581 GRANT AVENUE

581 GRANT AVENUE BROOKLYN, NY 11208

LAND USE APPLICATION DRAWING SET
06/18/2024



SITE INFORMATION	
ADDRESS	581 GRANT AVENUE • BROOKLYN • NY 11208
BLOCK	4223
LOT	1
ZONING MAP	18a
ZONING DISTRICT	R6 (REZONED FROM R5)
CLIMATE ZONE	4A
LOT DIMENSION	
LOT AREA	49,488 SF
FAR (PERMITTED)	3.88
MAX. PERMITTED AREA	192,013 SF
BASE HEIGHT	40' MIN. / 65' MAX.
BUILDING HEIGHT	115' MAX.
MAX. LOT COVERAGE	60% INTERIOR LOT, 100%CORNER LOT
NUMBER OF PROPOSED STORY	7
BROOKLYN COMMUNITY DISTRICT	4

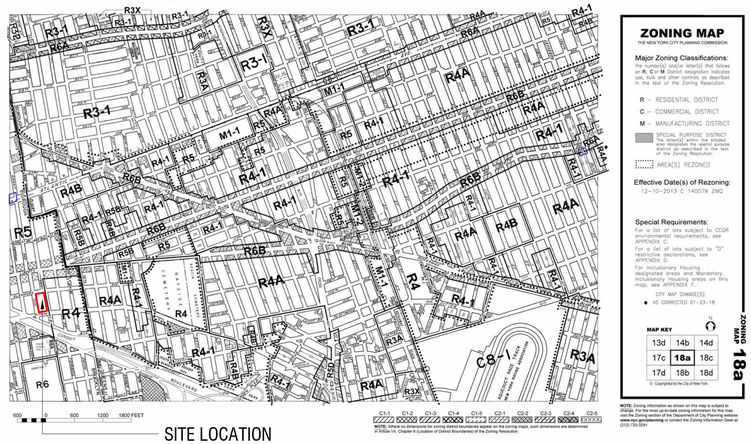
DRAWING LIST

SHEET NUMBER	SHEET NAME
T-001	COVER SHEET
Z-100	ZONING ANALYSIS
Z-101	ZONING ANALYSIS - ADDITIONAL DIAGRAMS
G-006	SURVEY
A-001	SITE PLAN
A-100	CELLAR PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-104	FOURTH FLOOR PLAN
A-105	FIFTH FLOOR PLAN
A-106	SIXTH FLOOR PLAN
A-107	SEVENTH FLOOR PLAN
A-300	SECTION KEY PLAN
A-301	BUILDING SECTION
A-302	BUILDING SECTION
A-303	BUILDING SECTION
A-304	BUILDING SECTION
A-305	BUILDING SECTION
A-306	BUILDING SECTION
A-200	ELEVATIONS - EAST & WEST
A-201	ELEVATIONS - NORTH & SOUTH



TAX MAP — SITE LOCATION

Click blue outline on map to view diagram of proposed zoning change



ZONING MAP — SITE LOCATION

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

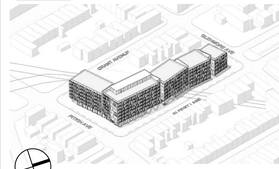
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT
GRANT AVENUE DEVELOPMENT
581 GRANT AVE
BROOKLYN, NY 11208

COVER SHEET

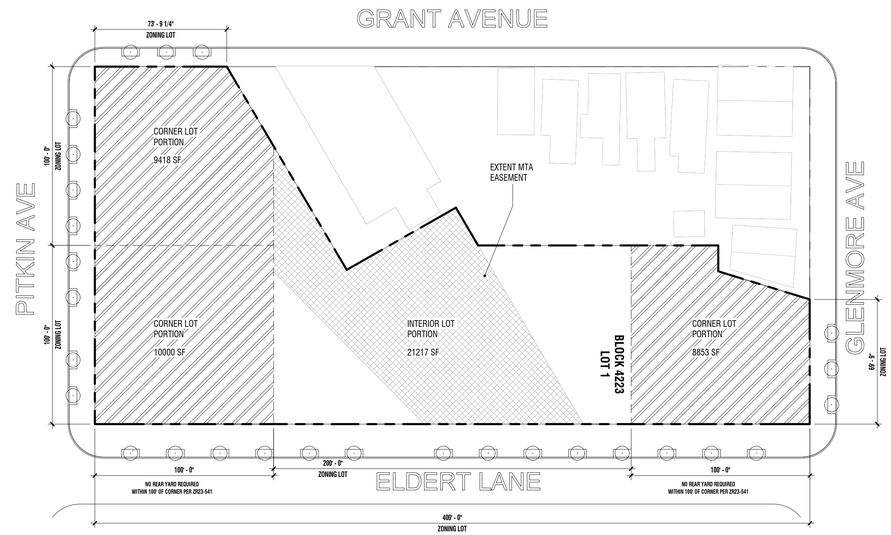
SEAL & SIGNATURE

DATE:	06.18.2024
PROJECT NO:	19111
SCALE:	
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	T-001.00
NYC DOB NUMBER:	

6/18/2024 11:20:51 AM

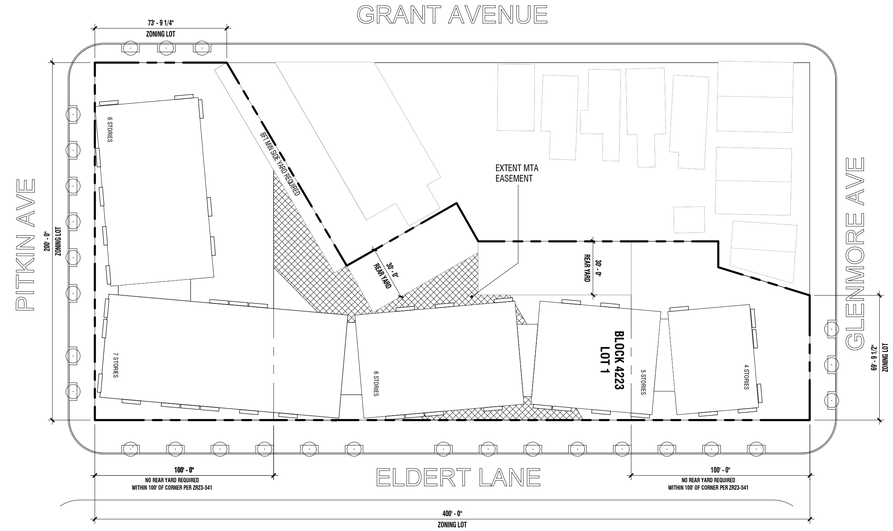
ZONING DIAGRAMS LEGEND

- PROPERTY LINE
- ZONING LOT LINE
- CORNER LOT PORTION
- INTERIOR LOT PORTION
- MTA EASEMENT



1 ZONING DIAGRAM - LOT PORTIONS
1" = 40'-0"

SCALE 0 20 40



2 ZONING DIAGRAM - SIDEYARDS
1" = 40'-0"

SCALE 0 20 40

UNIT DISTRIBUTION

	STUDIO	1BDRM	2BDRM	3BDRM	4BDRM	TOTAL
GROUND FLOOR	1	5	2	0	0	8
FLOOR 2	8	17	6	2	1	34
FLOOR 3	8	17	6	2	1	34
FLOOR 4	8	17	6	2	1	34
FLOOR 5	8	13	6	2	1	30
FLOOR 6	7	10	6	2	0	25
FLOOR 7	3	3	2	1	0	9
TOTAL	43	82	34	11	4	174 UNITS
	25%	47%	20%	6%	2%	

FLOOR AREA SUMMARY

Building Total					Community Facility		Residential	
Floor	Height	Elevation	GSF	ZSF	GSF	ZSF	GSF	ZSF
Total Height	-	83' 6.5"						
Bulkhead	8'10.5"	83' 6.5"	-	-	-	-	-	-
Main Roof	9'8"	74' 8"	3067	0	-	-	3067	0
Floor 7	9'8"	65' 0"	8502	7706	-	-	8502	7706
Floor 6	9'8"	55' 4"	20044	18599	-	-	20044	18599
Floor 5	9'8"	48' 8"	24155	22517	-	-	24155	22517
Floor 4	9'8"	36' 0"	26732	24874	-	-	26732	24874
Floor 3	9'8"	26' 4"	26870	25025	-	-	26870	25025
Floor 2	9'8"	16' 8"	26823	24892	-	-	26823	24892
Floor 1	13'2"	-	21899	20368	9240	8775	12659	11593
Above Ground Total			**158092**	**143981**	**9240**	**8775**	**148852**	**135206**
Cellar	10'0"	-	6396	0	1086	0	5310	0
Total			**164488**	**143981**	**10326**	**8775**	**154162**	**135206**

ZR Sec. No.	ITEM				Proposed		NOTES
	Site Information		**Permitted**			**Proposed**	
	Location: 581 Grant Avenue. Brooklyn, NY **Block: 4223** - Lot 1 **Lot bound by:** South: Pitkin Avenue North: Lot 22 & Glenmore Avenue East: Eldert Lane West: Lot 6, 12,13,15,16,17, & Grant Avenue						
	Lot 1 Area: (per survey metes and bounds)	**(1.136 acres)**	**49,488**	**SF**			
	Total Area within 100ft of a wide street		**19,418**	**SF**			
	Total Area beyond 100ft of a wide street		**30,070**	**SF**			
	Zoning District: R6						
	Zoning Map: 18A						
	Community Board: Brooklyn 5						
	Transit Zone: Inside Zone						
	Uses Permitted		**Permitted**			**Proposed**	
ZR 22-10	As-of-Right Use Regulations		Use Groups 1 through 4			UG 2 - Residential UG 4 - Health Care Facility UG 4 - Community Center	Complies
	Residential FAR and Floor Area Permitted		**Permitted**			**Proposed New**	
ZR 23-154(b)	**Inclusionary Housing**						
	FAR within 100ft of a Wide Street		3.60				
	FAR beyond 100ft of a Wide Street		2.42				
ZR 77-22(a)	**Adjusted Gross Maximum Floor Area Ratio**						
	Within 100ft of Wide Street (19,418 @ 39% of Lot Area).39 x 3.6 =		1.40				
	Beyond 100ft Wide Street (30070 @ 61% of Lot Area).61 x 2.42 =		1.48				
	Adjusted Gross Maximum Floor Area Ratio		2.88			2.73	
	Permitted Residential Floor Area		142,525			135,206	Complies
	CF FAR and Floor Area Permitted		**Permitted**			**Proposed New**	
ZR 24-162	FAR for Community Facility for Entire Zoning Lot		1.00			0.18	
	CF Floor Area Permitted		49,488	SF		8,775 SF	Complies
	Total FAR and Floor Areas		**Permitted**			**Proposed**	
ZR24-161	Total FAR		3.88			2.91	Complies
	Total Floor Area		192,013			143,981	
	Dwelling Units (DUs)		**Permitted**			**Proposed**	
ZR 23-22	Dwelling Unit Factor		680				
	Max. Residential Floor Area		142,525	SF			
	Max. No. of DUs Permitted	142,525	/ 680 = **210**	DUs		174 DUs	Complies
	Lot Coverage Permitted		**Permitted**			**Proposed**	
ZR 23-153	Interior and Through Lots (Residential & Community Facility)	60%			**53.0%**		
ZR 24-165		Lot Area	Coverage	SF		Coverage SF	
ZR 77-24	**Total**	21,217	**12,730**	SF		**11,248** SF	Complies
ZR23-153	Corner Lots (Residential)	100%			**56.9%**		
ZR 77-24		Lot Area	Coverage	SF		Coverage SF	
	Total Corner Lot Residential Lot Coverage	28,271	**28,271**	SF		**16,096** SF	
ZR24-11	Corner Lots (Community Facility)	70%			**47.7%**		Complies
ZR 77-24		Lot Area	Coverage	SF		Coverage SF	
	Total Corner Lot Community Facility Lot Coverage	19,418	**13,593**	SF		**9,259** SF	Complies
	Yard Regulations						
	Residential						
ZR 23-462 (c)	Side Yard		Not required or 8' minimum			Min. 8ft provided at side yards	Complies
ZR-23-47	Rear Yard		Minimum 30 feet			Min. 30ft provided at rear yards	Complies
	Community Facility						
ZR 24-35(b)	Side Yard		Not required or 8' minimum			Min. 8ft provided at side yards	Complies
ZR 24-36	Rear Yard		Minimum 30 feet			Min. 30ft provided at rear yards	Complies
	Height, Setback & Streetwall Regulations		**Permitted**			**Proposed**	
ZR 23-662(b)1	Minimum Base Height with Qualifying Ground Floor		55	FT		**45'-8"** FT	Complies
ZR 23-662(b)1	Maximum Base Height with Qualifying Ground Floor		65	FT		**65'-0"** FT	Complies
ZR 23-662(c)1	Maximum Building Height with Qualifying Ground Floor		115	FT		**74'-11"** FT	Complies
	Maximum Number of Stories		11			**7**	
ZR 23-662(c)1	Setbacks(Narrow Street)		15	FT		**NA** FT	Complies
	Setbacks(Wide Street)		10	FT		**NA** FT	Complies
ZR 23-621(1)	**Dormers**						
	Pitkin Avenue Frontage: 200ft	AT 10FT H	100	FT		**64' 2" @ 10FT HIGH**	Complies
	Eldert Lane Frontage:400ft	AT 10FT H	200	FT		**148' 2" @ 10FT HIGH**	Complies
	Off-Street Parking and Loading Regulations		**Permitted**			**Proposed**	
ZR 25-251	Parking Required for income restricted housing units		Per ZR 25-251, within the transit zone no accessory off-street parking spaces shall be required for income-restricted housing units developed after March 22, 2016. **Site located within a Transit Zone.**				Complies; parking not required
ZR 25-80	**Bicycle Parking**						
ZR 25-811	Enclosed bicycle parking spaces; 1 per 2 Dwelling Units		174 / 2	**87**		**87**	Complies
ZR 25-83	Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces; 6 square feet of area shall be provided for each bicycle space (adequately accommodated bicycle)		87 x 6 SF	522		**924**	Complies
	Street Tree Planting		**Required**			**Proposed**	
ZR 26-41	One Street Trees for every 25 feet of Street Frontage		743.5\25 =	30		**30**	
	Quality Housing Program		**Required**			**Proposed**	
ZR 28-10	**Building Interior**						
ZR 28-12	Refuse Storage and Disposal Storage required at 2.9 cf per unit		2.9 CF X 174 DU:	504.6		**510**	Complies
BC 1213.3	.5 sf or recycling storage		5 SF X 7 Rooms:	35 sf		35 sf	Complies
	Minimum area to be provided on each residential floor level 12 sf of each disposal room can be excluded from FAR calculation Minimum area of 5 sf. provided for temporary holding of recyclables		12 sf			All disposal rooms exceeds minimum 12 SF requirement. Only 12 SF excluded from Floor Area	
ZR 28-13	Laundry Facilities						
	(a) 1 washing machine per 20 DUs 1 dryer per 40 DUs		174 / 20 = 9 REQ. 174 / 40 = 5 REQ.			15 Provided 14 Provided	Complies
ZR 28-14	Daylight in Corridors 50% of corridor may be deducted if a window of a min. of 20 sf is directly visible from the vertical circulation core		Window 20 SF minimun provided at all residential floors. Proposed windows are visible from circulation core				Complies
ZR 28-20	**Recreation Space and Planting Areas**						
ZR 28-21	Recreation Space Percentage Required: 3.3%		135,206 x 3.3%	= 4,462	Recreation space provided= Indoors (Community Rm) Outdoors (Roof Terraces) Total	1594 9543 **11,137**	Complies
ZR 28-23 ZR 122-50	Planting Areas Area between streeetwall and streetline to be planted		Area between streewall planted (varies; 34ft max)				Complies

