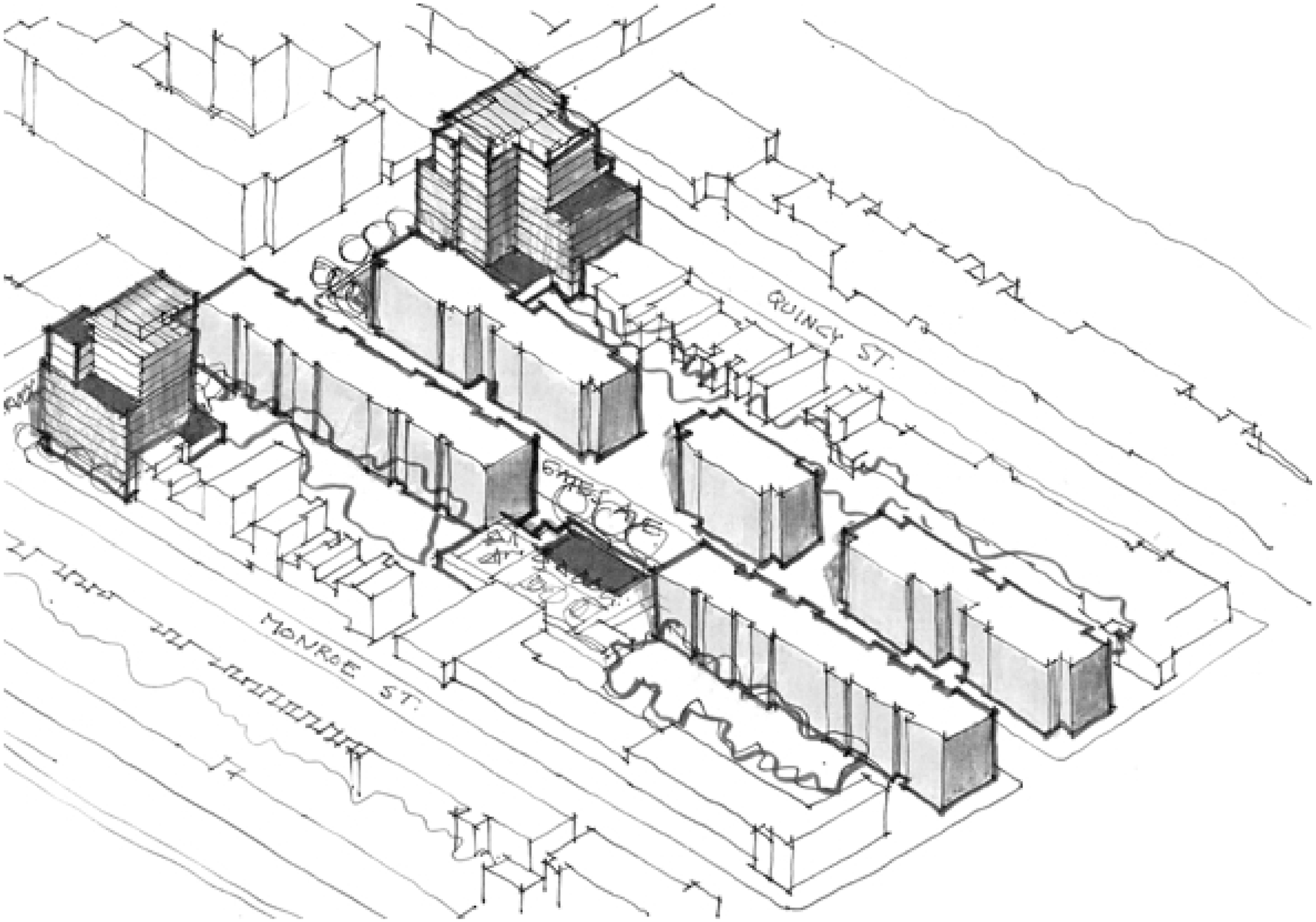

MARCUS GARVEY REZONING

281 & 311 Marcus Garvey Boulevard,
Brooklyn, NY 11221

ULURP SUBMISSION
NOVEMBER 11TH, 2022

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	BUILDING A ELEVATIONS
Z-007	BUILDING B ELEVATIONS
Z-008	NEIGHBORHOOD CHARACTER DIAGRAM 1
Z-009	NEIGHBORHOOD CHARACTER DIAGRAM 2
Z-010	NEIGHBORHOOD CHARACTER DIAGRAM 3
Z-011	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 SUBMISSION

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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COVER

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELEZ 030814 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.

GATES AVENUE

MONROE STREET

70' WIDE

PARALLEL WITH MARCUS GARVEY BLVD.

PARALLEL WITH GATES AVENUE

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

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

630'

750'

670'

750'

80'

100'

200'

2 STORY BRICK & FRAME BUILDING

3 STORY & BSMT. BRICK BUILDINGS

PLAY AREA @ ROOF DECK ABOVE PARKING AREA @ 1st

6 STORY BRICK & FRAME BUILDING

ST. NO. 701

ST. NO. 715

ST. NO. 735

ST. NO. 745

ST. NO. 755

ST. NO. 660

ST. NO. 650

ST. NO. 700

ST. NO. 690

ST. NO. 291

ELEVATED PLAY AREA
(PARKING BELOW)

2 STORY BRICK BUILDING

1 STORY BRICK BUILDING

3-4 STORY STUCCO BUILDING

3 STORY FRAME & STUCCO BUILDING

1 STORY BRICK & STUCCO BUILDING

2 STORY & BSMT. BRICK & STUCCO BUILDING

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)

