GRACE BAPTIST CHURCH DEVELOPMENT

235 New Jersey Avenue.
Brooklyn, New York 10458

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ARCHITECTURAL

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NOT PART OF CONSTRUCTION SET

Area Map
Tax Map
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THE CITY OF NEW YORK
DEPARTMENT OF
HOUSING PRESERVATION
& DEVELOPMENT

Grace Baptist Church Development

235 New Jersey Avenue
Brooklyn, NY

Vermont Street Apartments
Brooklyn, NY

HOUSING CONSULTANT

JT Realty Advisors, LLC.
33 Henrietta Avenue
Oceanside, NY 11572

ARCHITECT

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90 Broad Street,Suite 1903
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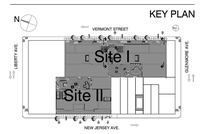
KEY PLAN



REV.	DATE	DESCRIPTION
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1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Cover Sheet

Dwg. No.
T-001.00

Job No:	18.04
Chk. by:	D.D.
Dwg. by:	E.M/ D.B
Scale:	
Date:	07-17-20
Sheet:	01 of 26

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DANOIS ARCHITECTS
90 BROAD STREET, SUITE 1903
NEW YORK, NY 10004

238 VERMONT STREET 11/14/2023

ZONING ANALYSIS			
ADDRESS		**238 Vermont Street** Brooklyn, NY	
BLOCK		3705	
LOT			
ZONING DISTRICT		**ZONING R6A**	
USE GROUPS	*ZR 22 10*	2,3,4	
LOT AREA		**27,443.00 SF**	***PROPOSED***
LOT 39		25.00 X 100.00 = 2,500.00 SF	
LOT 38		40.00 X 100.00 = 4,000.00 SF	
LOT 35		60.00 X 100.00 = 6,000.00 SF	
LOT 34		17.67 X 100.00 = 1,725.00 SF	
LOT 32		28.73 X 100.00 = 2,917.00 SF	
LOT 31		17.73 X 100.00 = 1,767.00 SF	
LOT 30		17.73 X 100.00 = 1,767.00 SF	
LOT 29		17.71 X 100.00 = 1,767.00 SF	
LOT 28		25.00 X 100.00 = 2,500.00 SF	
LOT 27		25.00 X 100.00 = 2,500.00 SF	
		274.57 FT Frontage	
LOT COVERAGE			***PROPOSED***
RESIDENTIAL		**20,112.95 SF**	***15,952.00***
LOT 39 and 38 - CORNER LOT	*ZR 23-153*	100% X 6,500.00 = 6,500.00 SF	
INTERIOR LOTS	*ZR 23-153*	65% X 20,943.00 = 13,612.95 SF	
COMMUNITY FACILITY	*ZR 24-12*	100% X 27,443.00 = **27,443.00 SF**	***N/A***
FAR			
RESIDENTIAL - NEW DEV. R6A (MIH)	*ZR 23-154(b)*	3.60 X 27,443.00 = **98,795 SF**	***98,795.00***
COMMUNITY FACILITY	*ZR 24-11*	3.00 X 27,443.00 = **82,329 SF**	***N/A***
Total Zoning Floor Area			***98,795.00***
Total Building Gross Floor Area			***131,406.00***
DENSITY			
RESIDENTIAL	*ZR 23-22*	98,795 / 680.00 = 145.29	***114.00***
YARD REGULATIONS			
RESIDENTIAL			
FRONT YARD	*ZR 23-47(c)*	NONE	***NONE PROVIDED***
SIDE YARD	*ZR 23-531(b)*	NONE (8ft. If provided)	***NONE PROVIDED***
REAR YARD	*ZR 23-541*	30 FT	***PROVIDED***
COMMUNITY FACILITY			
REAR YARD	*ZR 24-23(b)*	NONE IF BLDG UNDER 23'-0"	***N/A***
HEIGHT & SETBACK REGULATIONS			
HEIGHT			
MIN. BASE HEIGHT	*ZR 23-662(a)*	40 FT	
MAX. BASE HEIGHT	*ZR 23-662(a)*	60 FT	
MAX. BUILDING HEIGHT	*ZR 23-662(a)*	70 FT	***70 FT/7 STORIES***
SETBACK			
NARROW STREET	*ZR 23-662(c)(1)*	15 FT	
PARKING REGULATIONS			
RESIDENTIAL			0
(Within Transit Zone)	*ZR 25-251*	NONE REQUIRED	***44.00***
COMMUNITY FACILITY (General)	*ZR 25-31*	NONE REQUIRED	***N/A***
BICYCLE PARKING REGULATIONS			
ENCLOSED SPACES			
RESIDENTIAL	*ZR 25-811*	1 PER 2 D.U. 114 / 2.00	***57***
COMMUNITY FACILITY (General)	*ZR 25-811*	NONE REQUIRED	***N/A***

DANOIS ARCHITECTS
90 BROAD STREET, SUITE 1903
NEW YORK, NY 10004

235 NEW JERSEY AVENUE 11/15/2023

ZONING ANALYSIS			
ADDRESS		**235 New Jersey Avenue** Brooklyn, NY	
BLOCK		3705	
LOT(S)		9,10,14	
ZONING DISTRICT		**ZONING R6A**	
USE GROUPS	*ZR 22-10*	2,3,4	
LOT AREA		**14,850.00 SF**	***PROPOSED***
LOT 9		25.00 X 100.00 = 2,500.00 SF	
LOT 10		80.00 X 100.00 = 8,000.00 SF	
LOT 14		43.50 X 100.00 = 4,350.00 SF	
		148.50 FT Frontage	
LOT COVERAGE			
RESIDENTIAL			
INTERIOR LOTS	*ZR 23-153*	65% X 14,850.00 = **9,652.50 SF**	***8,395.00***
COMMUNITY FACILITY	*ZR 24-12*	100% X 14,850.00 = **14,850.00 SF**	***13,293.00***
FAR			
RESIDENTIAL R6A (MIH)	*ZR 23-154(b)*	3.60 X 14,850.00 = **53,460.00 SF**	***33,956.00***
COMMUNITY FACILITY	*ZR 24-11*	3.00 X 14,850.00 = **44,550.00 SF**	***15,911.00***
Total Zoning Floor Area			***51,034.00***
Total Gross Floor Area			***65,825.00***
DENSITY			
RESIDENTIAL	*ZR 23-22*	53,460.00 / 680.00 = 78.62	***39.00***
YARD REGULATIONS			
RESIDENTIAL			
FRONT YARD	*ZR 23-47(c)*	NONE	*NONE PROVIDED*
SIDE YARD	*ZR 23-531(b)*	NONE (8ft. If provided)	*NONE PROVIDED*
REAR YARD	*ZR 23-541*	30 FT	*PROVIDED*
COMMUNITY FACILITY			
REAR YARD	*ZR 24-23(b)*	NONE IF BLDG UNDER 23'-0" OR 1 STORY	
HEIGHT & SETBACK REGULATIONS			
HEIGHT			
MIN. BASE HEIGHT	*ZR 23-662(a)*	40 FT	
MAX. BASE HEIGHT	*ZR 23-662(a)*	60 FT	
MAX. BUILDING HEIGHT	*ZR 23-662(a)*	70 FT	*70 FT/7 STORIES*
SETBACK			
NARROW STREET	*ZR 23-662(c)(1)*	15 FT	
PARKING REGULATIONS			
RESIDENTIAL			0
(Within Transit Zone)	*ZR 25-251*	NONE REQUIRED	*23.00*
COMMUNITY FACILITY (General)	*ZR 25-31*	NONE REQUIRED	*N/A*
BICYCLE PARKING REGULATIONS			
ENCLOSED SPACES			
RESIDENTIAL	*ZR 25-811*	1 PER 2 D.U. 39 / 2.00	20
COMMUNITY FACILITY (General)	*ZR 25-811*	NONE REQUIRED	*N/A*



GRACE HDFC/Grace Church
Land/Building Assemblage
Lots West of New Jersey Ave

Address	Owner	Block	Lot	Land Use	Existing Bldg SF	Lot Size	FAR R5B	Max SFBA	Proposed FAR R6A	Proposed Max SFBA
224 New Jersey Ave	Private	3704	25	2-fam	2,080	2,500	1.35	3,375	3.60	9,000
228 New Jersey Ave	Grace - Church	3704	26	2-fam	2,080	2,500	1.35	3,375	3.60	9,000
230 New Jersey Ave	Grace - Church	3704	27	2-fam	2,080	2,500	1.35	3,375	3.60	9,000
234 New Jersey Ave	Grace - Church	3704	28	2-fam	2,200	2,500	1.35	3,375	3.60	9,000
236 New Jersey Ave	Private	3704	29	Mul-fam	15,400	4,375	1.35	5,906	3.60	15,750
240 New Jersey Ave	Private	3704	31	Mul-fam	11,712	4,375	1.35	5,906	3.60	15,750
246 New Jersey Ave	DCAS/DOE	3704	33	School	10,616	4,375	1.35	5,906	3.60	15,750
256 New Jersey Ave	DCAS/DOE	3704	35	School	10,616	3,000	1.35	4,050	3.60	10,800
258 New Jersey Ave	DCAS/DOE	3704	36	School	10,616	3,867	1.35	5,220	3.60	13,921
Total Grace Sites		Total			67,399	29,992		40,489		107,971

Zoning Lot Site Plan
SCALE: N.T.S.

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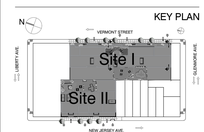
KEY PLAN



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Drawing Title
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Zoning Analysis & Zoning Lot Site Plan

Dwg. No.
Z-001.00

Job No:	18.04
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Dwg. by:	E.M/ D.B
Scale:	
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Sheet:	02 of 26

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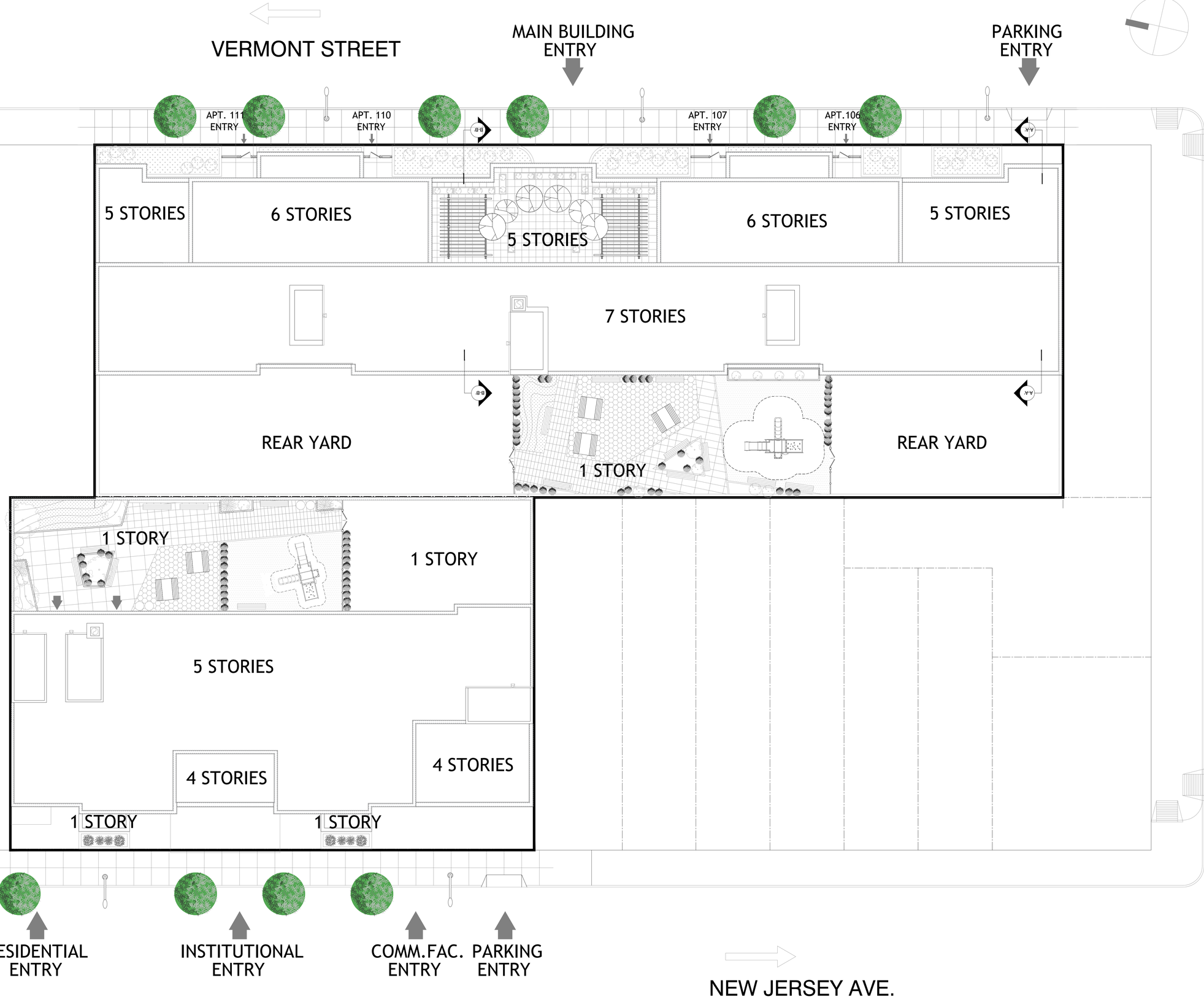

Development Site Plan

3/32"=1'-0"

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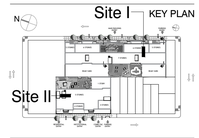

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Development Site Plan

Dwg. No.
A-001.00

Job No:	18.04
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Dwg. by:	E.M/ D.B
Scale:	1/32=1'-0"
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Sheet:	03 of 26

