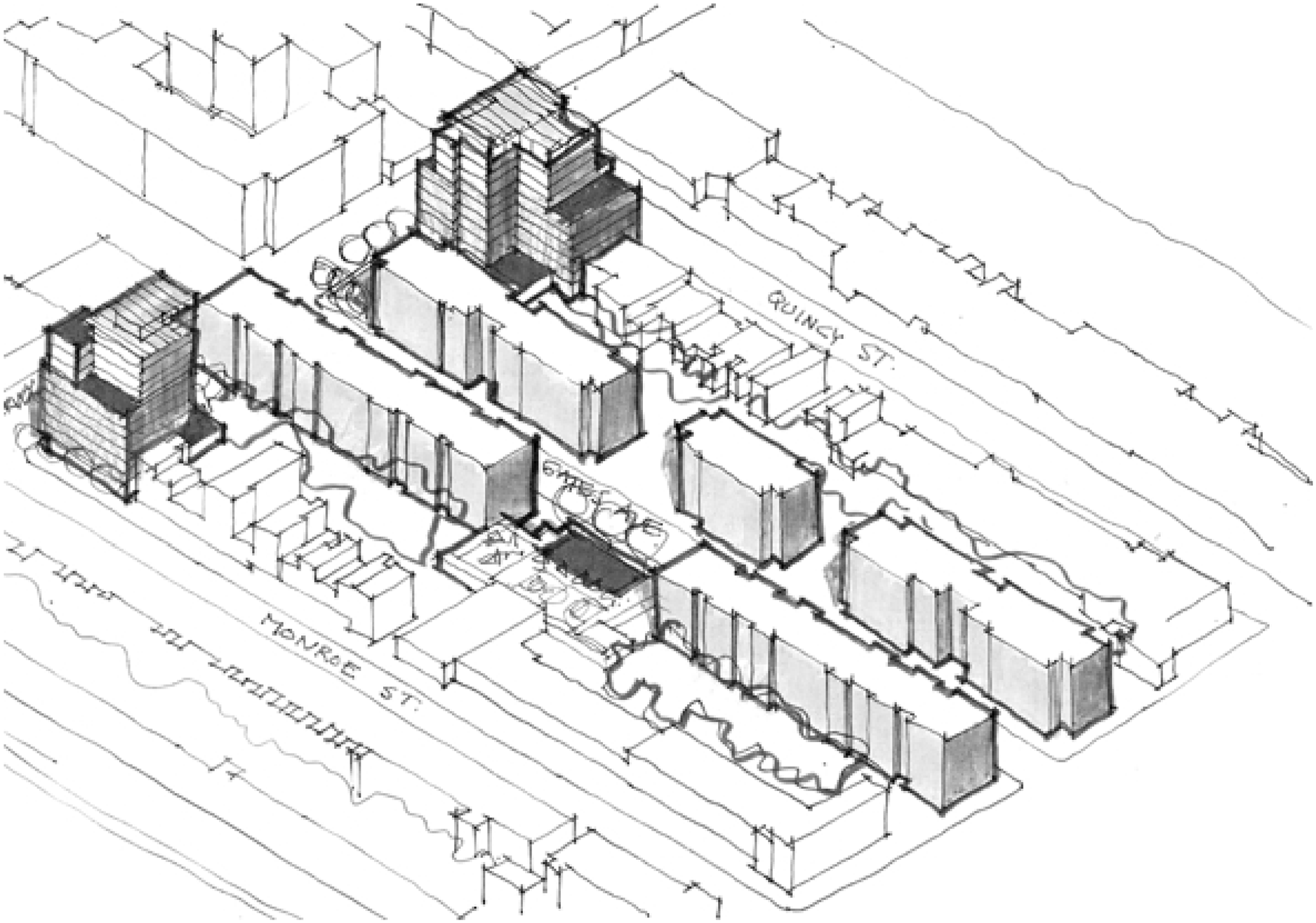

MARCUS GARVEY REZONING

281 & 311 Marcus Garvey Boulevard,
Brooklyn, NY 11221

ULURP SUBMISSION
July 21st, 2023

ULURP DRAWING LIST

T-000	COVER
67073-4	SITE SURVEY
Z-001	ZONING ANALYSIS
Z-002	ZONING SITE PLAN
Z-003	ILLUSTRATIVE GROUND FLOOR PLAN
Z-004	WAIVER SITE PLAN
Z-005	WAIVER SECTION
Z-006	WAIVER SECTION
Z-007	BUILDING A ELEVATIONS
Z-008	BUILDING B ELEVATIONS
Z-009	NEIGHBORHOOD CHARACTER DIAGRAM 1
Z-010	NEIGHBORHOOD CHARACTER DIAGRAM 2
Z-011	NEIGHBORHOOD CHARACTER DIAGRAM 3
Z-012	NEIGHBORHOOD CHARACTER DIAGRAM 4

MARCUS GARVEY
Rezoning

281 & 311 Marcus Garvey
Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
1	06/14/21	ULURP SET DRAFT
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

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New York NY 10003
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Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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COVER

SEAL & SIGNATURE:

REGISTERED ARCHITECT ARMANDO PEREZ 026014 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	T-000
SCALE:	

TITLE NO.

SURVEY NO. 67073—4

67073—4.DWG
67073—4.CRD
67073—4B.CRD

QUINCY STREET

70' WIDE

MARCUS GARVEY BLVD.
(SUMMER AVENUE)

70' WIDE

LEWIS AVENUE
DR. SANDY F. RAY BLVD.

70' WIDE

GATES AVENUE

MONROE STREET

70' WIDE

PARALLEL WITH GARVEY BLVD.

PARALLEL WITH MARCUS GARVEY BLVD.

PARALLEL WITH GATES AVENUE

ST. NO. 291

2 STORY BRICK & FRAME BUILDING

3 STORY & BSMT. BRICK BUILDINGS

PLAY AREA @ ROOF DECK ABOVE PARKING AREA @ 1st

ST. NO. 701

6 STORY BRICK & FRAME BUILDING

ST. NO. 715

6 STORY BRICK & FRAME BUILDING

TAX BLOCK 1629
TAX LOT 1
PARCEL AREA = 87,000 Sq. Ft.
OR 1.9972 ACRES

ST. NO. 735

6 STORY BRICK & FRAME BUILDING

ST. NO. 745

6 STORY BRICK & FRAME BUILDING

ST. NO. 755

6 STORY BRICK & FRAME BUILDING

ST. NO. 660

6 STORY BRICK & FRAME BUILDING

ST. NO. 650

6 STORY BRICK & FRAME BUILDING

ST. NO. 690

6 STORY BRICK & FRAME BUILDING

ST. NO. 700

6 STORY BRICK & FRAME BUILDING

TAX BLOCK 1634
TAX LOT 1
PARCEL AREA = 83,000 Sq. Ft.
OR 1.9054 ACRES

ELEVATED PLAY AREA
(PARKING BELOW)

1 STORY BRICK BUILDING

3-4 STORY STUCCO BUILDING

3 STORY FRAME & STUCCO BUILDING

3 STORY FRAME & STUCCO BUILDING

2 STORY BRICK BUILDING

1 STORY & BSMT. BRICK & STUCCO BUILDING

METAL SHED on Conc. Plat.

630'

750'

670'

750'

80'

100'

200'

120'

N
W
E
S

LEGEND

ASPH.....ASPHALT	PR.....PEDESTRIAN RAMP
BK.....BRICK	RET.....RETAINING
BSMT.....BASEMENT	RIM.....RIM ELEVATION SEWER MANHOLE
CC.....CURB CUT	SFCR...STEEL FACED CURB ROUND
CCR.....CONCRETE CURB ROUND	STY.....STORY
CD.....CELLAR DOOR	TB.....TOP OF BANK ELEVATION
CLF.....CHAIN LINK FENCE	.....TRAFFIC LIGHT
CO.....CATCH BASIN CLEAN OUT	TEL.....TELEPHONE
CONC.....CONCRETE	TP.....TREE PIT
CRF.....CHAIN ROPE FENCE	.....TRAFFIC SIGN
CWA.....CELLAR WINDOW AREA	TW.....ELEVATION AT TOP OF WALL
DR.....DRAIN	UP.....UTILITY POLE
EL.....ELEVATION	VU.....VALVE UNKNOWN
FAB.....FIRE ALARM BOX	VLTU.....VAULT UNKNOWN
FC.....FILL CAP	VP.....VENT PIPE
FL EL.....FLOOR ELEVATION	WV.....WATER VALVE
GP.....GUARD POLE	12"GG...GAS MAIN WITH SIZE
GV.....GAS VALVE	12"SS...SEWER MAIN WITH SIZE
IF.....IRON FENCE	12"W....WATER MAIN WITH SIZE
INL.....CATCH BASIN INLET ELEVATION	.....CATCH BASIN
INV.....SEWER INVERT ELEVATION	.....ELECTRIC MANHOLE / VAULT
LP.....LIGHT POLE	.....FIRE MANHOLE
MB.....MAIL BOX	.....GAS MANHOLE
MHU.....UNKNOWN MANHOLE	.....SEWER MANHOLE
OF.....OIL FILL	.....TELEPHONE MANHOLE
OHW.....OVERHEAD WIRES	.....WATER MANHOLE
P.....POLE	.....TRAFFIC VAULT
PAVT.....PAVEMENT	.....HYDRANT
PM.....PARKING METER	.....TREE WITH SIZE
PMULT.....POLE, MULTIPLE USAGE	17.0 ...ESTABLISHED/LEGAL GRADE
.....SEAME'E	

GENERAL NOTES

1.ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAVD 1988 WHICH IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM
2.ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB.

FLOOD HAZARD NOTE
THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING) FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBERS 360497 0204 F AND NUMBERS 360497 0212 F EFFECTIVE DATE SEPTEMBER 5, 2007

BROOKLYN HIGHWAY DATUM
BROOKLYN SEWER DATUM 1.72
MEAN SEA LEVEL 0.00 (NAVD 1988)
MEAN SEA LEVEL 0.00 (NGVD1929)

+0.84 | 1.46 | 1.72 | 2.56 | 1.1

NAVD 1988 DATUM IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM

30 0 30 60 90
GRAPHIC SCALE — FEET

DRAWN: J.R.

