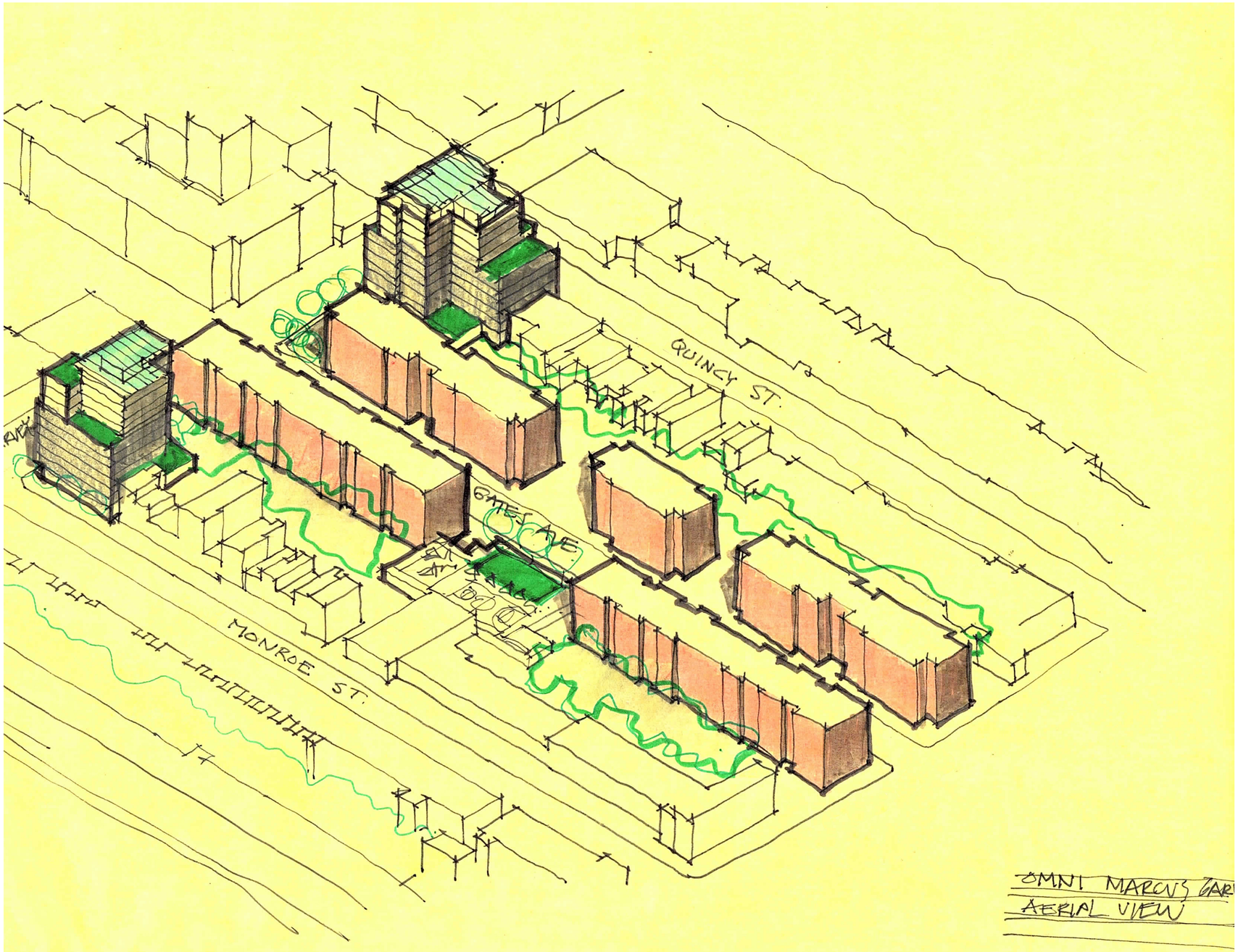
# MARCUS GARVEY REZONING

## 281-311 MARCUS GARVEY BOULEVARD
## BROOKLYN, NY 11221

ULURP DRAWING SET
JULY 21, 2023

ULURP LANDSCAPE SUBMISSION

OWNER: OMNI NEW YORK LLC
909 THIRD AVE., 21F
NEW YORK, NY 10022




INDEX OF DRAWINGS

L- LANDSCAPE

L-001 COVER SHEET & DRAWING INDEX
L-100 SITE PLAN
L-200 POPS SIGNAGE

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