THINK
Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

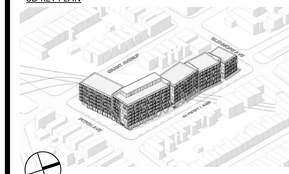
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

GRANT AVENUE DEVELOPMENT

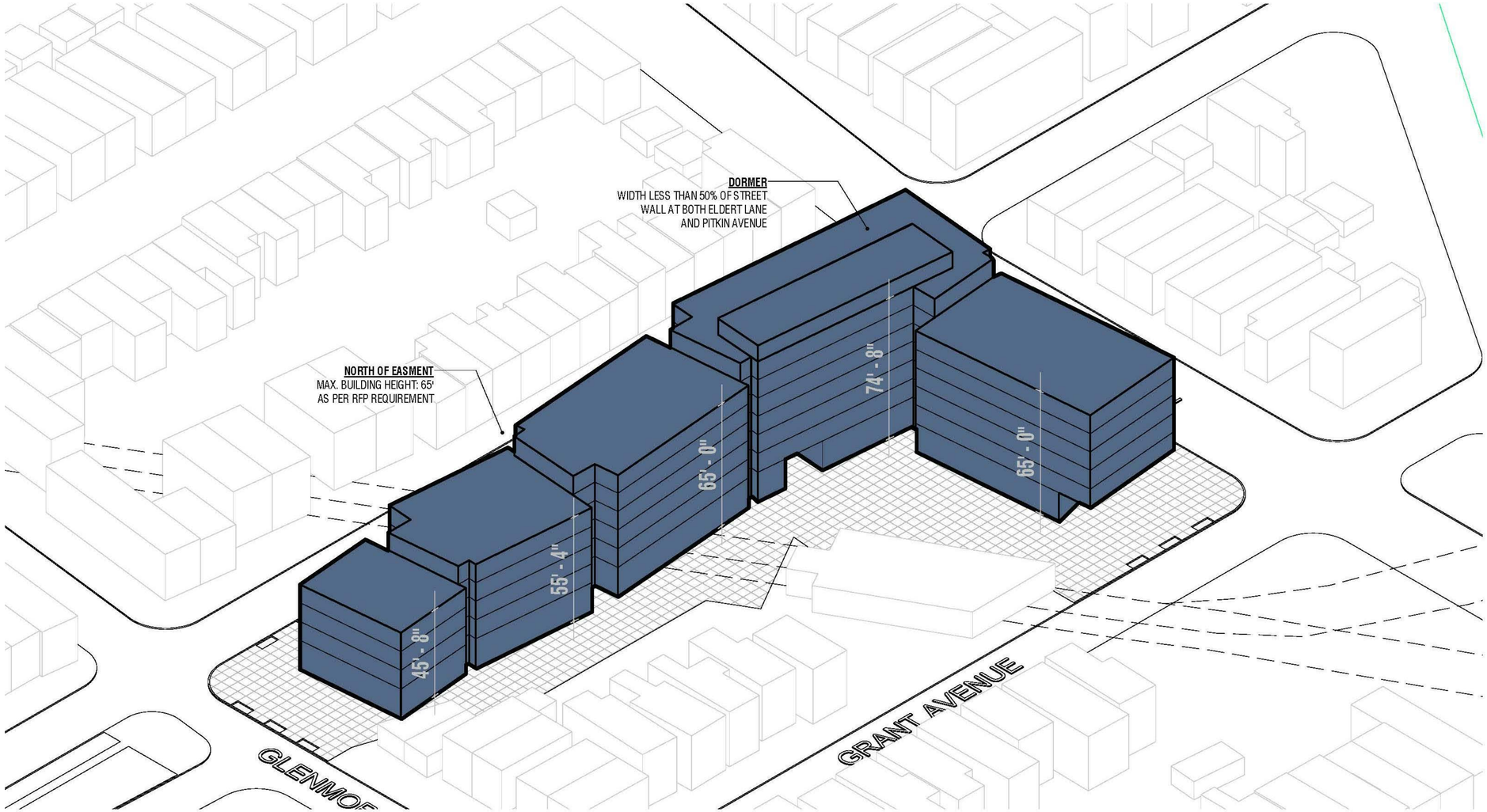
581 GRANT AVE
BROOKLYN, NY 11208

ZONING ANALYSIS

SEAL & SIGNATURE

DATE:	06.18.2024
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	Z-100.00
NYC DOB NUMBER:	

6/18/2024 11:21:05 AM



ZONING MASSING LOOKING SE

5/31/2024 5:06:08 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

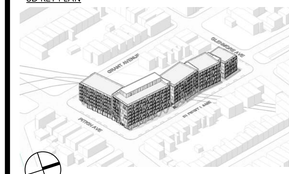
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

SEAL & SIGNATURE

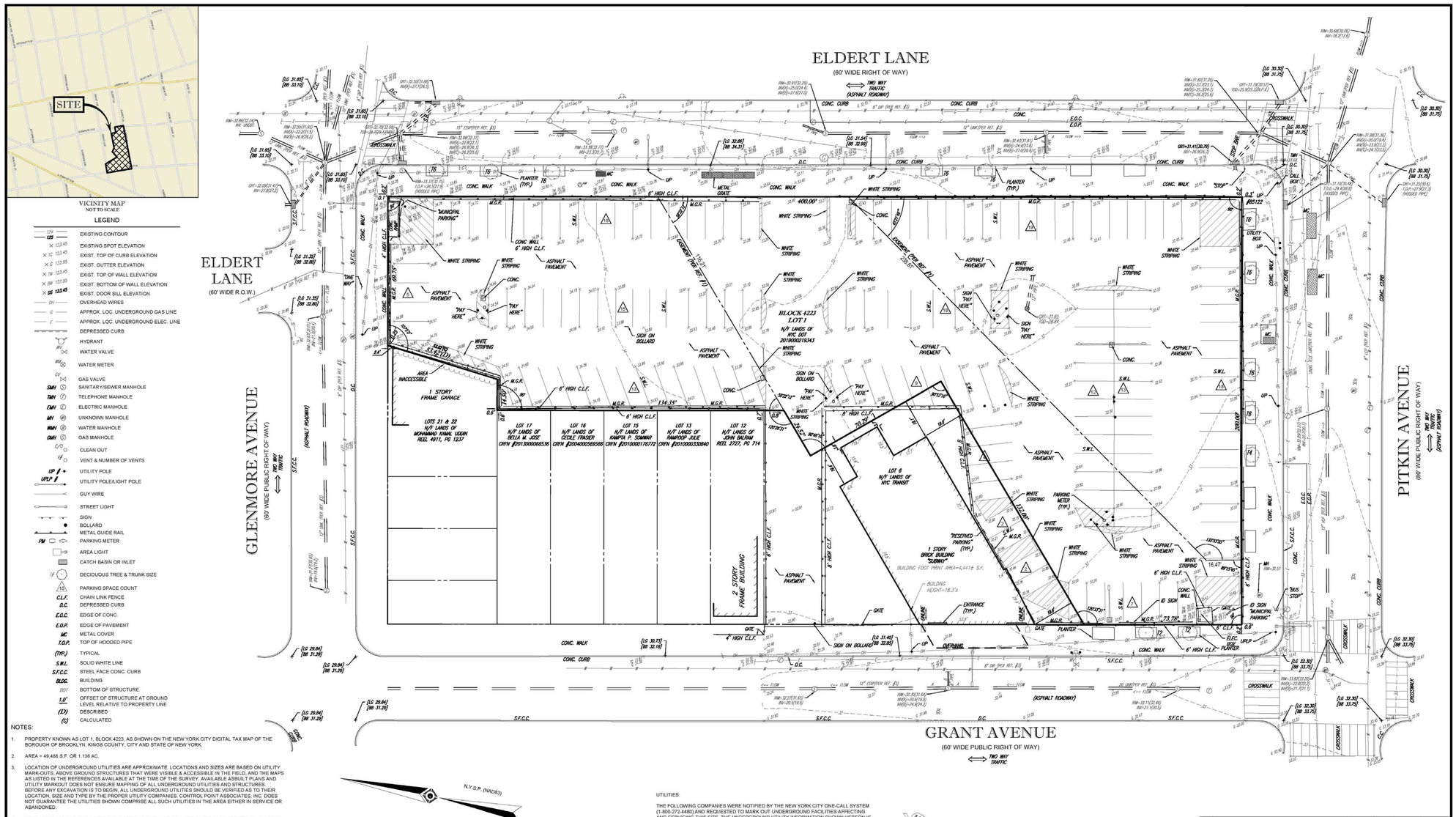
PROJECT

GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

ZONING ANALYSIS - ADDITIONAL DIAGRAMS

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	Z-101.00
NYC DOB NUMBER:	



VICINITY MAP
NOT TO SCALE

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
×TC 123.45	EXIST. TOP OF CURB ELEVATION
×G 122.95	EXIST. GUTTER ELEVATION
×TW 123.45	EXIST. TOP OF WALL ELEVATION
×BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
×DS 123.45	EXIST. DOOR SILL ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELEC. LINE
	DEPRESSED CURB
HY	HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
SMH	SANITARY/SEWER MANHOLE
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
MH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
GMH	GAS MANHOLE
C/O	CLEAN OUT
V	VENT & NUMBER OF VENTS
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
	GUY WIRE
	STREET LIGHT
	SIGN
	BOLLARD
	METAL GUIDE RAIL
PM	PARKING METER
	AREA LIGHT
	CATCH BASIN OR INLET
	DECIDUOUS TREE & TRUNK SIZE
(10)	PARKING SPACE COUNT
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
MC	METAL COVER
T.O.P.	TOP OF HOODED PIPE
(TYP.)	TYPICAL
S.W.L.	SOLID WHITE LINE
S.F.C.C.	STEEL FACE CONC. CURB
BLDG.	BUILDING
(BOT)	BOTTOM OF STRUCTURE
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
(D)	DESCRIBED
(C)	CALCULATED

NOTES:

1. PROPERTY KNOWN AS LOT 1, BLOCK 4223, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK.
2. AREA = 49,488 S.F. OR 1.136 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.45 FEET BELOW THE BOROUGH OF BROOKLYN HIGHWAY DATUM AND 0.62 FEET BELOW THE BOROUGH OF BROOKLYN SEWER DATUM.

