FAC BROWNSVILLE - MOTHER GASTON

425 MOTHER GASTON BLVD, BROOKLYN, NY 11212



1 STREET VIEW LOOKING WEST FROM MOTHER GASTON



2 RENDERING

SHEET LIST

ARCHITECTURAL:

T-001.00	COVER SHEET
T-002.00	SITE PHOTOGRAPHS
C-001.00	SURVEY
Z-001.00	ZONING ANALYSIS
Z-002.00	ZONING MAP
Z-003.00	TAX MAP
A-010.00	SITE PLAN
A-100.00	PLAN - CELLAR
A-101.00	PLAN - LEVEL 1
A-102.00	PLAN - LEVEL 2-4
A-103.00	PLAN - ROOF
A-104.00	PLAN - BULKHEAD
A-200.00	BUILDING ELEVATIONS
A-300.00	BUILDING SECTIONS

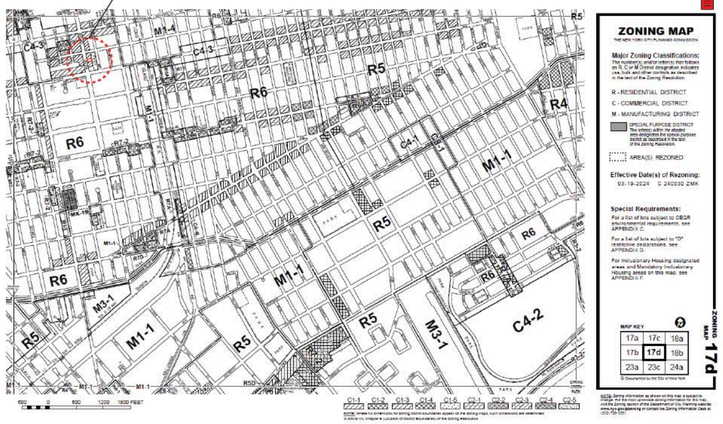
BUILDING UNIT DISTRIBUTION

UNIT TYPE	1 BR.	TOTAL
CELLAR	0	0
LEVEL 1	0	0
LEVEL 2	2	2
LEVEL 3	2	2
LEVEL 4	2	2
TOTAL	**6**	**6**

TAX MAP



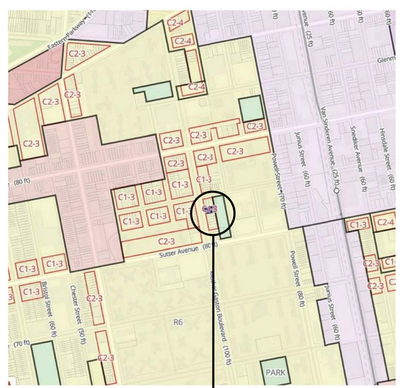
Project Area 1: 425 Mother Gaston Blvd., Brooklyn NY, 11212



AERIAL MAP



TRANSIT MAP



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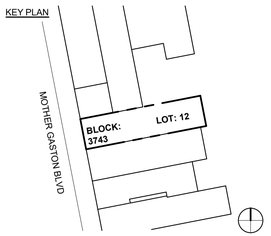
KEY PLAN



NO.	DESIGN & CONSTRUCTION SUBMISSIONS	DATE
7	ISSUE FOR DCP REVIEW	2024.05.15
6	ISSUE FOR DCP REVIEW	2024.05.13
5	ISSUE FOR DCP REVIEW	2024.04.03
4	ISSUE FOR DCP REVIEW	2024.03.12
3	ISSUE FOR DCP REVIEW	2024.02.05
2	ISSUE FOR DCP REVIEW	2023.11.02
1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

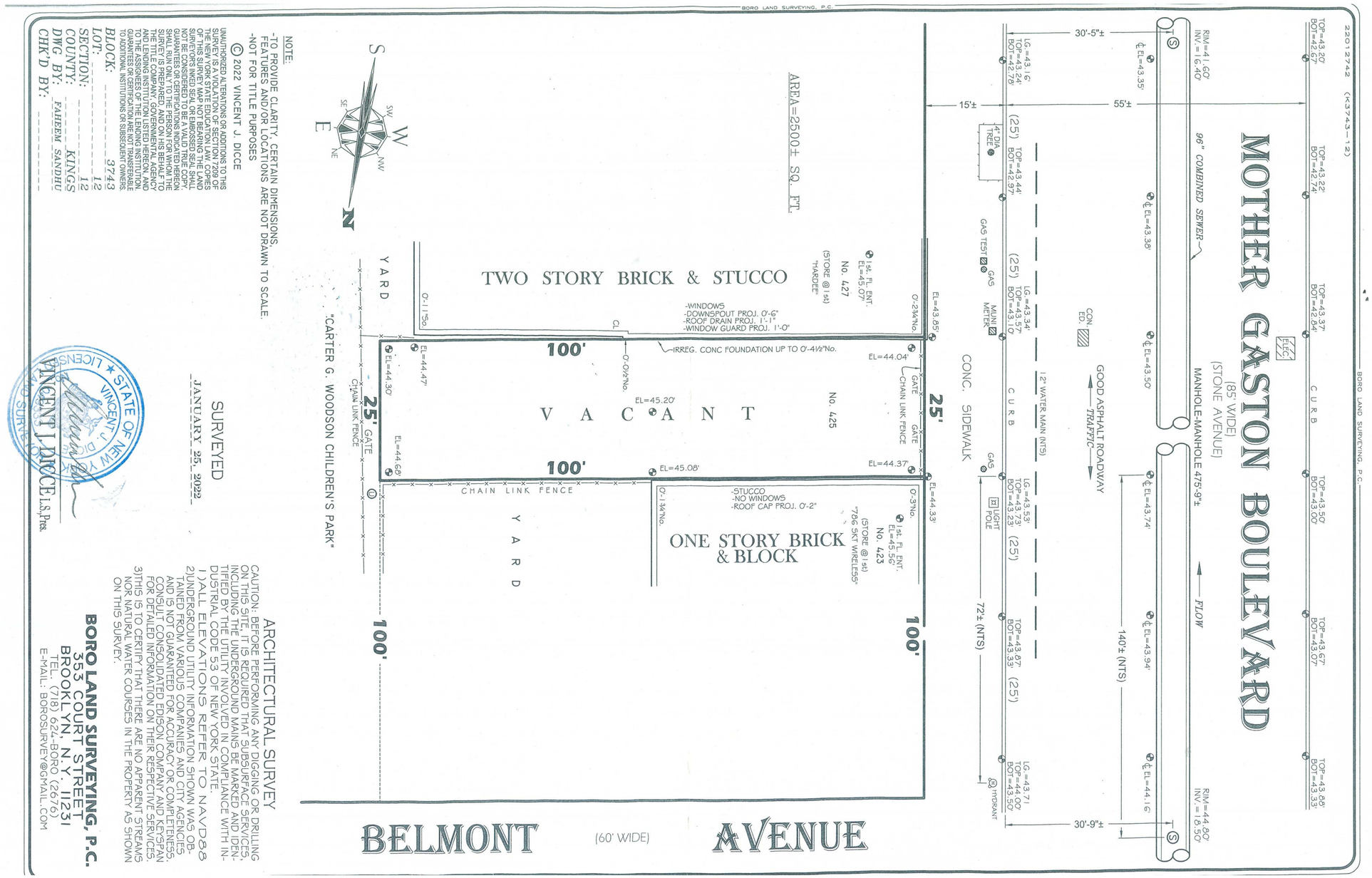
PROJECT
FAC BROWNSVILLE
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

COVER SHEET

SEAL & SIGNATURE



DATE:	10/10/23
PROJECT NO:	28184
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	T- 001.00
NYC DOB NUMBER:	



NOTE:
-TO PROVIDE CLARITY, CERTAIN DIMENSIONS, FEATURES AND/OR LOCATIONS ARE NOT DRAWN TO SCALE.
-NOT FOR TITLE PURPOSES

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BLOCK: 3743
LOT: 12
SECTION: 12
COUNTY: KINGS
DWG BY: FARHEEM SANDHU
CHK'D BY: _____

SURVEYED
JANUARY 25, 2022

VINCENT J. DICCE L.S. P.E.

ARCHITECTURAL SURVEY

CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

1) ALL ELEVATIONS REFER TO NAVD88
2) UNDERGROUND UTILITY INFORMATION SHOWN WAS OBTAINED FROM VARIOUS COMPANIES AND CITY AGENCIES, AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS. CONSULT CONSOLIDATED EDISON COMPANY AND KEYSPAN FOR DETAILED INFORMATION ON THEIR RESPECTIVE SERVICES.
3) THIS IS TO CERTIFY THAT THERE ARE NO APPARENT STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

BORO LAND SURVEYING, P.C.
353 COURT STREET
BROOKLYN, N.Y. 11231
TEL: (718) 624-BORO (2676)
E-MAIL: BOROSURVEY@GMAIL.COM

SITE SURVEY - FOR REFERENCE ONLY

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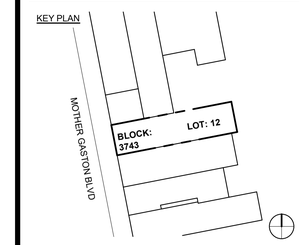

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PROJECT
FAC BROWNSVILLE
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

SURVEY

SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH H. KAN 018273 STATE OF NEW YORK

DATE:	10/10/23
PROJECT NO:	20184
SCALE:	1/8" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	C- 001.00
NYC DOB NUMBER:	

MOTHER GASTON BLVD.

(WIDE STREET)

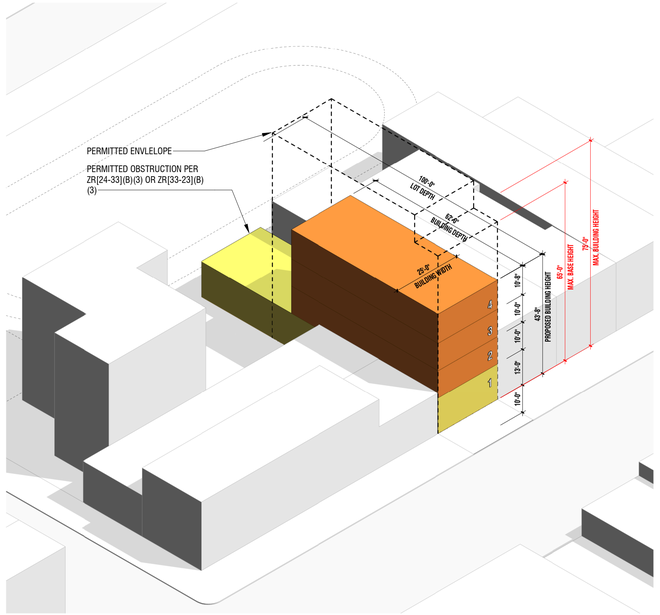
BLOCK 3743
LOT 12

LOT 12 TOTAL
AREA: 2,500 SF

PROPOSED AREA:
1,528 SF

LOT COVERAGE:
61%

425
MOTHER GASTON

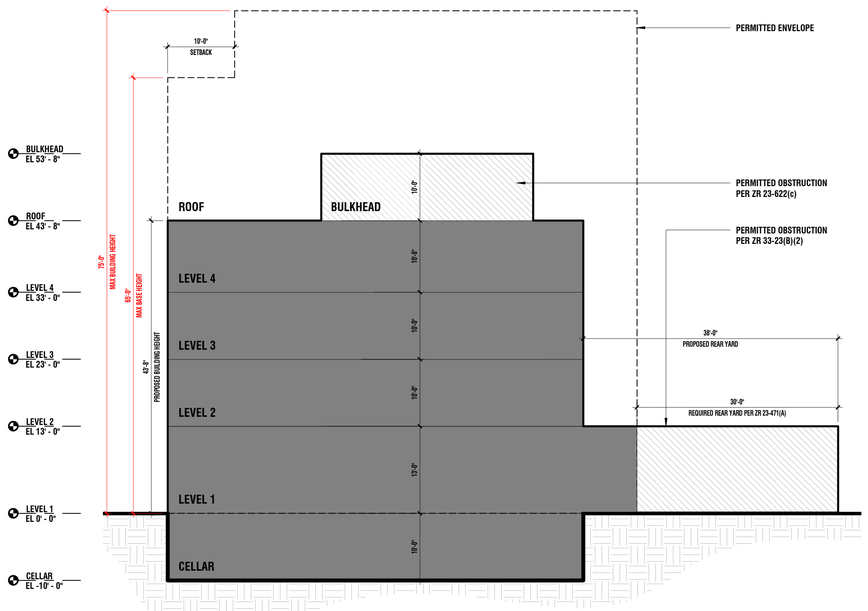


4 ZONING ENVELOPE - LOOKING SOUTHEAST

5 LOT COVERAGE DIAGRAM
1/16" = 1'-0"

LOT COVERAGE PLAN LEGEND

PROPOSED BUILDING



3 ZONING SECTION- LOOKING WEST
3/32" = 1'-0"

ZONING CALCULATIONS

ZR Sec. No.	ITEM			NOTES
	Site Information			
ZR 34-112	**Location:** 425 Mother Gaston Blvd. **Block:** 3743 - Lot 12 **Block bound by:** South: Lot 11 North: Lot 14,15,16 East: Lot 19 West: Mother Gaston Blvd. **Lot Area** 2,500 SF 0.06 acres **Zoning District:** R6 with C1-3 overlay **Zoning Map:** 17D **Community Board:** Brooklyn 16			
	Uses Permitted	**Permitted**	**Proposed**	
ZR 22-12A	As-of-Right Use Regulations	Use Groups 1 - 4, 6	Use Group 2 Residential Use Group 6 Commercial	Complies
	FAR and Floor Area Permitted	**Permitted**	**Proposed**	
ZR 23-153	Residential	3.00	1.98	
ZR 33-121	Commercial	2.00	0.83	
ZR 24-11	Community Facility	4.80	N/A	
ZR 23-154	Inclusionary Housing	3.60	N/A	
	Maximum Area per Zoning Lot	7,500 ZSF	7,018 SF	Complies
	Dwelling Units (DUs)	**Permitted**	**Proposed**	
ZR 23-22	Dwelling Unit Factor **UG2** Max. Residential Floor Area Proposed Max. No. of DUs Permitted is based on maximum residential floor area permitted on the zoning lot Min. DU Size = 325 SF	680 7,500 SF 7500 / 680 12 DUs **325 SF Unit Min.**	/ 6 = DUs **325 SF Min.**	Complies
	Lot Coverage Permitted	**Permitted**	**Proposed**	
ZR 23-153	Interior and Through Lots (Residential) Interior Lot	65% 2,500 1,625	= 1,528	Complies
ZR 24-11	Interior and Through Lots (Community Facility) Interior Lot	65% 2,500 1,625	= 1,528	
	Yard Regulations			
ZR 23-45	No front yards required			Complies
ZR 23-462 (c)	No side yards required.However, if any open area extending along a side lot line is provided at any level, it shall have a minimum width of eight feet, measured perpendicular to the side lot line, and extend along the entire side lot line			
ZR 23-471(a)	Rear yard of minimum depth of 30' required beyond 100' of street line	30'	38'	
ZR 33-23(B)(2)	Any building or portion of a building used for any permitted uses other than residences provided that the height of such building shall not exceed one story, nor in any event 23 ft above curb level			
	Height, Setback & Streetwall Regulations	**Permitted**	**Proposed**	
ZR 23-662	Minimum Base Height	40 FT	43'-8" FT	
ZR 35-652	Maximum Base Height	65 FT	43'-8" FT	
	Maximum Building Height	75 FT	43'-8" FT	
ZR 23-662 c	Setbacks (widestreet)	10 FT	N/A FT	
	Streetwall			
ZR 23-661 (a)(1)	The #street wall# shall be located no closer to the #street line# than the closest #street wall#, or portion thereof, of an existing adjacent #building# on the same or an adjoining #zoning lot# located on the same #street# frontage, that is both within 10 feet of the #street line# and within 25 feet of such #Quality Housing building#. Where such existing adjacent #building#, or portion thereof, has #street walls# located at varying depths, the #street wall# shall not be located closer to the #street line# than the furthest portion of such existing adjacent #street wall# that is at least five feet in width.			Complies
	Required Parking	**Required**	**Proposed**	
ZR 25-251 ZR 36-231	No parking required for income restricted housing units within transit zone. Parking for Commercial depends on use (Waiver for less than 25 spaces)	Not Required	Not Required	Complies
	UG2			
ZR 25-811 ZR 25-811(a)	Required Bicycle Parking for Residential Use- 1 per 2 dwelling units Bicycle parking requirements shall be waived for bicycle parking spaces that are accessory to buildings or building segments containing 10 dwelling units or less.	Not Required	Not Required	
	Street Trees Required	**Required**	**Proposed**	
ZR 26-41	Zoning lot frontage	25	# of Existing Trees to be Preserved 0 # of New Trees to be Planted at Location 1 # of Proposed Trees where payment will be made to Parks for Planting 0	Complies (Final count of trees at site to be confirmed pending Builders Pavement Plan)
ZR 26-41	Trees Required 1 tree per 25' of zoning lot street frontage	25 / 25 = 1		
	Street Trees Required per Zoning Lot		1	
	Quality Housing Program	**Required**	**Proposed**	
ZR 28-12	Accessible Refuse Storage and Disposal Not Required for 9 units or less		Accessible Refuse Storage Provided Provided 40 FT	Complies
ZR 28-13	Laundry Facilities 1 Washing machine per 20 Dus 1 dryer per 40 DUs	6 / 20 = 1 6 / 40= 1	6 Washers provided per unit 6 Dryers provided per unit	Complies Complies Complies
ZR 28-43	Accessory Parking not permitted between streetwall and streetline	No parking between streetwall and streetline		Complies
ZR 28-23	Area between streeetwall and streetline to be planted	Area between streetwall planted		Complies

FLOOR AREA SUMMARY

Building Total					Commercial		Residential	
Floor	**Height**	**Elevation**	**GSF**	**ZSF**	**GSF**	**ZSF**	**GSF**	**ZSF**
Total Height	-	43' 8"	-	-	-	-	-	-
Bulkhead	-	53'8"	-	-	-	-	-	-
Main Roof	10'0"	43'8"	260.6	0	-	-	260.6	0
Floor 4	10'8"	33'0"	1527.5	1527.5	-	-	1527.5	1527.5
Floor 3	10'0"	23'0"	1527.5	1527.5	-	-	1527.5	1527.5
Floor 2	10'0"	13'0"	1527.5	1527.5	-	-	1527.5	1527.5
Floor 1	13'0"	0'0"	2435.4	2435.4	2067.9	2067.9	367.5	367.5
Above Ground Total	**-**	**-**	**7278.5**	**7017.9**	**2067.9**	**2067.9**	**5210.6**	**4950**
Cellar	10'0"	-10'0"	1529.3	0	843.7	0	685.6	0
Total Area	-	-	**8807.8**	**7017.9**	**2911.6**	**2067.9**	**5896.2**	**4950**

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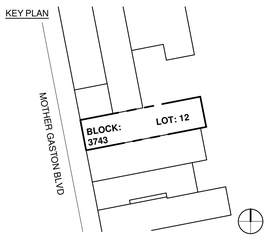

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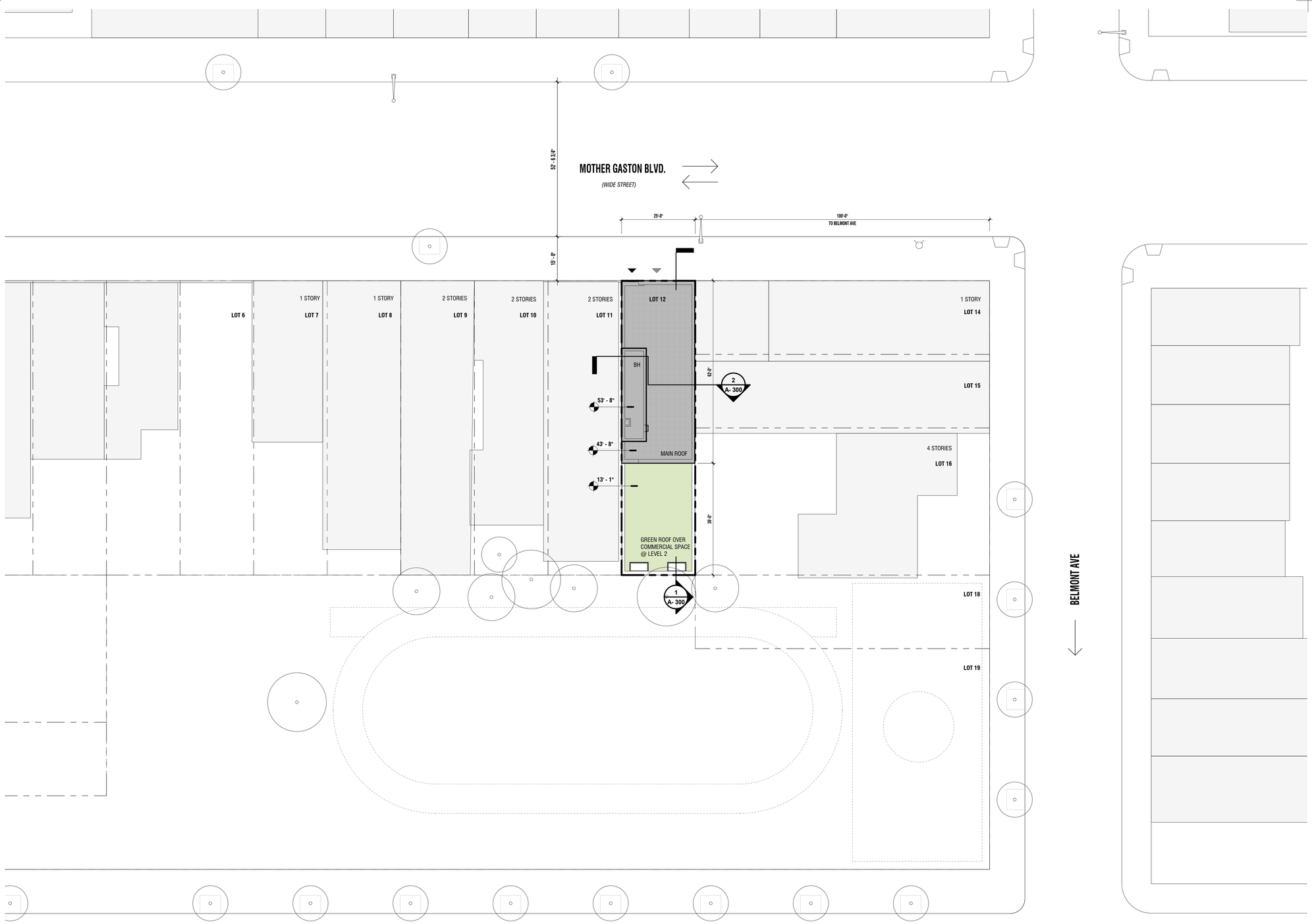
FAC BROWNSVILLE
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

ZONING ANALYSIS

SEAL & SIGNATURE



DATE:	10/10/23
PROJECT NO:	20104
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	Z- 001.00
NYC DOB NUMBER:	



SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION
- STREET SIGN
- STREET TREE
- EXISTING TREE

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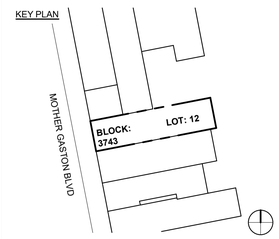

