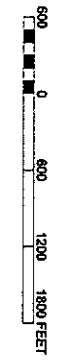


WALLABOUT STREET REZONING - ZONING MAP

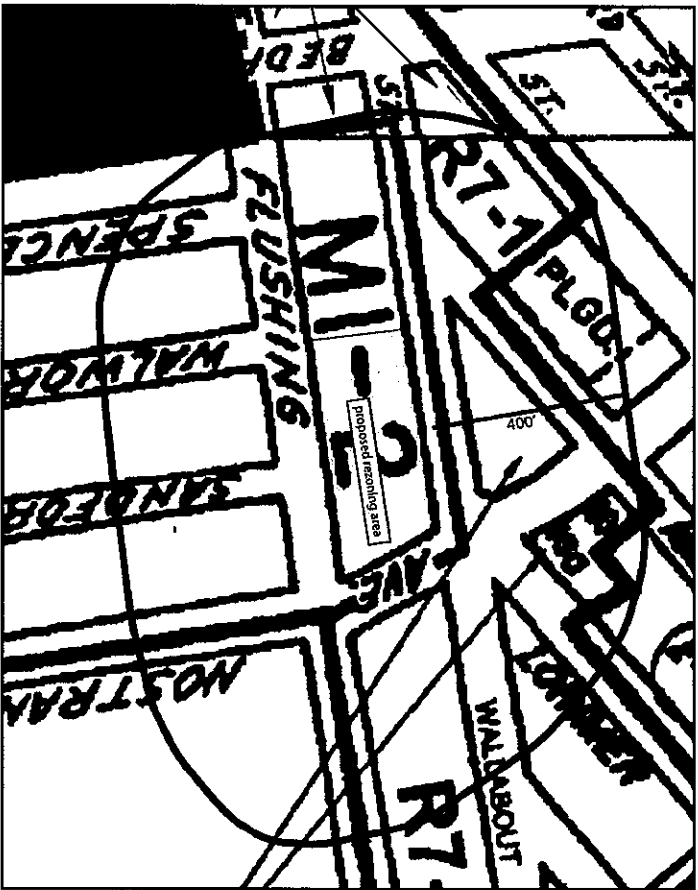


01-1	01-2	01-3	01-4	01-5	02-1	02-2	02-3	02-4	02-5
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]

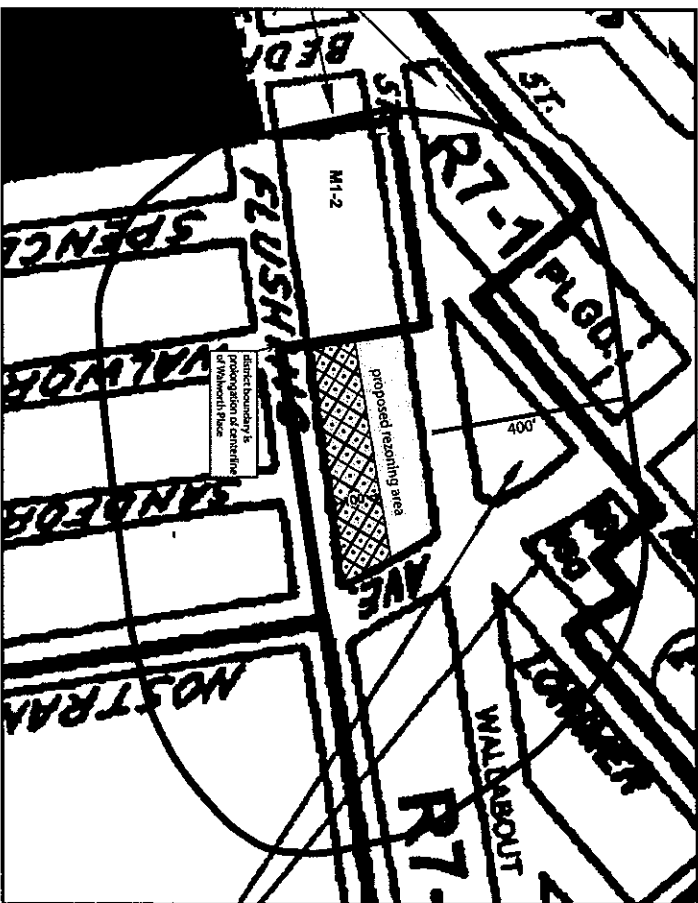
In All Other Cases, the Zoning Code of the City of New York shall apply.


