

GENERAL NOTES:

NAME: PACIFIC PARK
 BUILDING ADDRESS: 595 DEAN STREET, BROOKLYN NY

116,535 SF LOT AREA (REGULAR)
 LOT #50 - BLOCK 1129
 USE GROUPS: 2 AND 6

EAST TOWER, KNOWN AS B12 IN THE DESIGN GUIDELINES
 HEIGHT OF BUILDING: 287'-0" (327' NAVD88)
 NOTE: BASE POINT SET BY GROUND FLOOR @ DATUM 75'-6" NAVD88
 327,185 SF BUILDING AREA PROPOSED (ABOVE GRADE)
 28 BUILDING STORIES

WEST TOWER, KNOWN AS B13 IN THE DESIGN GUIDELINES
 HEIGHT OF BUILDING: 241'-0" (270' NAVD88)
 NOTE: BASE POINT SET BY GROUND FLOOR @ DATUM 71'-0" NAVD88
 327,215 SF BUILDING AREA PROPOSED (ABOVE GRADE)
 23 BUILDING STORIES

PLEASE NOTE THIS BUILDING IS EXEMPT FROM COMPLYING WITH THE REQUIREMENTS OF THE NEW YORK CITY ZONING RESOLUTION AS PER THE MODIFIED GENERAL PROJECT PLAN FOR THE ATLANTIC YARDS LAND USE DEVELOPMENT AND CIVIC PROJECT ADAPTED BY THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION WHICH PROVIDED A COMPLETE ZONING OVERRIDE. THIS INFORMATION IS INCLUDED AT THE REQUEST OF THE DEPARTMENT OF BUILDINGS.

THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A THE EMPIRE STATE DEVELOPMENT CORPORATION ("ESDC") ADOPTED THE GENERAL PROJECT PLAN ("GPP") DATED JULY 18, 2006 AND AMENDED DECEMBER 8, 2006; SEPTEMBER 17, 2009; JUNE 27, 2014, AND AUGUST 15, 2019 FOR THE ATLANTIC YARDS LAND USE IMPROVEMENT AND CIVIC PROJECT (THE "PROJECT") IN ACCORDANCE WITH THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION ACT (THE "UDC ACT").

LOT MERGER:
 AN APPLICATION HAS BEEN SUBMITTED TO NEW YORK CITY DEPARTMENT OF FINANCE FOR A MERGER OF LOT #50 AND LOT #100 INTO A SINGLE LOT. THIS APPLICATION WILL PROVIDE A SINGLE ADDRESS FOR THE PROJECT.

LOT COVERAGE:
 PARCEL B12 WITH AN AREA OF 54,060 SF HAS A MAXIMUM LOT COVERAGE REQUIREMENT OF 21,624 SF (40%); PROJECT B12 EAST TOWER PROVIDES A LOT COVERAGE OF 21,294 SF (39.5%)

PARCEL B13 WITH AN AREA OF 62,475 SF HAS A MAXIMUM LOT COVERAGE REQUIREMENT OF 24,990 SF (40%); PROJECT B13 WEST TOWER PROVIDES A LOT COVERAGE OF 22,641 SF (36%)

BULKHEAD:
 B12 EAST TOWER BULKHEAD IS 17.8% < 20%. B13 WEST TOWER BULKHEAD IS 12.4% < 20%



ZD1 Zoning Diagram
 Must be typewritten.

Orient and affix BIS job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 595
 Street Name Dean Street
 Borough Brooklyn
 Block 1129
 Lot 50
 BIN _____