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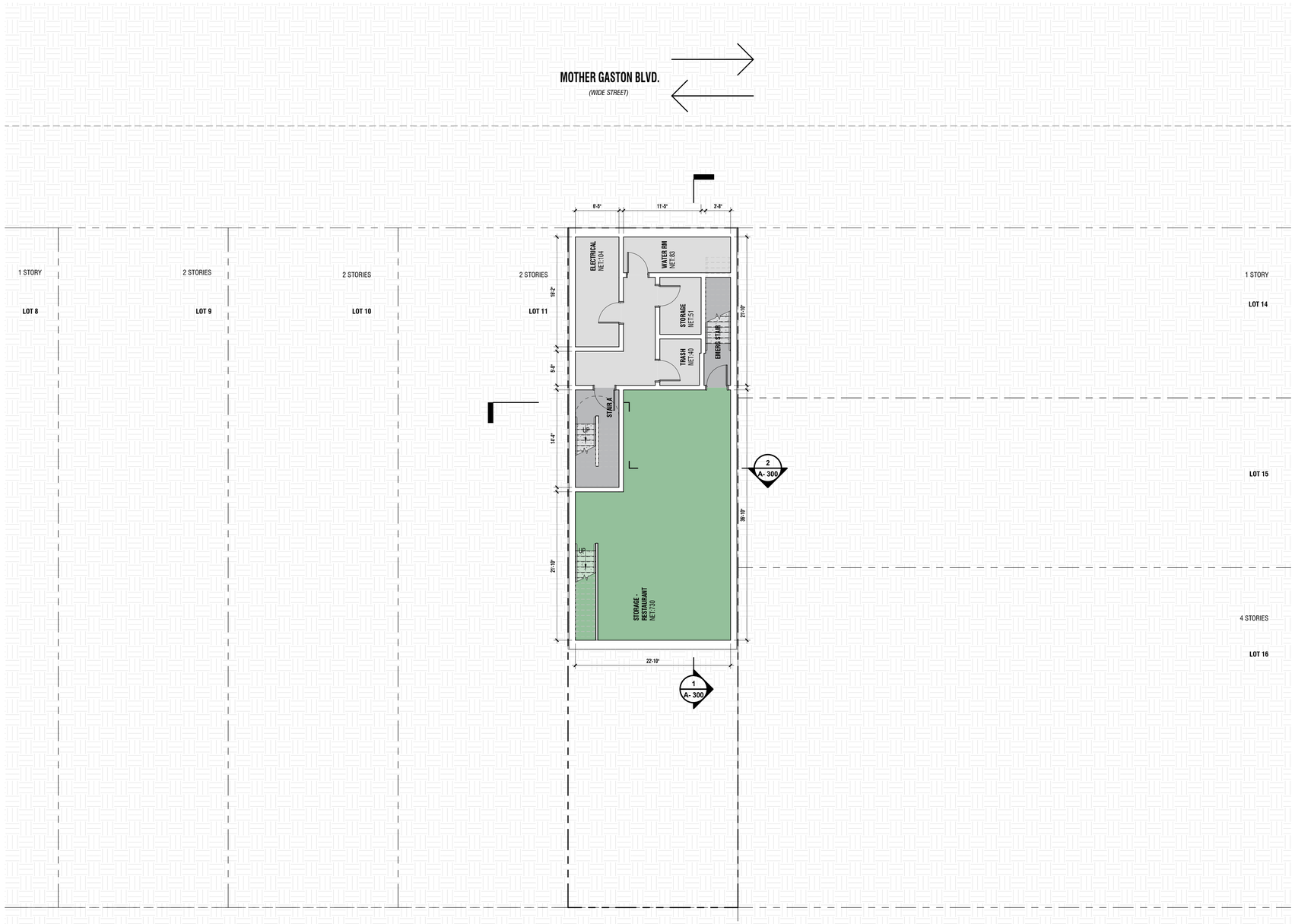

1 CELLAR PLAN
1/8" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- NEW TREE/SHRUB

PROGRAM LEGEND

COLOR	PROGRAM TYPE,
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	1 BR UNITS
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

UNIT COUNT

UNIT TYPE		COUNT	%
1 BEDROOM	6	100	
TOTAL	6	100%	

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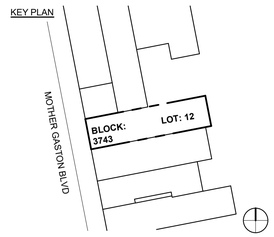

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PLAN - CELLAR

SEAL & SIGNATURE



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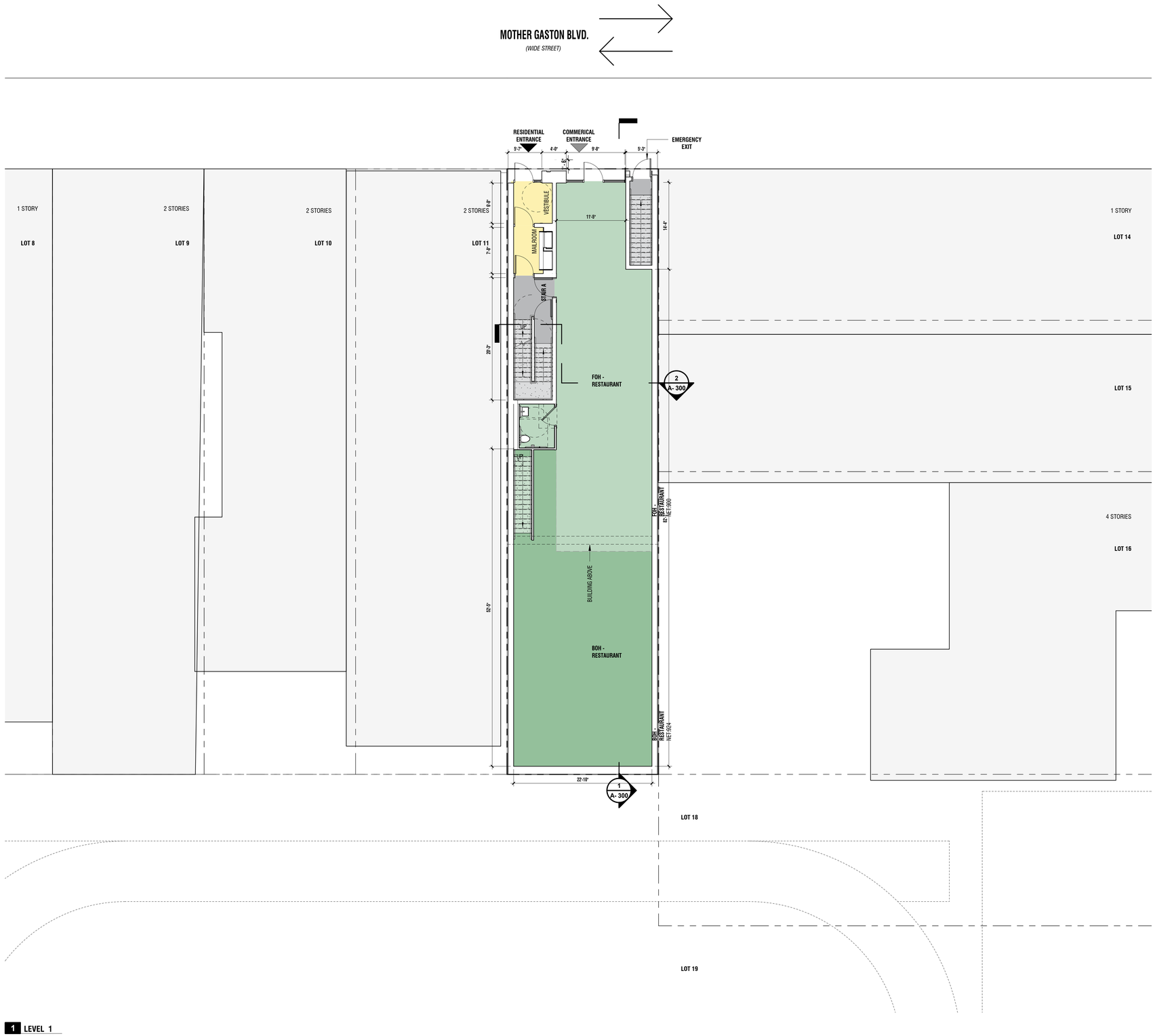

1 LEVEL 1
1/8" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
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	OUTDOOR GREEN SPACE

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TOTAL	6	100%	

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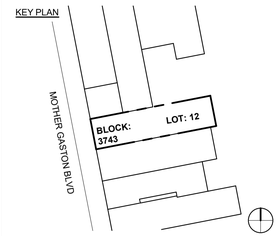
KEY PLAN



NO.	DESIGN & CONSTRUCTION SUBMISSIONS	DATE
7	ISSUE FOR DCP REVIEW	2024.05.15
6	ISSUE FOR DCP REVIEW	2024.05.13
5	ISSUE FOR DCP REVIEW	2024.04.03
4	ISSUE FOR DCP REVIEW	2024.03.12
3	ISSUE FOR DCP REVIEW	2024.02.05
2	ISSUE FOR DCP REVIEW	2023.11.02
1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

PLAN - LEVEL 1

SEAL & SIGNATURE



DATE:	01/26/24
PROJECT NO:	28184
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 101.00
NYC DOB NUMBER:	



PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- NEW TREE/SHRUB

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	1 BR UNITS
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

UNIT COUNT

UNIT TYPE	COUNT	%
1 BEDROOM	6	100
TOTAL	6	100%

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think! architecture and design pllc
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BROOKLYN, NY 11201
P 646.688.5898

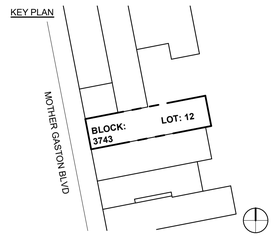
CLIENT
FIFTH AVENUE COMMITTEE
621 DEGRAW STREET
BROOKLYN, NY, 11217
P 718.237.2017

STRUCTURAL
WEXLER ASSOCIATES
12 W 32ND STREET, 8TH FLOOR
NEW YORK, NY, 10001
P 212.643.1500

MEP
GEA CONSULTING ENGINEERS
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
TBD
TBD
TBD
P TBD

KEY PLAN



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1	BLDS INITIAL SUBMISSION	2018.04.14

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NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

PLAN - LEVEL 2-4

SEAL & SIGNATURE



DATE:	01/26/24
PROJECT NO:	20184
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 102.00
NYC DOB NUMBER:	



ROOF LEGEND

- 6FT ACCESS CLEARANCE DOOR OPNG. TYP.
- FDNY 6FT CLEAR ACCESS ROUTE

PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- NEW TREE/SHRUB

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	1 BR UNITS
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

UNIT COUNT

UNIT TYPE		COUNT	%
1 BEDROOM	6	100	
TOTAL	6	100%	

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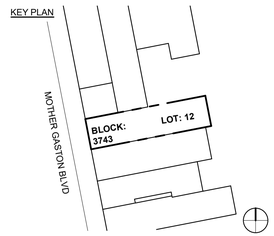

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PROJECT
FAC BROWNSVILLE
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

PLAN - ROOF

SEAL & SIGNATURE



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DWG NO:	A- 103.00
NYC DOB NUMBER:	



PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUILDING
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- NEW TREE/SHRUB

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	1 BR UNITS
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

UNIT COUNT

UNIT TYPE		COUNT	%
1 BEDROOM	6	100	
TOTAL	6	100%	

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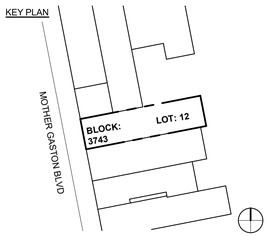

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NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

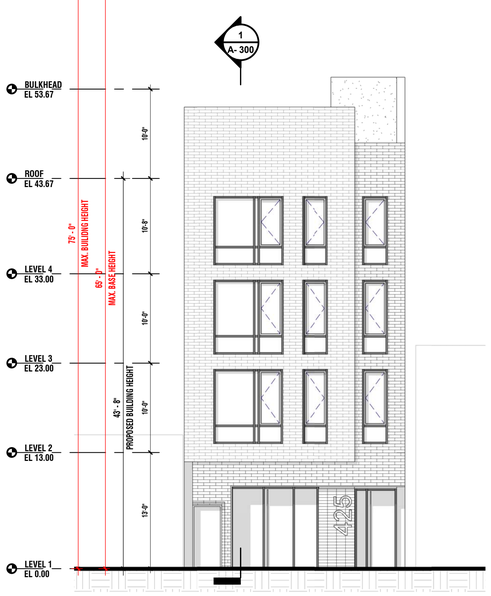
PROJECT
FAC BROWNSVILLE
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

PLAN - BULKHEAD

SEAL & SIGNATURE

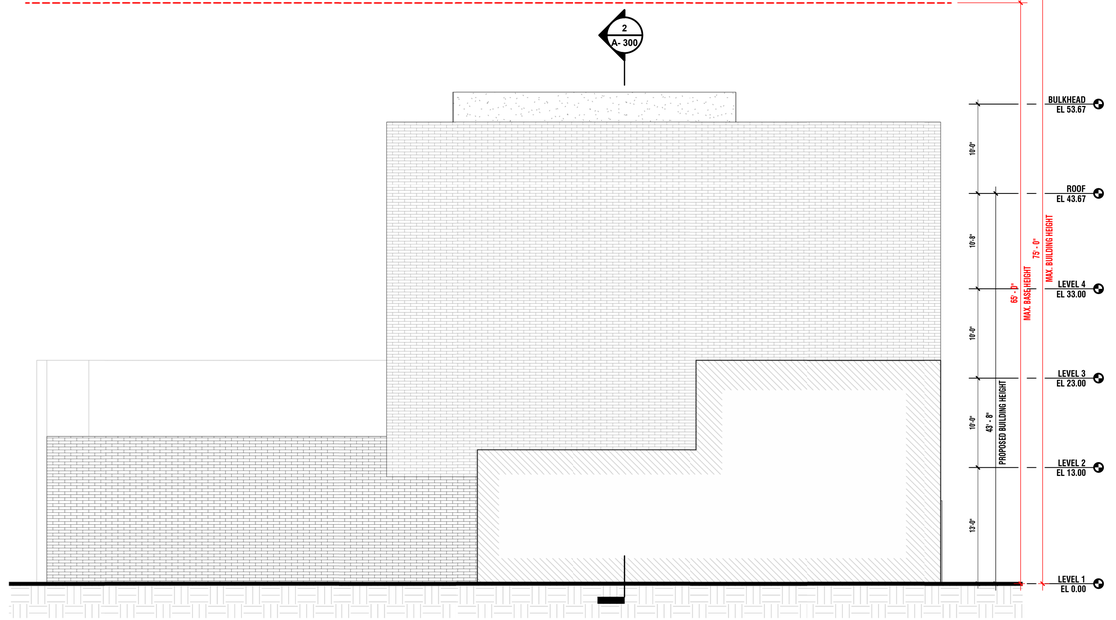


DATE:	01/26/24
PROJECT NO:	28184
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 104.00
NYC DOB NUMBER:	



1 BUILDING ELEVATION - WEST

1/8" = 1'-0"



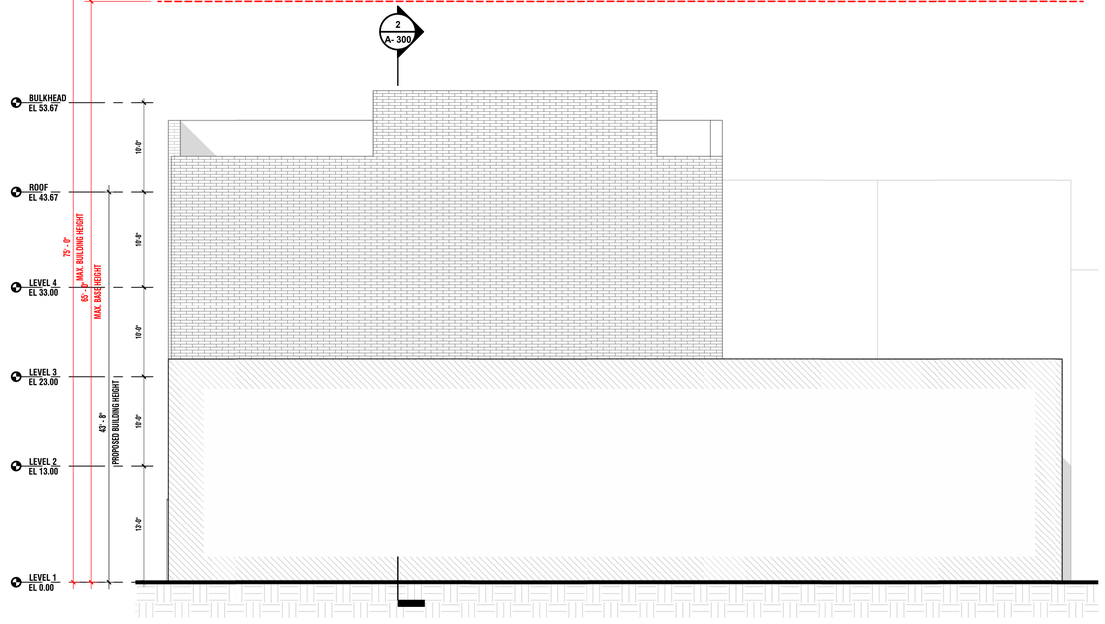
3 BUILDING ELEVATION - NORTH

1/8" = 1'-0"



2 BUILDING ELEVATION - EAST

1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH

1/8" = 1'-0"

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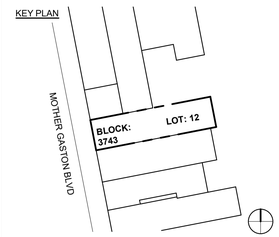
KEY PLAN



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NO.	REGULATORY SUBMISSIONS	DATE

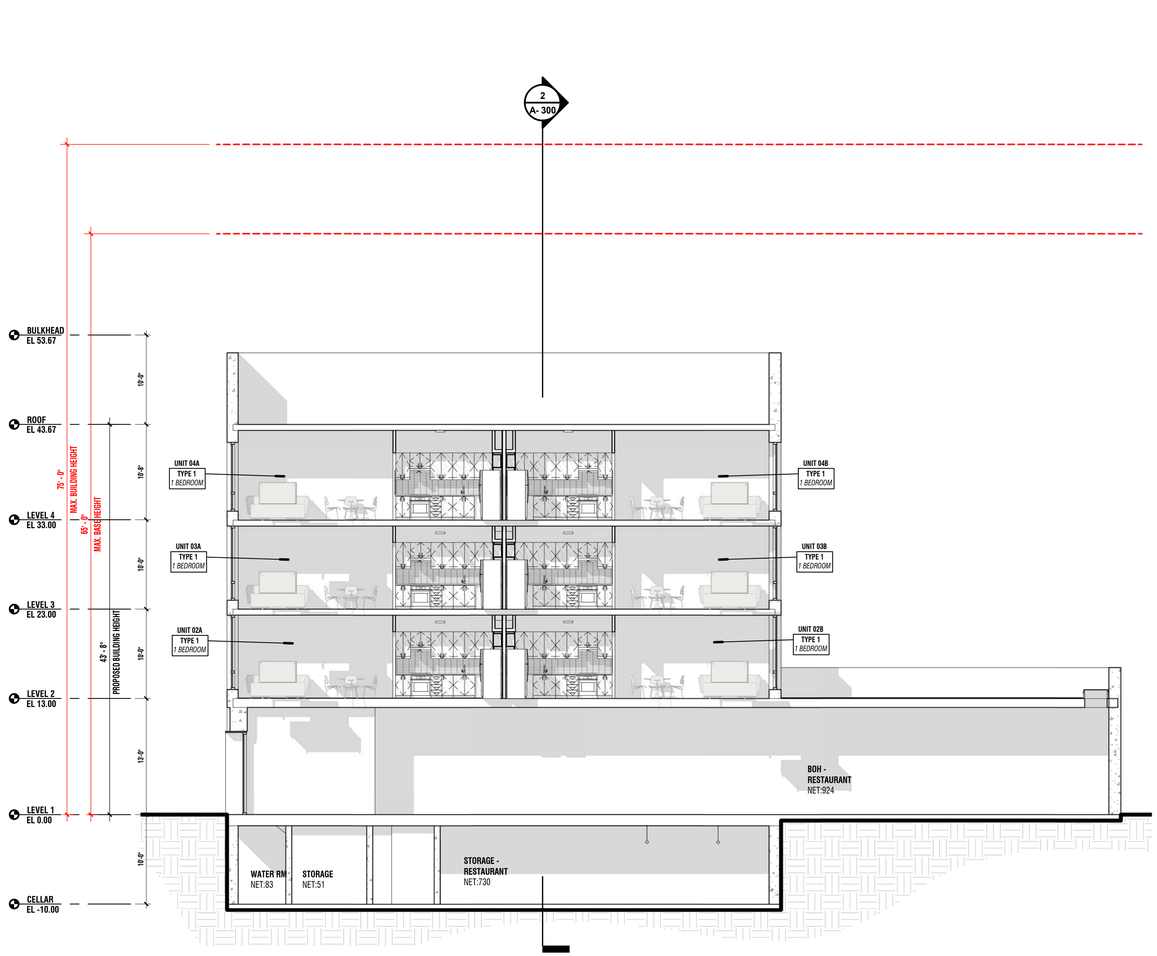
PROJECT
FAC BROWNSVILLE
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

BUILDING ELEVATIONS

SEAL & SIGNATURE

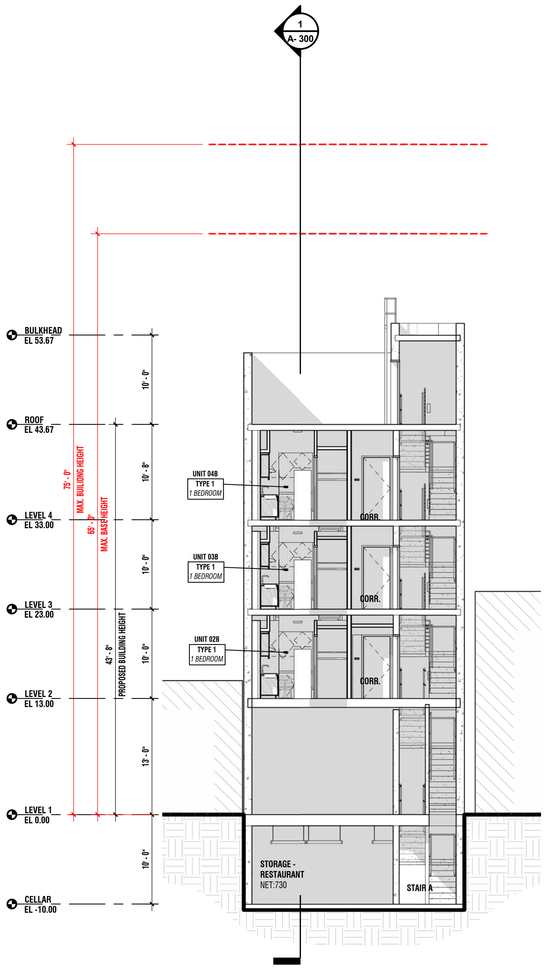


DATE:	10/11/23
PROJECT NO:	20104
SCALE:	1/8" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 200.00
NYC DOB NUMBER:	



1 BUILDING SECTION - LOOKING NORTH

1/8" = 1'-0"



2 BUILDING SECTION - LOOKING EAST

1/8" = 1'-0"

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P 718.237.2017

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GEA CONSULTING ENGINEERS
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

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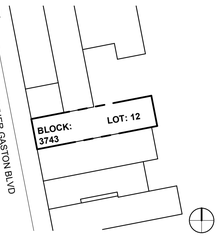
KEY PLAN



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NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
425 MOTHER GASTON BLVD
BROOKLYN, NY 11212

BUILDING SECTIONS

SEAL & SIGNATURE



DATE:	10/11/23
PROJECT NO:	20104
SCALE:	1/8" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 300.00
NYC DOB NUMBER:	

FAC BROWNSVILLE - THOMAS S BOYLAND

546 THOMAS S BOYLAND STREET, BROOKLYN, NY 11212



1 STREET VIEW LOOKING SOUTH FROM THOMAS S BOYLAND



2 RENDERING

SHEET LIST

ARCHITECTURAL:

T-001.00	COVER SHEET
T-002.00	SITE PHOTOGRAPHY
C-001.00	SURVEY
Z-001.00	ZONING ANALYSIS
Z-002.00	ZONING MAP
Z-003.00	TAX MAP
A-010.00	SITE PLAN
A-100.00	PLAN - CELLAR
A-101.00	PLAN - LEVEL 1
A-102.00	PLAN - LEVEL 2-5
A-103.00	PLAN - LEVEL 6
A-104.00	PLAN - LEVEL ROOF
A-105.00	PLAN - BULKHEAD
A-200.00	BUILDING ELEVATIONS
A-201.00	BUILDING ELEVATIONS
A-202.00	BUILDING ELEVATIONS
A-203.00	BUILDING ELEVATIONS
A-300.00	BUILDING SECTIONS
A-301.00	BUILDING SECTIONS

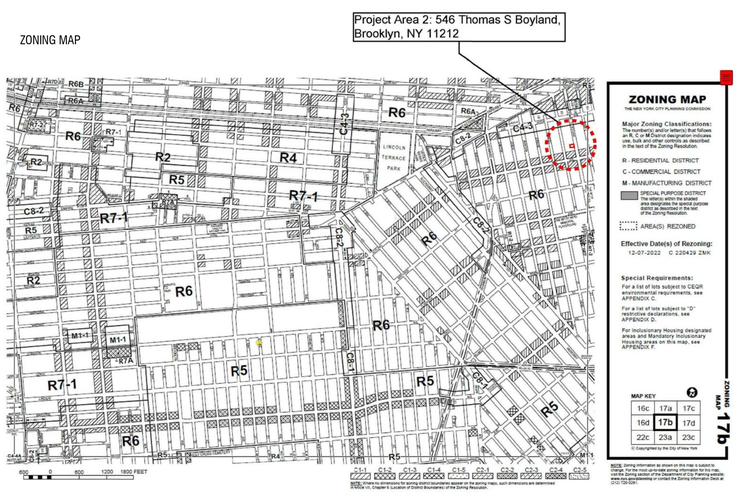
BUILDING UNIT DISTRIBUTION

UNIT TYPE	1 BR.	2 BR.	3 BR.	TOTAL
CELLAR	0	0	0	0
LEVEL 1	2	0	1	3
LEVEL 2	2	2	0	4
LEVEL 3	2	2	0	4
LEVEL 4	2	2	0	4
LEVEL 5	2	2	0	4
LEVEL 6	2	0	0	2
TOTAL	**12**	**8**	**1**	**21**

TAX MAP



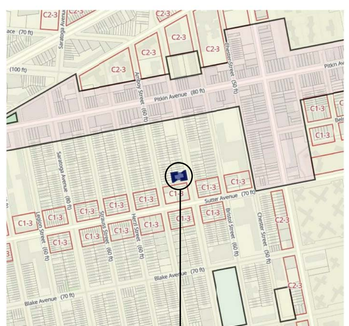
ZONING MAP



AERIAL MAP



TRANSIT MAP



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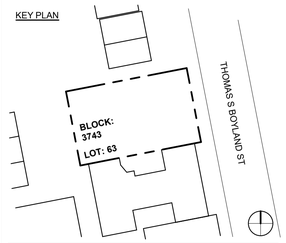
KEY PLAN



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NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
546 THOMAS S BOYLAND STREET
BROOKLYN, NY 11212

COVER SHEET

SEAL & SIGNATURE



DATE:	10/09/23
PROJECT NO:	20103
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	T- 001.00
NYC DOB NUMBER:	

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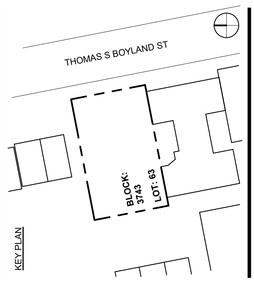

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PROJECT
FAC BROWNSVILLE
546 THOMAS S BOYLAND STREET
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SURVEY - FOR REFERENCE USE ONLY

SEAL & SIGNATURE

REGISTERED ARCHITECT — JOSEPH ROSARIO PUTRINO — STATE OF NEW YORK

DATE: 10/20/23
PROJECT NO: 2618.3
SCALE: 1/16" = 1'-0"
DRAWING BY: Author
CHECKED BY: Checker
DWG NO: C- 001.00
NYC DOB NUMBER:

BORO LAND SURVEYING, P.C.

22012743 (K3518-63)

40'-6"± (NTS)

TOP=37.20' BOT=36.73' | TOP=36.90' BOT=36.55' | TOP=36.23' BOT=36.13' | CURB | TOP=36.07' BOT=35.64' | TOP=35.40' BOT=35.26' | HYDRANT | TOP=35.56' BOT=35.16'

8" WATER MAIN (NTS)

THOMAS S. BOYLAND STREET

(80' WIDE)

(HOPKINSON AVENUE)

RIM=36.96' INV.=23.36' | 30" COMBINED SEWER | FLOW | RIM=35.90' INV.=22.30'

MANHOLE-MANHOLE 102'-6"±

℄ EL=37.40' | ℄ EL=37.08' | ℄ EL=36.84' | ℄ EL=36.30' | ℄ EL=35.97' | ℄ EL=35.75'

26'± (NTS)

42'±

21'±

19'±

GOOD ASPHALT ROADWAY

TRAFFIC

LG.=37.06' TOP=37.03' BOT=36.65' | TOP=36.30' BOT=36.23' | LG.=36.62' TOP=36.42' BOT=36.05' | CONC. CURB | LG.=36.08' TOP=35.97' BOT=35.78' | BLUESTONE CURB | TOP=35.77' BOT=35.54' | LG.=35.64' TOP=35.43' BOT=35.16'

(25') DROP CURB (25') | 6" DIA TREE | CONC. SIDEWALK | 7" DIA TREE | (25') | 11" DIA TREE (25')

PIER 9'-3" ON ST. | CHAIN LINK FENCE 8'-9" ON ST. | EL=36.76' | EL=36.27' | GATE

EL=36.30'

EL=36.44' | 60' | EL=35.96' | 0'-7"No. | 182'-11"

WALL | 1 st. FL. ENT. EL=37.27' | 1 st. FL. EL=39.72'

No. 556

4 STORY BRICK

PARTY

-STUCCO -NO WINDOWS -ROOF OF PENTHOUSE -REMAINS OF BRICK FOUNDATION UP TO 1'-8½"±No.

EL=36.38'

IRON FENCE

No. 546

AREA=6000± SQ. FT.

Y A R D

100'

CHAIN LINK FENCE

EL=36.80'

V A C A N T

(OVERGROWTH)

100'

IRON FENCE

EL=36.24'

WALL | ENT. UNDER

4 STORY BRICK

PARTY

-STUCCO -NO WINDOWS -ROOF OF PENTHOUSE -REMAINS OF BRICK FOUNDATION UP TO 1'-4"±No.

ENT. UNDER

0'-7"No. | EL=37.27' | FIRE ESCAPE

0'-0¼"So.

BLOCK SHED

(UNDER CONSTRUCTION)

0'-3"So.

IRON FENCE

EL=37.14' | 60' | UTILITY POLE | EL=37.64' | 182'-11"

CHAIN LINK FENCE

Y A R D | Y A R D

SUTTER AVENUE (70.0' WIDE)

N | NE | E | SE | S | SW | W | NW

NOTE:

-TO PROVIDE CLARITY, CERTAIN DIMENSIONS, FEATURES AND/OR LOCATIONS ARE NOT DRAWN TO SCALE.

-NOT FOR TITLE PURPOSES

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BLOCK: 3518
LOT: 63
SECTION: 12
COUNTY: KINGS
DWG BY: FAHEEM SANDHU
CHK'D BY:

SURVEYED

JANUARY 25, 2022

STATE OF NEW YORK — VINCENT J. DICCE — LICENSED LAND SURVEYOR

VINCENT J. DICCE L.S., P.E.

ARCHITECTURAL SURVEY

CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

1) ALL ELEVATIONS REFER TO NAVD88

2) UNDERGROUND UTILITY INFORMATION SHOWN WAS OBTAINED FROM VARIOUS COMPANIES AND CITY AGENCIES AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS. CONSULT CONSOLIDATED EDISON COMPANY AND KEYSPAN FOR DETAILED INFORMATION ON THEIR RESPECTIVE SERVICES.

3) THIS IS TO CERTIFY THAT THERE ARE NO APPARENT STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

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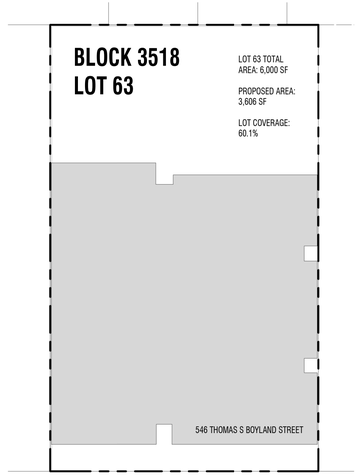
353 COURT STREET
BROOKLYN, N.Y. 11231
TEL. (718) 624-BORO (2676)
E-MAIL: BOROSURVEY@GMAIL.COM

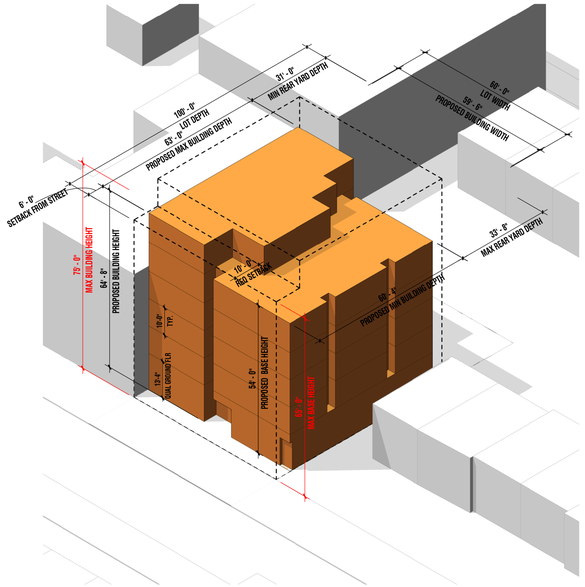
SITE SURVEY



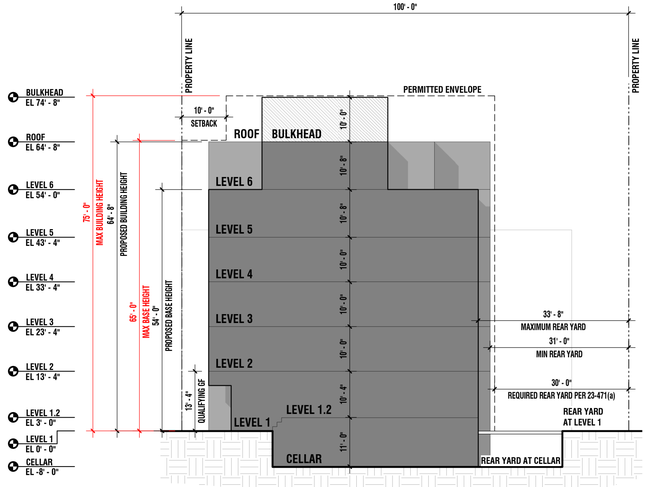
THOMAS S. BOYLAND STREET
(WIDE STREET)

3 LOT COVERAGE DIAGRAM
1/16" = 1'-0"

LOT COVERAGE LEGEND
PROPOSED BUILDING



2 ZONING ENVELOPE - LOOKIING SOUTHWEST



5 ZONING SECTION - LOOKING SOUTH 1
1/16" = 1'-0"

FLOOR AREA SUMMARY

Building Total					Commercial		Residential	
Floor	**Height**	**Elevation**	**GSF**	**ZSF**	**GSF**	**ZSF**	**GSF**	**ZSF**
Total Height	-	64' 8"	-	-	-	-	-	-
Bulkhead	-	74'8"	-	-	-	-	-	-
Main Roof	10'0"	64'8"	559.4	0	-	-	559.4	0
Floor 6	10'8"	54'0"	1888.5	1618.2	-	-	1888.5	1618.2
Floor 5	10'8"	43'4"	3606.4	3282.8	-	-	3606.4	3282.8
Floor 4	10'0"	33'4"	3606.4	3282.8	-	-	3606.4	3282.8
Floor 3	10'0"	23'4"	3606.4	3282.8	-	-	3606.4	3282.8
Floor 2	10'0"	13'4"	3606.4	3282.8	-	-	3606.4	3282.8
Floor 1	10'4"	3'0"	3581.9	3176.4	-	-	3581.9	3176.4
Above Ground Total	**-**	**-**	**20455.4**	**17925.8**	**-**	**-**	**20455.4**	**17925.8**
Cellar	11'0"	-8'0"	2906.1	0	-	-	2906.1	0
Total Area	**-**	**-**	**23361.5**	**17925.8**	**-**	**-**	**23361.5**	**17925.8**

ZR Sec. No.	ITEM					NOTES
	Site Information					
	Location: 546 Thomas S Boyland Street **Block: 3518** , Lot 63 **Lot bound by:** South: Lot 66 North: Lot 162 East: Thomas S Boyland Street West: Lot 8, 9 , 10, 11					
	Lot 63 Total Area	**6,000**	**SF**	**0.138**	acres	
	Zoning District: R6 **Zoning Map: 17B** **Community Board:** Brooklyn 16 **Transit Zone:** Inside Zone					
	Uses Permitted	**Permitted**		**Proposed**		
ZR 22-10	As-of-Right Use Regulations	Use Groups 1 through 4		Use Group 2 Residential		Complies
	Residential FAR and Floor Area Permitted	**Permitted**		**Proposed**		
ZR 23-011	**Quality Housing Program**					
ZR 23-153	FAR for Residential Buildings for Entire Zoning Lot	3.00		2.99		
	Residential Floor Area	18,000.00		17,926.00		Complies
	Dwelling Units (DUs)	**Permitted**		**Proposed**		
ZR 23-22	Dwelling Unit Factor	680				
	Max. Residential Floor Area	18,000	SF			
	Max. No. of Dwelling Units Permitted is based on the maximum residential floor area permitted on the zoning lot.	18,000 / 680 = **26**	DUs	21	DUs	Complies
	Lot Coverage Permitted	**Permitted**				**Proposed**		
ZR 23-153	Interior and Through Lots **(Residential)**	65%						
		Lot Area	Coverage	SF	%	Coverage	SF	
ZR 77-24	**Total Residential**	6,000	**3,900**	SF	**60.1%**	**3,606**	SF	Complies
	Yard Regulations							
	Residential							
ZR 23-462 (c)	Side Yard	Not required or 8' minimum		0	FT			Complies
ZR-23-47	Rear Yard	Minimum 30 feet		31	FT			Complies
	Height, Setback & Streetwall Regulations	**Permitted**		**Proposed**		
ZR 23-662(b)1	Minimum Base Height with Qualifying Ground Floor	40	FT	**54'-0"**	FT	Complies
ZR 23-662(b)1	Maximum Base Height with Qualifying Ground Floor	65	FT	**64'-8"**	FT	Complies
ZR 23-662(b)1	Maximum Building Height with Qualifying Ground Floor	75	FT	**64'-8"**	FT	Complies
	Maximum Number of Stories	7		**6**		
ZR 23-662(c)1	Setbacks	10	FT	**N/A**	FT	
ZR 23-662 (c)2	Setbacks	7	FT	**6**	FT	Complies
	Streetwall					
ZR23-661 (a)(1)	The #street wall# shall be located no closer to the #street line# than the closest #street wall#, or portion thereof, of an existing adjacent #building# on the same or an adjoining #zoning lot# located on the same #street# frontage, that is both within 10 feet of the #street line# and within 25 feet of such #Quality Housing building#. Where such existing adjacent #building#, or portion thereof, has #street walls# located at varying depths, the #street wall# shall not be located closer to the #street line# than the furthest portion of such existing adjacent #street wall# that is at least five feet in width.					Complies
	Accessory Off-Street Parking and Loading Regulations	**Required**		**Proposed**		
ZR 25-20	**Required Accessory Off-Street Parking Spaces for Residences**					
ZR 25-23 ZR 25-30 ZR 25-251	Parking required for Residential Use for Quality Housing Regulation Parking Required for income restricted housing units	Per ZR 25-251, within the transit zone no accessory off-street parking spaces shall be required for income-restricted housing units developed after March 22, 2016. **Site located within a Transit Zone.**				Complies; parking not required
	Bicycle Parking Required	**Required**		**Proposed**		
ZR 25-811	Enclosed bicycle parking spaces; 1 per 2 Dwelling Units	21 / 2 **10.5**		**11**		Complies
ZR 25-83	Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces; 6 square feet of area shall be provided for each bicycle space (adequately accommodated bicycle)	11 x 6 SF 63		**165**		Complies
	Street Tree Planting	**Required**		**Proposed**		
ZR 26-41	One Street Trees for every 25 feet of Street Frontage	60\25 = 2		1		Payment will be made to Parks for Planting
	Quality Housing Program	**Required**		**Proposed**		
ZR 28-10	**Building Interior**					
ZR 28-12	Refuse Storage and Disposal Storage required at 2.9 cf per unit	2.9 CF X 21 DU: 60.9		**204**		Complies
BC 1213.3	5 sf or recycling storage	5 SF X 6 Rooms: 30 sf		30 sf		Complies
	Minimum area to be provided on each residential floor level 12 sf of each disposal room can be excluded from FAR calculation Minimum area of 5 sf. provided for temporary holding of recyclables	12 sf		All disposal rooms exceeds minimum 12 SF requirement. Only 12 SF excluded from Floor Area		
ZR 28-13	Laundry Facilities (a) 1 washing machine per 20 DUs 1 dryer per 40 DUs	21 / 20 = 2 REQ. 21 / 40 = 1 REQ.		2 Provided 1 Provided		Complies
ZR 28-14	Daylight in Corridors 50% of corridor may be deducted if a window of a min. of 20 sf is directly visible from the vertical circulation core	Window 20 SF minimun provided at all residential floors. Proposed windows are visible from circulation core				Complies
ZR 28-20	**Recreation Space and Planting Areas**					
ZR 28-21	Recreation Space Percentage Required: 3.3% Recreation may be aggregated in one type, indoors or outdoors	17,926 x 3.3% = 592		Recreation space provided= Indoors 452 Outdoors 1254		Complies
ZR 28-23 ZR 122-50	Planting Areas Area between streeetwall and streetline to be planted	Area between streewall planted				Complies
ZR 28-30	**Safety and Security**					
ZR 28-31	Density per Corridor 50% of the square feet of the corridor serving such dwelling units on such story may be excluded if in an R6 District the number of dwelling units does not exceed 11	The maximum number of dwelling units does not exceed 10 units on any story in buildings on Lots 66; 50% corridor square footage deduction on each story may be				Complies

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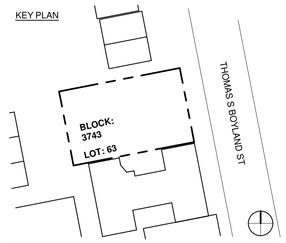


NO.	DESIGN & CONSTRUCTION SUBMISSIONS	DATE
8	ISSUE FOR DCP REVIEW	2024.07.02
7	ISSUE FOR DCP REVIEW	2024.05.15
6	ISSUE FOR DCP REVIEW	2024.05.13
5	ISSUE FOR DCP REVIEW	2024.04.03
4	ISSUE FOR DCP REVIEW	2024.03.12
3	ISSUE FOR DCP REVIEW	2024.02.05
2	ISSUE FOR DCP REVIEW	2023.11.02
1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

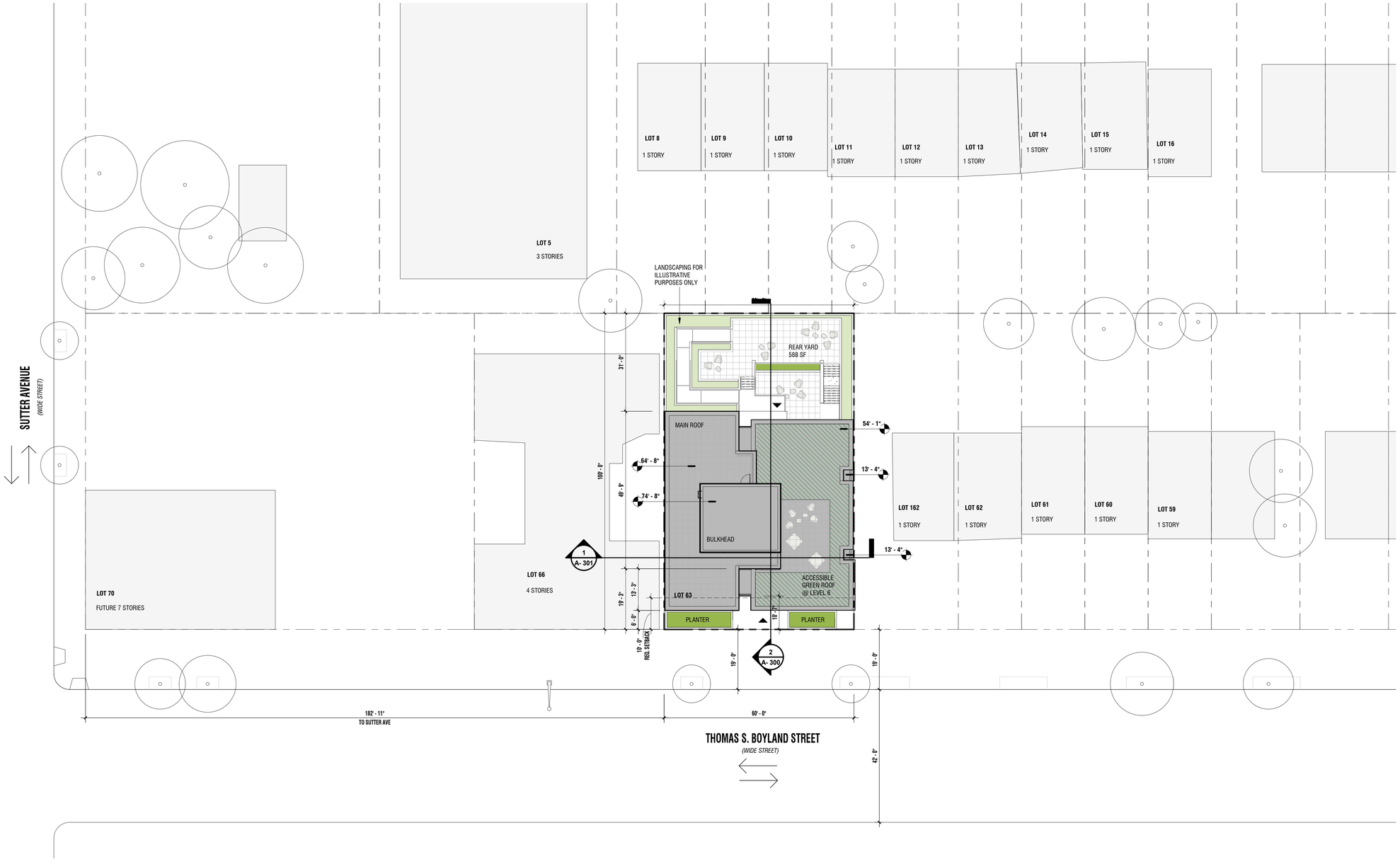
PROJECT
FAC BROWNSVILLE
546 THOMAS S BOYLAND STREET
BROOKLYN, NY 11212

ZONING ANALYSIS

SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH H. KAHN 018273 STATE OF NEW YORK

DATE:	10/05/23
PROJECT NO:	20103
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	Z- 001.00
NYC DOB NUMBER:	