WALLABOUT STREET REZONING

EXISTING ZONING

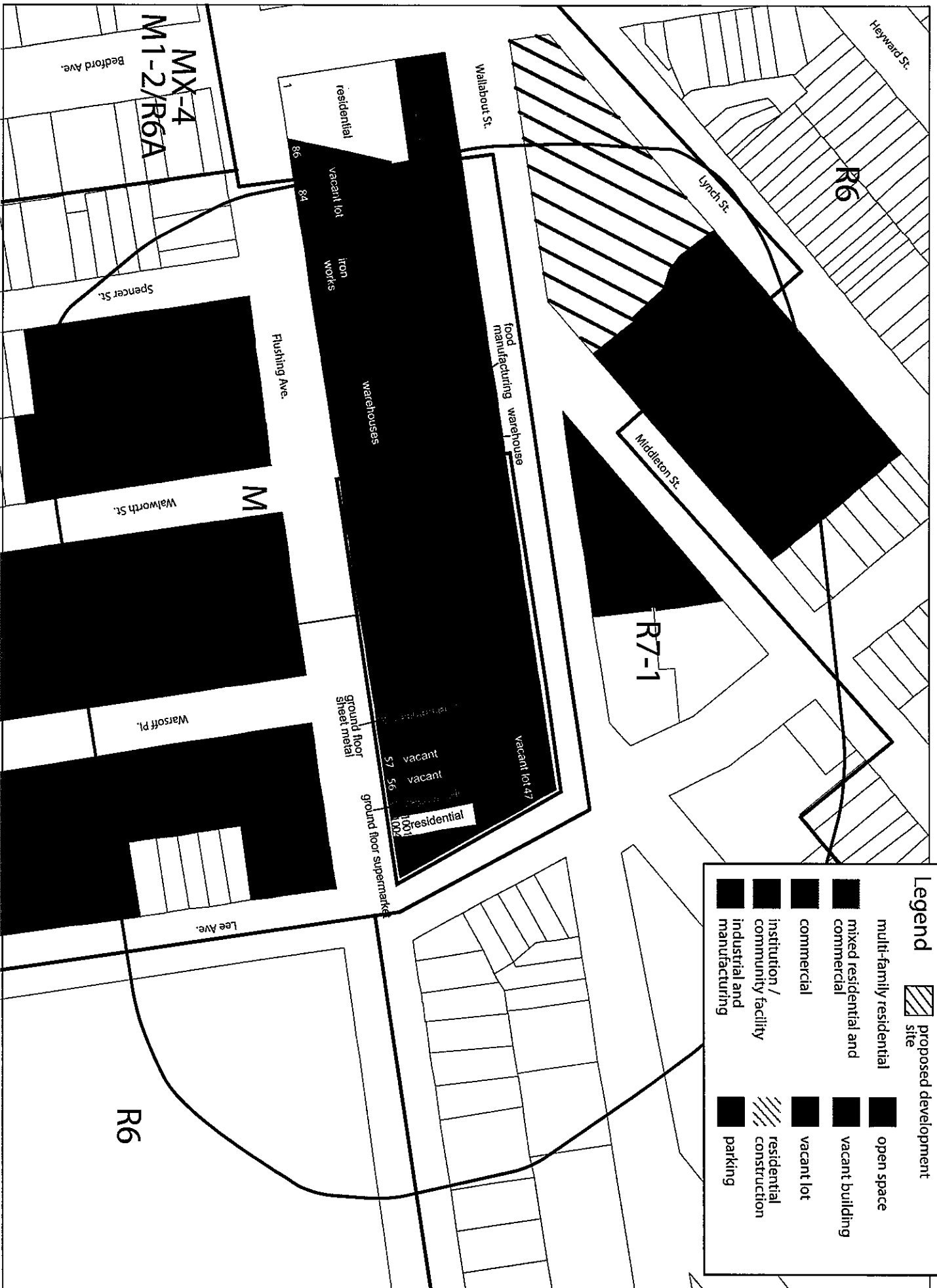


PROPOSED ZONING














 proposed rezoning area

WALLABOUT STREET REZONING



Legend

	proposed development site		open space
	multi-family residential		vacant building
	mixed residential and commercial		vacant lot
	commercial		residential construction
	institution / community facility		parking
	industrial and manufacturing		

194-214 WALLABOUT STREET, BROOKLYN
 501-515 FLUSHING AVENUE, BROOKLYN
 BLOCK 2263
 LOTS 30, 31, 37, 62, 63, 64, 65, 67
 ZONE R7-1 AND R7-1/C2-4 (PROPOSED), (M1-2 EXISTING)****
 MAP: 138
 LOT AREA = 50,000 SF (INTERIOR / THROUGH LOT)

PROPOSED MIXED USE BUILDING WITH QUALITY HOUSING *

MAXIMUM RESIDENTIAL FLOOR AREA RATIO (FAR) R7-1 BEYOND 100'-0" OF WIDE STREET = 3.44
 MAXIMUM RESIDENTIAL FLOOR AREA R7-1 BEYOND 100'-0" OF WIDE STREET = 3.44
 3.44 (FAR) X 50,000 (LOT AREA) = 172,000 SF

MAXIMUM LOT COVERAGE (INTERIOR / THROUGH LOT) = 45% X 50,000 SF (INTERIOR / THROUGH LOT AREA) = 22,500 SF
 PROPOSED RESIDENTIAL LOT COVERAGE = 65'-0" X 275'-0" + 65'-0" X 225'-0" = 32,250 SF (COMPLIES)

MAXIMUM COMMUNITY FACILITY FLOOR AREA RATIO (FAR) (C2-4 MAPPED IN R7-1) = 4.80
 MAXIMUM COMMUNITY FACILITY FLOOR AREA = 4.80 (FAR) X 50,000 (LOT AREA) = 240,000 SF
 HOWEVER, IF TOTAL FAR OF MIXED BUILDING IS GREATER THAN 3.50 THEN MAXIMUM COMMUNITY FACILITY FAR = 1.0
 THEN MAXIMUM FLOOR AREA OF COMMUNITY FACILITY = 1.00 (FAR) X 50,000 (LOT AREA) = 50,000 SF

MAXIMUM COMMERCIAL FLOOR AREA RATIO (FAR) (C2-4 MAPPED IN R7-1) = 2.00
 MAXIMUM COMMERCIAL FLOOR AREA = 2.00 (FAR) X 22,500 (LOT AREA) = 45,000 SF