NAVD 1988 DATUM IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM

GRAPHIC SCALE — FEET
30 0 30 60 90

LEGEND

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

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 LOT 1					ZONING SITE LOT 2			
BLOCK		1629					1634			
LOT		1					1			
Zoning Sections	**Item**					**Compliance Notes**				**Compliance Notes**
Map 17a	1 **Zoning District**	R7A & C2-4	R6B	R6A	TOTAL		R7A & C2-4	R6A	TOTAL	
	2 **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	
	3 **USE**									
22-00; 32-00		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	3A **Uses Permitted**	1-9 &14	1,2,3,4	1,2,3,4			1-9 &14	1,2,3,4		
	3B **Uses Proposed**	2,4,6	2,4	2		COMPLIES	2,4,6	2		COMPLIES
	4 **FAR**									
33-121, 23-153, 23-154, 24-11	**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	4.6	2.9*	2.1		SEE NOTE 2	4.9*	2.0		SEE NOTE 2
	5 **FLOOR AREA**									
	Floor Area Permitted	R7A & C2-4	R6B	R6A	TOTAL		R7A & C2-4	R6A	TOTAL	
	Commercial (sqft)	40,000 SF			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	4,400 SF	195,000 SF	279,400 SF		72,000 SF	195,000 SF	267,000 SF	
	Maximum Floor Area All Uses (sqft)	92,000 SF	4,000 SF	195,000 SF	291,000 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
	6 **OPEN SPACE / PAA**									
	Proposed	970 SF					340 SF			
	7 **YARDS (Residential)**									
23-45, 23-462, 23-47, 23-531(b)	**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
	8 **HEIGHT & SETBACK**									
	Quincy St (70' - WIDE STREET)						**Monroe Ave (70' - WIDE STREET)**			
23-662, 23-664(b), 23-693		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 Base Height Provided(ft)									
	Max. Building Height Permitted (ft)	80'	55'				80'			
	Existing Building Height Provided (ft)									
	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			* DOES NOT COMPLY;	10*			* DOES NOT COMPLY;
	Height Permitted Adjacent to R6B District	65' with in 25' of R6B	NA			SEE NOTE 3, 4 & 5	65' with in 25' of R6B			SEE NOTE 3, 4 & 5
	Height Proposed Adjacent to R6B District	80'*	NA				105'			
	Marcus Garvey Blvd (70' - WIDE STREET)						**Marcus Garvey Blvd (70' - WIDE STREET)**			
23-662, 23-664(b)		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Min. Base Height Required (ft)	40'					40'			
	Max. Base Height Permitted (ft)	65'					65'			
	Existing Base Height Provided(ft)	65'					65'			
	Max. Building Height Permitted (ft)	80'					80'			
	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
	Gates Ave (70' - WIDE STREET)						**Gates Ave (70' - WIDE STREET)**			
23-662, 23-664(b)		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 Base Height Provided(ft)	65'		60'			65'	60'		
	Max. Building Height Permitted (ft)	80'		70'			80'	70'		
	Existing Building Height Provided (ft)	65'		65'			65'	65'		
	Max. Base Height Permitted for MIH (ft)									
	Base Height Provided (ft)									
	Max Building Height Permitted for MIH (ft)									
	MIH Building Height Proposed (ft)									
	Max. Number of Stories Permitted (ft)									
	Number of Storied Proposed (ft)					COMPLIES				COMPLIES
	Lewis Ave (70' - WIDE STREET)						**Lewis Ave (70' - WIDE STREET)**			
23-662		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Min. Base Height Required (ft)			40'				40'		
	Max. Base Height Permitted (ft)			60'				60'		
	Existing Base Height Provided(ft)			60'				60'		
	Max. Building Height Permitted (ft)			70'				70'		
	Existing Building Height Provided (ft)			65'		COMPLIES		65'		COMPLIES
23-71	9 **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'			
	Wall to Window	min 50'				COMPLIES	min 50'			
	Window to Window	min 60'				COMPLIES	min 60'			
	10 **STREET TREES**									
26-41		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		100	200	750	100
	Street Trees Required (1 per 25 ft)	5	8	30	4		4	8	30	4
	Street Trees Proposed	5	8	30	4	COMPLIES	4	8	30	4
	11 **PARKING**									
25-151/ 25-252, 36-21		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Income restricted Housing Unit	84 DU x 0% = None Required					71 DU x 0% = None Required			
	11A Residential Parking Requirement									
	11B Commercial/C.F. Parking Requirement	15,631 SF / 1,000 SF = 16 (Waived)					4,250 SF / 1000 = 5(Waived)			
	11C Accessory Parking Proposed	58 (Existing Residential Parking) *				*SEE NOTE 6	60 (Existing Residential Parking) *			*SEE NOTE 6

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)

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)

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

NTOE 6: ZR § 74-52 to 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	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	PARKING (SPACES)	
DEVELOPMENT ZONING	EXISTING to REMAIN	PROPOSED NEW	EXISTING to REMAIN	PROPOSED NEW	EXISTING to REMAIN	PROPOSED NEW		EXISTING	PROPOSED REDUCED*
ZONING LOT 1	155,612 SF	65,848 SF	0 SF	4,727 SF	0 SF	10,904 SF	237,091 SF	99	58
ZONING LOT 2	160,308 SF	55,296 SF	0 SF	4,250 SF	0 SF	0 SF	219,854 SF	61	60
SUBTOTAL	315,920 SF	121,144 SF	0 SF	8,977 SF	0 SF	10,904 SF		160	118
TOTAL	437,064 SF		8,977 SF		10,904 SF		456,945 SF	*SEE NOTE 6	

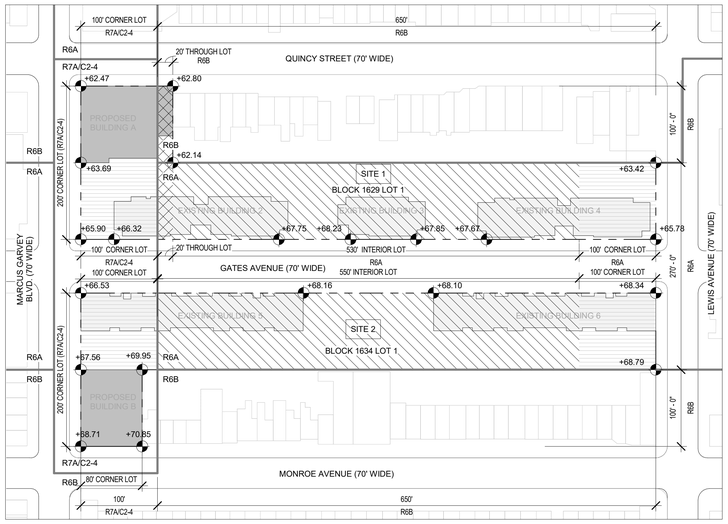
Building #	Existing Residential to Remain	Proposed New Residential	Proposed New Community Facility	Proposed New Commercial	TOTAL
Building A	0 SF	65,848 SF	10,904 SF	4,727 SF	81,479 SF
Building 2	62,042 SF	0 SF	0 SF	0 SF	62,042 SF
Building 3	31,093 SF	0 SF	0 SF	0 SF	31,093 SF
Building 4	62,477 SF	0 SF	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	0 SF	4,250 SF	59,546 SF
Total	315,920 SF	121,144 SF	10,904 SF	8,977 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 SUBMISSION

