

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

Design Guidelines  
August 2022

**DESIGN  
GUIDELINES**

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

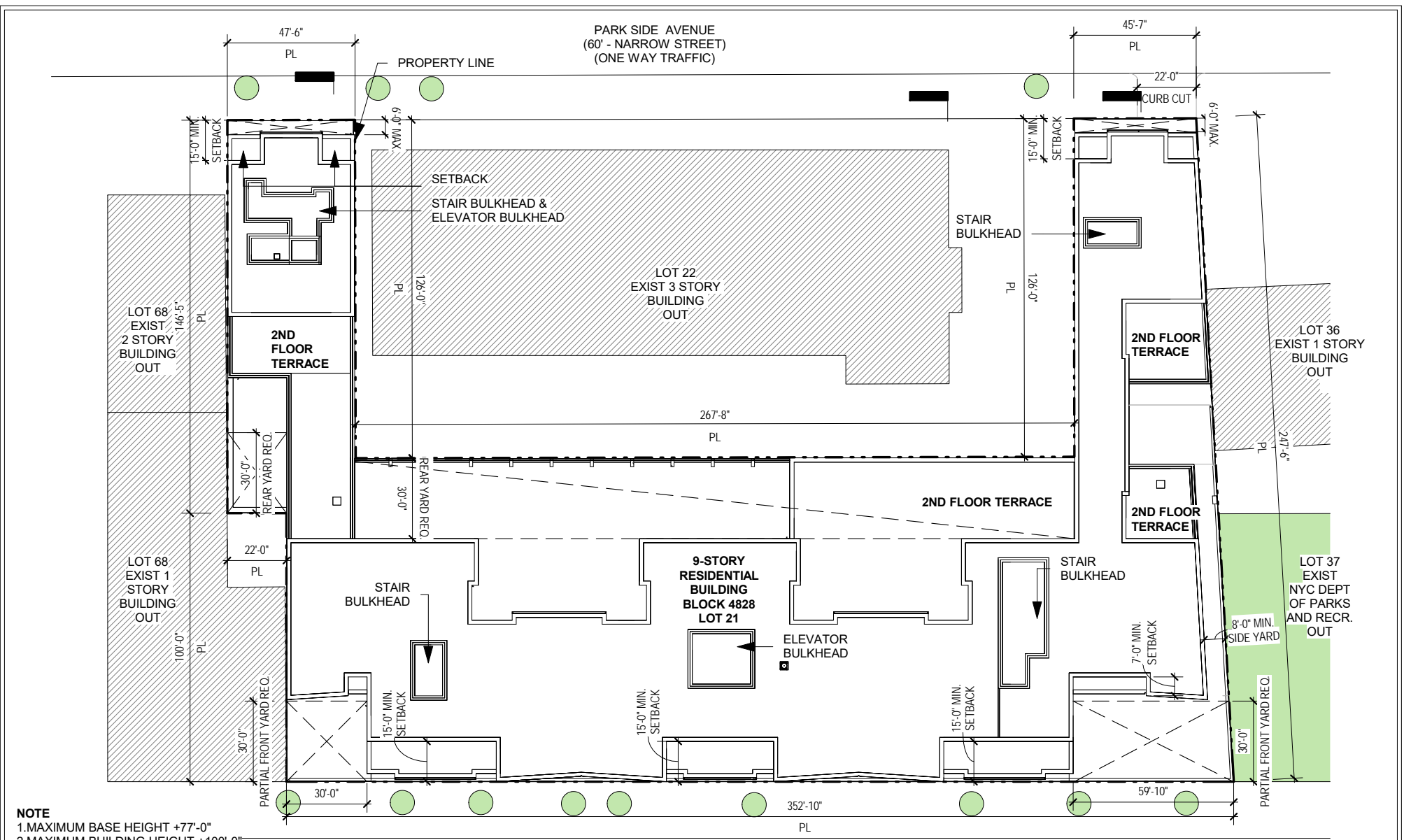
DESIGN GUIDELINES	ITEM/DESCRIPTION	PERMITTED
1	PERMITTED USES	RESIDENTIAL COMMUNITY FACILITIES COMMERCIAL (GROUND FLOOR)
2	FLOOR AREA	
	RESIDENTIAL	298,000 GSF (328 UNITS)
	COMMUNITY FACILITY	32,000 GSF (OF WHICH UP TO 2,000 GSF MAY BE COMMERCIAL)
	PARKING	15,000 GSF (UP TO 83 SPACES)
	TOTAL FLOOR AREA (GSF)	345,000 GSF
3	LOT COVERAGE	
	RESIDENTIAL/COMMUNITY FACILITY	MAXIMUM PERMITTED LOT COVERAGE ABOVE THE FIRST FLOOR: 65%
4	YARD REGULATIONS	
	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. SUCH SIDE YARD IS NOT REQUIRED TO EXTEND ALONG THE ENTIRE SIDE LOT LINE.
	REAR YARD	30'-0" DEEP REQUIRED AS INDICATED ON THE YARD DIAGRAM. REAR YARDS ARE PERMITTED TO BE LOCATED BELOW THE BASE PLANE. ONE STOREY COMMUNITY FACILITY USE IS PERMITTED IN REAR YARDS TO A HEIGHT OF 23' ABOVE THE BASE PLANE. "REAR YARD EQUIVALENTS" ARE NOT REQUIRED.
	PARTIAL FRONT YARDS	30'-0" DEEP REQUIRED AS INDICATED ON THE YARD DIAGRAM. PARTIAL FRONT YARDS SHALL BE FLUSH WITH THE ADJACENT SIDEWALK AND SHALL BE LANDSCAPED. FENCES AND GATES BETWEEN THE PARTIAL FRONT YARD AND THE SIDEWALK ARE PROHIBITED.
5	NUMBER OF DWELLING UNITS	
		328 DWELLING UNITS
6	BUILDING HEIGHT	
	BASE PLANE	NAVD +57' - 11"
	MAXIMUM BASE HEIGHT	77'-0" ABOVE BASE PLANE
	MAXIMUM BUILDING HEIGHT	100'-0" ABOVE BASE PLANE