DENSITY MAX. # APTS. = 172,000 / 660 = 262.0 = 263 UNITS **

YARDS MINIMUM REQUIRED RESIDENTIAL REAR YARD INTERIOR LOT = 30'-0"
 MINIMUM REQUIRED COMMUNITY FACILITY OR COMMERCIAL REAR YARD INTERIOR LOT = 20'-0" ABOVE ONE STORY OR 23'-0" ABOVE CURB LEVEL

40'-0" MINIMUM RESIDENTIAL REAR YARD EQUIVALENT MIDWAY OR WITHIN 5'-0" OF BEING MIDWAY ON THROUGH LOT PORTION,
 40'-0" MINIMUM COMMUNITY FACILITY OR COMMERCIAL REAR YARD EQUIVALENT MIDWAY OR WITHIN 5'-0" OF BEING MIDWAY ON THROUGH LOT PORTION ABOVE ONE STORY OR 23'-0" ABOVE CURB LEVEL.
 ACCESSORY PARKING UP TO 23'-0" ABOVE CURB IS PERMITTED OBSTRUCTION IN REAR YARDS, COMMUNITY FACILITY OR COMMERCIAL UP TO ONE STORY OR 23'-0" ABOVE CURB LEVEL, IS PERMITTED OBSTRUCTION IN REAR YARDS.

8'-0" MINIMUM SIDE YARD IF PROVIDED

MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED RESIDENTIAL WINDOW AND LOT LINE = 30'-0"

HEIGHT MINIMUM BASE HEIGHT BEYOND 100'-0" OF WIDE STREET = 40'-0"
 MAXIMUM BASE HEIGHT BEYOND 100'-0" OF WIDE STREET = 60'-0"
 MAXIMUM BUILDING HEIGHT BEYOND 100'-0" OF WIDE STREET = 75'-0" ***

SETBACK REQUIRED SETBACK ON NARROW STREET ABOVE MAXIMUM BASE HEIGHT = 15'-0"
 10'-0" FROM REAR YARD LINE ABOVE MAXIMUM BASE HEIGHT

STREET WALL LOCATED NO CLOSER TO THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING

PARKING 60% OF THE TOTAL RESIDENTIAL APARTMENTS REQUIRED (C2-4 MAPPED IN R7-1)
 1 SPACE PER 1,000 SF OF FLOOR AREA OF AMBULATORY DIAGNOSTIC / TREATMENT CARE FACILITY
 1 SPACE PER 1,000 SF OF FLOOR AREA OF FOOD STORE WITH MORE THAN 2,000 SF (CATEGORY A)
 1 SPACE PER 1,000 SF OF FLOOR AREA OF GENERAL RETAIL (CATEGORY B)
 1 SPACE PER 1,000 SF OF FLOOR AREA OF LOW TRAFFIC GENERATING USES (CATEGORY C)
 REQUIRED RESIDENTIAL SPACES (ASSUME 110 UNITS) = 55
 PROPOSED NUMBER OF PARKING SPACES = 55 > 55 (COMPLIES)
 REQUIRED AMBULATORY DIAGNOSTIC / TREATMENT CARE FACILITY SPACES = 2,919 / 1,000 = 2.9 (UNAVB)
 REQUIRED GENERAL RETAIL SPACES = 10,440 / 1,000 = 10.4 = 10 (UNAVED)

PROPOSED FLOOR AREA -
 CELLAR FLOOR (MECHANICAL + STORAGE + PARKING) = 50,000 SF (N/A FOR RESIDENTIAL)
 ELEVATION

1ST FLOOR (COMMUNITY FACILITY) = 2,919 SF (N/A FOR RESIDENTIAL)
 1ST FLOOR (COMMERCIAL) = 10,104 SF (N/A FOR RESIDENTIAL)
 1ST FLOOR (RESIDENTIAL & LOBBIES) = 2,725 SF

WALLABOUT
 1ST FLOOR (PARKING RAMP) = 1,272 SF (N/A FOR RESIDENTIAL)
 1ST FLOOR (RESIDENTIAL & LOBBIES) = 16,603 SF

BLUENING & WALLABOUT COMBINED
 3RD FLOOR (RESIDENTIAL) = 32,591 SF *****
 4TH FLOOR (RESIDENTIAL) = 32,591 SF *****
 5TH FLOOR (RESIDENTIAL) = 32,591 SF *****
 6TH FLOOR (RESIDENTIAL) = 25,050 SF
 7TH FLOOR (RESIDENTIAL) = 175,602 SF
 LESS MECHANICAL (2,925) = 4,590 SF
 ADJUSTED ZONING RESIDENTIAL FLOOR AREA = 171,212 SF < 172,000 SF (COMPLIES)

TOTAL FLOOR AREA (COMMUNITY FACILITY) = 2,919 SF
 LESS MECHANICAL (2,925) = 73 SF
 ADJUSTED ZONING COMMUNITY FACILITY FLOOR AREA = 2,846 SF < 50,000 SF (COMPLIES)

TOTAL FLOOR AREA (COMMERCIAL) = 10,104 SF
 LESS MECHANICAL (2,925) = 7,179 SF
 ADJUSTED ZONING COMMERCIAL FLOOR AREA = 9,853 SF < 45,000 SF (COMPLIES)