SITE PLAN LEGEND

PROPERTY LINE	GREEN ROOF	FIRE HYDRANT	STREET TREE
EXISTING BUILDING	RESIDENTIAL ENTRANCE	CURB CUT	EXISTING TREE
PROPOSED BUILDING	STREET LIGHT	STREET DIRECTION	
PLANTED AREA	UTILITY POLE	STREET SIGN	

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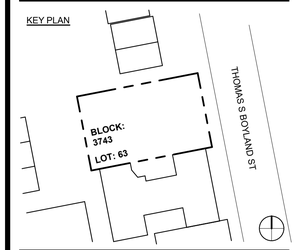

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SITE PLAN

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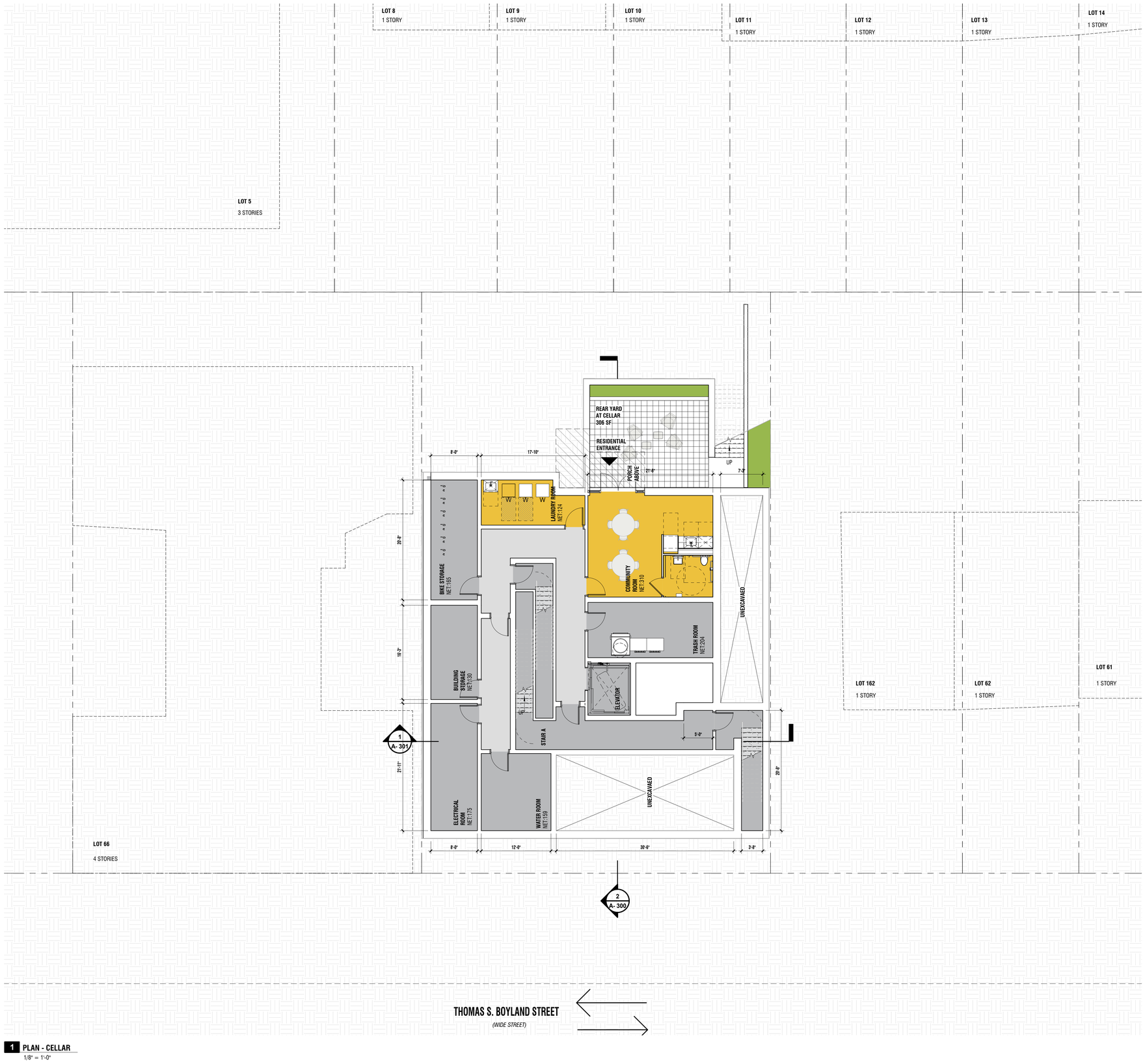

1 PLAN - CELLAR
1/8" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING BUILDING
- PLANTED AREA
- GREEN ROOF
- NEW TREE/SHRUB
- RESIDENTIAL ENTRANCE

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	3 BR UNITS
	2 BR UNITS
	1 BR UNITS
	STUDIO
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

UNIT COUNT

UNIT TYPE	COUNT	%
1 BEDROOM	12	52%
2 BEDROOM	10	4%
3 BEDROOM	1	4%
TOTAL	23	100%

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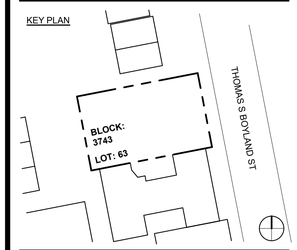

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PLAN - CELLAR

SEAL & SIGNATURE



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3 LEVEL 1
1/8" = 1'-0"

PLAN LEGEND

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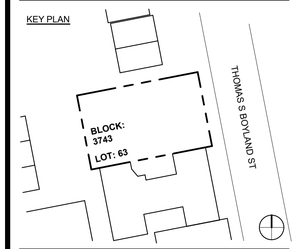

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PLAN - LEVEL 1

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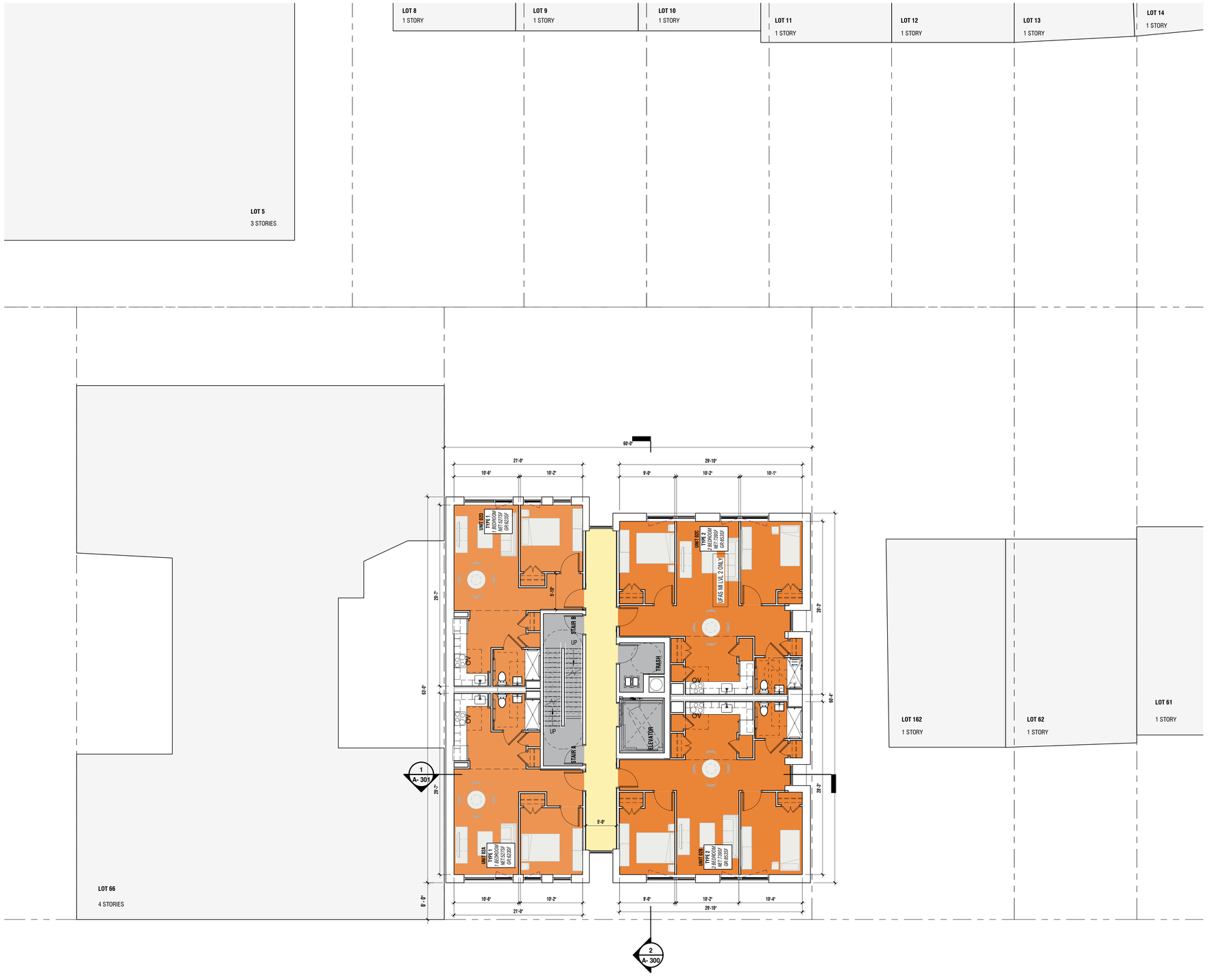

3 LEVEL 2-5
1/8" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- LOT LINES
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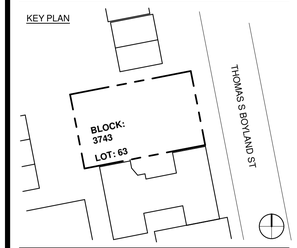

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PLAN - LEVEL 2 - 5

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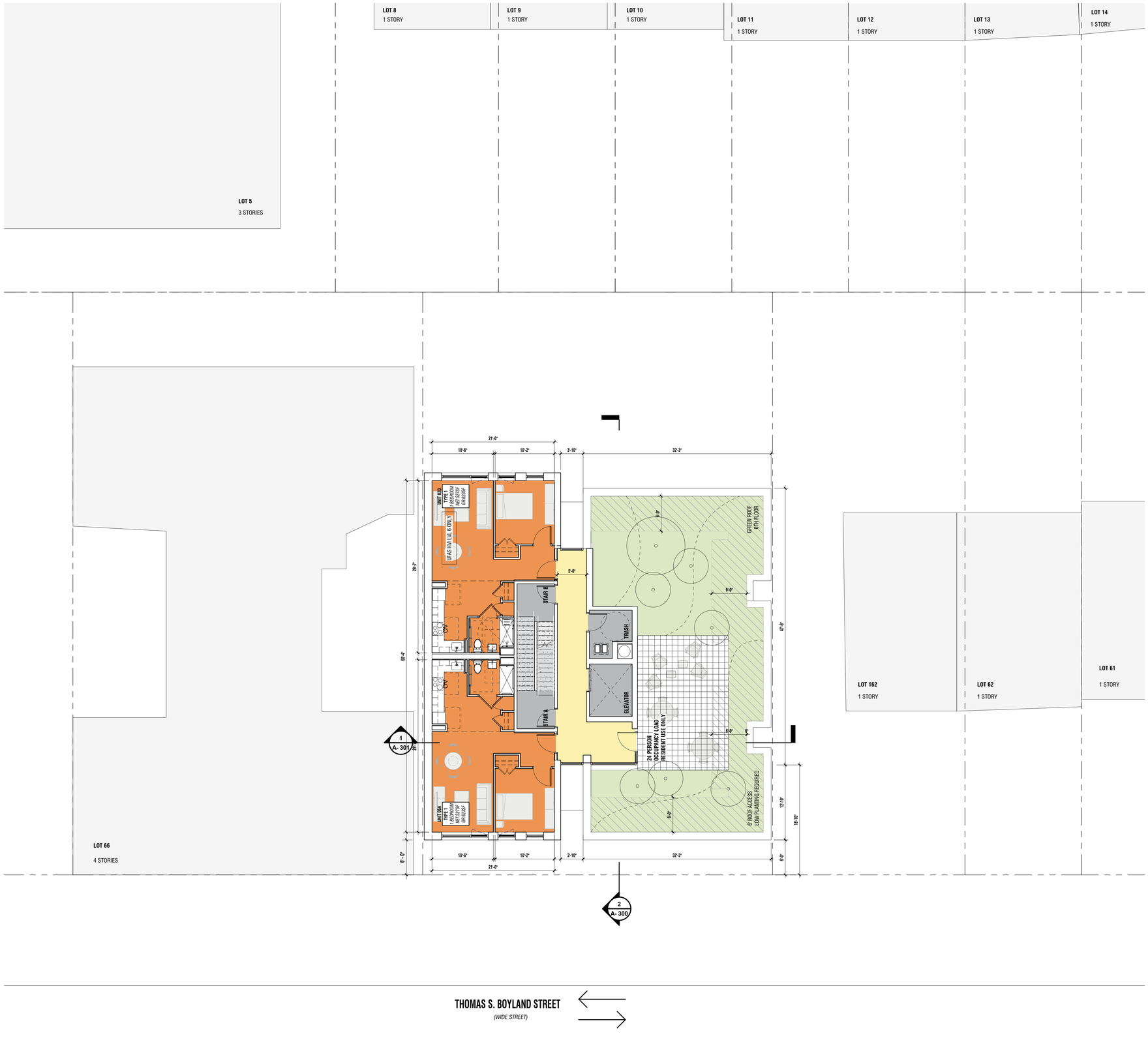

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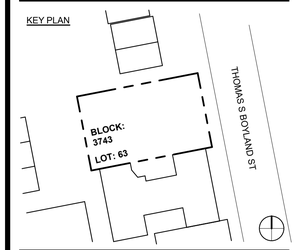
12 W 32ND STREET, 8TH FLOOR
NEW YORK, NY, 10001
P 212.643.1500

MEP
GEA CONSULTING ENGINEERS
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
TBD
TBD
TBD
P TBD

KEY PLAN



NO.	DESIGN & CONSTRUCTION SUBMISSIONS	DATE
5	ISSUE FOR DCP REVIEW	2024.04.03
4	ISSUE FOR DCP REVIEW	2024.03.12
3	ISSUE FOR DCP REVIEW	2024.02.05
2	ISSUE FOR DCP REVIEW	2023.11.02
1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

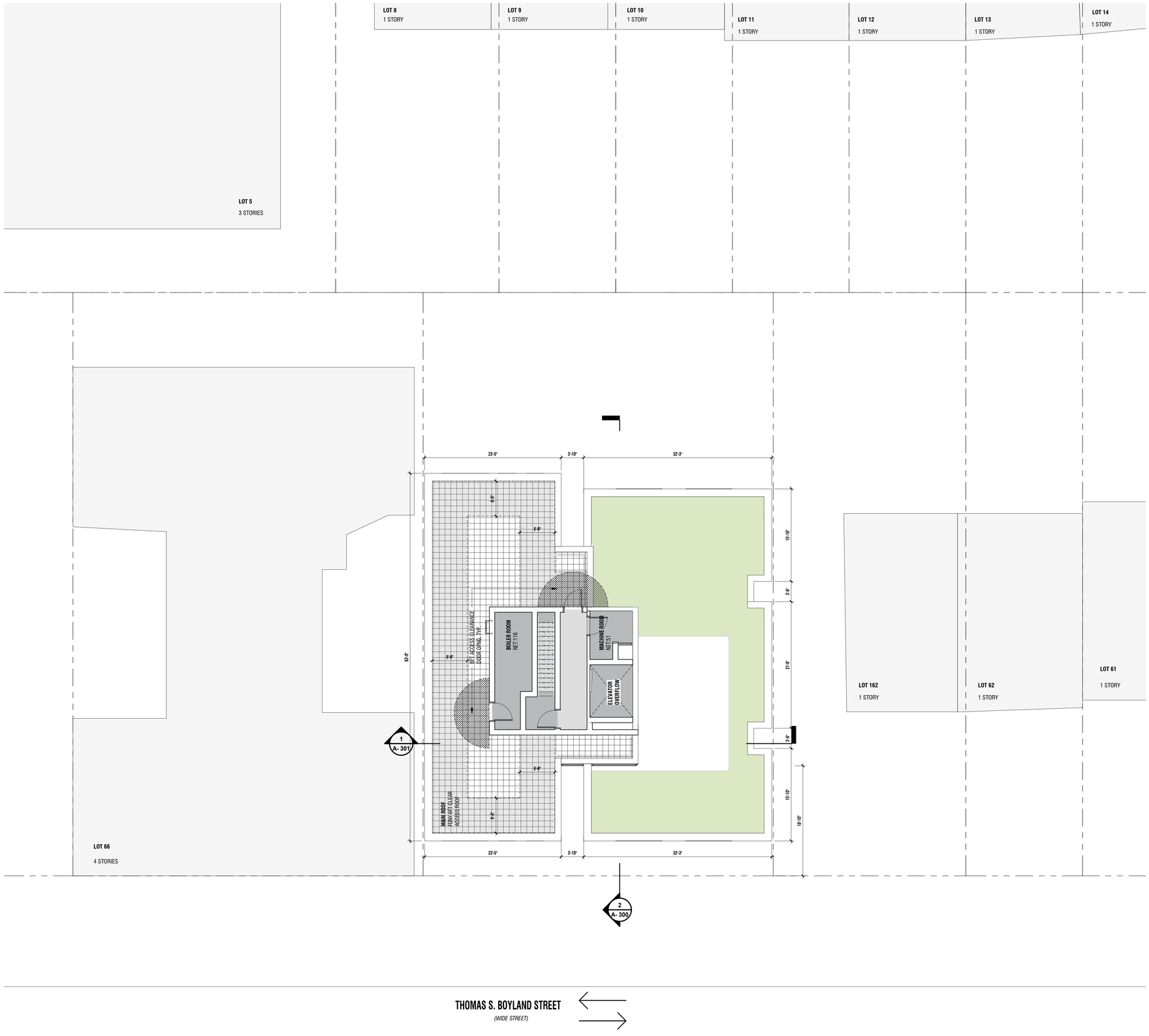
PROJECT
FAC BROWNSVILLE
546 THOMAS S BOYLAND STREET
BROOKLYN, NY 11212

PLAN - LEVEL 6

SEAL & SIGNATURE



DATE:	01/25/24
PROJECT NO:	20183
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 103.00
NYC DOB NUMBER:	



ROOF LEGEND

- 6FT ACCESS CLEARANCE DOOR OPNG, TYP.
- FDNY 6FT CLEAR ACCESS ROOF

PLAN LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING BUILDING
- PLANTED AREA
- GREEN ROOF
- NEW TREE/SHRUB
- RESIDENTIAL ENTRANCE

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	3 BR UNITS
	2 BR UNITS
	1 BR UNITS
	STUDIO
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

UNIT COUNT

UNIT TYPE		COUNT %
1 BEDROOM	12	52%
2 BEDROOM	10	4%
3 BEDROOM	1	4%
TOTAL	23	100%

1 ROOF PLAN
1/8" = 1'-0"

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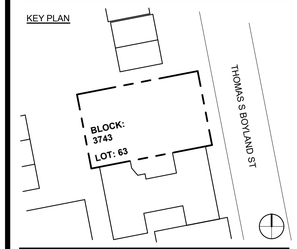
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
TBD
TBD
TBD
P TBD

KEY PLAN



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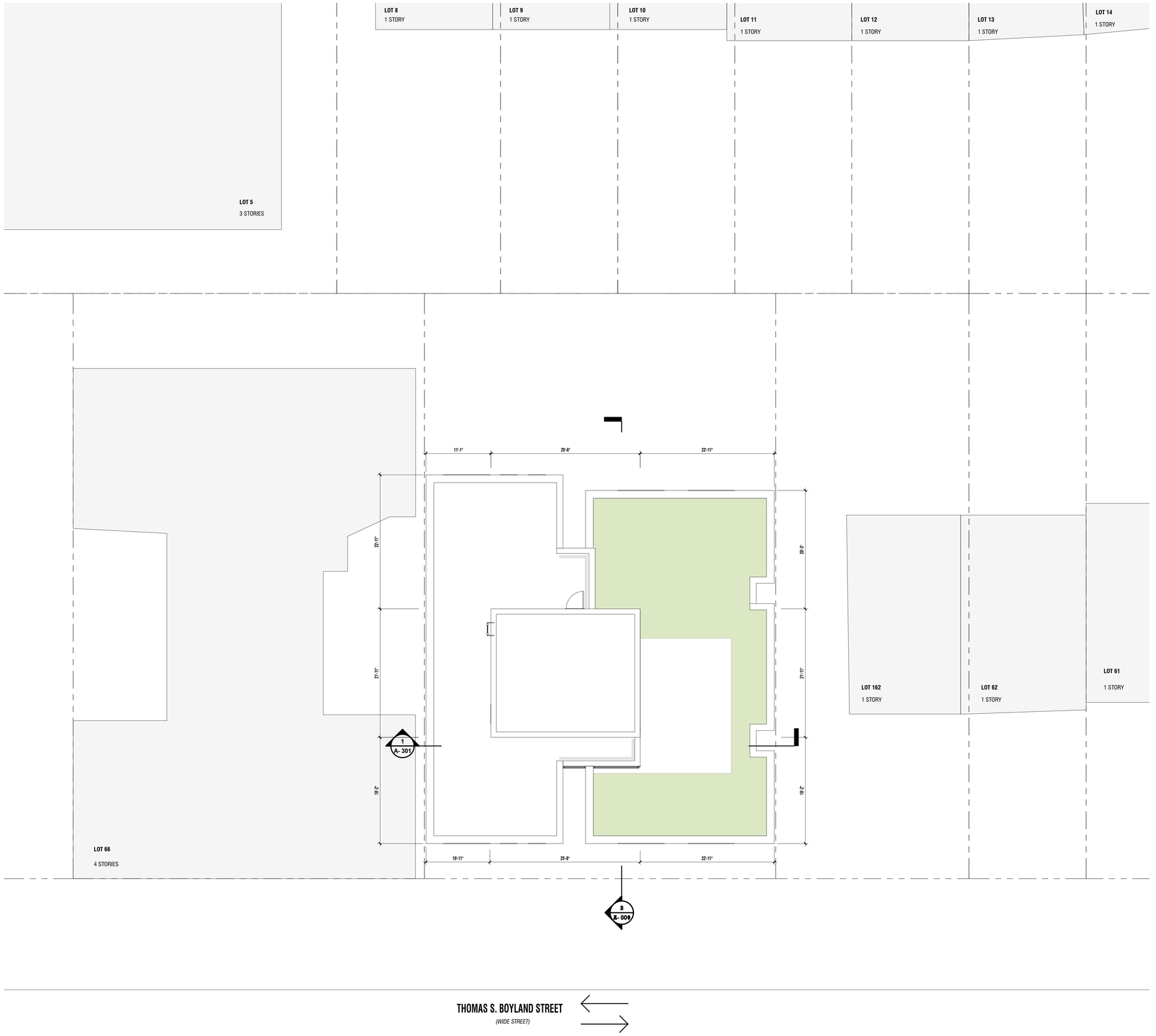
PROJECT
FAC BROWNSVILLE
546 THOMAS S BOYLAND STREET
BROOKLYN, NY 11212

PLAN - ROOF

SEAL & SIGNATURE

REGISTERED ARCHITECT · JOSEPH H. TAN · 018213 · STATE OF NEW YORK

DATE:	01/25/24
PROJECT NO:	26103
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 104.00
NYC DOB NUMBER:	



PLAN LEGEND

- PROPERTY LINE
- LOT LINES
- EXISTING BUILDING
- PLANTED AREA
- GREEN ROOF
- NEW TREE/SHRUB
- RESIDENTIAL ENTRANCE

PROGRAM LEGEND

COLOR	PROGRAM TYPE,
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
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	2 BR UNITS
	1 BR UNITS
	STUDIO
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