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)
 Frank Fusaro

Signature _____ Date 03/02/20

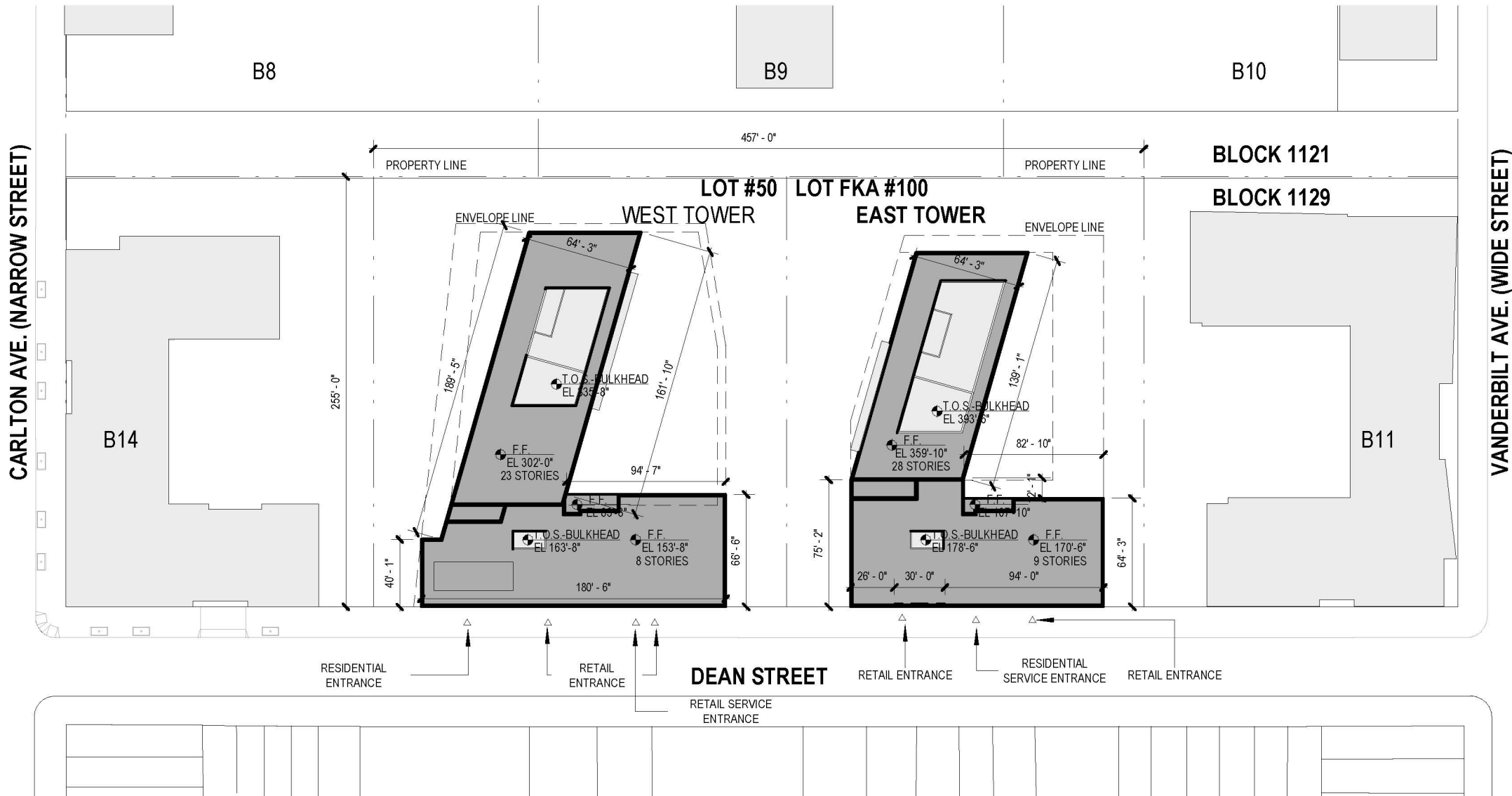


P.E. / R.A. Seal (apply seal when sign and date over seal)

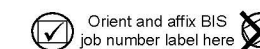
Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE NYC ZONING RESOLUTION AND MUST COMPLY WITH THE REQUIREMENTS OF THE DESIGN GUIDELINES SET FORTH BY THE DEVELOPMENT CORPORATION (ESDC).



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 Yes No

Location Information

House No(s) 595
Street Name Dean Street
Borough Brooklyn
Block 1129
Lot 50
BIN _____

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Signature _____ Date 03/02/20



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ESDC DESIGN GUIDELINES

II. Residential Blocks – General Guidelines. The following sections relate to the development of all of the Buildings to be located on the Residential Blocks (Blocks 1120, 1121, 1128, and 1129).

a. Building Uses:

i. Uses located on the ground floor level within five feet of curb level and within 30 feet of the Atlantic Avenue street wall and within 20 feet of the Vanderbilt Avenue street wall shall be limited to community facility uses, retail and personal service uses, health clubs, lobby space, entryways and entrances to other uses or areas within the building, all as further limited by Clause (a)(iii) below. Lobby and entry areas shall comprise no more than the lesser of (x) thirty linear feet and (y) 25% of the length of the Atlantic Avenue street wall. Retail (which term shall include eating and drinking establishments) and personal service establishments shall occupy a minimum of 40% of the Atlantic Avenue built frontage and a minimum of 40% of the Vanderbilt Avenue built frontage, provided that any building containing a public school in its base shall not be subject to this requirement.