   TO CONVERT TO BROOKLYN HIGHWAY DATUM SUBTRACT 1.45 FEET FROM THE ELEVATIONS SHOWN. TO CONVERT TO NGVD 1929 ADD 1.10 FEET TO THE ELEVATIONS SHOWN.
9. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
10. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
11. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

N.Y.S.P. (NAD83)

REFERENCES:

1. THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES," PANEL 236 OF 457, MAP NUMBER 36049702366F, MAP REVISED: SEPTEMBER 5, 2007.
3. MAPS ENTITLED "WATER MAPPING" AND "SEWER MAPPING" PROVIDED BY THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS. MAPS PRINTED 07-29-19.
4. FDNY MAP NO. 45 PROVIDED BY THE CITY OF NEW YORK FIRE DEPARTMENT. MAP LAST REVISED ON 09-04-75.
5. FINAL SECTION MAP NO. 30, PROVIDED BY THE CITY OF NEW YORK, TOPOGRAPHICAL BUREAU BOROUGH OF BROOKLYN. MAP DATED 4/13/82.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK CITY ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
TICKET NUMBER: 192071784

UTILITY COMPANY	PHONE NUMBER	STATUS
NATIONAL GRID	646-235-8508	MARKED
CABLEVISION OF BROOKLYN	800-262-8600	CLEARING CONFLICT
CONSOLIDATED EDISON CO. OF N.Y.	800-778-9140	MARKED
VERIZON COMMUNICATIONS	855-661-6323	CLEARING CONFLICT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

12-12-22
DATE

KENNETH J. STIGNER
NEW YORK PROFESSIONAL LAND SURVEYOR #049824

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
2	REVISED NOTE #2 ONLY		AB	GJS	12-12-2022
1	PROPERTY INFO ADDED		AB	HP	08-30-2019

FIELD DATE	07-27-19
FIELD BOOK NO.	NY 19-07
FIELD BOOK PG.	128-129
FIELD CREW	CP/SP
DRAWN:	AB

BOUNDARY & TOPOGRAPHIC SURVEY
581 GRANT AVENUE
LOT 1 / BLOCK 4223
BOROUGH OF BROOKLYN
KINGS COUNTY
CITY AND STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC. PC
9 TIMES SQUARE, 250 WEST 41ST STREET, NEW YORK, NY 10136
646.780.0011 ~ 866.666.9795 FAX
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9000
MT. LAUREL, NJ 856.793.1515
LONG ISLAND, NY 631.780.3615
SOUTHBOROUGH, MA 508.948.3000

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
HP	GJS	08-09-19	1"=20'	04-190166	1 OF 1

5/31/2024 4:26:27 PM

THINK
Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design plic
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

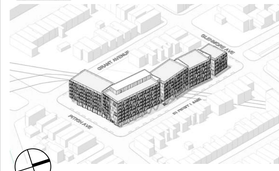
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.co
m

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

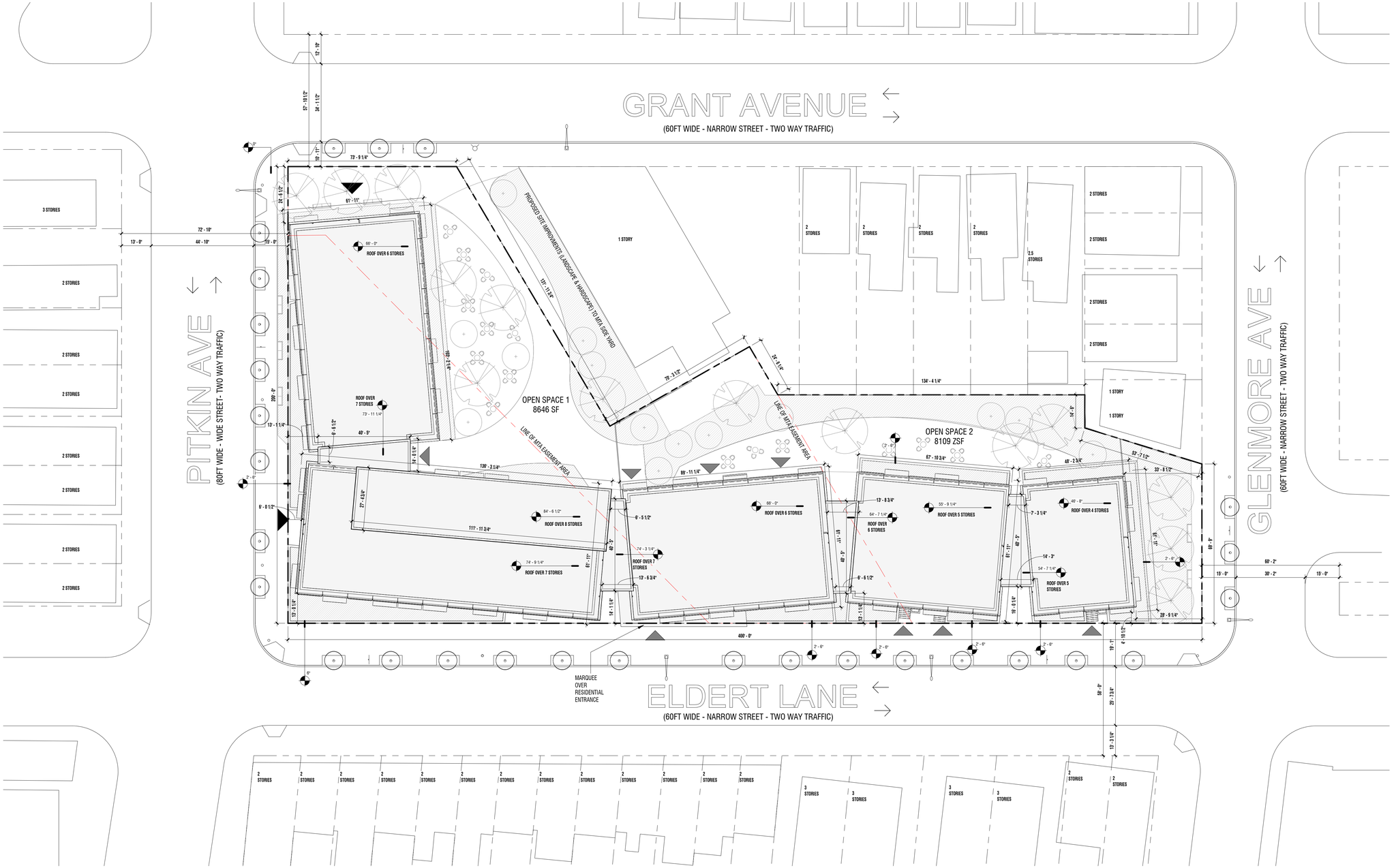
DOB APPROVAL

PROJECT
GRANT AVENUE DEVELOPMENT
581 GRANT AVE
BROOKLYN, NY 11208

SURVEY - FOR REFERENCE USE ONLY

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	G-006.00
NYC DOB NUMBER:	



1 **UDAAP - Site Plan**
3/64" = 1'-0"

PLAN LANDSCAPE LEGEND

- LARGE DECIDUOUS TREE - NEW
- SMALL DECIDUOUS TREE - NEW
- SMALL DECIDUOUS TREE - EXISTING
- SITE FURNISHINGS - BENCHES / TABLE AND CHAIRS

NOTE: TREES ARE IN PLANT BEDS OR PAVEMENT SUPPORTED BY SOIL CELLS

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:22:07 PM

THINK
Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

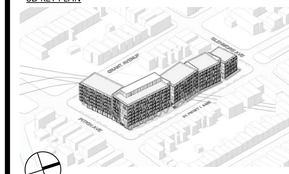
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

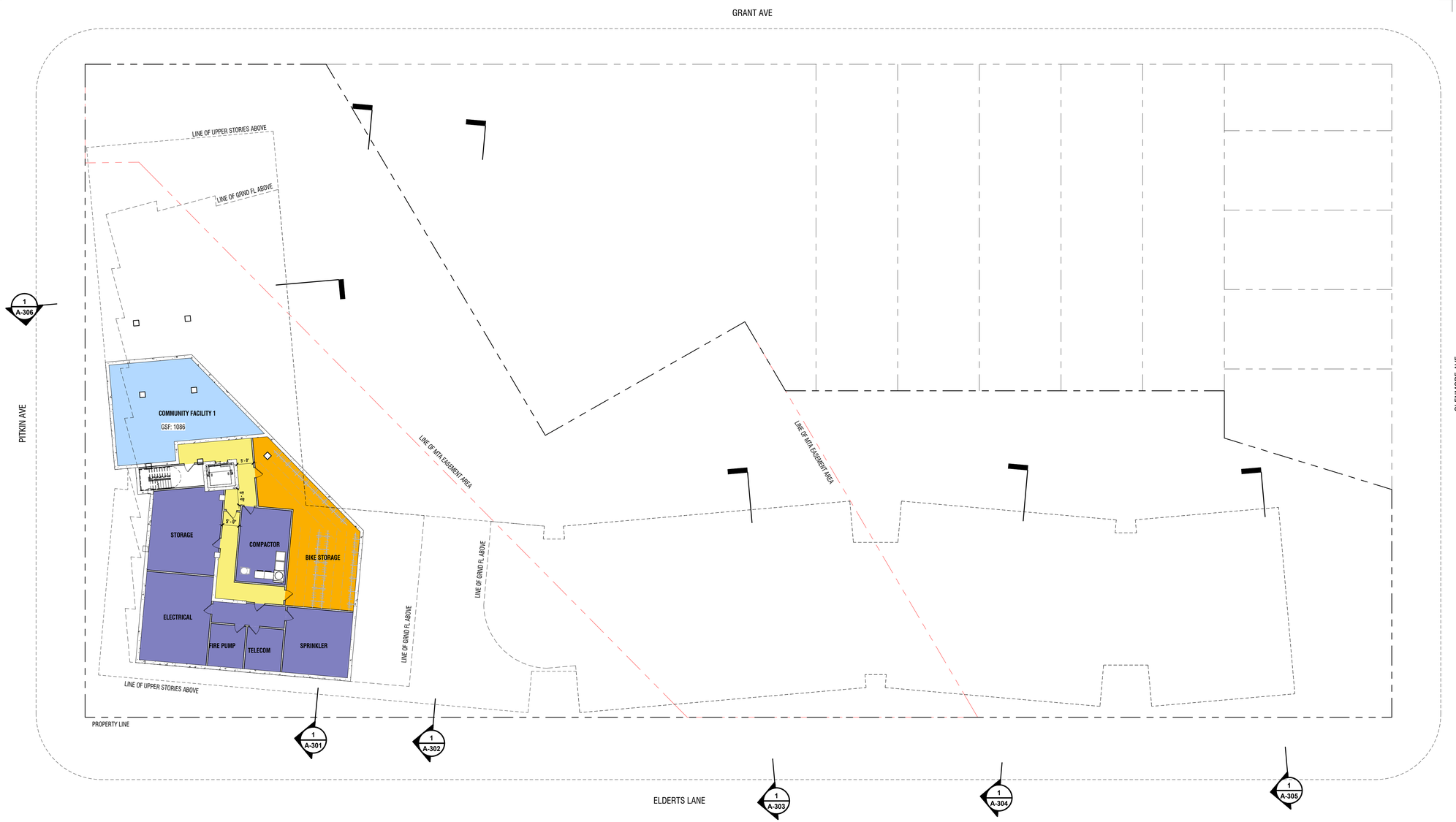
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

SITE PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-001.00
NYC DOB NUMBER:	



1 CELLAR PLAN
1/16" = 1'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE,
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:22:14 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

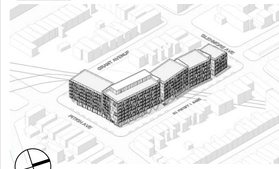
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

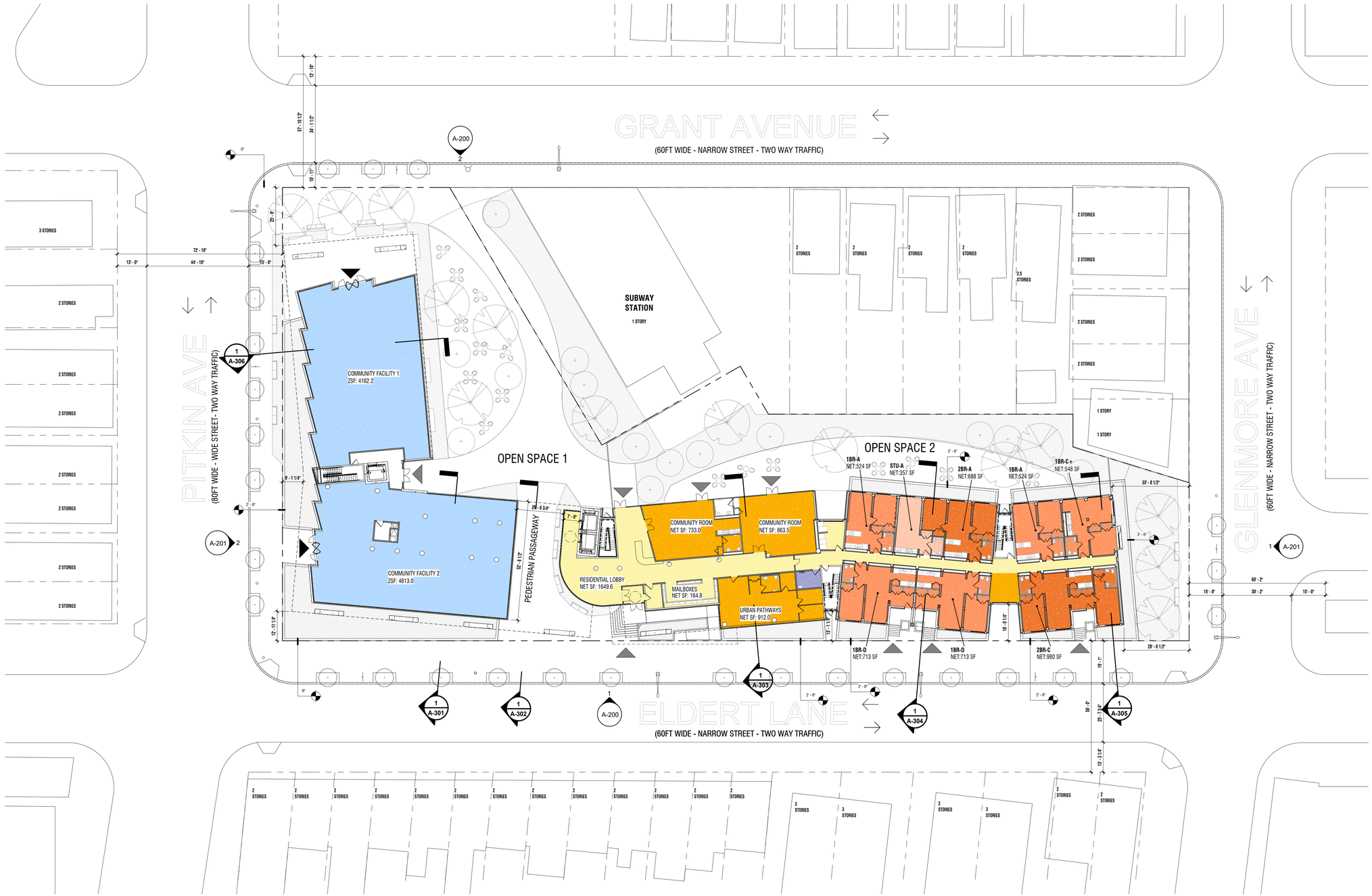
DOB APPROVAL

PROJECT
GRANT AVENUE DEVELOPMENT
581 GRANT AVE
BROOKLYN, NY 11208

CELLAR PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-100.00
NYC DOB NUMBER:	



