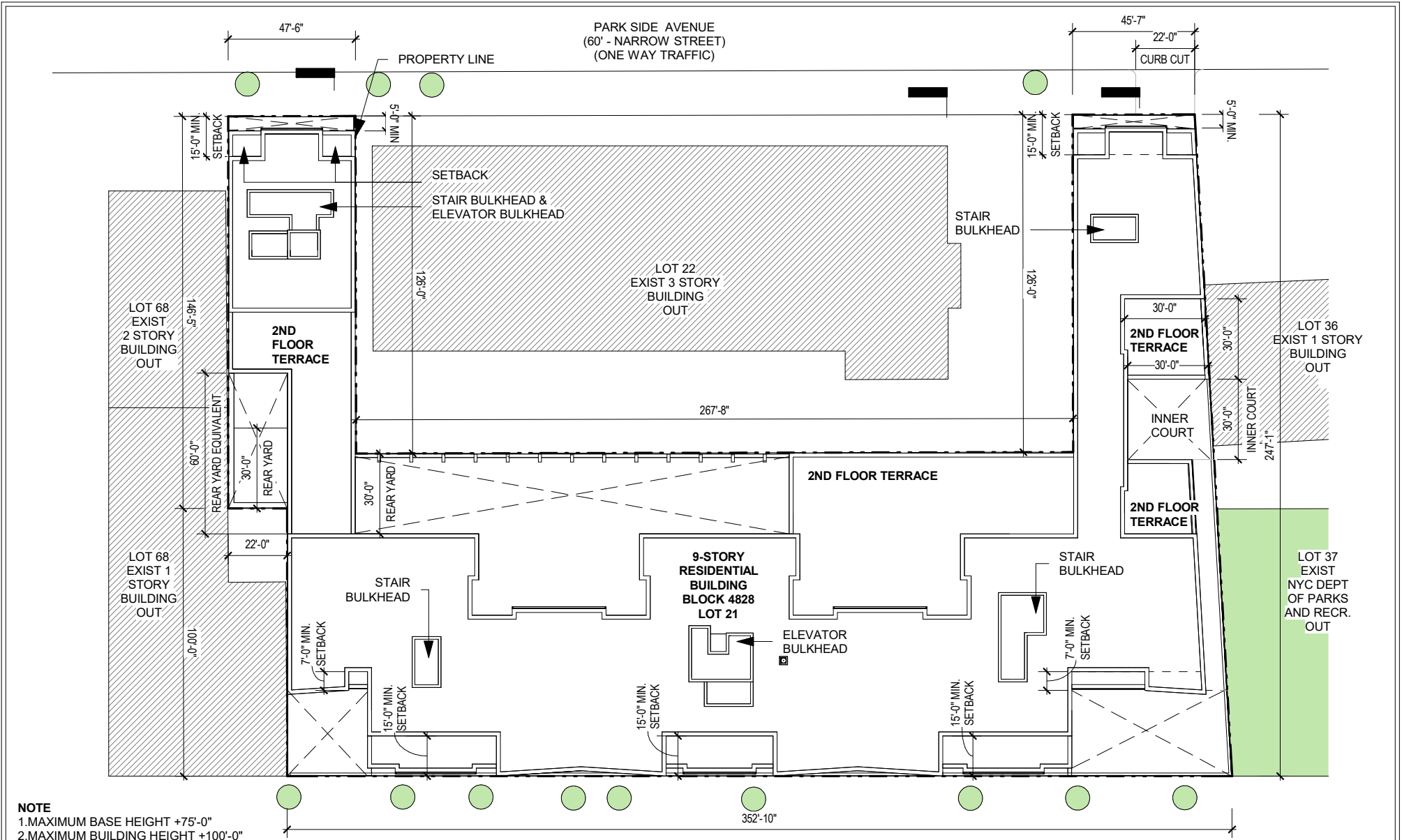
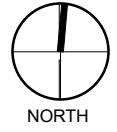
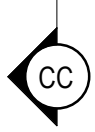
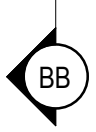
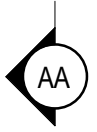


# Vital Brooklyn: Site L (Clarkson Estates) Land use Improvement and Residential Project

DRAFT Design Guidelines  
May 2022



**NOTE**  
 1. MAXIMUM BASE HEIGHT +75'-0"  
 2. MAXIMUM BUILDING HEIGHT +100'-0"  
 3. REQ. SETBACK 15' FROM STREETLINE,  
 CAN BE REDUCED BY 1 FT EVERY FOOT  
 SETBACK, WITH MINIMUM 7 FT



