Feet		COMPLIES
	62-341 (A)(2)	Initial Setback Distance	SHORE PUBLIC WALKWAY	30 Feet	0' SETBACK PROVIDED		DOES NOT COMPLY Waiver required
	62-341 (A)(2)	Initial Setback Distance	50' VISUAL CORRIDOR	15 Feet	15 Feet		COMPLIES
	62-341 (A)(2)	Initial Setback Distance	SUPPLEMENTAL PUBLIC ACCESS AREA (Wide Street)	10 Feet	12 Feet		COMPLIES
	62-341 (C)(1)	Maximum base height	SITE	65 Feet	130'-0"		DOES NOT COMPLY Waiver required
	62-341 (C)(2)	Maximum Building Height	SITE	185 Feet	355'-0"		DOES NOT COMPLY Waiver required
	62-341 (C)(3)	Floor area distribution	Buildings that exceed the maximum base height shall have a minimum of 30% floor area coverage at a height of 20'. (30% of Lot Area = 115,224*30% = 34,573sf)		Provided lot Coverage at 20' = 50,371sf(43.7%)		COMPLIES
	62-341 (C)(5)	Maximum Width of wall facing shoreline	100 Feet		343'-9" Feet		DOES NOT COMPLY Waiver required
ACCESSORY OFF-STREET PARKING	25-026 62-423	Special Regulations applying in the waterfront area are set forth in Article VI, Chapter 2 (62-40)					COMPLIES
	62-42	The applicable district regulations pertaining to permitted or required off-street parking facilities accessory to non-residential uses shall apply to all developments on waterfront blocks except as modified in this Section or in Section 62-45.					
	44-21	UG 6A: General Retail or service uses	No Required Accessory Off-Street parking		0 Spaces		
	44-21	UG 6B: Commercial uses	No Required Accessory Off-Street parking				
PARKING GARAGE	32-17(c) 74-52	Maximum allowed spaces: 150			Spaces provided: 234		DOES NOT COMPLY ZR 74-52 special permit req'd for public parking garage
ACCESSORY OFF-STREET PARKING LOADING BERTHS	44-52	UG 6A: General Retail or service uses	None required for first 25,000 sf of floor area. Next 15,000 sf of floor area requires 1 required Next 60,000 sf of floor area requires 1 required Each additional 150,000 sf of floor area requires 1 required berth		General Retail area: 20,744zsf No Loading berths		COMPLIES
	44-52	UG 6B: Commercial uses	None required for first 100,000 sf of floor area. Next 200,000 sf of floor area requires 1 berth. Each additional 300,000 sf of floor area requires 1 additional berth		Office area: 555,476zsf 2 Loading berths provided		COMPLIES
	Total Loading Berth		Loading Berths Required = 2		Total Proposed Loading Berths = 2		COMPLIES
BICYCLE PARKING	44-60	In all districts, as indicated, the provisions of Section 36-70 (BICYCLE PARKING), inclusive, shall apply to all permitted commercial uses.					COMPLIES
	36-711	For Use Group 6A (retail uses):	1 per 10,000 sf of floor area (20,744 zsf/10,000 sf = 3 spaces)		3 spaces proposed		
	36-711	For Use Group 6B (Commercial uses):	1 per 7,500 sf of floor area (555,476 zsf/7,500 sf = 74 spaces)		74 spaces proposed		
	36-711	For public parking garage	1 per 10 automobile parking spaces 234/10=23.4		24 spaces proposed		COMPLIES
	Total Bicycle Parking Spaces		Total bicycle spaces Required = 101		Total Proposed bicycle spaces = 101 spaces		
STREET TREES	43-02 26-41	1 tree per 25 Feet of frontage	Kent avenue =370'-4"/25'=14.81 (15 trees required) Division avenue = 227'/25'=9.08 (10 trees required) Total required 25 trees		Kent Avenue: 15 trees provided Division Avenue: 10 trees provided Total: 25		COMPLIES *18 TREES WILL BE PROVIDED ON SITE AND 7 REMAINING TREES WILL BE PROVIDED OFF-SITE OR PAID INTO A FUND PURSUANT TO ZR 26-41.

ZONING SUMMARY

1 Zoning map amendment to amend the zoning district from an M3-1 zoning district to an M1-5 zoning district for the Development Site

2 Waterfront special permit pursuant to ZR § 62-837(a) to waive bulk regulations under ZR § 62-341 for the Proposed Development as follows:
- i. ZR-62-341 (a)(2) initial setback distance
- ii. ZR-62-341 (c)(1) maximum base height,
- iii. ZR-62-341 (c)(2) maximum building height;
- iv. ZR-62-341 (c)(5) maximum width of walls facing shoreline

3 Waterfront Certification for the waterfront public access area ("WPAA") pursuant to ZR §62-811

4 Special permit pursuant to ZR § 74-52 to allow a parking garage of 234 parking spaces.

LAND USE ACTIONS

7/14/2023



MARVEL
145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

OWNER
KENT MEMBER LLC
505 FLUSHING AVE, BROOKLYN, NY 11205

CIVIL / PARKING ENGINEER
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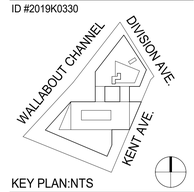
LANDSCAPE ARCHITECT
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120 BROADWAY 20TH FL, NEW YORK, NY 10271

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LAND USE CONSULTANT
HERRICK FEINSTEIN LLP
TWO PARK AVENUE, NEW YORK, NY 10016

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ID #2019K0330



KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

ZONING ANALYSIS



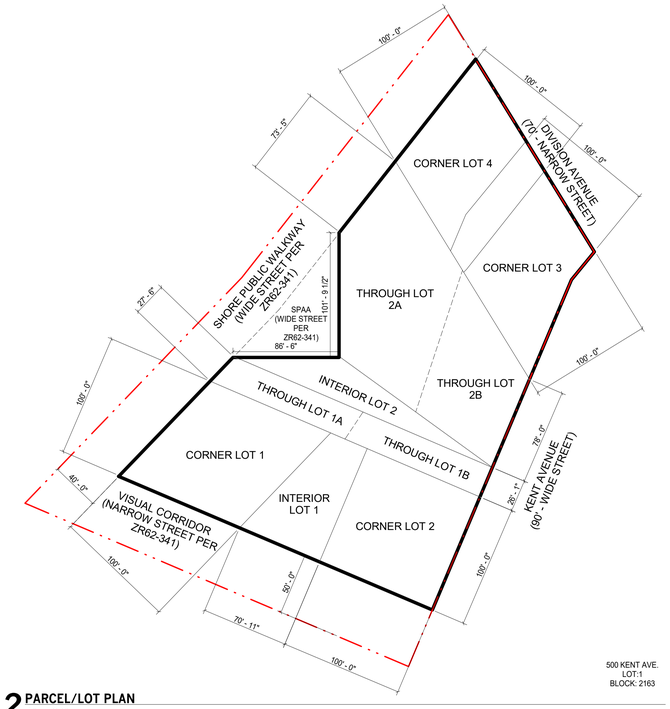
SCALE: 1/64" = 1'-0"

DRAWING #:
Z-002.00
___ of ___

GENERAL

LOCATION:	500 KENT AVENUE, WILLIAMSBURG BROOKLYN, NY 11211
BLOCK:	2023 (WATERFRONT BLOCK)
LOT:	10
LOT AREA:	115,244(ALL UPLAND)
ZONING MAP:	12D
ZONING DISTRICT:	M1-5
COMMUNITY DISTRICT:	BROOKLYN COMMUNITY DISTRICT 2
STREETS:	KENT AVENUE(WIDE), DIVISION AVENUE(NARROW)

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500 KENT AVE.
LOT:1
BLOCK: 2163

2 PARCEL/LOT PLAN
1" = 50'-0"

LOT COVERAGE PER LOT CALCULATIONS

ZONING LOT	BUILDING LOT COVERAGE AREA (SF)	PERCENTAGE OF TOTAL LOT COVERAGE
CORNER LOT 1	10,447	16%
CORNER LOT 2	5,438	8%
CORNER LOT 3	6,706	10%
CORNER LOT 4	9,458	15%
INTERIOR LOT 1	5,016	8%
INTERIOR LOT 2	3,884	6%
THROUGH LOT 1A	3,049	5%
THROUGH LOT 1B	2,722	4%
THROUGH LOT 2A	10,648	16%
THROUGH LOT 2B	7,205	11%
TOTAL	64,573	100%

BASE PLANE CALCULATIONS

CORNER LOT 1	ELEVATION (FEET)
A	13.5
B	12
A	13.5
S	13.5
BASE PLANE (AVERAGE OF ABOVE)	13.125
PERCENT OF LOT COVERAGE	16%
WEIGHTED BASE PLANE FOR LOT	2.10

CORNER LOT 2	ELEVATION (FEET)
D	15.00
C	13.75
D	15.00
E	17
BASE PLANE (AVERAGE OF ABOVE)	15.19
PERCENT OF LOT COVERAGE	8%
WEIGHTED BASE PLANE FOR LOT	1.22

CORNER LOT 3	ELEVATION (FEET)
H	18
I	18
I	18
J	17
J	17
K	18
K	18
M	13.4
BASE PLANE (AVERAGE OF ABOVE)	17.18
PERCENT OF LOT COVERAGE	10%
WEIGHTED BASE PLANE FOR LOT	1.72

CORNER LOT 4	ELEVATION (FEET)
L	16.00
N	11.00
N	11.00
O	12
BASE PLANE (AVERAGE OF ABOVE)	12.50
PERCENT OF LOT COVERAGE	15%
WEIGHTED BASE PLANE FOR LOT	1.88

INTERIOR LOT 1	ELEVATION (FEET)
B	12
C	13.75
BASE PLANE (AVERAGE OF ABOVE)	12.88
PERCENT OF LOT COVERAGE	8%
WEIGHTED BASE PLANE FOR LOT	1.03

INTERIOR LOT 2	ELEVATION (FEET)
G	17
Q	17
R	13.5
BASE PLANE (AVERAGE OF ABOVE)	15.83
PERCENT OF LOT COVERAGE	6%
WEIGHTED BASE PLANE FOR LOT	0.95