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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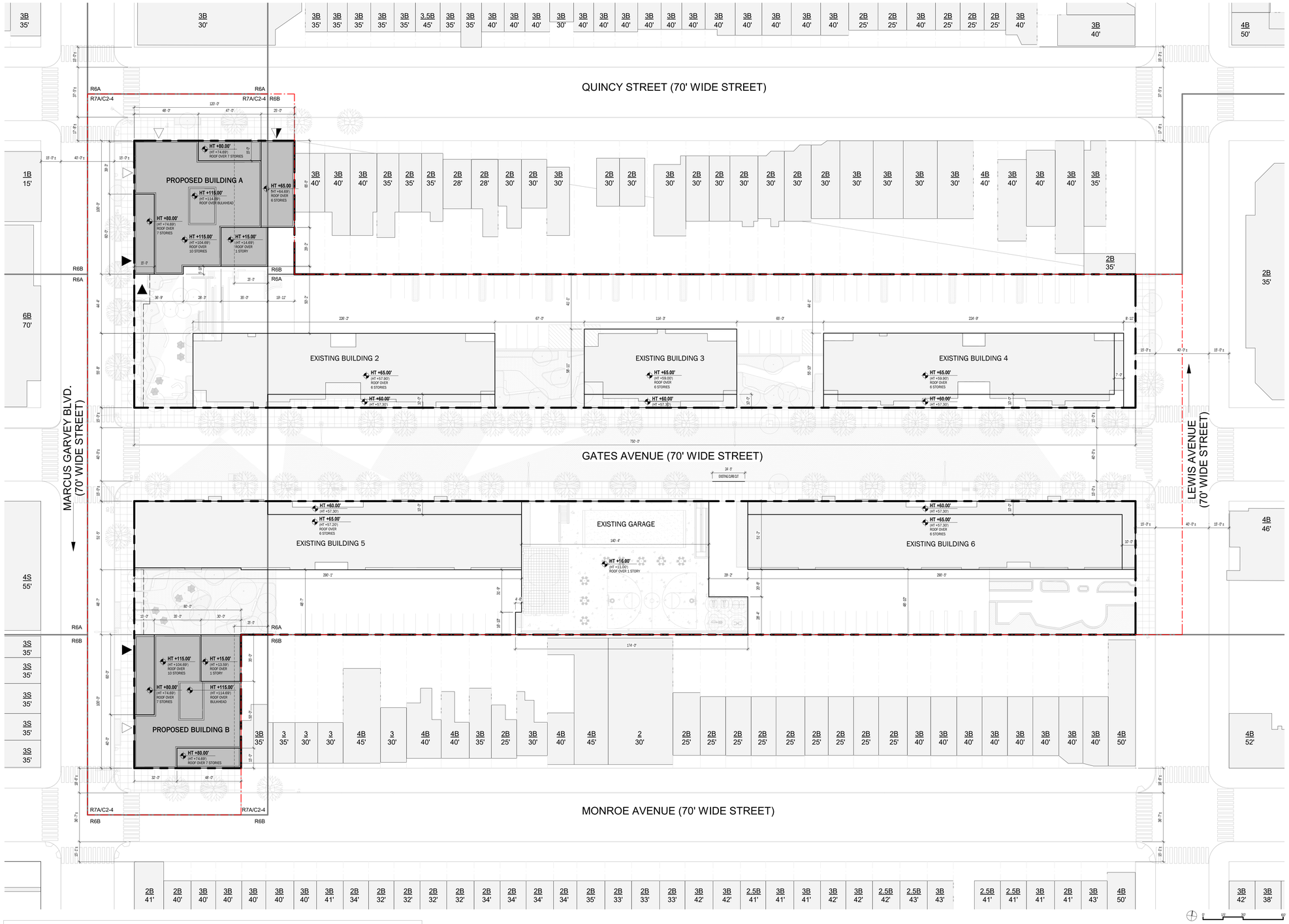
ZONING ANALYSIS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 036814 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
- LSRD BOUNDARY
- PAA BOUNDARY
- STREET LAMP
- TRAFFIC LIGHT
- STREET LAMP WITH TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
- EXISTING STREET TREE
- P — PROPOSED PAVILION
- P — EXISTING POST
- MH — EXISTING MANHOLE
- ▫S — EXISTING SIGN
- ▫EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +000.00' (HT +000.00') — DEVELOPMENT 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 is for illustrative purposes only. Landscaping beyond zoning lot line subject to DOT review.
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 # :

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Revisions:

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42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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

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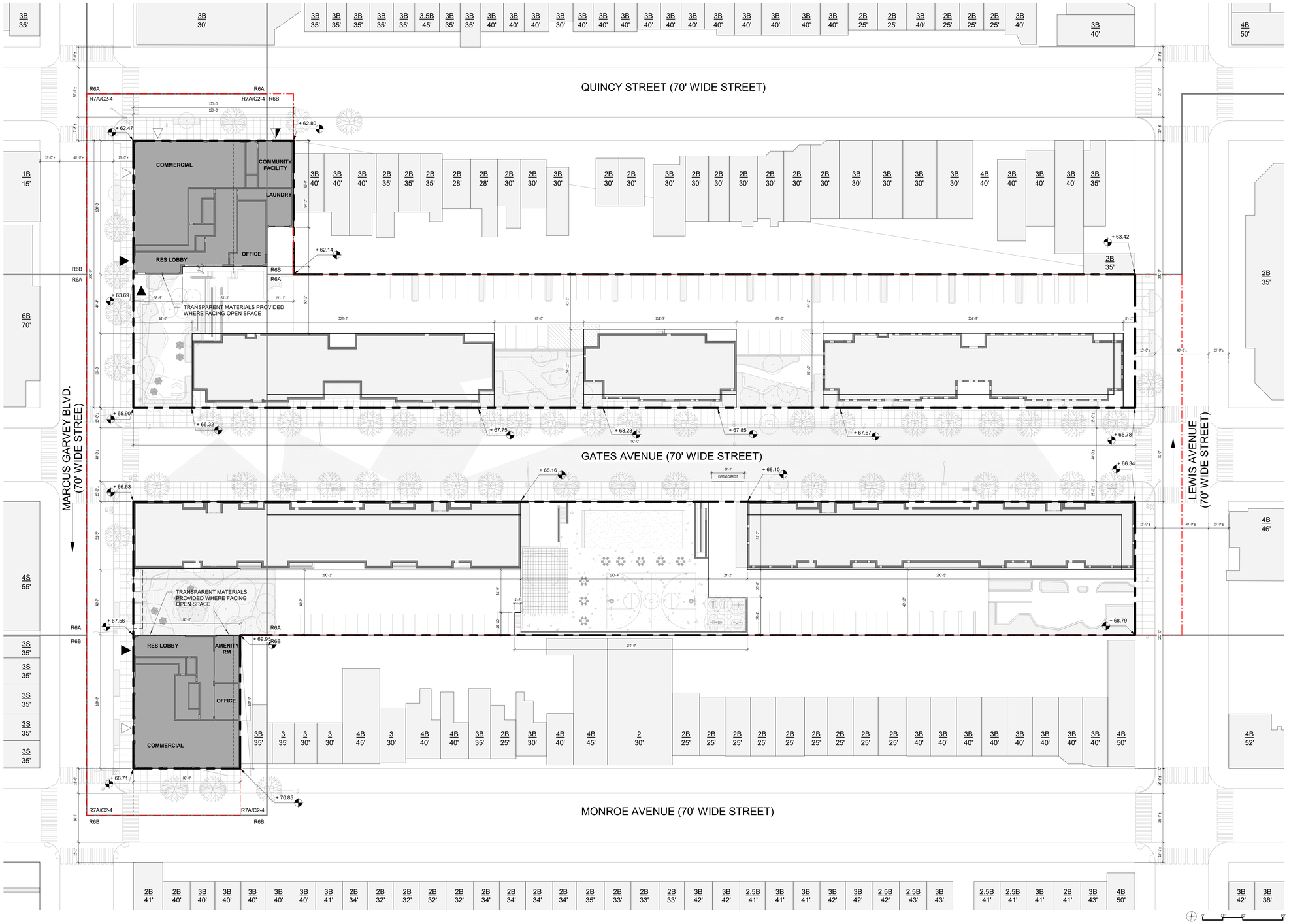
ZONING SITE PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO JOSE MAGNUSSON 029414 STATE OF NEW YORK

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



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- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- 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:
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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 # :

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2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET SUBMISSION