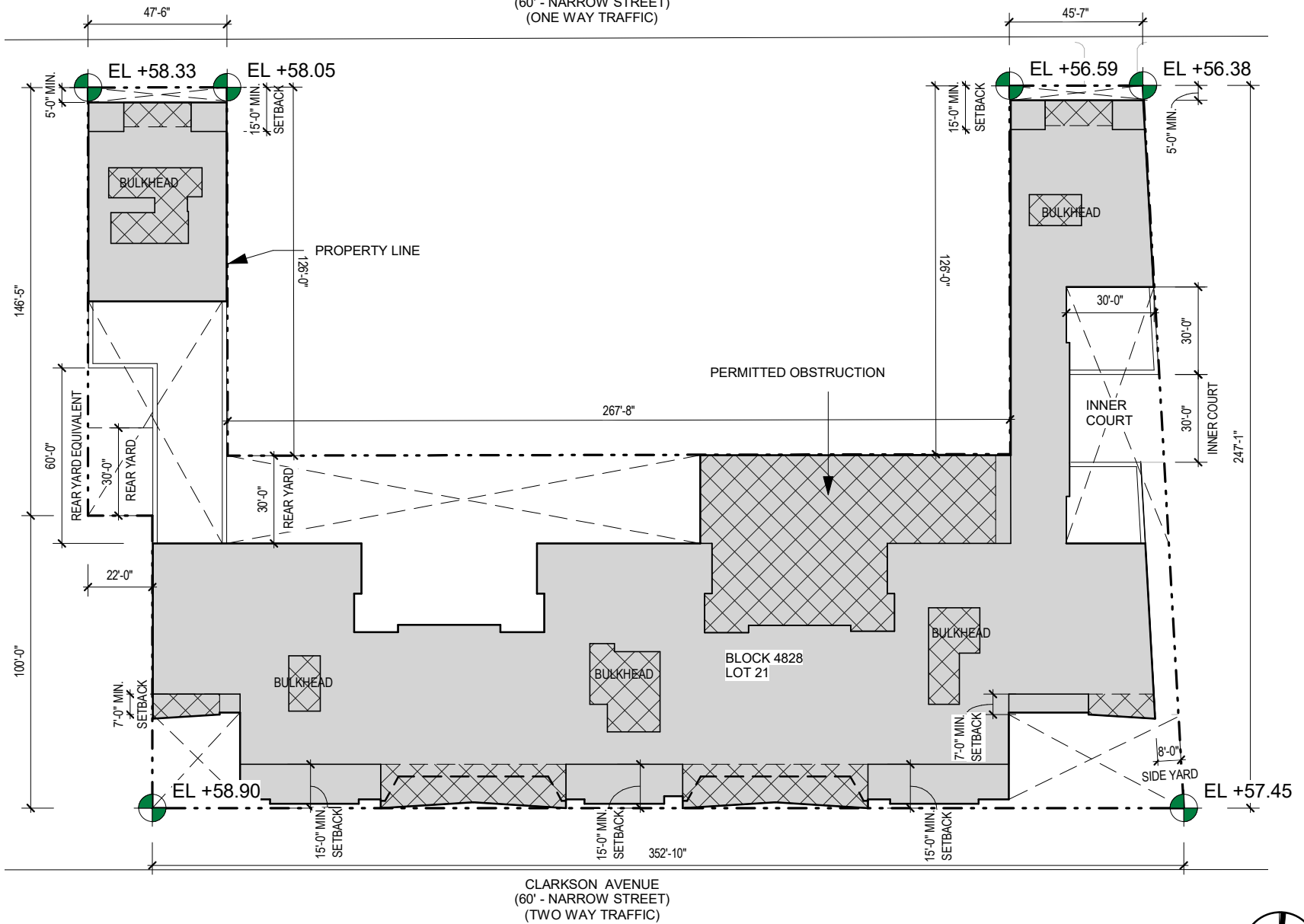
**SITE PLAN**  
 1" = 50'-0"

**VITAL BROOKLYN: SITE L**  
 DRAFT Design Guidelines

05/12/22

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PARK SIDE AVENUE  
(60' - NARROW STREET)  
(ONE WAY TRAFFIC)

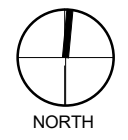


CLARKSON AVENUE  
(60' - NARROW STREET)  
(TWO WAY TRAFFIC)