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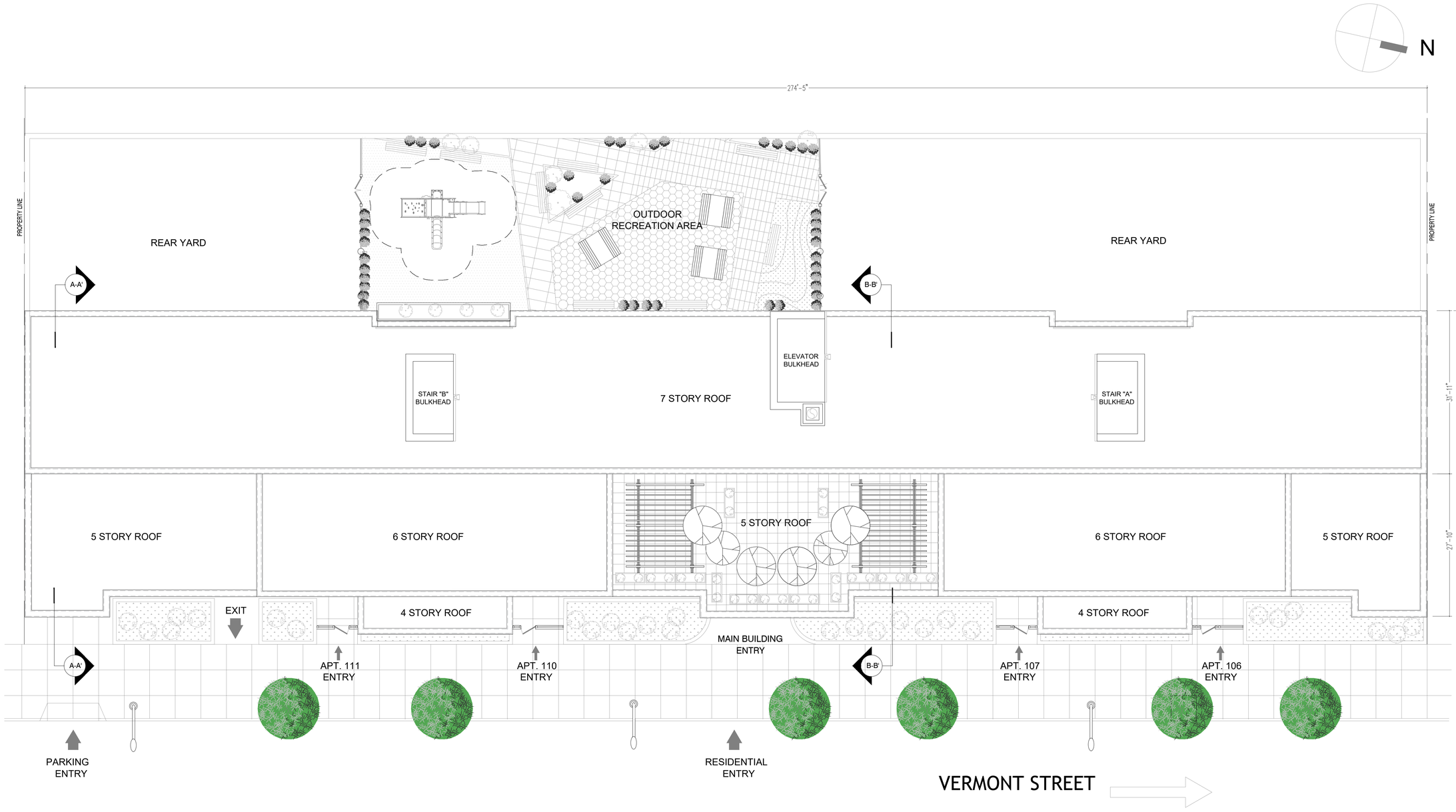

Vermont Street Site Plan

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

BLDG #1

APARTMENT BREAKDOWN

	1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	6th Flr	7th Flr	TOTAL
0 Bedroom Unit	1	3	3	3	3	2	2	17
1 Bedroom Unit	4	7	7	7	7	5	5	42
2 Bedroom Unit	9	9	9	9	9	7	3	55
Total Apts.	14	19	19	19	19	14	10	114

RESIDENTIAL BLDG. GROSS AREAS

	SF
Cellar	27,167
First Floor	15,128
Typ.(2nd - 4th) Floor	46,111
Fifth Floor	15,370
Sixth Floor	15,370
Seventh Floor	12,260
Total	131,406

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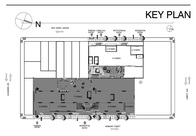
MECHANICAL ENGINEER

KEY PLAN



Building #1

REV.	DATE	DESCRIPTION
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3	10/30/2023	LUA- DCP RE-SUBMISSION
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ISS.	DATE	DESCRIPTION

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Vermont Street
Site Plan

Dwg. No.
A-002.00

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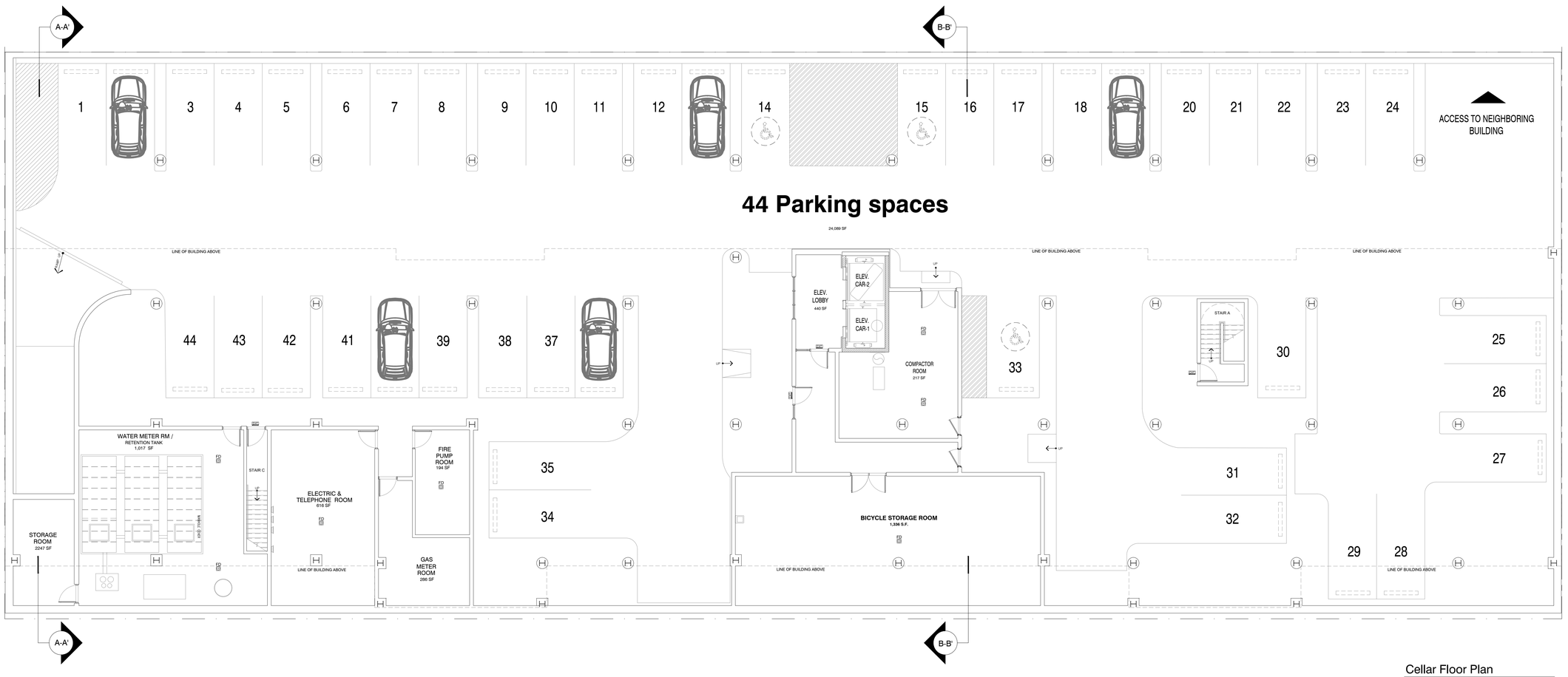

Cellar Floor Plan

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

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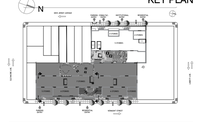

Building #1

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Cellar Floor Plan

Dwg. No.
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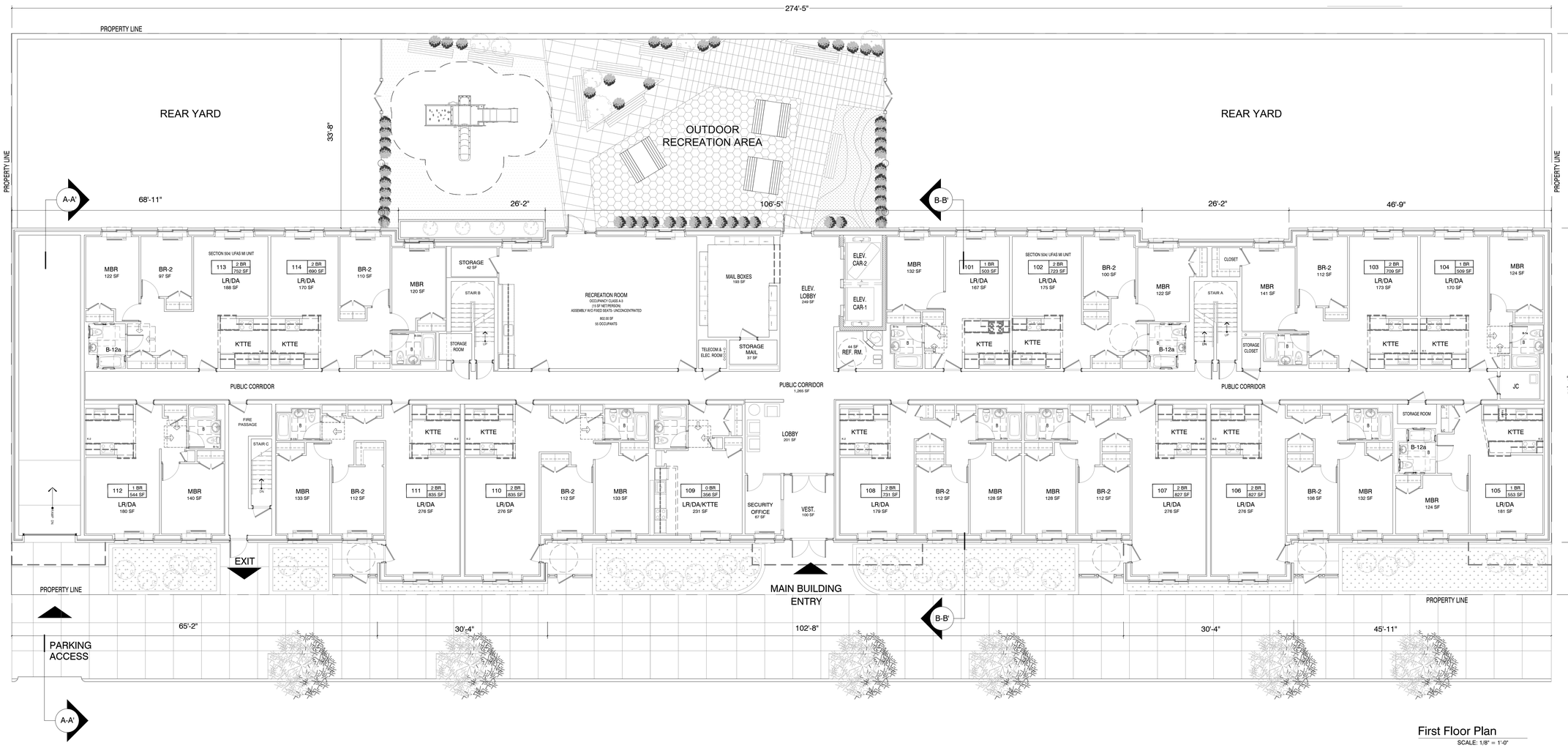

First Floor Plan
SCALE: 1/8" = 1'-0"

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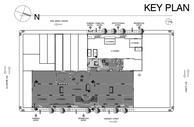