ESTABLISHED 1876 • SUCCESSOR TO:

B.G. MEINKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*WHITSON &
POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	07—13—21	TITLE SURVEY WITH ELEVATIONS	
A	10—29—21	ADDITIONAL INFORMATION ADDED	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

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MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418—1090 • (718) 849—0600

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STATE OF NEW YORK
SAED JALLAD
049236
LICENSED LAND SURVEYOR

CITY OF NEW YORK
COUNTY KINGS
TAX BLOCKS AS SHOWN
TAX LOTS AS SHOWN

SCALE: 1" = 30'

MARCUS GARVEY REZONING - ZONING TABLE

LARGE SCALE GENERAL DEVELOPMENT ZONING LOT

	ZONING SITE LOT 1	ZONING SITE LOT 2
BLOCK	1629	1634
LOT	1	1

Zoning Sections	Item	R7A & C2-4	R6B	R6A	TOTAL	Compliance Notes	R7A & C2-4	R6A	TOTAL	Compliance Notes
Map 17a	**Zoning District**	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Zoning Lot Area (Zoning District)	20,000 SF	2,000 SF	65,000 SF	87,000 SF		18,000 SF	65,000 SF	83,000 SF	
		23.0%	2.3%	74.7%						
22-00; 32-00	**USE**									
	Uses Permitted	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Uses Proposed	1-9 &14	1,2,3,4	1,2,3,4			1-9 &14	1,2,3,4		
		2,4,6	2,4	2		COMPLIES	2,4,6	2		COMPLIES
33-121, 23-153, 23-154, 24-11	**FAR**									
	FAR Permitted	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Commercial	2.0	NA	NA			2.0	NA		
	Residential	4.6	2.2	3.0			4.6	3.0		
	Community Facility	4.0	2.0	3.0			4.0	3.0		
	Maximum FAR All Uses	4.6	2.0	3.0			4.6	3.0		
	FAR Proposed	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Commercial	0.2	NA	NA			0.2	0.0		
	Residential	3.9	1.9	2.1			4.6	2.0		
	Community Facility	0.4	1.0	0.0		* DOES NOT COMPLY;	0.0	0.0		* DOES NOT COMPLY;
	Total All Uses	4.5	2.9*	2.1		SEE NOTE 2	4.9*	2.0		SEE NOTE 2
		1.06	0.05	2.24	3.35					
	FLOOR AREA									
	Floor Area Permitted	R7A & C2-4	R6B	R6A	TOTAL		R7A & C2-4	R6A	TOTAL	
	Commercial (sqft)	40,000 SF	NA	NA	40,000 SF		36,000 SF		36,000 SF	
	Residential (sqft)	92,000 SF	4,400 SF	195,000 SF	291,400 SF		82,800 SF	195,000 SF	277,800 SF	
	Community Facility (sqft)	80,000 SF	4,000 SF	195,000 SF	279,000 SF		72,000 SF	195,000 SF	267,000 SF	
	Maximum Floor Area All Uses (sqft)	92,000 SF	4,400 SF	195,000 SF	291,400 SF		82,800 SF	195,000 SF	277,800 SF	
	Floor Area Proposed	R7A & C2-4	R6B	R6A	TOTAL		R7A & C2-4	R6A	TOTAL	
	Commercial (sqft)	4,727 SF	0 SF	0 SF	4,727 SF		4,250 SF	0 SF	4,250 SF	
	Residential (sqft)	77,941 SF	3,840 SF	139,679 SF	221,460 SF		83,276 SF	132,328 SF	215,604 SF	
	Community Facility (sqft)	8,924 SF	1,980 SF	0 SF	10,904 SF	* DOES NOT COMPLY;	0 SF	0 SF	0 SF	* DOES NOT COMPLY;
	Total Floor Area Proposed (sqft)	91,592 SF	5,820 SF*	139,679 SF	237,091 SF	SEE NOTE 2	87,526 SF*	132,328 SF	219,854 SF	SEE NOTE 2
	OPEN SPACE / PAA									
	Proposed	775 SF					340 SF			
23-45, 23-462, 23-47, 23-531(b)	**YARDS (Residential)**									
	Required	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Front Yards (ft)	None Required	None Required	None Required			None Required	None Required		
	Side Yards (ft)	None or 8' min if Provided	None or 8' min if Provided	None or 8' min if Provided			None or 8' min if Provided	None or 8' min if Provided		
	Rear Yard (Interior Lot) (ft)	NA	NA	30' min			NA	30' min		
	Rear Yard Equivalent (ft)	NA	None Required	NA			NA	NA		
	Proposed	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Front Yards (ft)	None Required	None Required	None Required		COMPLIES	None Required	None Required		COMPLIES
	Side Yards (ft)	None or 8' min if Provided	None or 8' min if Provided	None or 8' min if Provided		COMPLIES	None or 8' min if Provided	None or 8' min if Provided		COMPLIES
	Rear Yard (Interior Lot) (ft)	NA	NA	30' min		COMPLIES	NA	30' min		COMPLIES
	Rear Yard Equivalent (ft)	NA	None Required	NA		COMPLIES	NA	NA		COMPLIES
23-662, 23-664(b), 23-693	**HEIGHT & SETBACK**									
	Quincy St (70' - NARROW STREET)						**Monroe Ave (70' - NARROW STREET)**			
		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Min. Base Height Required (ft)	40'	30'				40'			
	Max. Base Height Permitted (ft)	65'	45'				65'			
	Existing Building Base Height Provided(ft)	NA	NA				NA			
	Setback Required After Base Height (ft)	15'	15'				15'			
	Setback Proposed After Base Height (ft)	15'	0'*				15'			
	Existing Building Setback Provided (ft)	NA	NA				NA			
	Max. Building Height Permitted (ft)	80'	55'				80'			
	Existing Building Height Provided (ft)	NA	NA	NA			NA	NA		
	Max. Base Height Permitted for MIH (ft)	75'	NA				75'			
	Base Height Provided (ft)	80'*	65'*				80'*			
	Max Building Height Permitted for MIH (ft)	95'	NA				95'			
	MIH Building Height Proposed (ft)	115'*	65'*				115'*			
	Max. Number of Stories Permitted (ft)	9	NA				9			
	Number of Storied Proposed (ft)	10*	6*				10*			
	Height Permitted Adjacent to R6B District	65' with in 25' of R6B	NA			* DOES NOT COMPLY;	65' with in 25' of R6B			* DOES NOT COMPLY;
	Height Proposed Adjacent to R6B District	115'*	NA			SEE NOTE 3, 4 & 5	115'*			SEE NOTE 3, 4 & 5
23-662, 23-664(b)	**Marcus Garvey Blvd (70' - NARROW STREET)**						**Marcus Garvey Blvd (70' - NARROW STREET)**			
		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Min. Base Height Required (ft)	40'					40'			
	Max. Base Height Permitted (ft)	65'					65'			
	Existing Building Base Height Provided(ft)	65'					65'			
	Setback Required After Base Height (ft)	15'					15'			
	Setback Proposed After Base Height (ft)	15'					15'			
	Existing Building Setback Provided (ft)	NA					NA			
	Max. Building Height Permitted (ft)	80'	NA	NA			80'	NA		
	Existing Building Height Provided (ft)	65'					65'			
	Max. Base Height Permitted for MIH (ft)	75'					75'			
	Base Height Provided (ft)	80'*					80'*			
	Max Building Height Permitted for MIH (ft)	95'					95'			
	MIH Building Height Proposed (ft)	115'*					115'*			
	Max. Number of Stories Permitted (ft)	9				* DOES NOT COMPLY;	9			* DOES NOT COMPLY;
	Number of Storied Proposed (ft)	10*				SEE NOTE 3 & 4	10*			SEE NOTE 3 & 4
23-662, 23-664(b)	**Gates Ave (70' - NARROW STREET)**						**Gates Ave (70' - NARROW STREET)**			
		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Min. Base Height Required (ft)	40'		40'			40'	40'		
	Max. Base Height Permitted (ft)	65'		60'			65'	60'		
	Existing Building Base Height Provided(ft)	65'		60'			65'	60'		
	Setback Required After Base Height (ft)	15'		15'			15'	15'		
	Setback Proposed After Base Height (ft)	NA		NA			NA	NA		
	Existing Building Setback Provided (ft)	NA		15'			NA	15'		
	Max. Building Height Permitted (ft)	80'	NA	70'			80'	70'		
	Existing Building Height Provided (ft)	65'		65'			65'	65'		
	Max. Base Height Permitted for MIH (ft)	NA		NA			NA	NA		
	Base Height Provided (ft)	NA		NA			NA	NA		
	Max Building Height Permitted for MIH (ft)	NA		NA			NA	NA		
	MIH Building Height Proposed (ft)	NA		NA			NA	NA		
	Max. Number of Stories Permitted (ft)	NA		NA			NA	NA		
	Number of Storied Proposed (ft)	NA		NA		COMPLIES	NA	NA		COMPLIES
23-662	**Lewis Ave (70' - NARROW STREET)**						**Lewis Ave (70' - NARROW STREET)**			
		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Min. Base Height Required (ft)			40'				40'		
	Max. Base Height Permitted (ft)			60'				60'		
	Existing Building Base Height Provided(ft)			60'				60'		
	Setback Required After Base Height (ft)	NA	NA	15'			NA	15'		
	Setback Proposed After Base Height (ft)			NA				NA		
	Existing Building Setback Provided (ft)			15'				15'		
	Max. Building Height Permitted (ft)			70'				70'		
	Existing Building Height Provided (ft)			65'		COMPLIES		65'		COMPLIES
23-71	**MIN DISTANCE BETWEEN BUILDINGS**									
	Required	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Wall to Wall	min 40'					min 40'			
	Wall to Window	min 50'					min 50'			
	Window to Window	min 60'					min 60'			
	Porposed	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Wall to Wall	min 40'				COMPLIES	min 40'			COMPLIES
	Wall to Window	min 50'				COMPLIES	min 50'			COMPLIES
	Window to Window	min 60'				COMPLIES	min 60'			COMPLIES
26-41	**STREET TREES**									
		QUINCY ST	MARCUS GARVEY BLVD	GATES AVE	LEWIS AVE		MONROE AVE	MARCUS GARVEY BLVD	GATES AVE	LEWIS AVE	
	Street Frontages (linear ft)	120	200	750	100	*17 TREES TO BE PAID	100	200	750	100	*21 TREES TO BE PAID
	Street Trees Required (1 per 25 ft)	5	8	30	4	INTO FUND OR	4	8	30	4	INTO FUND OR
	Existing Street Trees To Remain	1	4	20	1	PROVIDED OFF-SITE AS	2	4	18	0	PROVIDED OFF-SITE AS
	New Street Trees Proposed	1	1	1	1	APPROVED BY DPR	0	0	1	0	APPROVED BY DPR
	Total Street Trees Proposed	2*	5*	21*	2*	PURSUANT TO § ZR 26-41	2*	4*	19*	0*	PURSUANT TO § ZR 26-41
25-251, 36-21	**PARKING**									
		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Required Parking									
	Existing Income restricted Housing Units	122[1]					112			
	New Income Restricted Houseing Units	84 DU x 0% = None Required					71 DU x 0% = None Required			
	Commercial/Community Facility	15,631 SF / 1,000 SF = 16 (Waived)					4,250 SF / 1000 = 5(Waived)			
	Proposed Parking									
	Existing Income restricted Housing Units	58 *					60 *			
	New Income Restricted Houseing Units	0					0			
	Commercial/Community Facility	0				*SEE NOTE 6	0			*SEE NOTE 6

[1] Although 98 spaces appear on the CO for the five existing residential buildings located on Block 1629, Lot 1 if developed today a total of 122 spaces would be required.