1 1ST FLOOR PLAN
3/64" = 1'-0"

PLAN LANDSCAPE LEGEND

- LARGE DECIDUOUS TREE - NEW
- SMALL DECIDUOUS TREE - NEW
- SMALL DECIDUOUS TREE - EXISTING
- SITE FURNISHINGS - BENCHES / TABLE AND CHAIRS

NOTE: TREES ARE IN PLANT BEDS OR PAVEMENT SUPPORTED BY SOIL CELLS

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:22:24 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design plic
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

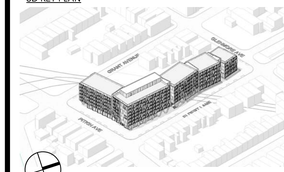
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

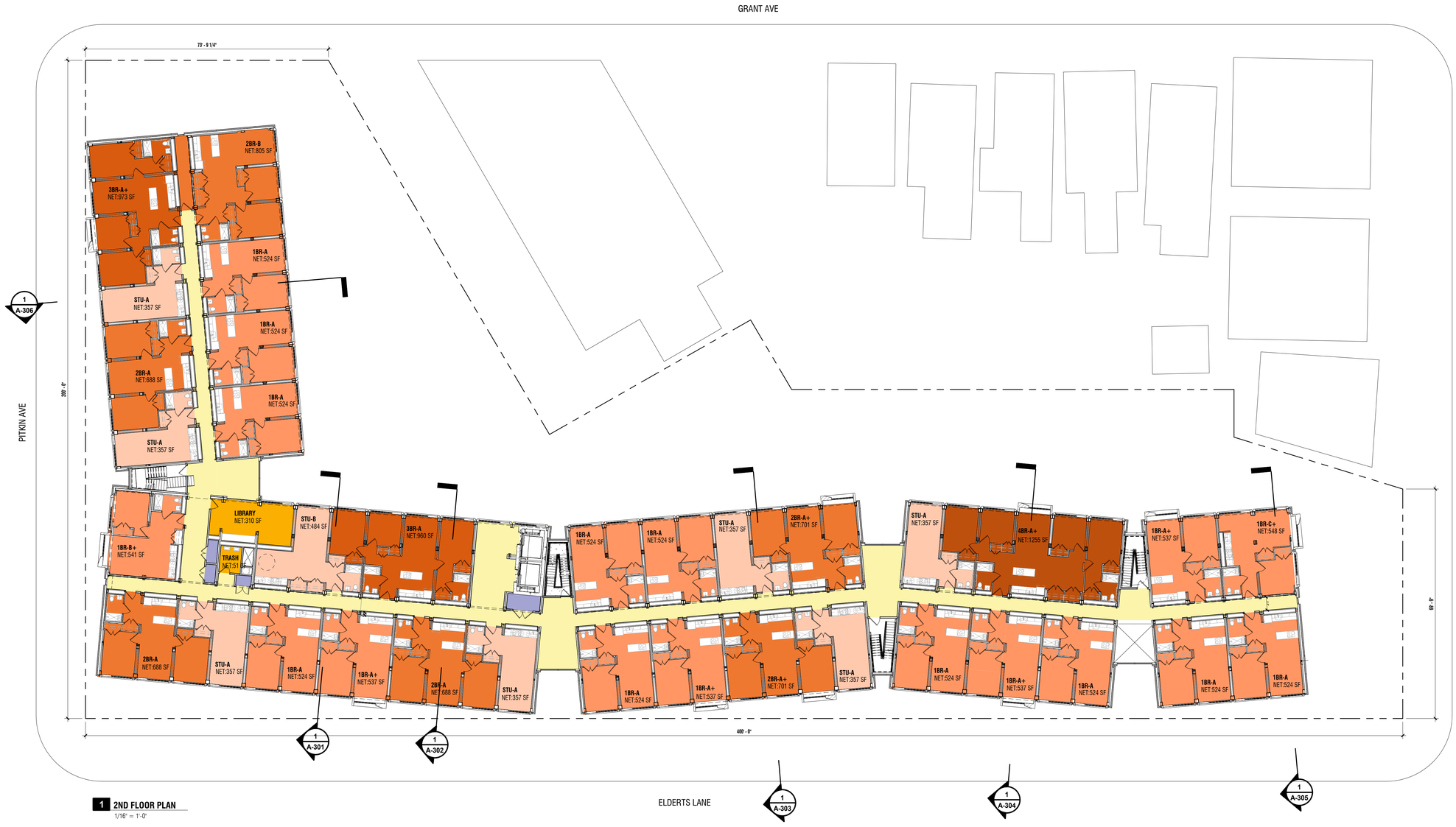
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

FIRST FLOOR PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-101.00
NYC DOB NUMBER:	



1 2ND FLOOR PLAN
1/16" = 1'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:22:51 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

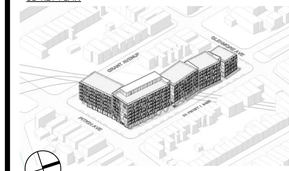
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

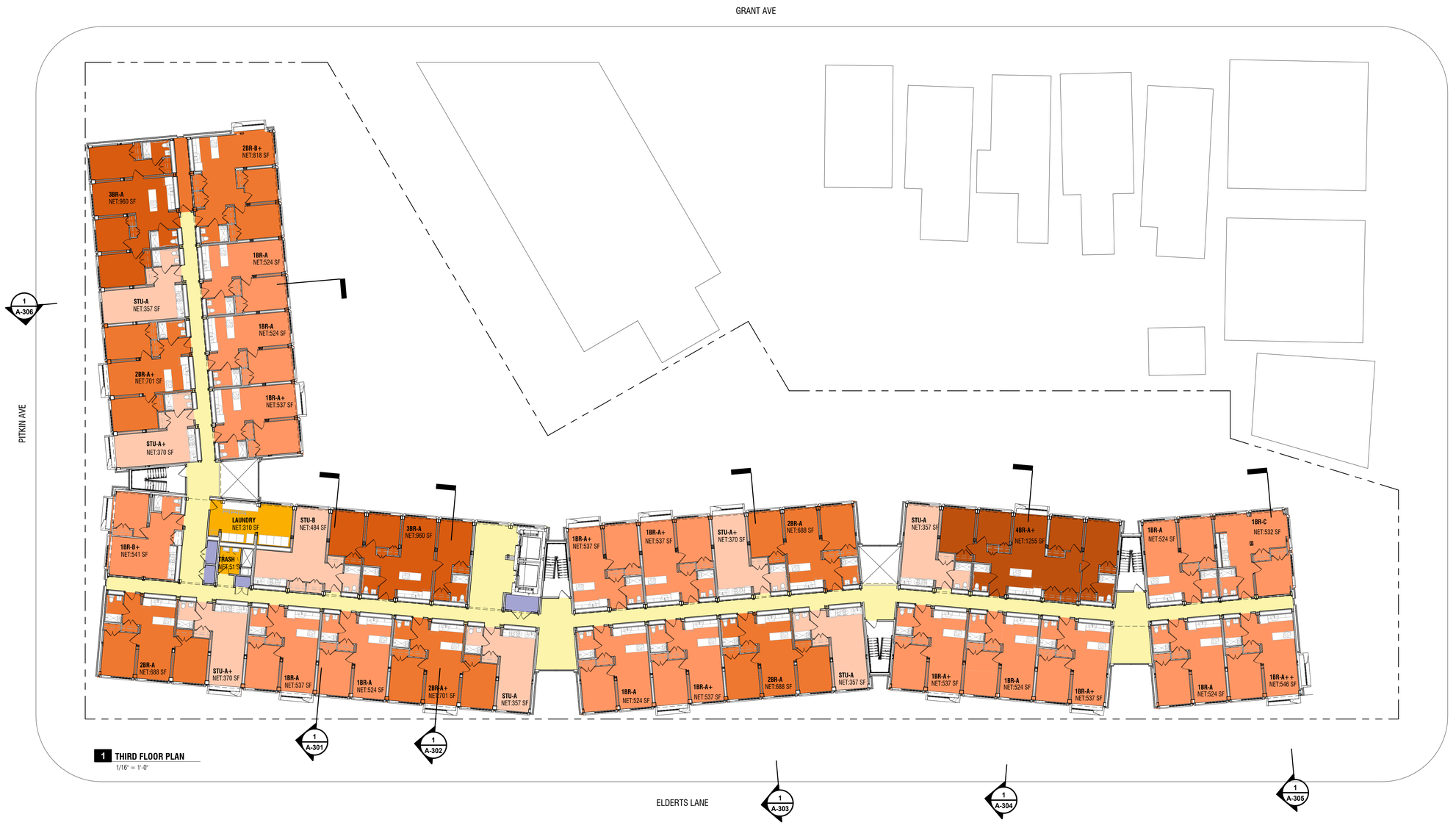
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

SECOND FLOOR PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-102.00
NYC DOB NUMBER:	



1 THIRD FLOOR PLAN
1/16" = 1'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE,
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:23:28 PM

THINK
Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

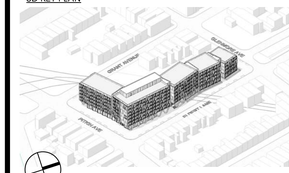
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

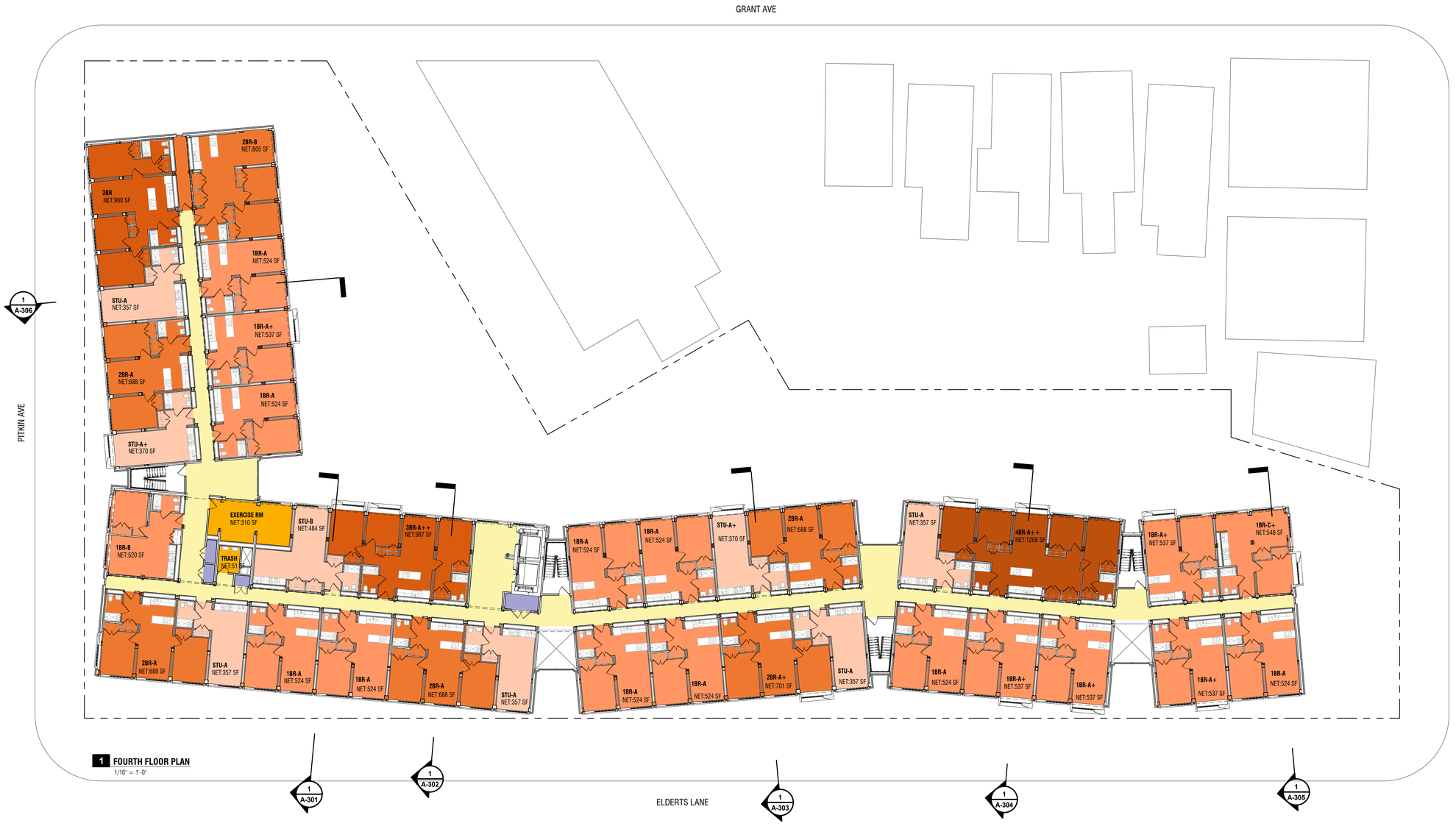
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

THIRD FLOOR PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-103.00
NYC DOB NUMBER:	



1 FOURTH FLOOR PLAN
1/16" = 1'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:23:59 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

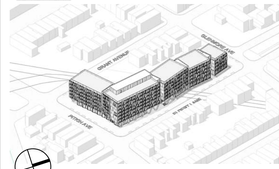
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINEERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