Building #1

REV.	DATE	DESCRIPTION
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ISS.	DATE	DESCRIPTION

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First Floor Plan

Dwg. No.
A-101.00

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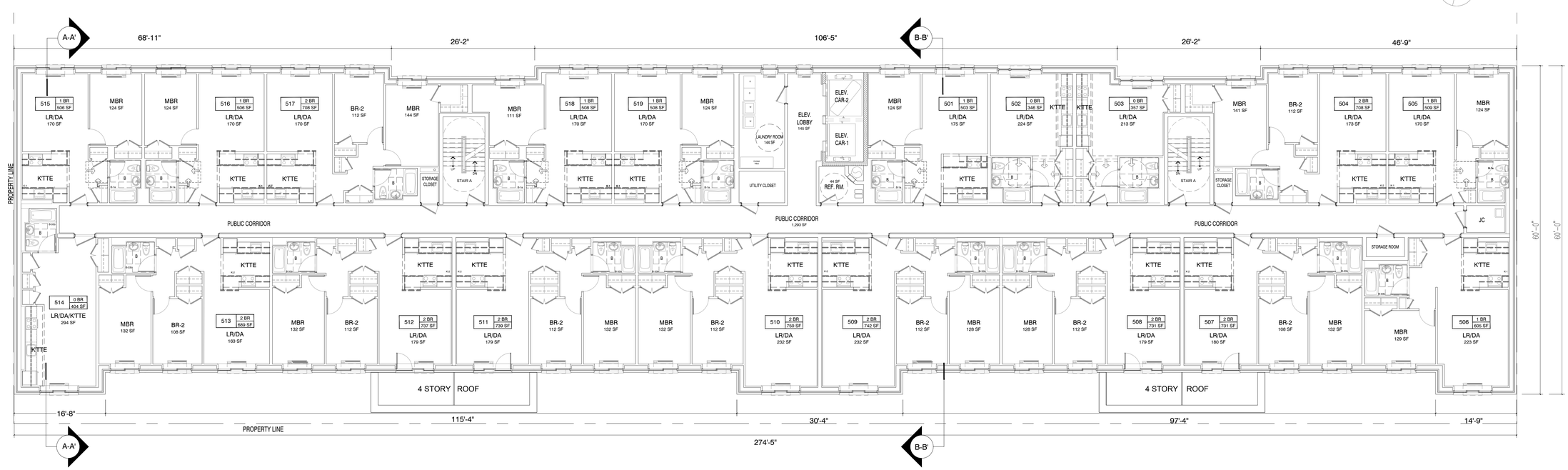
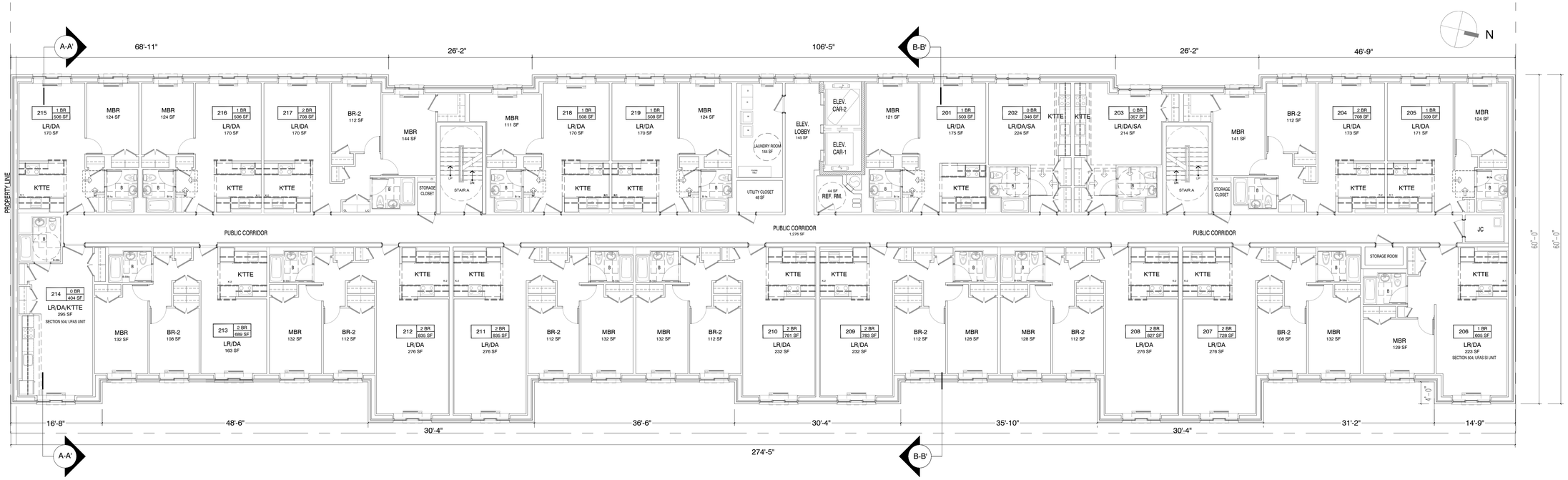


Fifth Floor Plan

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



Typ.(2nd-4th) Floor Plan

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

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Brooklyn, NY

HOUSING CONSULTANT

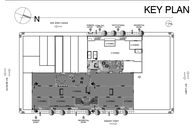
JT Realty Advisors, LLC.
33 Henrietta Avenue
Oceanside, NY 11572

ARCHITECT

DANOIS
ARCHITECTS,PC
90 Broad Street,Suite1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #1

REV.	DATE	DESCRIPTION
6		
5		
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3		
2		
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9		
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4		
3	10/30/2023	LUA- DCP RE-SUBMISSION
2	02/10/2023	LUA- DCP SUBMISSION
1	11/15/2021	DCP - LUA SUBMISSION

ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title

ARCHITECTURAL

Typ(2nd - 4th)
& Fifth
Floor Plans

Dwg. No.

A-102.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	07 of 26

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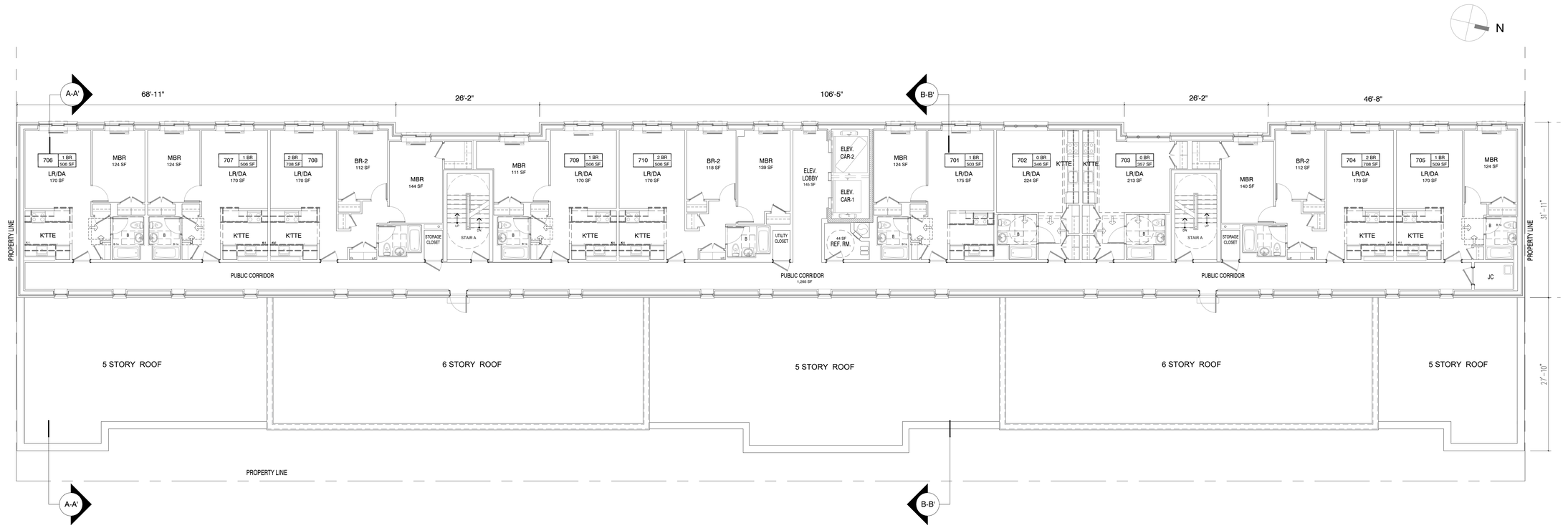
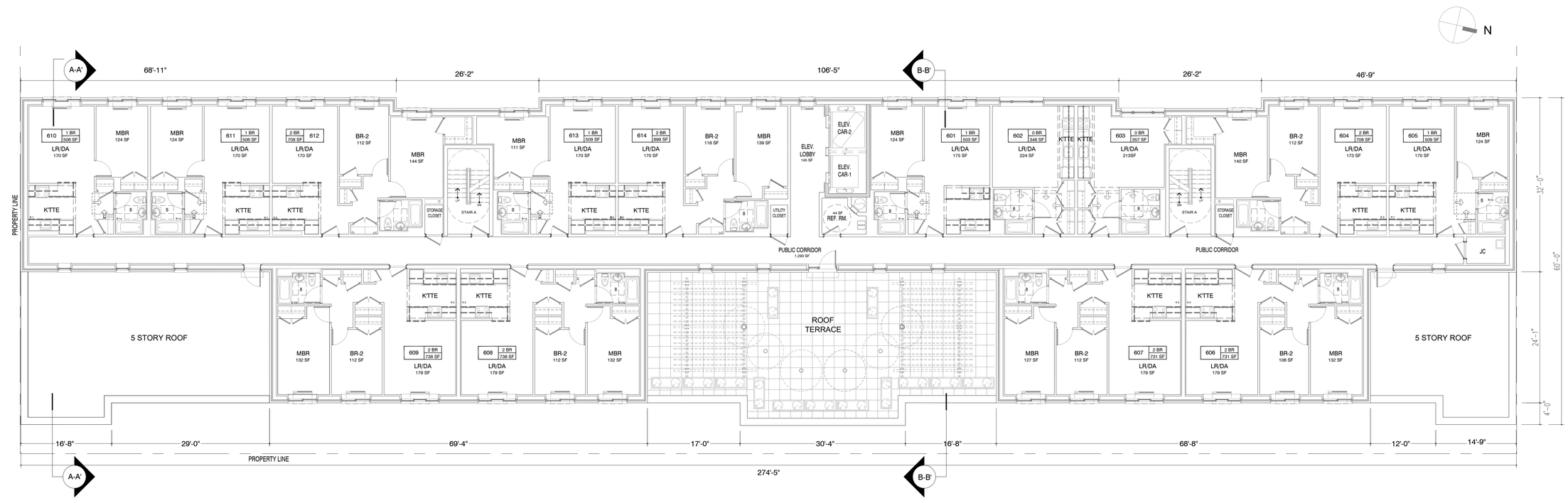


Seventh Floor Plan

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



Sixth Floor Plan

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

THE CITY OF NEW YORK
DEPARTMENT OF
HOUSING PRESERVATION
& DEVELOPMENT

Grace Baptist Church Development

Vermont Street Apartments
Brooklyn, NY

HOUSING CONSULTANT

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ARCHITECT

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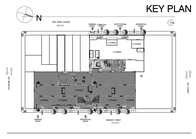
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #1

REV.	DATE	DESCRIPTION
9		
8		
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4		
3	10/30/2023	LUA- DCP RE-SUBMISSION
2	02/10/2023	LUA- DCP SUBMISSION
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title ARCHITECTURAL

Sixth & Seventh Floor Plans

Dwg. No.

A-103.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	08 of 26

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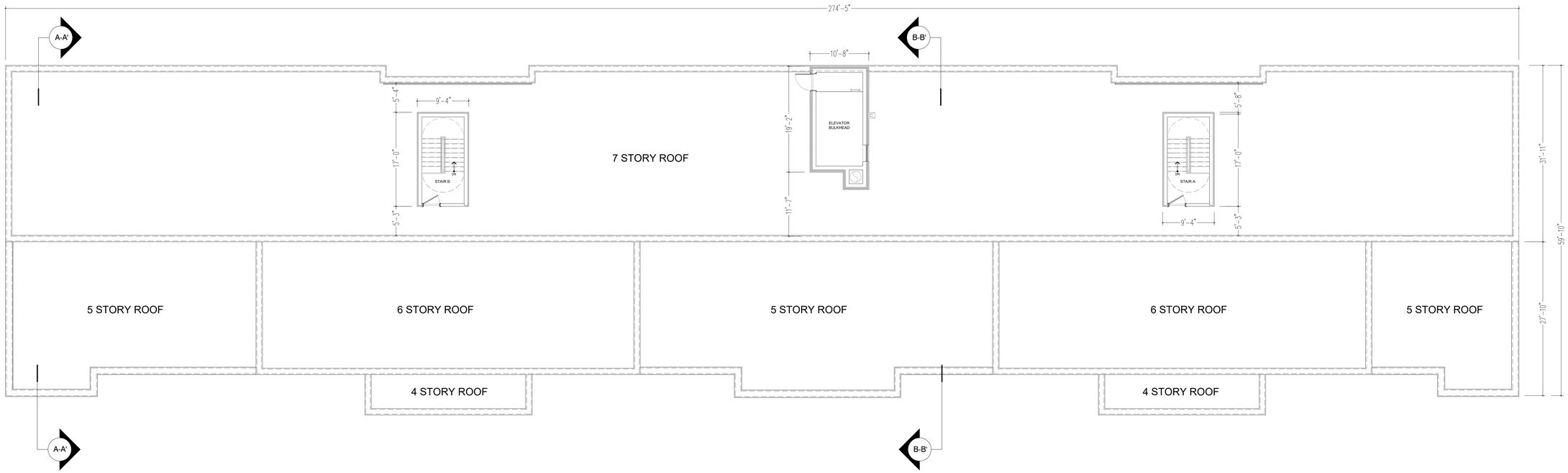

Roof Plan

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

User:esther Project Name: -- File:P:\1804 Grace Church HDFC\18.04 Sheets\Bldg-1_Vermont Street Apts - REVISED 2\A-100-101-102-103.00- Cellar, First, Typ (2nd-5th) & Roof Plans.dwg Plot Date:11/7/2023 2:44 PM

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HOUSING PRESERVATION
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Grace Baptist Church Development

Vermont Street Apartments
Brooklyn, NY

HOUSING CONSULTANT

JT Realty Advisors, LLC.
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Oceanside, NY 11572

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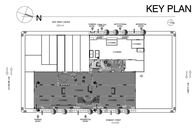
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #1

REV.	DATE	DESCRIPTION
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8		
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4		
3	10/30/2023	LUA- DCP RE-SUBMISSION
2	02/10/2023	LUA- DCP SUBMISSION
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Roof Plan