List of Actions/Waiver Requested:

NOTE 1: Zoning Map Amendment requested to Map 17a changing the Project Area (100' from Marcus Garvey Blvd) from R6A, R6A/C2-4, R6B and R6B/C2-4 disctrict to R7A/C2-4

NOTE 2: ZR § 23-153 to calculate zoning floor area without regards to zoning lot lines at development site 1 and 2 pursuant to ZR § 74-743(a)(1). Building 1 includes 1,420 square feet of floor area distributed from the R7A/C2-4 portion to the R6B portion of Development Site 1 and building 2 includes 4,726 square feet of floor area distributed from the R6A portion to the R7A/C2-4 portion of Development Site 2.

NOTE 3: ZR § 23-664 to increase the maximum building base height to 80' at the development site 1 and 2 pursuant to ZR § 74-743(a)(2)

NOTE 4: ZR § 23-664 to increase the maximum building height to 115', and max stories to 10, at the development site 1 and 2 pursuant to ZR § 74-743(a)(2)

NOTE 5: ZR § 23-693 to increase the maximum building height to 80' and 115' at Site 1 & 2, within 25' of adjacent R6B district pursuant to ZR § 74-743(a)(2)

NOTE 6: ZR § 25-251 to reduce parking from 234 spaces to 118 spaces within the Project Area pursuant to ZR 74-532.

LSRD ZONING LOT SUMMARY

ZONING ANALYSIS			
LARGE SCALE GENERAL DEVELOPMENT ZONING LOT	ZONING LOT 1	ZONING LOT 2	LSRD TOTAL
BLOCK	1629	1634	
LOT	1	1	
R7A / C2-4	20,000 SF	18,000 SF	38,000 SF
R6A	65,000 SF	65,000 SF	130,000 SF
R6B	2,000 SF		2,000 SF
ZONING LOT AREA	**87,000 SF**	**83,000 SF**	**170,000 SF**
ZONING DISTRICT	**R7A / C2-4, R6A, R6B**	**R7A / C2-4, R6A**	**R7A / C2-4, R6A, R6B**

BUILDING ZONING FLOOR AREA SUMMARY

FLOOR AREA							
	ZONING FLOOR AREA						
LARGE SCALE GENERAL	RESIDENTIAL		COMMERCIAL		COMMUNITY FACILITY		TOTAL
DEVELOPMENT ZONING	EXISTING to REMAIN	PROPOSED NEW	EXISTING to REMAIN	PROPOSED NEW	EXISTING to REMAIN	PROPOSED NEW	
ZONING LOT 1	155,612 SF	65,848 SF	0 SF	4,727 SF	0 SF	10,904 SF	237,091 SF
ZONING LOT 2	160,308 SF	55,296 SF	0 SF	4,250 SF	0 SF	0 SF	219,854 SF
SUBTOTAL	315,920 SF	121,144 SF	0 SF	8,977 SF	0 SF	10,904 SF	
TOTAL	437,064 SF		8,977 SF		10,904 SF		456,945 SF

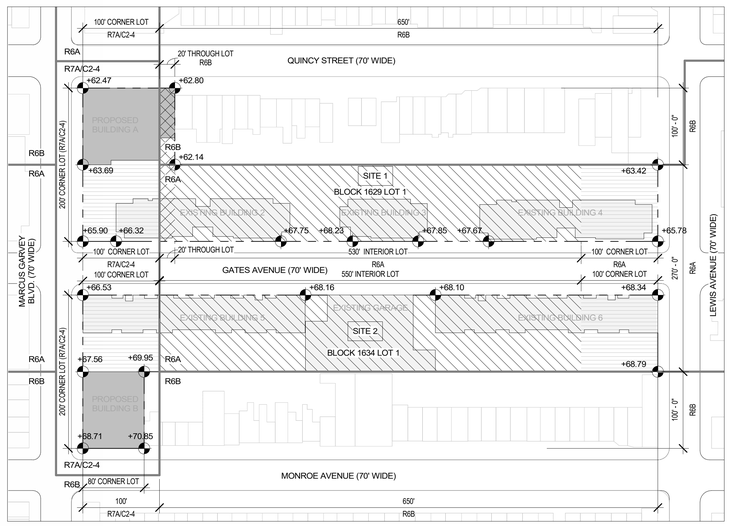
Building #	Existing Residential to Remain	Proposed New Residential	Proposed New Commercial	Proposed New Community Facility	TOTAL
Building A	0 SF	65,848 SF	4,727 SF	10,904 SF	81,479 SF
Building 2	62,042 SF	0 SF	0 SF	0 SF	62,042 SF
Building 3	31,093 SF	0 SF	0 SF	0 SF	31,093 SF
Building 4	62,477 SF	0 SF	0 SF	0 SF	62,477 SF
Building 5	79,951 SF	0 SF	0 SF	0 SF	79,951 SF
Building 6	80,357 SF	0 SF	0 SF	0 SF	80,357 SF
Building B	0 SF	55,296 SF	4,250 SF	0 SF	59,546 SF
Total	315,920 SF	121,144 SF	8,977 SF	10,904 SF	**456,945 SF**

FLOOR AREA NOTE: Non-residential floor areas may include any mix of commercial and community facility floor area not to exceed a total 15,631 square feet in Building A and 4,250 square feet in Building B.

BASE PLANE CALCULATION

BUILDING #	WITHIN 100' (12-10) Base Plane definition (a)(1)			BEYOND 100' [Per NYC Building Code Section 502] Average of measurements every 10'	SUM OF PRODUCTS (12-10) Base Plane definition (c)	
A	MARCUS GRAVEY BLVD: (62.47' + 63.69')/2; QUINCY STREET: (62.47' + 62.80')/2; [(63.08' + 62.64')/2]	= 62.86'	100.00%	NONE	(62.86' x 100.00%)	= 62.86'
B	MARCUS GRAVEY BLVD: (68.71' + 67.56')/2; MONROE STREET: (68.71' + 70.85')/2; [(68.14' + 69.78')/2]	= 68.96'	100.00%	NONE	(68.96' x 100.00%)	= 68.96'
2	GATES AVENUE: (66.32' + 67.75')/2	= 67.04'	100.00%	NONE	(67.04' x 100.00%)	= 67.04'
3	GATES AVENUE: (68.23' + 67.84')/2	= 68.04'	100.00%	NONE	(68.04' x 100.00%)	= 68.04'
4	GATES AVENUE: (67.67' + 65.78')/2; LEWIS AVENUE: (65.78' + 63.42')/2; [(66.73' + 64.60')/2]	= 65.67'	100.00%	NONE	(65.67' x 100.00%)	= 65.67'
5	MARCUS GRAVEY BLVD: (66.53' + 67.56')/2; GATES AVENUE: (66.53' + 68.16')/2; [(67.05' + 67.35')/2]	= 67.20'	100.00%	NONE	(67.20' x 100.00%)	= 67.20'
EXISTING GARAGE	GATES AVENUE: (68.16' + 68.10')/2	= 68.13'	100.00%	NONE	(68.13' x 100.00%)	= 68.13'
6	GATES AVENUE: (68.10' + 66.34')/2; LEWIS AVENUE: (66.34' + 68.79')/2; [(67.22' + 67.57')/2]	= 67.40'	100.00%	NONE	(67.40' x 100.00%)	= 67.40'

LOT & BASE PLANE DIAGRAM



CORNER LOT
INTERIOR LOT
THROUGH LOT

1 LOT & BASE PLANE DIAGRAM
1" = 80'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
1	06/14/21	ULURP SET DRAFT
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
MAP
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents
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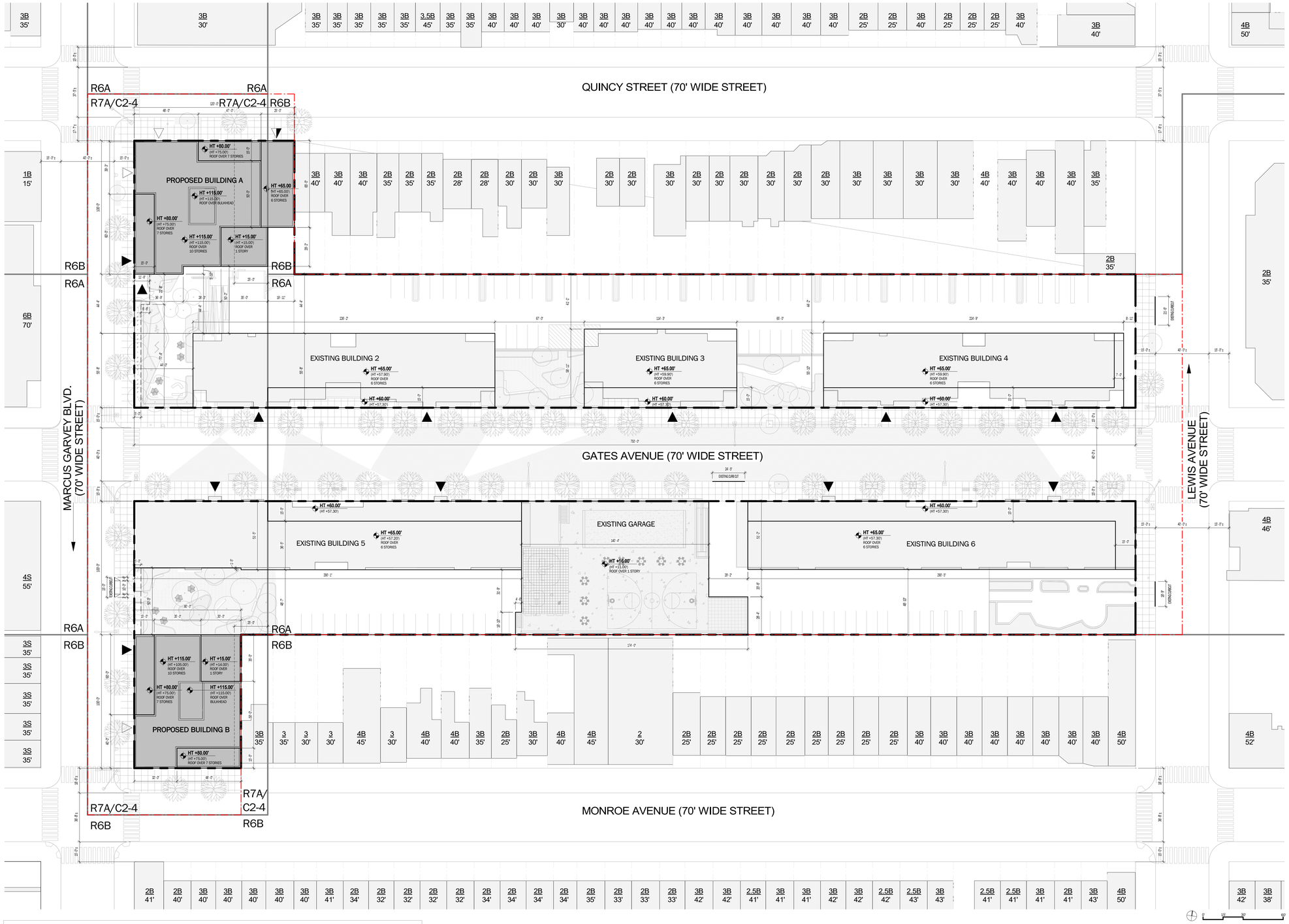
ZONING ANALYSIS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELEZ 030814 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-001
SCALE:	1" = 80'-0"



LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- (BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY)
- R9 / C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 3S — # STORIES W/ STORY
- 40' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- LSGD BOUNDARY
- PAA BOUNDARY
- STREET LAMP
- TRAFFIC LIGHT
- STREET LAMP WITH TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- P — PROPOSED PAVILION
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- HT +000.00' (HT +000.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

Notes:

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88).
2. Illustrative Buildings within the Maximum Proposed Building envelopes are provided for illustrative purposes only.
3. Location of bulkheads are illustrative and subject to change.
4. Additional entrances for ground floor retail, community facilities and secondary entry and egress permitted.
5. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only.
6. Graphic scale applicable to all non-dimensioned elements.
7. Landscape design outside of PAA area is for illustrative purposes only
8. Egress and fire protection shall be as approved by the DOB.

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

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1	06/14/21	ULURP SET DRAFT
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5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
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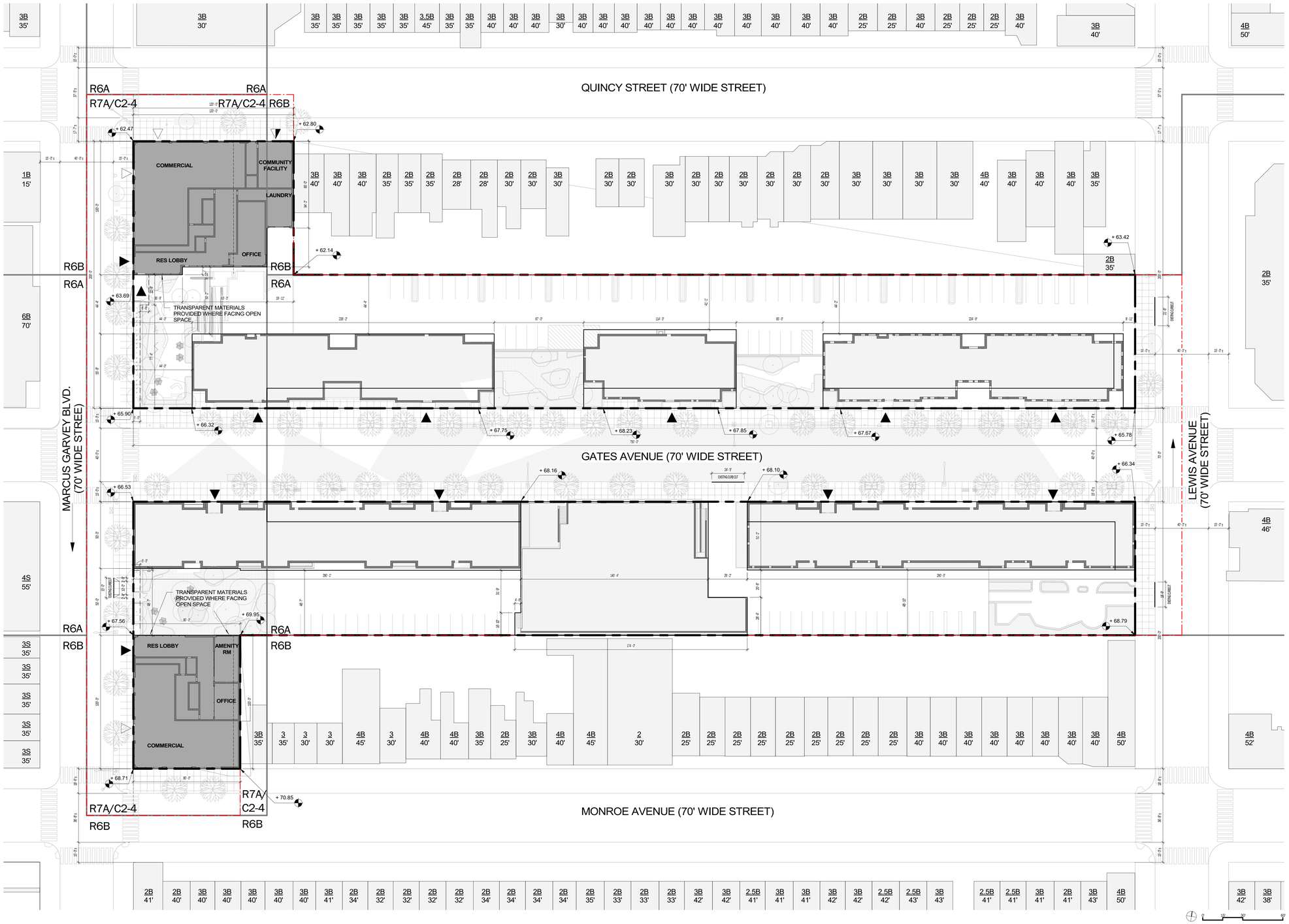
ZONING SITE PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO PELLI 029014 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-002
SCALE:	1" = 30'-0"



LEGEND

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- RESIDENTIAL ACCESS POINT
- (BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY)
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MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

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3	11/11/22	ULURP SET DRAFT
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5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
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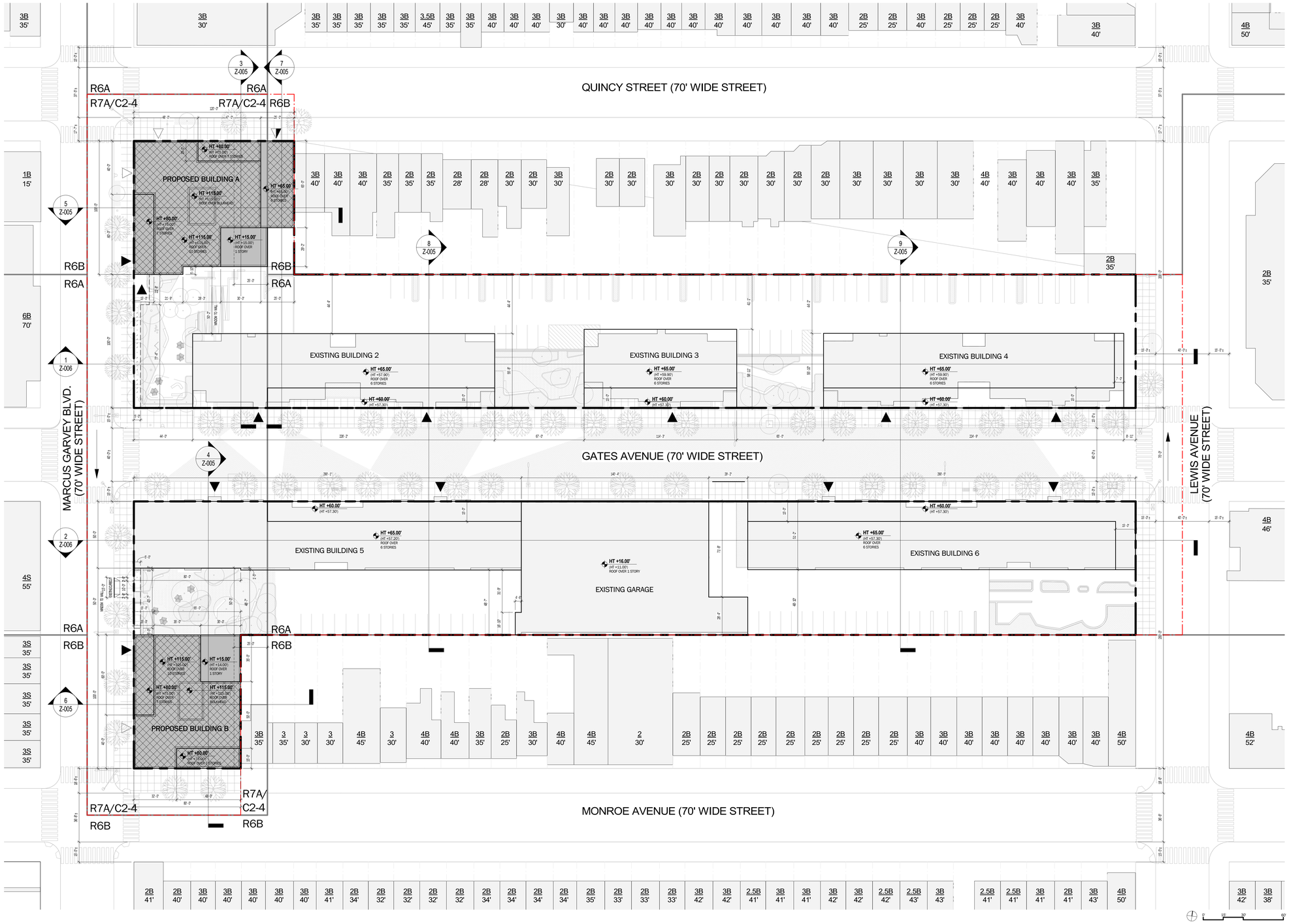
ILLUSTRATIVE GROUND FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELEZ 026814 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-003
SCALE:	1" = 30'-0"



LEGEND

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- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
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- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

Zoning Waiver:

Max. Base Height/ Max. Building Height: Waiver of ZR 23-664
Building Height Adjacent to R6B District of ZR 23-693 per 74-743 (a)(2)

Notes:

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281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

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Revisions:

Architect:
Magnusson Architecture & Planning PC
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Tel (212) 537 6080