UNIT COUNT

UNIT TYPE		COUNT	%
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TOTAL	23	100%	

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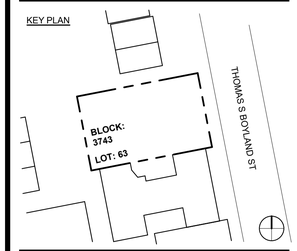
P TBD

KEY PLAN



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PROJECT
FAC BROWNSVILLE
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BROOKLYN, NY 11212

PLAN - BULKHEAD

SEAL & SIGNATURE

REGISTERED ARCHITECT JORDAN H. KAY 018213 STATE OF NEW YORK

DATE:	01/25/24
PROJECT NO:	20103
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 105.00
NYC DOB NUMBER:	



2 BUILDING ELEVATION - WEST
3/16" = 1'-0"

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TBD
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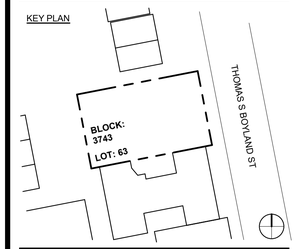
KEY PLAN



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PROJECT
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BUILDING ELEVATIONS

SEAL & SIGNATURE



DATE:	10/06/23
PROJECT NO:	26103
SCALE:	3/16" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 200.00
NYC DOB NUMBER:	



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

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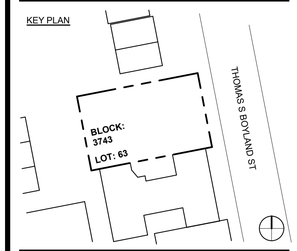
KEY PLAN



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PROJECT
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BROOKLYN, NY 11212

BUILDING ELEVATIONS

SEAL & SIGNATURE



DATE:	10/09/23
PROJECT NO:	20193
SCALE:	3/16" = 1'-0"
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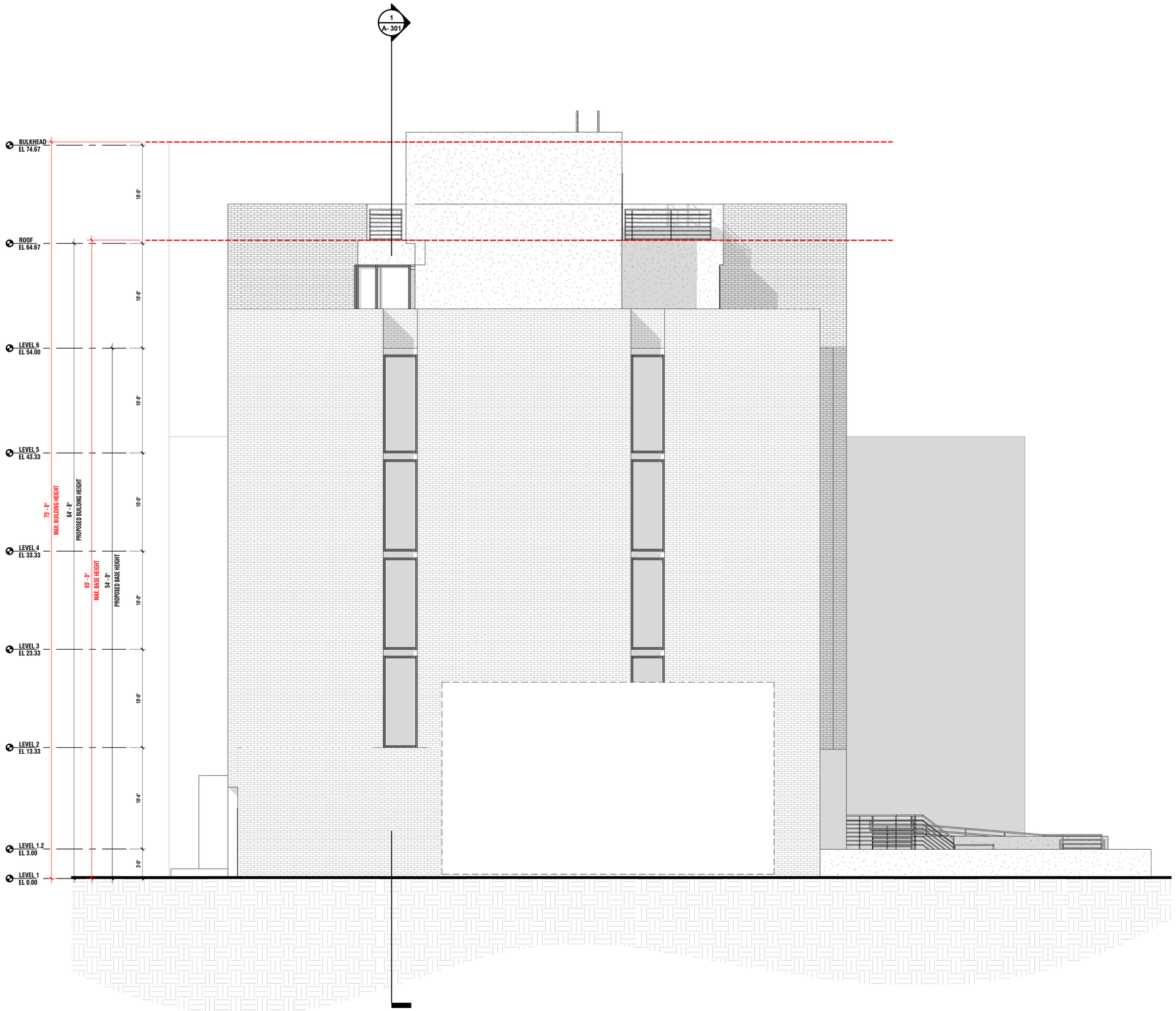
CHECKED BY:	Checker
DWG NO:	A- 201.00
NYC DOB NUMBER:	



1 **BUILDING ELEVATION - NORTH**
3/16" = 1'-0"

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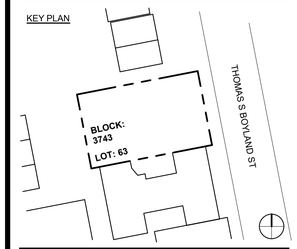

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PROJECT
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BUILDING ELEVATIONS

SEAL & SIGNATURE



DATE:	10/06/23
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SCALE:	3/16" = 1'-0"
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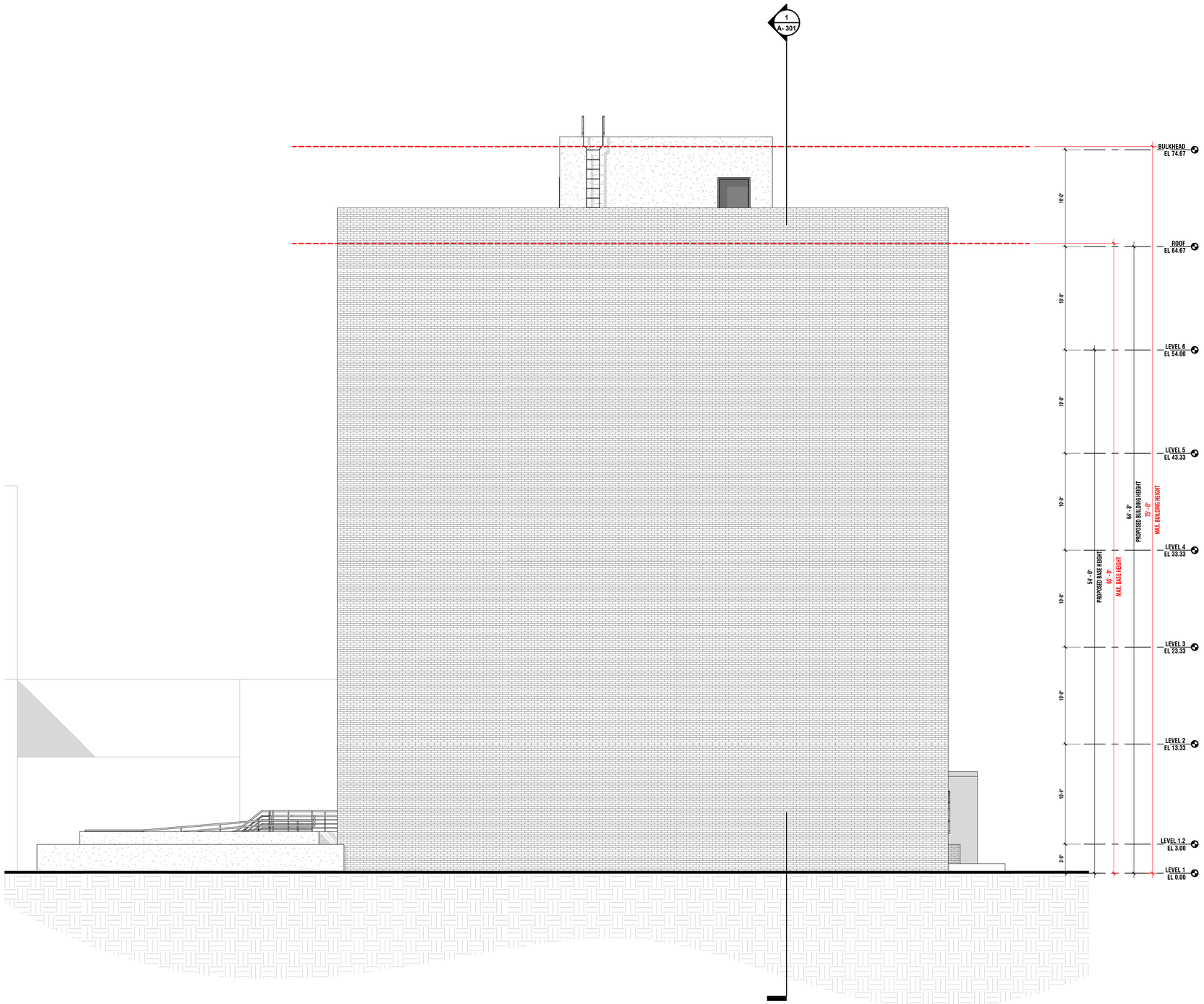
CHECKED BY:	Checker
DWG NO:	A- 202.00
NYC DOB NUMBER:	



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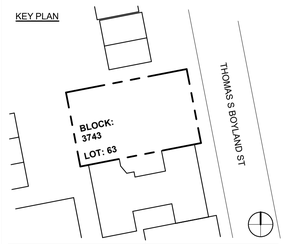
KEY PLAN



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BUILDING ELEVATIONS

SEAL & SIGNATURE



DATE:	10/09/23
PROJECT NO:	28183
SCALE:	3/16" = 1'-0"
DRAWING BY:	Author
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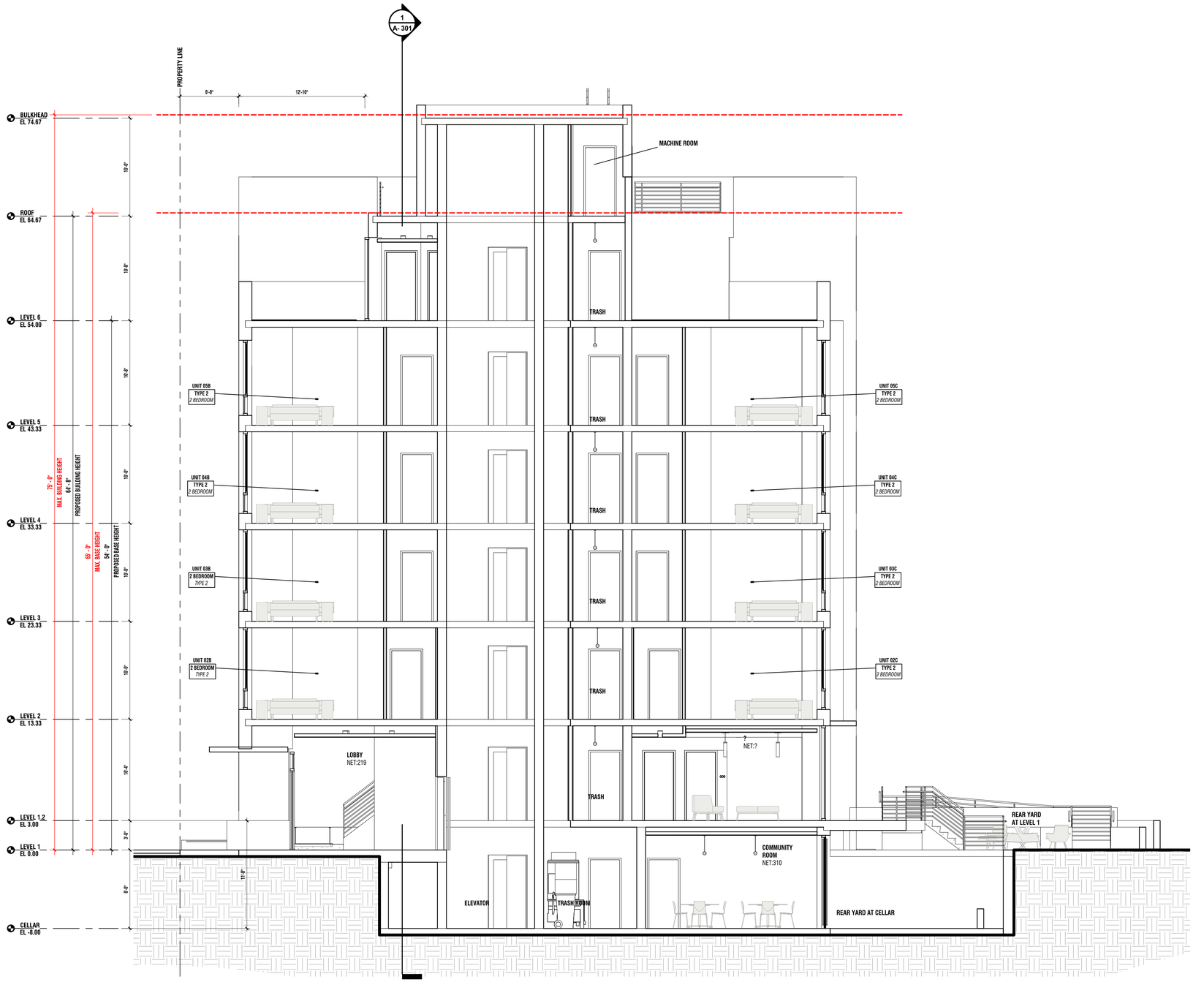
DWG NO:	A- 203.00
NYC DOB NUMBER:	



2 **BUILDING SECTIONS - LOOKING SOUTH**
3/16" = 1'-0"

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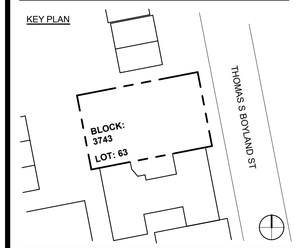

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PROJECT
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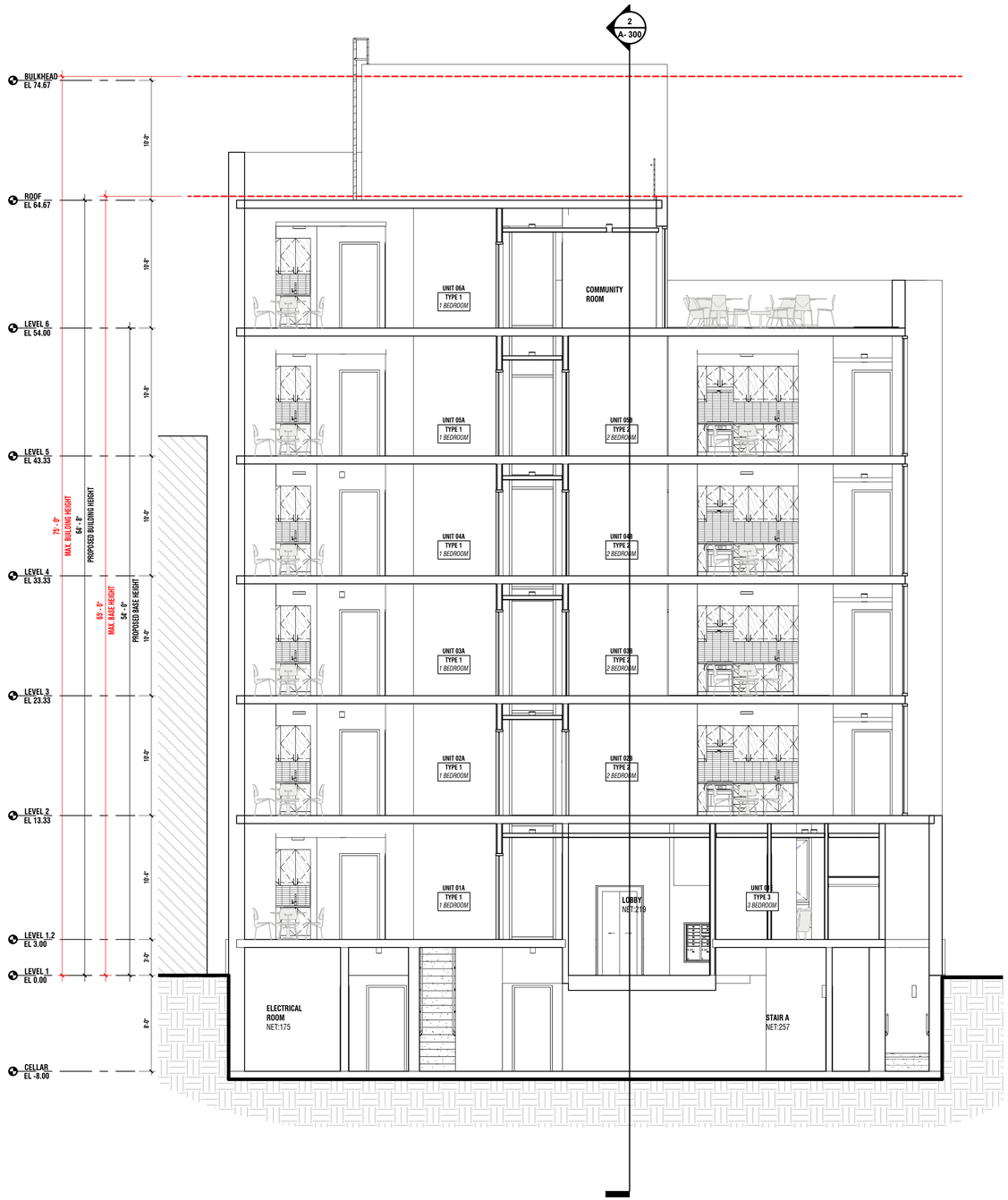
BROOKLYN, NY 11212

BUILDING SECTIONS

SEAL & SIGNATURE



DATE:	10/06/23
PROJECT NO:	2818 3
SCALE:	3/16" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 300.00
NYC DOB NUMBER:	



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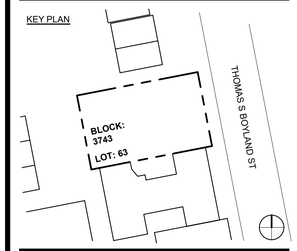

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BROOKLYN, NY 11212

BUILDING SECTIONS

SEAL & SIGNATURE



DATE:	10/06/23
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SCALE:	3/16" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A- 301.00
NYC DOB NUMBER:	

FAC BROWNSVILLE - SAINT MARKS AVENUE

1733 SAINT MARKS AVENUE , BROOKLYN, NY 11233



1 STREET VIEW LOOKING NW FROM E NEW YORK AVE



2 RENDERING

SHEET LIST

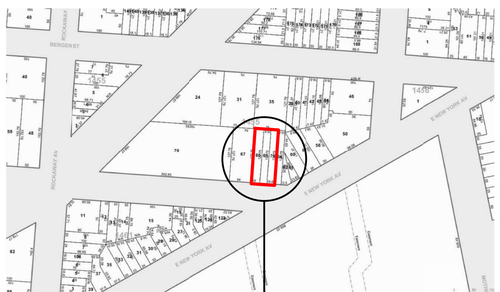
ARCHITECTURAL:

T-001.00	COVER SHEET
T-002.00	SITE PHOTOGRAPHY
C-001.00	SURVEY
Z-001.00	ZONING ANALYSIS
Z-002.00	PROPOSED ZONING MAP
Z-003.00	TAX MAP WITH PROPOSED ZONING OVERLAY
Z-004.00	PROPOSED MIH MAP
A-010.00	SITE PLAN
A-100.00	CELLAR
A-101.00	LEVEL 1
A-102.00	LEVEL 2
A-103.00	LEVEL 3-7
A-104.00	LEVEL 8-9
A-105.00	LEVEL ROOF
A-106.00	BULKHEAD
A-200.00	BUILDING ELEVATIONS
A-201.00	BUILDING ELEVATIONS
A-300.00	BUILDING SECTIONS
A-301.00	BUILDING SECTIONS

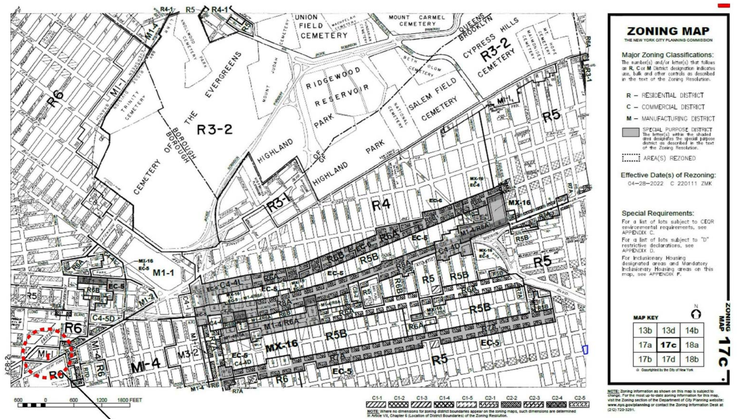
BUILDING UNIT DISTRIBUTION

UNIT TYPE	STUDIO.	1 BR.	2 BR.	3 BR.	TOTAL
CELLAR	0	0	0	0	0
GROUND	3	0	1	0	4
LEVEL 2	2	0	2	0	4
LEVEL 3	2	0	2	0	4
LEVEL 4	2	0	2	0	4
LEVEL 5	2	0	2	0	4
LEVEL 6	2	0	2	0	4
LEVEL 7	2	0	2	0	4
LEVEL 8	1	1	0	1	3
LEVEL 9	1	1	0	1	3
TOTAL	17	2	13	2	34

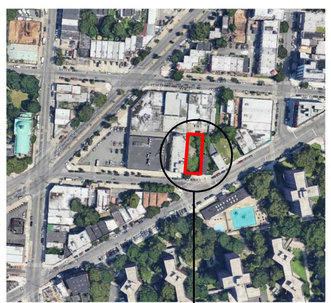
TAX MAP



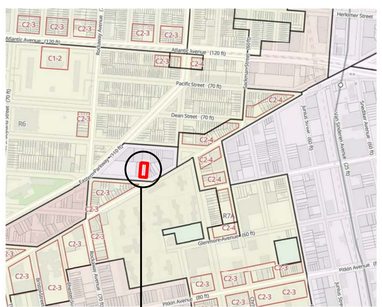
ZONING MAP



AERIAL MAP



TRANSIT MAP



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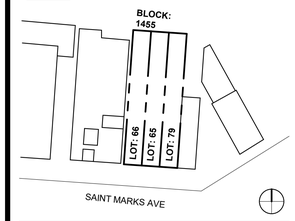
KEY PLAN



NO.	DESIGN & CONSTRUCTION SUBMISSIONS	DATE
6	ISSUE FOR DCP REVIEW	2024.04.03
5	ISSUE FOR DCP REVIEW	2024.03.12
4	ISSUE FOR DCP REVIEW	2024.02.05
3	ISSUE FOR DCP REVIEW	2024.01.23
2	ISSUE FOR DCP REVIEW	2023.11.02
1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