Proposed Uses: Residential, Storage, Retail

COMPLIES

ii. Commercial, community facility uses, and residential uses, including accessory uses, shall be permitted on the ground floor beyond a depth of 30 feet from the Atlantic Avenue street wall and 20 feet from the Vanderbilt Avenue street wall and shall be permitted anywhere on the ground floor of the buildings fronting on Dean Street.

COMPLIES

iii. Clauses (a)(i) and (a)(ii) are modified as follows:

A. The following uses are not allowed on any portion of the Residential Blocks:

1. Circuses, amusement arcades
 2. Animal hospitals, kennels, pounds or crematoriums
 3. Automotive repairs, storage or service stations
 4. Warehouse or storage except where accessory to a permitted use, provided that bicycle storage and garages shall be permitted
 5. Wholesale Establishments
 6. Contractor supply establishments or lumber yards
- B. No bank, loan office, business or professional office shall occupy more than 50 feet of linear street frontage.

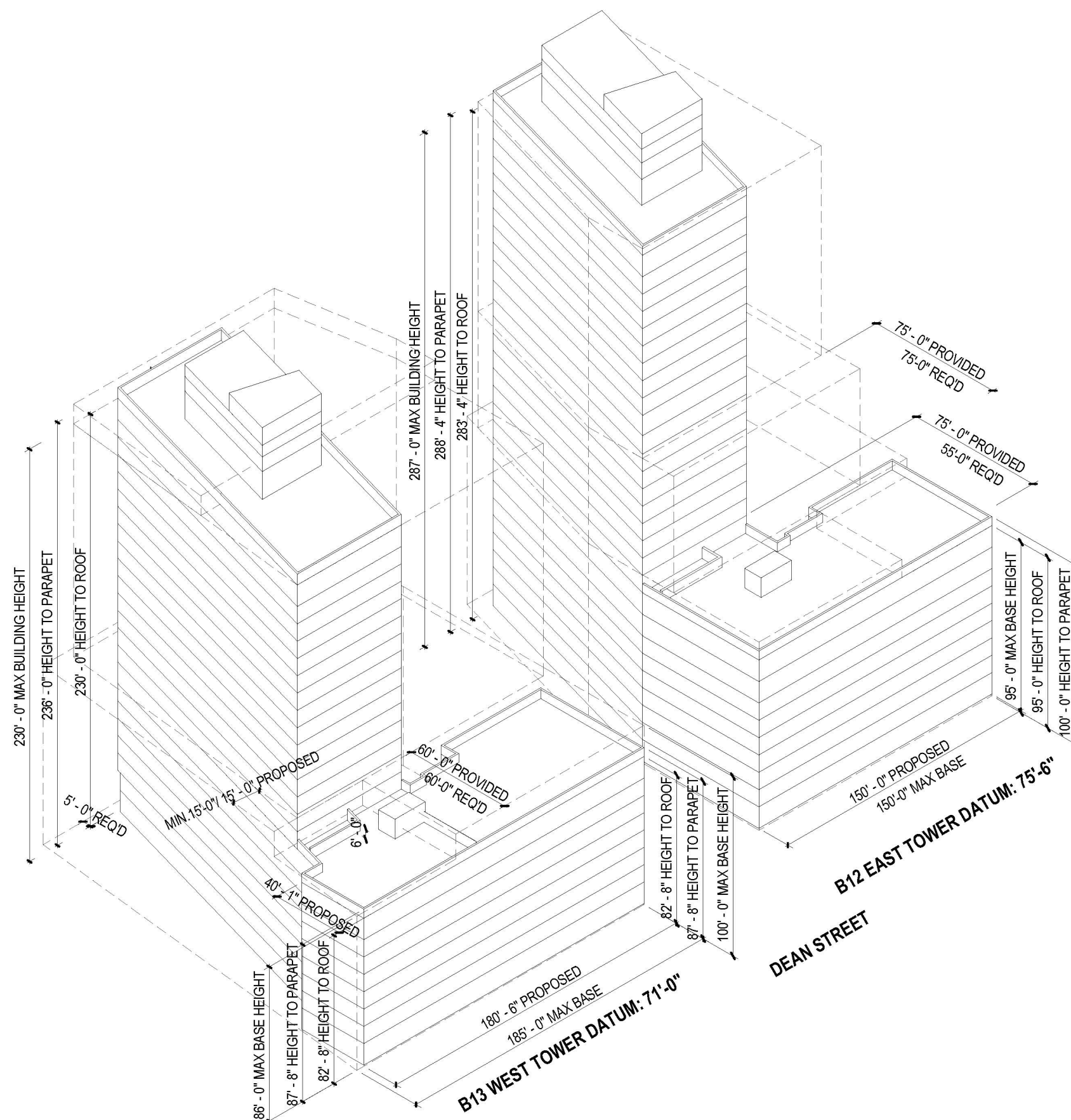
Proposed Uses: Residential, Storage, Retail