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 | 10/25/22 | ULURP SET DRAFT |
| 4 | 11/11/22 | ULURP LANDSCAPE SUBMISSION |
| 5 | 03/07/23 | ULURP LANDSCAPE SUBMISSION |
| 6 | 07/21/23 | ULURP LANDSCAPE 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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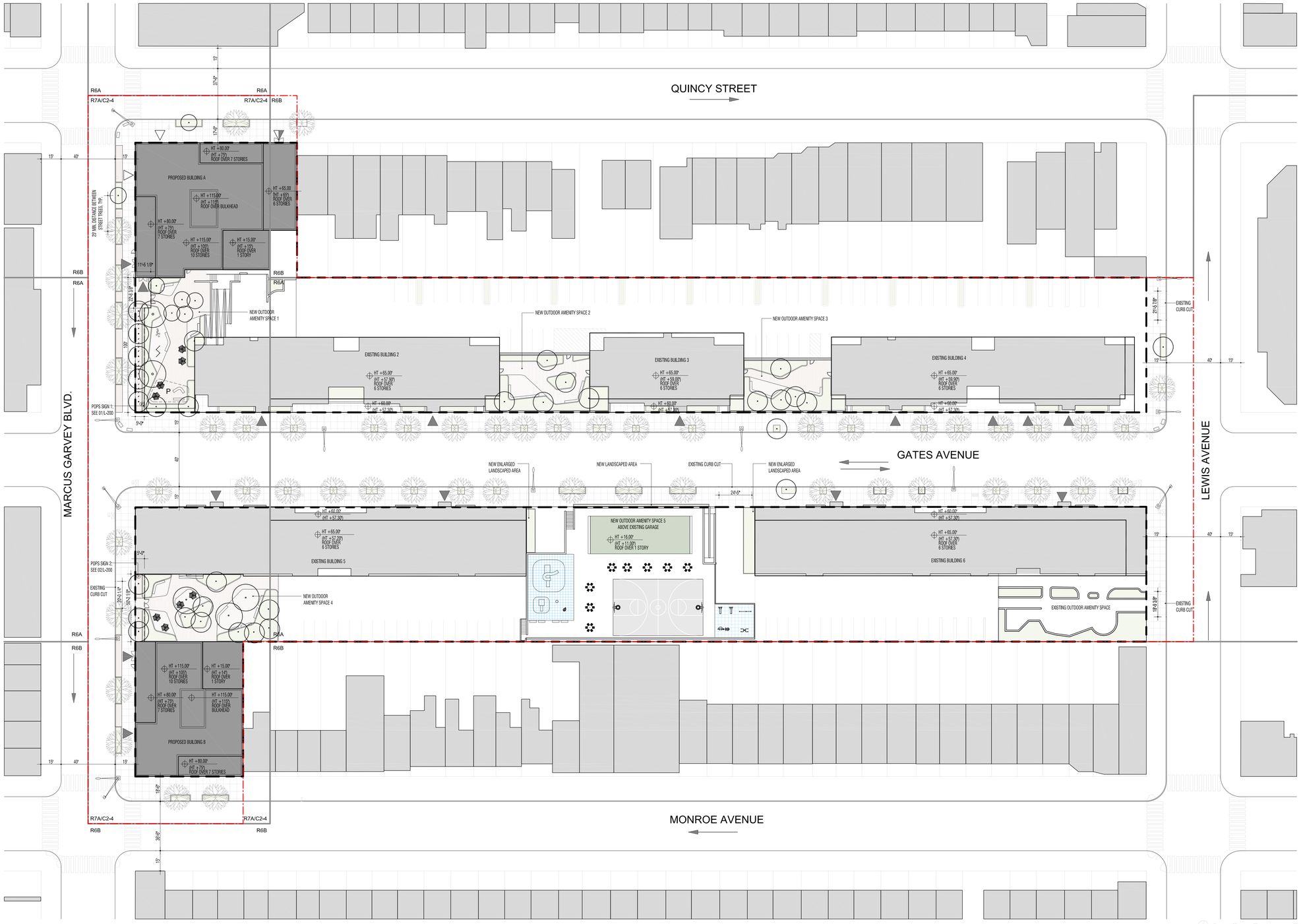
LANDSCAPE COVER & DRAWING INDEX

