PROPOSED NEW DEVELOPER FOR:
BROWNSVILLE
ROCKAWAY, NY , 11212

DRAWING SCHEDULE :

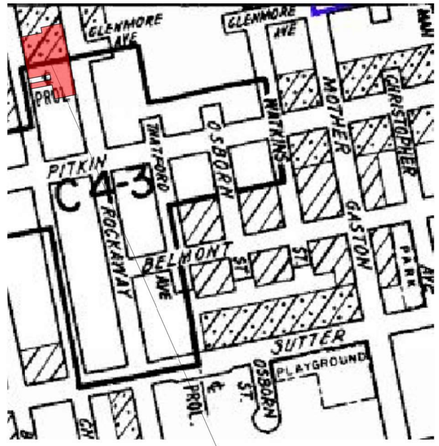
ARCHITECTURAL :

T-001.00	COVER SHEET
C-001.00	SURVEY
C-002.00	AREA PLAN
Z-100.00	ZONING ANALYSIS
Z-102.00	SITE PLAN
A-100.00	CELLAR FLOOR PLAN
A-101.00	GROUND FLOOR PLAN
A-102.00	2ND - 3RD FLOOR PLANS
A-103.00	4TH - 5TH FLOOR PLANS
A-104.00	6TH- 9TH FLOOR PLANS
A-105.00	ROOF PLAN
A-200.00	SCHEMATIC NORTH ELEVATION
A-201.00	SCHEMATIC ROCKAWAY AVE ELEVATION
A-202.00	SCHEMATIC CHESTER ST. ELEVATION
A-203.00	SCHEMATIC WING "A" INTERNAL ELEVATION
A-204.00	SCHEMATIC WING "B" INTERNAL ELEVATION
A-205.00	SCHEMATIC WING "C" INTERNAL ELEVATION
A-300.00	SECTIONS KEY PLAN
A-301.00	SECTION 1
A-302.00	SECTIONS 2 & 3
L-100.00	SCHEMATIC PLAZA GROUND FLOOR PLAN
L-101.00	SCHEMATIC PLAZA GROUND FLOOR PLAN

BUILDING UNIT DISTRIBUTION					
	0 BR.	1 BR.	2 BR.	3 BR.	TOTAL
1ST FLOOR	2	1	0	0	3
2ND FLOOR	8	18	12	1	39
3RD FLOOR	8	18	12	1	39
4TH FLOOR	10	20	10	1	41
5TH FLOOR	10	20	10	1	41
6TH FLOOR	6	13	7	6	32
7TH FLOOR	6	13	7	6	32
8TH FLOOR	6	13	7	6	32
9TH FLOOR	6	13	7	6	32
TOTAL	**62**	**129**	**72**	**28**	**291**
PERCENTAGE	21%	44%	25%	10%	100%



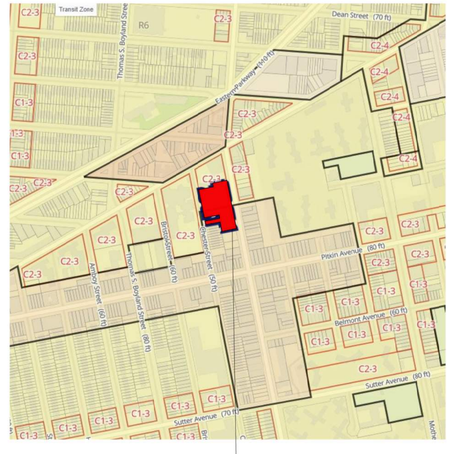
TAX MAP — SITE LOCATION



ZONING MAP — SITE LOCATION



AERIAL MAP — SITE LOCATION



TRANSIT MAP — SITE LOCATION

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301 Suffern,
NY 10501
845.368.0004
info@aufgang.com

Owner
BLUE SEA DEVELOPMENT COMPANY, LLC:
164 Main street
Huntington, NY 11743
631.923.0081

Developer
GILBANE DEVELOPMENT::
88 Pine St.
27th floor
New York, NY 10005
212.377.9204

Structural Engineer
MURRAY ENGINEERING, PC:
330 7th Ave, Suite 1203,
New York, NY 10001
212.741.1102

MEP Engineer
COSENTINI:
498 Seventh Avenue
New York, NY 10018
212.615.3600

07/11/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
06/14/23	ISSUED FOR ULURP APPLICATION
04/11/23	HPD RE SUBMISSION
03/08/23	ISSUE FOR HPD REVIEW
01/13/23	ISSUE FOR ULURP APPLICATION
01/05/23	ISSUE FOR ULURP APPLICATION
10/21/22	ISSUE FOR HPD REVIEW
DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

COVER SHEET

THE DRAWINGS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF AUFGANG ARCHITECTS LLC, WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. THIS DRAWING SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH AUFGANG ARCHITECTS LLC. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF AUFGANG ARCHITECTS LLC. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE DRAWING REMAINS TO AUFGANG ARCHITECTS LLC. WITHOUT PREJUDICE.

SEAL & SIGNATURE:

REGISTERED ARCHITECT ARIEL AUFGANG 032789 STATE OF NEW YORK

ISSUE DATE: 03/06/2023 PROJECT NO: 1823

DRAWN BY: M.A.C CHECKED BY: I.P

SCALE: AS NOTED SHEET NO: 1 OF 22

DRAWING NO:

T-001.00

NYC DOB NUMBER: 00000-0000



Notes:

1) ALL ELEVATIONS SHOWN HEREON REFER TO THE NAD 1988 DATUM.
2) ALL SUBSURFACE UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY RECORDS AND/OR FIELD LOCATED BY OTHERS. THE LOCATIONS OF SAID UTILITIES ARE APPROXIMATE ONLY AND NOT GUARANTEED BY THE SURVEYOR. CONSULT APPROPRIATE DEPARTMENT OR COMPANY BEFORE DESIGNING ANY UTILITY SERVICE.
3) NO VISIBLE EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN.
4) LEGAL GRADES REFER TO TOP OF CURB.
5) THERE ARE NO VISIBLE STREAMS OR WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
6) UNDERGROUND FOUNDATIONS OR SUBSTRUCTURES NOT VISIBLE NOT SHOWN.

ERLANDSEN-CROWELL & SHAW
FOUNDED IN 1852 BY E.M. CORNELL
Civil Engineers & City Surveyors
241 JERICHO TPKE NEW HYDE PARK, NY 11040
516-326-4353
718-526-0339

DATE: January 9, 2019
Scale: 1"=16'

69764
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TAX BLOCK 3499
BOROUGH OF BROOKLYN, CITY OF NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES. THIS SURVEY IS CERTIFIED ONLY TO THE INDIVIDUAL OR ENTITY TO WHOM IT IS PREPARED AND TO THOSE OR ENTITIES CERTIFIED TO HEREON. THE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301 Suffern,
NY 10901
845.368.0004
Info@aufgang.com

Owner
BLUE SEA DEVELOPMENT COMPANY, LLC:
164 Main street
Huntington, NY 11743
631.923.0081

Developer
GILBANE DEVELOPMENT::
88 Pine St.
27th floor
New York, NY 10005
212.377.9204

Structural Engineer
MURRAY ENGINEERING, PC:
330 7th Ave, Suite 1203,
New York, NY 10001
212.741.1102

MEP Engineer
COSENTINI:
498 Seventh Avenue
New York, NY 10018
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07/11/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
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04/11/23	HPD RE-SUBMISSION
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01/13/23	ISSUE FOR ULURP APPLICATION
01/05/23	ISSUE FOR ULURP APPLICATION
10/21/22	ISSUE FOR HPD REVIEW
DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

SURVEY

THE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF AUFGANG ARCHITECTS LLC WHETHER THE PROJECT FOR WHICH THEY ARE DESIGNED OR NOT. THE DRAWING SHALL NOT BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON THEIR ADDITIONS AND ALTERATIONS OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH AUFGANG ARCHITECTS LLC. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF AUFGANG ARCHITECTS LLC. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE DRAWINGS REMAINS TO AUFGANG ARCHITECTS LLC WITHOUT PREJUDICE.

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ARIEL AUFGANG
032789
STATE OF NEW YORK

ISSUE DATE: 03/06/2023
PROJECT NO: 1823
DRAWN BY: VJ
CHECKED BY: SG
SCALE: AS NOTED
SHEET NO: 2 OF 22
DRAWING NO: C-001.00
NYC DOB NUMBER: 00000-0000



SCHEMATIC WAIVER PLAN N
SCALE: 1/64" = 1'-0"



SCHEMATIC AREA PLAN N
SCALE: 1/64" = 1'-0"

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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DATE	SUBMISSIONS / REVISIONS
10/21/22	ISSUE FOR HPD REVIEW
01/05/23	ISSUE FOR ULURP APPLICATION
01/13/23	ISSUE FOR ULURP APPLICATION
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06/14/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
07/11/23	ISSUED FOR ULURP APPLICATION

SHEET TITLE:

SCHEMATIC SITE PLAN

THE DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF AUFGANG ARCHITECTS LLC, WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. IT IS THE DRAWING SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH AUFGANG ARCHITECTS LLC. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF AUFGANG ARCHITECTS LLC. REPRODUCTION OR PUBLICATION BY ANY METHOD IN A WHOLE OR IN PARTS IS PROHIBITED. TITLE TO THE DRAWING IS IN CASE TO AUFGANG ARCHITECTS LLC. WITHOUT PREJUDICE.

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ARIEL AUFGANG
032789
STATE OF NEW YORK

ISSUE DATE: 03/06/2023
PROJECT NO: 1823
DRAWN BY: VJ
CHECKED BY: SG
SCALE: AS NOTED
SHEET NO: 3 OF 22
DRAWING NO: C-002.00
NYC DOB NUMBER: 00000-0000

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY

SITE DATA		LIST OF REQUIRED ACTIONS		QUALITY HOUSING PROGRAM
Block:	3499		CONST. CLASS 1-B 2HR RATED	TRANSIT ZONE
Lots:	15		BUILDING CODE OCCUPANCY GROUP R-2	FRESH ZONE
Street Address:	Brownsville	Rezone to R7A with C2-4 Overlay along Rockaway Avenue (MIH)	BUILDING TO BE FULLY SPRINKLERED	SIDEWALK CAFE
Existing Zoning:	C4-3, R6 W/ C2-3	MZO being sought to waive requirement of ZR 23-533 and allow compliance with ZR 23-532	BUILDING TO BE DESIGNED	
Proposed Zoning:	R7A W/ C2-4		PER 2014 NYC BUILDING CODE	
Community District:	16, Brooklyn		PER NYC ENERGY CODE	
Zoning Section Map:	17d			
Zoning Lot Area	57,012.00			