DESIGN GUIDELNES	ITEM/DESCRIPTION	PERMITTED
7	BUILDING SETBACK	
	BUILDING SETBACK DISTANCE	ABOVE MAX. BASE HEIGHT, A 15 FT SETBACK IS REQUIRED FROM THE STREET LINE . BUILDING BULK IS PERMITTED WITHIN THE SET-BACK AREA UP TO THE MAXIMUM BUILDING HEIGHT ABOVE THE MAX. BASE HEIGHT. THE TOTAL WIDTH OF SUCH BULK CANNOT EXCEED 60% OF THE WIDTH OF THE BUILDING'S STREET WALL.
8	PERMITTED OBSTRUCTIONS ABOVE MAX. BUILDING HEIGHT	
	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
9	STREETWALL	
	STREET WALL LOCATION	STREETWALLS SHALL BE LOCATED NO MORE THAN 6 FT FROM THE STREET LINE EXCEPT WHERE PARTIAL FRONT YARDS ARE REQUIRED.
	GROUND FLOOR RECESSES AT CLARKSON	AT THE GROUND FLOOR, RECESSES UP TO 12 FT DEEP (MEASURED PERPENDICULAR TO AND FROM THE STREET LINE) ARE PERMITTED. THE HEIGHT OF THE RECESSES SHALL NOT EXCEED THE HEIGHT OF THE FIRST FLOOR. AGGREGATE WITH OF RECESSES SHALL NOT EXCEED 50% OF THE AGGREGATE WIDTH OF THE STREET WALL. GROUND FLOOR RECESS SHALL BE FLUSH WITH THE ADJACENT SIDEWALK. FENCES AND GATES BETWEEN THE GROUND FLOOR RECESS AND SIDEWALK ARE PROHIBITED.
	STREET WALL ARTICULATION	THE PORTION OF THE CLARKSON STREET WALL THAT IS REQUIRED TO BE LOCATED WITHIN 6FT OF THE STREET LINE SHALL HAVE A SERIES OF SIX VERTICAL BREAKS FROM GRADE TO THE TOP OF THE BASE. BREAKS SHALL BE A MINIMUM OF 6FT WIDE AND 3FT DEEP FROM STREET LINE AND SHALL BE ARRANGED IN A MANNER THAT ACCENTUATES THE BUILDING'S MASSING.