TOTAL GROSS BUILDING FLOOR AREA = 175,602 (GROSS) + 2,919 (C.F.) + 10,104 (COMM.) + 1,272 (GARAGE) + 50,000 (MECH. PARKING, STORAGE @ CELLAR) = 239,897 SF

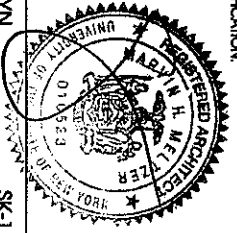
TOTAL ADJUSTED FLOOR AREA = 171,212 (GROSS) + 2,846 (C.F.) + 9,853 (COMM.) = 183,911 SF < 240,000 SF (COMPLIES)

QUALITY HOUSING FLOOR AREA BONUS IS APPLICABLE.
 ASSUMES THAT THERE IS ADDITIONAL NO COMMERCIAL OR COMMUNITY FACILITY FLOOR AREA ON PREASSES. IF ADDITIONAL COMMERCIAL OR COMMUNITY FACILITY FLOOR AREA IS PRESENT, THE TOTAL PERMITTED NUMBER OF APARTMENTS MAY BE REDUCED.

INCLUDES COMPLYING BUILDINGS
 REQUIRES APPROVAL BY BSA OR CITY PLANNING

W/ ADDITIONAL 81 SF / FLOOR BAY AREAS PROJECTING BEYOND PROPERTY LINE (WALLABOUT ONLY)

NOTE: DIMENSIONS, LOT AREAS AND FLOOR AREAS ARE APPROXIMATE AND ARE SUBJECT TO SURVEY VERRIFICATION.
 (FOR ILLUSTRATIVE PURPOSES ONLY)

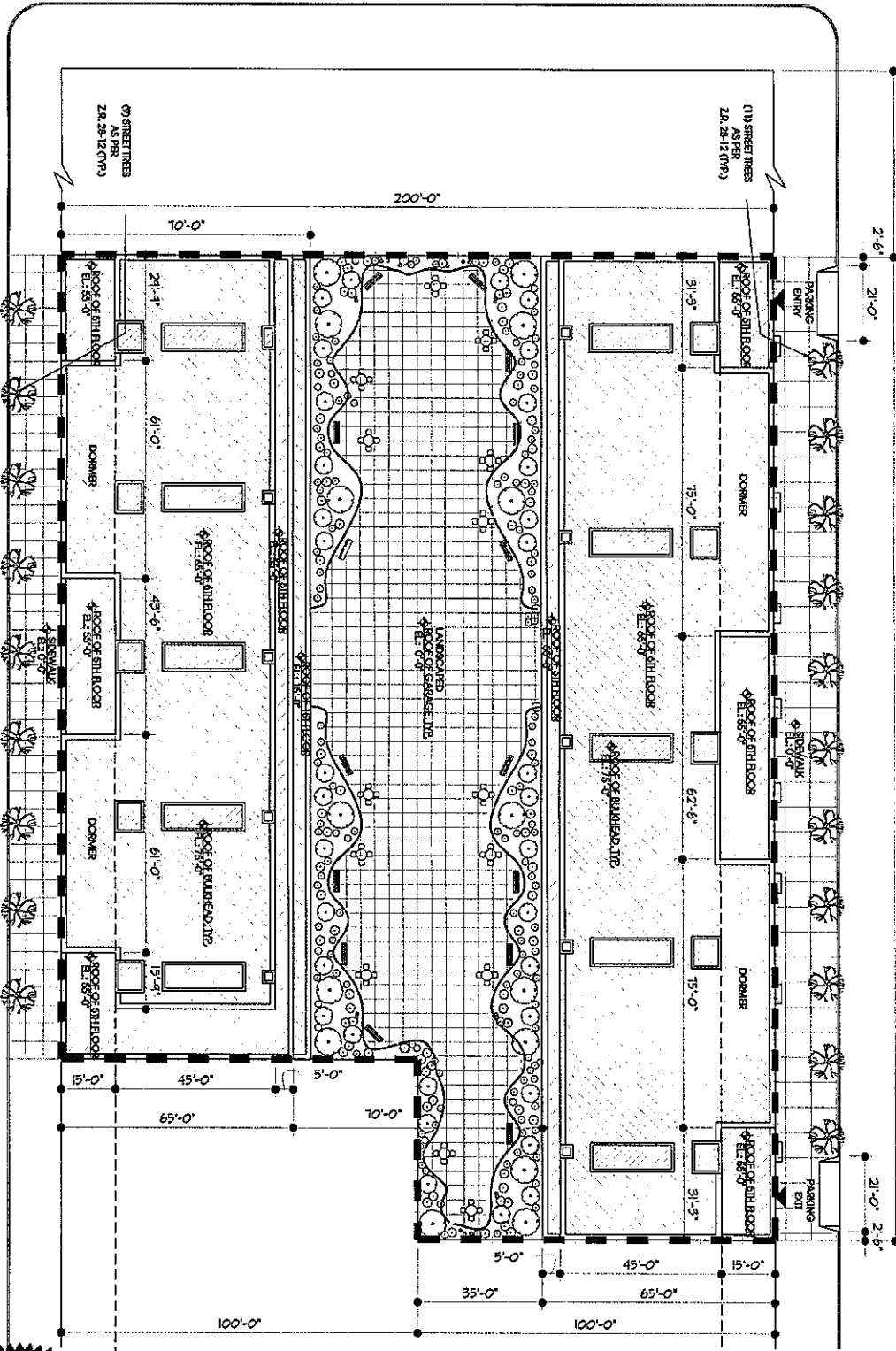


BEDFORD AVENUE
(80'-0" STREET WIDTH - WIDE STREET)