ZR - Section	Title	Description	Permitted	Ex.to Remain	Proposed	Total	Compliance / Notes
22-10, 32-00	USES	USE GROUP 1, 2, 3, 4, 5, 6, 6c, 7, 8, 9, & 14			2 & 4		OK
23-011	QUALITY HOUSING PROGRAM	R7A					OK
23-32	MIN LOT AREA	1,700 CORNER LOT 0 SQ. FT. INTERIOR/THROUGH LOT 57,012 SQ. FT.			YES		OK
23-154 33-121, 24-11	FAR	R7A W/ C2-4 RESIDENTIAL COMMUNITY FACILITY	4.60 4.00		4.07 0.45	4.52	OK OK
23-154 33-121	FLOOR AREA	R7A W/ C2-4 RESIDENTIAL 57,012.00 X 4.60 = 262255.20 COMM. FACILITY 57,012.00 X 4.0 = 228048.00			232179 25507	232179 25507	OK OK
23-154 33-121		TOTAL DEVELOPMENT 57,012.00 X 4.6 = 262255.20			257686	257686	OK
23-153	LOT COVERAGE	INTERIOR/THROUGH LOT 65% = 37058			36,206		OK
23-45 23-46 23-47	YARD REGULATION	FRONT YARD SIDE YARD REAR YARD	NONE 8'-0" (IF OPEN AREA PROVIDED ALONG SIDE LOT LINE) 30'-0"		NONE 40'-0" 30'-0"		OK OK OK
33-27	SHALLOW INTERIOR LOTS	REAR YARD	N/A		N/A		OK
23-533		REQUIRED REAR YARD EQUIVALENT	60'-0"		0'-0"		MZO
23-664 23-664 23-664 23-692, 35-23	HEIGHT & SETBACKS HEIGHT LIMITATION FOR NARROW BLDGS.	MIN BASE MAX BASE MAX BUILDING STREET WALL IS LESS THAN 45' IN WIDTH	40'-0" 75'-0" 95'-0" / 9		55'-0" 55'-0" 95'-0" (9) N/A		OK OK OK - QUALIFYING GROUND FLOOR R7-2, R7D, R7X, R8, R9 & R10
23-661	STREET WALL LOCATION	STREET WALL SHALL BE LOCATED NO CLOSER THAN ADJ. BLDG. LOCATED WITHIN 10' AWAY FROM STREET LINE	10'-0" 10'-0"		YES YES		OK OK
23-662 23-662	SETBACKS	SETBACK @ WIDE STREETS SETBACK @ NARROW STREETS	10'-0" 15'-0"		N/A 8'-0"		OK MZO
23-621	PERMITTED OBS	PERMITTED OBSTRUCTIONS	DORMERS		YES		OK
23-22	DENSITY	R7A 680	386		291		OK
23-842(b)	OUTER COURT REG.	NARROW / WIDE OUTER COURT	MIN. 30' WDE		30'		OK
23-851	INNER COURT REG.	1,200 SQ. FT. (MIN) AND 30' MIN DIMENSION	N/A		N/A		OK
23-87	PERMITTED OBS IN COURTS	FENCE, OPEN TERRACES, SOLAR ENERGY SYSTEMS, ETC.	YES		YES		OK
23-693 23-52	SPECIAL PROVISIONS	ADJACENT TO R1 THROUGH R6B SHALLOW INTERIOR LOTS - LESS THAN 70' DEEP	N/A N/A		N/A N/A		OK OK
25-251 36-21	ACCESSORY OFF-STREET PARKING	RESIDENTIAL NOT REQ. TRANSIT ZONE COMM. FACILITY NOT REQ.	0 0		0 0	0	OK - ALL AFFORDABLE OK
25-811, 36-711	BICYCLE PARKING	RESIDENTIAL 50% COMM. FACILITY 1 PER 10,000	146 3		150 3	153	OK OK
36-62	REQ. OFF-STREET LOADING BERTH	COMMUNITY FACILITY NOT REQUIRED					OK
36-683 36-684 36-685	LOADING BERTH REQ.	LOCATION - 60' FROM RESIDENTIAL DISTRICT BOUNDARY SURFACING - ASPHALT SCREENING - PLANTING STRIP OR WALL BARRIER	N/A N/A N/A		N/A N/A N/A		OK OK OK

QUALITY HOUSING DEDUCTIONS

FLOOR	GROSS	COMMUNITY FACILITY	RESIDENTIAL	MECH.	CORRIDORS			SUS	REFUSE	TOTAL RESIDENTIAL ZONING
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	AREA (NET)	% DEDUCTION	CORRIDOR DEDUCTION SQ FT	SQ. FT.	SQ. FT.	SQ. FT.
C	26862.00	7231.00	19621.00	2755.00						0.00
1	35283.00	18276.00	15007.00	246.00				1500.00	12.00	13249.00
2	30551.00		30551.00	246.00	2556.00	0.50	1278.00		12.00	29015.00
3	30551.00		30551.00	246.00	2556.00	0.50	1278.00		12.00	29015.00
4	30551.00		30551.00	246.00	2556.00	0.50	1278.00		12.00	29015.00
5	30551.00		30551.00	246.00	2556.00	0.50	1278.00		12.00	29015.00
6	27172.00		27172.00	192.00	2501.00	0.50	1250.50		12.00	25717.50
7	27172.00		27172.00	192.00	2501.00	0.50	1250.50		12.00	25717.50
8	27172.00		27172.00	192.00	2501.00	0.50	1250.50		12.00	25717.50
9	27172.00		27172.00	192.00	2501.00	0.50	1250.50		12.00	25717.50
TOTAL	291027.00	25507.00	265520.00	4753.00			10114.00	1500.00	108.00	232179.00

APARTMENT DISTRIBUTION

	STUDIO	1BR.	2BR.	3BR.	TOTAL
1ST FLOOR	2	1	0	0	3
2ND FLOOR	8	18	12	1	39
3RD FLOOR	8	18	12	1	39
4TH FLOOR	10	20	10	1	41
5TH FLOOR	10	20	10	1	41
6TH FLOOR	6	13	7	6	32
7TH FLOOR	6	13	7	6	32
8TH FLOOR	6	13	7	6	32
9TH FLOOR	6	13	7	6	32
TOTAL	62	129	72	28	291
PERCENT	21%	44%	25%	10%	100%

SECTION 504 OF THE REHABILITATION ACT OF 1973

UFAS COMPLIANT UNITS = APARTMENT NUMBER

	0 BR. APTS.	1 BR. APTS.	2 BR. APTS.	3 BR. APTS.	TOTAL
1ST FLOOR					0
2ND FLOOR			2PP	2K	2
3RD FLOOR		3FF	3GG		2
4TH FLOOR	4U				1
5TH FLOOR		5SS		5K	2
6TH FLOOR		6J	6FF		2
7TH FLOOR	7EE		7GG		2
8TH FLOOR		8J		8L	2
9TH FLOOR	9EE		9B		2
TOTAL	3	4	5	3	15

5% OF 291 UNITS = 15 FULLY ADAPTABLE UNITS FOR MOBILITY IMPAIRED

SECTION 504 OF THE REHABILITATION ACT OF 1973

HVI COMPLIANT UNITS = APARTMENT NUMBER

	0 BR. APTS.	1 BR. APTS.	2 BR. APTS.	3 BR. APTS.	TOTAL
1ST FLOOR					0
2ND FLOOR	2U				1
3RD FLOOR	-			-	0
4TH FLOOR	-	-	4B	-	1
5TH FLOOR	5N		-	-	1
6TH FLOOR	-			-	0
7TH FLOOR		-		-	0
8TH FLOOR	8EE		-		1
9TH FLOOR		9J		9P	2
TOTAL	3	1	1	1	6

2% OF 291 UNITS = 6 HEARING/VISUAL IMPAIRED (HVI)UNITS

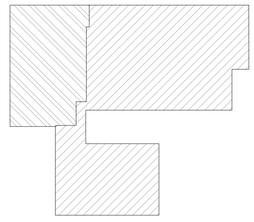
AVERAGE GRADE / BASE PLANE CALCULATION

	EL.		EL.		AVG. EL.		DIST.		
CHESTER STREET	48.07	+	48.04	=	96.11	/ 2	= 48.06	X 25.00	= 1,201.38
	48.04	+	47.81	=	95.85	/ 2	= 47.93	X 25.00	= 1,198.13
	47.81	+	47.63	=	95.44	/ 2	= 47.72	X 25.00	= 1,193.00
	47.63	+	47.57	=	95.20	/ 2	= 47.60	X 25.00	= 1,190.00
	47.57	+	47.47	=	95.04	/ 2	= 47.52	X 25.00	= 1,188.00
	47.47	+	47.22	=	94.69	/ 2	= 47.35	X 25.00	= 1,183.63
	47.22	+	47.01	=	94.23	/ 2	= 47.12	X 25.00	= 1,177.88
	47.01	+	46.98	=	93.99	/ 2	= 47.00	X 28.71	= 1,349.23
	46.98	+	46.94	=	93.92	/ 2	= 46.96	X 46.51	= 2,184.11
	46.94	+	46.33	=	93.27	/ 2	= 46.64	X 46.51	= 2,168.99
ROCKAWAY AVENUE	46.33	+	47.32	=	93.65	/ 2	= 46.83	X 46.51	= 2,177.83
	47.32	+	47.39	=	94.70	/ 2	= 47.35	X 15.73	= 744.82
	47.39	+	47.68	=	95.08	/ 2	= 47.53	X 25.00	= 1,188.25
	47.68	+	47.84	=	95.52	/ 2	= 47.76	X 25.00	= 1,194.00
	47.84	+	47.24	=	95.08	/ 2	= 47.54	X 25.00	= 1,188.50
	47.24	+	46.45	=	93.69	/ 2	= 47.85	X 25.00	= 1,196.13
	46.45	+	47.57	=	94.02	/ 2	= 46.01	X 25.00	= 1,200.25
	47.57	+	48.56	=	96.13	/ 2	= 48.07	X 25.00	= 1,201.63
	48.56	+	48.61	=	97.17	/ 2	= 48.59	X 25.00	= 1,217.13
	48.61	+	48.94	=	97.75	/ 2	= 48.88	X 25.00	= 1,221.88
	48.94	+	49.12	=	98.06	/ 2	= 49.03	X 25.00	= 1,225.75
	49.12	+	49.48	=	98.60	/ 2	= 49.30	X 25.00	= 1,232.50
	49.48	+	49.62	=	99.10	/ 2	= 49.55	X 25.00	= 1,238.75
	TOTAL:								633.97 30,263.73

From Chester st. and Rockaway Ave.
BASE PLANE ELEV. = 30263.73 / 633.97 = 47.73

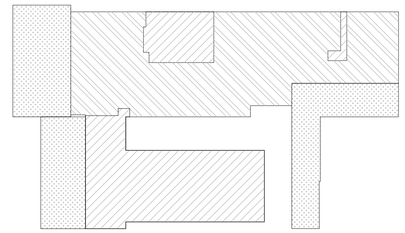
QUALITY HOUSING PROGRAM NOTES

	PERMITTED/REQUIRED	PROPOSED		REMARKS
REFUSE STORAGE AND DISPOSAL	50 SQ. FT. MIN. PER FLOOR	52.00 SQ. FT. 3 PER FLOOR	OK	RES. 28-12	3 refuse disposal rooms shall less than 12 square feet with no dimension less than three feet.
DAYLIGHT IN CORRIDORS WINDOWS	20 SQ. FT. MIN. IN ORDER TO QUALIFY FOR DEDUCTION	N/A	OK	RES. 28-14	Each corridor on each story shall be directly within the 30% of the corridor in from the vertical circulation core, and is located at least 20' from a wall or a lot or rear lot line measured on a horizontal plane and perpendicular to the rough opening.
LAUNDRY FACILITIES	1 WASHER PER 30 D.U.	24 PROPOSED		RES. 28-13 (addition)	1 all tread row washing machine per 20 dwelling units or rooming units and at least one dryer per 40 dwelling units or rooming units (...)
	1 DRYER PER 40 D.U.	24 PROPOSED		
RECREATION SPACE	237.666 SQ.FT. X 3.5% = 7320.36 SQ.FT.	17,576.00 SQ. FT.	OK	RES. 12-10 RES. 28-20	(...) That space or an amount not less than ten percent of the total floor area of such affordable independent residences for seniors shall be allocated to such accessory facilities, (...)
STANDARDS FOR RECREATION SPACE Indoor Outdoor	25'-0" X 15' MIN. 825 SQ. FT. MIN. 725 SQ.FT. MIN.	25'-0" X 17' (AT MAIN DIMENSION) N/A SQ.FT. 13,185.00 SQ.FT. 13,185.00 SQ.FT.	OK OK OK OK	RES. 28-22	(...) The minimum dimension of any recreation space shall be 15 feet, except that for buildings with fewer than 20 dwelling units, there shall be no such minimum. (...) Indoor recreation space may cover up to 10% of the outdoor recreation space, provided that the indoor recreation space is directly accessible from the outdoor space.
PLANTING AREAS	REQUIRED WITHIN BLDG. & 10' LINE	N/A	OK	RES. 28-23	The area of the zoning lot between the street line and the street wall of the building shall be planted, except at the entrances to and exits from the building, or adjacent to commercial uses abutting on the street(s).
DENSITY PER CORRIDOR	51 MAX. D.U. IN R7A IN ORDER TO QUALIFY FOR DEDUCTION	N/A	OK	RES. 28-33	(...) Each story served by a vertical circulation core and corridor or each story does not exceed the number set forth in the following table. 30% of the sq. ft. of the corridor on each story may be located on the next story may be accessed from the corridor of that area.
STREET TREE PLANTING	2 X 25' OF FRONTAGE	21 TREES TO BE PLANTED 3 TREES TO PAY INTO TREE FUND 24 TOTAL TREES	OK OK OK	RES. 26-10/33-03	In accordance with applicability requirements of zoning by-stated regulations, one street tree, preexisting or newly planted, shall be provided for every 25 feet of street frontage of a zoning lot. Such trees shall be located in the sidewalk of such lots, as established by rule of the Department of Parks and Recreation, may be deposited in an account of the City of New York.
MIN SIZE OF DWELLING UNIT	500 SQ. FT.	500 SQ. FT.	OK	RES. 23-23(c)	In the districts indicated, for affordable independent residences for seniors, each dwelling unit shall contain at least 325 square feet of floor area.