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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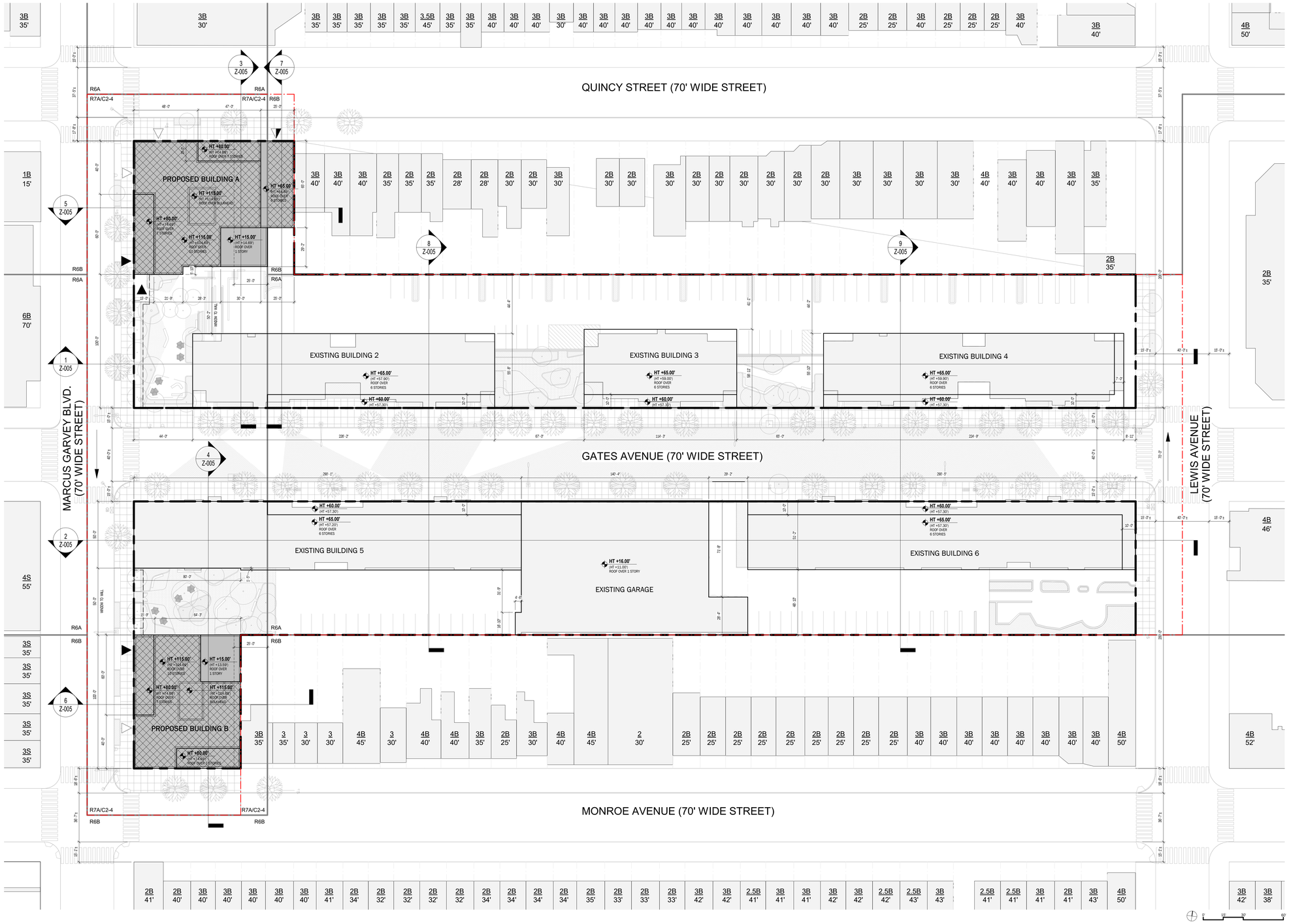
ILLUSTRATIVE GROUND FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA 030814 STATE OF NEW YORK

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



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- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
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- HT +000.00' (HT +000.00') — DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- 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:

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88).
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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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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
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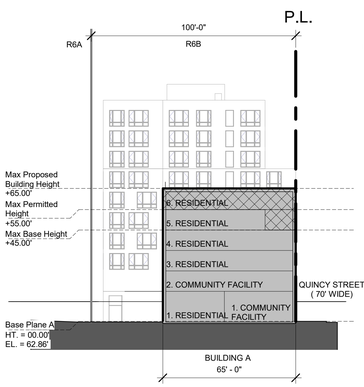
WAIVER SITE PLAN

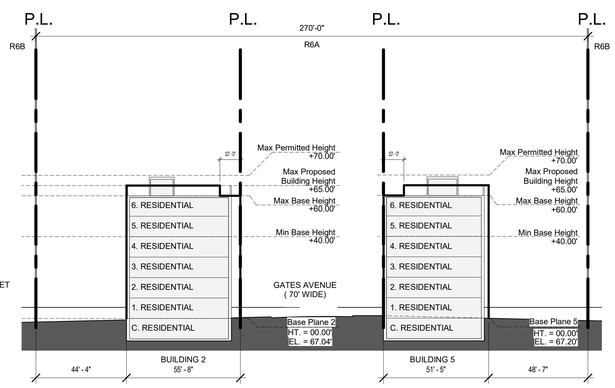
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILA 030814 STATE OF NEW YORK

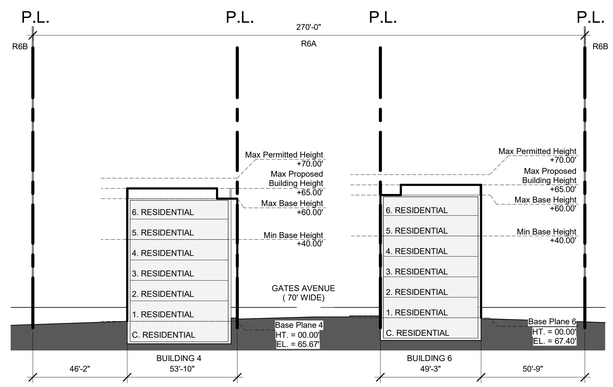
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-004
SCALE:	As indicated



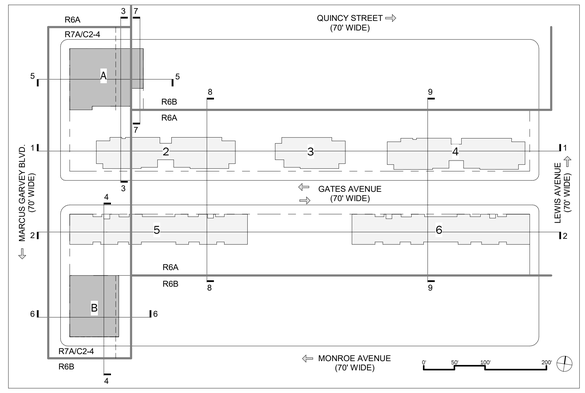
7 SECTION 7: N/S OF BUILDING A
1" = 30'-0"