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT STEVEN B. TIPPU LIC. No. 001106 STATE OF NEW YORK

PROJECT No: 20004
DRAWING BY: AT
CHK BY: CE
DWG No: L-001
SCALE: NTS




## 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
- 1S — # STORIES W/ STORE
- 40' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM ENVELOPE LINE
- LSGD BOUNDARY
- PAA BOUNDARY
- STREET LAMP
- TRAFFIC LIGHT
- STREET LAMP WITH TRAFFIC LIGHT
- FIRE HYDRANT
- NEW STREET TREE
- EXISTING STREET TREE
- NEW PAVILION
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- NEW PAVING
- PLANTING AREA
- NEW PRIVATELY OWNED PUBLIC SPACE (POPS) SIGNAGE
- NEW ARTIFICIAL TURF
- NEW BASKETBALL COURT
- NEW RUBBER SAFETY TILES
- NEW 48" HEIGHT FENCE
- NEW CUSTOM TIMBER BENCHES WITH BACKRESTS
- NEW FURNITURE
- NEW BIKE RACKS
- NEW FITNESS EQUIPMENT
- NEW PLAY EQUIPMENT

NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPARTMENT OF PARKS & RECREATION APPROVAL.
3. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.
4. ALL PUBLIC STREET IMPROVEMENTS SUBJECT TO DEPARTMENT OF TRANSPORTATION APPROVAL.
5. WALKABLE AREAS TO HAVE A MINIMUM OF ONE FOOT CANDLES
6. ALL STREET TREE PLANTERS, BIOSWALE PLANTERS, & GRANITE COBBLE PAVERS ALONG MARCUS GARVEY BLVD. & ADJACENT STREETS SUBJECT TO DEPARTMENT OF PARKS & DEPARTMENT OF TRANSPORTATION APPROVAL.
7. ALL PRIVATE AMENITY SPACE PLANTING AREAS, PLAZAS, PAVING & CURBS, BENCHES, & FURNISHINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY & ARE SUBJECT TO CHANGE.
8. PUBLIC ACCESS AREA 1 WILL INCLUDE: (5) TREES AND (16) BIKE RACKS.
9. PUBLIC ACCESS AREA 2 WILL INCLUDE: (3) TREES.

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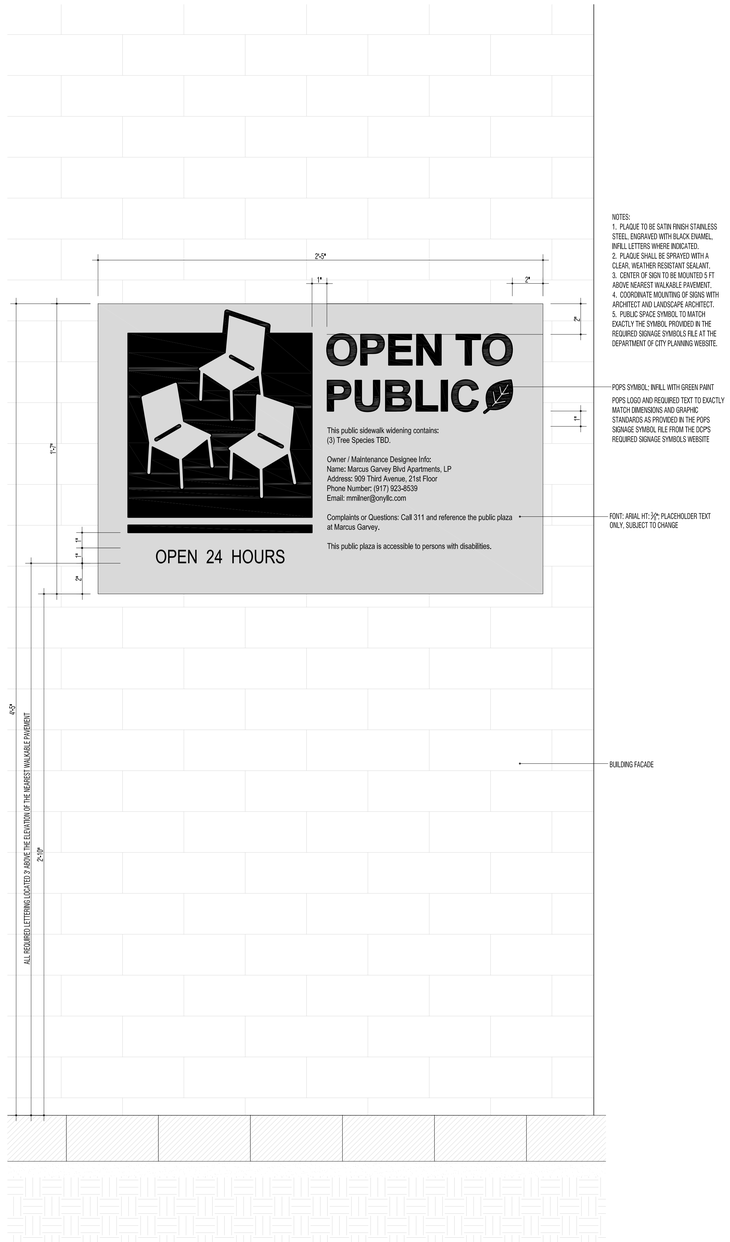
# LANDSCAPE SITE PLAN