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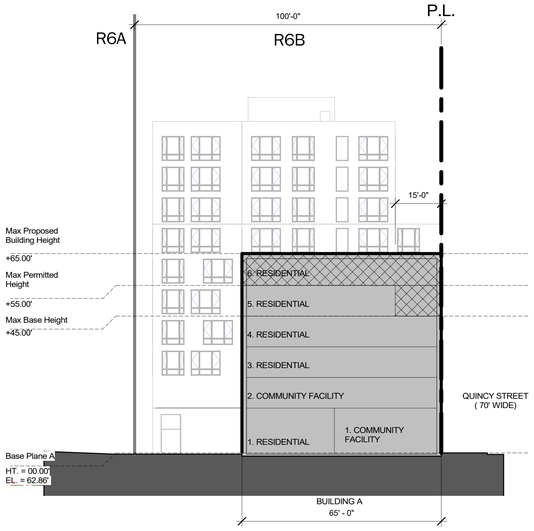
WAIVER SITE PLAN

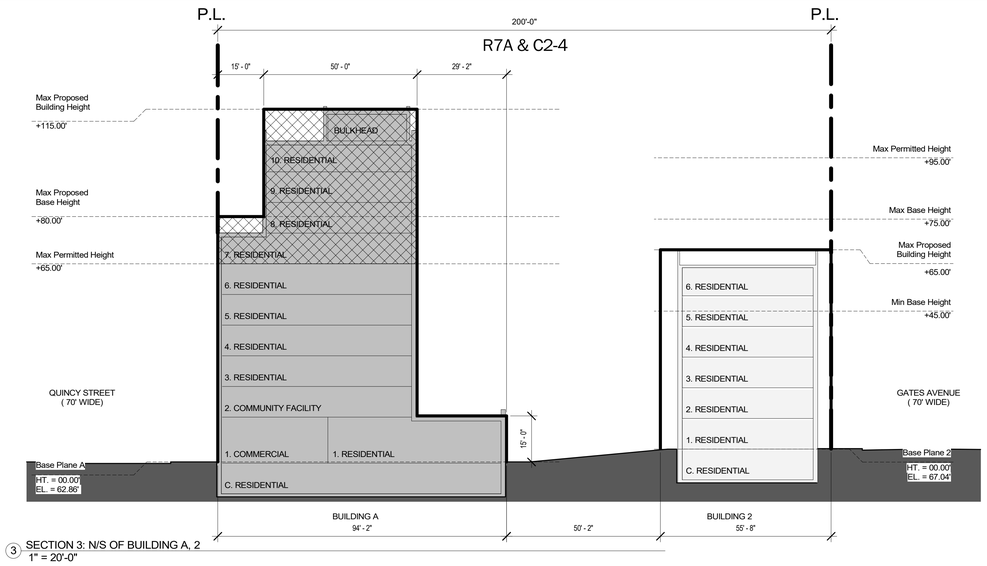
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA 020814 STATE OF NEW YORK

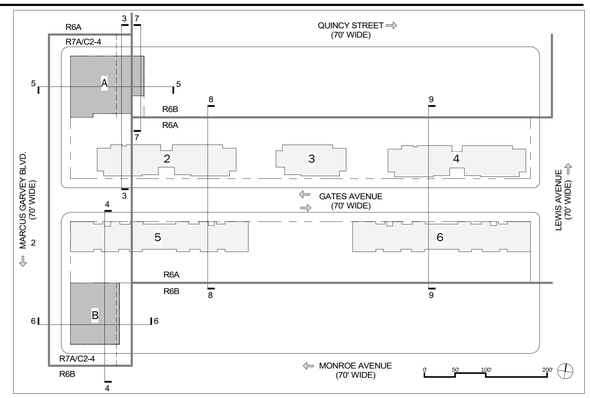
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-004
SCALE:	As Indicated



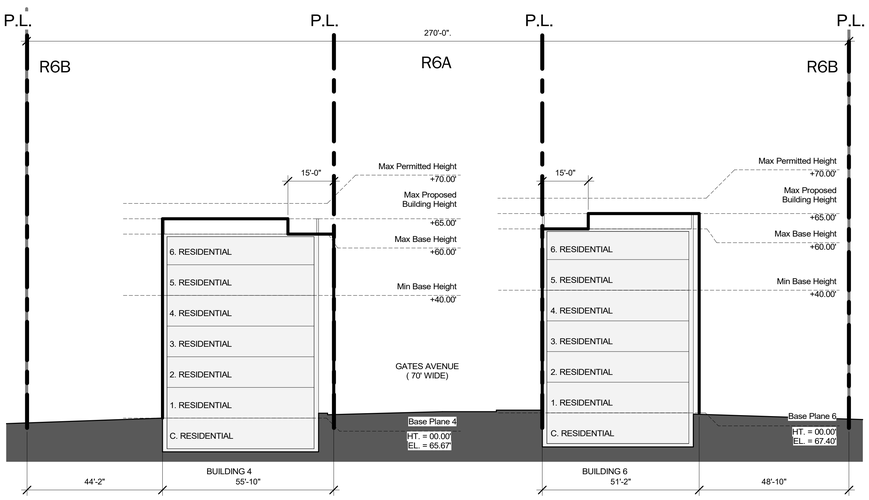
7 SECTION 7: N/S OF BUILDING A
1" = 20'-0"



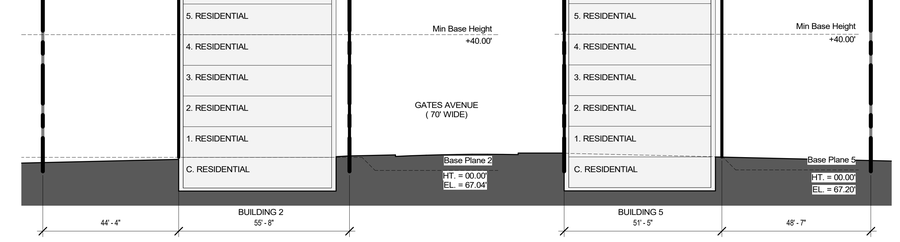
3 SECTION 3: N/S OF BUILDING A, 2
1" = 20'-0"



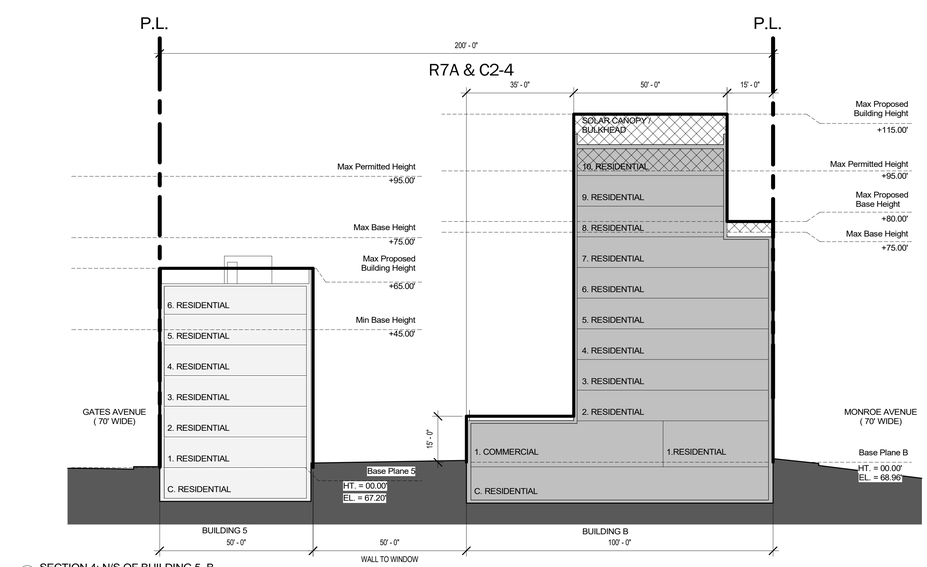
10 KEY PLAN
1" = 100'-0"



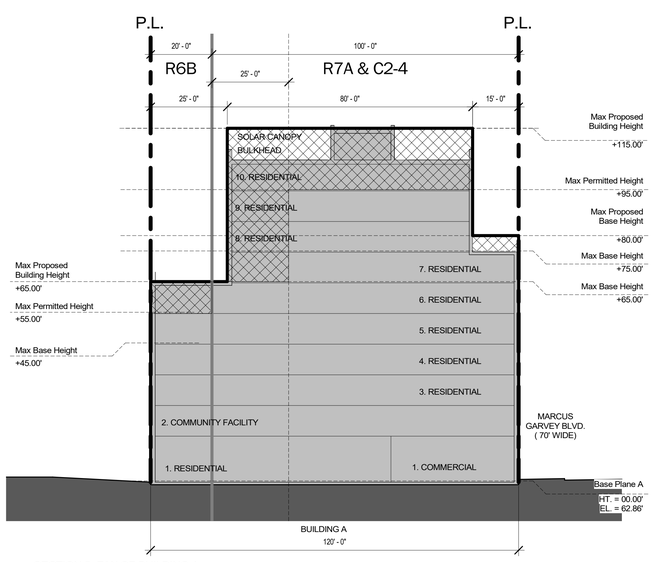
9 SECTION 9: N/S OF BUILDING 4 & 6
1" = 20'-0"



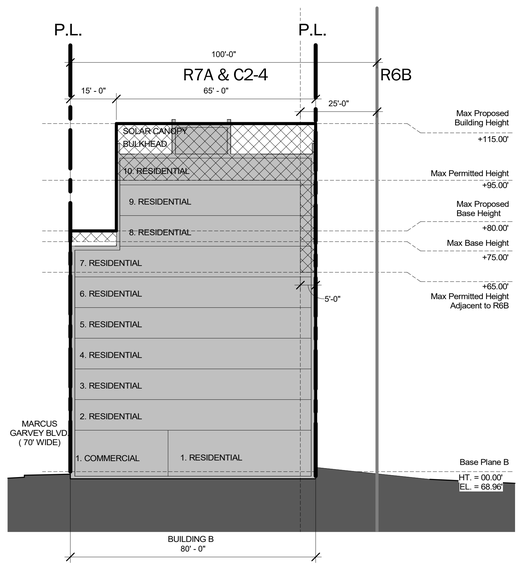
8 SECTION 8: N/S OF BUILDING 2 & 5
1" = 20'-0"



4 SECTION 4: N/S OF BUILDING 5, B
1" = 20'-0"



5 SECTION 5: E/W OF BUILDING A
1" = 20'-0"



6 SECTION 6: E/W OF BUILDING B
1" = 20'-0"

Legend:

- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Existing Building Footprint
- Proposed Building Footprint
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 Building Height Adjacent to R6B District of ZR 23-693 per 74-743 (a)(2)

Notes:

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88).
2. Illustrative Buildings within the Maximum Proposed Building envelopes are provided for illustrative purposes only.
3. Permitted obstructions, per zoning regulations, may exceed development envelope.
4. Locations of bulkheads are illustrative and subject to change.
5. Graphic scale applicable to all non-dimensioned elements.
6. Bulkheads, building equipment and solar energy system permitted to extend into zoning envelope area if such element is or is not a qualifying permitted obstruction.
7. Obstructions located above maximum building height will comply with ZR 23-62

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
1	06/14/21	ULURP SET DRAFT
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5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:

Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:

Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
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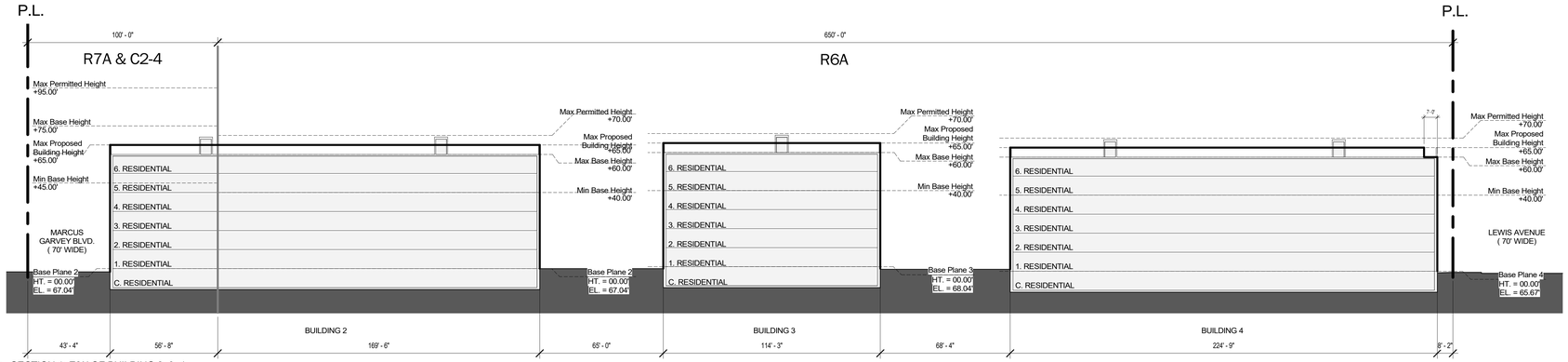
WAIVER SECTION

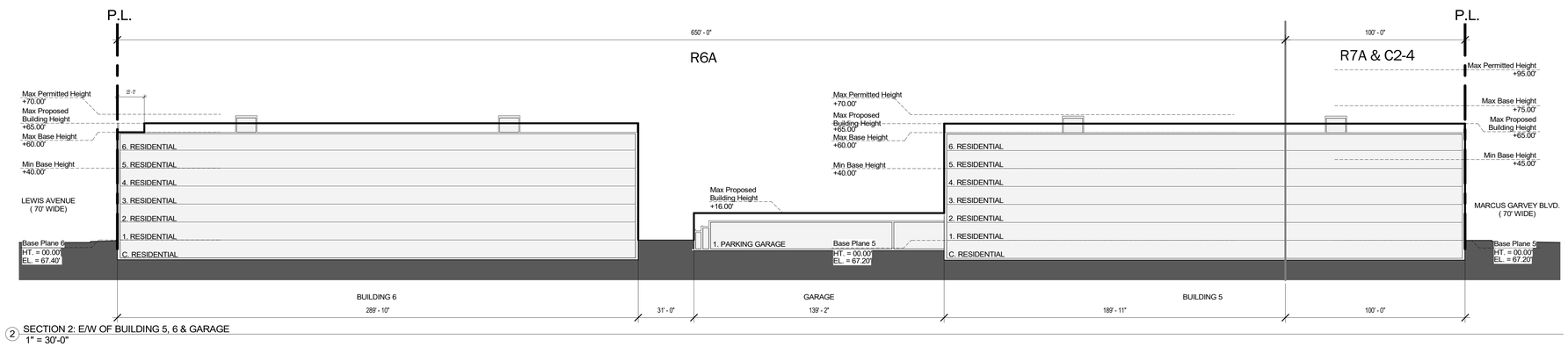
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELEZ 030814 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-005
SCALE:	As indicated



1 SECTION 1: E/W OF BUILDING 2, 3, 4
1" = 30'-0"



2 SECTION 2: E/W OF BUILDING 5, 6 & GARAGE
1" = 30'-0"

Legend:

- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Existing Building Footprint
- Proposed Building Footprint
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 Building Height Adjacent to R6B District of ZR 23-693 per 74-743 (a)(2)

Notes:

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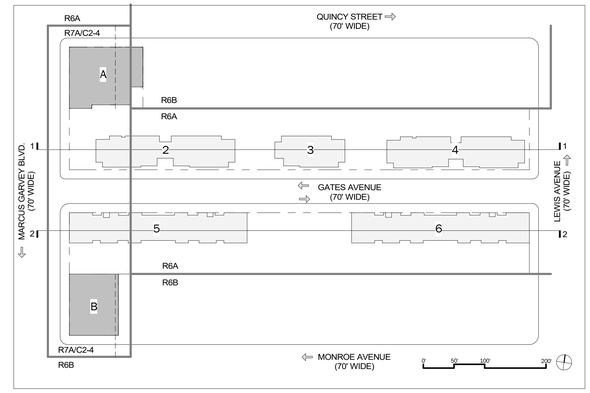
7. Obstructions located above maximum building height will comply with ZR 23-62



3 KEY PLAN Z006
1" = 100'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
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New York NY 10003
Tel (212) 537 6080

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WAIVER SECTION

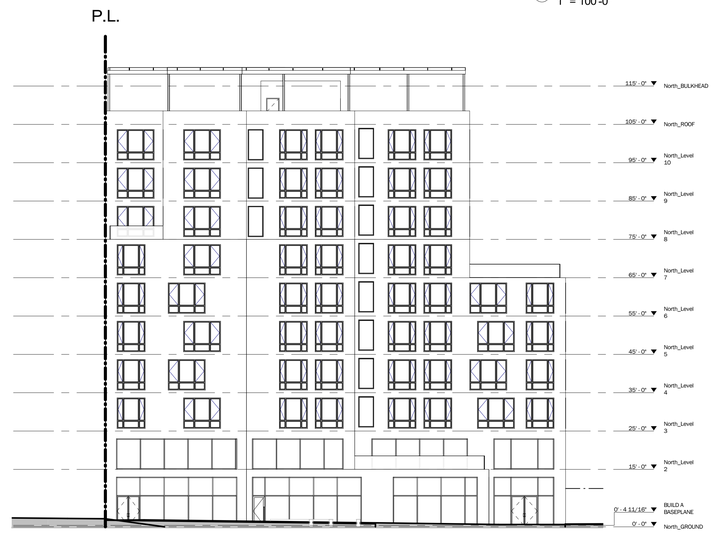
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO R. TORRES 030814 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-006
SCALE:	As indicated



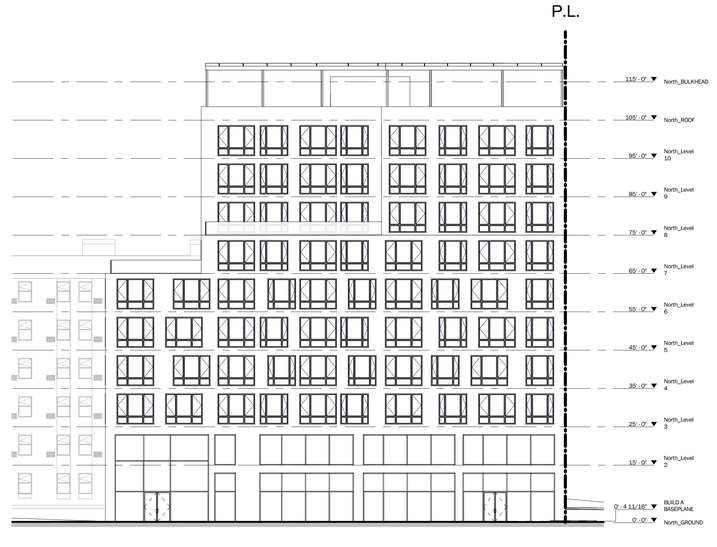
4 WEST ELEVATION
1/16" = 1'-0"



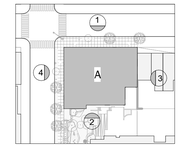
2 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



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



5 KEY PLAN.
1" = 100'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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BUILDING A ELEVATIONS

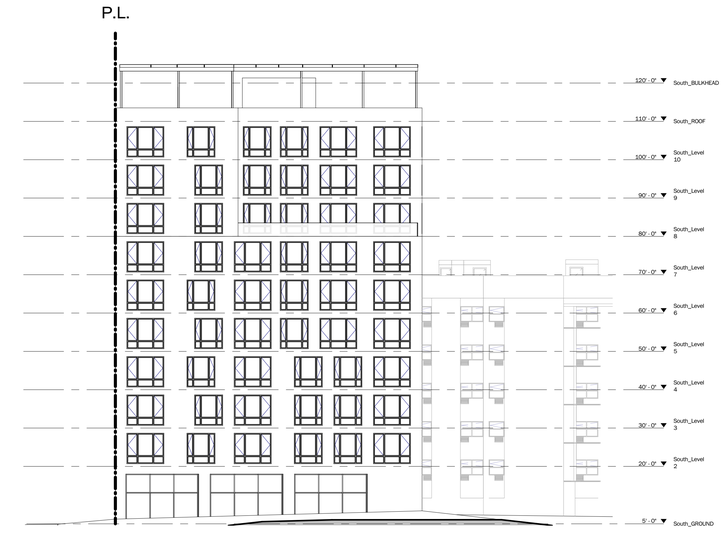
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO PELLO 029014 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-007
SCALE:	As indicated



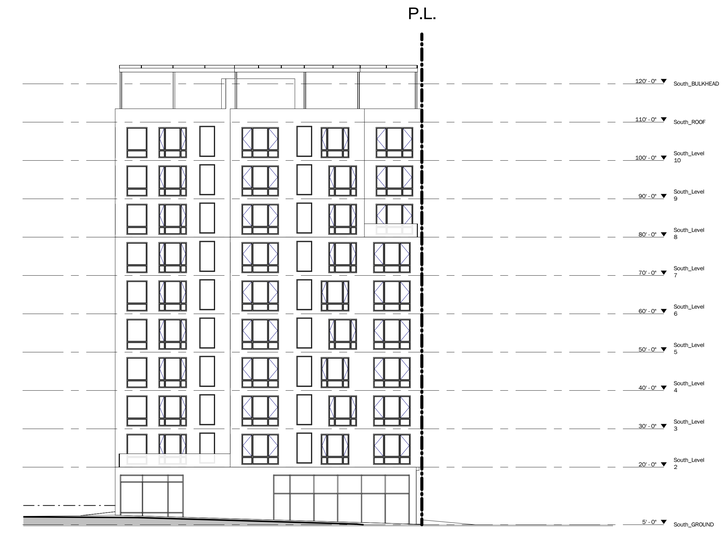
4 WEST ELEVATION,
1/16" = 1'-0"