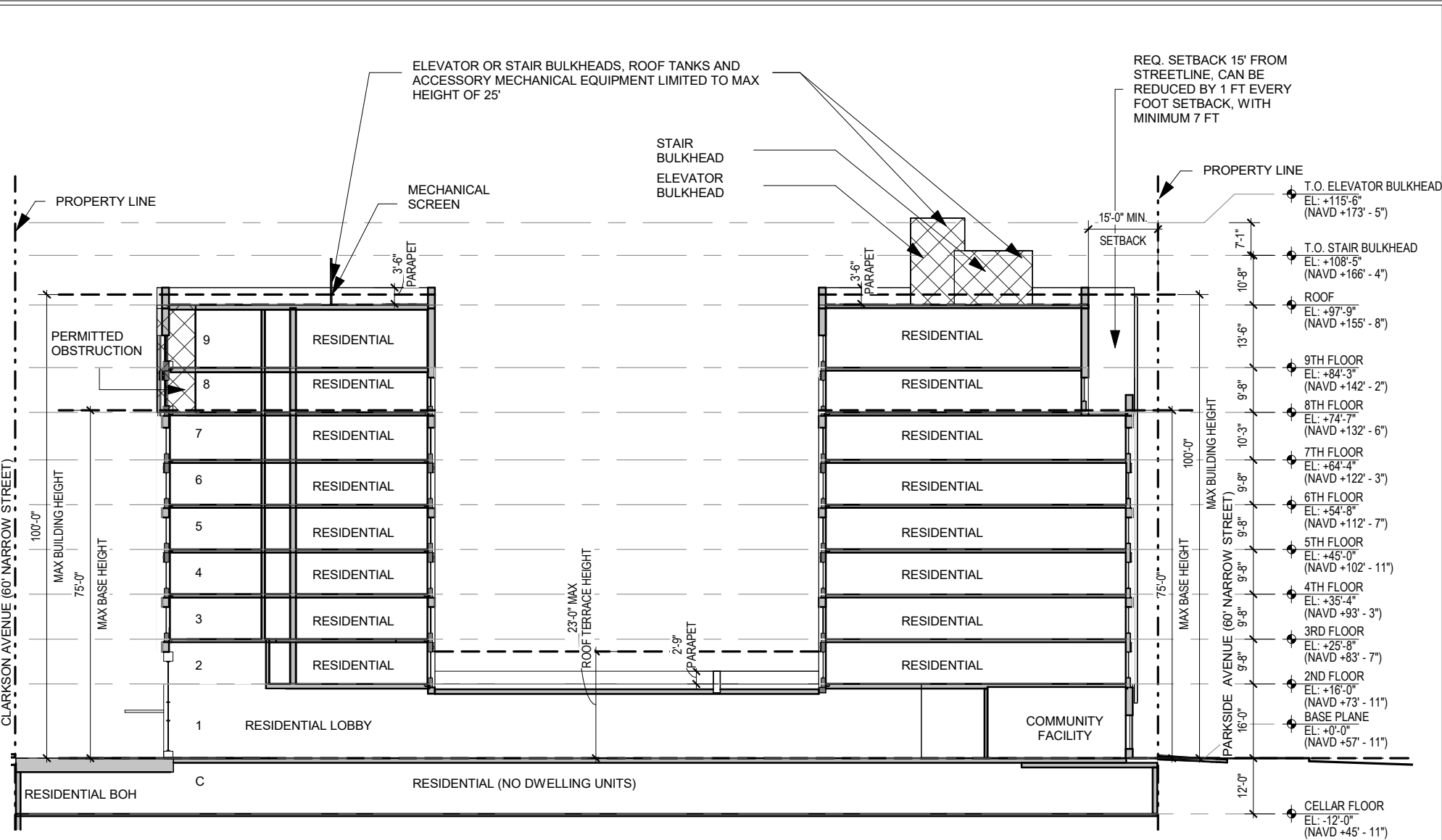


**YARD DIAGRAM**  
1" = 50'-0"


LEGEND :  
 PERMITTED OBSTRUCTION



**VITAL BROOKLYN: SITE L**  
 DRAFT Design Guidelines  
 05/12/22



**SECTION AA**  
As indicated

**LEGEND :**  
 PERMITTED OBSTRUCTION

**VITAL BROOKLYN: SITE L**  
 DRAFT Design Guidelines  
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PROPERTY LINE  
REQ. SETBACK 15'-0" MIN.  
FROM STREETLINE  
ABOVE BASE HEIGHT

15'-0" MIN.  
SETBACK

PROPERTY LINE

TRASH COMPACTOR FLUE

3'-6"  
PARAPET

9

RESIDENTIAL

8

RESIDENTIAL

7

RESIDENTIAL

6

RESIDENTIAL

5

RESIDENTIAL

4

RESIDENTIAL

3

RESIDENTIAL

2

RESIDENTIAL

1

COMMUNITY FACILITY

23'-0" MAX  
ROOF TERRACE HEIGHT

REAR YARD

PARKING

COMMUNITY FACILITY

- 10'-8" T.O. STAIR BULKHEAD  
EL: +108'-5"  
(NAVD +166' - 4")
- 13'-6" ROOF  
EL: +97'-9"  
(NAVD +155' - 8")
- 9'-8" 9TH FLOOR  
EL: +84'-3"  
(NAVD +142' - 2")
- 10'-3" 8TH FLOOR  
EL: +74'-7"  
(NAVD +132' - 6")
- 9'-8" 7TH FLOOR  
EL: +64'-4"  
(NAVD +122' - 3")
- 9'-8" 6TH FLOOR  
EL: +54'-8"  
(NAVD +112' - 7")
- 9'-8" 5TH FLOOR  
EL: +45'-0"  
(NAVD +102' - 11")
- 9'-8" 4TH FLOOR  
EL: +35'-4"  
(NAVD +93' - 3")
- 9'-8" 3RD FLOOR  
EL: +25'-8"  
(NAVD +83' - 7")
- 16'-0" 2ND FLOOR  
EL: +16'-0"  
(NAVD +73' - 11")
- 12'-0" BASE PLANE  
EL: +0'-0"  
(NAVD +57' - 11")
- CELLAR FLOOR  
EL: -12'-0"  
(NAVD +45' - 11")
- CELLAR PARKING FLOOR  
EL: -16'-10"  
(NAVD +41' - 1")