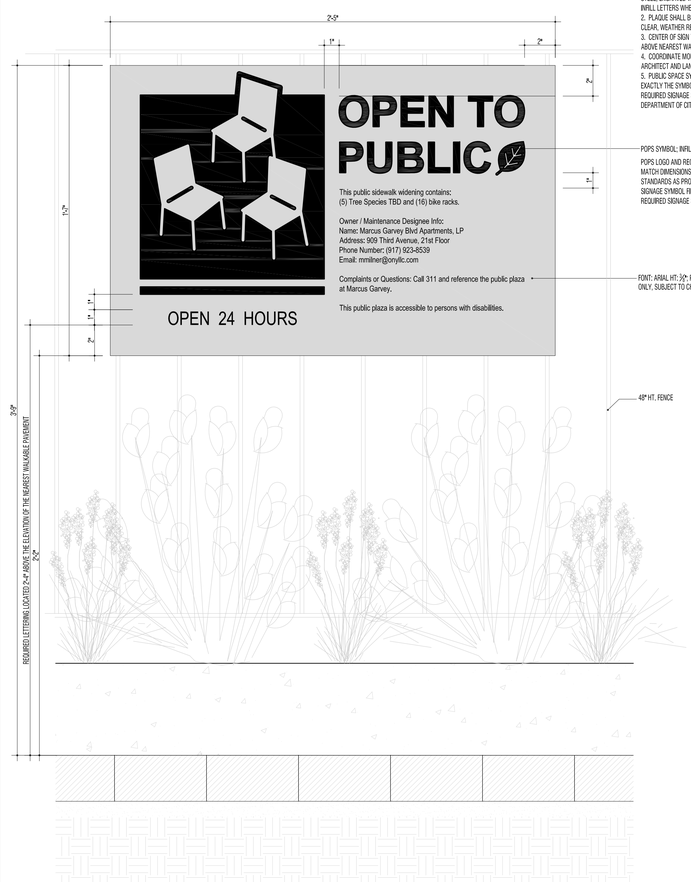
SEAL & SIGNATURE:

STEVEN B. TSUPU — REGISTERED LANDSCAPE ARCHITECT — LIC. No. 001766 — STATE OF NEW YORK

PROJECT No: 20004
DRAWING BY: AT
CHK BY: CE
DWG No: L-100
SCALE: 1" = 30'-0"




**02** POPS SIGN 2
3"=1'-0" BUILDING FACADE MOUNTED AT OPEN SPACE B




**01** POPS SIGN 1
3"=1'-0" FENCE MOUNTED AT OPEN SPACE A

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## POPS SIGNAGE

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT STEVEN B. TUPPI No. 001062 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 20004 |
| DRAWING BY: | AT |
| CHK BY: | CE |
| DWG No: | L-200 |
| SCALE: | |