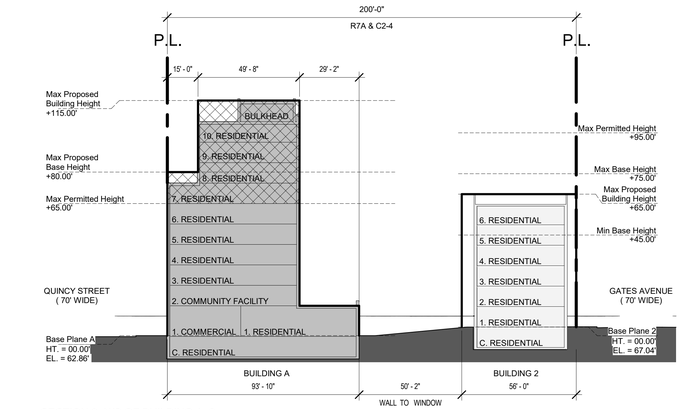
8 SECTION 8: N/S OF BUILDING 2 & 5
1" = 30'-0"



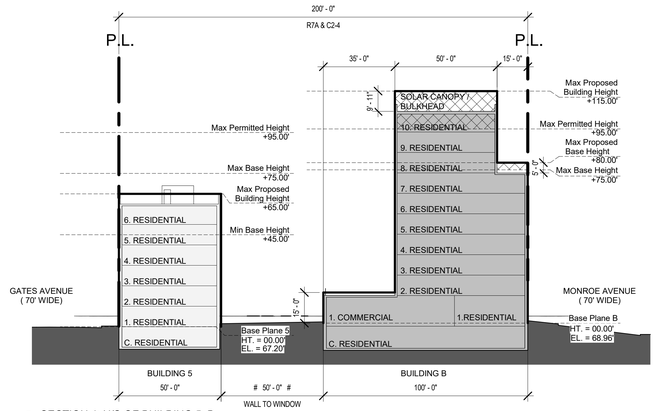
9 SECTION 9: N/S OF BUILDING 4 & 6
1" = 30'-0"



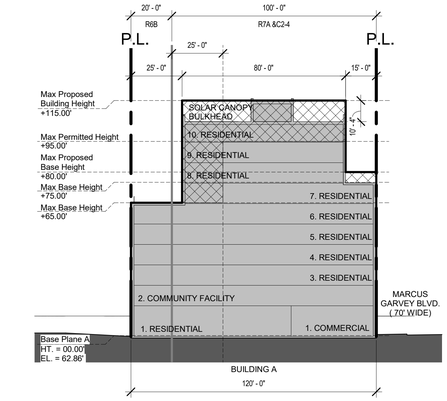
10 KEY PLAN
1" = 100'-0"



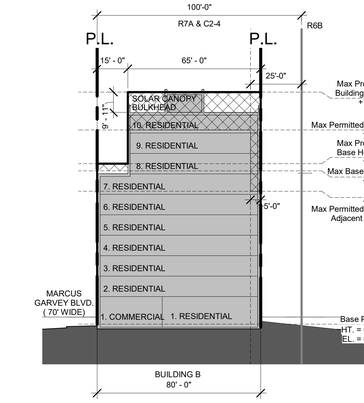
3 SECTION 3: N/S OF BUILDING A, 2
1" = 30'-0"



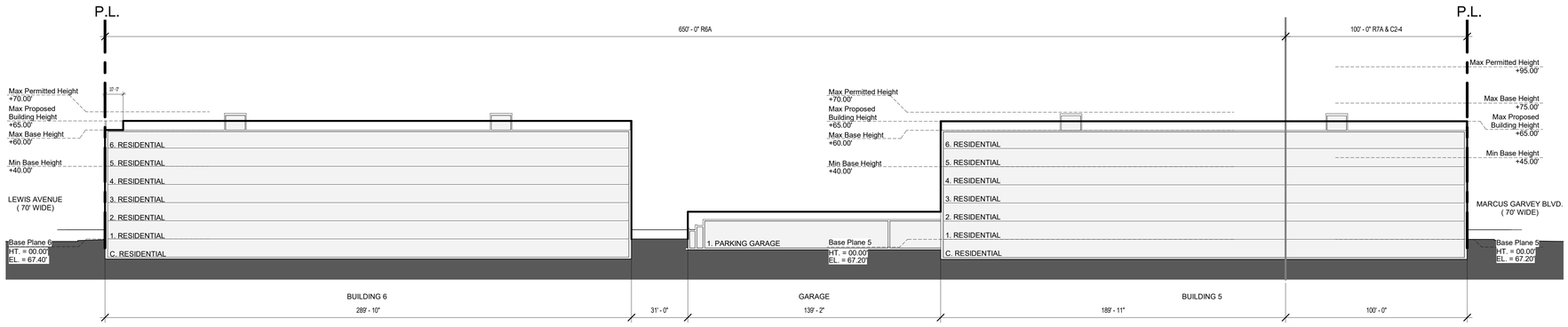
4 SECTION 4: N/S OF BUILDING 5, B
1" = 30'-0"



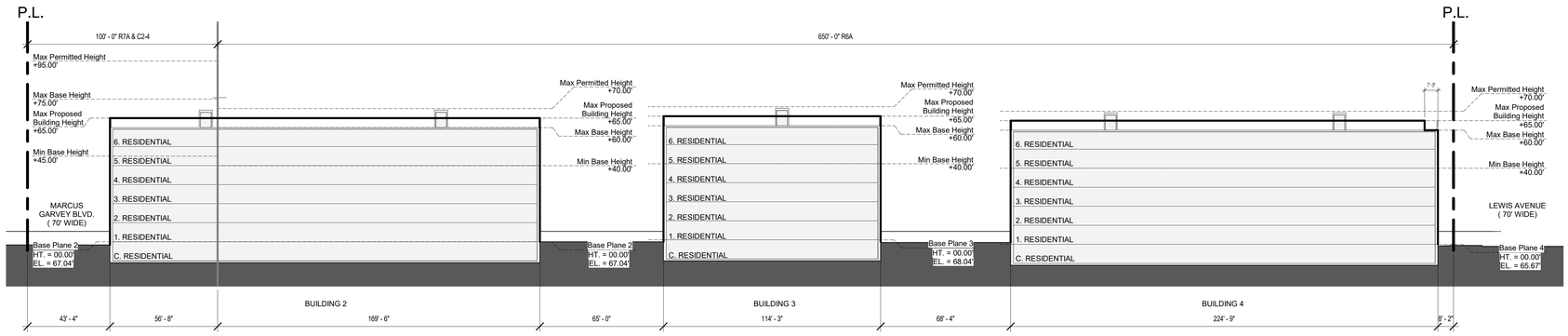
5 SECTION 5: E/W OF BUILDING A
1" = 30'-0"



6 SECTION 6: E/W OF BUILDING B
1" = 30'-0"



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



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

Legend:

- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Proposed Building
- Existing Context Building
- 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.