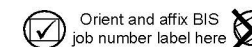
COMPLIES

iv. Residential and community facility uses, including accessory uses, are allowed on any story above the ground floor level, and commercial uses permitted pursuant to this Clause (a) shall be permitted on the second story of any building, provided that any commercial use located on the second story shall be associated with and physically connected to a commercial use located on the ground floor.

Proposed Uses: Residential, Storage, Retail

COMPLIES





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Yes No

Location Information

House No(s) 595
Street Name Dean Street
Borough Brooklyn
Block 1129
Lot 50
BIN _____

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Name (please print)

Frank Fusaro

Signature

Date



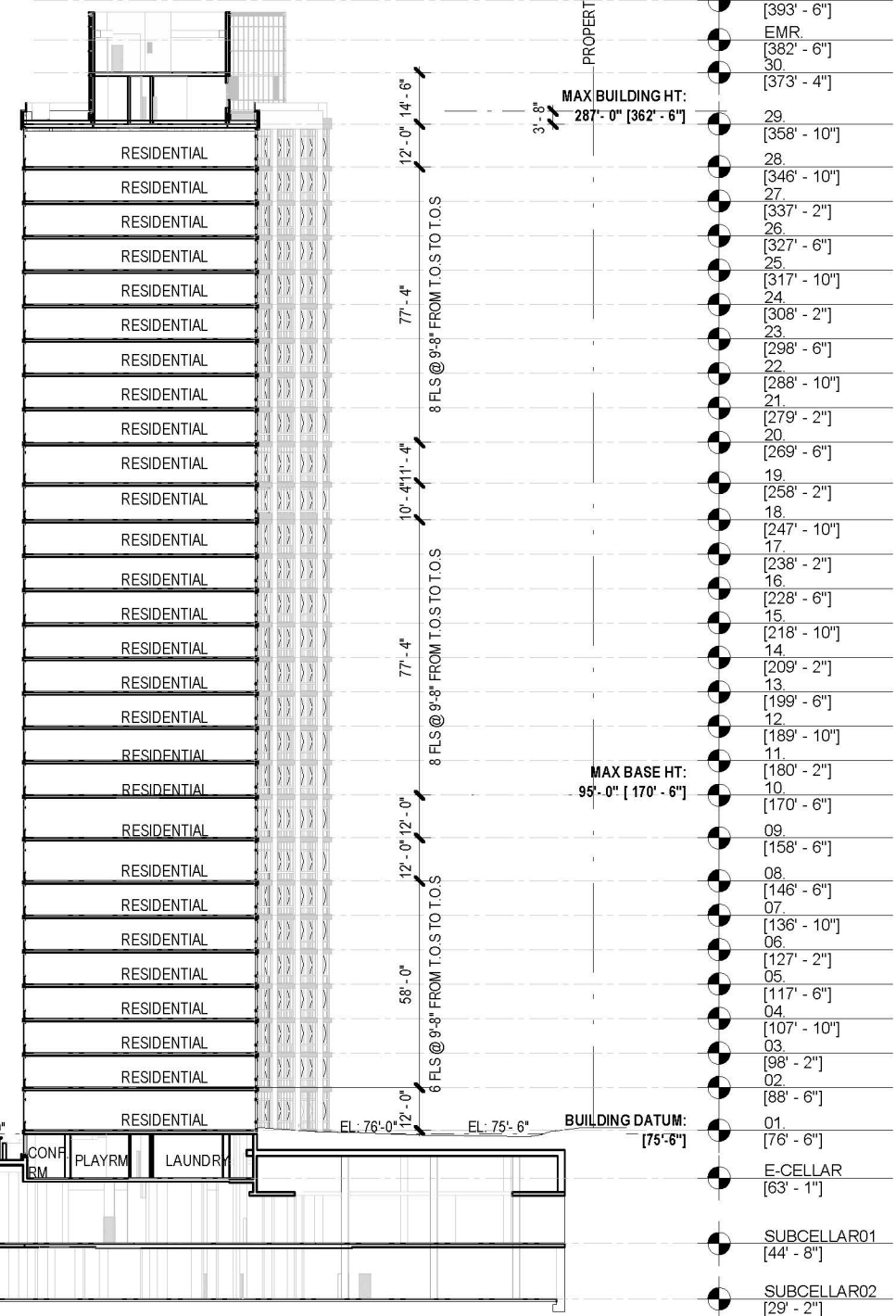
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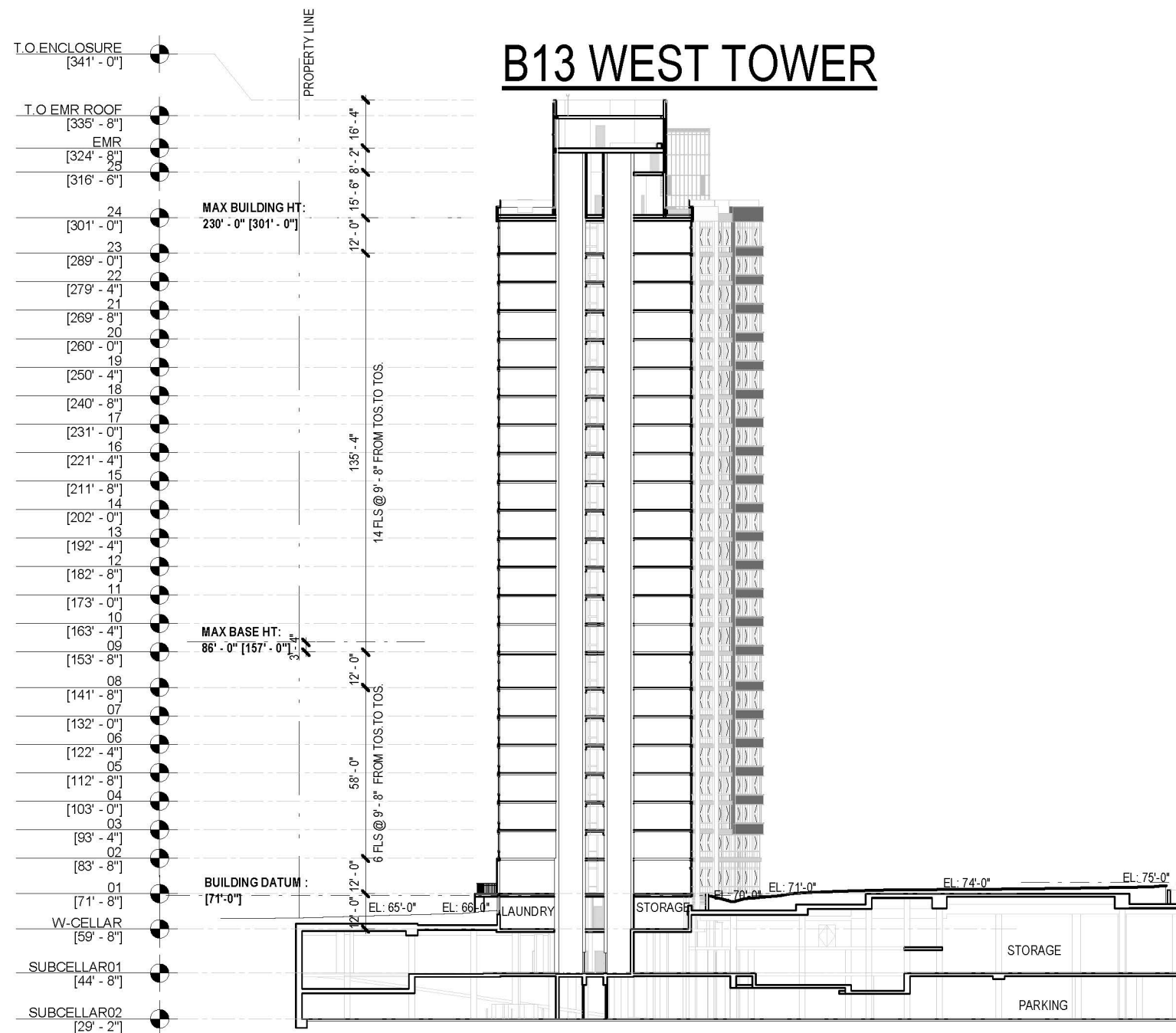
BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