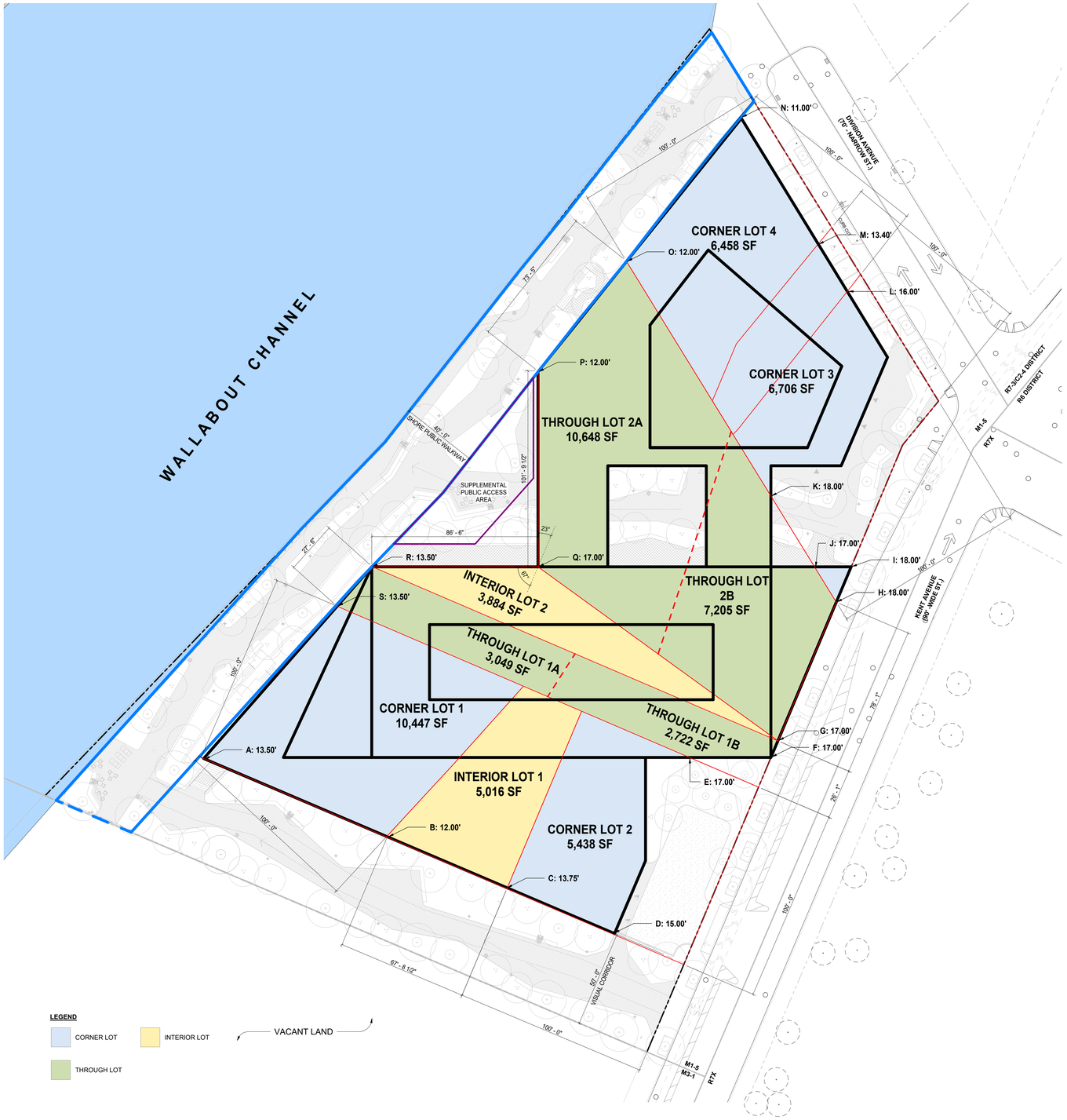
THROUGH LOT 1A	ELEVATION (FEET)
R	13.5
S	13.5
BASE PLANE (AVERAGE OF ABOVE)	13.50
PERCENT OF LOT COVERAGE	5%
WEIGHTED BASE PLANE FOR LOT	0.68

THROUGH LOT 1B	ELEVATION (FEET)
E	17
F	17
F	17
G	17.00
BASE PLANE (AVERAGE OF ABOVE)	17.00
PERCENT OF LOT COVERAGE	4%
WEIGHTED BASE PLANE FOR LOT	0.68

THROUGH LOT 2A	ELEVATION (FEET)
O	12
P	12
P	12
Q	17.00
BASE PLANE (AVERAGE OF ABOVE)	10.25
PERCENT OF LOT COVERAGE	16%
WEIGHTED BASE PLANE FOR LOT	1.64

THROUGH LOT 2B	ELEVATION (FEET)
G	17
H	18
BASE PLANE (AVERAGE OF ABOVE)	17.50
PERCENT OF LOT COVERAGE	11%
WEIGHTED BASE PLANE FOR LOT	1.93

PROJECT BASE PLANE (COMBINED WEIGHTED BASE PLANE FOR ALL ZONING LOTS) =	**13.81**
BFE (BASE FLOOD ELEVATION) =	**13.00'**
DFE (DESIGN FLOOD ELEVATION) =	**15.00'**
(DFE USED AS EFFECTIVE BASE PLANE)	



LEGEND
CORNER LOT
INTERIOR LOT
VACANT LAND
THROUGH LOT

1 YARD ANALYSIS
1" = 25'-0"



MARVEL

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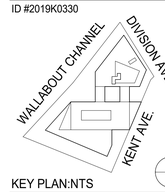
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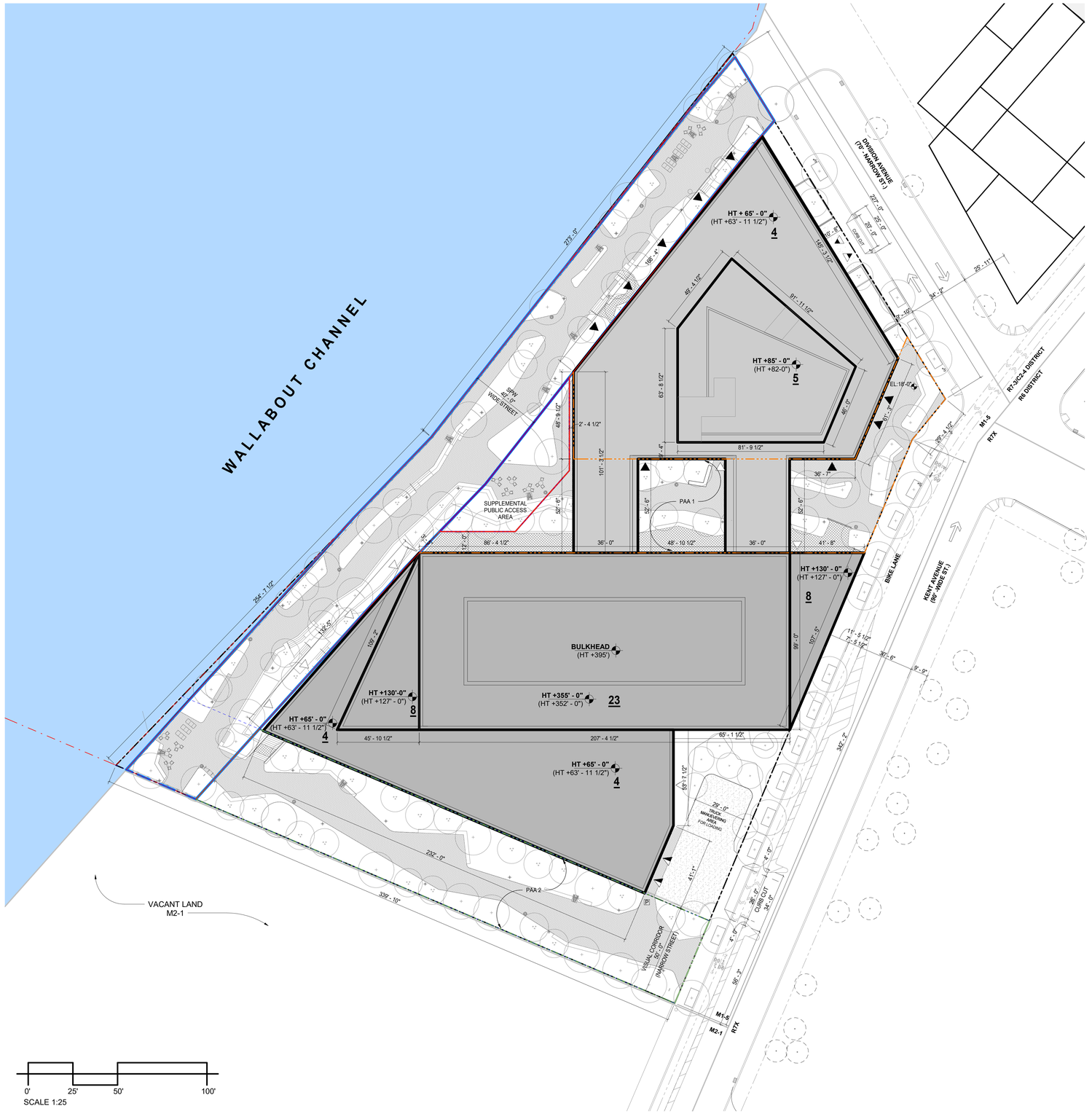
BASEPLANE ANALYSIS

REGISTERED ARCHITECT JONATHAN JON MARVEL No. 021681 STATE OF NEW YORK

SCALE: As indicated

DRAWING #:
Z-004.00
___ of ___

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1 ZONING - SITE PLAN
1" = 25'-0"

SITE PLAN LEGEND

- OFFICE ACCESS POINT
- COMMERCIAL ACCESS
- LOADING DOCK UG 6B
- PARKING INGRESS/EGRESS
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- M1-5 / R7X — ZONING DISTRICT
- 23 — # STORIES
- 48 — # STORIES W/ BASEMENT
- 45 — # STORIES W/ STORE
- 65' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- TOTAL SPW & SPAA (WPAA)
- VISUAL CORRIDOR
- PUBLIC ACCESS AREA 1 (PAA1)
- PUBLIC ACCESS AREA 2 (PAA2)
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- U.S. PIER & BULKHEAD LINES
- REMOVED LIGHTING POLE
- PROPOSED LIGHTING POLE
- EXISTING LIGHTING POLE
- FIRE HYDRANT
- EXISTING TREE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- MH / MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- P — EXISTING POST
- HT +0' - 0" (HT +0' - 0") — PROP. MAX. BLDG. ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED BUILDING FOOTPRINT