2 SOUTH ELEVATION,
1/16" = 1'-0"



3 EAST ELEVATION,
1/16" = 1'-0"



1 NORTH ELEVATION,
1/16" = 1'-0"



5 KEY PLAN,
1" = 100'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1
NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
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3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
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New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
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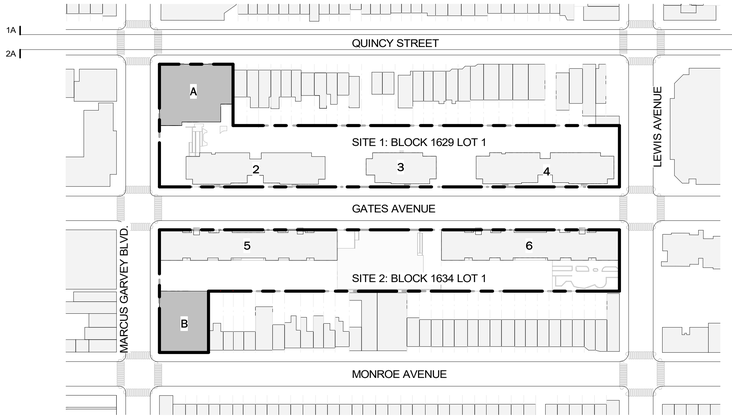
BUILDING B ELEVATIONS

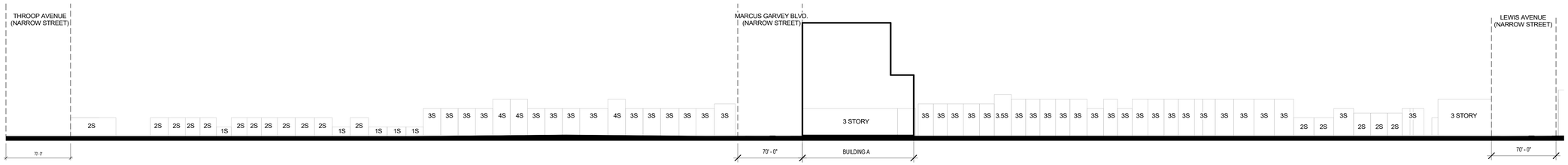
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO TELLO 030814 STATE OF NEW YORK

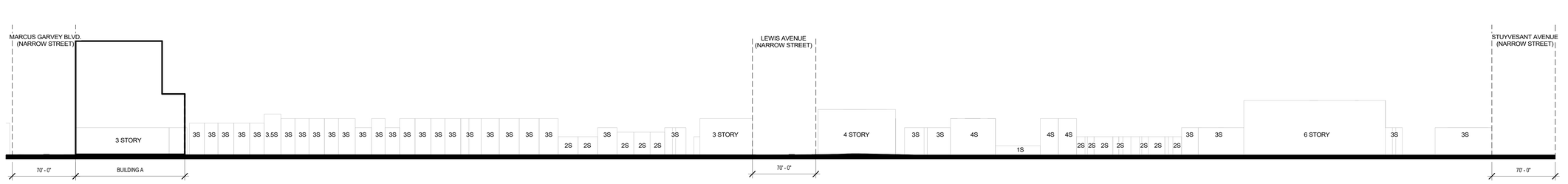
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-008
SCALE:	As indicated



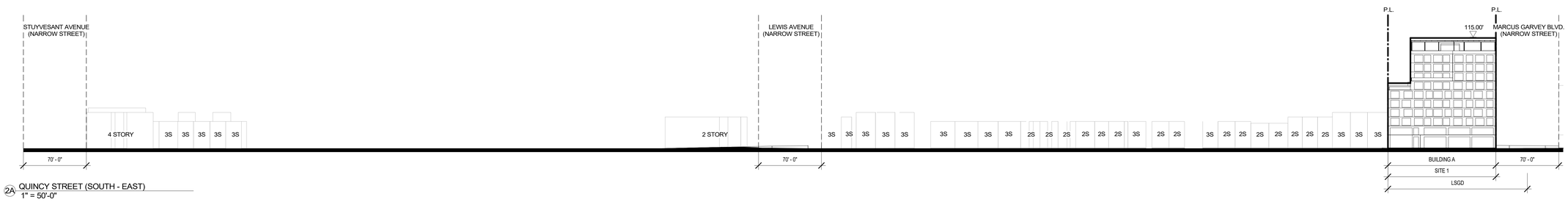
0 KEY MAP
1" = 100'-0"



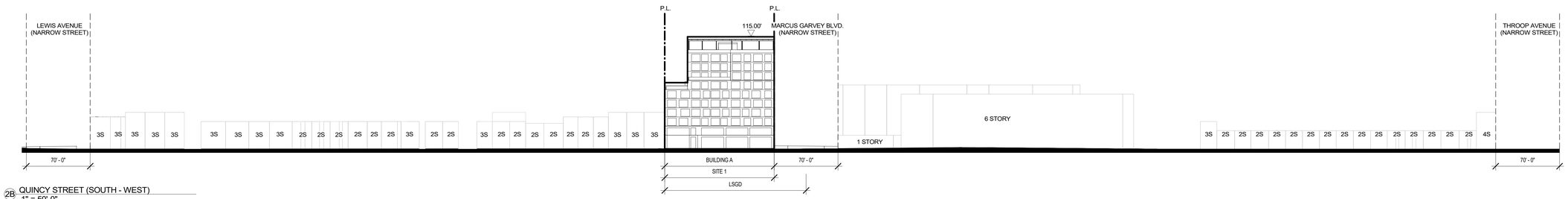
1A QUINCY STREET (NORTH - WEST)
1" = 50'-0"



1B QUINCY STREET (NORTH - EAST)
1" = 50'-0"



2A QUINCY STREET (SOUTH - EAST)
1" = 50'-0"



2B QUINCY STREET (SOUTH - WEST)
1" = 50'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

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Revisions:

Architect:
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Landscape Architect:
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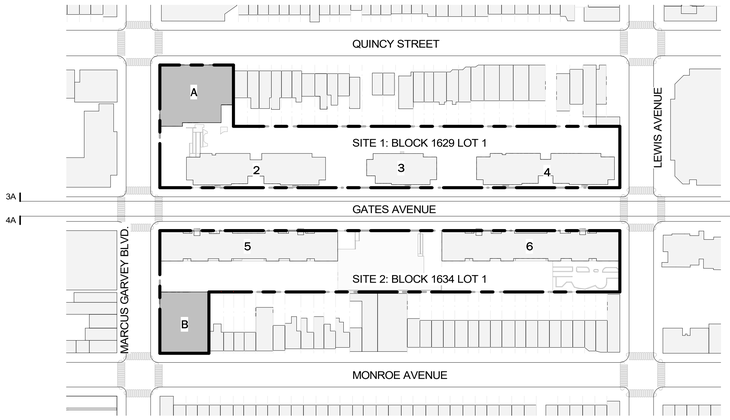
NEIGHBORHOOD CHARACTER DIAGRAM 1

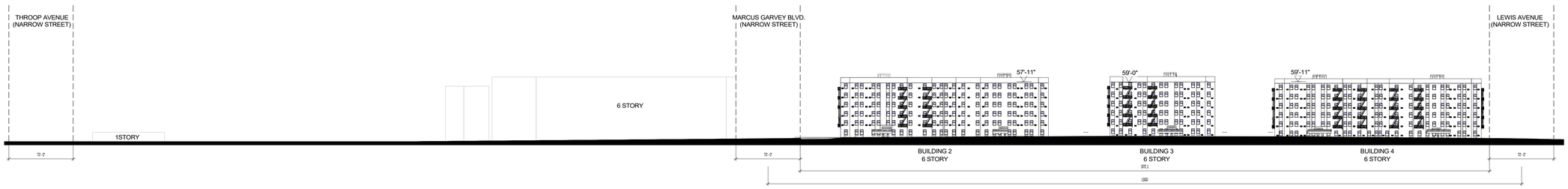
SEAL & SIGNATURE:

REGISTERED ARCHITECT ARMANDO VILLA 026814 STATE OF NEW YORK

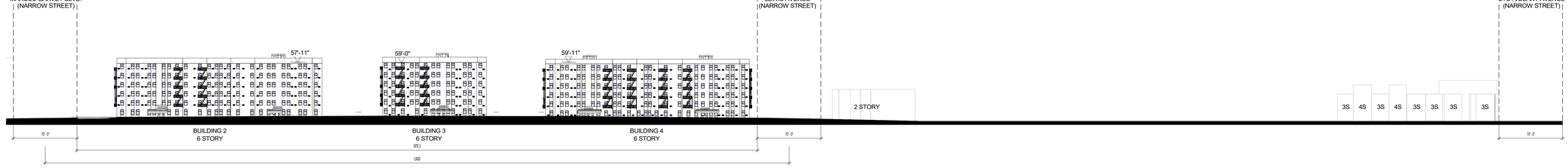
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-009
SCALE:	As indicated



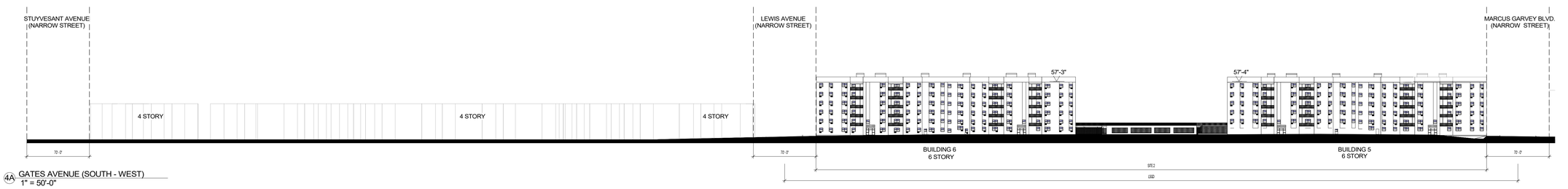
1 KEY MAP
1" = 100'-0"