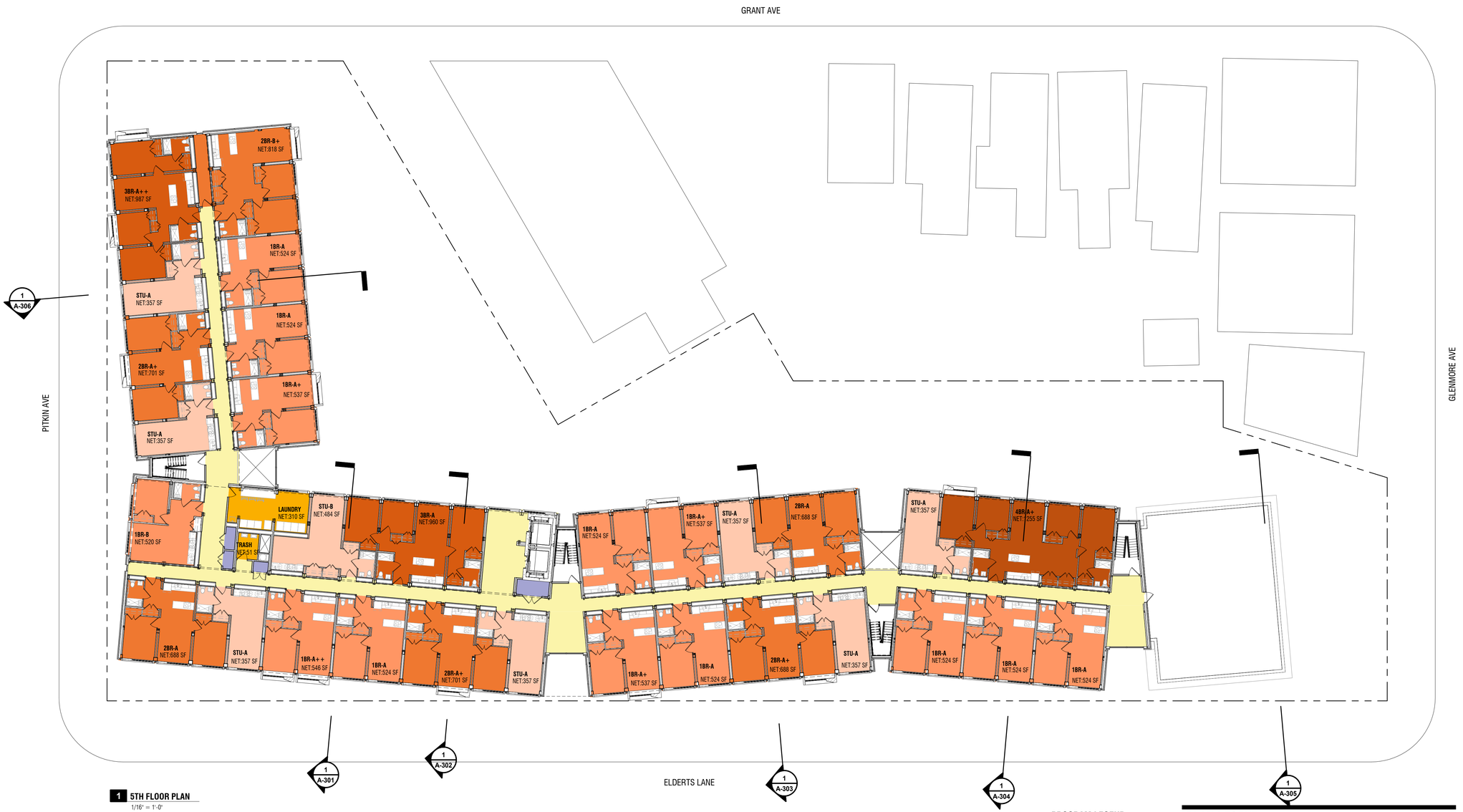
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

FOURTH FLOOR PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-104.00
NYC DOB NUMBER:	



1 5TH FLOOR PLAN
1/16" = 1'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:24:34 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

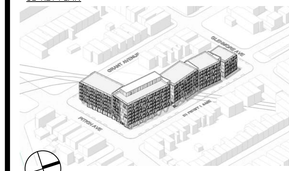
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

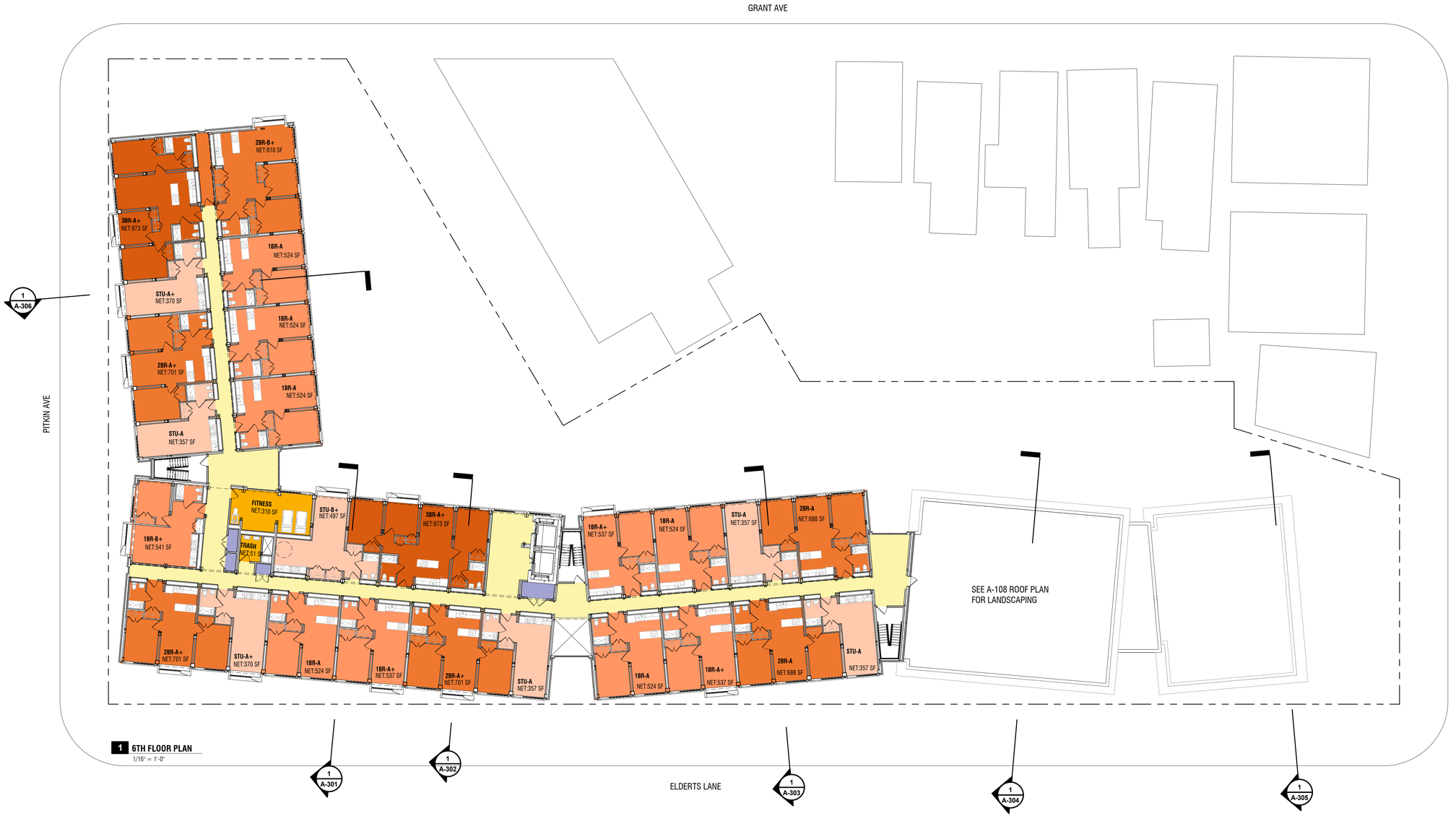
DOB APPROVAL

PROJECT
GRANT AVENUE DEVELOPMENT
581 GRANT AVE
BROOKLYN, NY 11208

FIFTH FLOOR PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-105.00
NYC DOB NUMBER:	



1 6TH FLOOR PLAN
1/16" = 1'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:24:52 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design plic
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

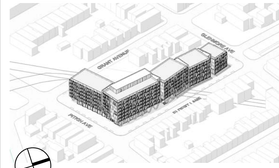
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

SIXTH FLOOR PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-106.00
NYC DOB NUMBER:	



1 7TH FLOOR PLAN
1/16" = 1'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:25:01 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

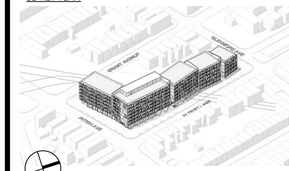
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

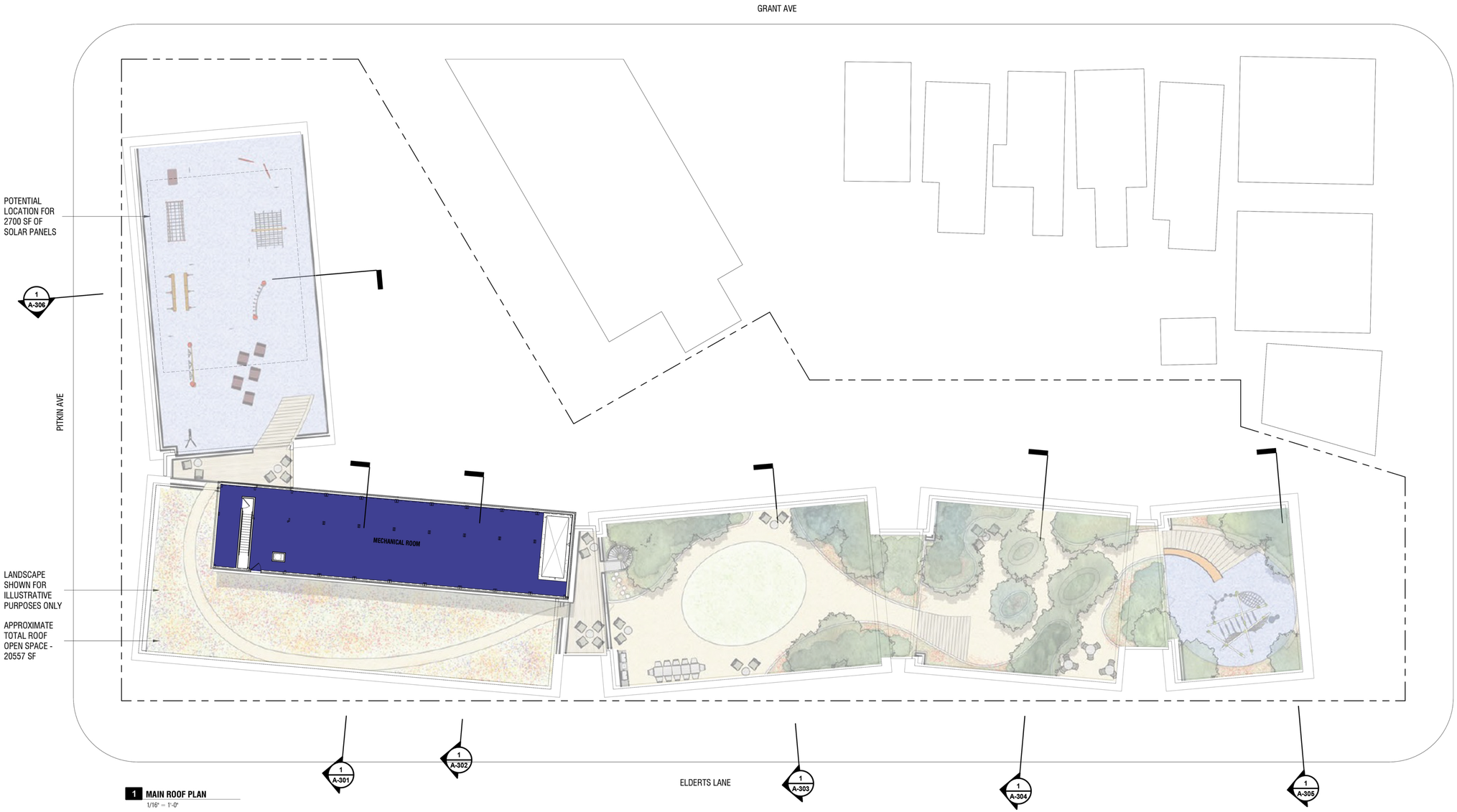
DOB APPROVAL

PROJECT
GRANT AVENUE DEVELOPMENT
581 GRANT AVE
BROOKLYN, NY 11208

SEVENTH FLOOR PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-107.00
NYC DOB NUMBER:	



1 MAIN ROOF PLAN
1/16" = 1'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:25:02 PM

Think! Architecture + Design
1 MetroTech Center North, 6th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

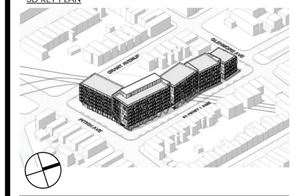
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