NOTES:

1. APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ILLUSTRATIVE BUILDING LINES WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
4. ADJUSTED BASE PLANE IS +13.81'
5. BASE FLOOD ELEVATION ZONE AE +13'.00" (NAVD-1988)
6. DESIGN FLOOD ELEVATION(DFE) IS +15.00'
7. ALL ELEVATIONS TAKEN FROM DFE\
8. FINAL DESIGN OF SIDEWALK TO BE COORDINATED WITH DOT IN THE BUILDERS' PAVEMENT PLAN TO ACCOUNT FOR KENT AVENUE WATERFRONT GREENWAY PROJECT



MARVEL

145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

OWNER
KENT MEMBER LLC
505 FLUSHING AVE, BROOKLYN, NY 11205

CIVIL / PARKING ENGINEER
PHILIB HABIB AND ASSOCIATES
102 MADISON AVE # 11, NEW YORK, NY 10016

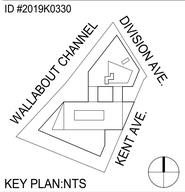
LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
ONE LUX STUDIO
158 WEST 29TH ST, FL 10, NEW YORK, NY 10001

LAND USE CONSULTANT
HERRICK FEINSTEIN LLP
TWO PARK AVENUE, NEW YORK, NY 10016

REV	DATE	DESCRIPTION
	11/03/2021	ULURP SUBMISSION
	09/08/2022	ULURP SUBMISSION
	03/15/2023	ULURP SUBMISSION
	07/14/2023	ULURP SUBMISSION
	10/02/2023	ULURP SUBMISSION
	01/11/2024	ULURP SUBMISSION

ID #2019K0330



KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

ZONING LOT SITE PLAN

REGISTERED ARCHITECT
GORDAN JOJA MARVEL
No. 021681
STATE OF NEW YORK

SCALE: As indicated

DRAWING #:
Z-010.00
___ of ___

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1 ZONING - ILLUSTRATIVE GROUND FLOOR PLAN
1" = 25'-0"

ILLUSTRATIVE GROUND FLOOR PLAN LEGEND

- OFFICE ACCESS POINT
- COMMERCIAL ACCESS
- LOADING DOCK UG 6B
- PARKING INGRESS/EGRESS
  BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- M1-5 / R7X ZONING DISTRICT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- TOTAL SPW & SPAA (WPAA)
- VISUAL CORRIDOR
- PUBLIC ACCESS AREA 1 (PAA1)
- PUBLIC ACCESS AREA 2 (PAA2)
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- U.S. PIER & BULKHEAD LINES
- REMOVED LIGHTING POLE
- PROPOSED LIGHTING POLE
- EXISTING LIGHTING POLE
- FIRE HYDRANT
- EXISTING TREE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- MH MH EXISTING MANHOLE
- EXISTING SIGN
- EM EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB EXISTING CATCH BASIN
- BUS EXISTING BUS STOP
- P EXISTING POST
- HT +0' - 0" (HT +0' - 0") PROP. MAX. BLDG. ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED BUILDING FOOTPRINT

NOTES:

1. APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ILLUSTRATIVE BUILDING LINES WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
4. ADJUSTED BASE PLANE IS +13.81'
5. BASE FLOOD ELEVATION ZONE AE +13'-0" (NAVD-1988)
6. DESIGN FLOOD ELEVATION(DFE) IS +15.00'
7. ALL ELEVATIONS TAKEN FROM DFE



MARVEL
145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

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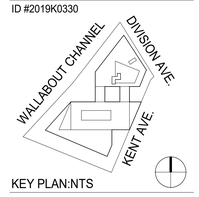
LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
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158 WEST 29TH ST, FL 10, NEW YORK, NY 10001

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TWO PARK AVENUE, NEW YORK, NY 10016

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	10/02/2023	ULURP SUBMISSION

ID #2019K0330



KEY PLAN:NTS

MA PROJECT NO. 1725

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BROOKLYN, NY 11249

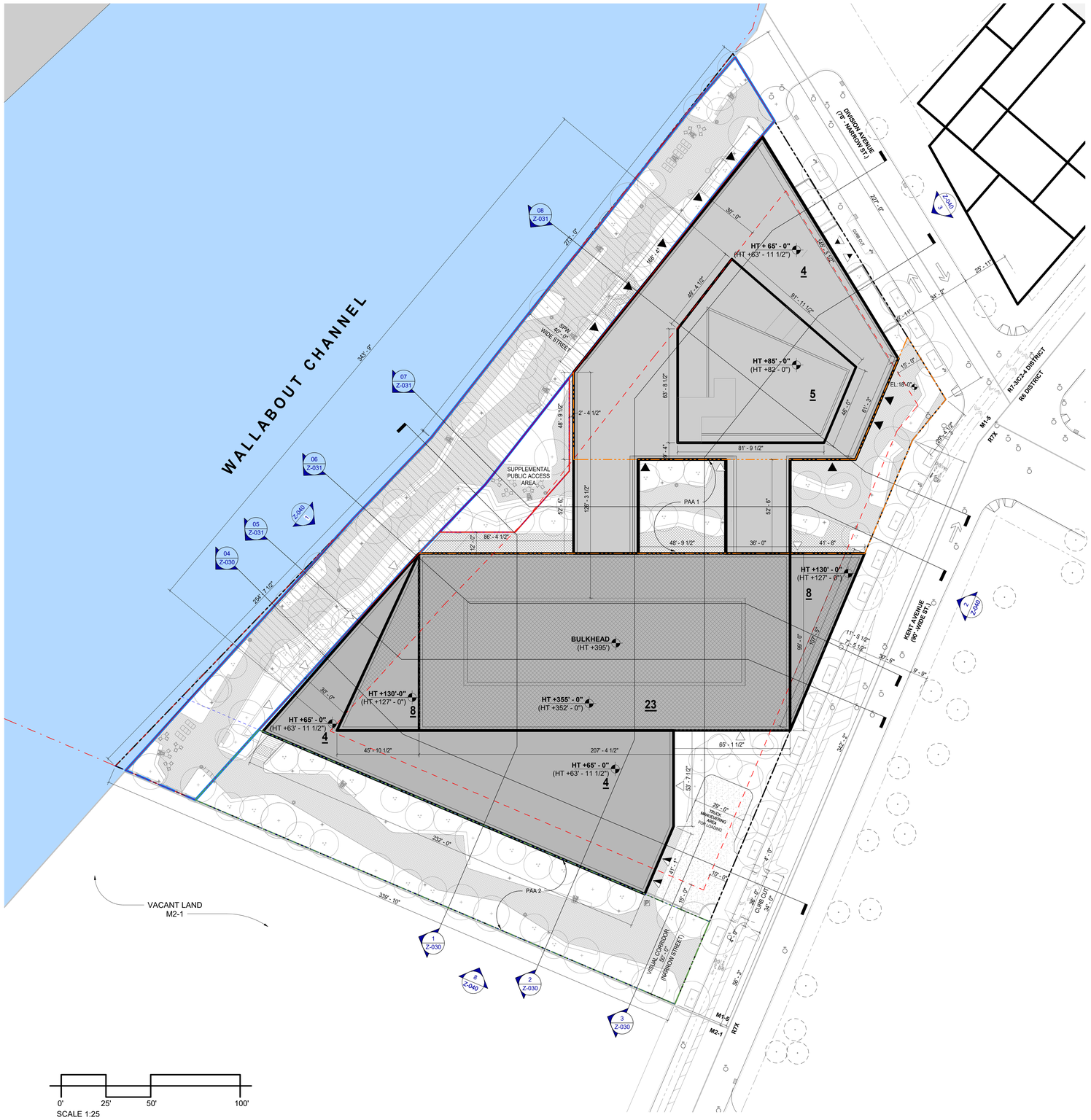
ILLUSTRATIVE GROUND FLOOR PLAN



SCALE: As indicated

DRAWING #:
Z-012.00
___ of ___

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1 **WAIVER PLAN**
1" = 25'-0"

SITE PLAN LEGEND

- OFFICE ACCESS POINT
- COMMERCIAL ACCESS
- LOADING DOCK UG 6B
- PARKING INGRESS/EGRESS
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- M1-5 / R7X — ZONING DISTRICT
- 23 — # STORIES
- 4B — # STORIES W/ BASEMENT
- 4S — # STORIES W/ STORE
- 65' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- TOTAL SPW & SPAA (WPAA)
- VISUAL CORRIDOR
- PUBLIC ACCESS AREA 1 (PAA1)
- PUBLIC ACCESS AREA 2 (PAA2)
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- U.S. PIER & BULKHEAD LINES
- INITIAL SETBACK DISTANCE
- REMOVED LIGHTING POLE
- PROPOSED LIGHTING POLE
- EXISTING LIGHTING POLE
- FIRE HYDRANT
- EXISTING TREE
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- HT +0' - 0" (HT +0' - 0") — PROP. MAX. BLDG. ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED BUILDING FOOTPRINT

ZONING WAIVERS:

- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-341(C)(1), ZR 62-341(C)(2), AND ZR 62-341B(A)(2)
- PORTION OF SHORELINE FACING WALL EXCEEDING 100' IN LENGTH ABOVE BASE HEIGHT PURSUANT TO SECTION ZR 62-341(C)(5)

NOTES:

1. APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ILLUSTRATIVE BUILDING LINES WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
4. ADJUSTED BASE PLANE IS +13.81'
5. BASE FLOOD ELEVATION ZONE AE +13'-0" (NAVD-1988)
6. DESIGN FLOOD ELEVATION(DFE) IS +15.00'
7. ALL ELEVATIONS TAKEN FROM DFE



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212.616.0420

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CIVIL / PARKING ENGINEER
PHILIB HABIB AND ASSOCIATES
102 MADISON AVE # 11, NEW YORK, NY 10016

LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
ONE LUX STUDIO
158 WEST 29TH ST, FL 10, NEW YORK, NY 10001

LAND USE CONSULTANT
HERRICK FEINSTEIN LLP
TWO PARK AVENUE, NEW YORK, NY 10016

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	03/15/2023	ULURP SUBMISSION
	07/14/2023	ULURP SUBMISSION
	10/02/2023	ULURP SUBMISSION