475'-0" TO CORNER

WALLABOUT STREET
(70'-0" STREET WIDTH - NARROW STREET)

275'-0"



(0) STREET TREES
AS PER
2.8, 28, 12 (TP-3)

(1) STREET TREES
AS PER
2.8, 28, 12 (TP-3)

FLUSHING AVENUE
(70'-0" STREET WIDTH - NARROW STREET)
(FOR ILLUSTRATIVE PURPOSES ONLY)

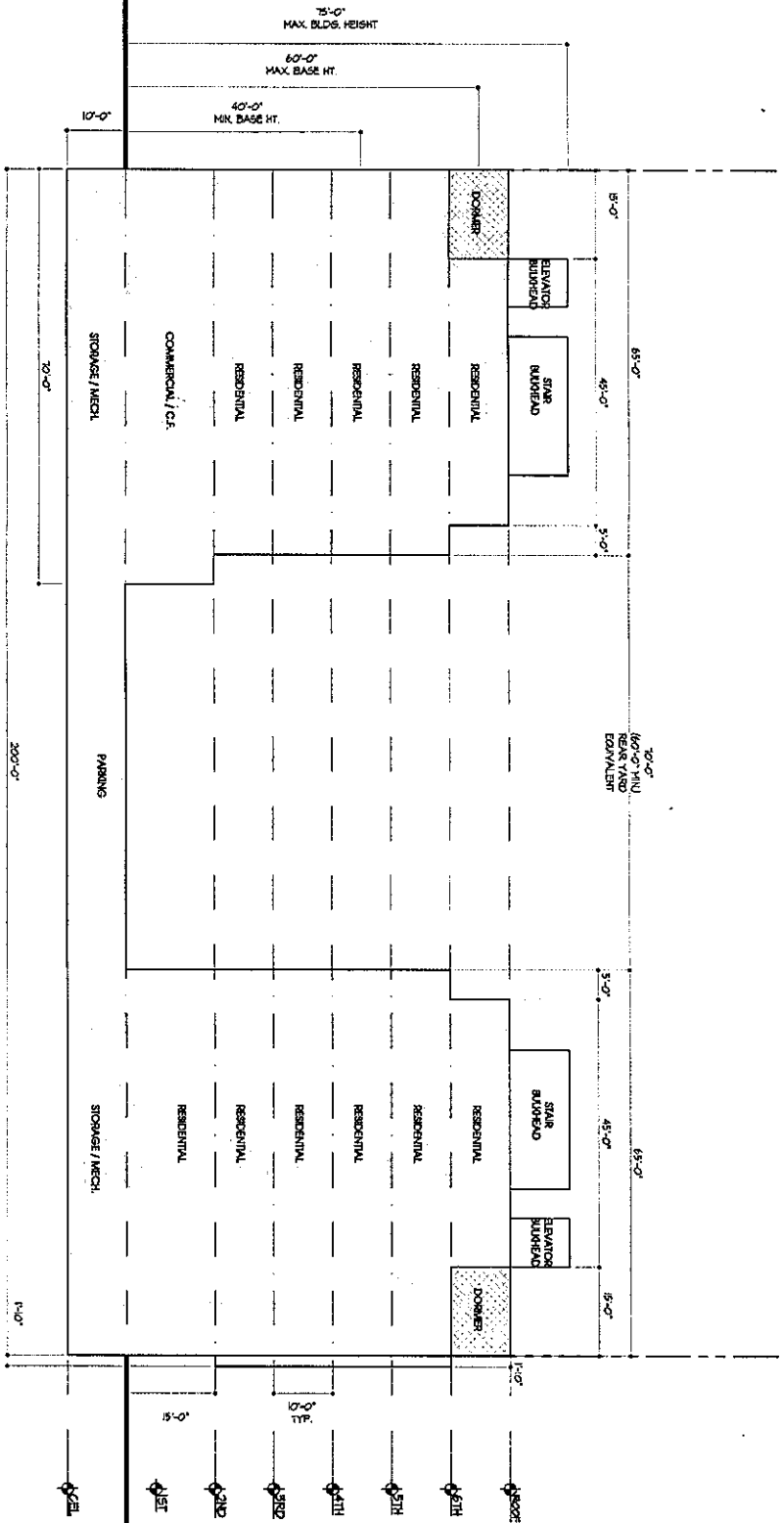
Meltzer/Mandi Architects, P.C.
215 Park Avenue South, New York, NY 10003
Phone: (646) 684-2800 Fax: (646) 684-2800

194-214 WALLABOUT STREET, BROOKLYN
SITE PLAN

SK-2
09-07-07



FLUSHING AVENUE
 07'-0" STREET WIDTH - PARSON STREET



(FOR ILLUSTRATIVE PURPOSES ONLY)

WALLABOUT STREET
 07'-0" STREET WIDTH - PARSON STREET

Meltzer/Mandi Architects, P.C.
 215 Park Avenue South, New York, NY 10003
 Phone: (646) 664-2800 Fax: (646) 664-2801