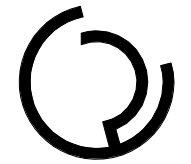
DESIGN GUIDELINES	ITEM/DESCRIPTION	PERMITTED
10	STREET PLANTING	
		1 TREE PER 25' OF STREET FRONTAGE OR AS PER NYC DEPARTMENT OF PARKS AND RECREATION REQUIREMENT
11	OFF STREET PARKING	
	RESIDENTIAL  COMMUNITY CENTER NON-PROFIT INSTITUTIONS WITHOUT SLEEPING ACCOMODATIONS DAYCARE	NUMBER OF SPACES PERMITTED: 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
12	BICYCLE PARKING	
	RESIDENTIAL	REQUIRED: 1 PER 2 DWELLING UNITS...
13	URBAN DESIGN REGULATIONS - TRANSPARENCY	
	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 (EXCLUSIVE OF PARKING). TRANSPARENCY AREAS ARE MEASURED BETWEEN A HEIGHT OF 2 FT AND 12 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
14	SIGNAGE	
	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	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.
15	SITE ACCESS	
	CURB CUTS	THE MAXIMUM WIDTH OF A CURB CUT SHALL BE 22 FT INCLUDING SPLAYS

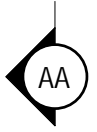


- NOTE**
1. MAXIMUM BASE HEIGHT +77'-0"
  2. MAXIMUM BUILDING HEIGHT +100'-0"
  3. REQ. SETBACK 15' FROM STREETLINE

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

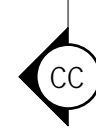
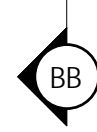


CETRA RUDDY



SITE PLAN

1" = 50'-0"