ID #2019K0330



KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

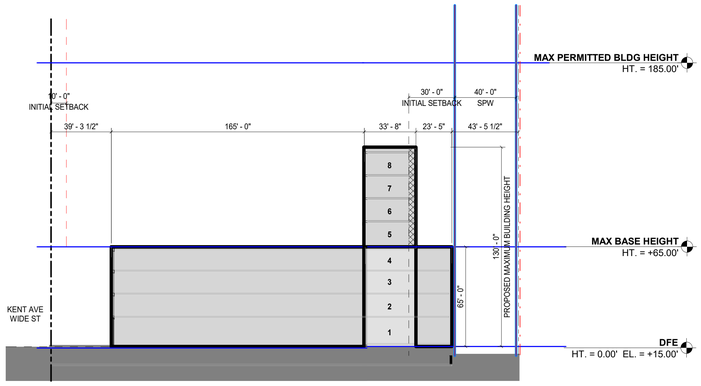
WAIVER PLAN

REGISTERED ARCHITECT JONATHAN JOVA MARVEL No. 021691 STATE OF NEW YORK

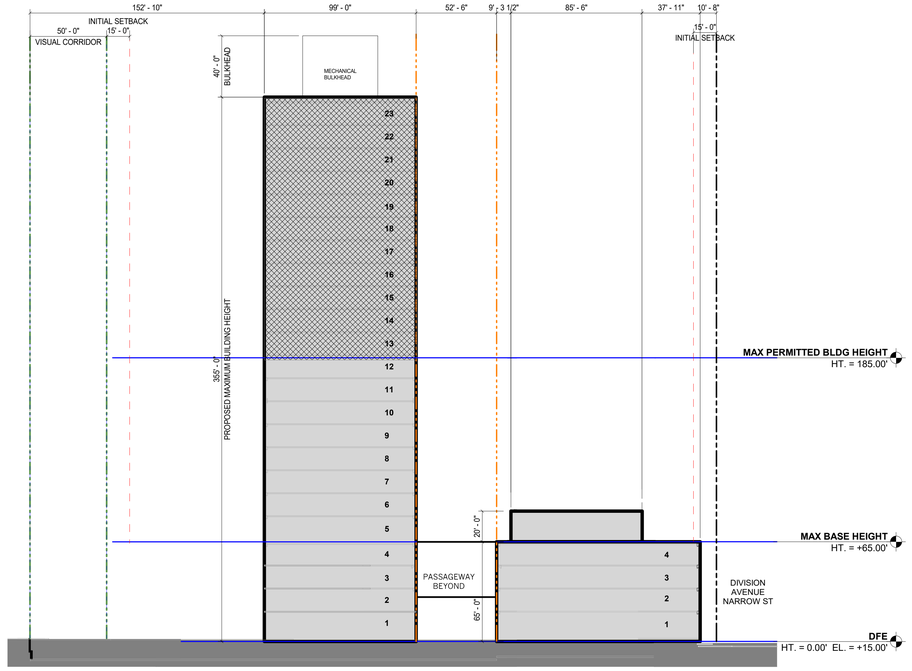
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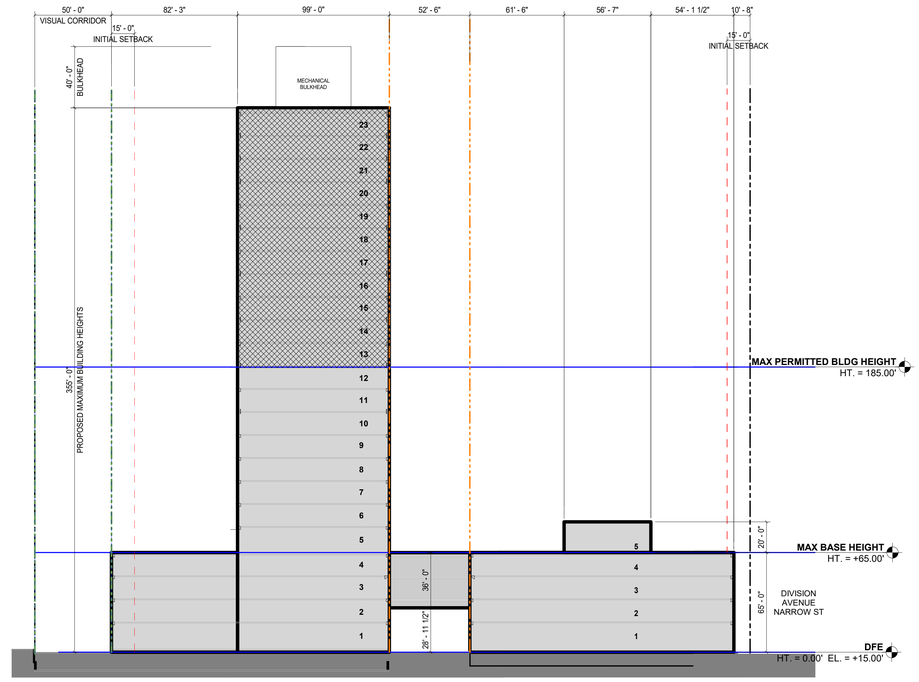
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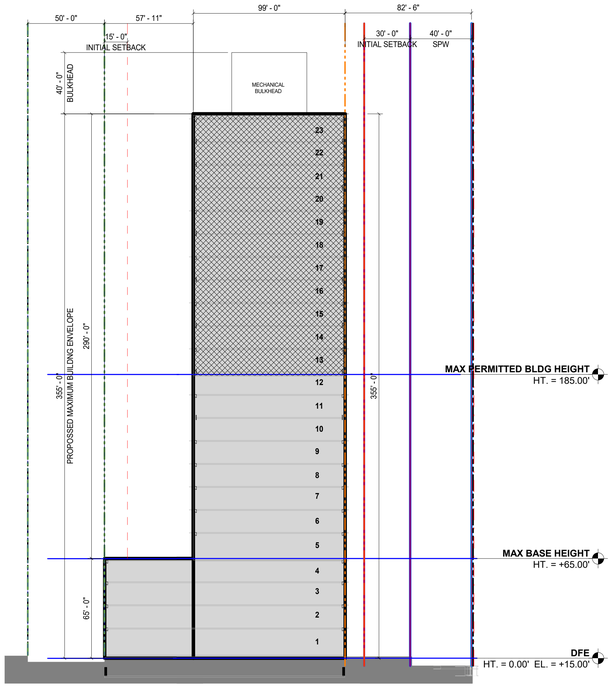
4 ZONING SECTION 4A
1" = 40'-0"



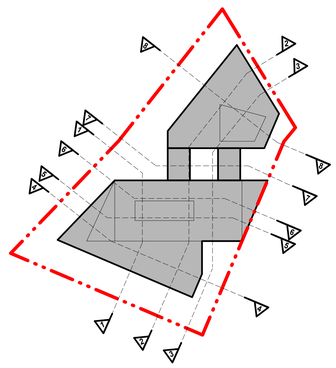
3 ZONING SECTION 3A
1" = 40'-0"



2 ZONING SECTION 2A
1" = 40'-0"



1 ZONING SECTION 1A
1" = 40'-0"



LEGEND

- PROPOSED BUILDING
- ZONING LOT LINE
- PROPOSED BUILDING ENVELOPE
- STREET WALL
- ELEVATION EXTENT
- MAPPED EASEMENT
- HEIGHT LIMITS
- ILLUSTRATIVE BUILDING LINE
- TOTAL SPW & SPAA (WPAA)
- VISUAL CORRIDOR
- PUBLIC ACCESS AREA 1 (PAA1)
- PUBLIC ACCESS AREA 2 (PAA2)
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- U.S. PIER & BULKHEAD LINES
- INITIAL SETBACK DISTANCE
- PROPERTY LINE
- TITLE / HT:XXX HEIGHT FROM BASE PLANE
- HEIGHT AND ELEVATION MARKER
- **EL:XXX** NAVD88 SPOT ELEVATION
- SPOT ELEV MARKER

ZONING WAIVERS:

- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-341(C)(1), ZR 62-341(C)(2), AND ZR 62-341B(A)(2)

NOTES:

1. APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
4. ADJUSTED BASE PLANE IS +13.81'
5. BASE FLOOD ELEVATION ZONE AE +13'-0" (NAVD-1988)
6. DESIGN FLOOD ELEVATION(DFE) IS +15.00'
7. ALL ELEVATIONS TAKEN FROM DFE



MARVEL
145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

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KENT MEMBER LLC
505 FLUSHING AVE, BROOKLYN, NY 11205

CIVIL / PARKING ENGINEER
PHILIB HABIB AND ASSOCIATES
102 MADISON AVE # 11, NEW YORK, NY 10016

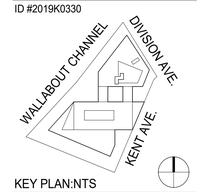
LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
ONE LUX STUDIO
158 WEST 29TH ST, FL 10, NEW YORK, NY 10001

LAND USE CONSULTANT
HERRICK FEINSTEIN LLP
TWO PARK AVENUE, NEW YORK, NY 10016

REV	DATE	DESCRIPTION
	11/03/2021	ULURP SUBMISSION
	09/08/2022	ULURP SUBMISSION
	03/15/2023	ULURP SUBMISSION
	07/14/2023	ULURP SUBMISSION
	10/02/2023	ULURP SUBMISSION