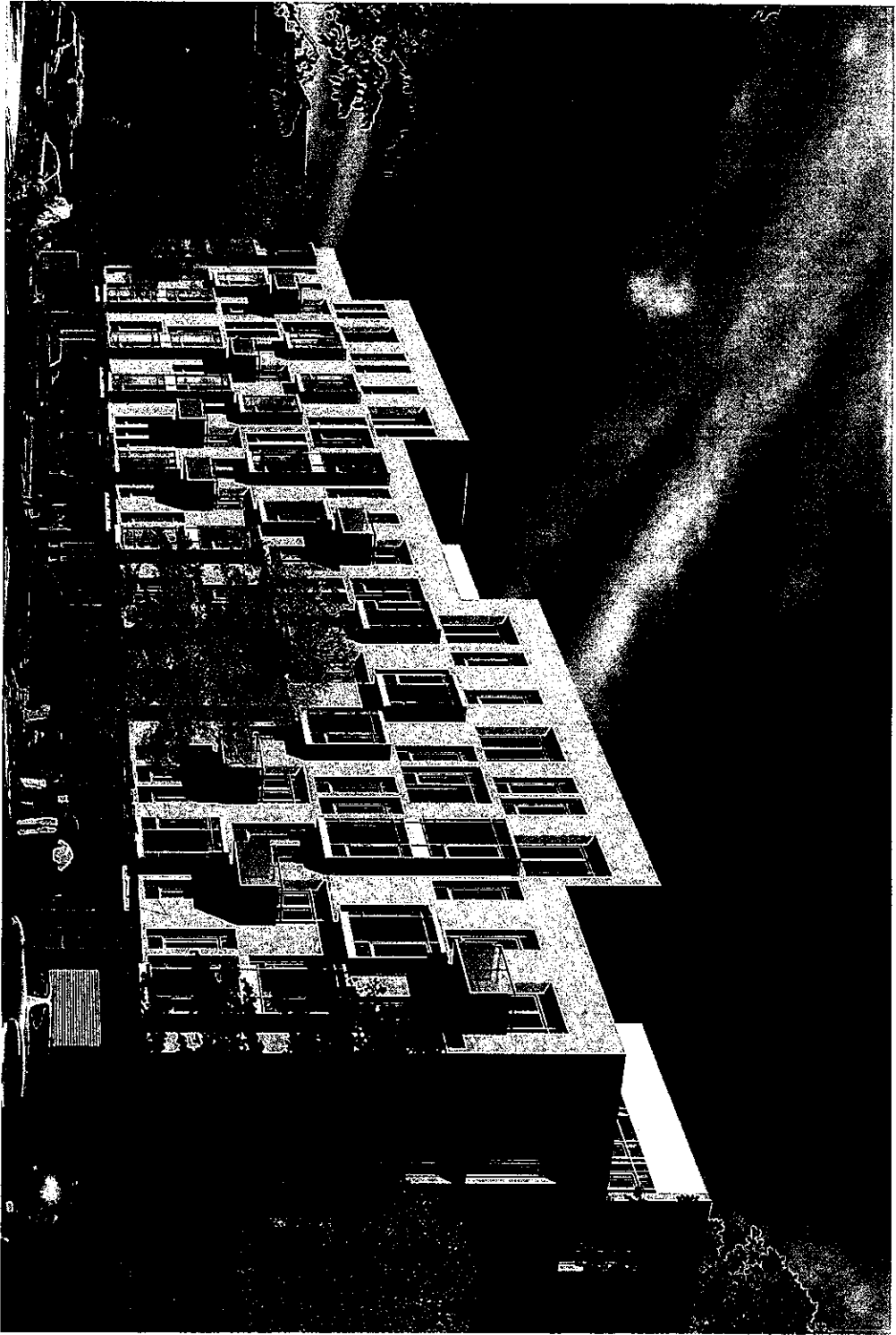
194-214 WALLABOUT STREET, BROOKLYN
 BUILDING SECTION