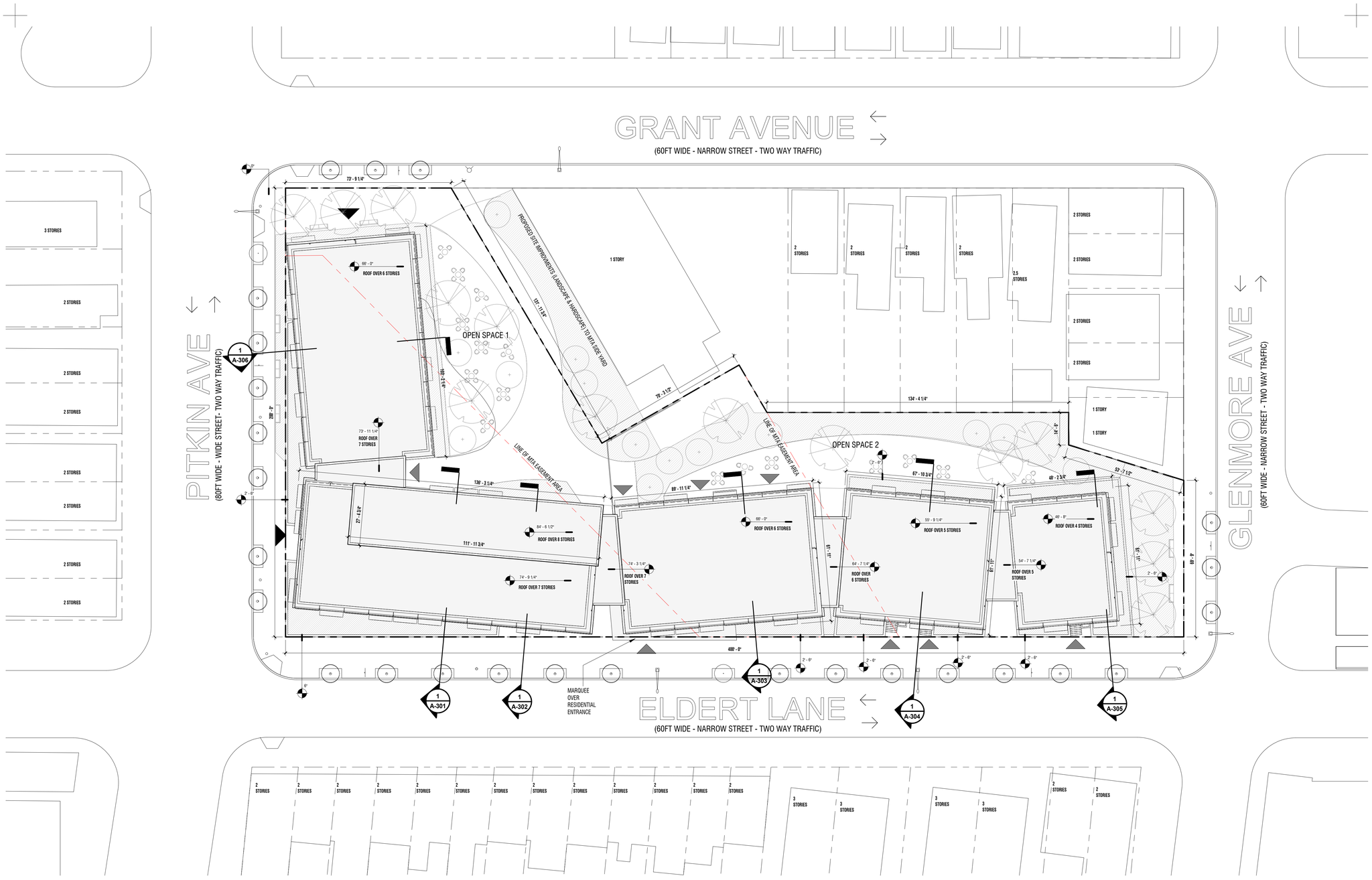
DOB APPROVAL

PROJECT
GRANT AVENUE DEVELOPMENT
581 GRANT AVE
BROOKLYN, NY 11208

MAIN ROOF PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-108.00
NYC DOB NUMBER:	



PLAN LANDSCAPE LEGEND

- LARGE DECIDUOUS TREE - NEW
- SMALL DECIDUOUS TREE - NEW
- SMALL DECIDUOUS TREE - EXISTING
- SITE FURNISHINGS - BENCHES / TABLE AND CHAIRS

NOTE: TREES ARE IN PLANT BEDS OR PAVEMENT SUPPORTED BY SOIL CELLS

PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINES
- ZONING LOT LINE
- MTA EASEMENT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PLANTING AREA
- STREET TREE
- STREET SIGN
- RESIDENTIAL ENTRANCE
- COMMUNITY ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION

5/31/2024 4:25:32 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

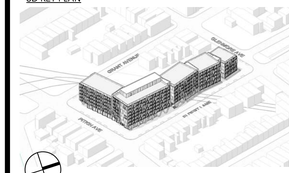
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

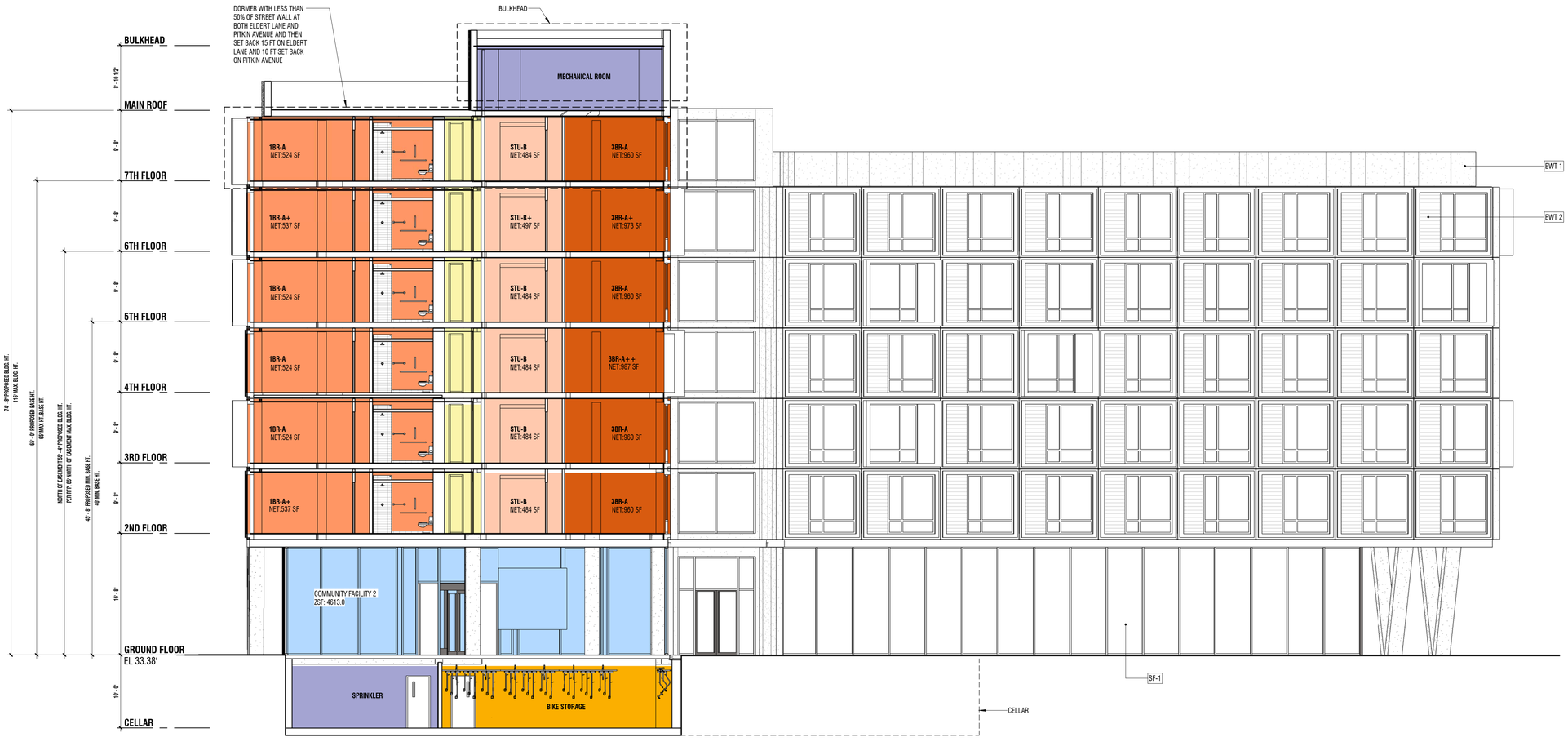
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

SECTIONS KEY PLAN

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-300.00
NYC DOB NUMBER:	



EXTERIOR WALL TYPES

EXTERIOR WALL TYPE 1

ACM PANEL ON MTL STUD

- *1 1/2" ACM PANEL* **[R-0.67]**
- 1" AIR GAP W/ CLIPS **[R-1.00]**
- 2" MINERAL WOOL INSULATION **[R-8.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 7 5/8" CMU BEARING WALL **[R-1.11]**
- 1 1/2" METAL STUD **[R-0.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 11.34

EXTERIOR WALL TYPE 2

PHENOLIC PANEL ON MTL STUD
PANEL TYPE: SEE ELEV. / SCHED.

- *1/2" PHENOLIC PANEL* **[R-0.30]**
- 1" AIR GAP W/ CONCEALED FAST. **[R-1.00]**
- 3" MINERAL WOOL INSULATION **[R-12.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 3 5/8" METAL STUD W/ BATT INSULATION **[R-15.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 28.86

STOREFRONT & CURTAINWALL SCHEDULE

MARK	TYPE	THERMAL	MULLION		BASIS OF DESIGN		GLAZING (GENERAL)	NOTES
			DEPTH	WIDTH	MFR	SERIES		
SF-1	STOREFRONT	Y	5"	2.5"	TBD	TBD	TBD	

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

5/31/2024 4:25:38 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

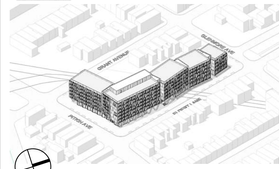
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

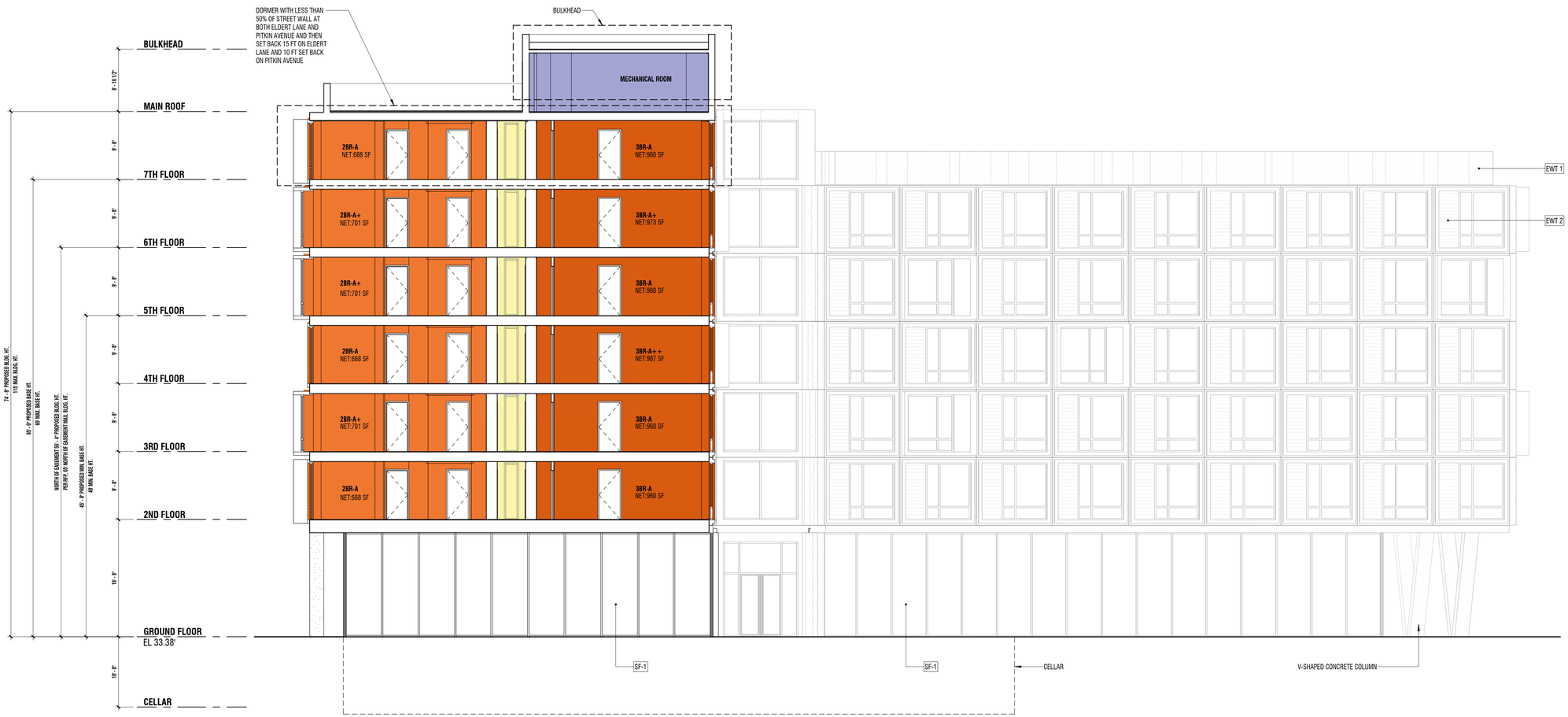
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

BUILDING SECTIONS

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-301.00
NYC DOB NUMBER:	



EXTERIOR WALL TYPES

EXTERIOR WALL TYPE 1

ACM PANEL ON MTL STUD

- *1 1/2" ACM PANEL* **[R-0.67]**
- 1" AIR GAP W/ CLIPS **[R-1.00]**
- 2" MINERAL WOOL INSULATION **[R-8.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 7 5/8" CMU BEARING WALL **[R-1.11]**
- 1 1/2" METAL STUD **[R-0.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 11.34

EXTERIOR WALL TYPE 2

PHENOLIC PANEL ON MTL STUD
PANEL TYPE: SEE ELEV. / SCHED.