ID #2019K0330



KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

ZONING SECTIONS

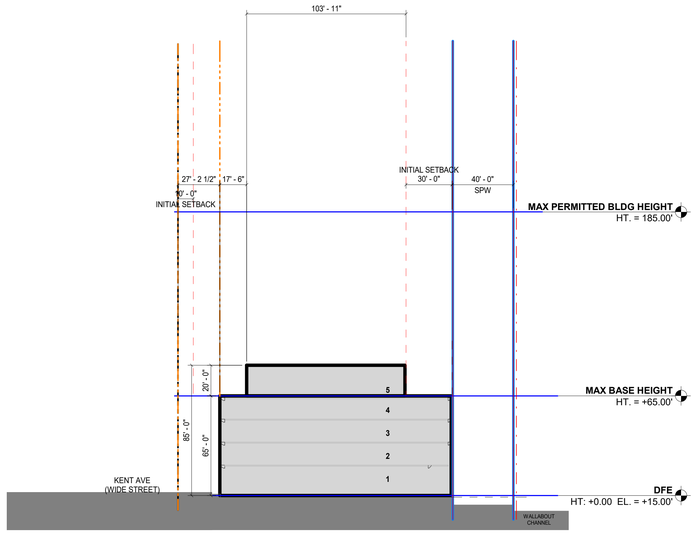
REGISTERED ARCHITECT
JONATHAN JOHN MARVEL
No. 021681
STATE OF NEW YORK

SCALE: As indicated

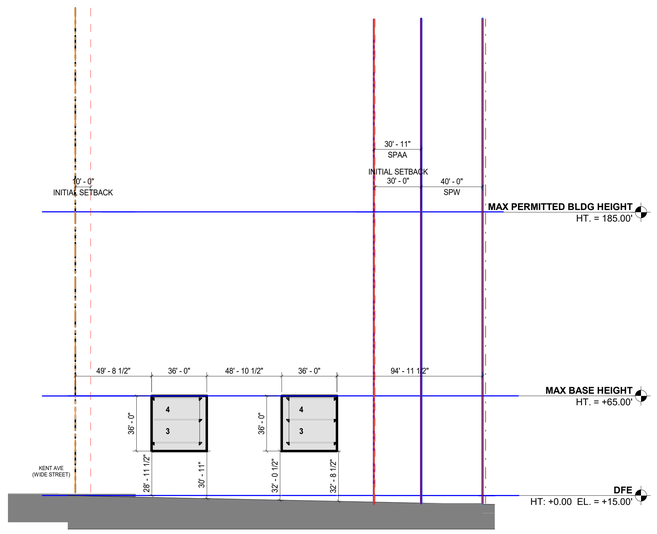
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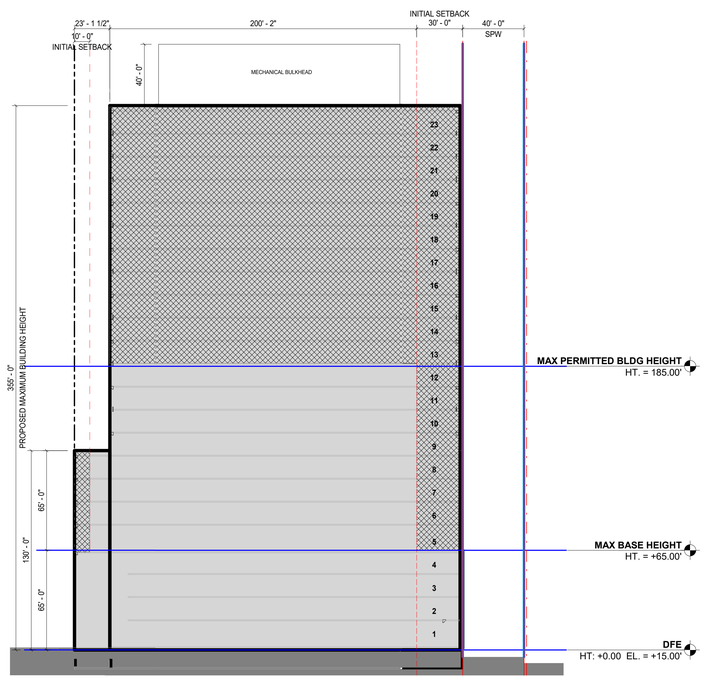
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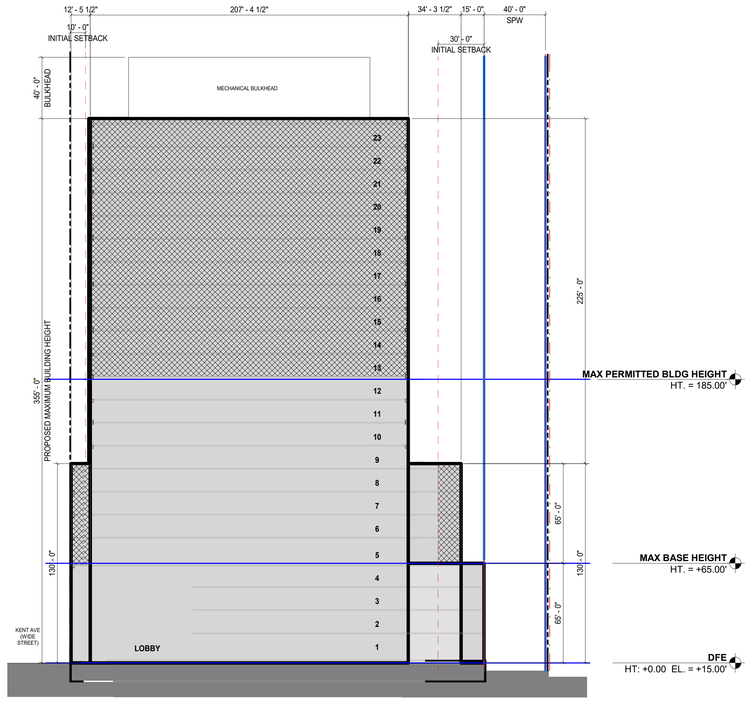
8 ZONING SECTION 8A
1" = 40'-0"



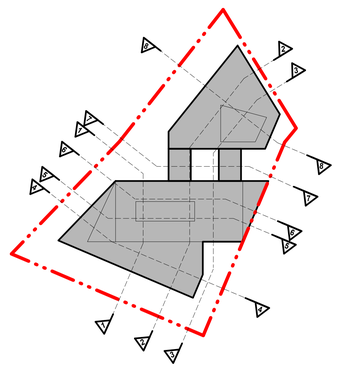
7 ZONING SECTION 7A
1" = 40'-0"