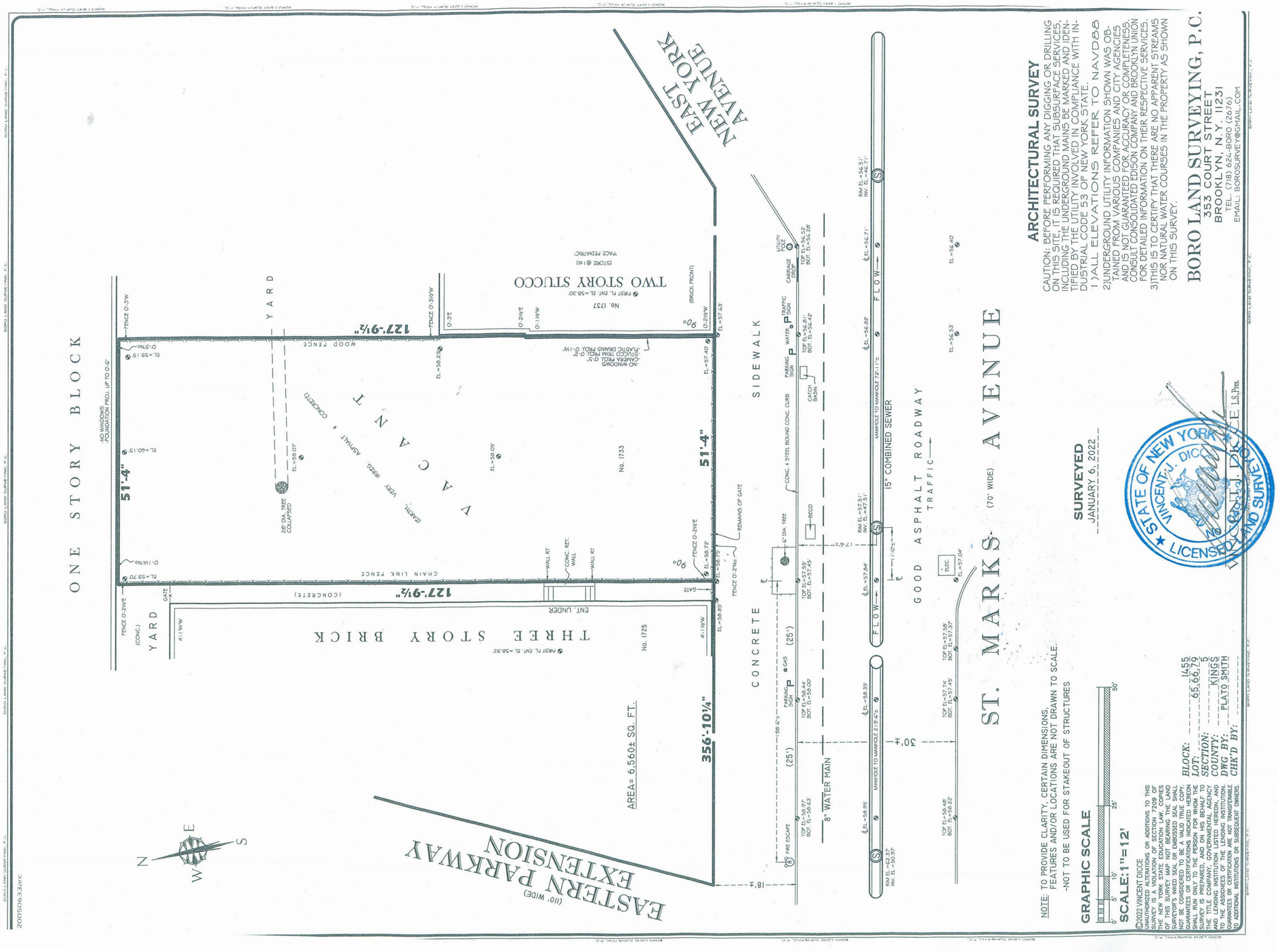
PROJECT
FAC BROWNSVILLE
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

COVER SHEET

SEAL & SIGNATURE

REGISTERED ARCHITECT JOSEPH H. KAN 018273 STATE OF NEW YORK

DATE:	10/03/23
PROJECT NO:	20102
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	T -001.00
NYC DOB NUMBER:	



SITE SURVEY

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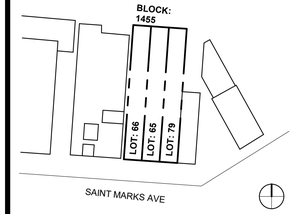

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NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

SURVEY - FOR REFERENCE USE ONLY

SEAL & SIGNATURE

JOSEPH N. KAY — REGISTERED ARCHITECT — 018273 — STATE OF NEW YORK

DATE:	10/03/23
PROJECT NO:	28102
SCALE:	1/8" = 1'-0"
DRAWING BY:	Author
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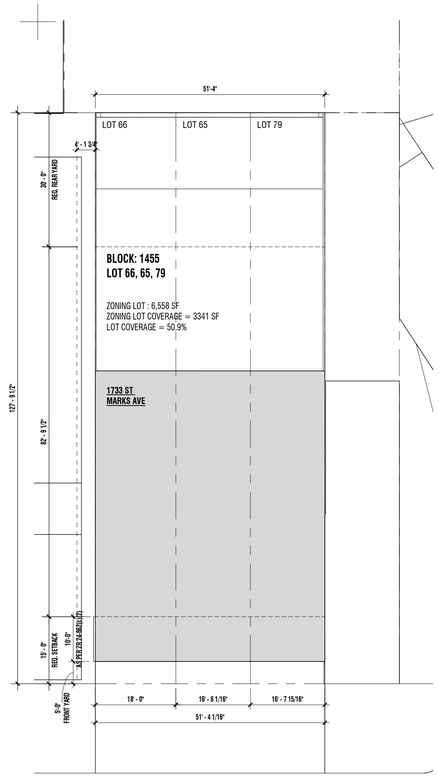
DWG NO:	C -001.00
NYC DOB NUMBER:	



SAINT MARKS AVENUE

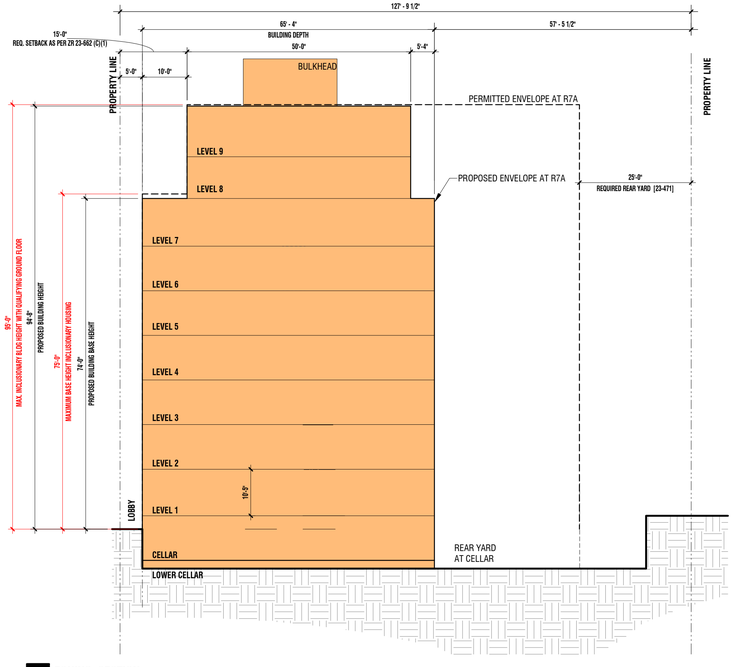
(NARROW STREET)

4 LOT COVERAGE

1/16" = 1'-0"

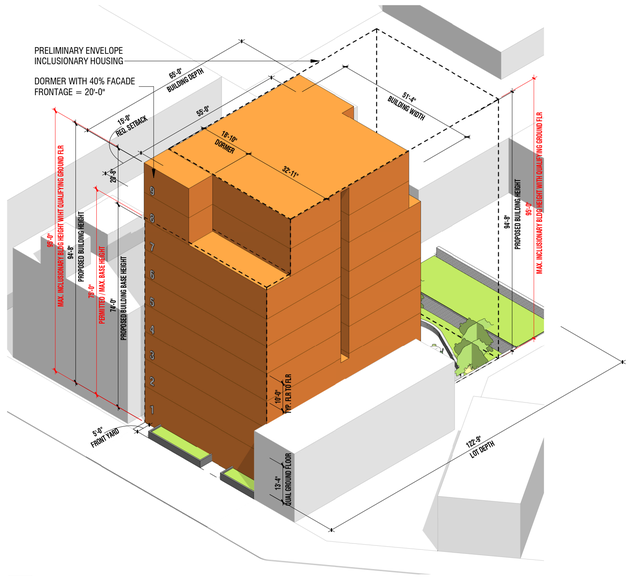
LOT COVERAGE LEGEND

PROPOSED BUILDING



2 ZONING SECTION

1/16" = 1'-0"



1 ZONING MASSING - AERIAL LOOKING FROM E NEW YORK AVE

FLOOR AREA SUMMARY

Building Total					Commercial		Residential	
Floor	**Height**	**Elevation**	**GSF**	**ZSF**	**GSF**	**ZSF**	**GSF**	**ZSF**
Total Height	-	94' 8"	-	-	-	-	-	-
Bulkhead	-	104'8"	-	-	-	-	-	-
Main Roof	10'0"	94'8"	458.6	0	-	-	458.6	0
Floor 9	10'8"	84'0"	2839	2734.1	-	-	2839	2734.1
Floor 8	10'0"	74'0"	2839	2734.1	-	-	2839	2734.1
Floor 7	10'8"	63'4"	3315	3205.5	-	-	3315	3205.5
Floor 6	10'0"	53'4"	3315	3205.5	-	-	3315	3205.5
Floor 5	10'0"	53'4"	3315	3205.5	-	-	3315	3205.5
Floor 4	10'0"	33'4"	3315	3205.5	-	-	3315	3205.5
Floor 3	10'0"	23'4"	3315	3205.5	-	-	3315	3205.5
Floor 2	10'0"	13'4"	3341.1	3219.5	-	-	3341.1	3219.5
Floor 1	10'4"	3'0"	3261	3172.6	-	-	3261	3172.6
Above Ground Total	**-**	**-**	**29313.7**	**27887.8**	**-**	**-**	**29313.7**	**27887.8**
Cellar	10'0"	-7'0"	3316.4	0	-	-	3316.4	0
Total Area	**-**	**-**	**32630.1**	**27887.8**	**-**	**-**	**32630.1**	**27887.8**

ZR Sec. No.	Item Description					NOTES
	Site Information					
	Location: 1733 Saint Marks Avenue **Block: 1455** - Lot 66,65,79 **Lot bound by:** South: Saint Marks Avenue North: Lot 75 East: Lot 64 West: Lot 67					
	Lot 66 Total Area	**2,300**	SF	**0.053**	acres	
	Lot 65 Total Area	**2,129**	SF	**0.049**	acres	
	Lot 79 Total Area	**2,129**	SF	**0.049**	acres	
	All Lots Total Area	**6,558**	SF	**0.151**	acres	
	Zoning District: M1-1 REZONED TO R7A W/ C2-4 OVERLAY					
	Zoning Map: 17C					
	Community Board: Brooklyn 16					
	Transit Zone: Inside Zone					
	Uses Permitted	**Permitted**		**Proposed**		
ZR 22-10	As-of-Right Use Regulations	Use Groups 1 through 4 and Groups 5 through 9		Use Group 2 Residential		Complies
	Residential FAR and Floor Area Permitted	**Permitted**		**Proposed**		
ZR 23-011	**Quality Housing Program**					
ZR 23-153	FAR for Residential Buildings for Entire Zoning Lot	4.00		4.25		
	Residential Floor Area	26,232.00		27,887.80		Complies
ZR 23-011	**Quality Housing Program**					
ZR 23-154	FAR for Inclusionary Housing Buildings for Entire Zoning Lot	4.60		4.25		
	Inclsionary Housing Floor Area	30,166.80		27,887.80		Complies
	Dwelling Units (DUs)	**Permitted**		**Proposed**		
ZR 23-22	Dwelling Unit Factor	680				
	Max. Residential Floor Area	26,232	SF			
	Max. No. of DUs Permitted based on the maximum residential floor area permitted on the zoning lot	26,232 / 680 = ZSF				
		39	DUs	34	DUs	Complies
	Maximum Lot Coverage Permitted As-of-Right					
ZR 23-153	Interior and Through Lots **(Residential)**	65%				
		Lot Area	Coverage SF	%	Coverage SF	
ZR 77-24	**Total Residential**	6,558	**4,263** SF	**50.9%**	**3,341** SF	Complies
	Yard Regulations					
	Residential					
ZR 23-462 (c)	Side Yard	Not required or 8' minimum		0	FT	Complies
ZR-23-47	Rear Yard	Minimum 30 feet		57'-5 1/2"	FT	Complies
	Height, Setback & Streetwall Regulations	**Permitted**		**Proposed**		
ZR 23-662(b)1	Minimum Incusionary Base Height with Qualifying Ground Floor	40	FT	**74'-0"**	FT	Complies
ZR 23-662(b)1	Maximum Inclusionary Base Height with Qualifying Ground Floor	75	FT	**74'-0"**	FT	Complies
Qualifying GF	Maximum Inclusionary Building Height	90	FT	**0.00**	FT	
	Maximum Inclusionary Building Height with Qualifying Ground Floor	95	FT	**94'-8"**	FT	
	Maximum Number of Stories Inclusionary Housing	9	Stories	**9.00**	Stories	
ZR 23-662(c)(1)						Complies
	Setbacks at Narrow Street	15	FT	**10**	FT	Per ZR 23-662(c)(2)
ZR 24-662(c)(2)	The depth of such required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow street wall articulation, where a street wall is divided into different segments and located at varying depths from the street line, such permitted setback reduction may be applied to each street wall portion separately.					
	Streetwall	**Required**		**Proposed**		
ZR 23-661(a)(1)	Streetwall shall be located no closer to the street line than the closest streetwall of an existing building to such street line, located on the same block, and within 150' of such building.					Complies
	Dormers	**Permitted**		**Proposed**		
ZR 23-623(c)(1)	Maximum Dormer aggregate width per street frontage	**60%**				Complies
	Street Frontage length along Saint Marks Avenue	**51'- 4" x 60% = 30'-10"**		**18'-10"**		
	Height of dormer above maximum base height	**20%**		**20-8"**		
	Dormer aggregate width permitted per street frontage	**40%**				
	Accessory Off-Street Parking and Loading Regulations	**Required**		**Proposed**		
ZR 25-20	**Required Accessory Off-Street Parking Spaces for Residences**					
ZR 25-23 ZR 25-30 ZR 25-251	Parking required for Residential Use for Quality Housing Regulation Parking Required for income restricted housing units	Per ZR 25-251, within the transit zone no accessory off-street parking spaces shall be required for income-restricted housing units developed after March 22, 2016. **Site located within a Transit Zone.**				Complies; parking not required
	Bicycle Parking Required	**Required**		**Proposed**		
ZR 25-811	Enclosed bicycle parking spaces; 1 per 2 Dwelling Units	34 / 2	**17**	**17**		Complies
ZR 25-83	Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces; 6 square feet of area shall be provided for each bicycle space (adequately accommodated bicycle)	17 x 6 SF	102	**158**		Complies
	Street Tree Planting	**Required**		**Proposed**		
ZR 26-41	One Street Trees for every 25 feet of Street Frontage	51.3'25 =	2	**1**		Payment will be made to Parks for Planting
	Quality Housing Program	**Required**		**Proposed**		
ZR 28-10	**Building Interior**					
ZR 28-12	Refuse Storage and Disposal Storage required at 2.9 cf per unit	2.9 CF X 34 DU:	98.6	**178**		Complies
BC 1213.3	5 sf or recycling storage	5 SF X 8 Rooms:	40 sf	40 sf		Complies
	Minimum area to be provided on each residential floor level 12 sf of each disposal room can be excluded from FAR calculation Minimum area of 5 sf. provided for temporary holding of recyclables	12 sf		All disposal rooms exceeds minimum 12 SF requirement. Only 12 SF excluded from Floor Area		
ZR 28-13	Laundry Facilities (a) 1 washing machine per 20 DUs 1 dryer per 40 DUs	34 / 20 = 2 REQ. 34 / 40 = 1 REQ.		2 Provided 1 Provided		Complies
ZR 28-20	**Recreation Space and Planting Areas**					
ZR 28-21	Recreation Space Percentage Required: 3.3% Recreation may be aggregated in one type, indoors or outdoors	27,887.8 x 3.3%	920.3	Recreation space provided= Indoors 553 Outdoors **1271**		Complies
ZR 28-23	Planting Areas					
ZR 122-50	Area between streeetwall and streetline to be planted	Area between streewall planted				Complies
ZR 28-30	**Safety and Security**					
ZR 28-31	Density per Corridor 50% of the square feet of the corridor serving such dwelling units on such story may be excluded if in an R6 District the number of dwelling units does not exceed 11	The maximum number of dwelling units does not exceed 10 units on any story in buildings on Lots 66; 50% corridor square footage deduction on each story may be				Complies

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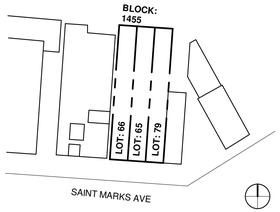

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1	BLDS INITIAL SUBMISSION	2018.04.14

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PROJECT
FAC BROWNSVILLE
1733 SAINT MARKS AVENUE
BROOKLYN, NY 11233

ZONING ANALYSIS

SEAL & SIGNATURE

REGISTERED ARCHITECT JORDAN H. KAZ 018273 STATE OF NEW YORK

DATE:	10/03/23
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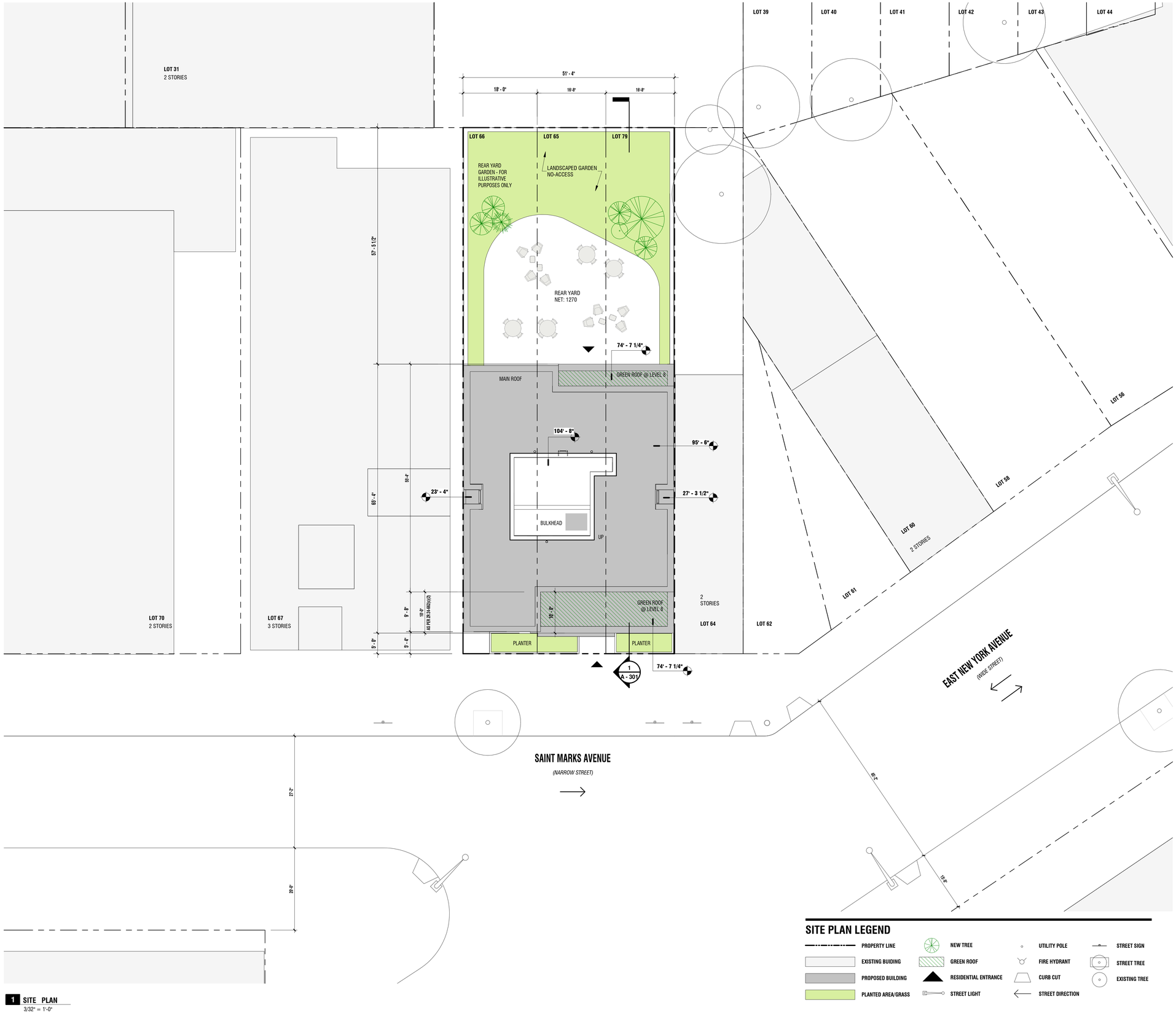

1 SITE PLAN
3/32" = 1'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING BUIDING
- PROPOSED BUILDING
- PLANTED AREA/GRASS
- NEW TREE
- GREEN ROOF
- RESIDENTIAL ENTRANCE
- STREET LIGHT
- UTILITY POLE
- FIRE HYDRANT
- CURB CUT
- STREET DIRECTION
- STREET SIGN
- STREET TREE
- EXISTING TREE

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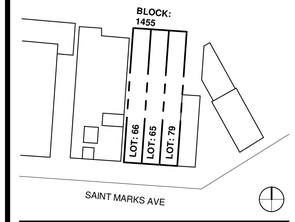