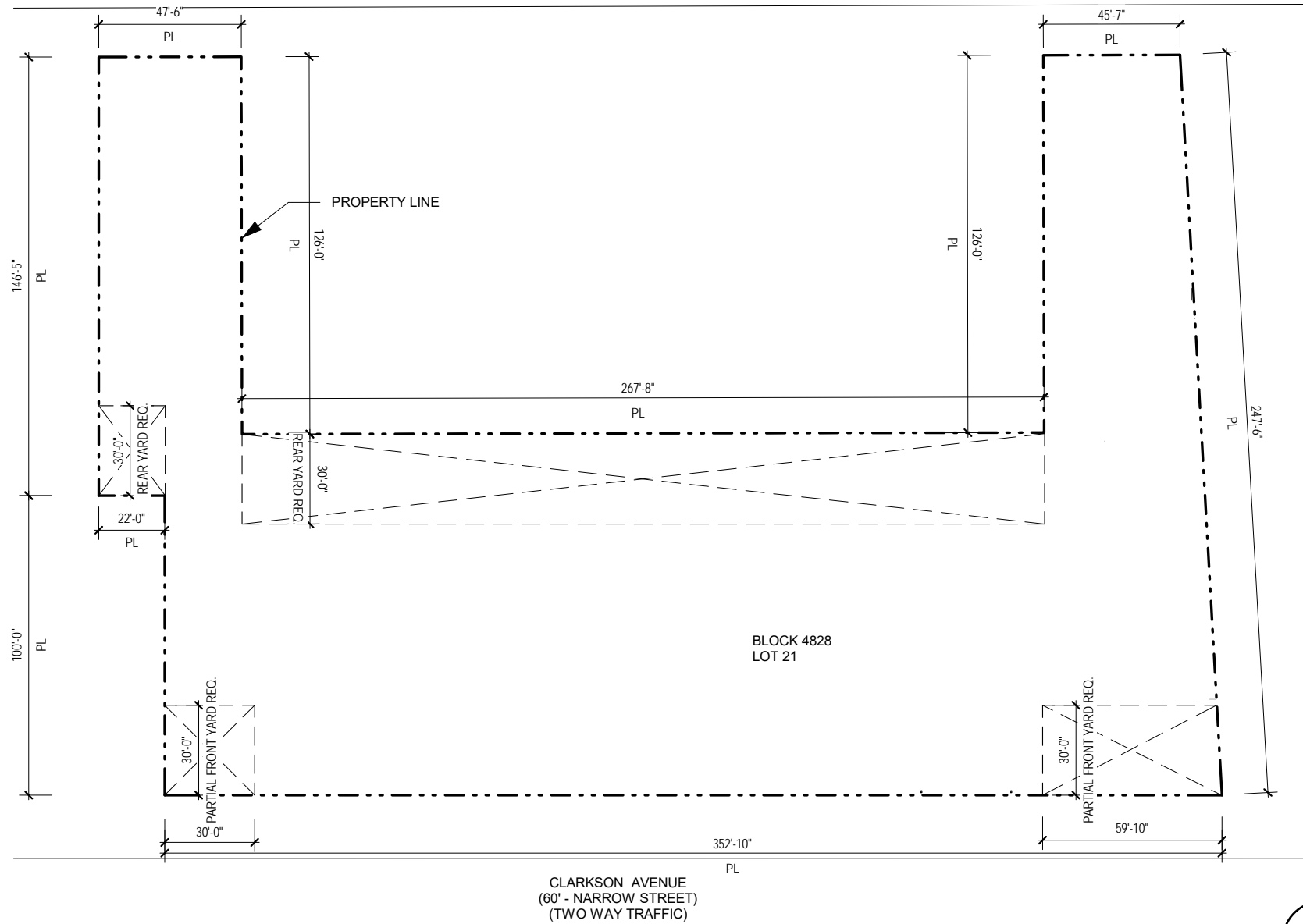
VITAL BROOKLYN: SITE L

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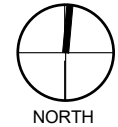


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PARK SIDE AVENUE  
(60' - NARROW STREET)  
(ONE WAY TRAFFIC)



BLOCK 4828  
LOT 21



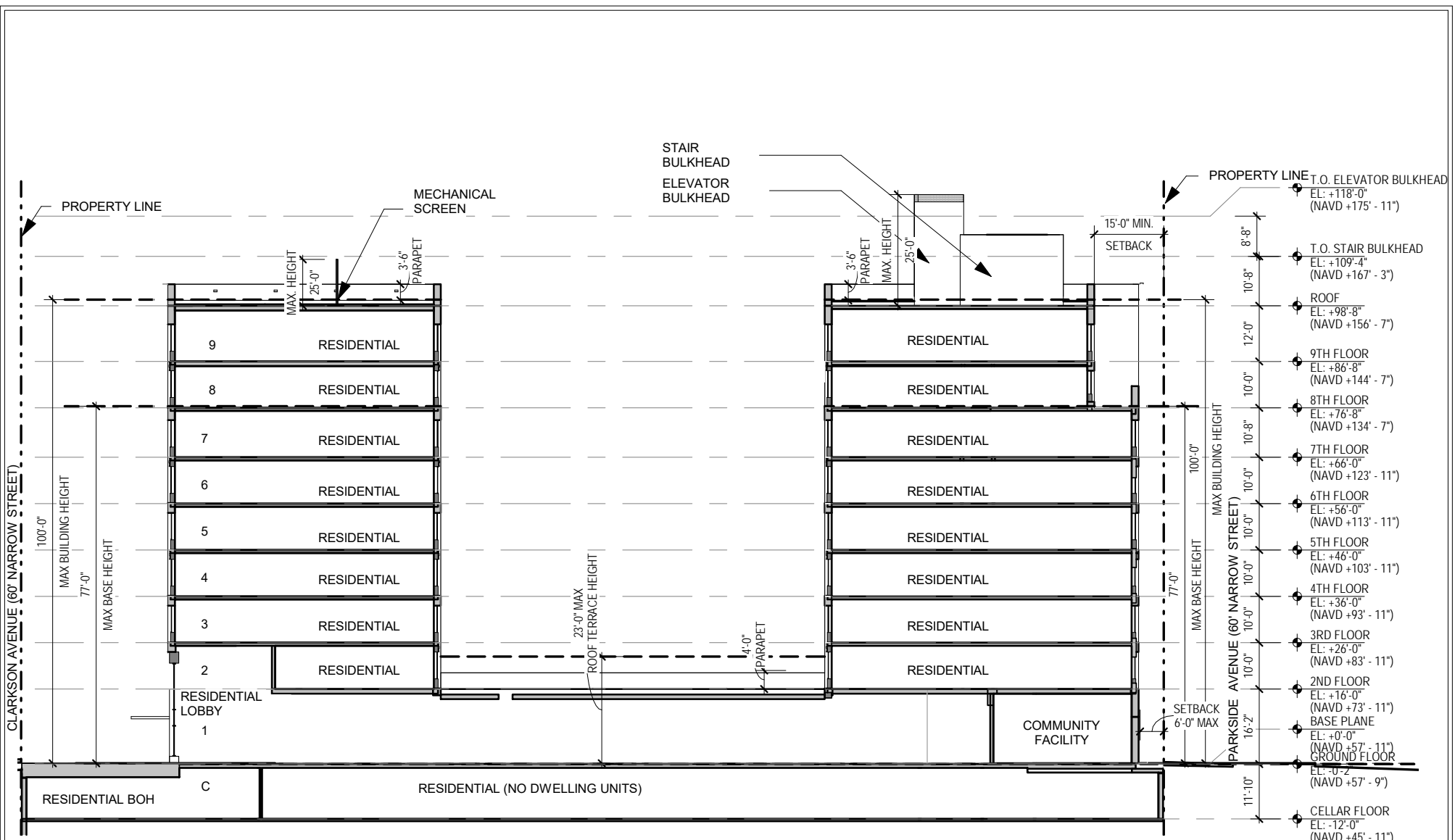
NORTH



CETRA RUDDY

YARD DIAGRAM  
1" = 50'-0"