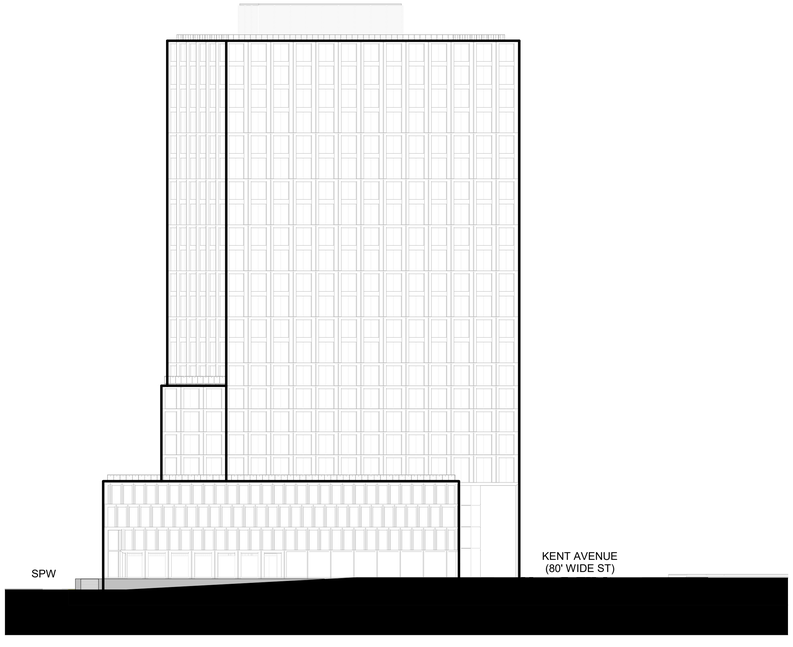


6 ZONING SECTION 6A
1" = 40'-0"

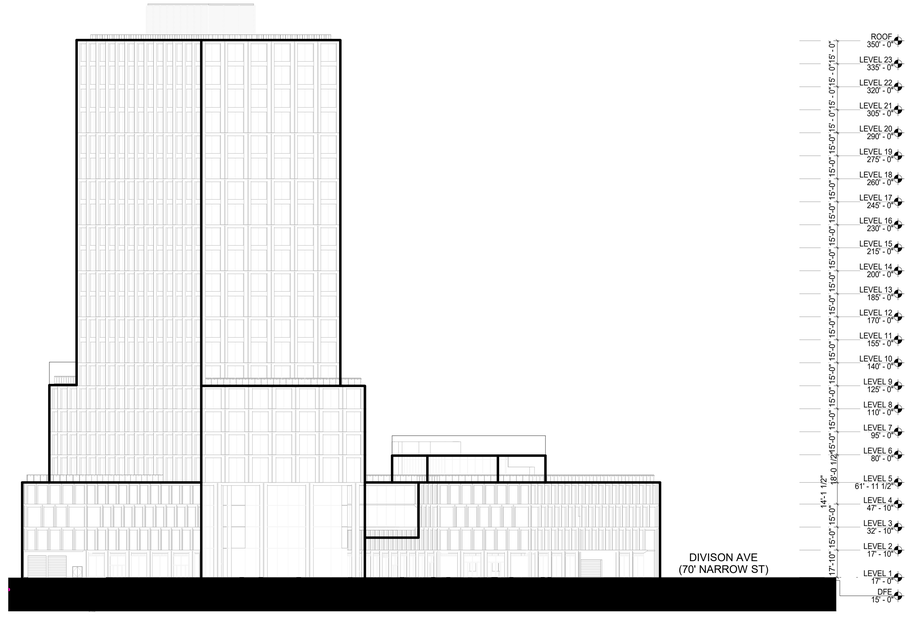


5 ZONING SECTION 5A
1" = 40'-0"

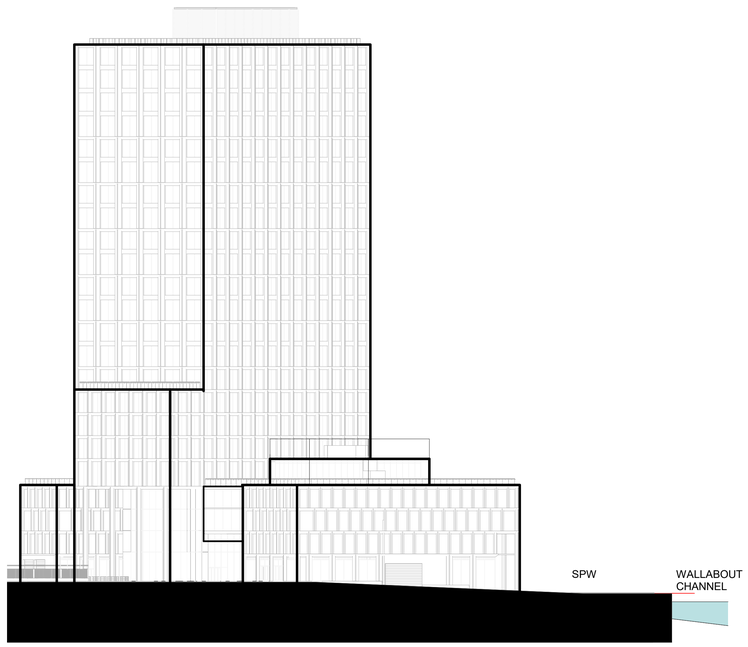

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A
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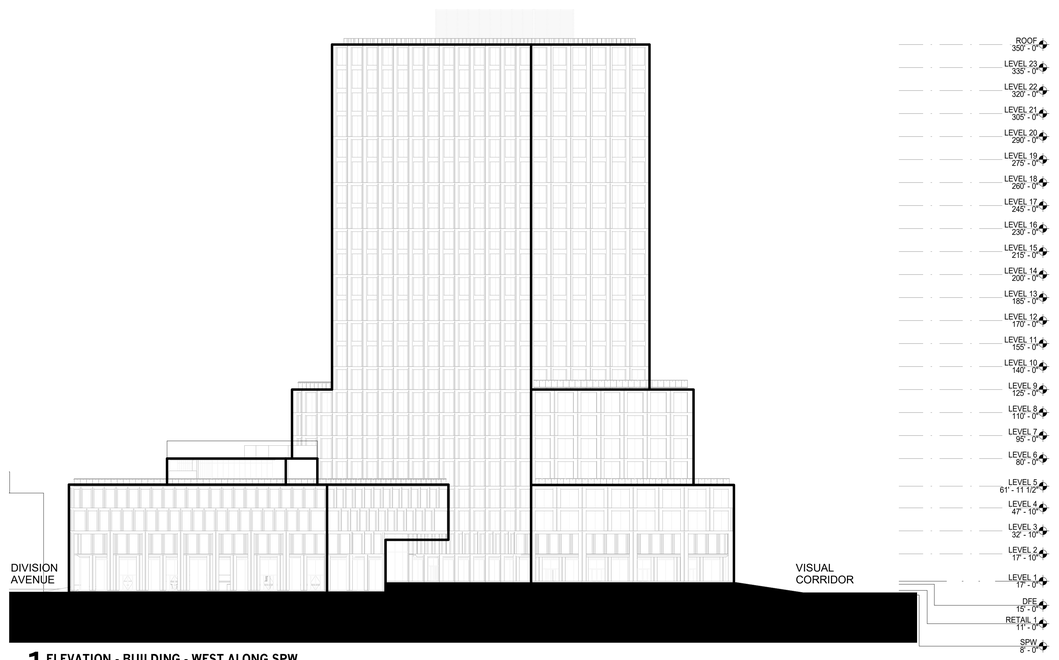
4 ELEVATION - BUILDING - SOUTH ALONG VISUAL CORRIDOR
1" = 40'-0"



2 ELEVATION - BUILDING - EAST ALONG KENT AVE
1" = 40'-0"



3 ELEVATION - BUILDING - NORTH ALONG DIVISION
1" = 40'-0"



1 ELEVATION - BUILDING - WEST ALONG SPW
1" = 40'-0"



MARVEL

145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

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102 MADISON AVE # 11, NEW YORK, NY 10016

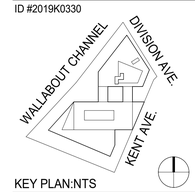
LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
ONE LUX STUDIO
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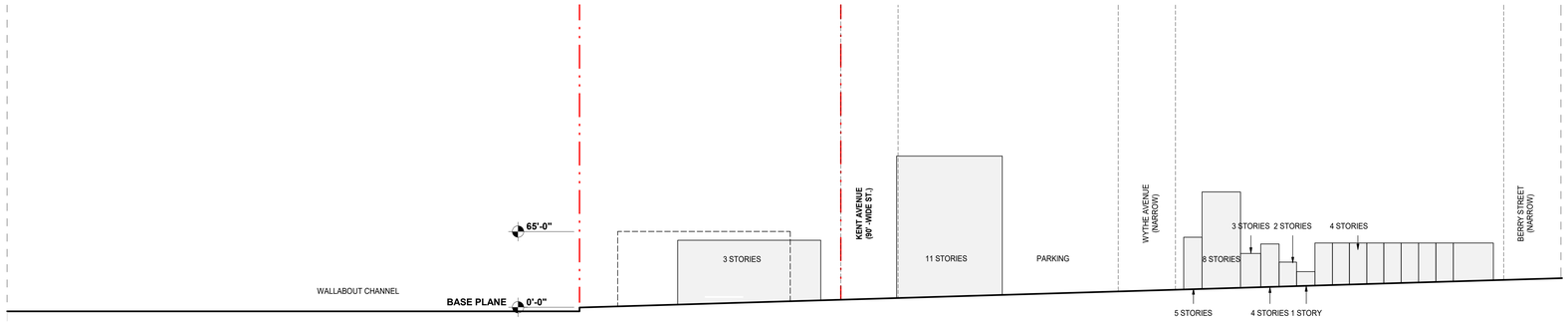
BUILDING ELEVATIONS



SCALE: 1" = 40'-0"

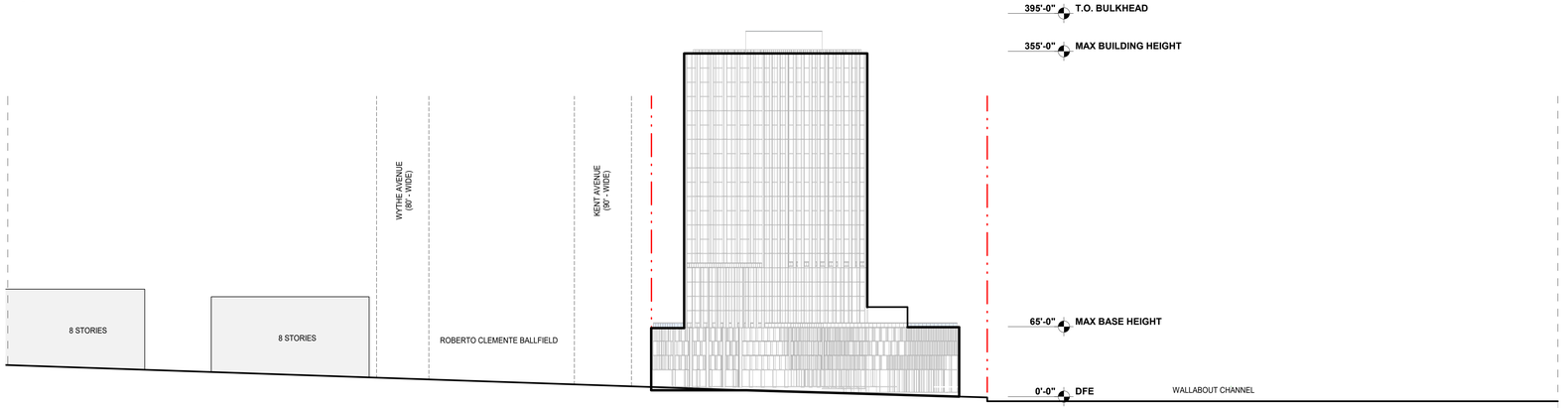
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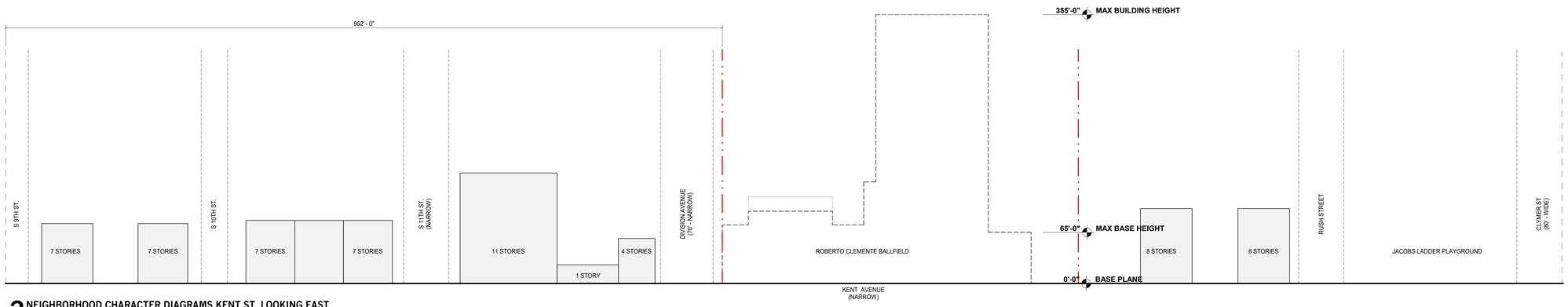
4 NEIGHBORHOOD CHARACTER DIAGRAMS DIVISION ST. LOOKING NORTH

1/64" = 1'-0"



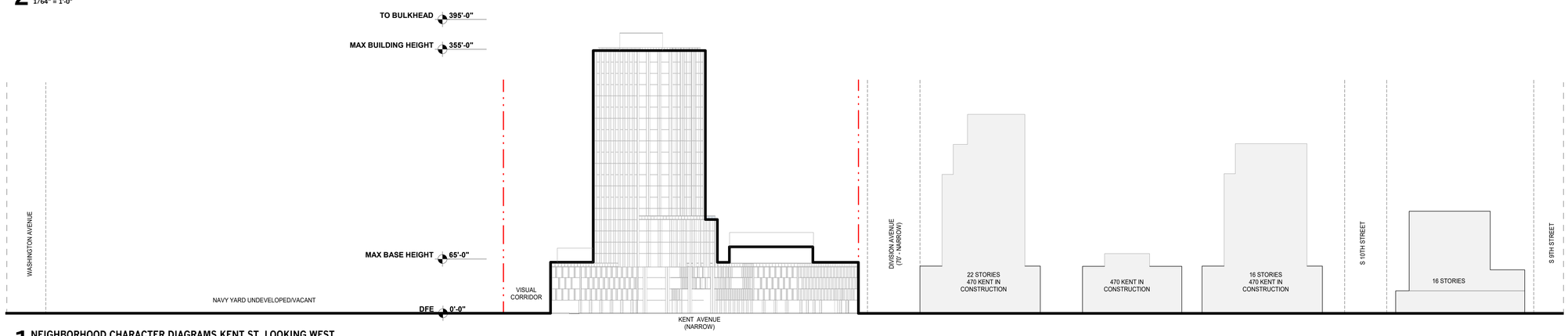
3 NEIGHBORHOOD CHARACTER DIAGRAMS DIVISION ST. LOOKING SOUTH

1/64" = 1'-0"