Dwg. No.
A-104.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	09 of 26

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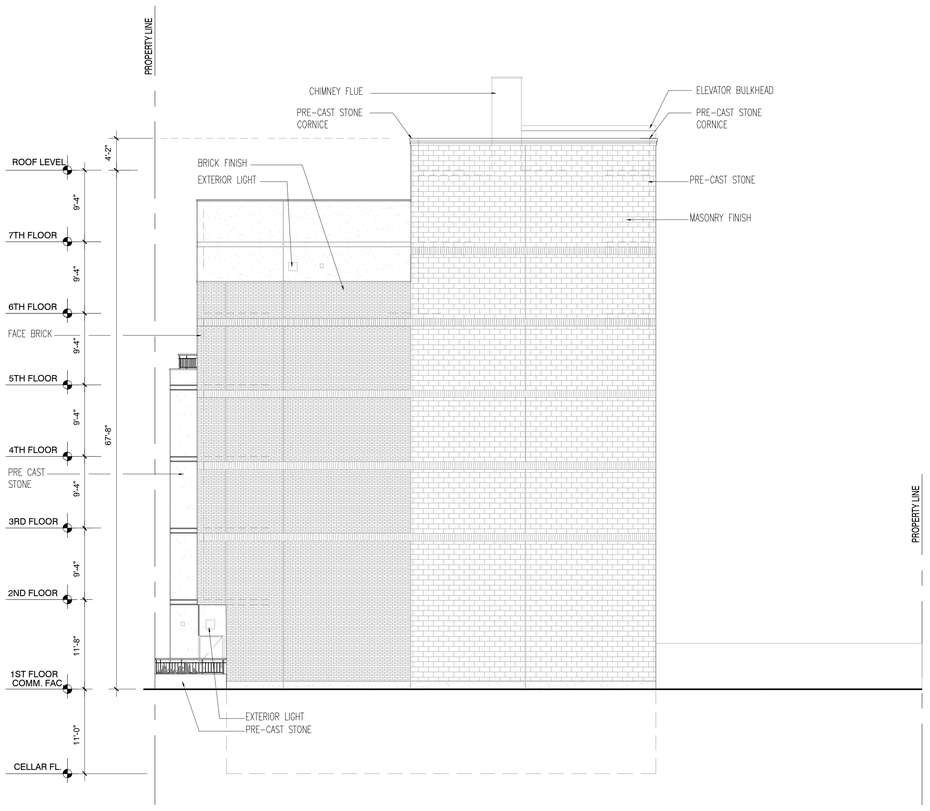
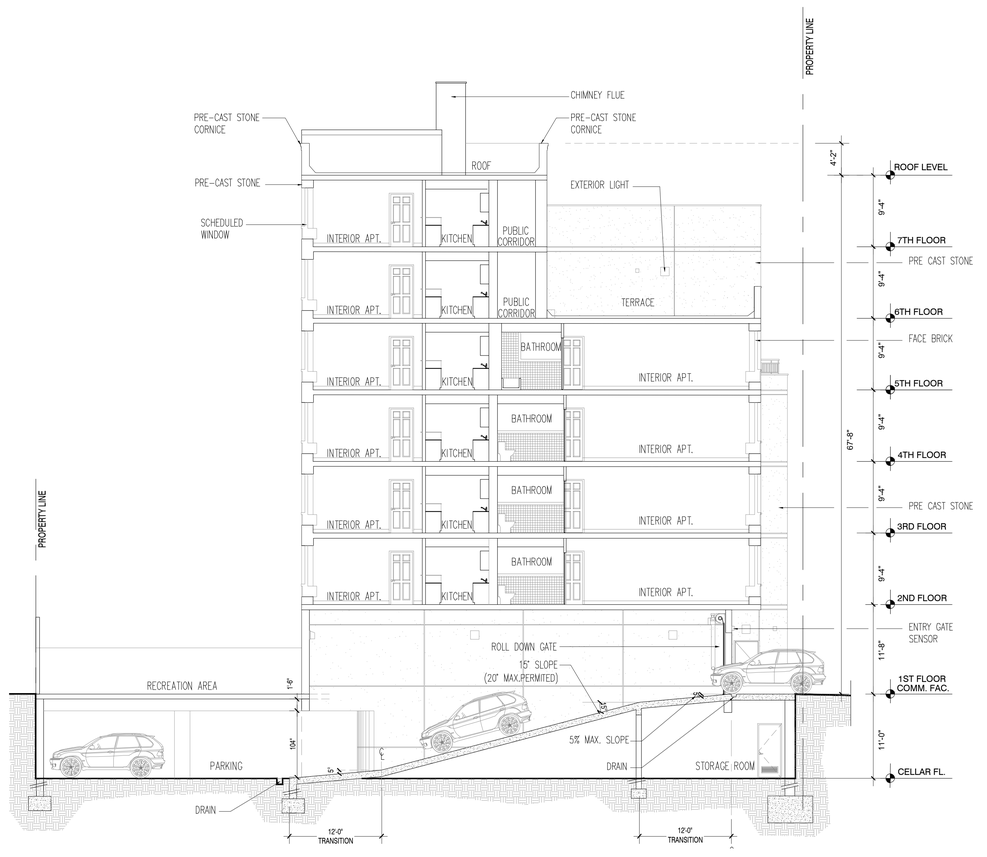
1 Vermont Street Elevation
SCALE: 1/8" = 1'-0"



2 Right Side Elevation
SCALE: 1/8" = 1'-0"



3 Cross Section A-A'
SCALE: 1/8" = 1'-0"

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HOUSING PRESERVATION
& DEVELOPMENT

Grace Baptist Church Development

Vermont Street Apartments
Brooklyn, NY

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Oceanside, NY 11572

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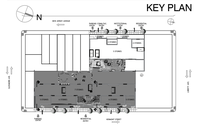
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #1

REV.	DATE	DESCRIPTION
6		
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3		
2		
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9		
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4		
3	10/30/2023	LUA- DCP RE-SUBMISSION
2	02/10/2023	LUA- DCP SUBMISSION
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Vermont Street , North Elevations & Section A-A'

Dwg. No.
A-200.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	10 of 26

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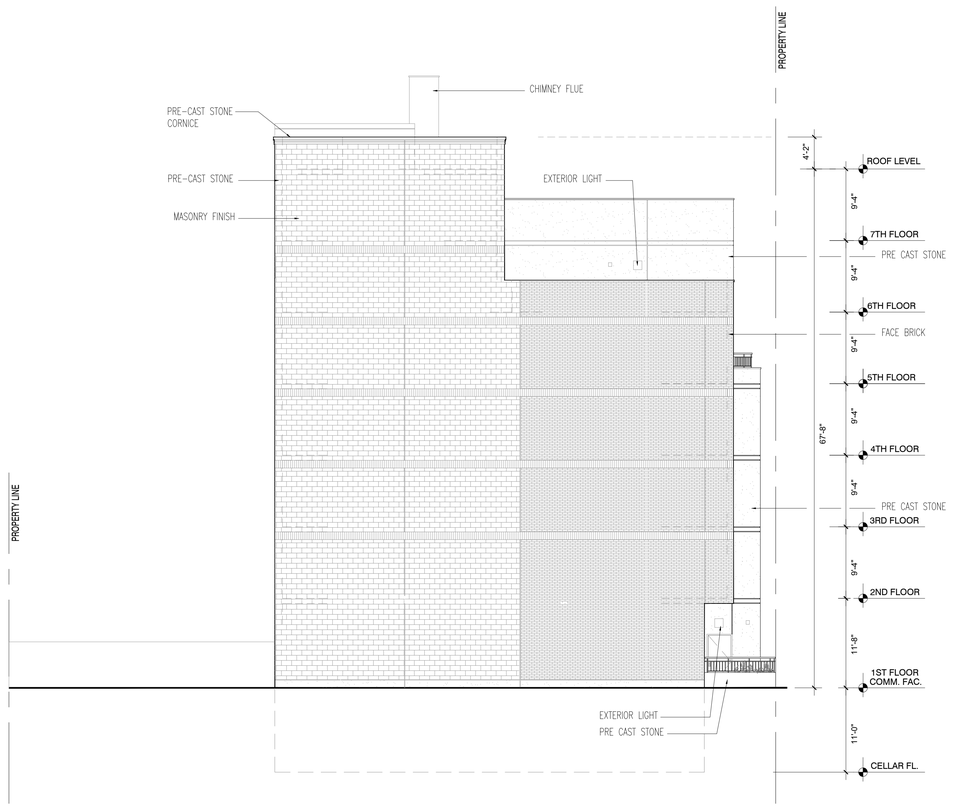
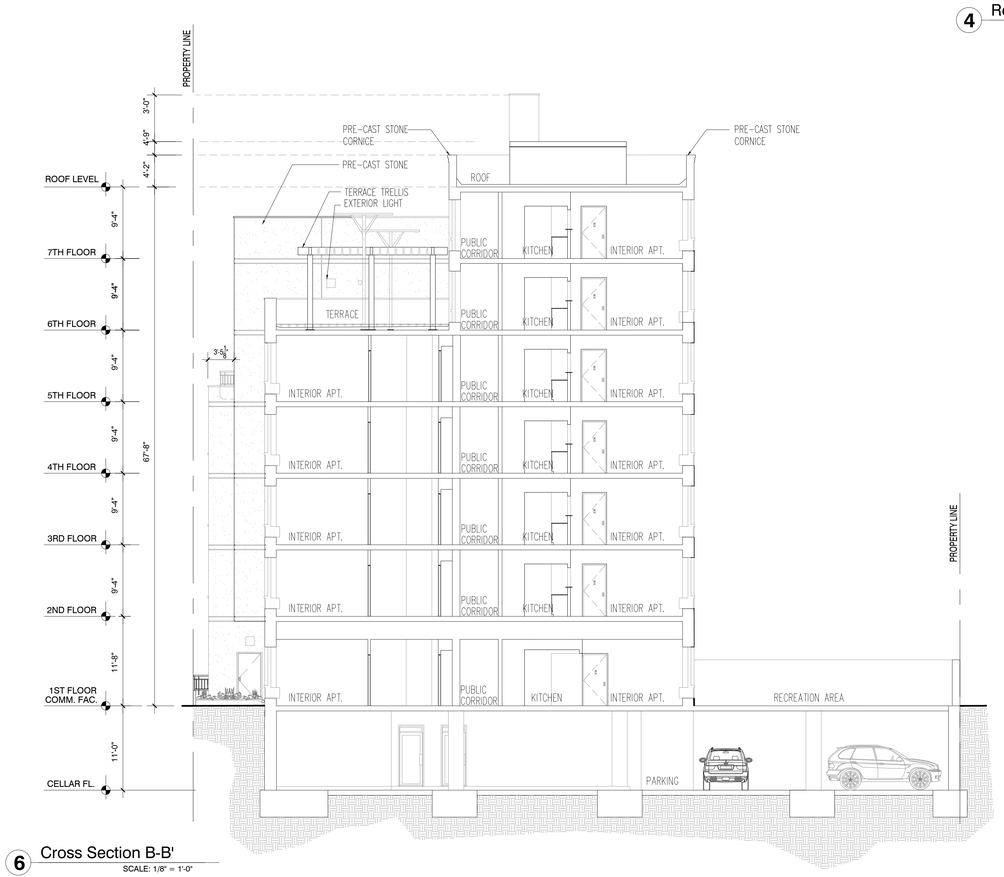
4 Rear Elevation
SCALE: 1/8" = 1'-0"



5 Left Side Elevation
SCALE: 1/8" = 1'-0"



6 Cross Section B-B'
SCALE: 1/8" = 1'-0"

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Grace Baptist Church Development

Vermont Street Apartments
Brooklyn, NY

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Oceanside, NY 11572

ARCHITECT

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ARCHITECTS,PC
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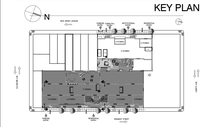
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #1

REV.	DATE	DESCRIPTION
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5		
4		
3	10/29/2021	ELEVATION & SECTION REVISION
2	03/27/2020	ELEVATION & SECTION REVISION
1		

ISS.	DATE	DESCRIPTION
9		
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6		
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3	10/30/2023	LUA- DCP RE-SUBMISSION
2	02/10/2023	LUA- DCP SUBMISSION
1	11/15/2021	DCP - LUA SUBMISSION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Rear,South Elevations & Section B-B'

Dwg. No.
A-201.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	11 of 26

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1 Vermont Street Elevation
nts



2 Residential Entry
nts



3 Exterior Entry Detail
nts



4 Apt. Balcony View
nts



5 Exterior Terrace View
nts

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Grace Baptist Church Development

Vermont Street Apartments
Brooklyn, NY

HOUSING CONSULTANT

JT Realty Advisors, LLC.
33 Henrietta Avenue
Oceanside, NY 11572

ARCHITECT

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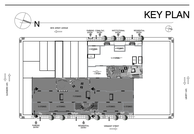
90 Broad Street,Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #1

REV.	DATE	DESCRIPTION
9		
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4	10/18/2024	DCP RE-SUBMISSION
3	10/30/2023	LUA- DCP RE-SUBMISSION
2	02/10/2023	LUA- DCP SUBMISSION
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Render Views

Dwg. No.
A-300.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	12 of 26

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New Jersey Avenue Site Plan
SCALE: 3/16" = 1'-0"

DOB Approval Stamp

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DEPARTMENT OF
HOUSING PRESERVATION
& DEVELOPMENT

Grace Baptist Church Development

235 New Jersey Avenue
Brooklyn, NY

HOUSING CONSULTANT

JT Realty Advisors, LLC.
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Oceanside, NY 11572

ARCHITECT

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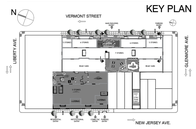
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
10		
9		
8		
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4		
3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

New Jersey Avenue
Site Plan

Dwg. No.
A-003.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	As Shown
Date:	07-17-20
Sheet:	13 of 26