- *1/2" PHENOLIC PANEL* **[R-0.30]**
- 1" AIR GAP W/ CONCEALED FAST. **[R-1.00]**
- 3" MINERAL WOOL INSULATION **[R-12.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 3 5/8" METAL STUD W/ BATT INSULATION **[R-15.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 28.86

STOREFRONT & CURTAINWALL SCHEDULE

MARK	TYPE	THERMAL	MULLION		BASIS OF DESIGN		GLAZING (GENERAL)	NOTES
			DEPTH	WIDTH	MFR	SERIES		
SF-1	STOREFRONT	Y	5"	2.5"	TBD	TBD	TBD	

PROGRAM LEGEND

COLOR	PROGRAM TYPE_
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

5/31/2024 4:25:44 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

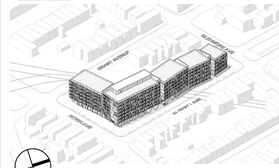
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

BUILDING SECTIONS

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-302.00
NYC DOB NUMBER:	



EXTERIOR WALL TYPES

EXTERIOR WALL TYPE 1

ACM PANEL ON MTL STUD

- *1 1/2" ACM PANEL* **[R-0.67]**
- 1" AIR GAP W/ CLIPS **[R-1.00]**
- 2" MINERAL WOOL INSULATION **[R-8.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 7 5/8" CMU BEARING WALL **[R-1.11]**
- 1 1/2" METAL STUD **[R-0.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 11.34

EXTERIOR WALL TYPE 2

PHENOLIC PANEL ON MTL STUD
PANEL TYPE: SEE ELEV. / SCHED.

- *1/2" PHENOLIC PANEL* **[R-0.30]**
- 1" AIR GAP W/ CONCEALED FAST. **[R-1.00]**
- 3" MINERAL WOOL INSULATION **[R-12.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 3 5/8" METAL STUD W/ BATT INSULATION **[R-15.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 28.86

STOREFRONT & CURTAINWALL SCHEDULE

MARK	TYPE	THERMAL	MULLION		BASIS OF DESIGN		GLAZING (GENERAL)	NOTES
			DEPTH	WIDTH	MFR	SERIES		
SF-1	STOREFRONT	Y	5"	2.5"	TBD	TBD	TBD	

PROGRAM LEGEND

COLOR	PROGRAM TYPE,
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

5/31/2024 4:25:53 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design plic
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

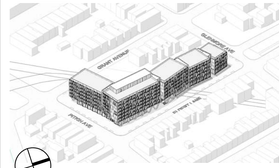
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

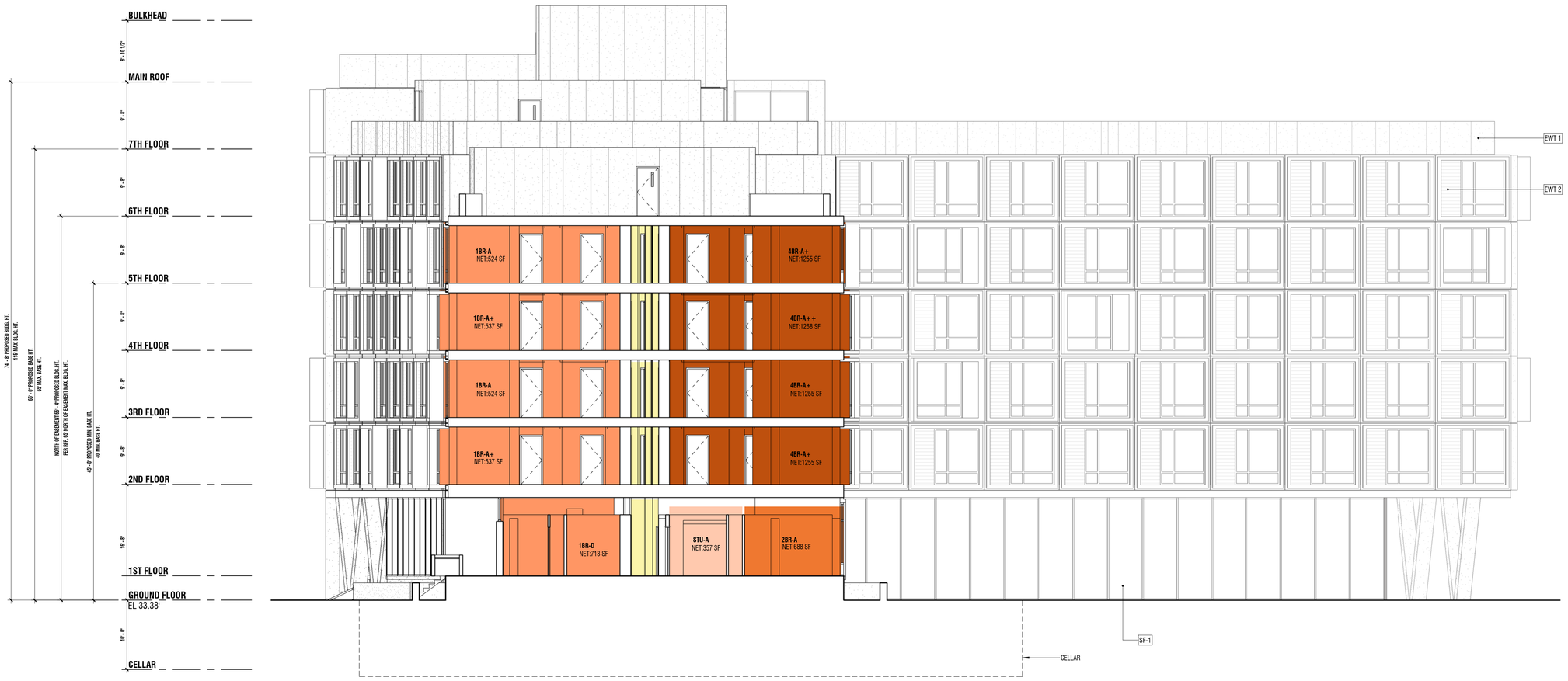
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

BUILDING SECTIONS

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-303.00
NYC DOB NUMBER:	



EXTERIOR WALL TYPES

EXTERIOR WALL TYPE 1

ACM PANEL ON MTL STUD

- *1 1/2" ACM PANEL* **[R-0.67]**
- 1" AIR GAP W/ CLIPS **[R-1.00]**
- 2" MINERAL WOOL INSULATION **[R-8.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 7 5/8" CMU BEARING WALL **[R-1.11]**
- 1 1/2" METAL STUD **[R-0.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 11.34

EXTERIOR WALL TYPE 2

PHENOLIC PANEL ON MTL STUD
PANEL TYPE: SEE ELEV. / SCHED.

- *1/2" PHENOLIC PANEL* **[R-0.30]**
- 1" AIR GAP W/ CONCEALED FAST. **[R-1.00]**
- 3" MINERAL WOOL INSULATION **[R-12.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 3 5/8" METAL STUD W/ BATT INSULATION **[R-15.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 28.86

STOREFRONT & CURTAINWALL SCHEDULE

MARK	TYPE	THERMAL	MULLION		BASIS OF DESIGN		GLAZING (GENERAL)	NOTES
			DEPTH	WIDTH	MFR	SERIES		
SF-1	STOREFRONT	Y	5"	2.5"	TBD	TBD	TBD	

PROGRAM LEGEND

COLOR	PROGRAM TYPE_
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

5/31/2024 4:26:03 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design plic
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

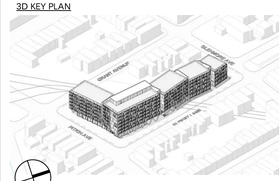
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

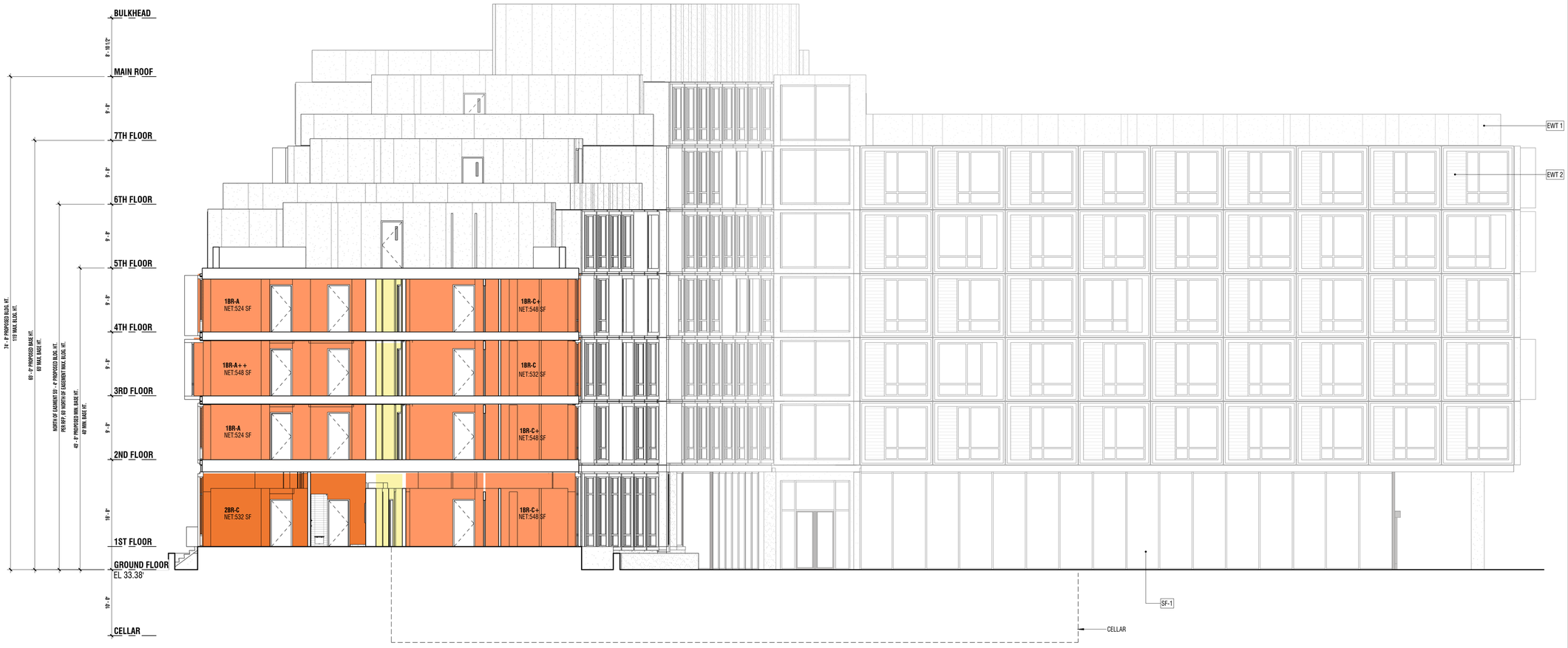
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

BUILDING SECTIONS

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-304.00
NYC DOB NUMBER:	



EXTERIOR WALL TYPES

EXTERIOR WALL TYPE 1

ACM PANEL ON MTL STUD

- *1 1/2" ACM PANEL* **[R-0.67]**
- 1" AIR GAP W/ CLIPS **[R-1.00]**
- 2" MINERAL WOOL INSULATION **[R-8.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 7 5/8" CMU BEARING WALL **[R-1.11]**
- 1 1/2" METAL STUD **[R-0.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 11.34

EXTERIOR WALL TYPE 2

PHENOLIC PANEL ON MTL STUD
PANEL TYPE: SEE ELEV. / SCHED.

- *1/2" PHENOLIC PANEL* **[R-0.30]**
- 1" AIR GAP W/ CONCEALED FAST. **[R-1.00]**
- 3" MINERAL WOOL INSULATION **[R-12.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 3 5/8" METAL STUD W/ BATT INSULATION **[R-15.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 28.86

STOREFRONT & CURTAINWALL SCHEDULE

MARK	TYPE	THERMAL	MULLION		BASIS OF DESIGN		GLAZING (GENERAL)	NOTES
			DEPTH	WIDTH	MFR	SERIES		
SF-1	STOREFRONT	Y	5"	2.5"	TBD	TBD	TBD	

PROGRAM LEGEND

COLOR	PROGRAM TYPE_
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

5/31/2024 4:26:15 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

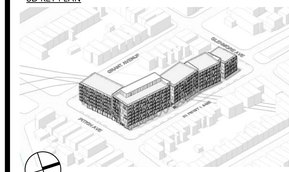
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

BUILDING SECTIONS

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-305.00
NYC DOB NUMBER:	



EXTERIOR WALL TYPES

EXTERIOR WALL TYPE 1

ACM PANEL ON MTL STUD

- *1 1/2" ACM PANEL* **[R-0.67]**
- 1" AIR GAP W/ CLIPS **[R-1.00]**
- 2" MINERAL WOOL INSULATION **[R-8.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 7 5/8" CMU BEARING WALL **[R-1.11]**
- 1 1/2" METAL STUD **[R-0.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 11.34

EXTERIOR WALL TYPE 2

PHENOLIC PANEL ON MTL STUD
PANEL TYPE: SEE ELEV. / SCHED.