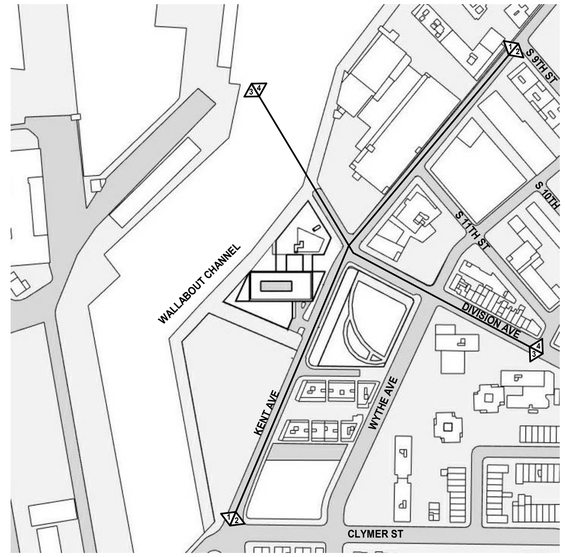
2 NEIGHBORHOOD CHARACTER DIAGRAMS KENT ST. LOOKING EAST

1/64" = 1'-0"



1 NEIGHBORHOOD CHARACTER DIAGRAMS KENT ST. LOOKING WEST

1/64" = 1'-0"



NOTES:

1. APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

2. ILLUSTRATIVE BUILDING LINES WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.

4. ADJUSTED BASE PLANE IS +13.81'

5. BASE FLOOD ELEVATION ZONE AE +13'-0" (NAVD-1988)

6. DESIGN FLOOD ELEVATION(DFE) IS +15.00'

7. ALL ELEVATIONS TAKEN FROM DFE



MARVEL

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102 MADISON AVE # 11, NEW YORK, NY 10016

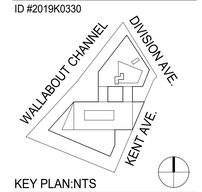
LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
ONE LUX STUDIO
158 WEST 29TH ST, FL 10, NEW YORK, NY 10001

LAND USE CONSULTANT
HERRICK FEINSTEIN LLP
TWO PARK AVENUE, NEW YORK, NY 10016

REV	DATE	DESCRIPTION
	11/03/2021	ULURP SUBMISSION
	09/08/2022	ULURP SUBMISSION
	03/15/2023	ULURP SUBMISSION
	07/14/2023	ULURP SUBMISSION
	10/02/2023	ULURP SUBMISSION

ID #2019K0330



KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

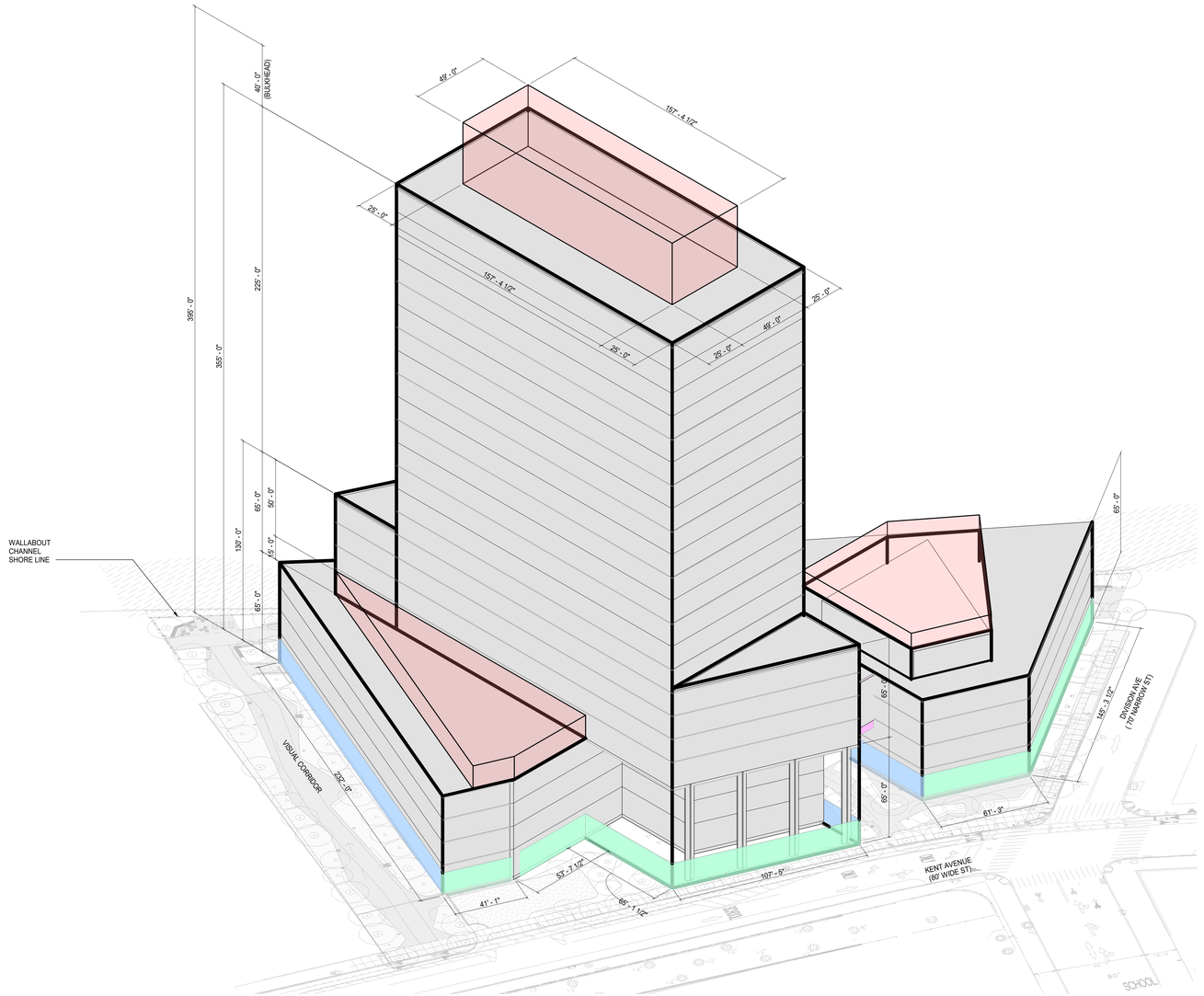
NEIGHBORHOOD CHARACTER DIAGRAMS



SCALE: As indicated

DRAWING #:
Z-050.00
___ of ___

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1 MASSING VIEW FROM KENT AVENUE

LEGEND:

PROPOSED NEW ILLUSTRATIVE BUILDING

MAXIMUM DEVELOPMENT ENVELOPE

NOTES:

1. BUILDING WITHIN THE PROPOSED MAX BUILDING ENVELOPE, BUILDING ENTRANCES, INTERIOR PARTITIONS AND USES, MECHANICAL BULKHEAD, AND ROOFTOP LANDSCAPING ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.

DESIGN ELEMENTS AND GUIDELINES

1. **TRANSPARENCY AT GROUND LEVEL**

a. AT LEAST 70 PERCENT OF THE SURFACE AREA OF GROUND FLOOR STREET WALLS FRONTING KENT AVENUE, DIVISION AVENUE AND THE SPW, EXCLUDING EGRESS DOORS, AND VEHICLE/SERVICE ENTRANCES, SHALL BE GLAZED WITH TRANSPARENT MATERIALS, INCLUDING DOORS AND TRANSOMS, BETWEEN THE LEVEL OF THE BASE PLANE AND A HEIGHT OF 12 FEET ABOVE THE BASE PLANE.

b. DEPLOYABLE WET AND DRY FLOODPROOFING PROTECTIONS PURSUANT TO APPENDIX G OF THE BUILDING CODE SHALL BE PERMITTEDPERMITTED WITHIN THE TRANSPARENT AREAS. GROUND FLOOR LEVEL USES SHALL BE ACTIVE USES, INCLUDING COMMERCIAL RETAIL AND SERVICE ESTABLISHMENTS, EXCEPT FOR LOBBIES AND BUILDING EGRESS.

c. THE GROUND FLOOR OF A BUILDING FRONTING ON ALL OTHER STREETS AND PUBLIC ACCESS AREAS SHALL HAVE A MINIMUM OF 50 PERCENT OF THE BUILDING FRONTAGE GLAZED AS DESCRIBED ABOVE.

d. THE PERCENTAGE OF SUCH BUILDING FRONTAGE AREA SHALL BE MEASURED TO A HEIGHT OF 12 FEET ABOVE THE LEVEL OF THE ADJOINING 1ST FLOOR LEVEL.

f. HORIZONTAL BUILDING ELEMENT - THE HORIZONTAL BRIDGE ELEMENT CONNECTING FLOOR OR FLOORS OF TWO SEPARATE PORTIONS OF PROPOSED BUILDING SHALL PROVIDE A MINIMUM OF 70 PERCENT GLAZING AREA WITH THE EXEPTION OF REQUIRED STRUCTURAL ITEMS. THE UNDERSIDE OF THE BRIDGE ELEMENT SHALL BE CLAD IN LIGHT MATERIAL TO NOT CAUSE ADVERSE IMPACTS TO THE PUBLIC ACCESS AREA BELOW. THE UNDERSIDE OF SUCH ELEMENTS WILL BE A MIN OF 25' ABOVE THE PAA 2 WALKWAY SURFACE.

2. **MECHANICAL SCREENING**

a. ALL MECHANICAL EQUIPMENT LOCATED ON ANY ROOF OR OTHER STRUCTURE SHALL BE FULLY ENCLOSED, EXCEPT THAT OPENINGS IN SUCH ENCLOSURE SHALL BE PERMITTED ONLY TO THE EXTENT NECESSARY FOR VENTILATION AND EXHAUST.

b. ALL ROOFTOP STRUCTURES ON PORTIONS OF THE BUILDING ABOVE 185' SHALL BE SETBACK FROM THE FAÇADE A MINIMUM OF 25'-0" IN ALL DIRECTIONS.

c. FOR THE PURPOSES OF THIS NOTE, 'ROOFTOP STRUCTURES' SHALL MEAN ANY MECHANICAL STRUCTURES AND THEIR REQUIRED ENCLOSURES OR OTHER SCREENING STRUCTURES ABOVE THE ROOF.

d. CHIMNEYS, ANTENNAE, WIND TURBINES OR DECORATIVE SPIRES SHALL NOT BE SUBJECT TO THE PROVISIONS OF THIS NOTE PROVIDED THAT NO SUCH STRUCTURES CONTAIN FLOOR AREA.