PROPERTY LINE

PARKSIDE AVENUE (60' NARROW STREET)

CLARKSON AVENUE (60' NARROW STREET)

100'-0"  
MAX BUILDING HEIGHT

75'-0"  
MAX BASE HEIGHT

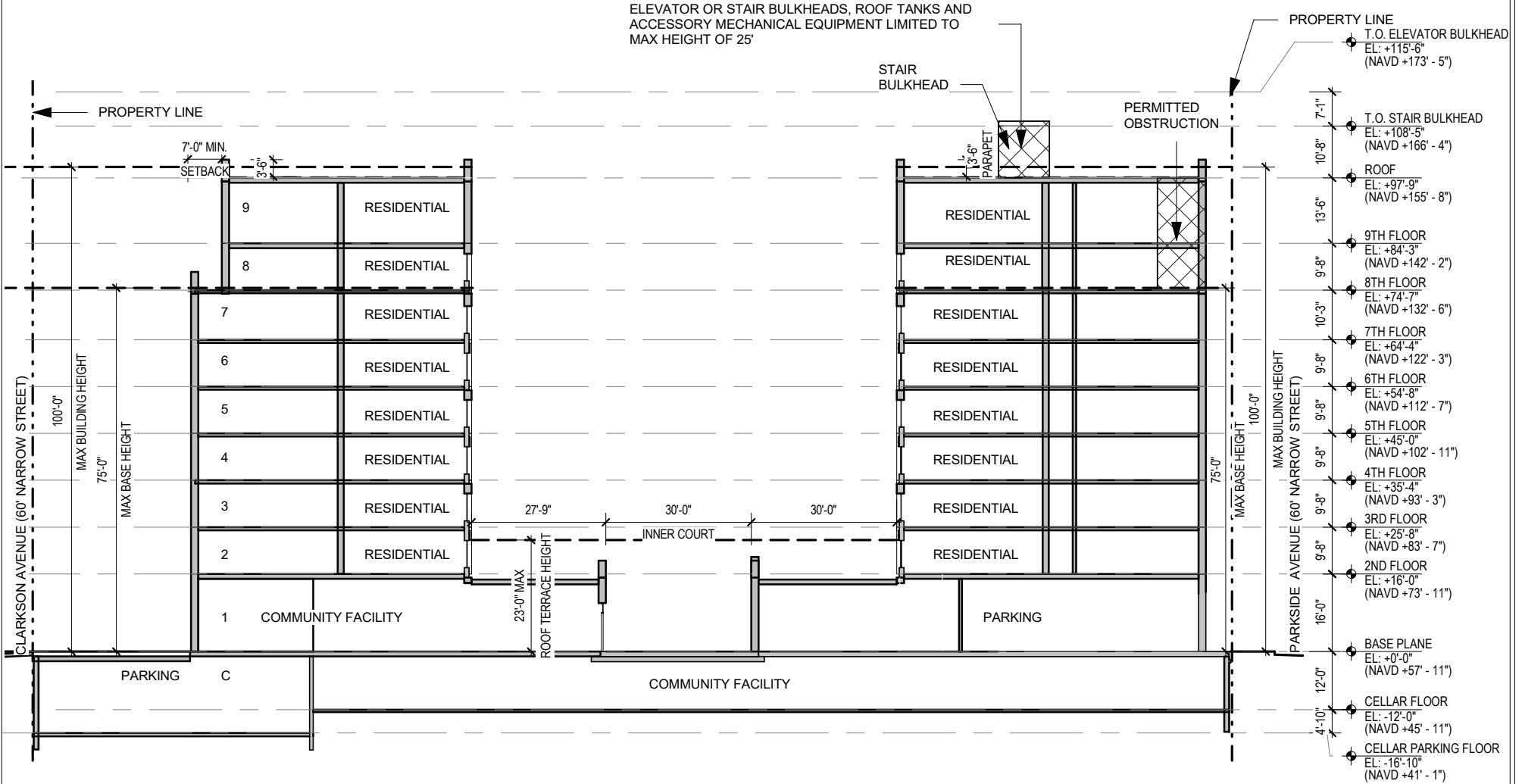


SECTION BB  
As indicated

LEGEND :  