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 SUBMISSION

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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WAIVER SECTION

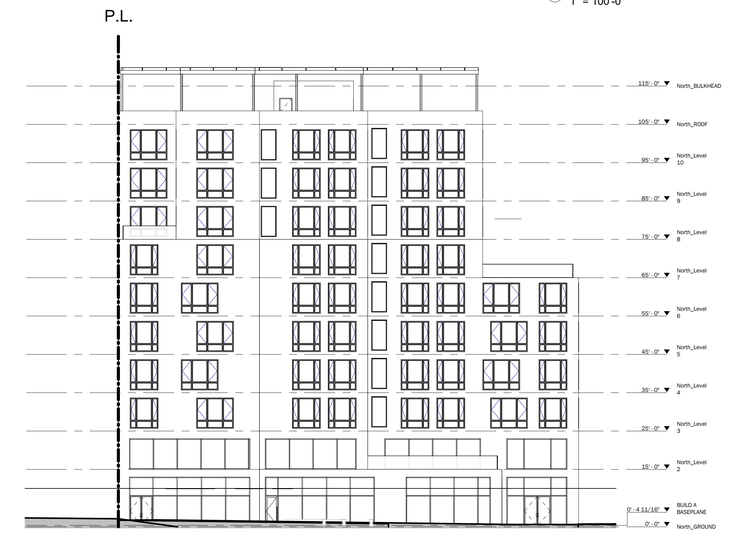
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO M. 026814 STATE OF NEW YORK

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



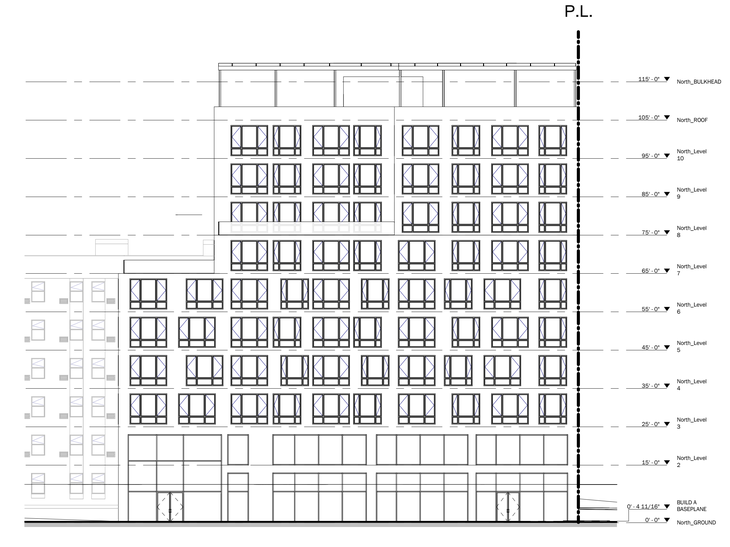
4 WEST ELEVATION
1/16" = 1'-0"



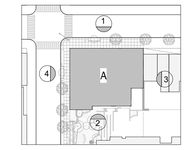
2 SOUTH ELEVATION
1/16" = 1'-0"



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
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Revisions:

Architect:
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42 West 39th Street 15th Floor
New York NY 10018
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Landscape Architect:
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BUILDING A ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA 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"



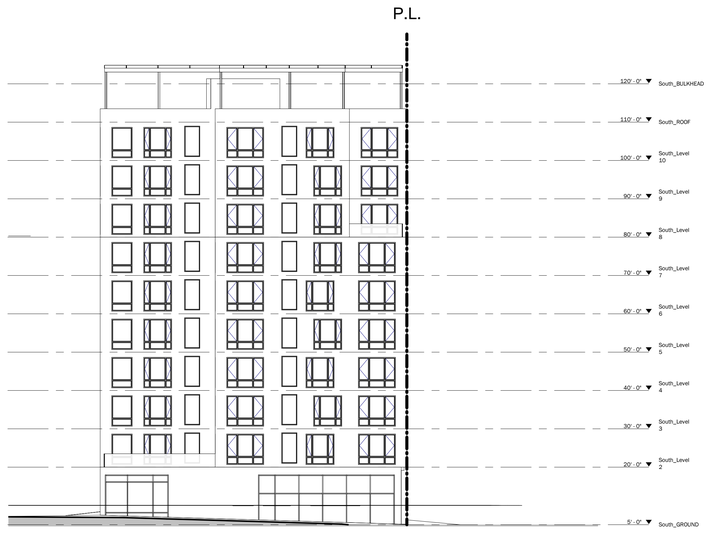
3 EAST ELEVATION,
1/16" = 1'-0"



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



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



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

MARCUS GARVEY Rezoning

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New York, NY 10022

Omni New York LLC

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Revisions:

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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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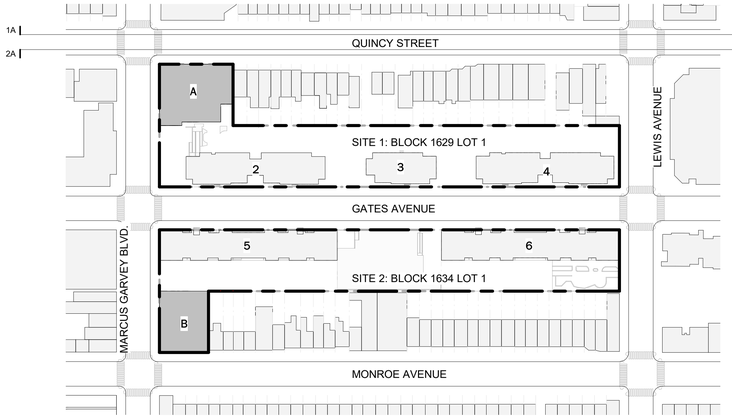
BUILDING B ELEVATIONS

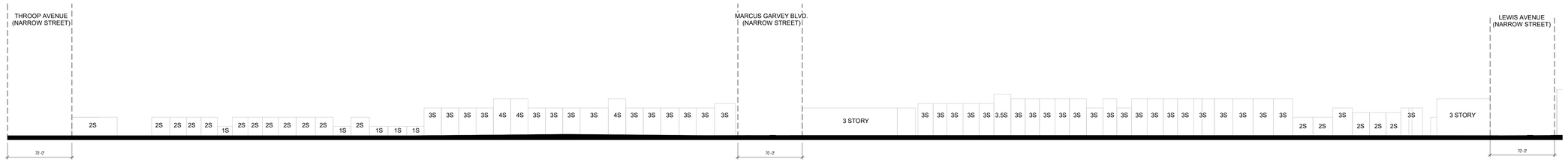
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA 030814 STATE OF NEW YORK

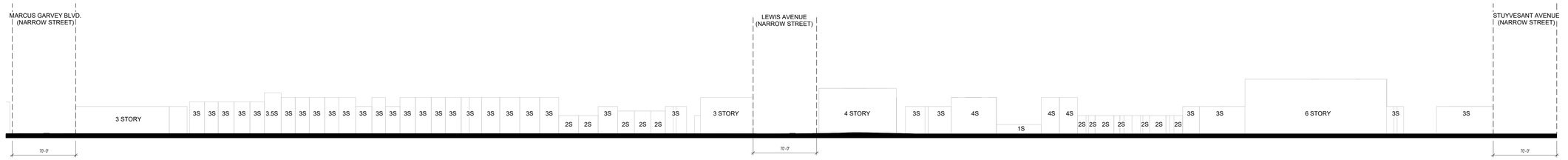
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-007
SCALE:	As indicated



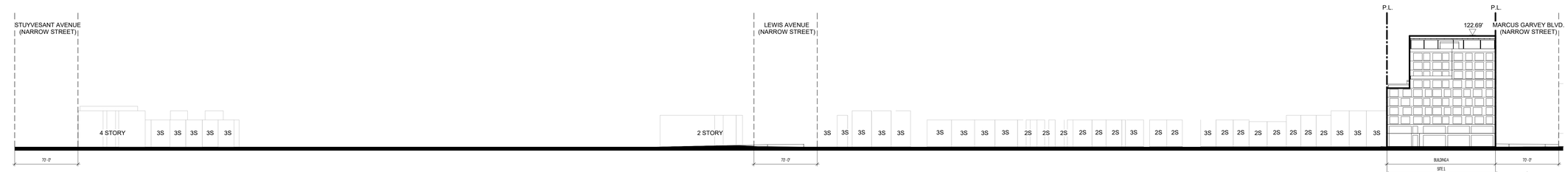
0 KEY MAP
1" = 100'-0"