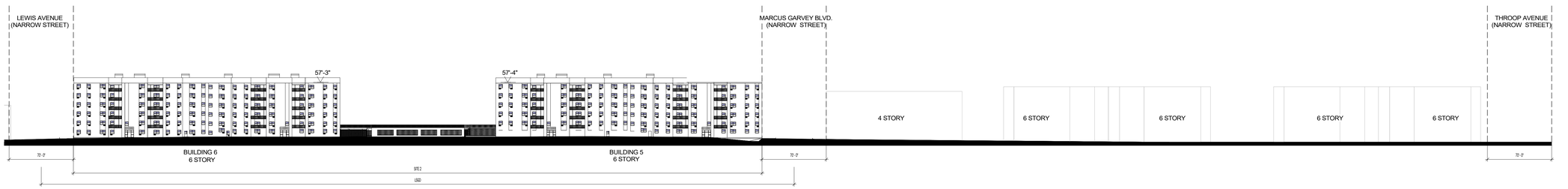
3A GATES AVENUE (NORTH - EAST)
1" = 50'-0"



3B GATES AVENUE (NORTH - WEST)
1" = 50'-0"



4A GATES AVENUE (SOUTH - WEST)
1" = 50'-0"



4B GATES AVENUE (SOUTH - EAST)
1" = 50'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

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4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
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New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
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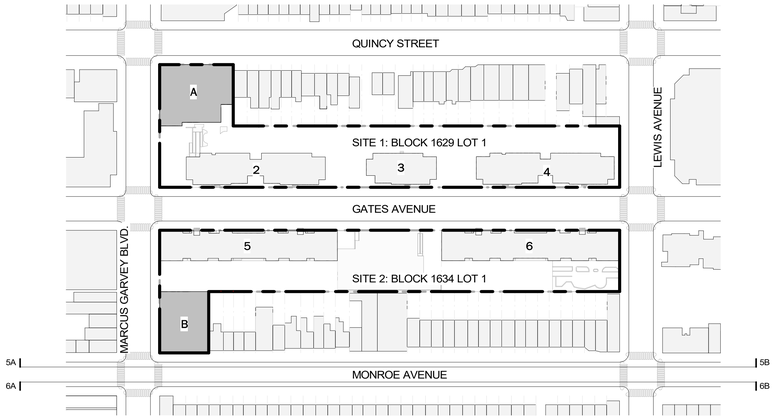
NEIGHBORHOOD CHARACTER DIAGRAM 2

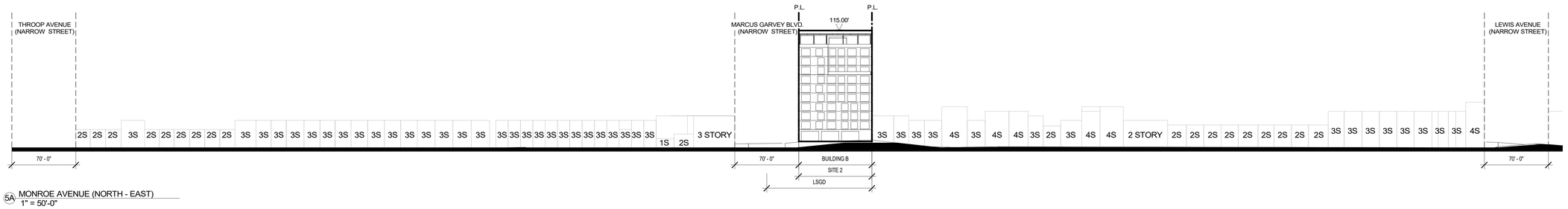
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO J. MAGNUSSON 030814 STATE OF NEW YORK

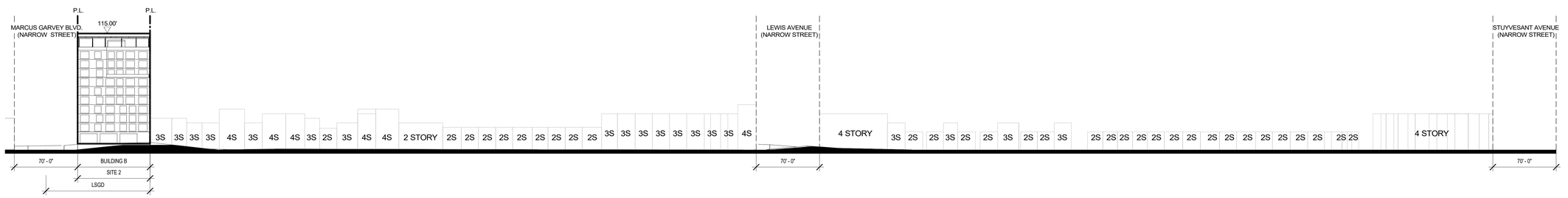
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-010
SCALE:	As indicated



1 KEY MAP
1" = 100'-0"

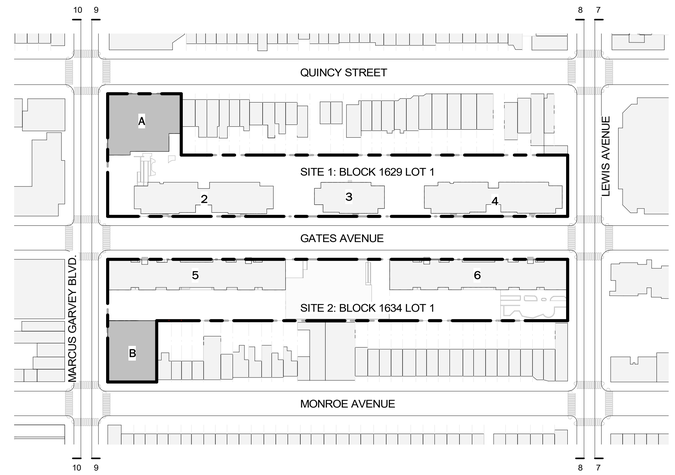


5A MONROE AVENUE (NORTH - EAST)
1" = 50'-0"

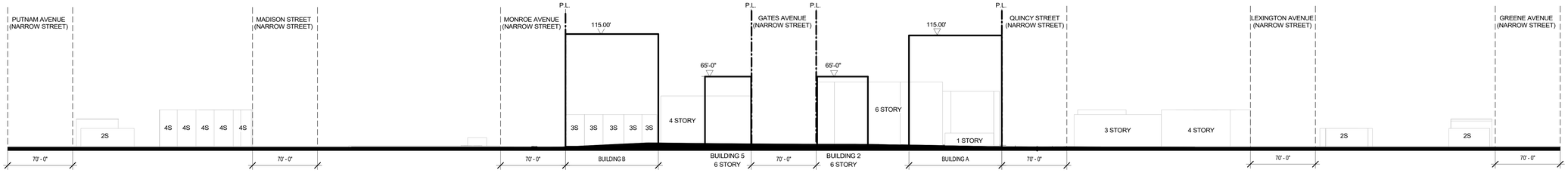


5B MONROE AVENUE (NORTH - WEST)
1" = 50'-0"

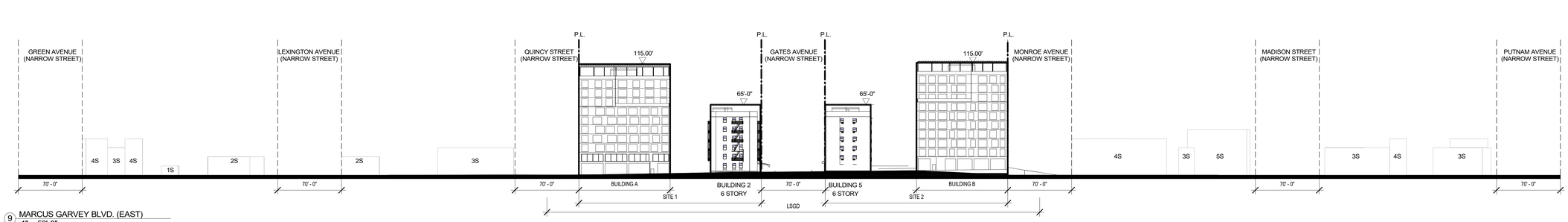

STUYVESANT AVENUE (NARROW STREET)
LEWIS AVENUE (NARROW STREET)
P.L.
115.00'
P.L.
MARCUS GARVEY BLVD. (NARROW STREET)
3S
2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 3S 2S 2S 3S 3S 3S 3S 3S 3S 3S 3S 3S 3S 3S
4S 3S 3S 3S 2.5S 2.5S 3S 2.5S 2.5S 3S 3S 3S 3S 2.5S 3S 2.5S 2.5S 3S 3S 3S 3S 2.5S 3S 3S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2S 2



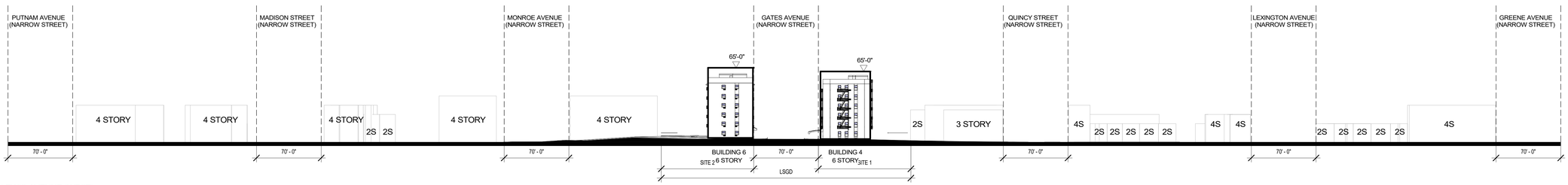
0 KEY MAP
1" = 100'-0"



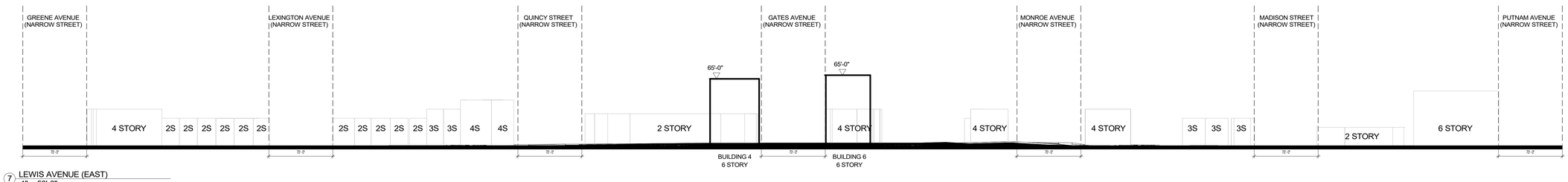
10 MARCUS GARVEY BLVD. (WEST)
1" = 50'-0"



9 MARCUS GARVEY BLVD. (EAST)
1" = 50'-0"



8 LEWIS AVENUE (WEST)
1" = 50'-0"



7 LEWIS AVENUE (EAST)
1" = 50'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

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Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
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NEIGHBORHOOD CHARACTER DIAGRAM 4

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VALLE 026814 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-012
SCALE:	As Indicated