 PERMITTED OBSTRUCTION

VITAL BROOKLYN: SITE L  
DRAFT Design Guidelines  
05/12/22

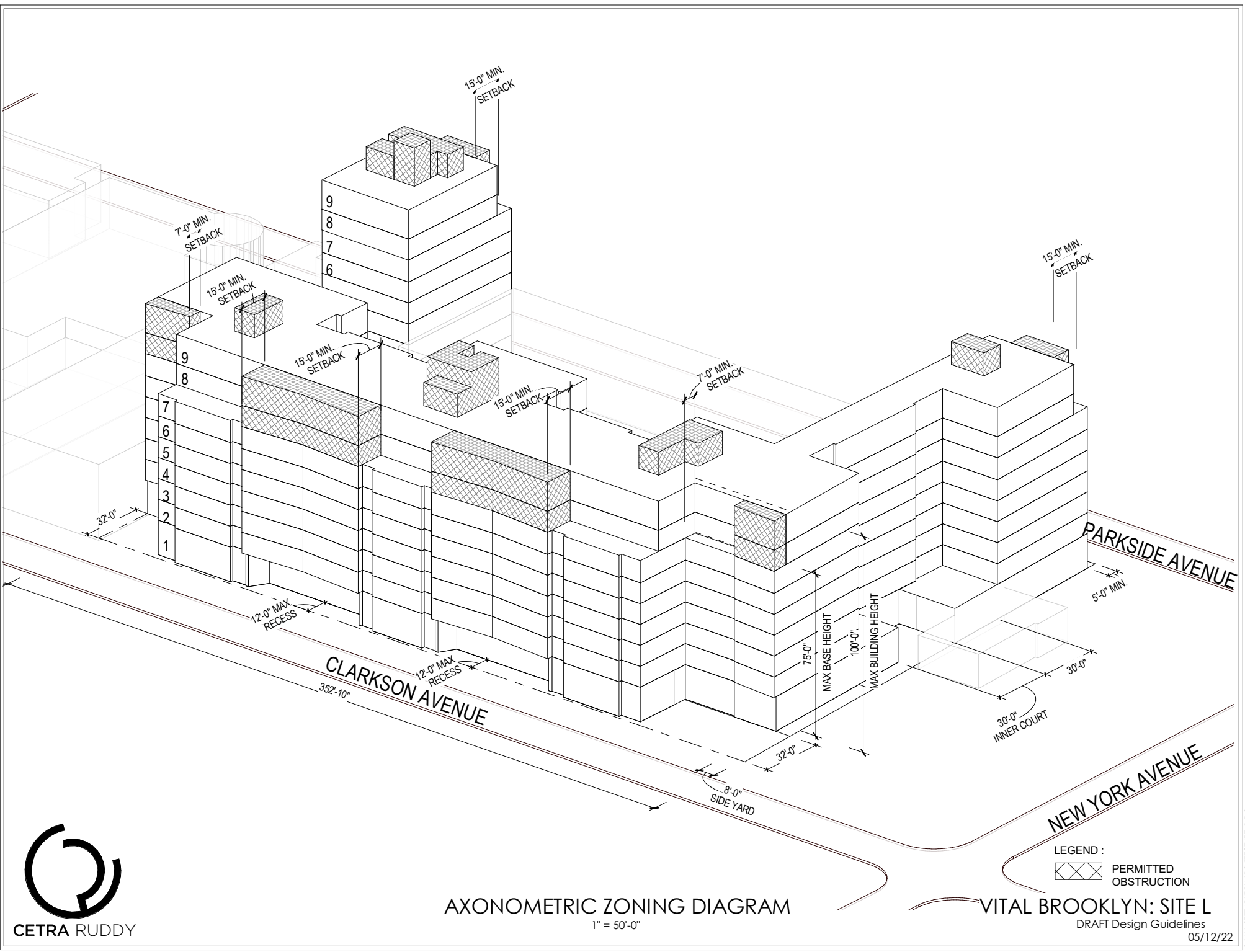
ELEVATOR OR STAIR BULKHEADS, ROOF TANKS AND ACCESSORY MECHANICAL EQUIPMENT LIMITED TO MAX HEIGHT OF 25'