- *1/2" PHENOLIC PANEL* **[R-0.30]**
- 1" AIR GAP W/ CONCEALED FAST. **[R-1.00]**
- 3" MINERAL WOOL INSULATION **[R-12.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 3 5/8" METAL STUD W/ BATT INSULATION **[R-15.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 28.86

STOREFRONT & CURTAINWALL SCHEDULE

MARK	TYPE	THERMAL	MULLION		BASIS OF DESIGN		GLAZING (GENERAL)	NOTES
			DEPTH	WIDTH	MFR	SERIES		
SF-1	STOREFRONT	Y	5"	2.5"	TBD	TBD	TBD	

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	OPERATING OFFICES
	OUTDOOR GREEN SPACE
	COMMUNITY FACILITY

5/31/2024 4:26:22 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design plic
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

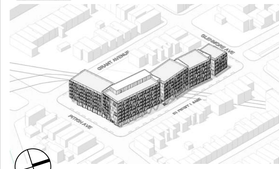
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

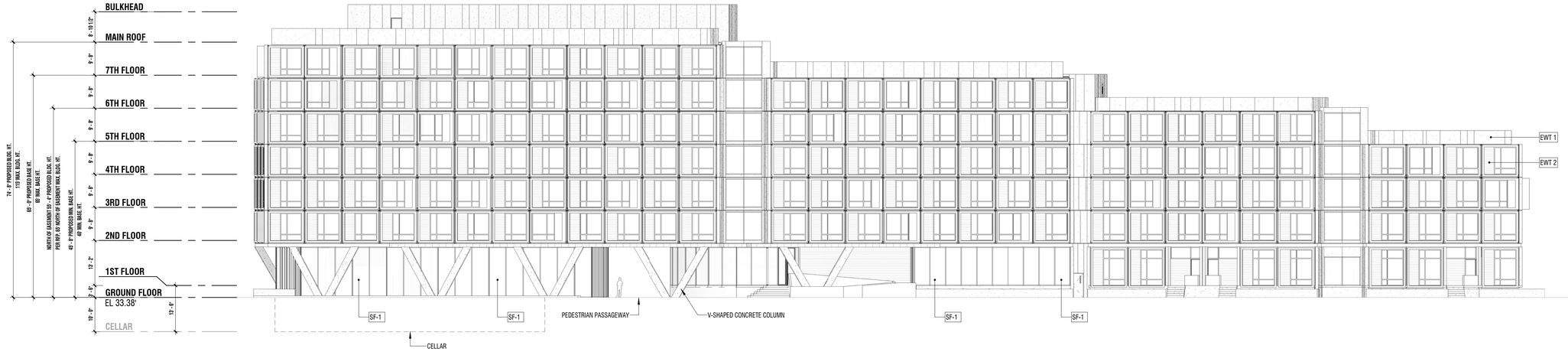
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

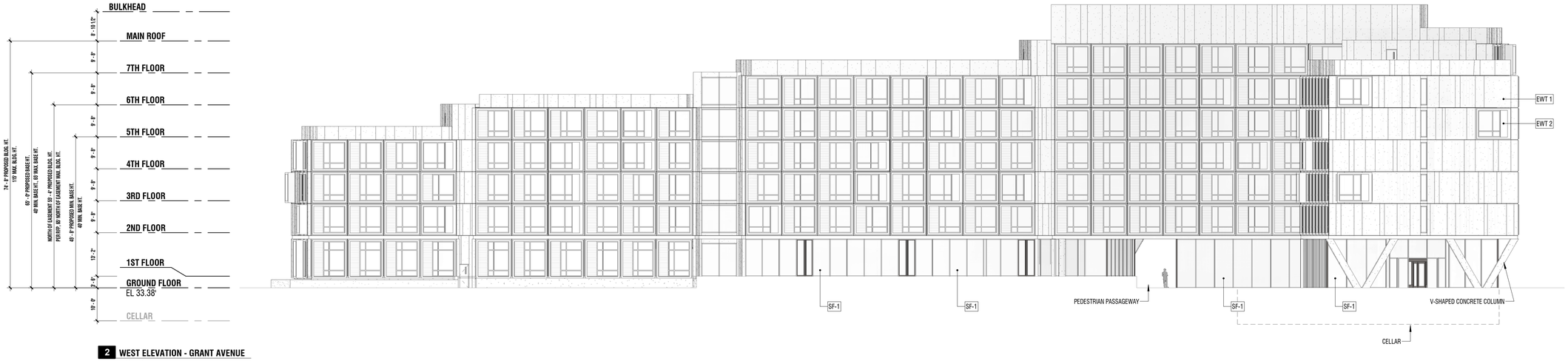
BUILDING SECTIONS

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-306.00
NYC DOB NUMBER:	



1 EAST ELEVATION - ELDERT LANE
1/16" = 1'-0"



2 WEST ELEVATION - GRANT AVENUE
1/16" = 1'-0"

EXTERIOR WALL TYPES

EXTERIOR WALL TYPE 1

ACM PANEL ON MTL STUD

- *1 1/2" ACM PANEL* **[R-0.67]**
- 1" AIR GAP W/ CLIPS **[R-1.00]**
- 2" MINERAL WOOL INSULATION **[R-8.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 7 5/8" CMU BEARING WALL **[R-1.11]**
- 1 1/2" METAL STUD **[R-0.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 11.34

EXTERIOR WALL TYPE 2

PHENOLIC PANEL ON MTL STUD
PANEL TYPE: SEE ELEV. / SCHED.

- *1/2" PHENOLIC PANEL* **[R-0.30]**
- 1" AIR GAP W/ CONCEALED FAST. **[R-1.00]**
- 3" MINERAL WOOL INSULATION **[R-12.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 3 5/8" METAL STUD W/ BATT INSULATION **[R-15.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 28.86

STOREFRONT & CURTAINWALL SCHEDULE

MARK	TYPE	THERMAL	MULLION		BASIS OF DESIGN		GLAZING (GENERAL)	NOTES
			DEPTH	WIDTH	MFR	SERIES		
SF-1	STOREFRONT	Y	5"	2.5"	TBD	TBD	TBD	

5/31/2024 4:25:21 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

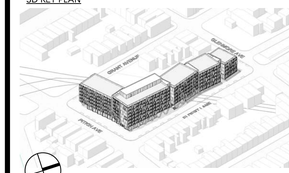
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.co
m

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

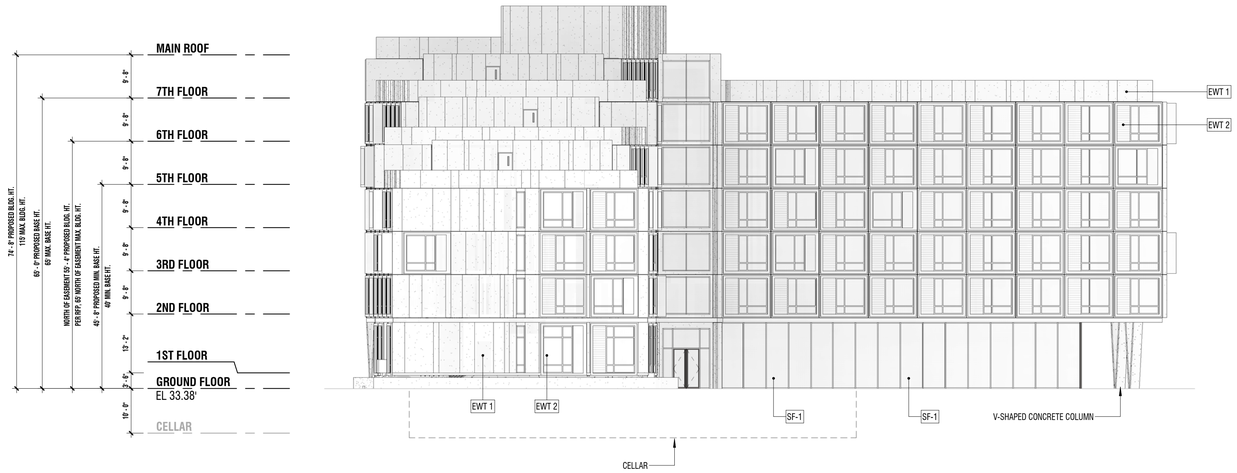
GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

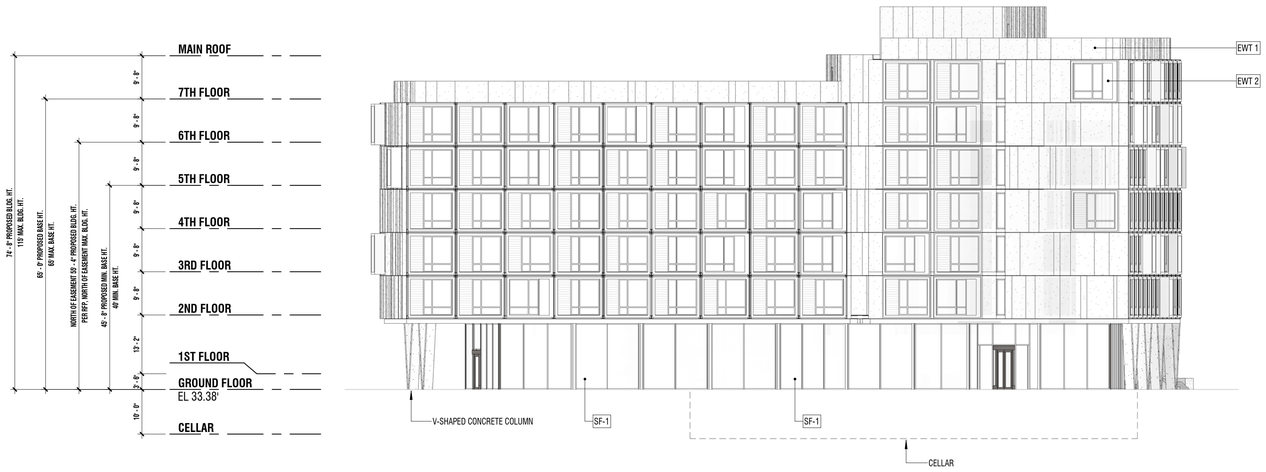
ELEVATIONS - EAST & WEST

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-200.00
NYC DOB NUMBER:	



1 NORTH ELEVATION - GLENMORE AVENUE
1/16" = 1'-0"



2 SOUTH ELEVATION - PITKIN AVENUE
1/16" = 1'-0"

EXTERIOR WALL TYPES

EXTERIOR WALL TYPE 1

ACM PANEL ON MTL STUD

- *1 1/2" ACM PANEL* **[R-0.57]**
- 1" AIR GAP W/ CLIPS **[R-1.00]**
- 2" MINERAL WOOL INSULATION **[R-8.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 7 5/8" CMU BEARING WALL **[R-1.11]**
- 1 1/2" METAL STUD **[R-0.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 11.34

EXTERIOR WALL TYPE 2

PHENOLIC PANEL ON MTL STUD
PANEL TYPE: SEE ELEV. / SCHED.

- *1/2" PHENOLIC PANEL* **[R-0.30]**
- 1" AIR GAP W/ CONCEALED FAST. **[R-1.00]**
- 3" MINERAL WOOL INSULATION **[R-12.0]**
- WATER RESISTIVE BARRIER **[R-0.0]**
- 3 5/8" METAL STUD W/ BATT INSULATION **[R-15.0]**
- (1) 5/8" GYP. BD. **[R-0.56]**

AVERAGE CONT. R- VALUE PROVIDED: 28.86

STOREFRONT & CURTAINWALL SCHEDULE

MARK	TYPE	THERMAL	MULLION		BASIS OF DESIGN		GLAZING (GENERAL)	NOTES
			DEPTH	WIDTH	MFR	SERIES		
SF-1	STOREFRONT	Y	5"	2.5"	TBD	TBD	TBD	

5/31/2024 4:25:28 PM

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

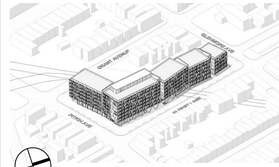
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

ELEVATIONS - NORTH & SOUTH

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A-201.00
NYC DOB NUMBER:	



PERSPECTIVE - ELDERT LANE+GLENMORE AVENUE



PERSPECTIVE - PITKIN AVENUE+ELDERT LANE



PERSPECTIVE - ELDERT LANE



PERSPECTIVE - GRANT AVENUE+PITKIN AVENUE

5/31/2024 4:26:57 PM

THINK

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

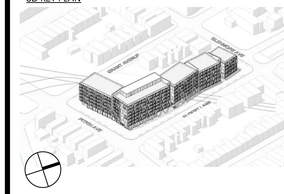
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.co
m

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

BUILDING EXTERIOR PERSPECTIVES

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	T-002.00
NYC DOB NUMBER:	



1 VIEW FROM GRANT AVENUE LOOKING NORTHEAST



2 VIEW FROM ELDERT LANE LOOKING SOUTHWEST



3 ENLARGED VIEW FROM GRANT AVENUE LOOKING NORTHEAST



4 ENLARGED VIEW FROM ELDERT LANE LOOKING SOUTHWEST

5/31/2024 4:26:58 PM

THINK

Think! Architecture + Design
1 MetroTech Center North, 8th Floor, Brooklyn, NY 11201

ARCHITECT
think! architecture and design pllc
1 METROTECH CENTER NORTH, 6TH FLOOR
BROOKLYN, NY 11201
P 646.688.5898

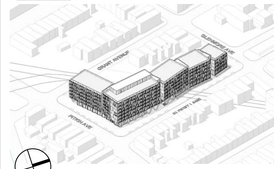
CLIENT
THOROBIRD COMPANIES, LLC
1350 AVENUE OF THE AMERICAS, FL2
NEW YORK, NY10019-2257
tcampbell@thorobird.com

STRUCTURAL
LERA CONSULTING STRUCTURAL ENGINEERS
40 WALL STREET, 23TH FLOOR
NEW YORK, NY10005
P 212.750.9000
jason.stone@lera.com

MEP
DAGHER ENGINERING, PLLC
29 BROADWAY
NEW YORK, NY10006
jmunafo@dagherengineering.com

MODULAR
FULLSTACK MODULAR
63 FLUSHING AVENUE, UNIT 293
BROOKLYN, NY11205
info@fullstackmodular.com

3D KEY PLAN



NO.	REGULATORY SUBMISSIONS	DATE

DOB APPROVAL

PROJECT

GRANT AVENUE DEVELOPMENT

581 GRANT AVE
BROOKLYN, NY 11208

EXTERIOR RENDERINGS

SEAL & SIGNATURE

DATE:	09.25.2023
PROJECT NO:	19111
SCALE:	1" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	T-003.00
NYC DOB NUMBER:	