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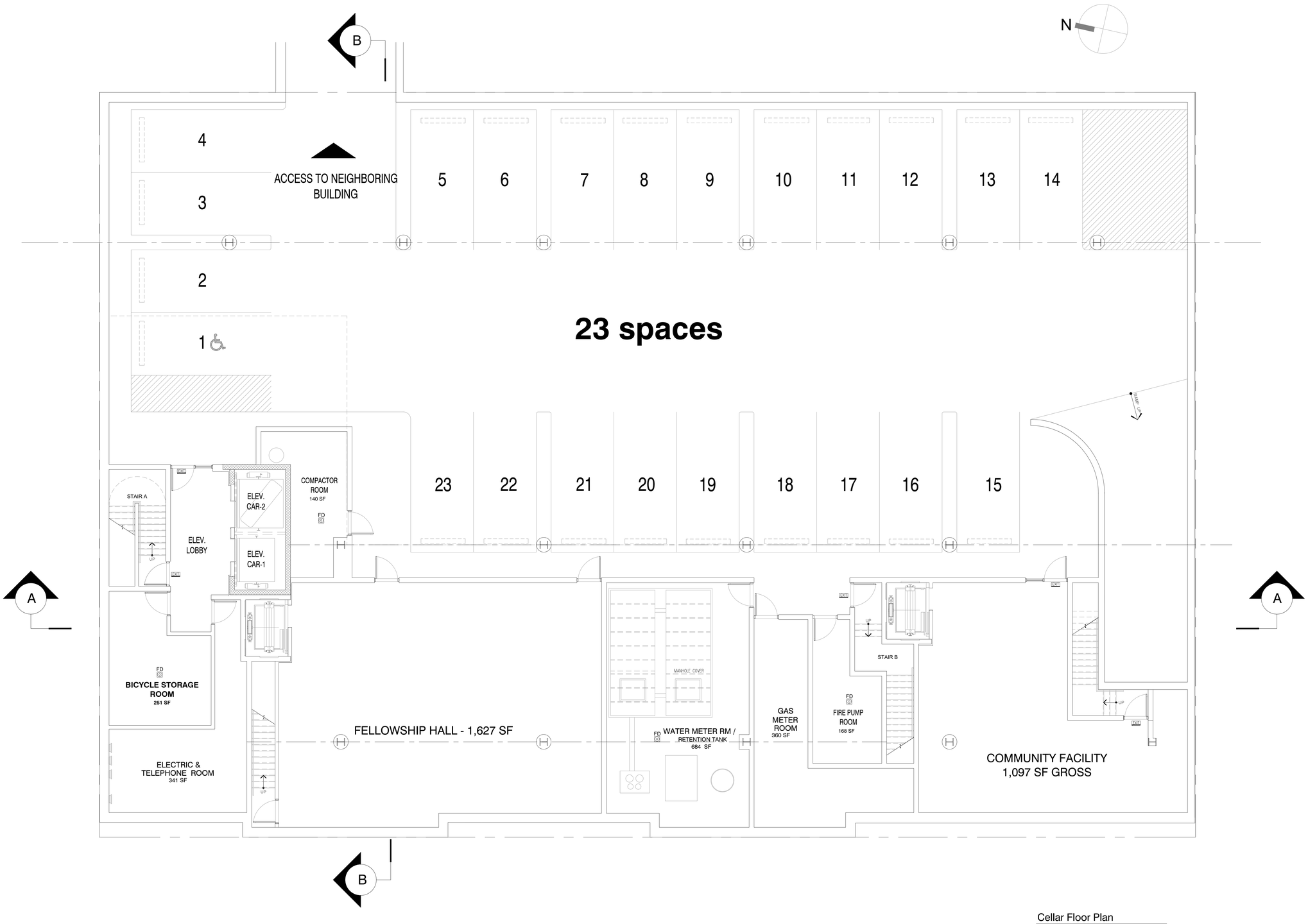

Cellar Floor Plan

SCALE: 3/16" = 1'-0"

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& DEVELOPMENT

Grace Baptist Church Development

235 New Jersey Avenue
Brooklyn, NY

HOUSING CONSULTANT

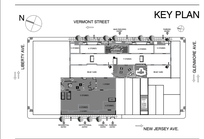
JT Realty Advisors, LLC.
33 Henrietta Avenue
Oceanside, NY 11572

ARCHITECT

DANOIS
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
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9		
8		
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6		
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4		
3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title

ARCHITECTURAL

Cellar Floor Plan

Dwg. No.

A-105.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	3/16"=1'-0"
Date:	07-17-20
Sheet:	14 of 26

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User:esther Project Name: -- File:P:\1804 Grace Church HDFC\18.04 Sheets\Bldg-2_235 New Jersey Ave\A-105-106-107-108-109-110-111.00- Cellar, First, Typ (2nd-4th), 5th, 6th, 7th & Roof Plans.dwg Plot Date:11/7/2023 2:47 PM

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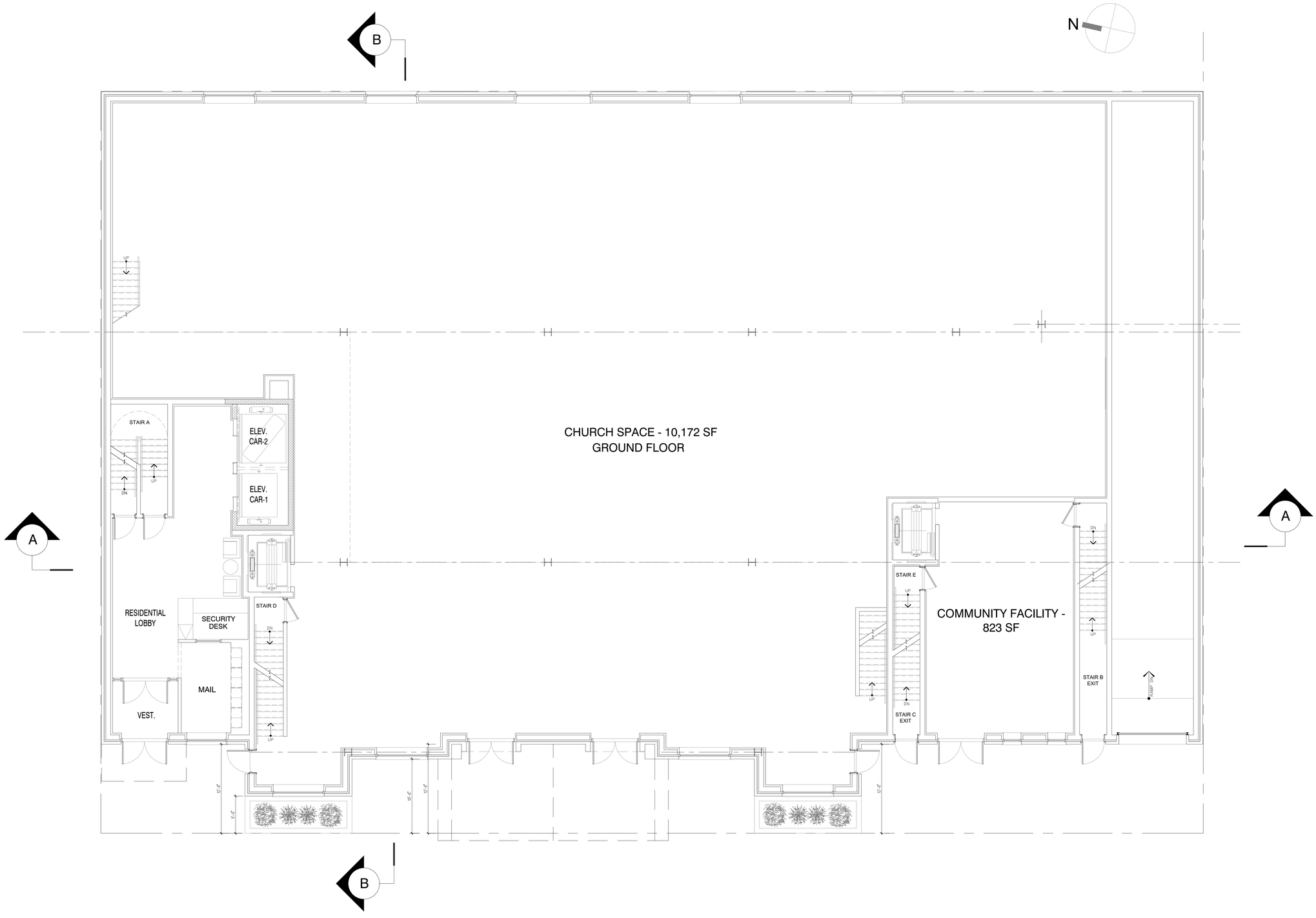

First Floor Plan
SCALE: 3/16" = 1'-0"

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DEPARTMENT OF
HOUSING PRESERVATION
& DEVELOPMENT

Grace Baptist Church Development

235 New Jersey Avenue
Brooklyn, NY

HOUSING CONSULTANT

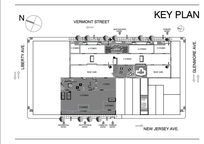
JT Realty Advisors, LLC.
33 Henrietta Avenue
Oceanside, NY 11572

ARCHITECT

DANOIS
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
10		
9		
8		
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6		
5		
4		
3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

First Floor Plan

Dwg. No.
A-106.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	3/16" = 1'-0"
Date:	07-17-20
Sheet:	15 of 26

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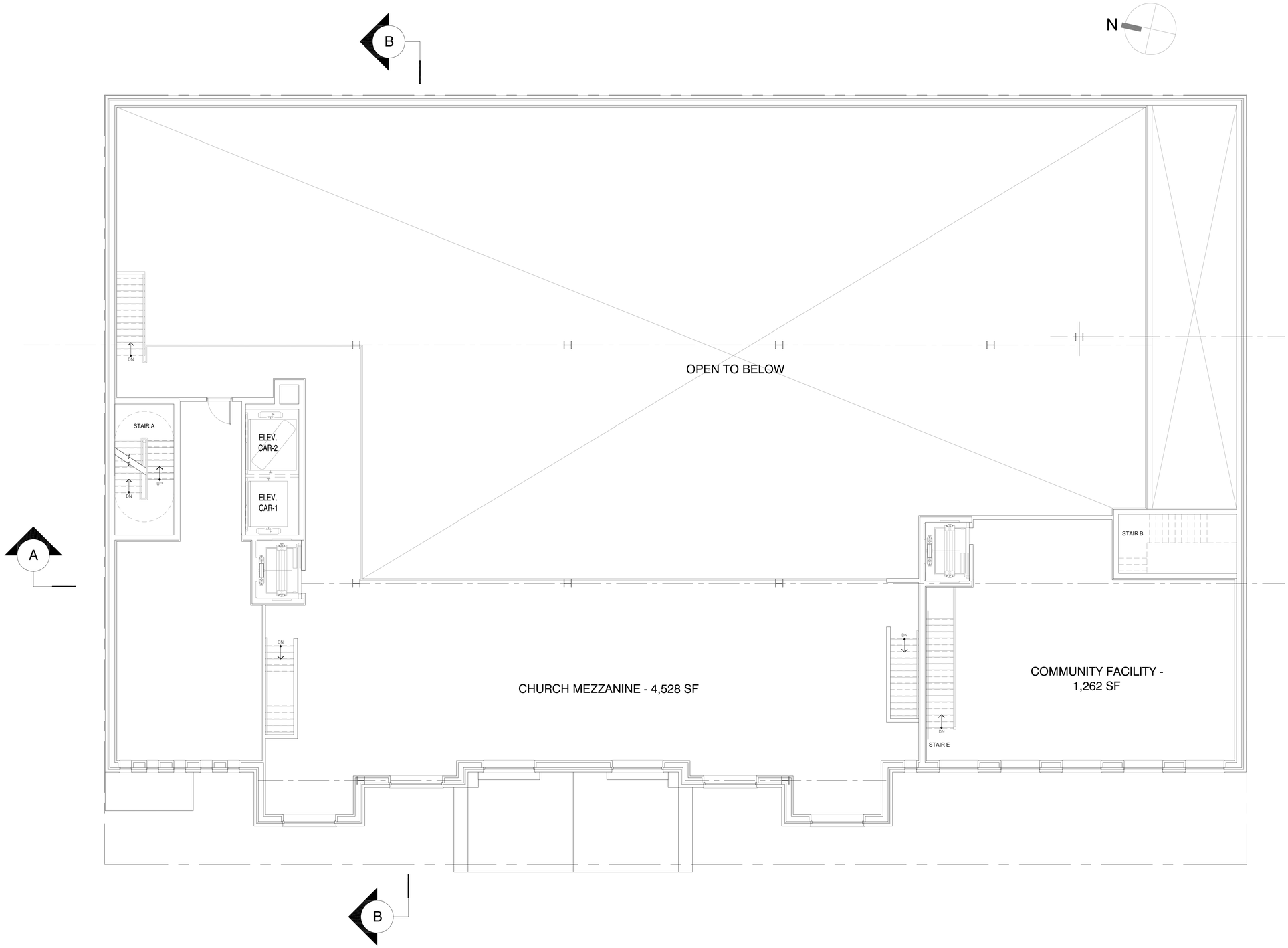

Mezzanine Level Plan
SCALE: 3/16" = 1'-0"

DOB Approval Stamp

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DEPARTMENT OF
HOUSING PRESERVATION
& DEVELOPMENT

Grace Baptist Church Development

235 New Jersey Avenue
Brooklyn, NY

HOUSING CONSULTANT

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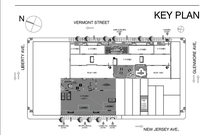
Oceanside, NY 11572

ARCHITECT

DANOIS
ARCHITECTS,PC
90 Broad Street,Suite1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION

ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Mezzanine Level Plan

Dwg. No.
A-107.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	3/16"=1'-0"
Date:	07-17-20
Sheet:	16 of 26