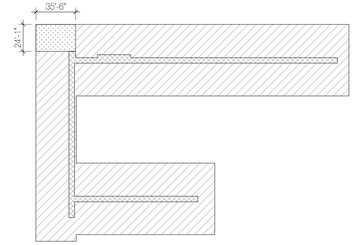
CELLAR PLAN

GROSS AREA	26852 SQ. FT.
RESIDENTIAL	19,621 SQ. FT.
COMMUNITY FACILITY	7,231 SQ. FT.



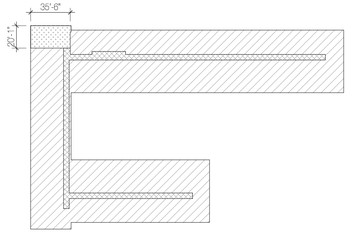
1ST FLOOR PLAN

GROSS AREA	33,283 SQ. FT.
RESIDENTIAL	15,007 SQ. FT.
COMMUNITY FACILITY	18,276 SQ. FT.
OUTDOOR RECREATION AREA	14,575 SQ. FT.



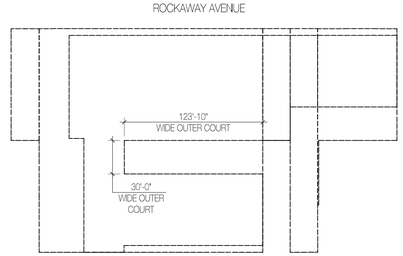
2ND-5TH FLOOR PLAN

GROSS AREA	30551 SQ. FT.
RESIDENTIAL	27140 SQ. FT.
PUBLIC CORRIDOR	2556 SQ. FT.
OUTDOOR RECREATION AREA	855 SQ. FT.



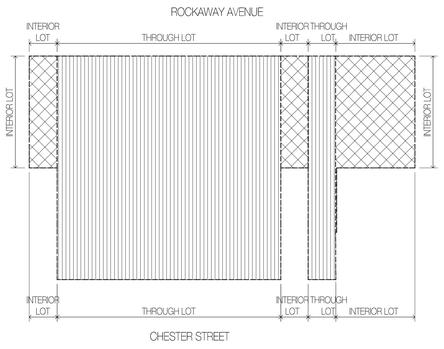
6TH-9TH FLOOR PLAN

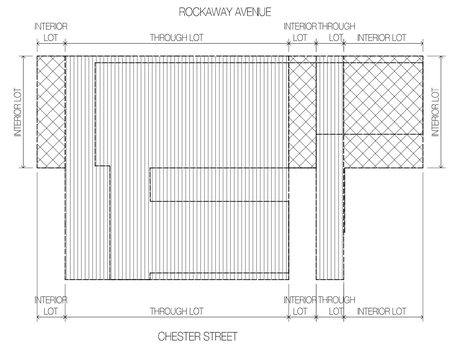
GROSS AREA	27172 SQ. FT.
RESIDENTIAL	23954 SQ. FT.
PUBLIC CORRIDOR	2501 SQ. FT.
OUTDOOR RECREATION AREA	712 SQ. FT.



WIDE OUTER COURT DIAGRAM

SCALE : 1/64" = 1'-0"





LOT AREA DIAGRAM

SCALE : 1/64" = 1'-0"

LOT DIAGRAM

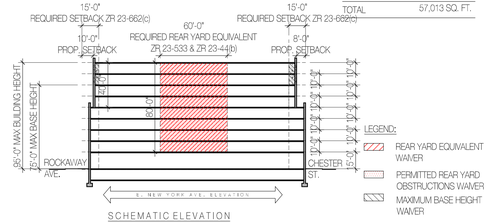
THROUGH LOT	44,910 SQ. FT.
INTERIOR LOT	12,103 SQ. FT.
TOTAL	57,013 SQ. FT.

LOT COVERAGE DIAGRAM

SCALE : 1/64" = 1'-0"

LOT COVERAGE

THROUGH LOT	29360.63 SQ. FT.
INTERIOR LOT	6845.65 SQ. FT.
	36206.28 SQ. FT.



SCHEMATIC ELEVATION

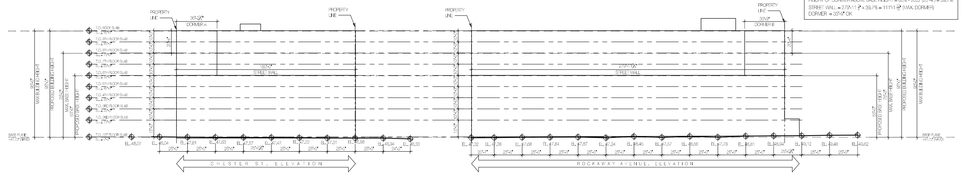
LEGEND:

- REAR YARD EQUIVALENT WAIVER
- PERMITTED REAR YARD OBSTRUCTIONS WAIVER
- MINIMUM BASE HEIGHT WAIVER
- SETBACK REQUIREMENT WAIVER
- PERMITTED MAX. HEIGHT OBSTRUCTIONS WAIVER

SCHEMATIC GROUND FLOOR

CORNER CALCULATION
HEIGHT OF CORNER AREA: BASE HEIGHT = 60% - 20.2'-10.2"=4.2' = 35.7%
STREET WALL = 60%* = 35.7% = 57'-0" (MIN. CORNER)
CORNER = 26'-1" (OK

CORNER CALCULATION
HEIGHT OF CORNER AREA: BASE HEIGHT = 60% - 20.2'-10.2"=4.2' = 35.7%
STREET WALL = 60%* = 35.7% = 111'-1" (> 100' CORNER)
CORNER = 35'-6" (OK



SCHEMATIC ELEVATIONS

SCALE : 1/64" = 1'-0"

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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DATE	SUBMISSIONS / REVISIONS
07/11/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
06/14/23	ISSUED FOR ULURP APPLICATION
04/11/23	HPD RE-SUBMISSION
03/06/23	ISSUE FOR HPD REVIEW
01/13/23	ISSUE FOR ULURP APPLICATION
01/05/23	ISSUE FOR ULURP APPLICATION
10/21/22	ISSUE FOR HPD REVIEW

SHEET TITLE:

ZONING ANALYSIS

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SEAL & SIGNATURE

REGISTERED ARCHITECT ARIEL AUFGANG STATE OF NEW YORK 032789

ISSUE DATE: 03/06/2023 PROJECT NO: 1823

DRAWN BY: VJ CHECKED BY: SG

SCALE: AS NOTED SHEET NO: 4 OF 22

DRAWING NO: Z-100.00

NYC DOB NUMBER: 00000-0000



PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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DATE	SUBMISSIONS / REVISIONS
10/21/22	ISSUE FOR HPD REVIEW
01/05/23	ISSUE FOR U,URP APPLICATION
01/13/23	ISSUE FOR U,URP APPLICATION
03/06/23	ISSUE FOR HPD REVIEW
04/11/23	HPD RE-SUBMISSION
06/14/23	ISSUED FOR U,URP APPLICATION
07/06/23	ISSUED FOR U,URP APPLICATION
07/11/23	ISSUED FOR U,URP APPLICATION

SHEET TITLE:

SITE PLAN

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SEAL & SIGNATURE

REGISTERED ARCHITECT ARIEL AUFGANG 032789 STATE OF NEW YORK

ISSUE DATE: 03/06/2023 PROJECT NO: 1823

DRAWN BY: VJ CHECKED BY: SG

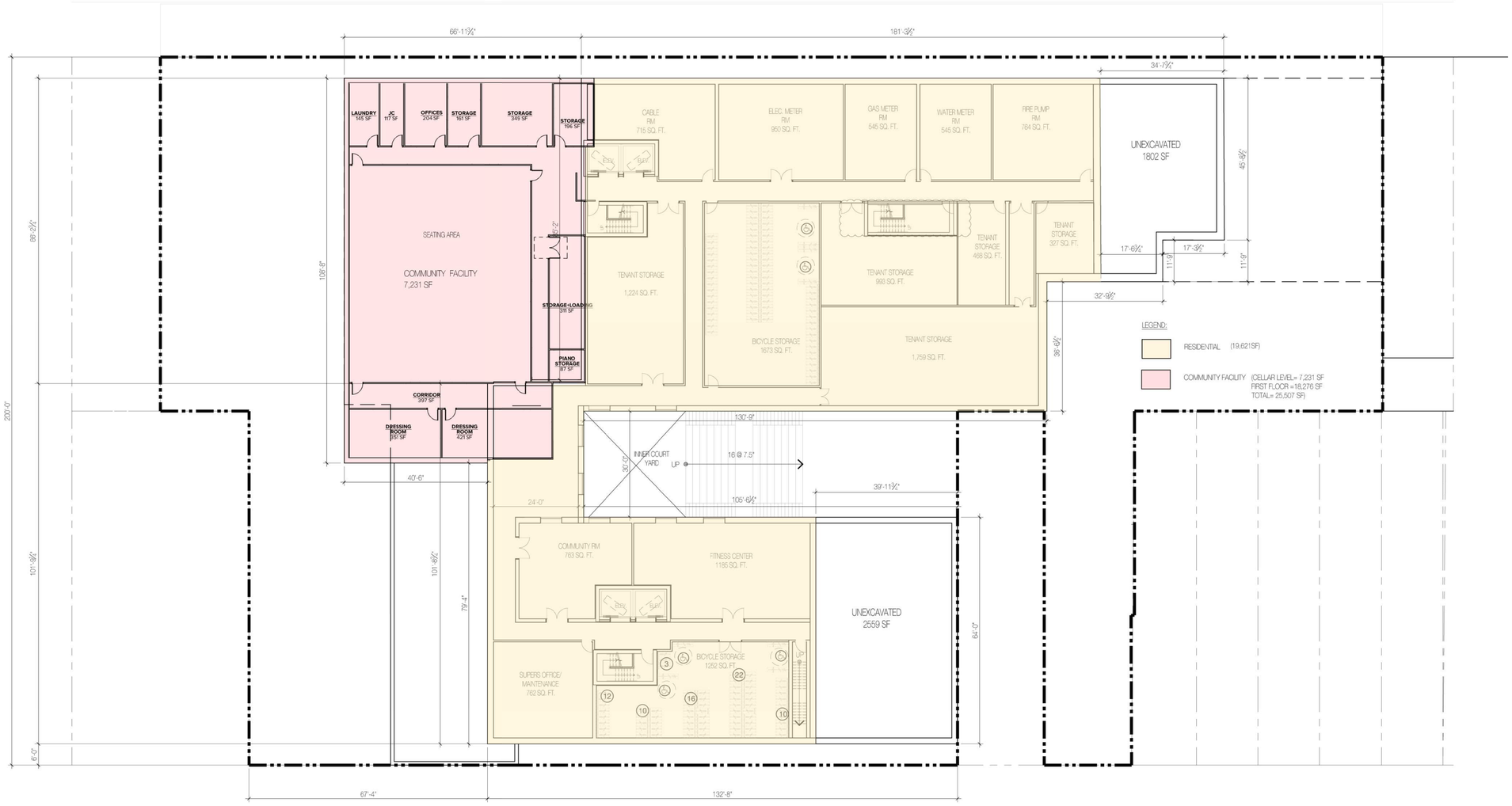
SCALE: AS NOTED SHEET NO: 6 OF 22

DRAWING NO:

Z-102.00

NYC DOB NUMBER: 00000-0000

ROCKAWAY AVE.



CHESTER ST.