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SITE PLAN

SEAL & SIGNATURE



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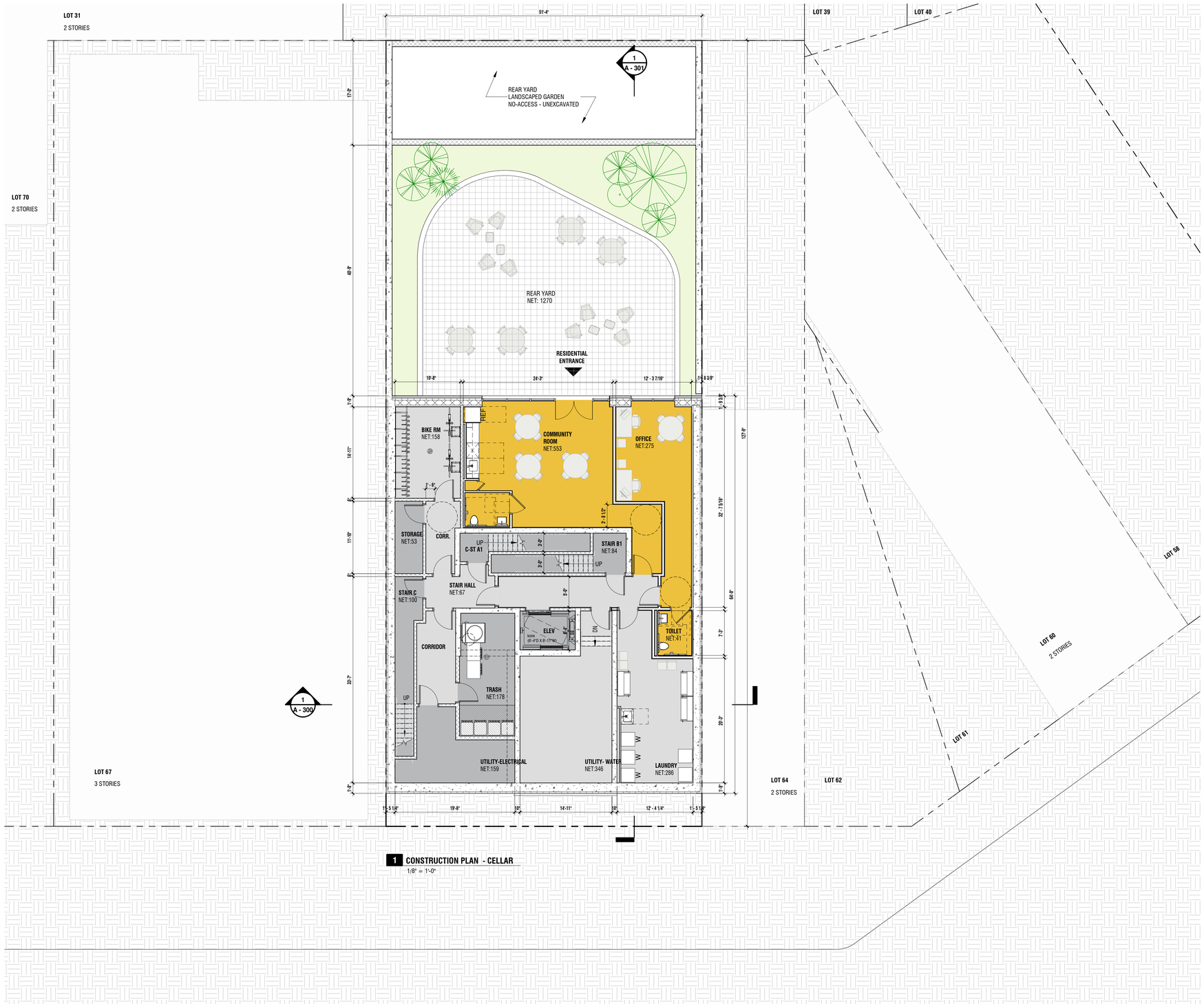

1 CONSTRUCTION PLAN - CELLAR
1/8" = 1'-0"

PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	3 BR UNITS
	2 BR UNITS
	1 BR UNITS
	0 BR UNITS
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

BUILDING UNIT COUNT

UNIT TYPE	COUNT	%
STUDIO	17	50%
1 BEDROOM	2	06%
2 BEDROOM	13	38%
3 BEDROOM	2	06%
TOTAL	34	100%

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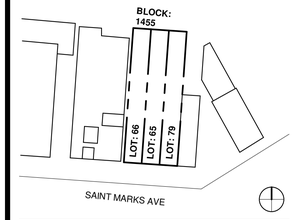

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CONSTRUCTION PLAN - CELLAR

SEAL & SIGNATURE

REGISTERED ARCHITECT
JOSEPH H. KOH
018273
STATE OF NEW YORK

DATE:	10/03/23
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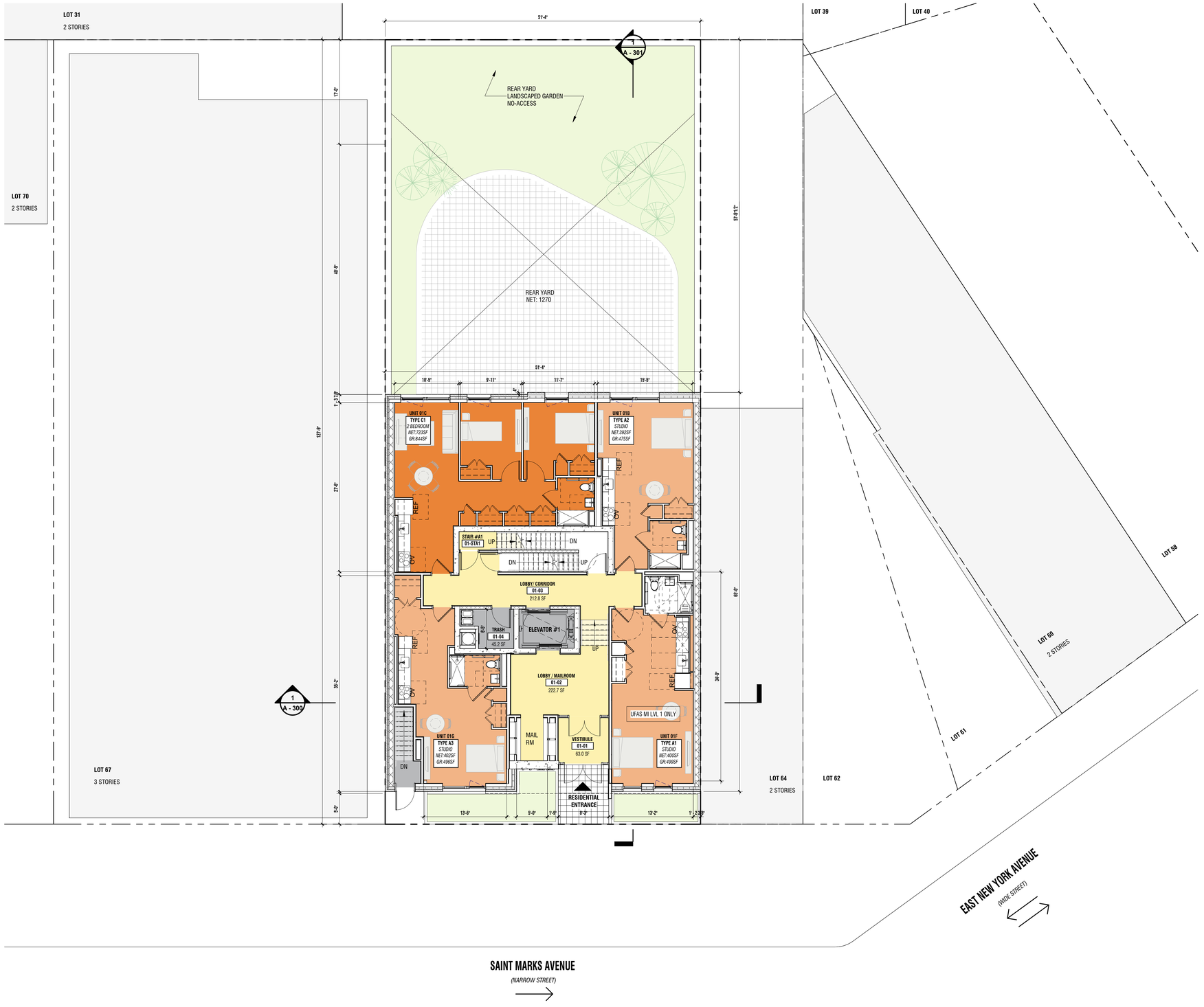

PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	3 BR UNITS
	2 BR UNITS
	1 BR UNITS
	0 BR UNITS
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

BUILDING UNIT COUNT

UNIT TYPE	COUNT	%
STUDIO	17	50%
1 BEDROOM	2	06%
2 BEDROOM	13	38%
3 BEDROOM	2	06%
TOTAL	34	100%

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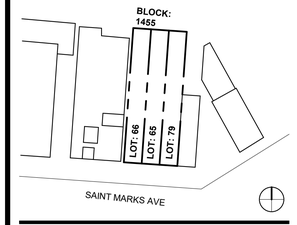

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CONSTRUCTION PLAN - LEVEL 1

SEAL & SIGNATURE



DATE:	10/04/23
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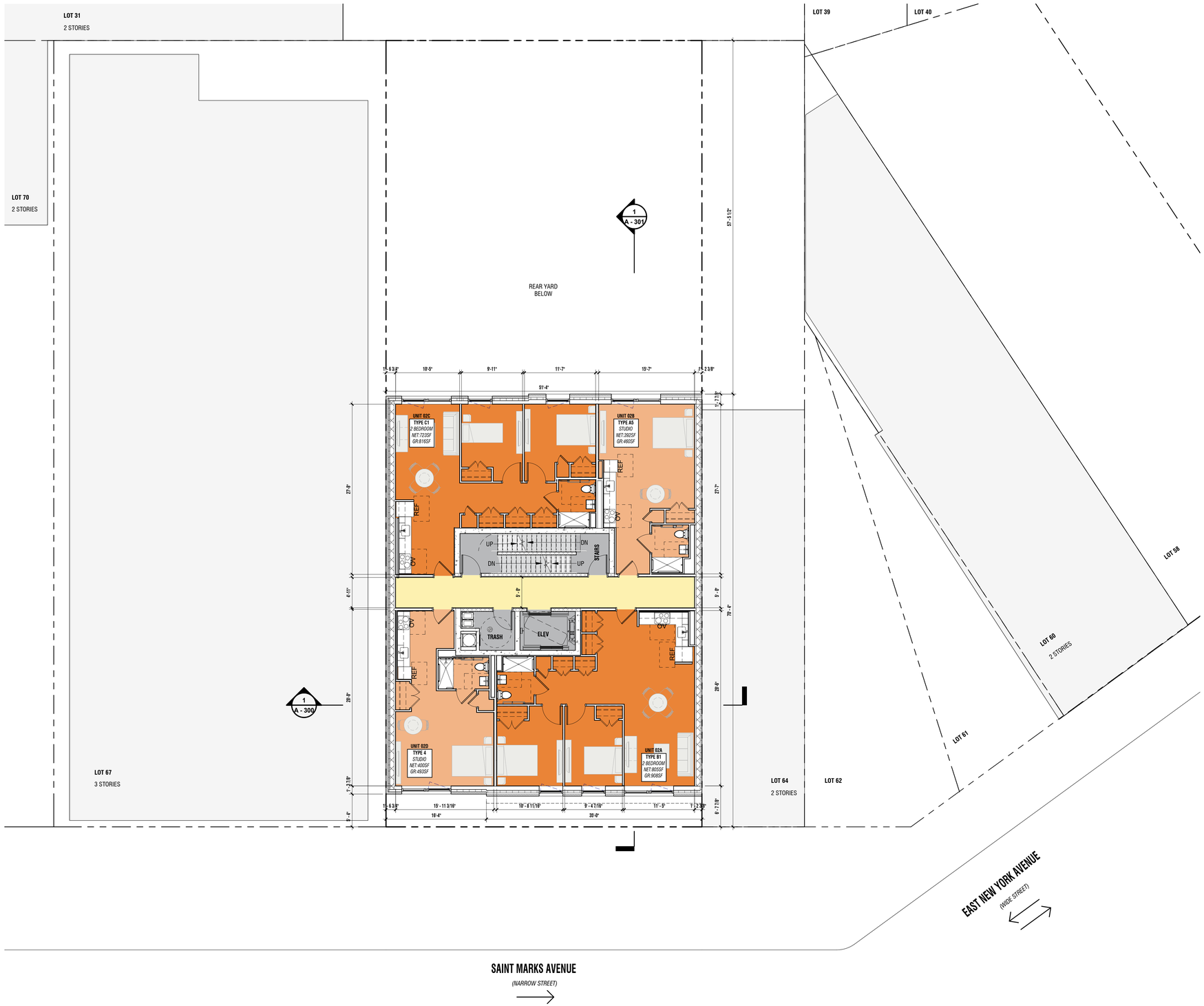
CHECKED BY:	Checker
DWG NO:	A -101.00
NYC DOB NUMBER:	



PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	3 BR UNITS
	2 BR UNITS
	1 BR UNITS
	0 BR UNITS
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

BUILDING UNIT COUNT

UNIT TYPE	COUNT	%
STUDIO	17	50%
1 BEDROOM	2	06%
2 BEDROOM	13	38%
3 BEDROOM	2	06%
TOTAL	34	100%

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STRUCTURAL
WEXLER ASSOCIATES
12 W 32ND STREET, 8TH FLOOR
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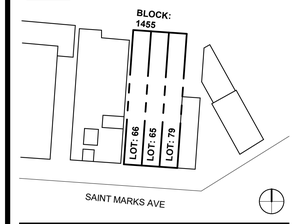
P 212.643.1500

MEP
GEA CONSULTING ENGINEERS
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
TBD
TBD
TBD
P TBD

KEY PLAN



NO.	DESIGN & CONSTRUCTION SUBMISSIONS	DATE
7	ISSUE FOR DCP REVIEW	2024.05.15
6	ISSUE FOR DCP REVIEW	2024.05.03
5	ISSUE FOR DCP REVIEW	2024.03.12
4	ISSUE FOR DCP REVIEW	2024.02.05
3	ISSUE FOR DCP REVIEW	2024.01.23
2	ISSUE FOR DCP REVIEW	2023.11.02
1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

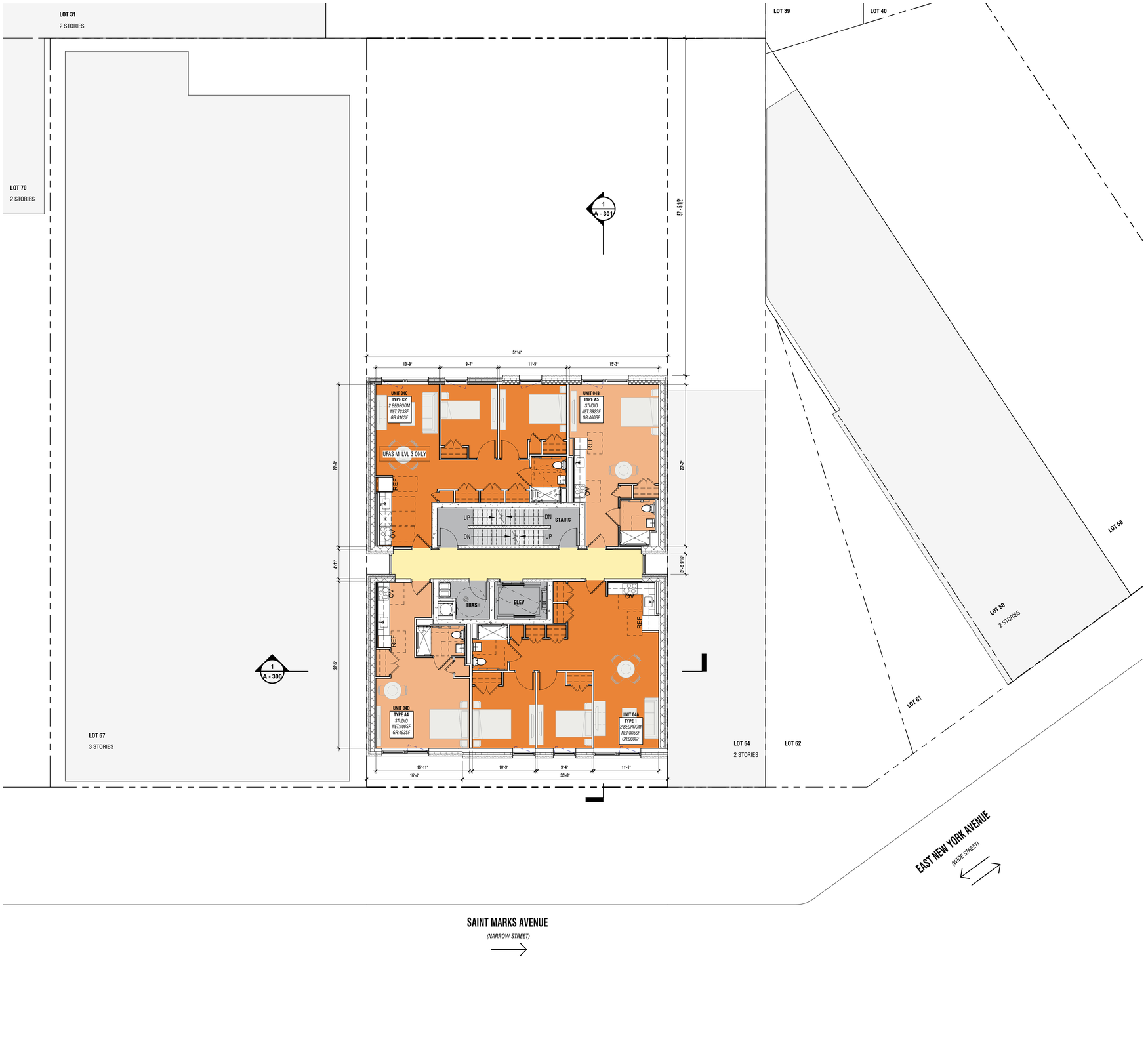
PROJECT
FAC BROWNSVILLE
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

CONSTUCTION PLAN - LEVEL 2

SEAL & SIGNATURE



DATE:	10/04/23
PROJECT NO:	20102
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A -102.00
NYC DOB NUMBER:	



PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
	3 BR UNITS
	2 BR UNITS
	1 BR UNITS
	0 BR UNITS
	RESIDENTIAL AMENITIES
	COMMERCIAL
	OUTDOOR GREEN SPACE

BUILDING UNIT COUNT

UNIT TYPE	COUNT	%
STUDIO	17	50%
1 BEDROOM	2	06%
2 BEDROOM	13	38%
3 BEDROOM	2	06%
TOTAL	34	100%

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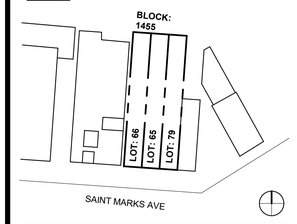
NEW YORK, NY, 10001
P 212.643.1500

MEP
GEA CONSULTING ENGINEERS
545 8TH AVENUE
NEW YORK, N.Y. 10018
P 212.634.8006

CIVIL
TBD
TBD
TBD
P TBD

KEY PLAN



NO.	DESIGN & CONSTRUCTION SUBMISSIONS	DATE
7	ISSUE FOR DCP REVIEW	2024.05.15
6	ISSUE FOR DCP REVIEW	2024.05.33
5	ISSUE FOR DCP REVIEW	2024.03.12
4	ISSUE FOR DCP REVIEW	2024.02.05
3	ISSUE FOR DCP REVIEW	2024.01.23
2	ISSUE FOR DCP REVIEW	2023.11.02
1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

CONSTRUCTION PLAN - LEVEL 3-7

SEAL & SIGNATURE



DATE:	10/04/23
PROJECT NO:	28102
SCALE:	As indicated
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CHECKED BY:	Checker
DWG NO:	A -103.00
NYC DOB NUMBER:	



PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
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	OUTDOOR GREEN SPACE

BUILDING UNIT COUNT

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1 BEDROOM	2	06%
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NEW YORK, N.Y. 10018
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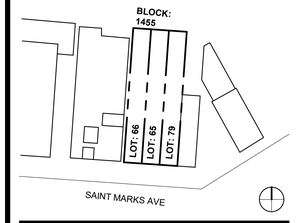
TBD
TBD
TBD
P TBD

KEY PLAN



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2	ISSUE FOR DCP REVIEW	2023.11.02
1	BLDS INITIAL SUBMISSION	2018.04.14

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NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
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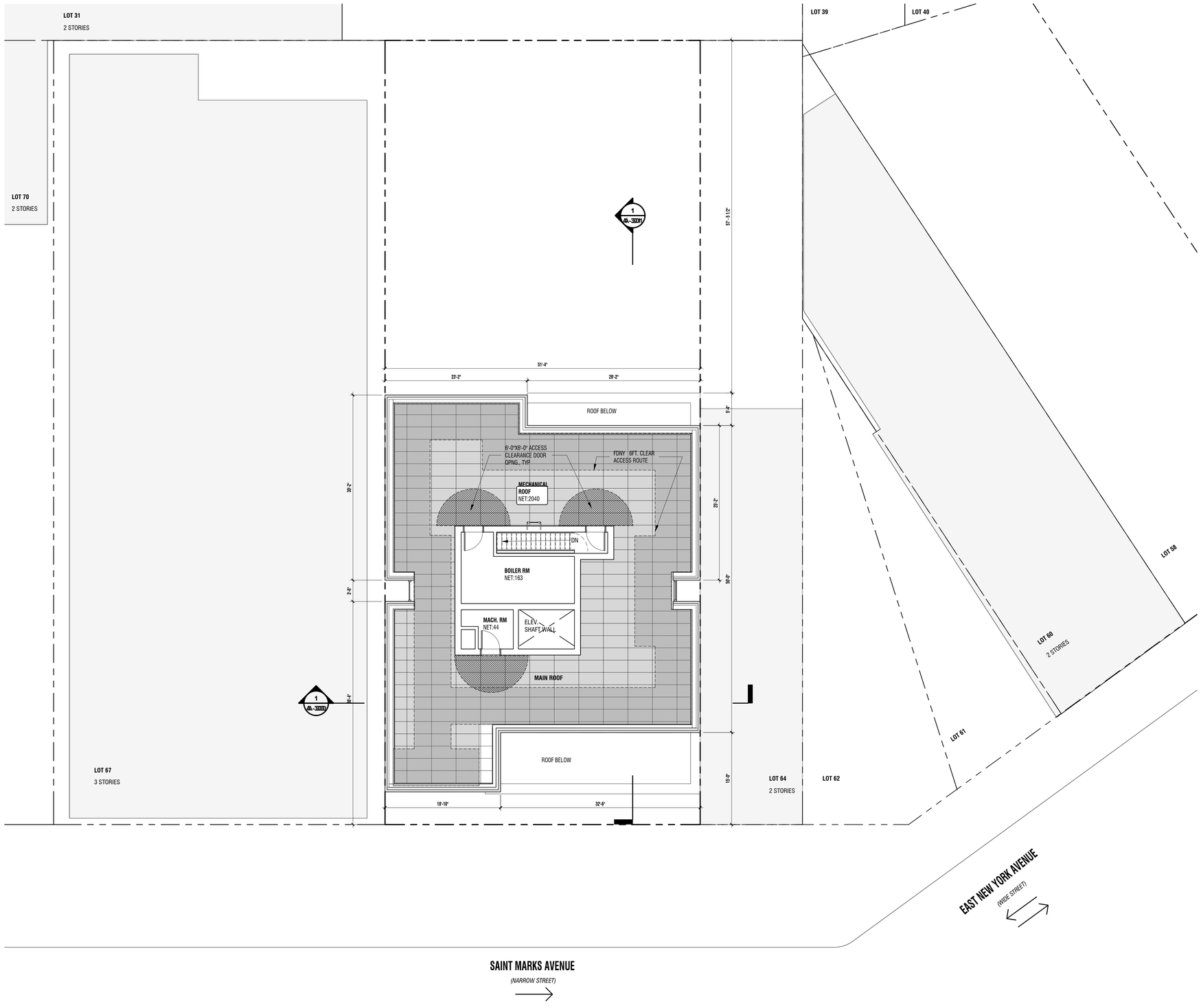
BROOKLYN, NY 11233

CONSTRUCTION PLAN - LEVEL 8-9

SEAL & SIGNATURE

JOSEPH H. KAY — REGISTERED ARCHITECT — 018273 — STATE OF NEW YORK

DATE:	01/22/24
PROJECT NO:	28102
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A - 104.00
NYC DOB NUMBER:	



ROOF LEGEND

- 6'-0"X6'-0" ACCESS CLEARANCE DOOR OPNG
- FDNY 6FT. CLEAR ACCESS ROUTE

PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

PROGRAM LEGEND

COLOR	PROGRAM TYPE,
	CIRCULATION / OPEN AMENITY
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	COMMERCIAL
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BUILDING UNIT COUNT

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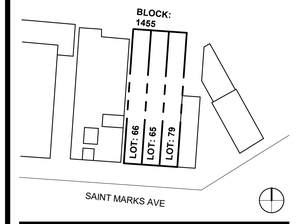
TBD
P TBD