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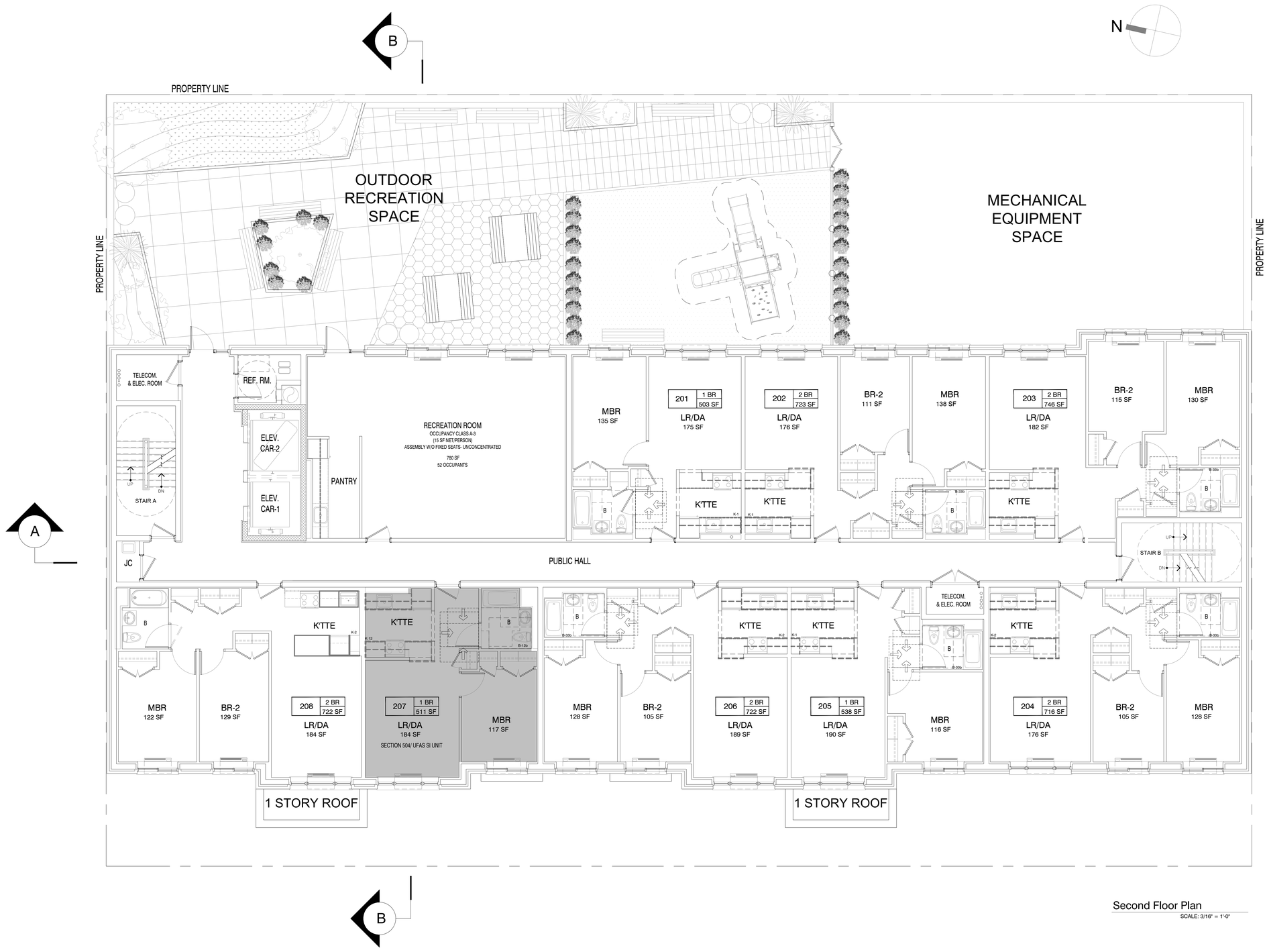

Second Floor Plan

SCALE: 3/16" = 1'-0"

DOB Approval Stamp

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HOUSING PRESERVATION
& DEVELOPMENT

Grace Baptist Church Development

235 New Jersey Avenue
Brooklyn, NY

HOUSING CONSULTANT

JT Realty Advisors, LLC.
33 Henrietta Avenue
Oceanside, NY 11572

ARCHITECT

DANOIS
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
10		
9		
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3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Second Floor Plan

Dwg. No.
A-108.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	3/16"= 1'-0"
Date:	07-17-20
Sheet:	17 of 26

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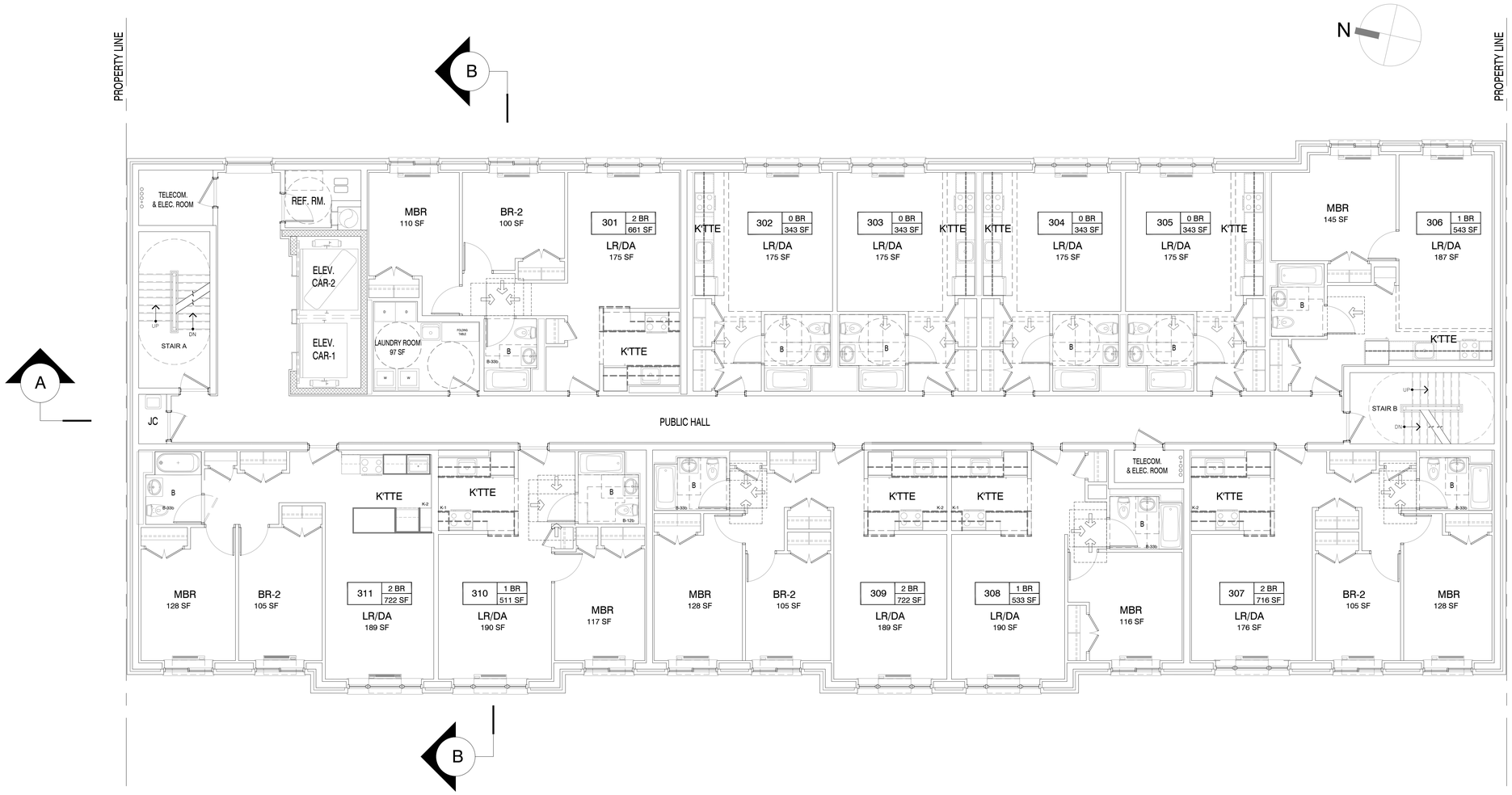

Typical (3rd-4th) Floor Plan

SCALE: 3/16" = 1'-0"

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ARCHITECT

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ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
10		
9		
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3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Typical (3rd-4th) Floor Plan

Dwg. No.
A-109.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	3/16"=1'-0"
Date:	07-17-20
Sheet:	18 of 26

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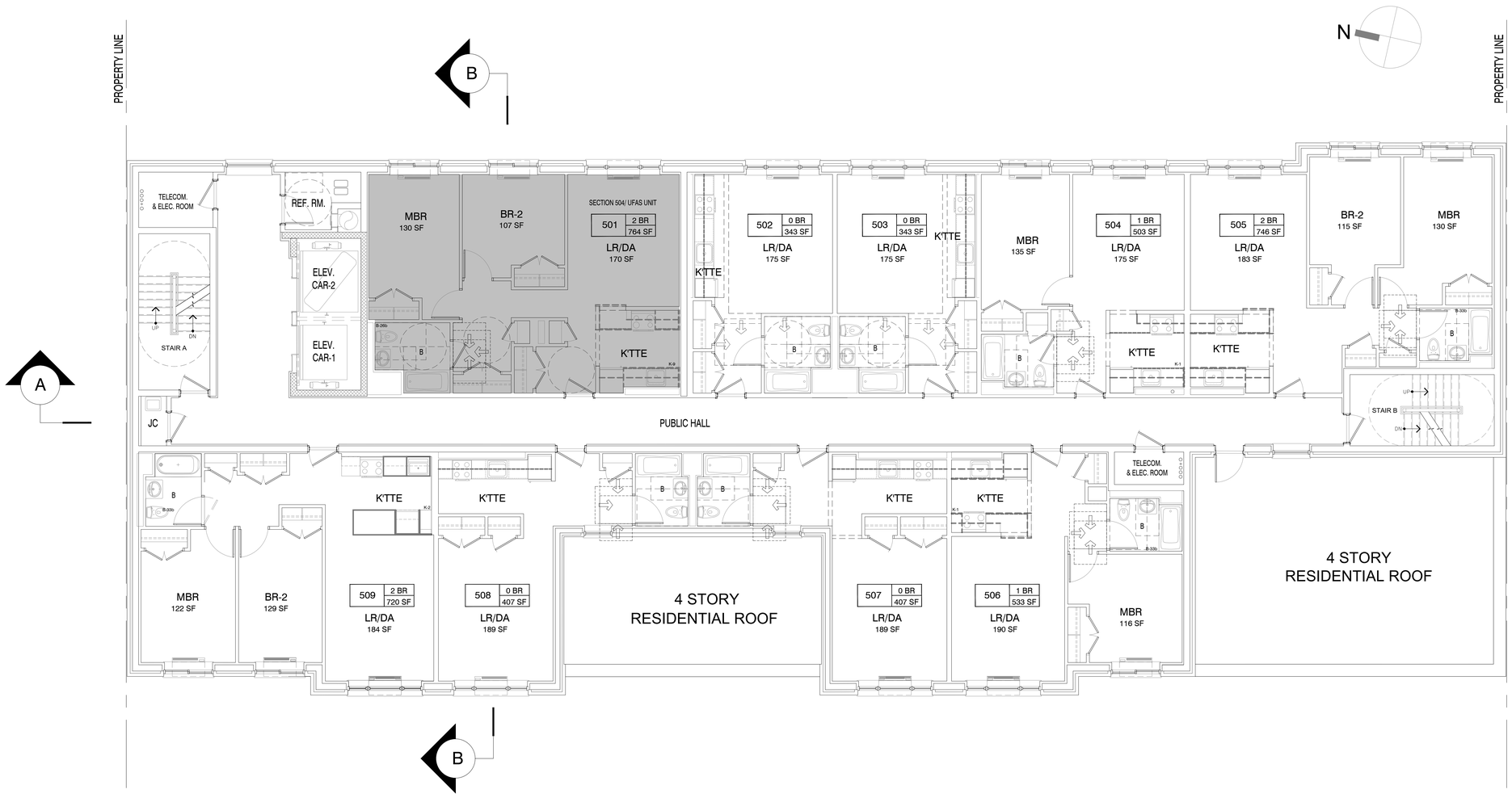

Fifth Floor Plan

SCALE: 3/16" = 1'-0"

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ARCHITECT

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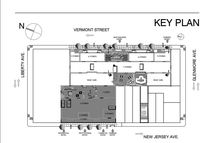
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
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3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION

ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title

ARCHITECTURAL

Fifth Floor Plan

Dwg. No.