1 / A-100 CELLAR FLOOR PLAN
SCALE : 1/8" = 1'-0"

N

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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03/06/23	ISSUE FOR HPD REVIEW
04/11/23	HPD RE SUBMISSION
06/14/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
07/11/23	ISSUED FOR ULURP APPLICATION

SHEET TITLE:

CELLAR FLOOR PLAN

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REGISTERED ARCHITECT ARIEL AUFGANG 032789 STATE OF NEW YORK

ISSUE DATE: 03/06/2023 PROJECT NO: 1823

DRAWN BY: M.A.C CHECKED BY: P.M

SCALE: 1/8" = 1'-0" SHEET NO: 6 OF 22

DRAWING NO: A-100.00

NYC DOB NUMBER: 00000-0000



SCHEMATIC GROUND FLOOR PLAN

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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DATE	SUBMISSIONS / REVISIONS
07/11/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
06/14/23	ISSUED FOR ULURP APPLICATION
04/11/23	HPD RE-SUBMISSION
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01/13/23	ISSUE FOR ULURP APPLICATION
01/05/23	ISSUE FOR ULURP APPLICATION
10/21/22	ISSUE FOR HPD REVIEW

SHEET TITLE:

GROUND FLOOR PLAN

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REGISTERED ARCHITECT ARIEL AUFGANG 032789 STATE OF NEW YORK

ISSUE DATE: 03/06/2023

PROJECT NO: 1823

DRAWN BY: JS

CHECKED BY: JS

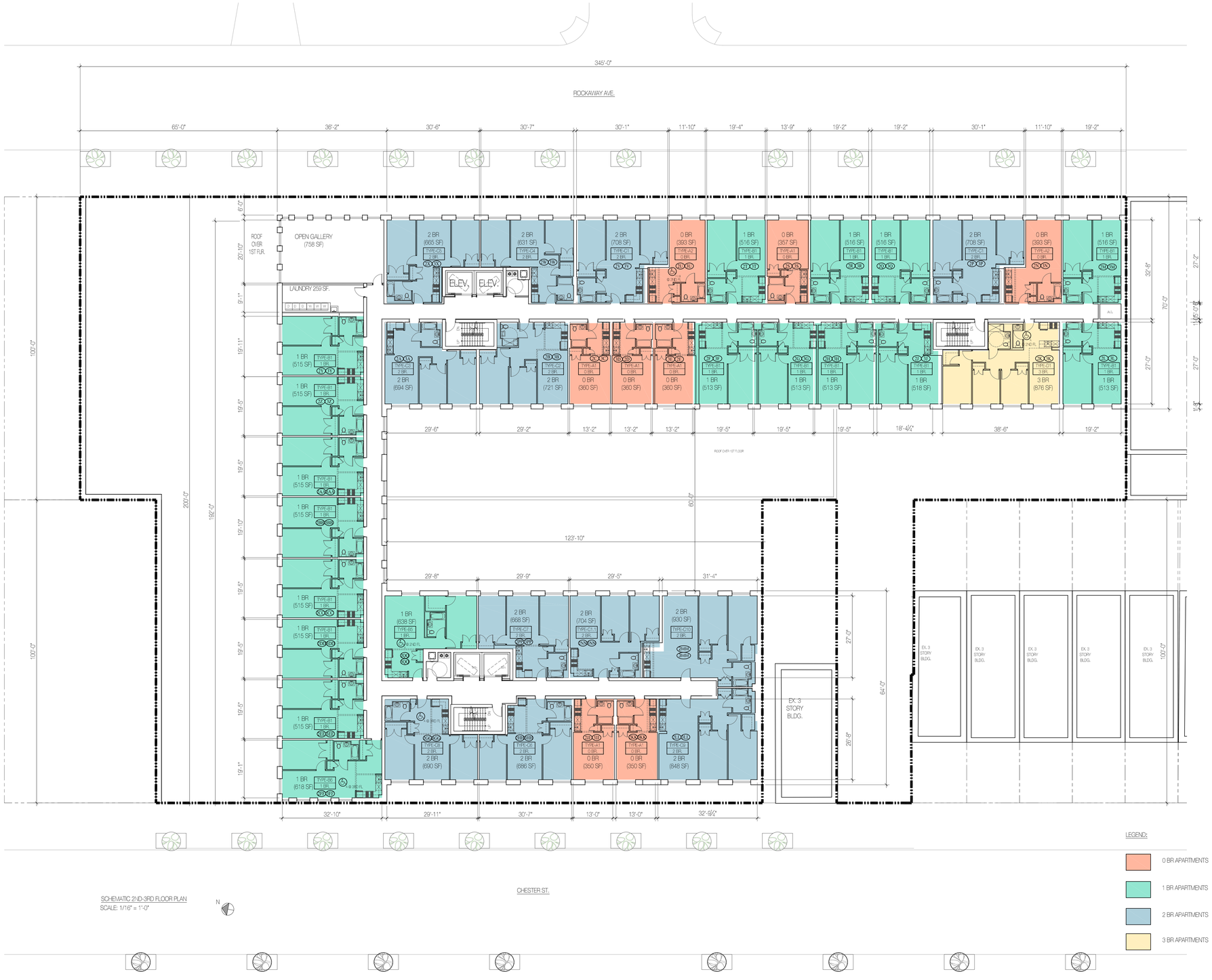
SCALE: AS NOTED

SHEET NO: OF 22 of 77

DRAWING NO:

A-101.00

NYC DOB NUMBER: 00000-0000



SCHEMATIC 2ND-3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEGEND:

- 0 BR APARTMENTS
- 1 BR APARTMENTS
- 2 BR APARTMENTS
- 3 BR APARTMENTS

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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74 Lafayette Avenue
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01/13/23	ISSUE FOR ULURP APPLICATION
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06/14/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
07/11/23	ISSUED FOR ULURP APPLICATION

SHEET TITLE:

2ND -3RD FLOOR PLANS

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SEAL & SIGNATURE

REGISTERED ARCHITECT
ARIEL AUFGANG
028789
STATE OF NEW YORK

ISSUE DATE: 03/06/2023
PROJECT NO: 1823
DRAWN BY:
CHECKED BY:
SCALE:
SHEET NO: 8 OF 22

DRAWING NO:

A-102.00

NYC DOB NUMBER: 00000-0000



SCHEMATIC 4TH - 5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEGEND:

- 0 BR APARTMENTS
- 1 BR APARTMENTS
- 2 BR APARTMENTS
- 3 BR APARTMENTS

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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07/11/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
06/14/23	ISSUED FOR ULURP APPLICATION
04/11/23	HPD RE-SUBMISSION
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01/13/23	ISSUE FOR ULURP APPLICATION
01/05/23	ISSUE FOR ULURP APPLICATION
10/21/22	ISSUE FOR HPD REVIEW
DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

4TH -5TH FLOOR PLANS

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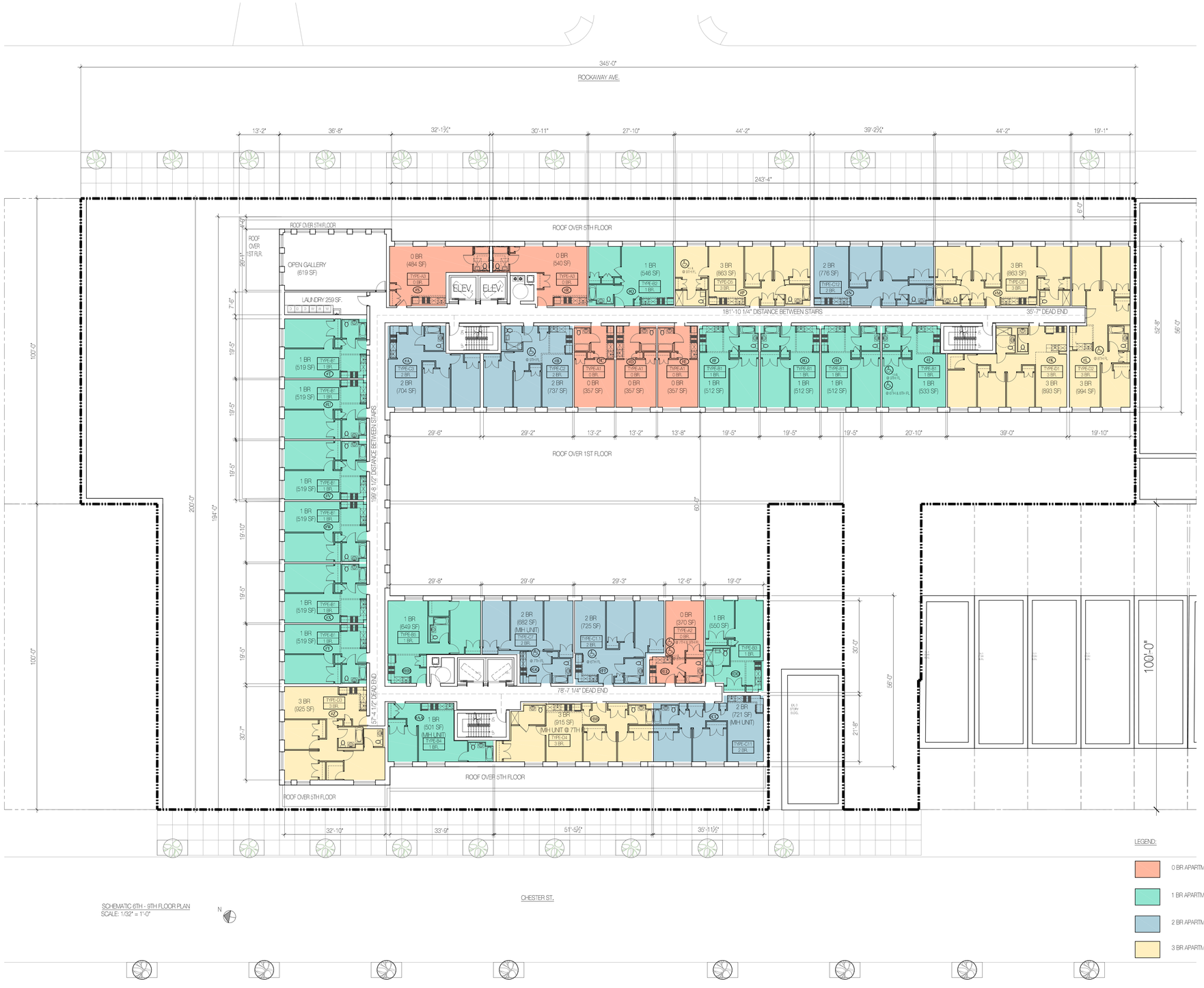
REGISTERED ARCHITECT
ARIEL AUFGANG
032789
STATE OF NEW YORK

ISSUE DATE: 03/06/2023
PROJECT NO: 1823
DRAWN BY:
CHECKED BY:
SCALE:
SHEET NO: 9 OF 22

DRAWING NO:

A-103.00

NYC DOB NUMBER: 00000-0000



SCHEMATIC 6TH - 9TH FLOOR PLAN
SCALE: 1/32" = 1'-0"

N

LEGEND:

- 0 BR APARTMENTS
- 1 BR APARTMENTS
- 2 BR APARTMENTS
- 3 BR APARTMENTS

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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07/06/23	ISSUED FOR ULURP APPLICATION
07/11/23	ISSUED FOR ULURP APPLICATION

SHEET TITLE:

6TH - 9TH FLOOR PLANS

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SEAL & SIGNATURE

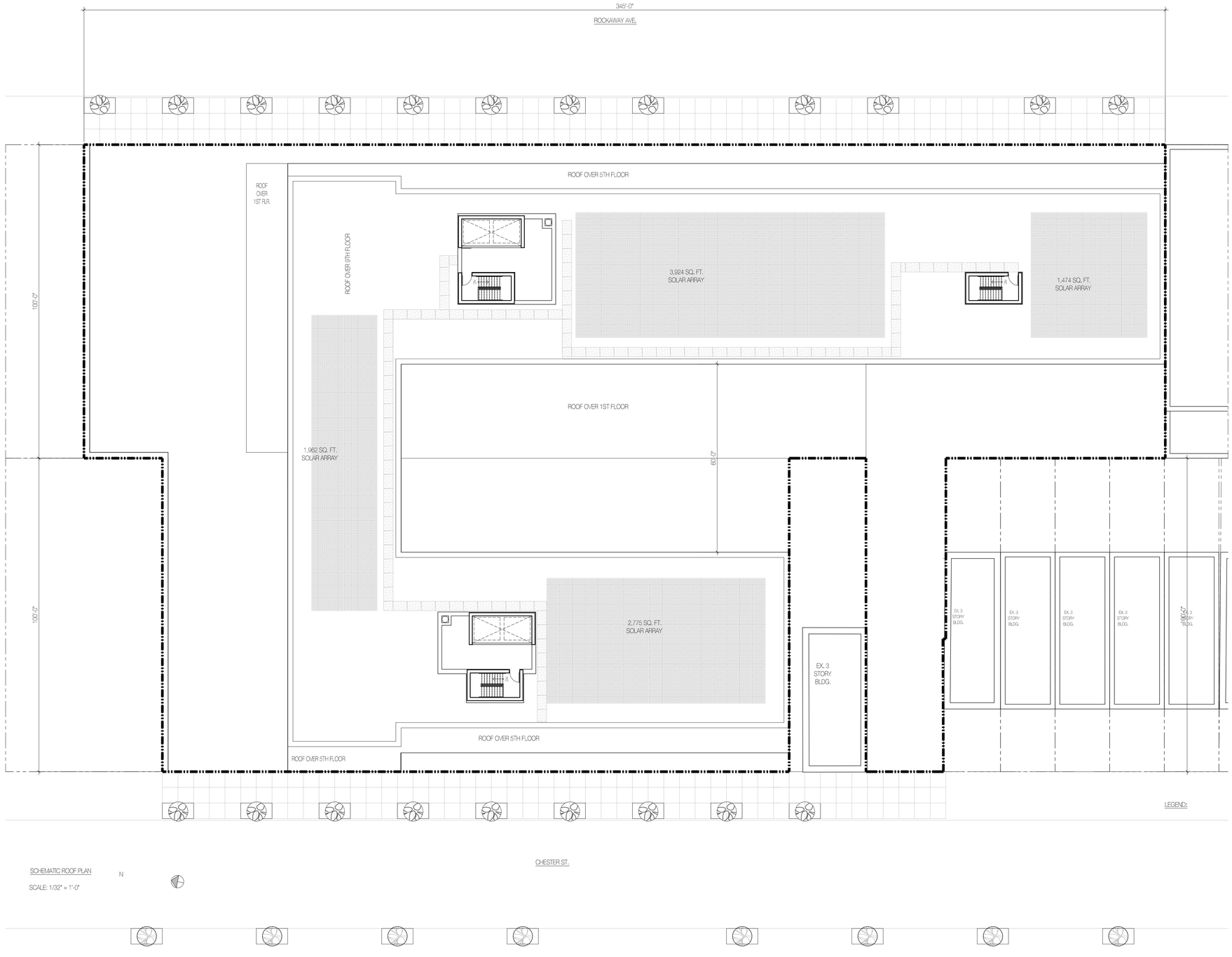
REGISTERED ARCHITECT
ARIEL AUFGANG
028789
STATE OF NEW YORK

ISSUE DATE: 03/06/2023
PROJECT NO: 1823
DRAWN BY:
CHECKED BY:
SCALE:
SHEET NO: 10 OF 22

DRAWING NO:

A-104.00

NYC DOB NUMBER: 00000-0000



SCHEMATIC ROOF PLAN

SCALE: 1/32" = 1'-0"

N

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301 Suffern,
NY 10901
845.368.0004
info@aufgang.com

Owner
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164 Main street
Huntington, NY 11743
631.923.0081

Developer
GILBANE DEVELOPMENT::
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27th floor
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212.377.9204

Structural Engineer
MURRAY ENGINEERING, PC:
330 7th Ave, Suite 1203,
New York, NY 10001
212.741.1102

MEP Engineer
COSENTINI:
498 Seventh Avenue
New York, NY 10018
212.615.3600

DATE	SUBMISSIONS / REVISIONS
07/11/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
06/14/23	ISSUED FOR ULURP APPLICATION
04/11/23	HPD RE-SUBMISSION
03/06/23	ISSUE FOR HPD REVIEW
01/13/23	ISSUE FOR ULURP APPLICATION
01/05/23	ISSUE FOR ULURP APPLICATION
10/21/22	ISSUE FOR HPD REVIEW

SHEET TITLE:

ROOF PLAN

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SEAL & SIGNATURE

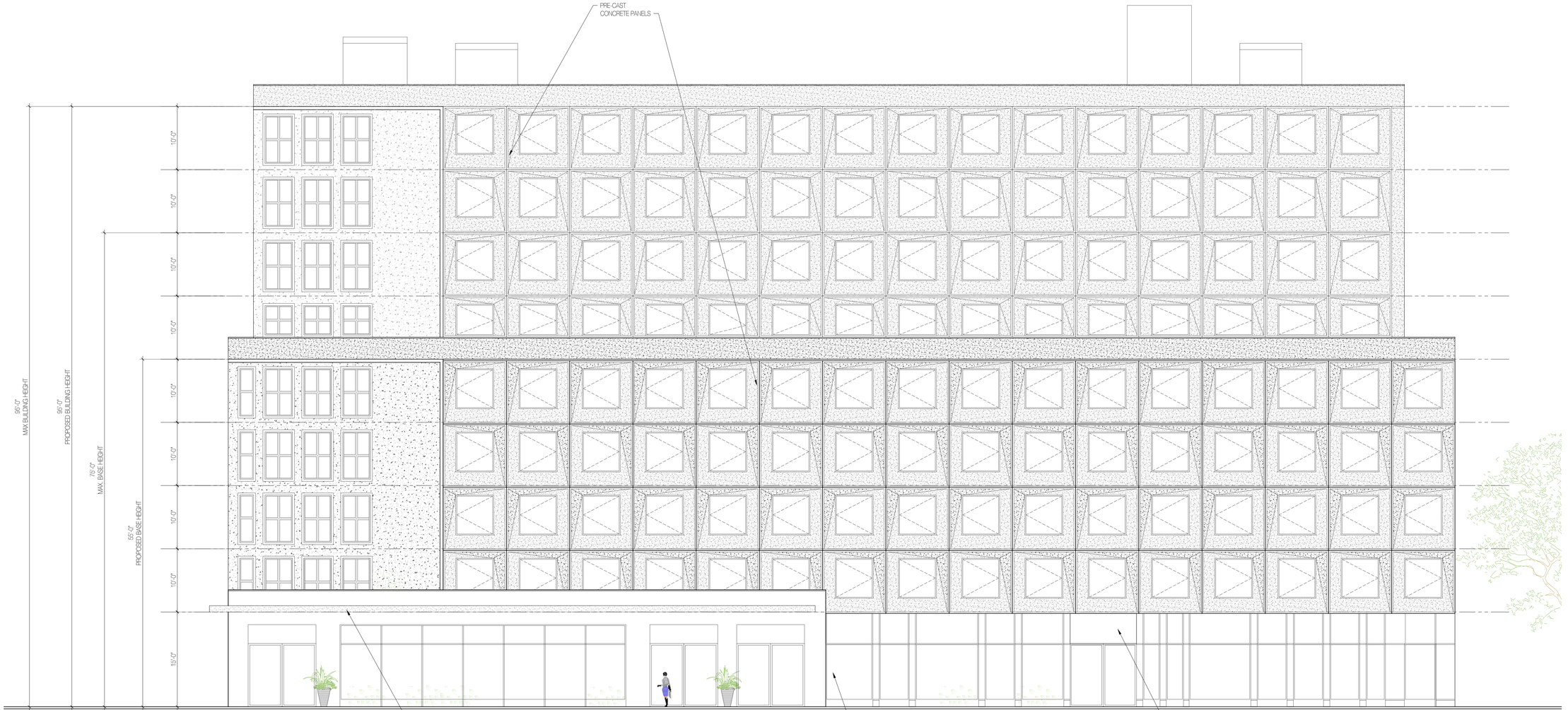
REGISTERED ARCHITECT
ARIEL AUFGANG
022780
STATE OF NEW YORK

ISSUE DATE:	PROJECT NO:
03/06/2023	1823
DRAWN BY:	CHECKED BY:
JS	JS
SCALE:	SHEET NO:
AS NOTED	11 OF 22

DRAWING NO:

A-105.00

NYC DOB NUMBER: 00000-0000



1 NORTH ELEVATION
1/8" = 1'-0"

0 5 10 20 FEET

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
AUFGANG.
74 Lafayette Avenue
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DATE	SUBMISSIONS / REVISIONS
07/11/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
06/14/23	ISSUED FOR ULURP APPLICATION
04/11/23	HPD RE-SUBMISSION
03/06/23	ISSUE FOR HPD REVIEW
01/13/23	ISSUE FOR ULURP APPLICATION
01/05/23	ISSUE FOR ULURP APPLICATION
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SHEET TITLE:

SCHEMATIC NORTH ELEVATION

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SEAL & SIGNATURE

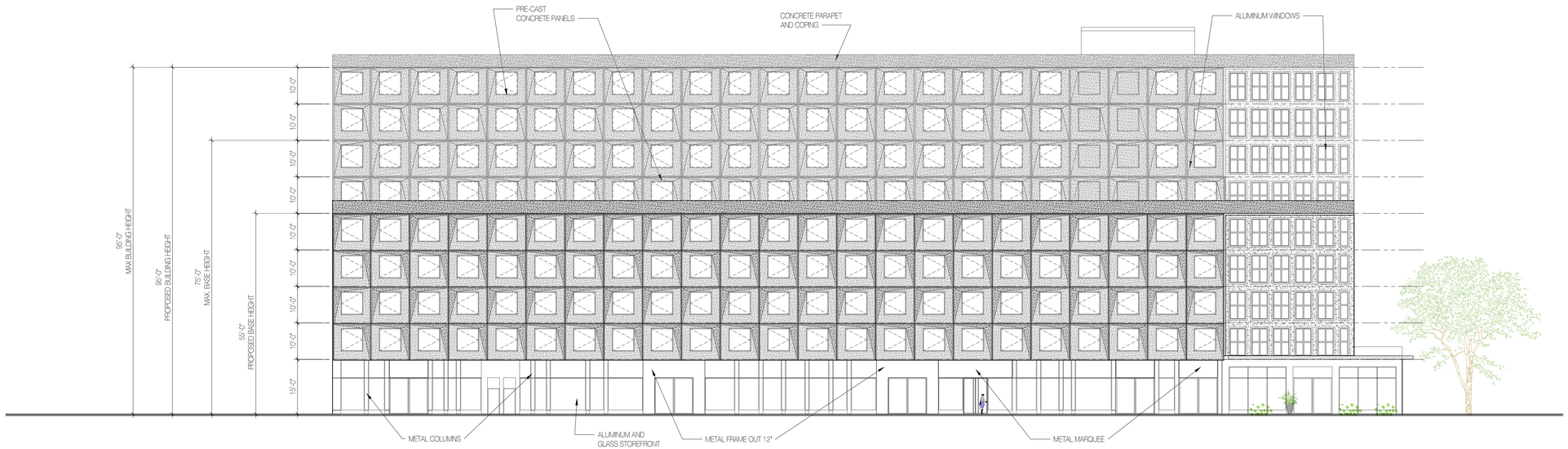
REGISTERED ARCHITECT
ARIEL AUFGANG
032799
STATE OF NEW YORK

ISSUE DATE: 03/06/2023
PROJECT NO: 1823
DRAWN BY: JS
CHECKED BY: JS
SCALE: AS NOTED
SHEET NO: 12 OF 22

DRAWING NO:

A-200.00

NYC DOB NUMBER: 00000-0000



2 ROCKAWAY AVE. ELEVATION
1/16" = 1'-0"
0 5 10 20 FEET

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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03/06/23	ISSUE FOR HPD REVIEW
04/11/23	HPD RE-SUBMISSION
06/14/23	ISSUE FOR ULURP APPLICATION
07/06/23	ISSUE FOR ULURP APPLICATION
07/11/23	ISSUED FOR ULURP APPLICATION

SHEET TITLE:

SCHEMATIC ROCKAWAY AVE. ELEVATION

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ARIEL AUFGANG
032789
STATE OF NEW YORK

ISSUE DATE: 03/06/2023
PROJECT NO: 1823
DRAWN BY: JS
CHECKED BY: JS
SCALE: AS NOTED
SHEET NO: 13 OF 22

DRAWING NO:

A-201.00

NYC DOB NUMBER: 00000-0000



3 CHESTER ST. ELEVATION
1/8" = 1'-0"

0 5 10 20 FEET

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

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06/14/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
07/11/23	ISSUED FOR ULURP APPLICATION

SHEET TITLE:

SCHEMATIC CHESTER ST. ELEVATION

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REGISTERED ARCHITECT ARIEL AUFGANG 032799 STATE OF NEW YORK

ISSUE DATE: 03/06/2023

PROJECT NO: 1823

DRAWN BY: JS

CHECKED BY: JS

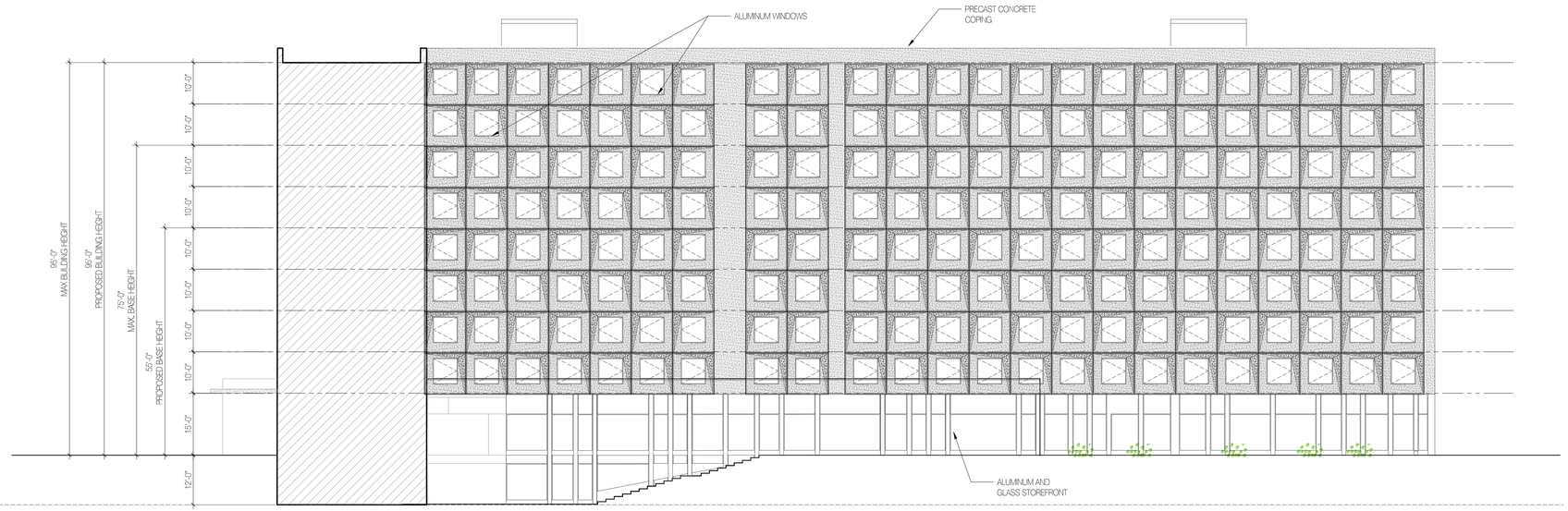
SCALE: AS NOTED

SHEET NO: 14 OF 22

DRAWING NO:

A-202.00

NYC DOB NUMBER: 00000-0000



4 WING "A" INTERNAL ELEVATION

3/16" = 1'-0"

0 5 10 20 FEET

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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01/05/23	ISSUE FOR ULURP APPLICATION
01/13/23	ISSUE FOR ULURP APPLICATION
03/08/23	ISSUE FOR HPD REVIEW
04/11/23	HPD RE-SUBMISSION
06/14/23	ISSUE FOR ULURP APPLICATION
07/06/23	ISSUE FOR ULURP APPLICATION
07/11/23	ISSUED FOR ULURP APPLICATION

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SCHEMATIC WING 'A' INTERNAL ELEVATION

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ISSUE DATE: 03/06/2023

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CHECKED BY: JS

SCALE: AS NOTED

SHEET NO: 15 OF 22

DRAWING NO:

A-203.00

NYC DOB NUMBER: 00000-0000



5 WING "B" INTERNAL ELEVATION
1/8" = 1'-0"
0 5 10 20 FEET

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301 Suffern,
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845.368.0004
info@aufgang.com

Owner
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07/11/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
06/14/23	ISSUED FOR ULURP APPLICATION
04/11/23	HPD PE-SUBMISSION
03/06/23	ISSUE FOR HPD REVIEW
01/13/23	ISSUE FOR ULURP APPLICATION
01/05/23	ISSUE FOR ULURP APPLICATION
10/21/22	ISSUE FOR HPD REVIEW
DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

SCHEMATIC WING 'B' INERNAL ELEVATION

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ISSUE DATE: 03/06/2023
PROJECT NO: 1823
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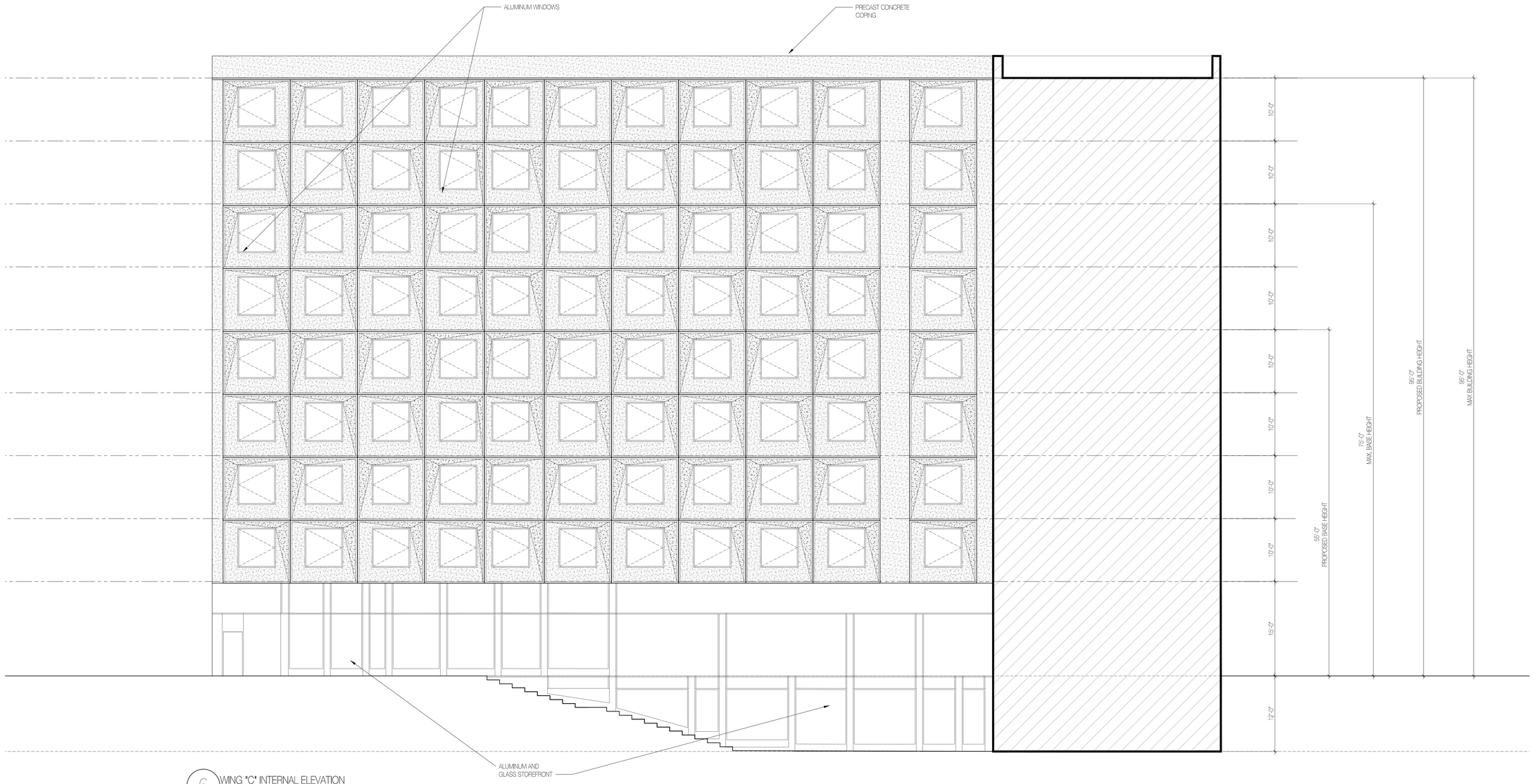
CHECKED BY: JS
SCALE: AS NOTED
SHEET NO: 16 OF 22

DRAWING NO:

A-204.00

NYC DOB NUMBER: 00000-0000



6 WING "C" INTERNAL ELEVATION
3/64" = 1'-0"
0 5 10 20 FEET

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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DATE	SUBMISSIONS / REVISIONS
10/21/22	ISSUE FOR HPD REVIEW
01/05/23	ISSUE FOR ULURP APPLICATION
01/13/23	ISSUE FOR ULURP APPLICATION
03/09/23	ISSUE FOR HPD REVIEW
04/11/23	HPD RE-SUBMISSION
06/14/23	ISSUED FOR ULURP APPLICATION
07/06/23	ISSUED FOR ULURP APPLICATION
07/11/23	ISSUED FOR ULURP APPLICATION

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SCHEMATIC WING 'C' INTERNAL ELEVATION

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ISSUE DATE: 03/06/2023 PROJECT NO: 1823

DRAWN BY: JS CHECKED BY: JS

SCALE: AS NOTED SHEET NO: 17 OF 22

DRAWING NO:

A-205.00

NYC DOB NUMBER: 00000-0000

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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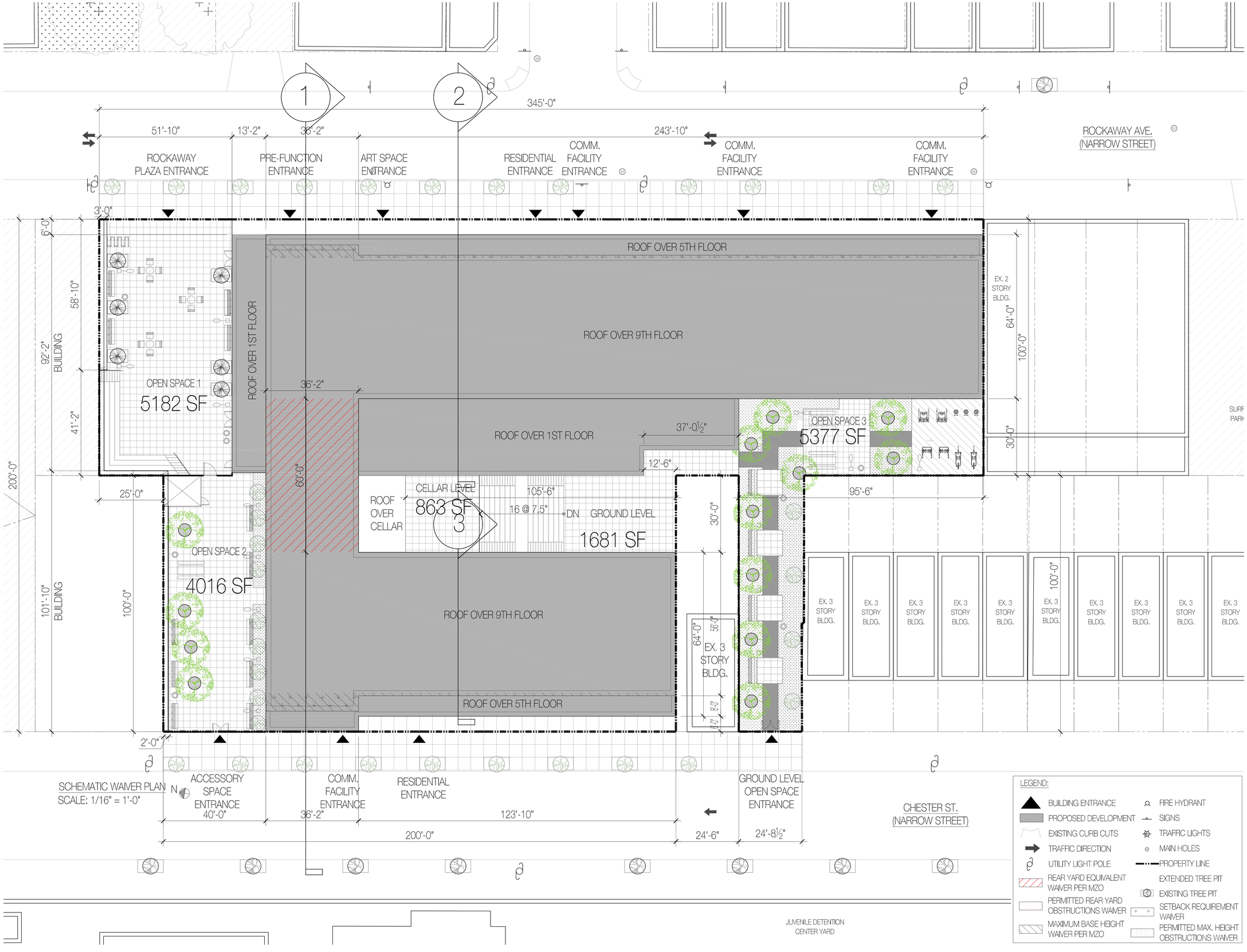

LEGEND:

- BUILDING ENTRANCE
- PROPOSED DEVELOPMENT
- EXISTING CURB CUTS
- TRAFFIC DIRECTION
- UTILITY LIGHT POLE
- REAR YARD EQUIVALENT WAIVER PER MZO
- PERMITTED REAR YARD OBSTRUCTIONS WAIVER
- MAXIMUM BASE HEIGHT WAIVER PER MZO
- FIRE HYDRANT
- SIGNS
- TRAFFIC LIGHTS
- MAIN HOLES
- PROPERTY LINE
- EXTENDED TREE PIT
- EXISTING TREE PIT
- SETBACK REQUIREMENT WAIVER
- PERMITTED MAX. HEIGHT OBSTRUCTIONS WAIVER

07/11/23	ISSUED FOR ULURP APPLICATION
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01/05/23	ISSUE FOR ULURP APPLICATION
10/21/22	ISSUE FOR HPD REVIEW
DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

SECTIONS KEY PLAN

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SEAL & SIGNATURE:

REGISTERED ARCHITECT ARIEL AUFGANG 032789 STATE OF NEW YORK

ISSUE DATE: 03/06/2023 PROJECT NO: 1823

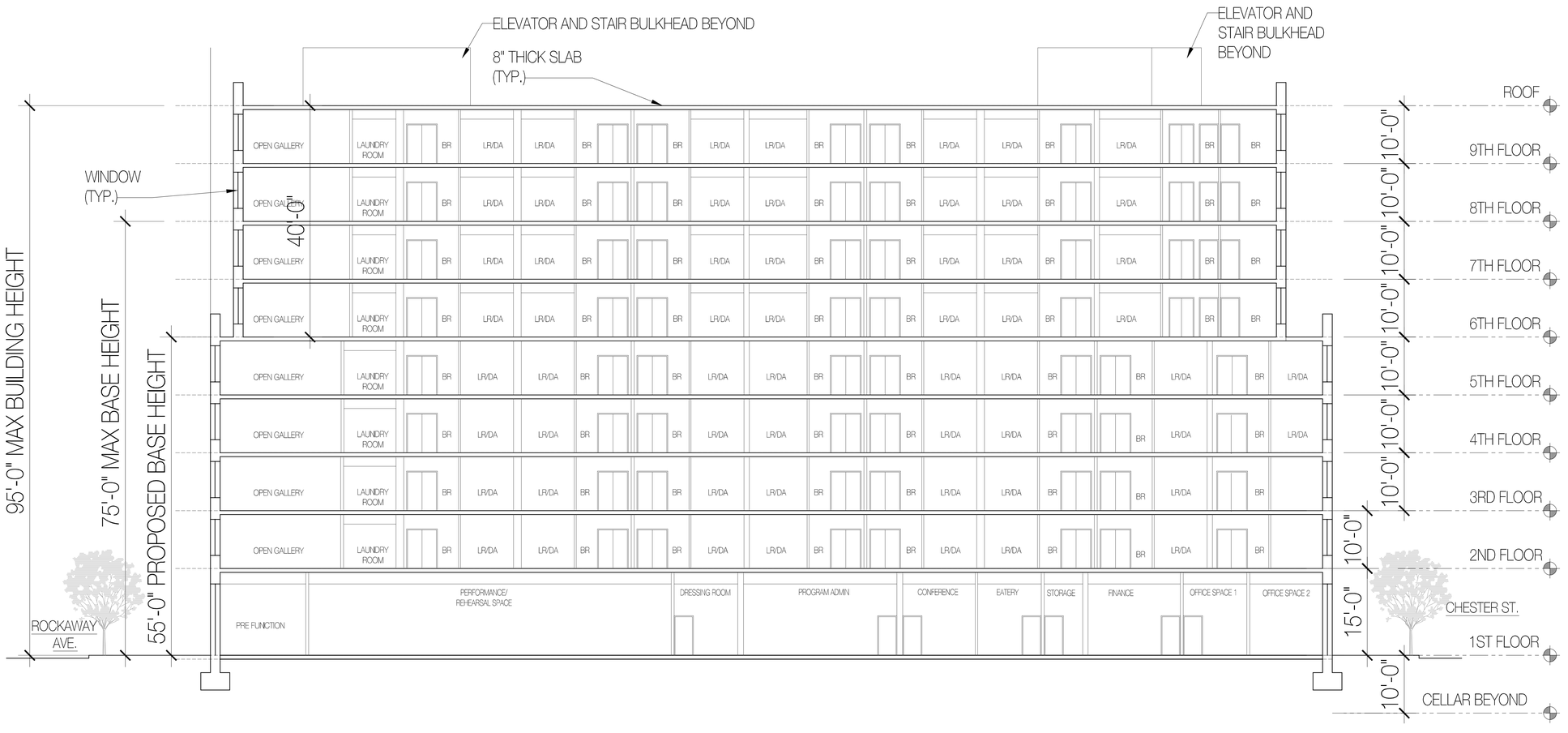
DRAWN BY: CHECKED BY:

SCALE: SHEET NO: 18 OF 22

DRAWING NO:

A-300.00

NYC DOB NUMBER: 00000-0000



SCHEMATIC SECTION (1)
SCALE: NTS

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

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03/06/23	ISSUE FOR HPD REVIEW
01/13/23	ISSUE FOR U,URP APPLICATION
01/05/23	ISSUE FOR U,URP APPLICATION
10/21/22	ISSUE FOR HPD REVIEW

SHEET TITLE:

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PROJECT NO: 1823
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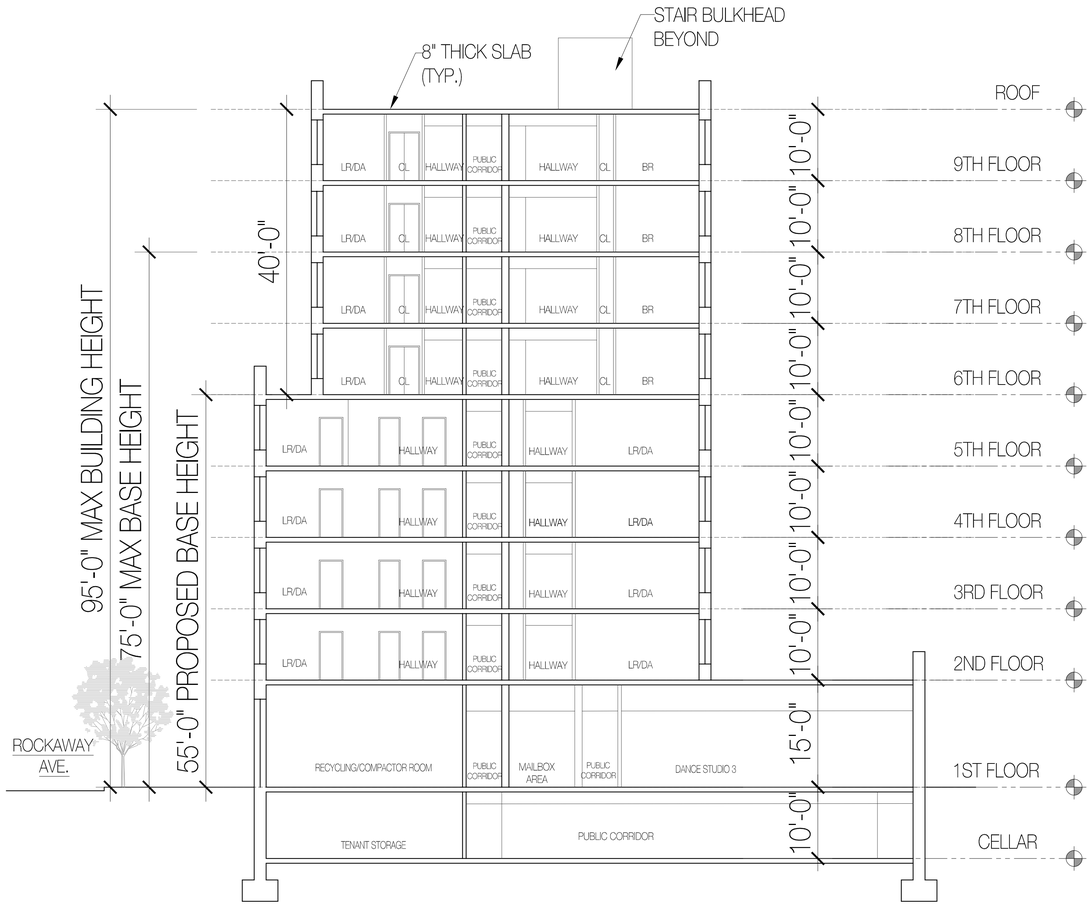
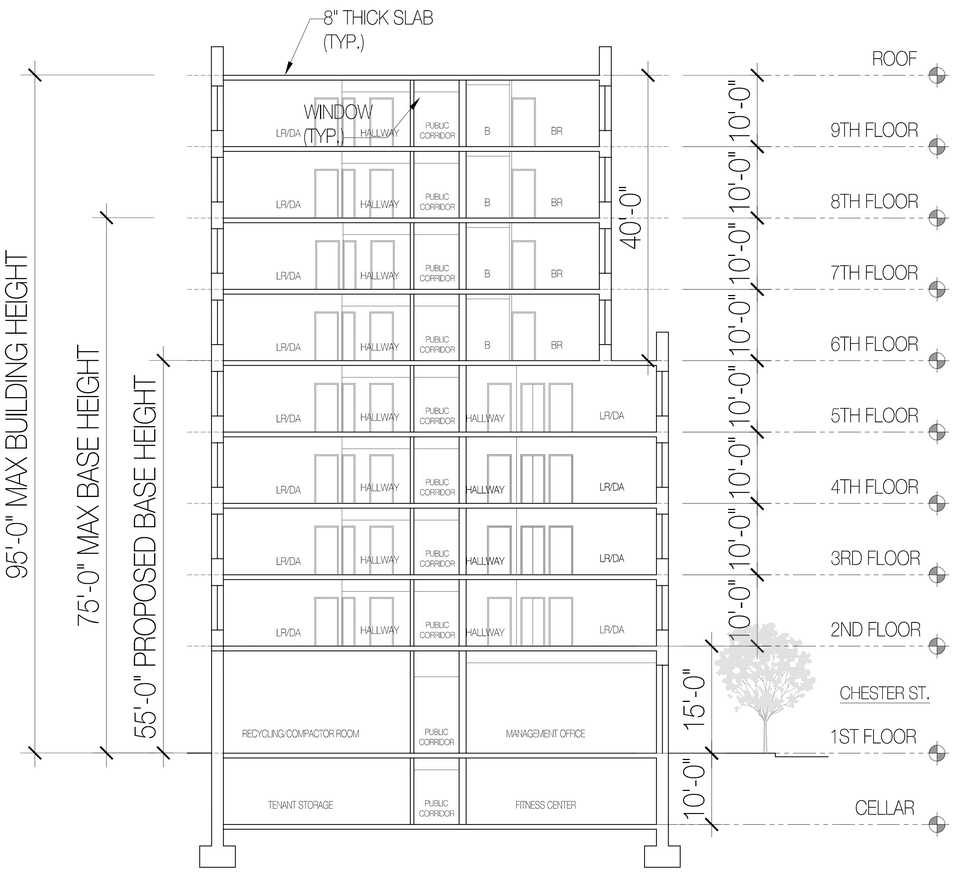
CHECKED BY:
SCALE: NOT TO SCALE
SHEET NO: 19 OF 22
DRAWING NO: A-301.00
NYC DOB NUMBER: 00000-0000



SCHEMATIC SECTION (2)
SCALE: NTS



SCHEMATIC SECTION (3)
SCALE: NTS

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

BROWNSVILLE

ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

Architect:
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Suite 301 Suffern,
NY 10901
845.368.0004
info@aufgang.com

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164 Main street
Huntington, NY 11743
631.923.0081

Developer
GILBANE DEVELOPMENT::
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27th floor
New York, NY 10005
212.377.9204

Structural Engineer
MURRAY ENGINEERING, PC:
330 7th Ave, Suite 1203,
New York, NY 10001
212.741.1102

MEP Engineer
COSENTINI:
498 Seventh Avenue
New York, NY 10018
212.615.3600

DATE	SUBMISSIONS / REVISIONS
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07/06/23	ISSUED FOR ULURP APPLICATION
06/14/23	ISSUED FOR ULURP APPLICATION
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SHEET TITLE:

SECTIONS 2 & 3

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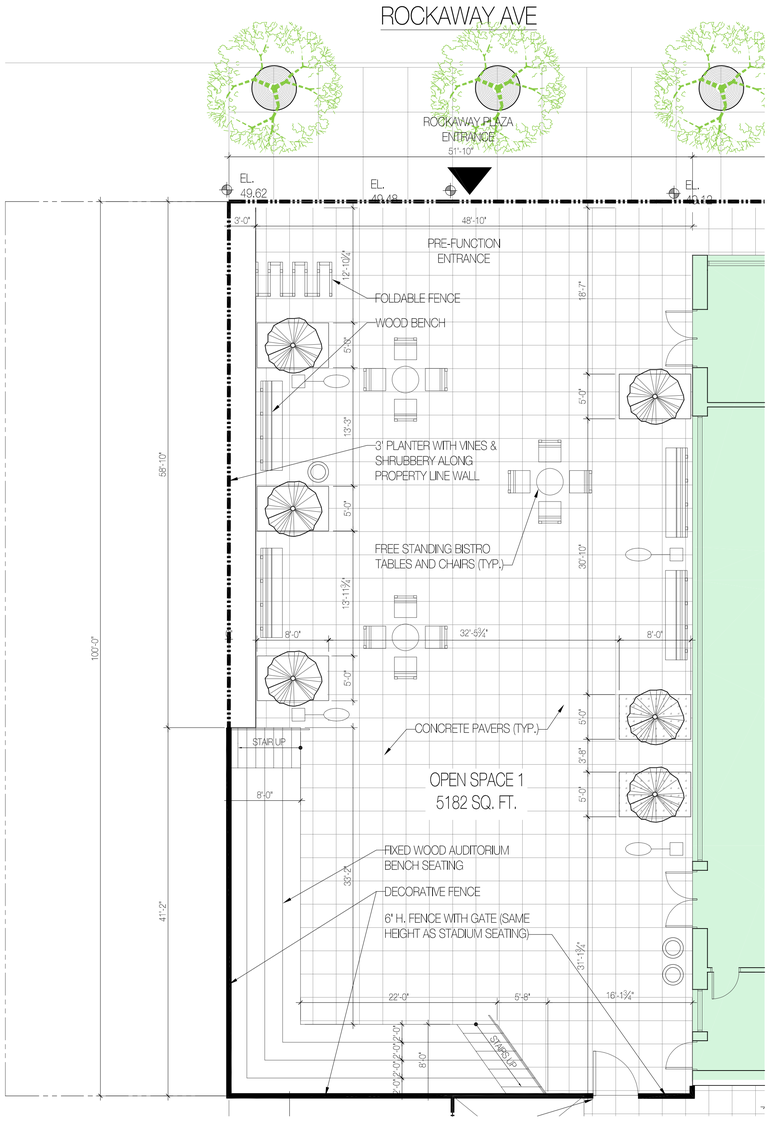
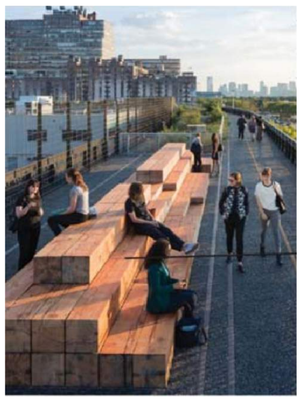


1 L-100 SCHEMATIC ACCESSIBLE PLAZA AT GROUND FLOOR PLAN

SCALE : ⅛" = 1'-0"



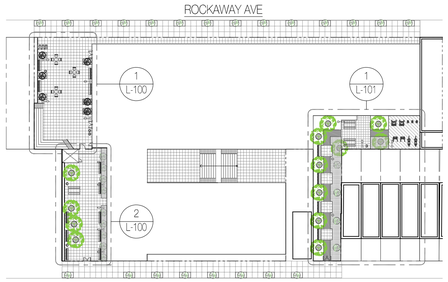
DECORATIVE FENCE AND GATE DESIGN



ENTRY PLAZA SEATING



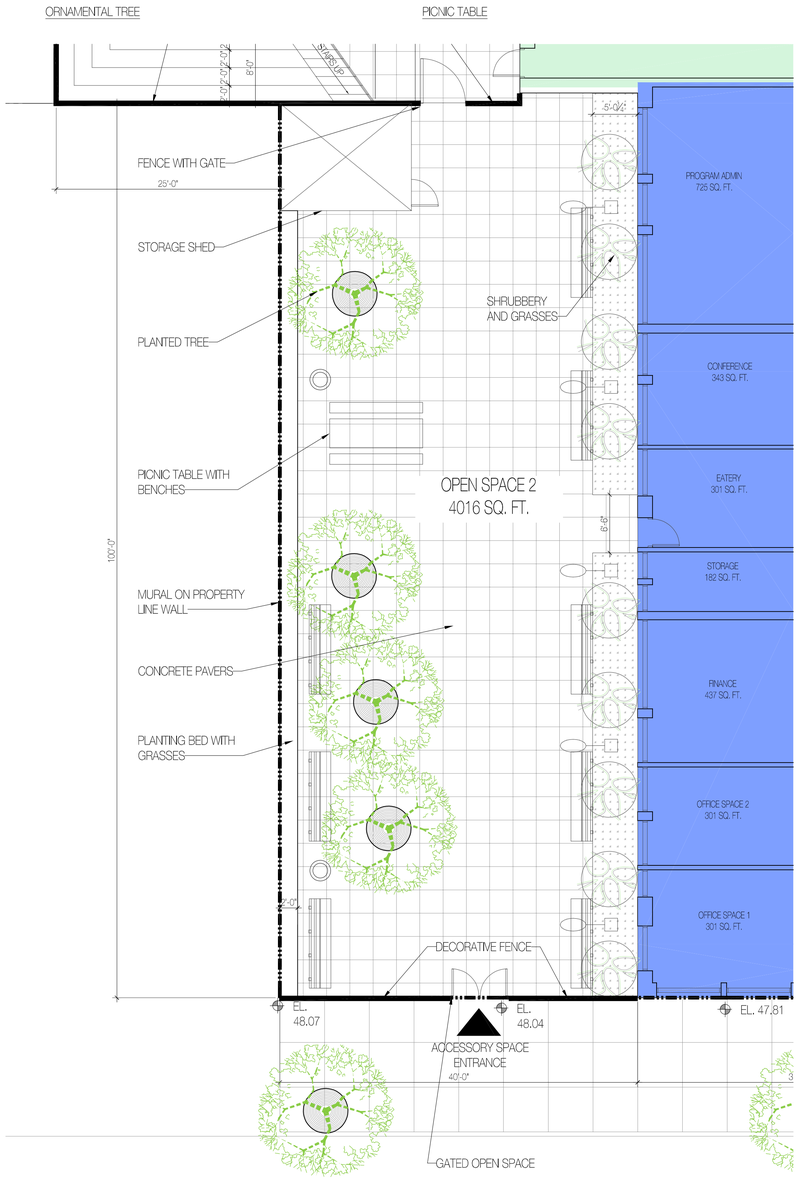
PICNIC TABLE



KEY PLAN



PLANTING STYLE



2 L-100 SCHEMATIC CHESTER STREET ACCESSORY SPACE AT GROUND FLOOR PLAN

SCALE : ⅛" = 1'-0"

LEGEND:

- PLANTED TREE
- SHRUBBERY
- ORNAMENTAL TREE
- FOUR SEASON INTEREST PLANTING: SHRUBBERY AND GRASSES
- CONTINUOUS CONCRETE PAVER
- CONCRETE PAVERS
- WOODEN BENCH
- LAWN
- OUTDOOR SPACE ENTRANCE
- GARBAGE CAN
- EXTERIOR LIGHTING

PROPOSED NEW MIXED USED DEVELOPMENT FOR:

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ROCKAWAY, NY 12401

BLOCK: 3499 LOT: 15

PROJECT NO.: 1823

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SCHEMATIC PLAZA GROUND FLOOR PLAN

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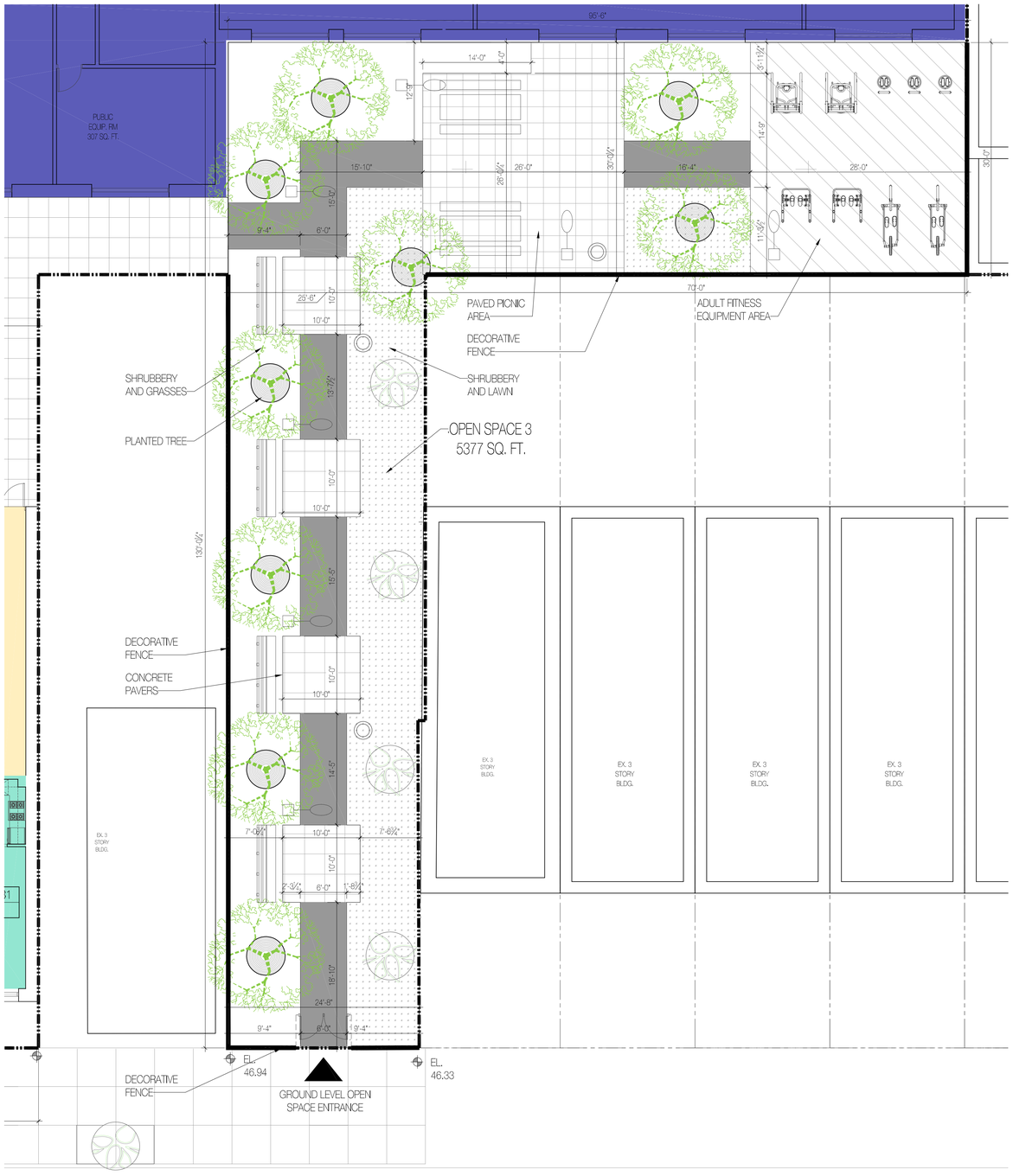
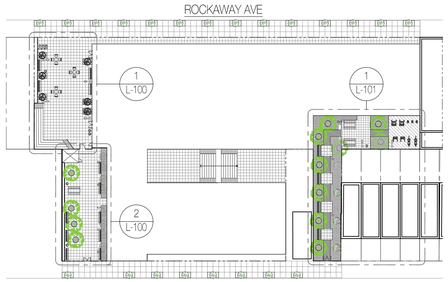


CHESTER ST.

1 L-101 SCHEMATIC CHESTER STREET KEYED GARDEN AT GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0"



KEY PLAN



BENCH EXAMPLE



FOUR SEASON INTEREST PLANTING: SHRUBBERY AND GRASSES

LEGEND:

- PLANTED TREE
- SHRUBBERY
- ORNAMENTAL TREE
- FOUR SEASON INTEREST PLANTING: SHRUBBERY AND GRASSES
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SCHEMATIC CHESTER STREET KEYED GARDEN

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