3. **PARKING FACILITY SCREENING**

a. THE PORTION OF THE BUILDING WALL WHERE A PARKING FACILITY FRONTS ON A STREET, UPLAND CONNECTION, OR PUBLIC ACCESS AREA ABOVE A HEIGHT OF 10 FEET, MUST BE SIMILAR IN COMPOSITION TO THE PORTION OF THE BUILDING'S WALL IMMEDIATELY ABOVE SUCH PARKING FACILITY, INCLUDING BUT NOT LIMITED TO, THE CHOICE OF BUILDING MATERIALS AND ARRANGEMENT AND AMOUNT THEREOF, AND SHIFTS IN FAÇADE PLANE.

b. IN ADDITION, PARKING SPACES LOCATED ON THE GROUND FLOOR OF A BUILDING MUST BE WITHIN FACILITIES THAT ARE LOCATED BEHIND COMMERCIAL, COMMUNITY FACILITY, OR RESIDENTIAL FLOOR SPACE SO THAT NO PORTION OF SUCH PARKING FACILITY, OTHER THAN ENTRANCES AND EXITS, IS VISIBLE FROM SUCH STREET, UPLAND CONNECTION OR PUBLIC ACCESS AREA.



MARVEL

145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

OWNER
KENT MEMBER LLC
505 FLUSHING AVE, BROOKLYN, NY 11205

CIVIL / PARKING ENGINEER
PHILIB HABIB AND ASSOCIATES
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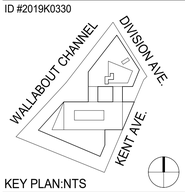
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KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

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BROOKLYN, NY 11249

ZONING AXONOMETRICS



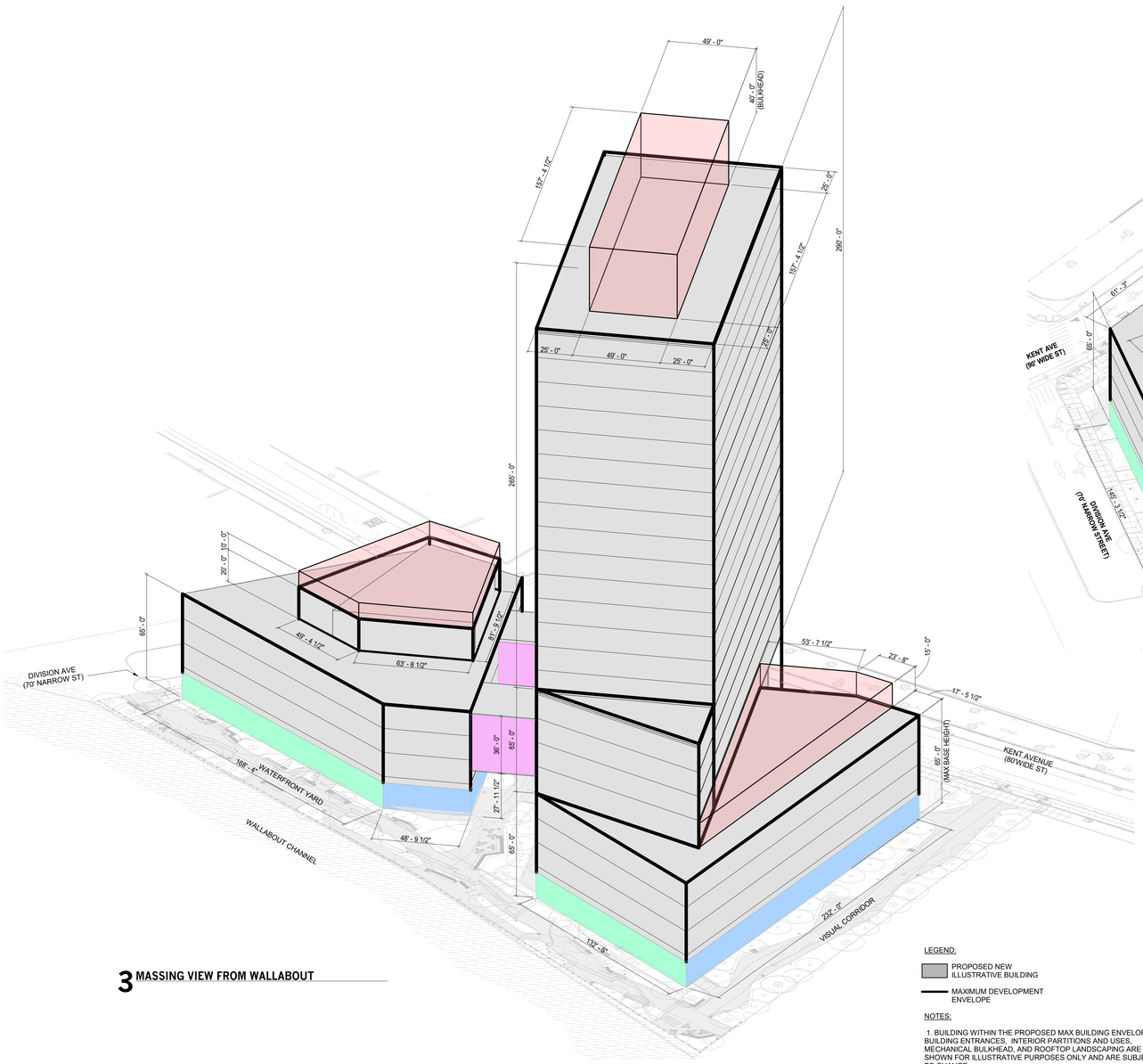
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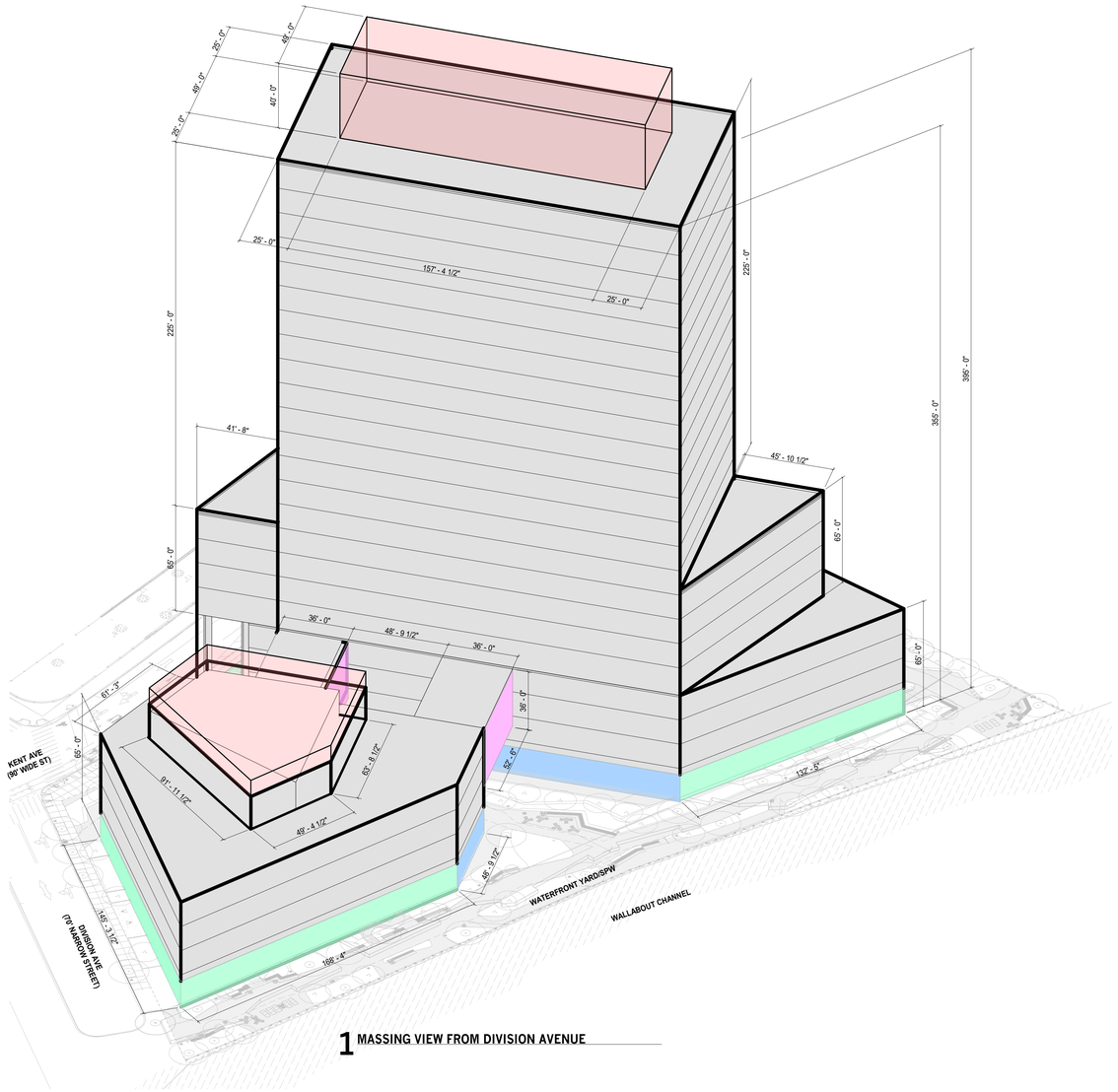
Z-070.00

___ of ___

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3 MASSING VIEW FROM WALLABOUT



1 MASSING VIEW FROM DIVISION AVENUE

LEGEND:

PROPOSED NEW ILLUSTRATIVE BUILDING

MAXIMUM DEVELOPMENT ENVELOPE

NOTES:

1. BUILDING WITHIN THE PROPOSED MAX BUILDING ENVELOPE, BUILDING ENTRANCES, INTERIOR PARTITIONS AND USES, MECHANICAL BULKHEAD, AND ROOFTOP LANDSCAPING ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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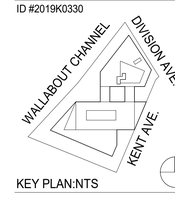
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ID #2019K0330



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ZONING AXONOMETRICS



SCALE: 12" = 1'-0"

DRAWING #:

Z-071.00

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