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SECTION AA  
1" = 30'-0"

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PROPERTY LINE  
REQ. SETBACK 15'-0" MIN.  
FROM STREETLINE  
ABOVE BASE HEIGHT

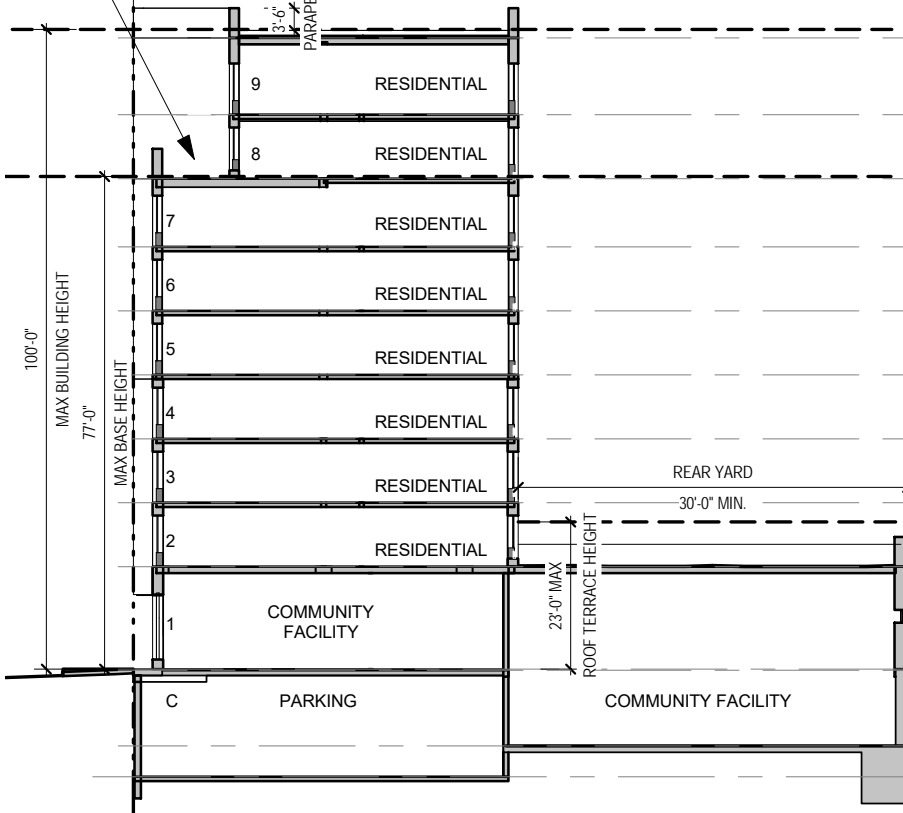
15'-0" MIN.  
SETBACK

PROPERTY LINE

PROPERTY LINE

CLARKSON AVENUE (60' NARROW STREET)