SK-3
 09-07-07





194-214 WALLABOUT STREET,
Brooklyn, New York

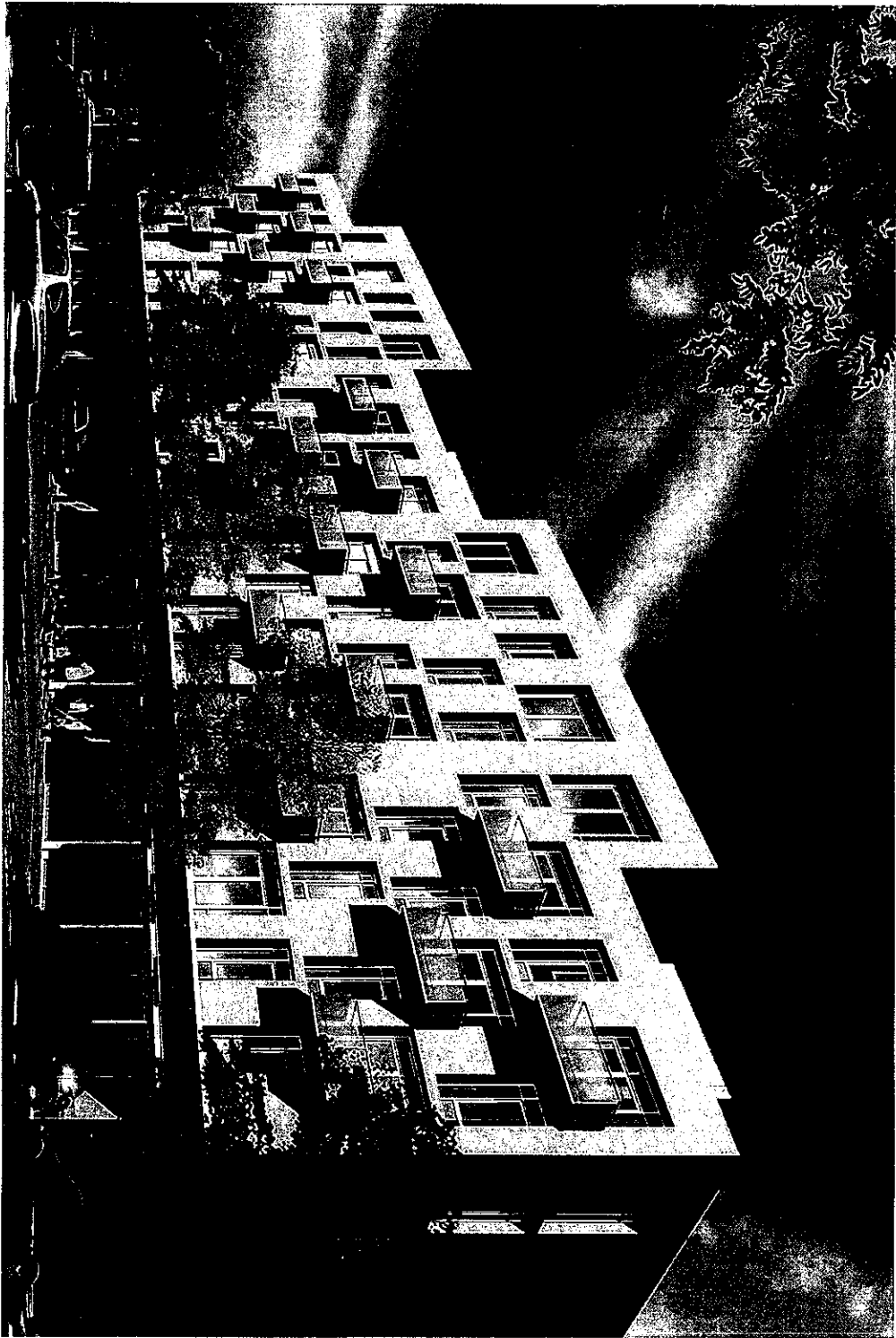


Street View on Wallabout Street
"FOR ILLUSTRATIVE PURPOSE ONLY"

Meltzer/Mandi Architects, P.C.
215 First Avenue South, New York, NY 10003
PHONE: (212) 625-2207 FAX: (212) 625-2201