B12 EAST TOWER



B13 WEST TOWER



1 BUILDING SECTION_TOWER
1" = 50'-0"

September 30, 2019

Ira Gluckman, Brooklyn Borough Commissioner
 New York City Department of Buildings
 210 Joralemon Street, 8th Floor
 Brooklyn, New York 11201

Re: Atlantic Yards (aka Pacific Park) in Brooklyn
 Buildings B12 & B13 (aka 615 & 595 Dean Street)
 Block 1129 Lot 50

Dear Commissioner Gluckman:

Reference is made to Empire State Development's October 7, 2014 letter which recited that:

1. The Atlantic Yards project (the "Project") is being undertaken by the New York State Urban Development Corporation, d/b/a Empire State Development ("ESD"), as a Land Use Improvement and Civic Project as defined in Sections 3(6)(c) and (d) of the New York State Urban Development Corporation Act (the "UDC Act").
2. In connection with the Project, ESD adopted a General Project Plan on July 18, 2006, which was affirmed as modified on December 8, 2006, further affirmed as modified on September 17, 2009, June 27, 2014 and August 15, 2019 (collectively, the "MGPP").
3. ESD exercised its statutory power to override the Zoning Resolution of The City of New York within the Project area as set forth in MGPP Section J, and in lieu of the Zoning Resolution, development within the Project area is required to conform to the MGPP and the project's Design Guidelines, which are attached to the MGPP as Exhibit B (the "Design Guidelines").

This letter is to confirm that:

- A. ESD has reviewed the Design Guideline Compliance Submission, consisting of drawings DG-000 – DG-012 and DG-020 – DG-025 dated as of 8/28/19 prepared by Handel Architects, LLP in connection with the above-referenced building (the "DG Compliance Set") and submitted on behalf of AYDC Regional Development Company, LLC ("Tenant").
- B. ESD approves the DG Compliance Set as consistent with the Design Guidelines.

Empire State Development
 633 Third Avenue, New York, NY 10017
 (212) 803-3100 | www.esd.ny.gov

Please note:


C. Pursuant to the July 15, 1992 Memorandum of Understanding between the New York City Department of Buildings ("DOB") and ESD, a copy of which was attached to the October 7, 2014 letter, DOB remains responsible for reviewing project plans and submittals for conformity with the New York City Building Code.

D. ESD has not reviewed nor made any independent analysis of whether or not the DG Compliance Set is in compliance with applicable law and makes no finding of such compliance.

If you have any questions, please do not hesitate to contact Philip Maguire, R.A. of this office at (212) 803-3285 or Philip.Maguire@esd.ny.gov.

Sincerely,

NEW YORK STATE URBAN DEVELOPMENT CORPORATION
 d/b/a EMPIRE STATE DEVELOPMENT

By: 
 Philip C. Maguire, RA
 Senior Architect

cc: Melanie La Rocca, Commissioner
 New York City Department of Buildings
 280 Broadway, 7th Floor
 New York, New York 10007

Jon McMillan, TFC
 Amir Stein, TFC
 Marion Phillips, ESD
 Oluwatobi Jaiyesimi, ESD
 Richard Dorado, ESD

ZD1 Zoning Diagram
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Name (please print)
Frank Fusaro

Signature _____ Date 03/02/20



P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 4

1 Applicant Information Required for all applications.

Last Name	Fusaro	First Name	Frank	Middle Initial	A.
Business Name	Handel Architects		Business Telephone	212-595-4112	
Business Address	120 Broadway, 6th Floor			Business Fax	
City	New York	State	NY	Zip	10271
E-Mail	ffusaro@handelarchitects.com		Mobile Telephone	License Number	021470

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	798	Parking area	92,185 sq. ft.	Parking Spaces: Total	Enclosed 455
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section	72-21
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section	_____
<input type="checkbox"/> Other	Cal. No. _____		

THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A THE EMPIRE STATE DEVELOPMENT CORPORATION ("ESDC") ADOPTED THE MODIFIED GENERAL PROJECT PLAN ("GPP") DATED JULY 18, 2006 AND AMENDED DECEMBER 8, 2006; JUNE 23, 2009; AND JUNE 27, 2014 FOR THE ATLANTIC YARDS LAND USE IMPROVEMENT AND CIVIC PROJECT (THE "PROJECT") IN ACCORDANCE WITH THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION ACT (THE "UDC ACT").