A-110.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	3/16"=1'-0"
Date:	07-17-20
Sheet:	19 of 26

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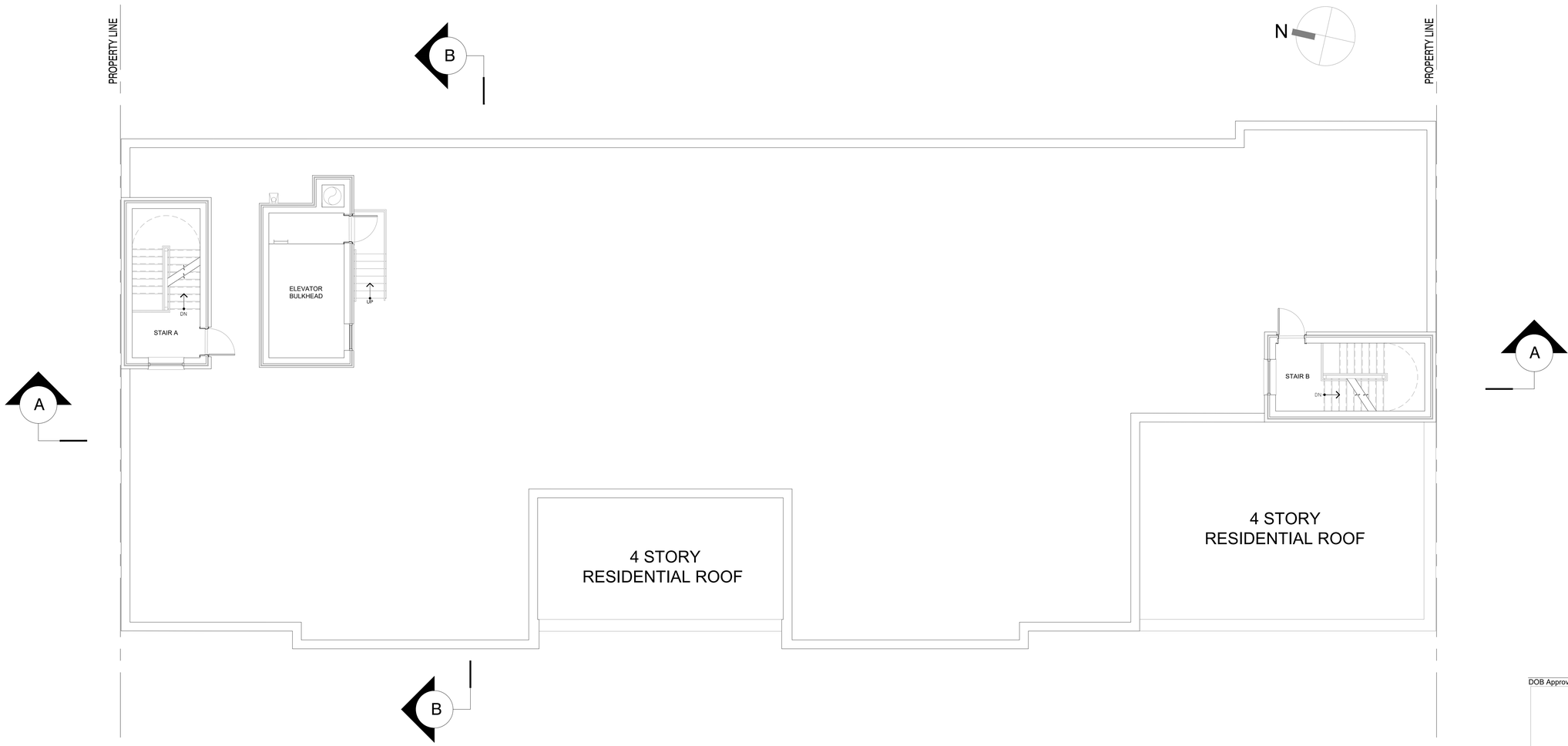
BLDG #2

BLDG #2 CHURCH / RESIDENTIAL BREAKDOWN		
Floor		Gross Building Area
Cellar		
	Comm. Fac.	1,097 SF
	Fellowship Hall	1,627 SF
	Res. Utilities	2,466 SF
	Parking Lot	9,600 SF
Cellar Total Gross		14,790 SF
1st Floor		
	Church Sanctuary	10,172 SF
	Residential Lobby	1,131 SF
	Parking Ramp	1,168 SF
	Comm. Facility	823 SF
1st Floor Total Gross		13,294 SF
Mezzanine Level		
	Church Mezzanine	3,654 SF
	Residential Areas	452 SF
	Comm. Facility	1,262 SF
Mezzanine Total Gross		5,368 SF
Residential Levels		
2nd Floor		8,395 SF
3rd Floor		8,395 SF
4th Floor		8,395 SF
5th Floor		7,188 SF
Total Building Gross		65,825 SF

APARTMENT BREAKDOWN

	1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	TOTAL
0 Bedroom Unit	0	0	4	4	4	12
1 Bedroom Unit	0	3	3	3	2	11
2 Bedroom Unit	0	5	4	4	3	16
Total	0	8	11	11	9	39



Roof Plan

SCALE: 3/16" = 1'-0"

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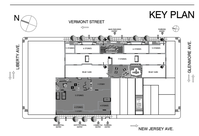
MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
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3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
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Roof Plan, Apartment Distribution Chart & SF Computation

Dwg. No.

A-111.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	3/16"=1'-0"
Date:	07-17-20
Sheet:	20 of 26

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1 New Jersey Avenue Elevation
SCALE: 3/16" = 1'-0"

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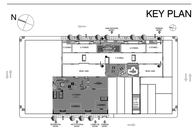
MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
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3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

New Jersey Avenue Elevation

Dwg. No.
A-202.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	21 of 26

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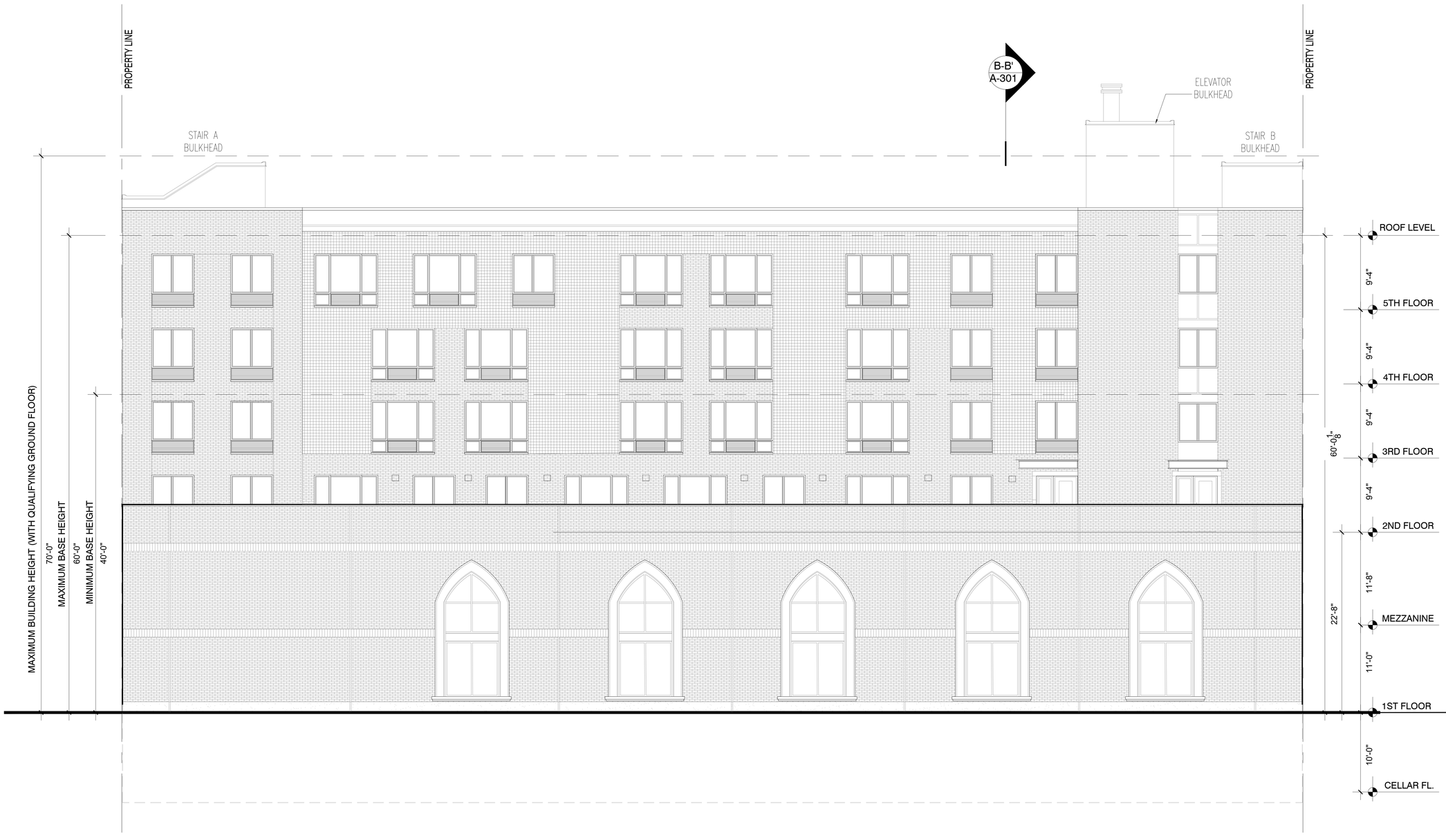

1 Rear Elevation
SCALE: 3/16" = 1'-0"

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Grace Baptist Church Development

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ARCHITECT

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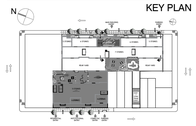
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
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ISS.	DATE	DESCRIPTION
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3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Rear Elevation

Dwg. No.
A-203.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	22 of 26

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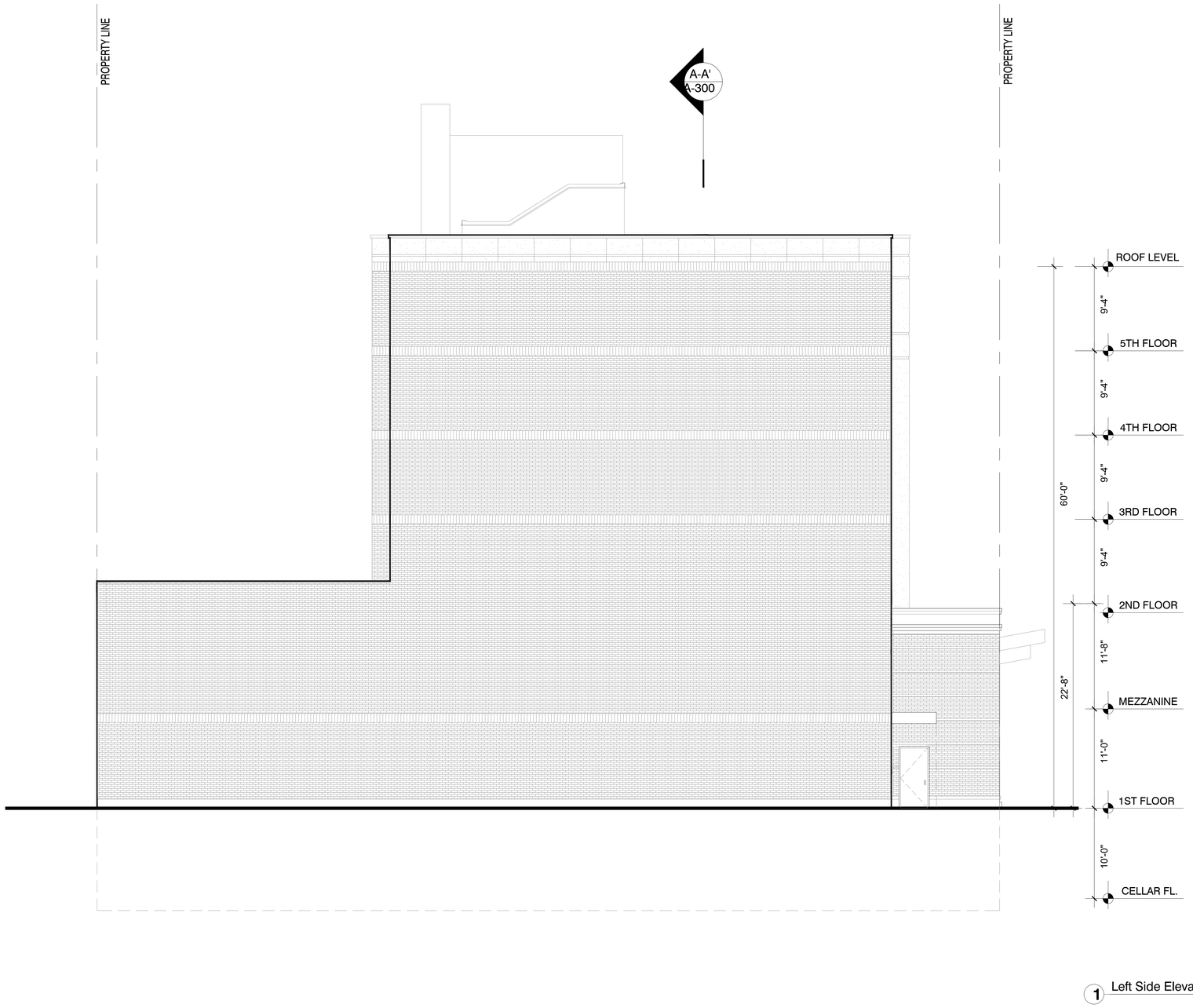

1 Left Side Elevation
SCALE: 3/16" = 1'-0"

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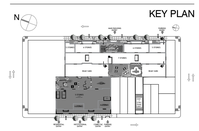
Oceanside, NY 11572

ARCHITECT

DANOIS
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

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3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Left Side Elevation