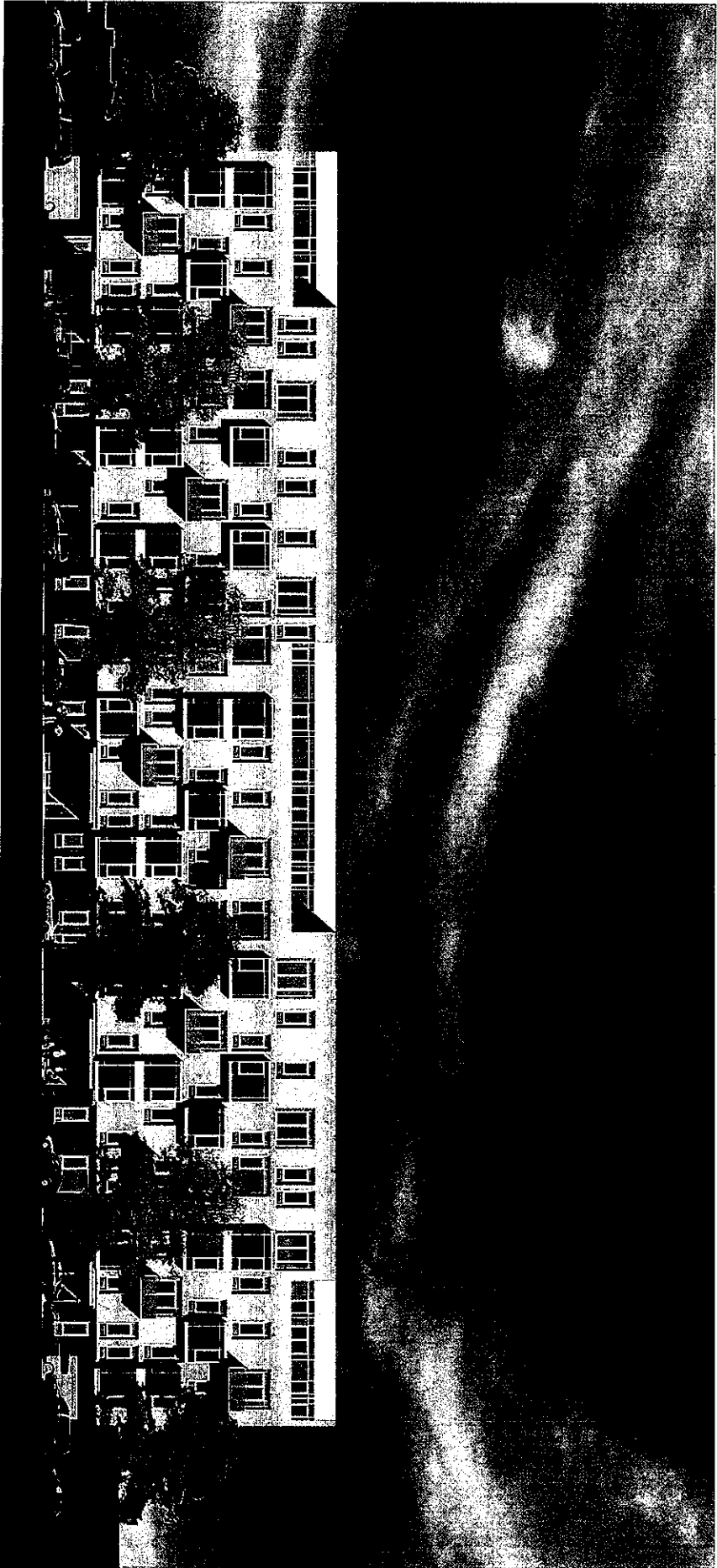


194-214 WALLABOUT STREET,
Brooklyn, New York



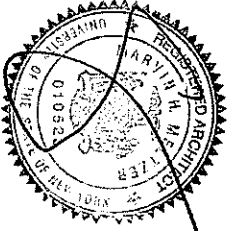
Street View on Flushing Avenue
FOR ILLUSTRATIVE PURPOSE ONLY

Meltzer/Mandi Architects, P.C.
219 Park Avenue South, New York, NY 10003
Phone: (212) 691-2800 Fax: (212) 691-2811



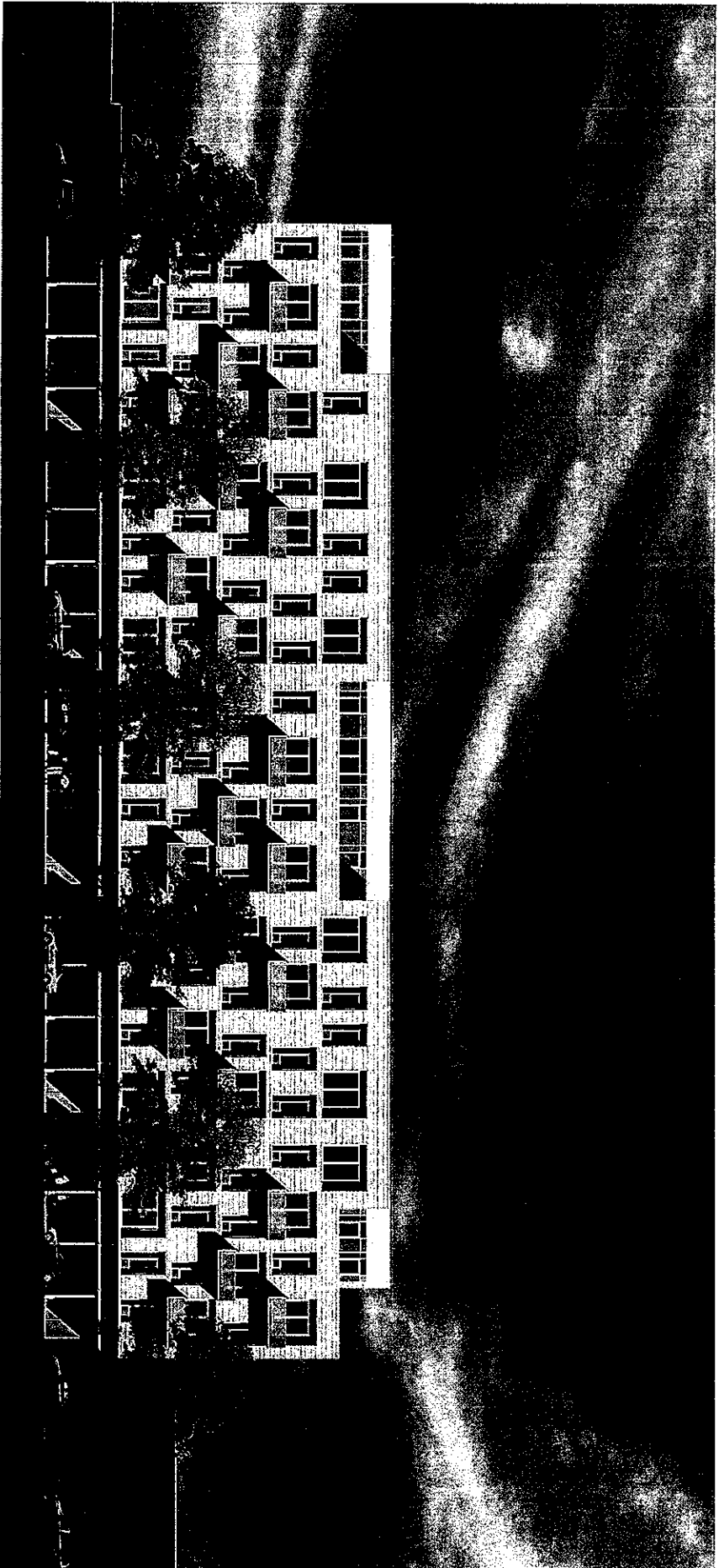
Wallabout Street Elevation
FOR ILLUSTRATIVE PURPOSE ONLY

194-214 WALLABOUT STREET,
Brooklyn, New York



Melizer/Mandi Architects, P.C.
219 Park Avenue South, New York, NY 10003
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08-31-07



Flushing Avenue Elevation
FOR ILLUSTRATIVE PURPOSE ONLY

194-214 WALLABOUT STREET,
Brooklyn, New York



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08-31-07