100'-0"  
MAX BUILDING HEIGHT  
77'-0"  
MAX BASE HEIGHT

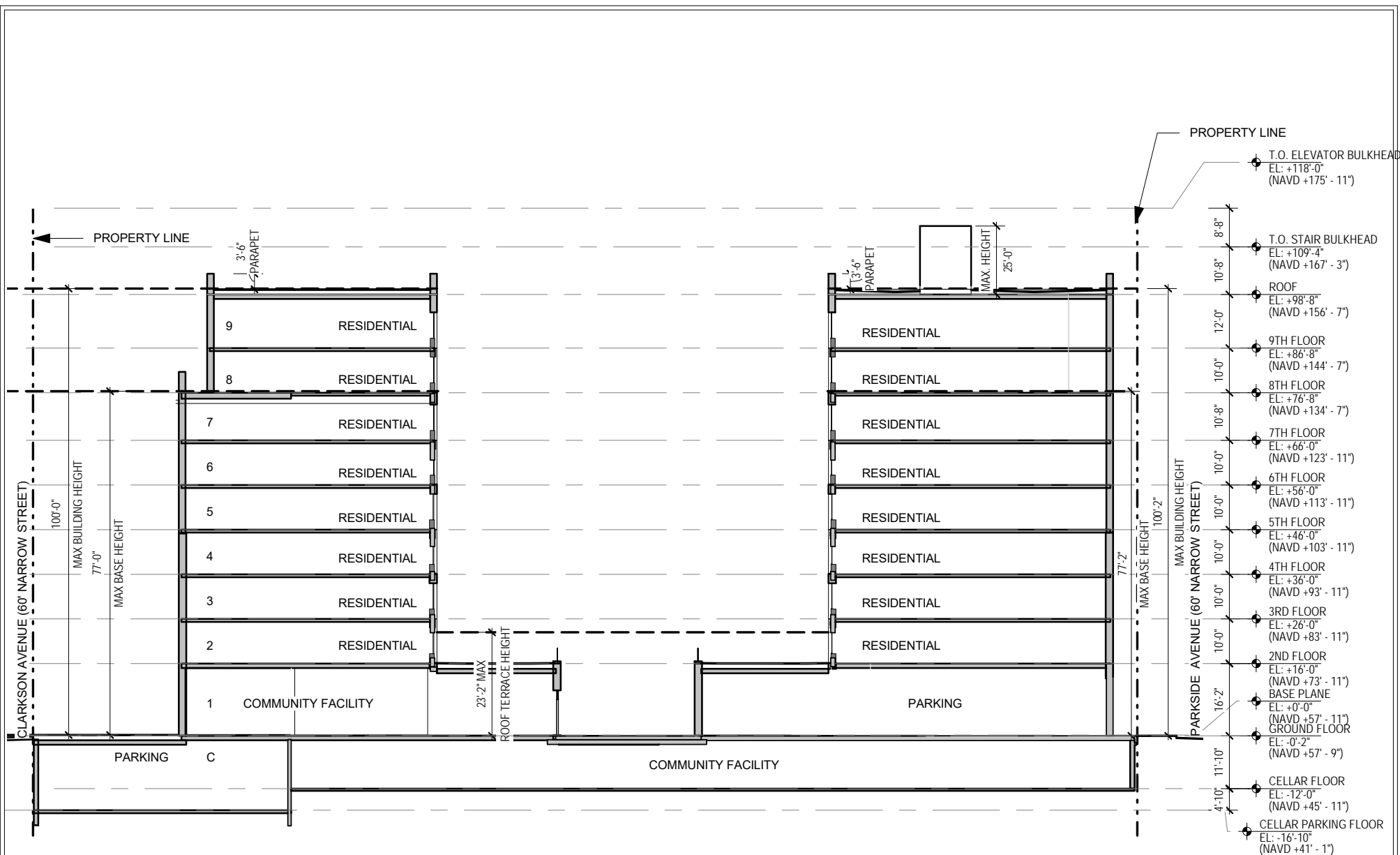


- 10'-8" T.O. STAIR BULKHEAD  
EL: +109'-4"  
(NAVD +167' - 3")
- 12'-0" ROOF  
EL: +98'-8"  
(NAVD +156' - 7")
- 10'-0" 9TH FLOOR  
EL: +86'-8"  
(NAVD +144' - 7")
- 10'-8" 8TH FLOOR  
EL: +76'-8"  
(NAVD +134' - 7")
- 10'-0" 7TH FLOOR  
EL: +66'-0"  
(NAVD +123' - 11")
- 10'-0" 6TH FLOOR  
EL: +56'-0"  
(NAVD +113' - 11")
- 10'-0" 5TH FLOOR  
EL: +46'-0"  
(NAVD +103' - 11")
- 10'-0" 4TH FLOOR  
EL: +36'-0"  
(NAVD +93' - 11")
- 10'-0" 3RD FLOOR  
EL: +26'-0"  
(NAVD +83' - 11")
- 10'-0" 2ND FLOOR  
EL: +16'-0"  
(NAVD +73' - 11")
- 16'-2" BASE PLANE  
EL: +0'-0"  
(NAVD +57' - 11")
- GROUND FLOOR  
EL: -0'-2"  
(NAVD +57' - 9")
- 11'-10" CELLAR FLOOR  
EL: -12'-0"  
(NAVD +45' - 11")
- CELLAR PARKING FLOOR  
EL: -16'-10"  
(NAVD +41' - 1")

PARKSIDE AVENUE (60' NARROW STREET)



SECTION BB  
1" = 30'-0"



SECTION CC  
1" = 30'-0"

VITAL BROOKLYN: SITE L  
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