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section	_____
<input type="checkbox"/> Other	App. No. _____		

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
B12	EAST TOWER						
1	17,182	2	17,182				
1	921	6			921		
2	11,698	2	11,698				
3	13,758	2	13,758				
4	19,073	2	19,073				
5	19,073	2	19,073				
6	19,073	2	19,073				
7	19,073	2	19,073				
8	19,073	2	19,073				
9	19,073	2	19,073				
10	8,952	2	8,952				
11	8,052	2	8,052				



ZD1

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
12	8,952	2	8,952				
13	8,952	2	8,952				
14	8,952	2	8,952				
15	8,952	2	8,952				
16	8,952	2	8,952				
17	8,952	2	8,952				
18	8,952	2	8,952				
19	8,952	2	8,952				
20	8,952	2	8,952				
21	8,952	2	8,952				
22	8,952	2	8,952				
23	8,952	2	8,952				
24	8,952	2	8,952				
25	8,952	2	8,952				
26	8,952	2	8,952				
27	8,952	2	8,952				
28	8,852	2	8,952				
SUB-TOTAL	327,185	2 - 6	326,264		921		
B13	WEST TOWER						
1	20,639	2	20,639				
1	1,107	6			1,107		
2	16,616	2	16,616				
3	21,579	2	21,579				
4	21,579	2	21,579				
5	21,579	2	21,579				
6	21,579	2	21,579				
7	21,579	2	21,579				
8	20,904	2	20,904				
Totals							

data continued on next page ----->

Total Zoning Floor Area ----->

ZD1 Zoning Diagram

Must be typewritten.
Sheet 3 of 4

1 Applicant Information Required for all applications.

Last Name Fusaro	First Name Frank	Middle Initial A.
Business Name Handel Architects	Business Telephone 212-595-4112	
Business Address 120 Broadway, 6th Floor		Business Fax
City New York	State NY	Zip 10271
E-Mail ffusaro@handelarchitects.com		License Number 021470

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 798	Parking area 92,185 sq. ft.	Parking Spaces: Total	Enclosed 455
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section 72-21
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Other	App. No. _____	

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4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
B13	WEST TOWER	CONT.					
9	10,747	2	10,747				
10	9,596	2	9,596				
11	10,747	2	10,747				
12	10,747	2	10,747				
13	10,747	2	10,747				
14	10,747	2	10,747				
15	10,747	2	10,747				
16	10,747	2	10,747				
17	10,747	2	10,747				
18	10,747	2	10,747				
19	10,747	2	10,747				
20	10,747	2	10,747				



ZD1

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
21	10,747	2	10,747				
22	10,747	2	10,747				
23	10,747	2	10,747				
SUB-TOTAL	327,215	2 - 6	326,108		1,107		
TOTALS	654,400	2 - 6	652,372		2,028		
B12	EAST TOWER						
SUBCEL02	5,395	2	5,395				
SUBCEL02	40,442	6			40,442		
SUBCEL01	14,163	2	14,163				
SUBCEL01	31,674	6			31,674		
CELLAR	16,728	2	16,728				
CELLAR	13,238	6			13,238		
10 BLKHD	208	2	208				
LWR ROOF	3,269	2	3,269				
UPP ROOF	1,016	2	1,016				
EMR	1,476	2	1,476				
SUB-TOTAL	127,609	2 - 6	42,255		85,354		
B13	WEST TOWER						
SUBCEL02	6,294	2	6,294				
SUBCEL02	47,246	6			47,246		
SUBCEL01	16,537	2	16,537				
SUBCEL01	37,003	6			37,003		
CELLAR	21,128	2	21,128				
CELLAR	6,279	6			6,279		
9 BLKHD	208	2	208				
LWR ROOF	2,440	2	2,440				
UPP ROOF	865	2	865				
EMR	1,281	2	1,281				
SUB-TOTAL	139,281	2 - 6	48,753		90,528		
Totals	921,290		743,380		177,910		7.91

Total Zoning Floor Area 921,290