SECTION CC  
As indicated

LEGEND :  
 PERMITTED OBSTRUCTION

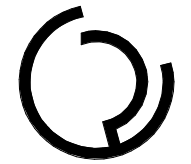
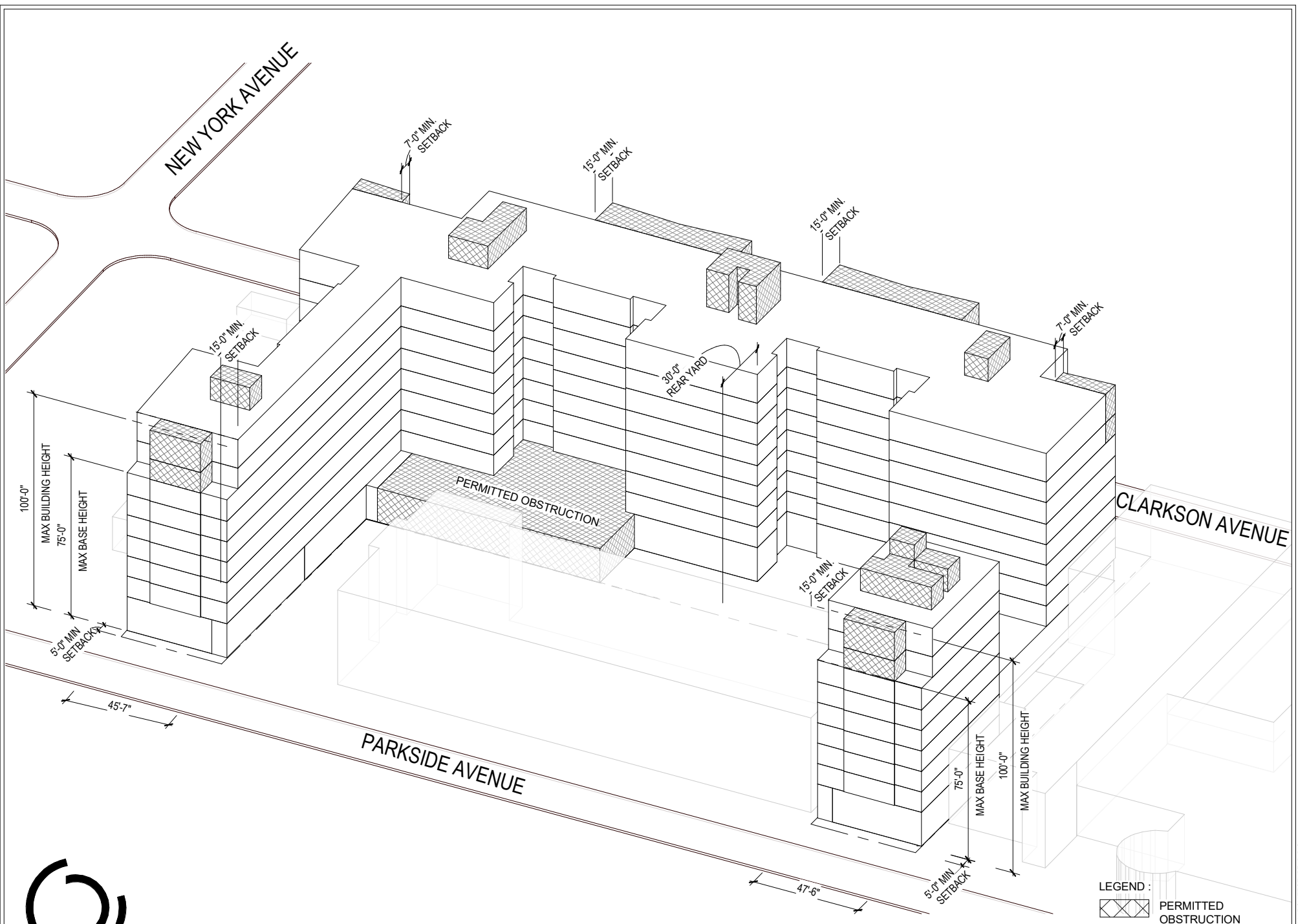
VITAL BROOKLYN: SITE L  
DRAFT Design Guidelines



AXONOMETRIC ZONING DIAGRAM  
1" = 50'-0"

LEGEND :  
 PERMITTED OBSTRUCTION

VITAL BROOKLYN: SITE L  
 DRAFT Design Guidelines  
 05/12/22



CETRA RUDDY

### AXONOMETRIC ZONING DIAGRAM

1" = 50'-0"

LEGEND :  
 PERMITTED OBSTRUCTION

### VITAL BROOKLYN: SITE L

DRAFT Design Guidelines  
 05/12/22



**DESIGN  
GUIDELINES**

ADDRESS 329 CLARKSON AVENUE, BROOKLYN, NY  
 BLOCK 4828  
 LOT 21  
 LOT AREA 54,843 SF

DESIGN GUIDELINES	ITEM/DESCRIPTION	PERMITTED
1	<b>PERMITTED USES</b>	
		RESIDENTIAL COMMUNITY FACILITIES COMMERCIAL (GROUND FLOOR)
2	<b>FLOOR AREA</b>	
	RESIDENTIAL	298,000 GSF (328 UNITS)
	COMMUNITY FACILITY	32,000 GSF (OF WHICH UP TO 2,000 GSF MAY BE COMMERCIAL)
	PARKING	15,000 GSF (UP TO 83 SPACES)
	TOTAL FLOOR AREA (GSF)	<b>345,000 GSF</b>
3	<b>LOT COVERAGE</b>	
	RESIDENTIAL/COMMUNITY FACILITY	41,513 SF
	COMMUNITY FACILITY	MAXIMUM PERMITTED LOT COVERAGE ABOVE THE FIRST FLOOR: 65%
4	<b>YARD REGULATIONS</b>	
	SIDE YARD	NO SIDE YARDS ARE REQUIRED. IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL HAVE A MINIMUM WIDTH OF EIGHT FEET, MEASURED PERPENDICULAR TO THE SIDE LOT LINE AND SUCH SIDE YARD IS NOT REQUIRED TO EXTEND ALONG THE ENTIRE SIDE LOT LINE
	REAR YARD (INTERIOR LOT)	30'-0" REQUIRED
	REAR YARD (THROUGH LOT)	60'-0" REQUIRED ON WESTERN THROUGH LOT ABOVE GROUND FLOOR. EASTERN THROUGH LOT REQUIRES AN INNER COURT WITH A MINIMUM OF 1,200 SF ABOVE THE FIRST FLOOR.
5	<b>OPEN SPACE /COURTS</b>	
	INNER COURT	INNER COURT SHALL NOT BE LESS THAN 1,200 SF AND MINIMUM DIMENSION OF NOT LESS THAN 30 FT ABOVE THE FIRST FLOOR
6	<b>NUMBER OF DWELLING UNITS</b>	
		328 DWELLING UNITS
7	<b>BUILDING HEIGHT</b>	
	MAXIMUM BASE HEIGHT	75'-0"
	MAXIMUM BUILDING HEIGHT	100'-0"