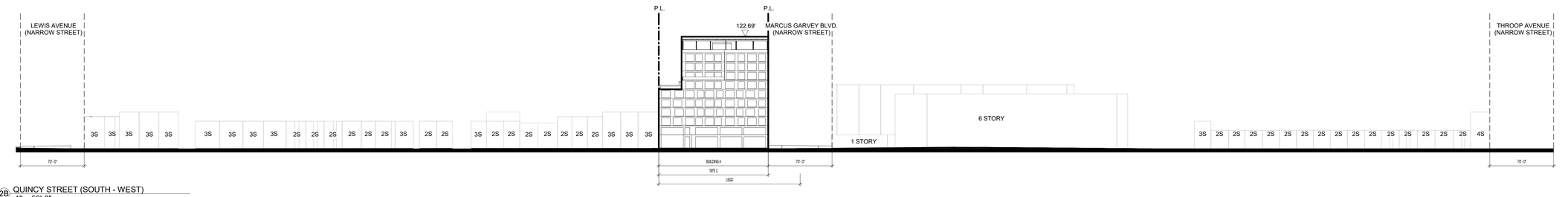
1A QUINCY STREET (NORTH - WEST)
1" = 50'-0"



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



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



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

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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 SUBMISSION

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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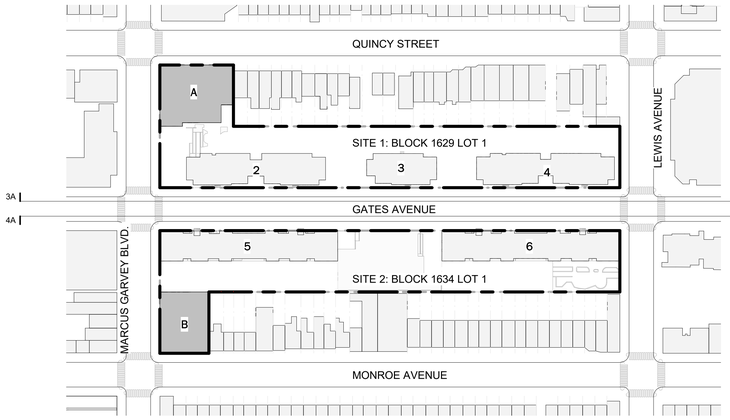
NEIGHBORHOOD CHARACTER DIAGRAM 1

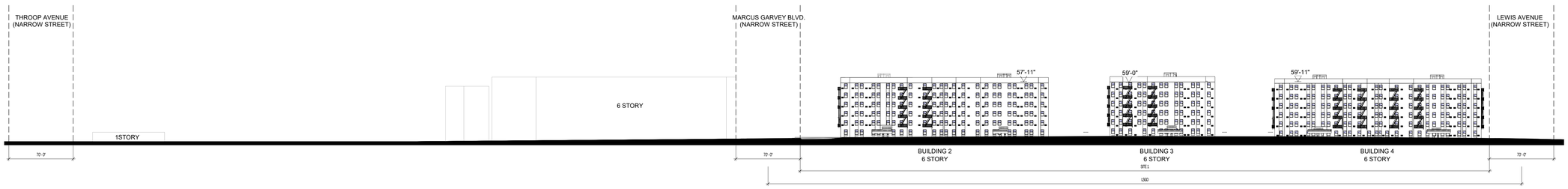
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO SALAS 026814 STATE OF NEW YORK

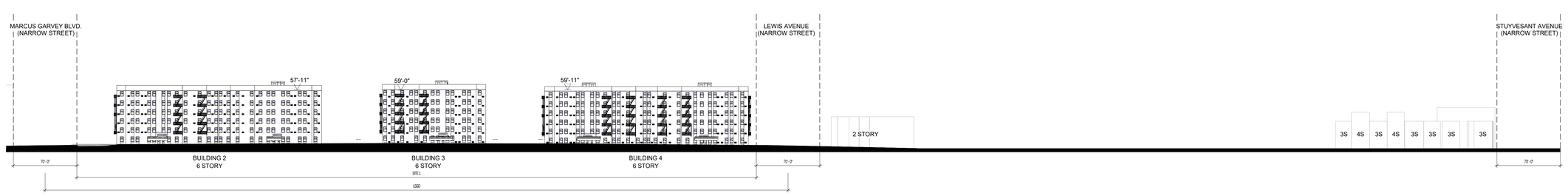
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-008
SCALE:	As indicated



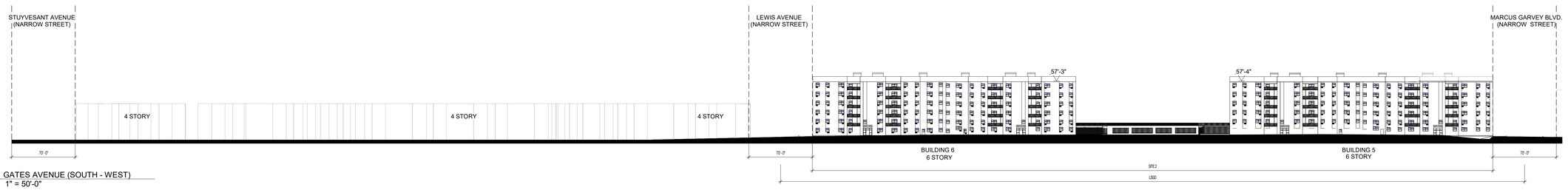
1 KEY MAP
1" = 100'-0"



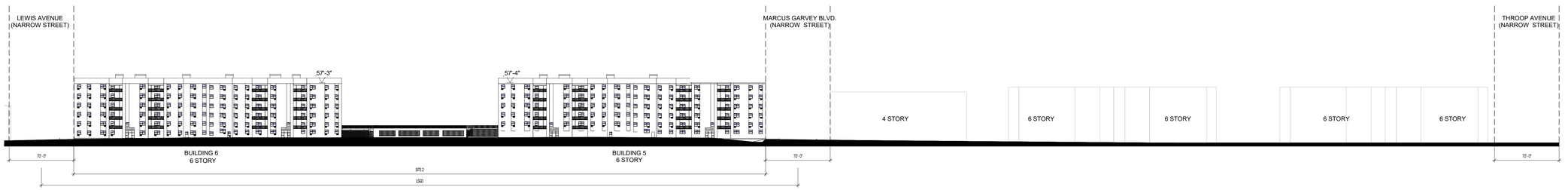
3A GATES AVENUE (NORTH - EAST)
1" = 50'-0"



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:

#	DATE	DESCRIPTION
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET SUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
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Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
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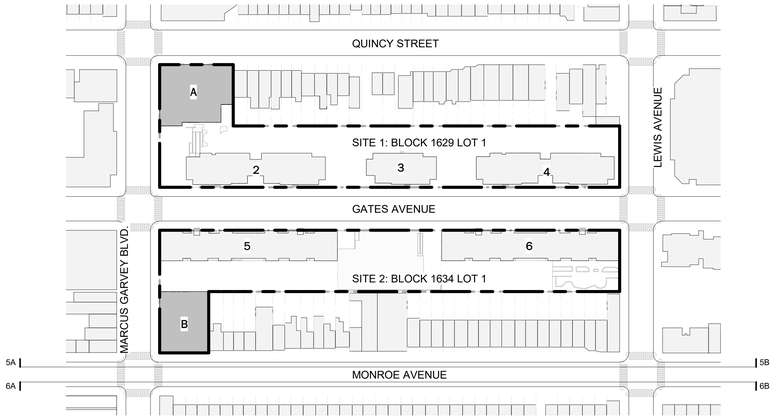
NEIGHBORHOOD CHARACTER DIAGRAM 2

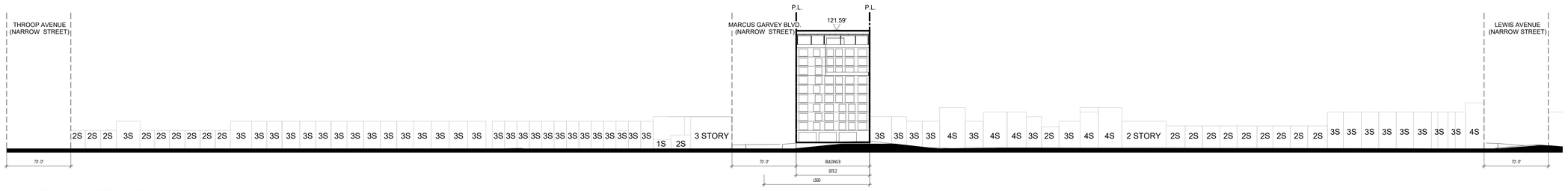
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA STATE OF NEW YORK 030814

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



1 KEY MAP
1" = 100'-0"



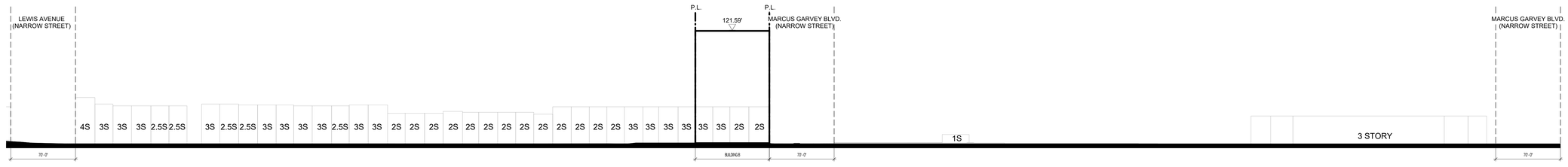
5A MONROE AVENUE (NORTH - EAST)
1" = 50'-0"



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



6A MONROE AVENUE (SOUTH - WEST)
1" = 50'-0"



6B MONROE 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:

#	DATE	DESCRIPTION
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET SUBMISSION

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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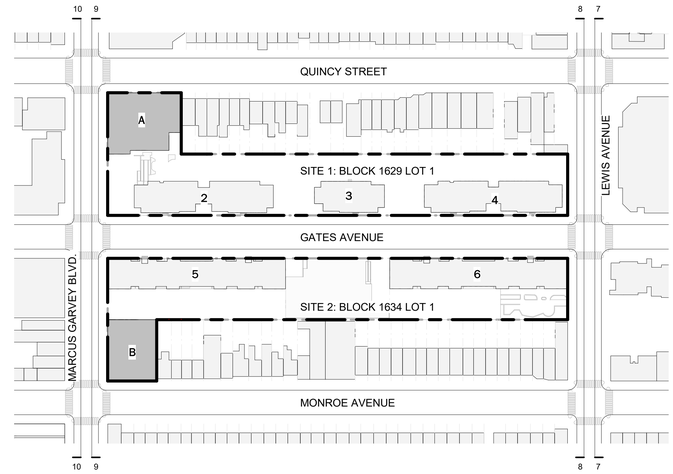
NEIGHBORHOOD CHARACTER DIAGRAM 3

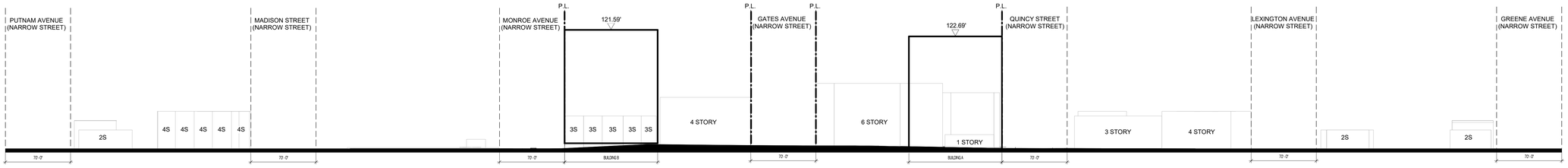
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELEZ 030814 STATE OF NEW YORK

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

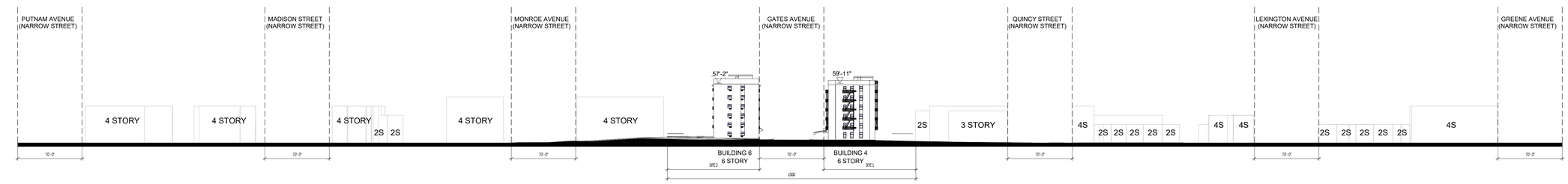


0 KEY MAP
1" = 100'-0"

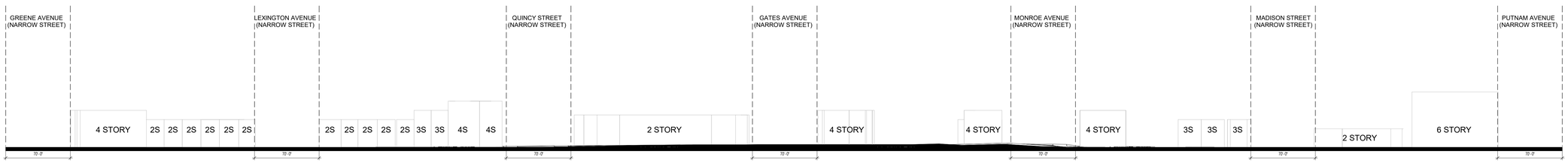


10 MARCUS GARVEY BLVD. (WEST)
1" = 50'-0"

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:
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Landscape Architect:
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NEIGHBORHOOD CHARACTER DIAGRAM 4

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELEZ 026615 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-011
SCALE:	As indicated