KEY PLAN



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1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
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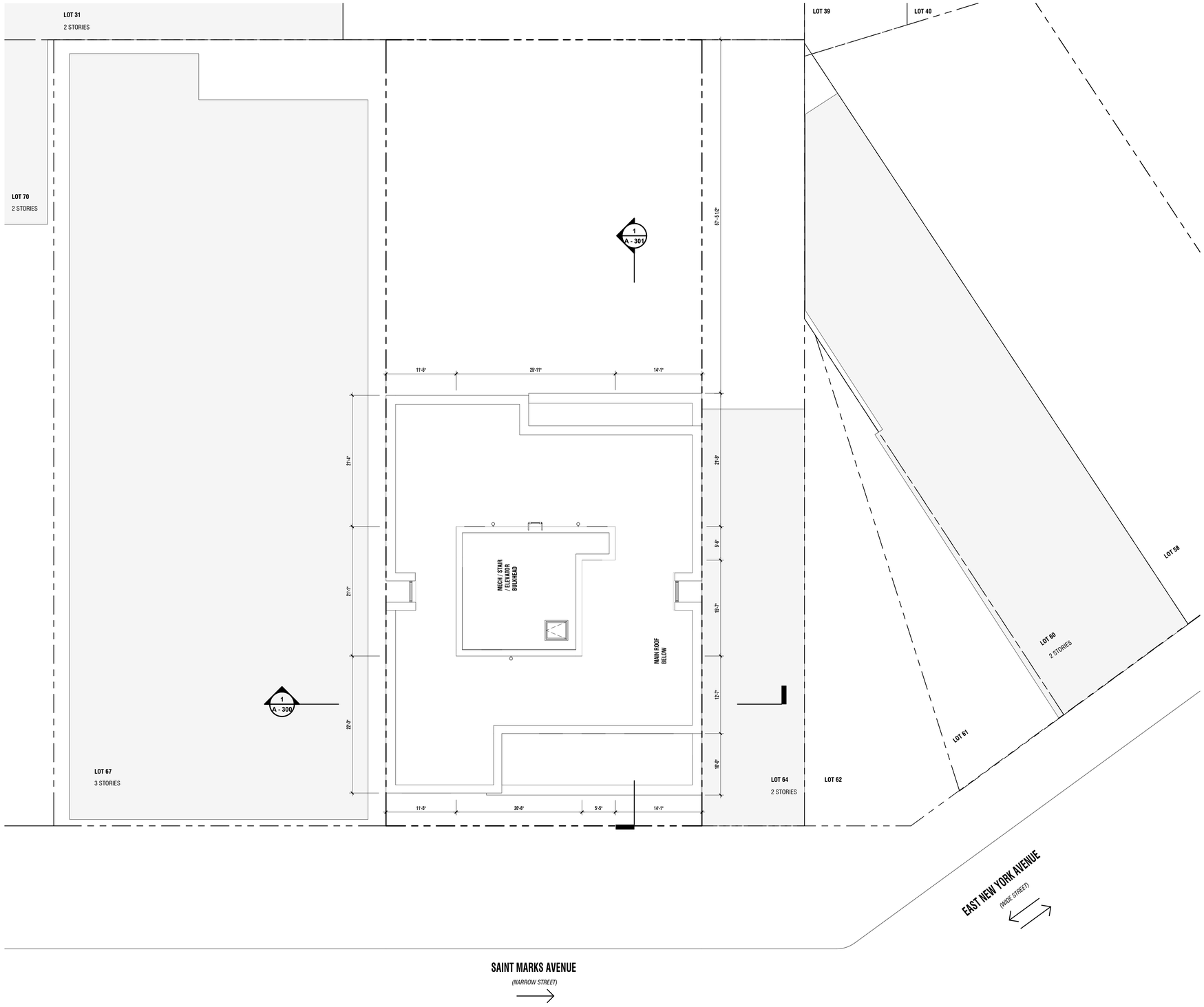
BROOKLYN, NY 11233

CONSTRUCTION PLAN - LEVEL ROOF

SEAL & SIGNATURE



DATE:	01/22/24
PROJECT NO:	28102
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A - 105.00
NYC DOB NUMBER:	



PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING BUIDING
- PLANTED AREA/GRASS
- GREEN ROOF
- NEW TREE

PROGRAM LEGEND

COLOR	PROGRAM TYPE,
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	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE
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545 8TH AVENUE
NEW YORK, N.Y. 10018
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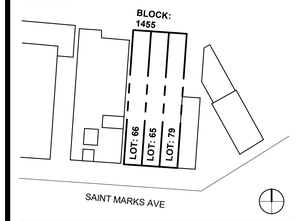
TBD
TBD
P TBD

KEY PLAN



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1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

CONSTRUCTION PLAN - BULKHEAD

SEAL & SIGNATURE

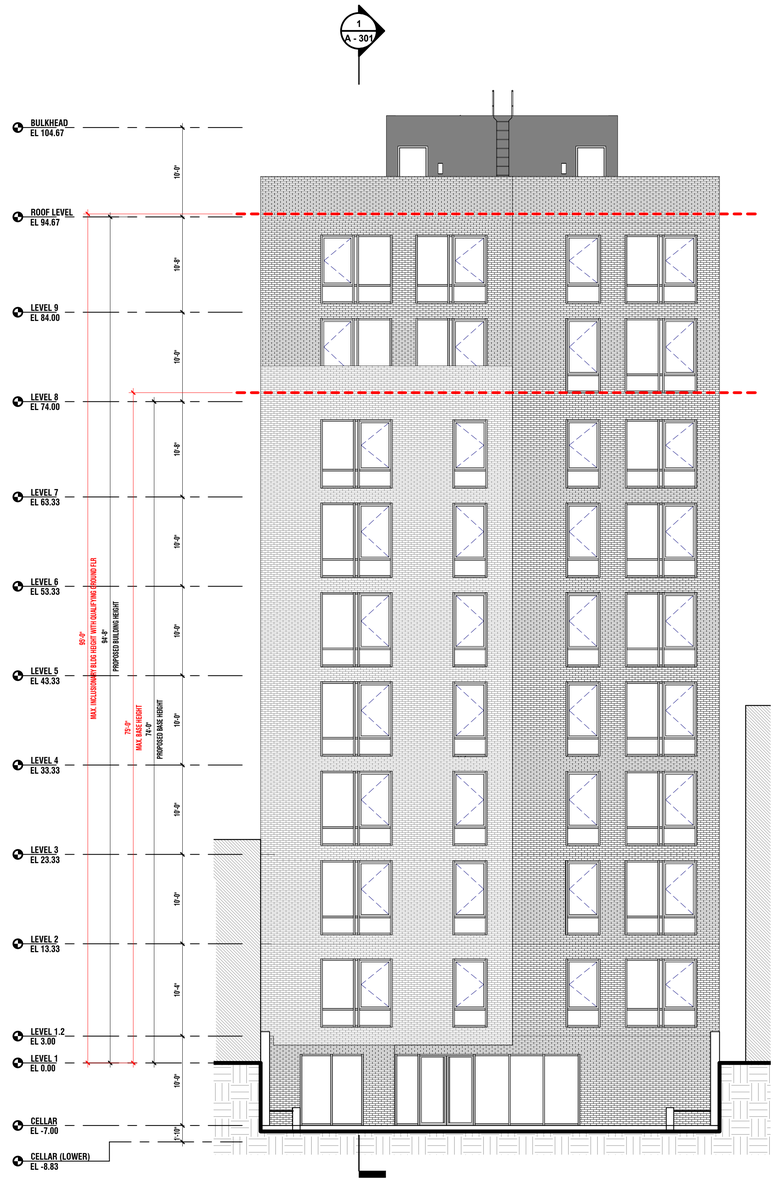


DATE:	01/22/24
PROJECT NO:	20102
SCALE:	As indicated
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A - 106.00
NYC DOB NUMBER:	



1 EXTERIOR ELEVATION LOOKING NORTH

1/8" = 1'-0"



2 EXTERIOR ELEVATION LOOKING SOUTH

1/8" = 1'-0"

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CIVIL
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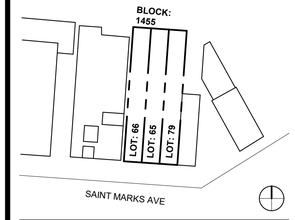
KEY PLAN



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1	BLDS INITIAL SUBMISSION	2018.04.14

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NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
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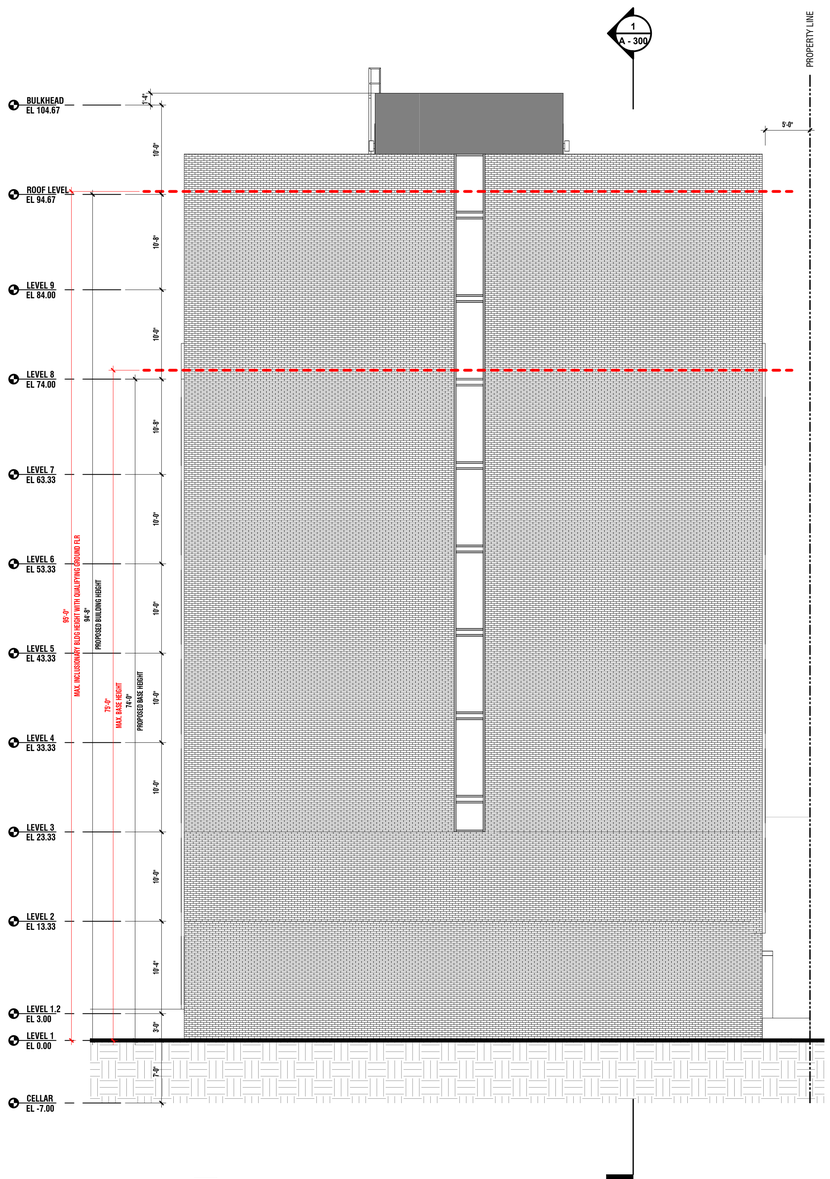
BUILDING ELEVATIONS

SEAL & SIGNATURE

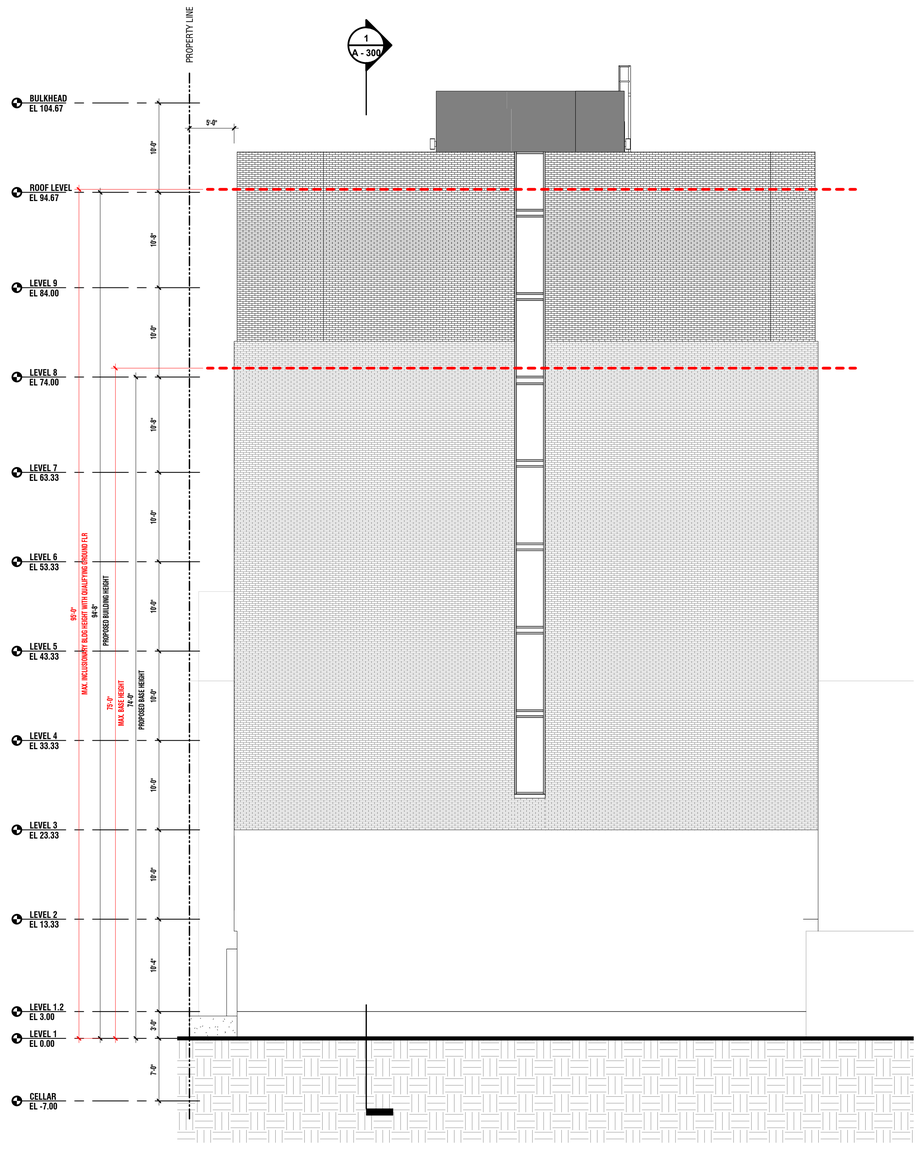


DATE:	10/04/23
PROJECT NO:	26102
SCALE:	1/8" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A - 200.00
NYC DOB NUMBER:	



1 EXTERIOR ELEVATION LOOKING EAST

1/8" = 1'-0"



2 EXTERIOR ELEVATION LOOKING WEST

1/8" = 1'-0"

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CIVIL
TBD
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TBD
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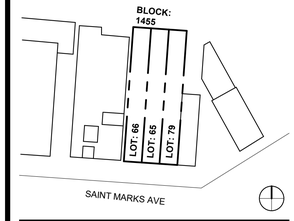
KEY PLAN



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PROJECT
FAC BROWNSVILLE
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

BUILDING ELEVATIONS

SEAL & SIGNATURE



DATE:	10/04/23
PROJECT NO:	20102
SCALE:	1/8" = 1'-0"
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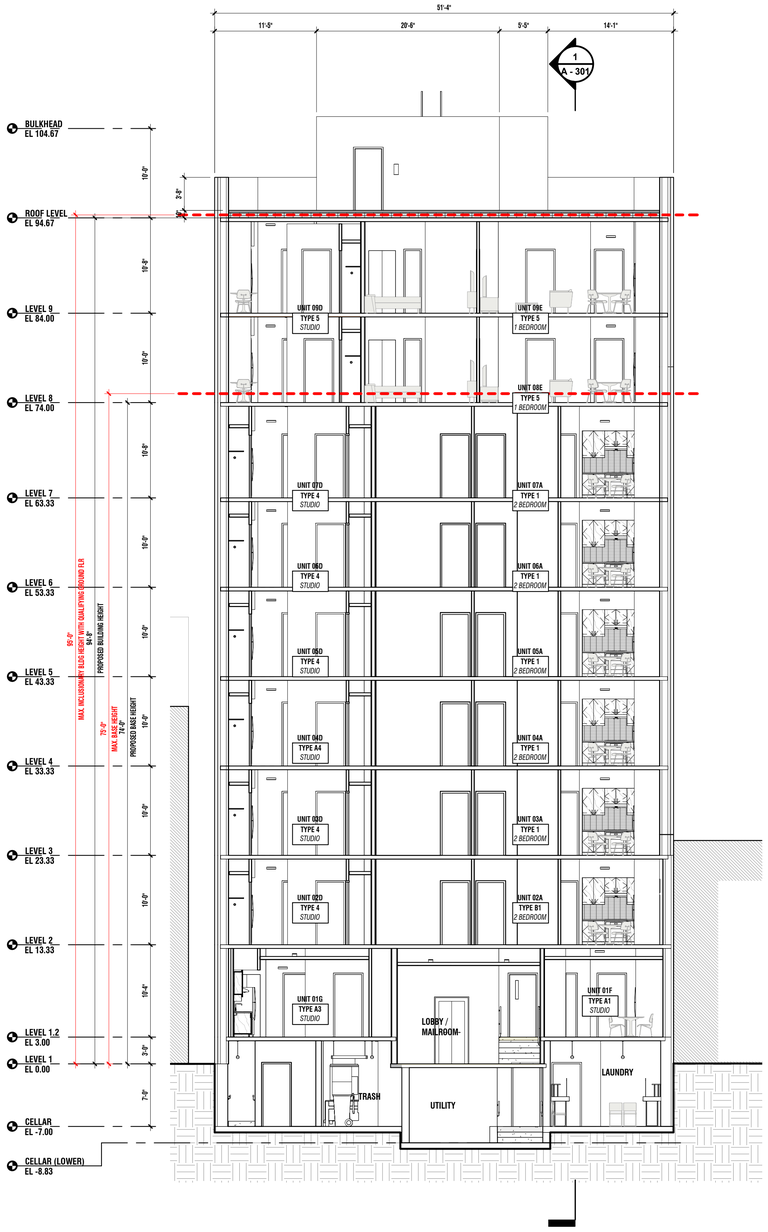

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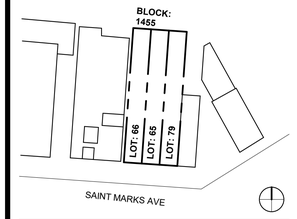

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PROJECT
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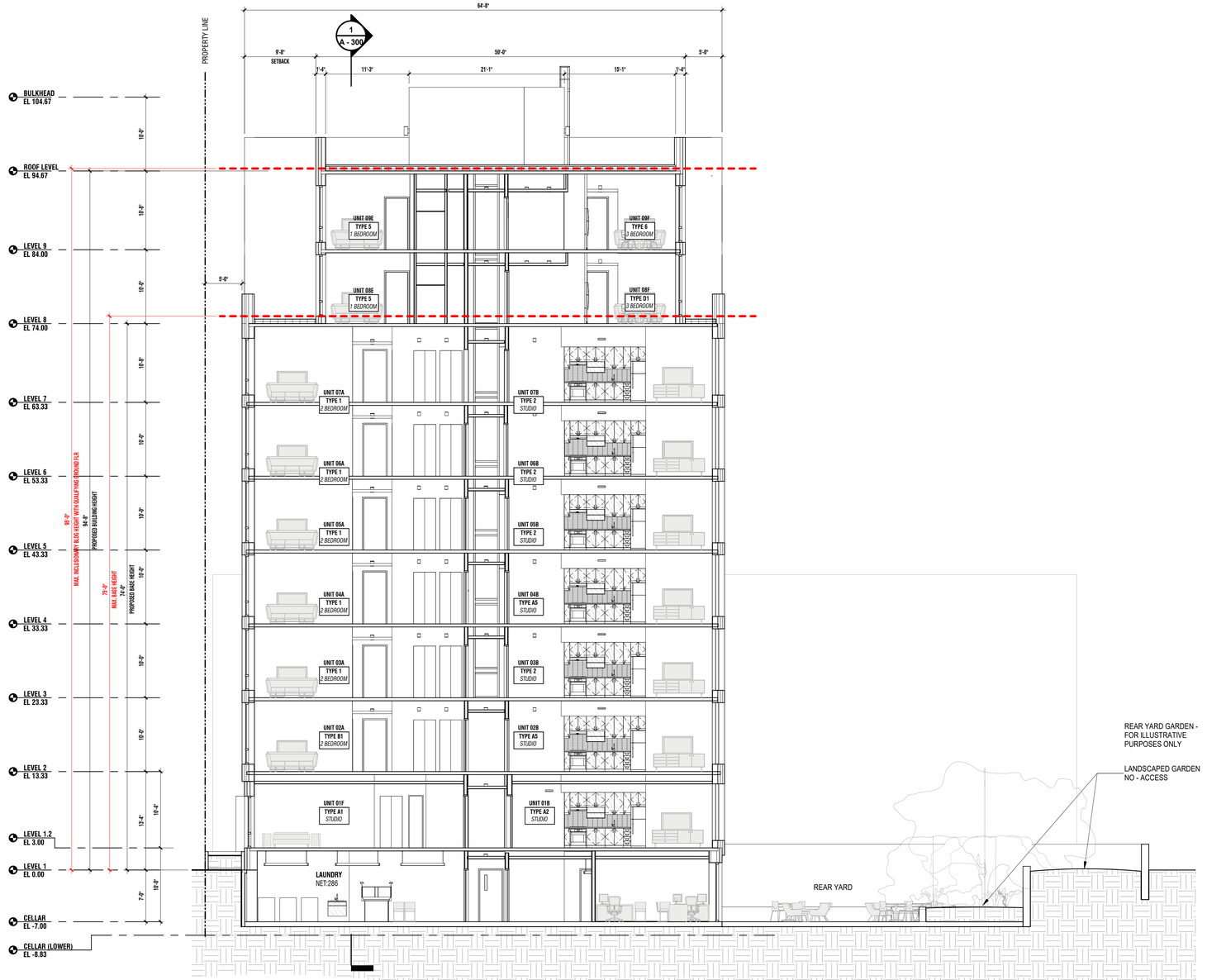
BUILDING SECTIONS

SEAL &
SIGNATURE



DATE:	10/04/23
PROJECT NO:	28102
SCALE:	1/8" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A - 300.00
NYC DOB NUMBER:	



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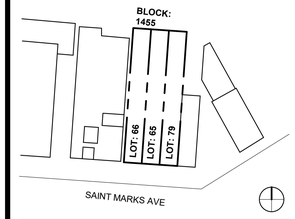

NO.	DESIGN & CONSTRUCTION SUBMISSIONS	DATE
7	ISSUE FOR DCP REVIEW	2024.05.15
6	ISSUE FOR DCP REVIEW	2024.05.03
5	ISSUE FOR DCP REVIEW	2024.03.12
4	ISSUE FOR DCP REVIEW	2024.02.05
3	ISSUE FOR DCP REVIEW	2024.01.23
2	ISSUE FOR DCP REVIEW	2023.11.02
1	BLDS INITIAL SUBMISSION	2018.04.14

NOT FOR CONSTRUCTION

NO.	REGULATORY SUBMISSIONS	DATE

PROJECT
FAC BROWNSVILLE
1733 SAINT MAKRS AVENUE
BROOKLYN, NY 11233

BUILIDING SECTIONS

SEAL &
SIGNATURE



DATE:	10/04/23
PROJECT NO:	20102
SCALE:	1/8" = 1'-0"
DRAWING BY:	Author
CHECKED BY:	Checker
DWG NO:	A - 301.00
NYC DOB NUMBER:	