DESIGN GUIDELINES

VITAL BROOKLYN: SITE L  
 DRAFT Design Guidelines

DESIGN GUIDELNES	ITEM/DESCRIPTION	PERMITTED
8	<b>SETBACK</b>	
	STREETWALL SETBACK DISTANCE	ABOVE MAX. BASE HEIGHT UP TO MAX BUILDING HEIGHT REQUIRES A 15' SETBACK FROM THE STREET LINE OF A NARROW STREET. THIS MAY BE REDUCED BY 1 FT EVERY FOOT OF SETBACK IF STREET WALL IS LOCATED BEYOND STREET LINE BUT NOT LESS THAN 7'
	ABOVE MAXIMUM BASE HEIGHT	BUILDING BULK IS PERMITTED WITHIN THE SET-BACK AREA, PROVIDED THAT AT AND ABOVE THE MAX. BASE HEIGHT THE WIDTH OF SUCH BULK DOES NOT EXCEED 60% OF THE WIDTH OF THE BUILDING'S STREET WALL.
9	<b>PERMITTED OBSTRUCTIONS ABOVE MAX. BUILDING HEIGHT</b>	
	DECKS & OTHER SURFACES FOR RECREATIONAL ACTIVITIES	NOT MORE THAN 3'-6" IN HEIGHT
	ELEVATOR OR STAIR BULKHEADS (INCLUDING SHAFTS; AND VESTIBULES NOT LARGER THAN 60 SF), ROOF TANKS & ACCESSORY MECHANICAL EQUIPMENT (INCLUDING ENCLOSURES)	ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES
		LOT COVERAGE OF SUCH OBSTRUCTIONS AND SCREENING ARE CONTAINED WITHIN A VOLUME THAT SHALL NOT EXCEED 20% OF THE LOT COVERAGE OF THE BUILDING AND SUCH OBSTRUCTIONS ARE LIMITED TO A MAXIMUM HEIGHT OF 25FT
	PARAPET WALLS	PARAPET WALLS NOT MORE THAN 4FT IN HEIGHT
	SOLAR ENERGY SYSTEMS	SOLAR ENERGY SYSTEMS; 4FT OR LESS IN HEIGHT OR 15FT IF LESS THAN 25% OF LOT COVERAGE & 6FT FROM STREET WALL
	SUN CONTROL DEVICES	SUN CONTROL DEVICES MAY RISE ABOVE THE PERMITTED BUILDING HEIGHT UP TO 12FT IN HEIGHT
	VEGETATED ROOFS	VEGETATED ROOFS EXCLUDING VEGETATION NOT MORE THAN 3'-6" IN HEIGHT
	REAR YARD PERMITTED OBSTRUCTIONS	ANY BUILDING OR PORTION OF A BUILDING USED FOR ANY PERMITTED USE OTHER THAN RESIDENCES AND PROVIDED THAT THE HEIGHT OF SUCH BUILDING SHALL NOT EXCEED ONE STORY, EXCLUDING BASEMENT, NOR IN ANY EVENT 23 FEET ABOVE CURB LEVEL.
10	<b>STREETWALL</b>	
	STREET WALL	CLARKSON AVENUE / PARKSIDE AVENUE 70 PERCENT OF THE AGGREGATE AREA OF THE STREET WALL BELOW THE MAXIMUM BASE HEIGHT SHALL BE LOCATED WITHIN 8 FEET OF TO THE STREET LINE  PARKSIDE AVENUE FOR STREETWALLS FACING PARKSIDE AVENUE, THE STREET WALL BELOW THE MAXIMUM BASE HEIGHT SHALL BE NOT LESS THAN 5 FEET OF THE STREET LINE
	STREET WALL ARTICULATION	FAÇADE RECESSES UP TO 12 FT AS MEASURED PERPENDICURAL TO THE STREET LINE AT THE GROUND FLOOR ARE PERMITTED