Dwg. No.
A-204.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	23 of 26

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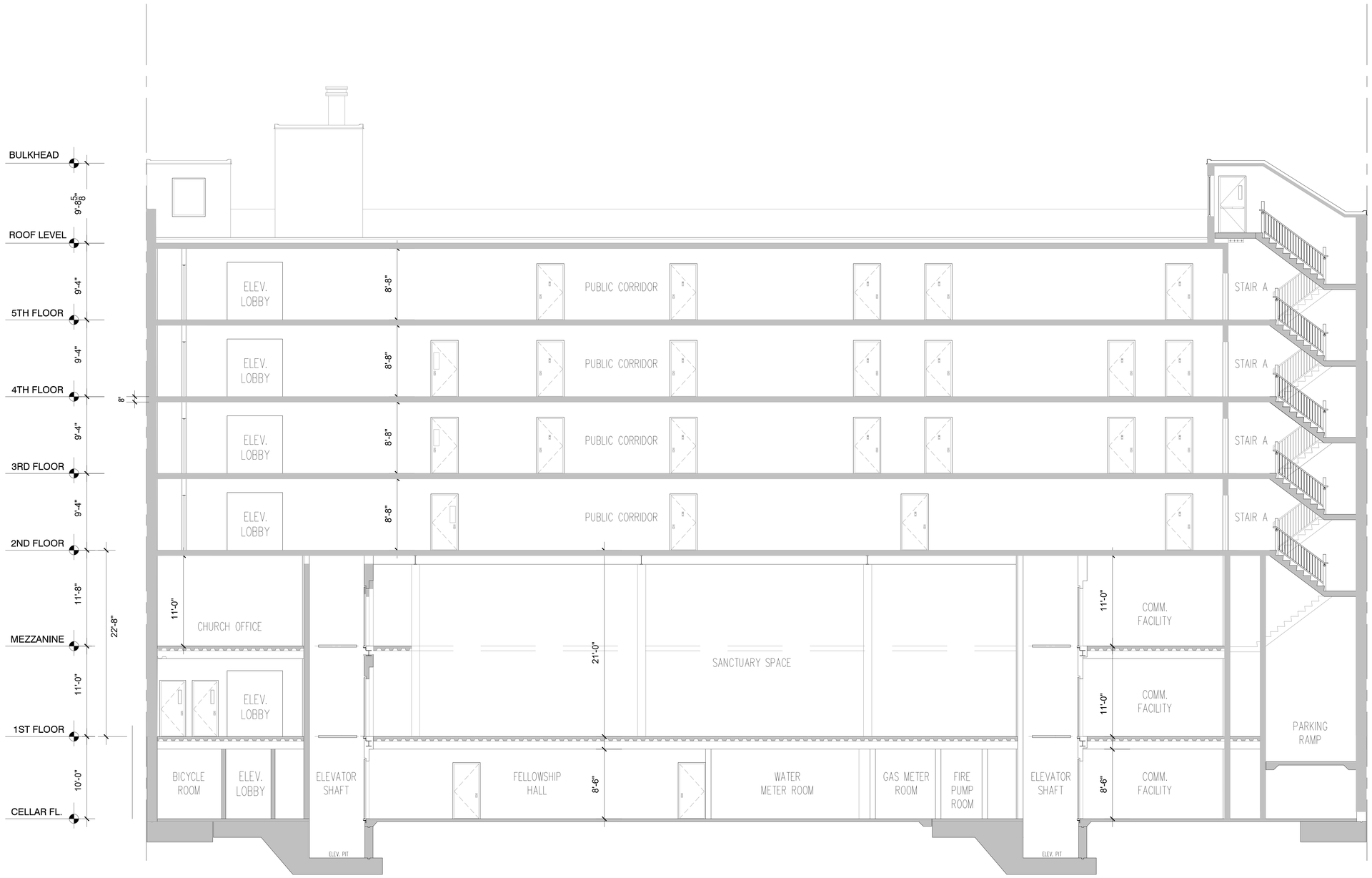

1 Building Section A-A
SCALE: 3/16" = 1'-0"

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& DEVELOPMENT

Grace Baptist Church Development

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Brooklyn, NY

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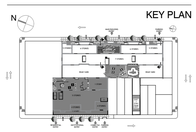
33 Henrietta Avenue
Oceanside, NY 11572

ARCHITECT

DANOIS
ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
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3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Building Section
A-A

Dwg. No.
A-301.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	24 of 26

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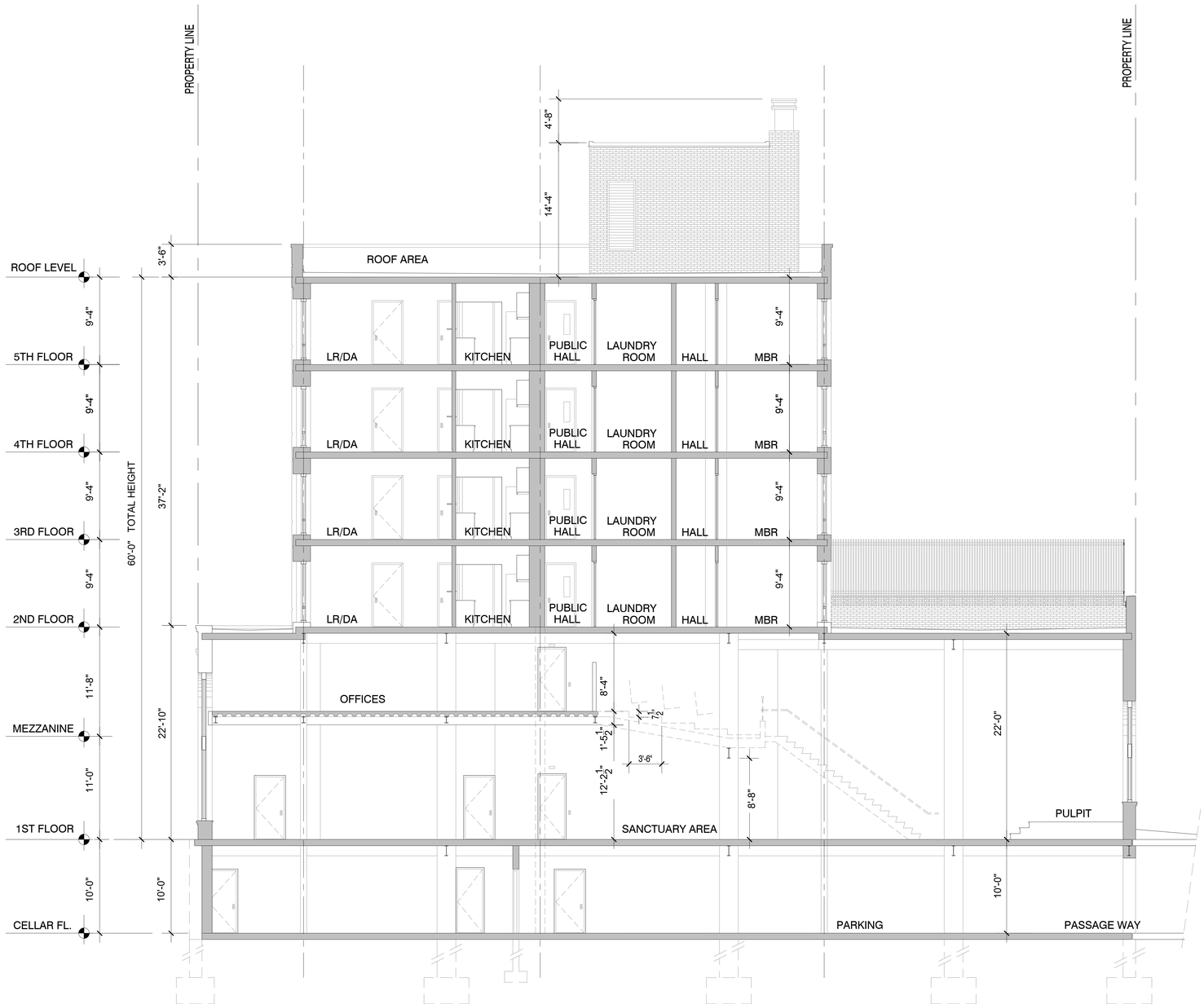

1 Building Section B-B
SCALE: 3/16" = 1'-0"

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Oceanside, NY 11572

ARCHITECT

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ARCHITECTS,PC
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN

N

Building #2

REV.	DATE	DESCRIPTION
10		
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3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Building Section
B-B

Dwg. No.
A-302.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	25 of 26

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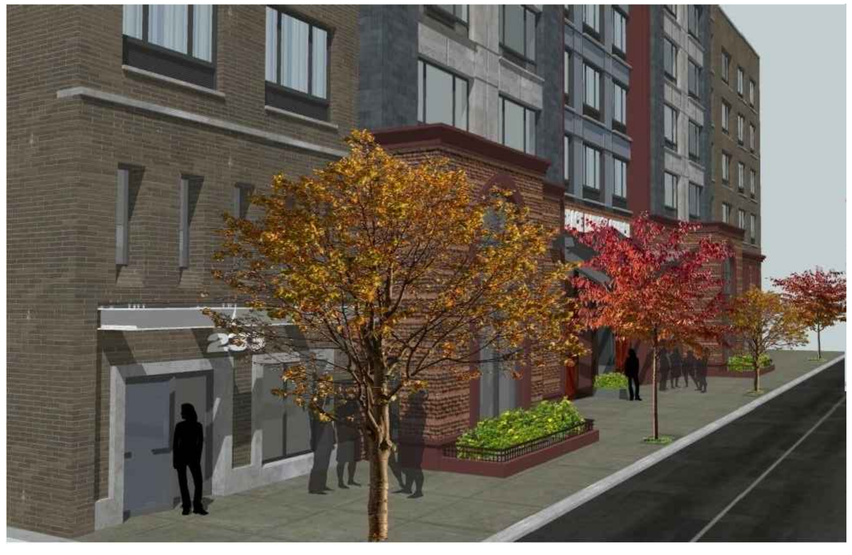
1 Church Main Entry Detail
nts



2 Sidewalk Detail View
nts



3 Church Entry Detail
nts



4 Residential Entry Detail
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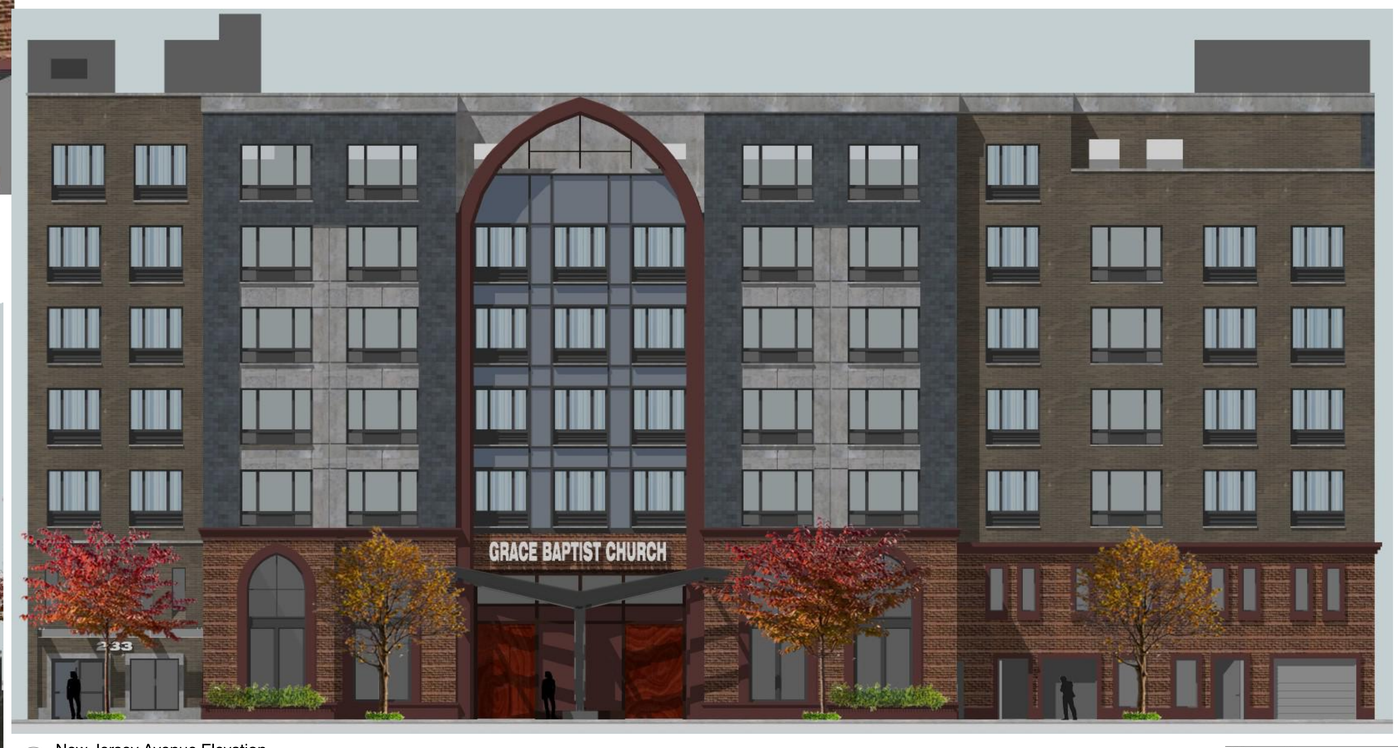

5 New Jersey Avenue Elevation
nts

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& DEVELOPMENT

Grace Baptist Church Development

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Brooklyn, NY

HOUSING CONSULTANT

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Oceanside, NY 11572

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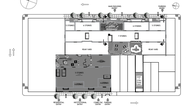
90 Broad Street, Suite 1903
New York, NY 10004

MECHANICAL ENGINEER

KEY PLAN



Building #2

REV.	DATE	DESCRIPTION
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4	10/18/2024	DCP - SUBMISSION
3	10/30/2023	DCP - LUA RE-SUBMISSION
2	09/08/2023	RESPONSES TO DCP COMMENTS
1	11/15/2021	DCP - LUA SUBMISSION
ISS.	DATE	DESCRIPTION

CONST. DOCUMENTS SEQUENCE: of

Drawing Title
ARCHITECTURAL

Render Views

Dwg. No.
A-303.00

Job No:	18.04
Chk. by:	D.D
Dwg. by:	E.M/D.B
Scale:	
Date:	07-17-20
Sheet:	26 of 26

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User:esther Project Name: -- File:C:\Users\Esther\AppData\Local\Temp\AcPublish_78640\A-202-204.00- Elevations & section.dwg Plot Date:10/17/2024 8:40 PM