DESIGN GUIDELNES	ITEM/DESCRIPTION	PERMITTED
11	<b>STREET PLANTING</b>	
		NO REQUIREMENT FOR ONSITE PLANTINGS
12	<b>OFF STREET PARKING</b>	
	RESIDENTIAL  COMMUNITY CENTER NON-PROFIT INSTITUTIONS WITHOUT SLEEPING ACCOMODATIONS DAYCARE	NUMBER OF SPACES PERMITTED: UP TO 83 NO MINIMUM REQUIRED
		PER SPACE AREA ALLOCATION - ATTENDED PARKING SPACES REQUIRED: 200 SF MINIMUM PER SPACE WHICH WILL INCLUDE 150 SF FOR EACH PARKING LIFT PROVIDED
13	<b>BICYCLE PARKING</b>	
	RESIDENTIAL	REQUIRED: 1 PER 2 DWELLING UNITS REQUIRED
14	<b>URBAN DESIGN REGULATIONS - TRANSPARENCY</b>	
	MINIMUM TRANSPARENCY	THE GROUND FLOOR LEVEL STREET WALL ALONG ALL STREET FRONTAGES SHALL BE GLAZED WITH TRANSPARENT MATERIALS WHICH MAY INCLUDE STOREFRONT GLAZING, GLAZED DOORS, AND OTHER WINDOWS. SUCH TRANSPARENT MATERIALS SHALL OCCUPY AT LEAST 40% OF THE SURFACE AREA OF SUCH GROUND FLOOR LEVEL STREET WALL ALONG RESIDENTIAL FRONTAGES AND AT LEAST 50% OF THE SURFACE AREA OF SUCH GROUND FLOOR LEVEL STREET WALL ALONG COMMERCIAL AND COMMUNITY FACILITIES FRONTAGES WITHIN 15 FT OF STREET LINE. TRANSPARENCY AREAS ARE MEASURED BETWEEN A HEIGHT OF 2 FT AND 10 FT ABOVE THE CURB LEVEL. SUCH TRANSPARENCY REQUIREMENTS SHALL NOT APPLY TO PORTIONS OF THE GROUND FLOOR LEVEL OCCUPIED BY ENTRANCES OR EXITS TO ACCESSORY OFF-STREET PARKING FACILITIES, LOADING BERTHS, OR EMERGENCY EGRESS STAIRWELLS OR PASSAGeways. (CALCULATIONS SHALL CONSIDER MULLION PROFILES UNDER 3" IN WIDTH AS PART OF THE GLAZING AREA SO LONG AS THEY ARE SPACED 2' OR MORE FROM EACH OTHER. CALCULATIONS SHALL CONSIDER ENTRY DOORS WITH 75% OR MORE OF THEIR SURFACE AREA GLAZED AS 100% GLAZING. ALL AREA CALCULATIONS SHALL BE ESTABLISHED PARALLEL TO THE ASSOCIATED STREET LINE.)

DESIGN GUIDELNES	ITEM/DESCRIPTION	PERMITTED
15	<b>SIGNAGE</b>	
	NAME PLATE OR IDENTIFICATION SIGNAGE	ONE IDENTIFICATION SIGN, WITH AN AREA NOT EXCEEDING 30 SQUARE FEET AND INDICATING ONLY THE NAME OF THE PERMITTED USE, THE NAME OR ADDRESS OF THE BUILDING, OR THE NAME OF THE MANAGEMENT THEREOF, IS PERMITTED FOR EACH USE OR ADDRESS. FOR ANY SIGN ON AWNINGS OR CANOPIES, THE HEIGHT OF LETTERS ON ANY SIDE OF SUCH AWNINGS OR CANOPIES SHALL NOT EXCEED 12 INCHES.
	SIGNAGE FOR PARKING	ONE SIGN, WITH AN AREA NOT EXCEEDING TWO SQUARE FEET, DESIGNATING EACH ENTRANCE TO OR EXIT FROM AN OFF-STREET PARKING AREA, OPEN OR ENCLOSED, IS PERMITTED. NO SUCH SIGN SHALL BE HIGHER THAN SEVEN FEET ABOVE CURB LEVEL.
	ILLUMINATED ACCESSORY SIGNS FOR HOSPITALS AND RELATED FACILITIES	ILLUMINATED NON-FLASHING ACCESSORY SIGNS ARE PERMITTED PROVIDED THAT THE TOTAL SURFACE AREA IN SQUARE FEET OF THE ILLUMINATED AND NON-ILLUMINATED IDENTIFICATION OR DIRECTIONAL SIGNS DOES NOT EXCEED 25 SQUARE FEET ON ANY ONE STREET FRONTAGE OR 15% OF SUCH STREET FRONTAGE IN FEET, WHICHEVER IS LESS.
	FLAGS, BANNERS OR PENNANTS FOR COMMUNITY USES	FLAGS, BANNERS, OR PENNANTS OTHER THAN THAT ARE ADVERTISING SIGNS, USED PRIMARILY FOR COMMUNITY FACILITY USES OF A CIVIC, PHILANTHROPIC, EDUCATIONAL, OR RELIGIOUS NATURE, ARE PERMITTED WITHOUT LIMITATION
	PROJECTION SIGNS	NO SIGN SHALL PROJECT ACROSS A STREET LINE MORE THAN 12 INCHES.
	HEIGHT OF SIGNS	NO SIGN SHALL EXTEND ABOVE THE GROUND FLOOR CEILING, OR MORE THAN 20 FEET ABOVE CURB LEVEL, WHICHEVER IS LESS.
16	<b>SITE ACCESS</b>	
	CURB CUTS	THE MAXIMUM WIDTH OF A CURB CUT SHALL BE 22 FT INCLUDING SPLAYS