109 MARCUS GARVEY BLVD.

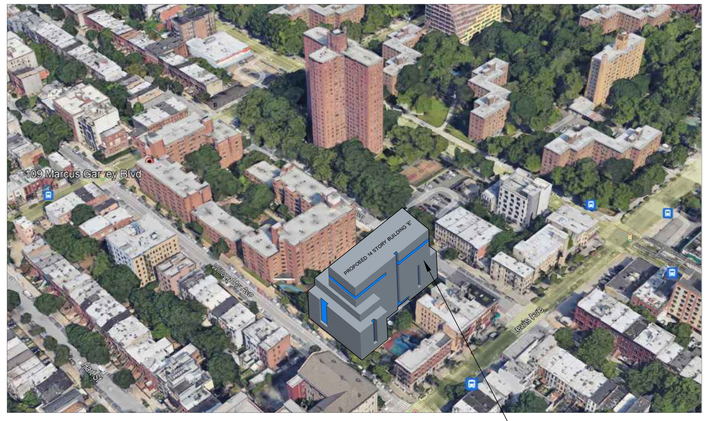
BROOKLYN, NEW YORK

DATE: 08.15.2023
DATE: 05.21.2024
DATE: 10.15.2024
DATE: 11.8.2024
DATE: 11.26.2024
DATE: 12.3.2024

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.



PROJECT SITE



PROPOSED BUILDING IN CONTEXT





REGISTERED ARCHITECT
BRIAN ERIC NEWMAN
No. 032165
STATE OF NEW YORK

DRAWING LIST

SHEET NO.	SHEET NAME	DATE ISSUED
A-001	COVER SHEET	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24 12.3.24
A-002	SURVEY	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-003	ZONING LOT SITE PLAN	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-004	ZONING ANALYSIS	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-005	1ST FLOOR PLAN	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-008	WAIVER PLAN	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-009.01	WAIVER SECTIONS	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-009.02	WAIVER SECTIONS	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-010.01	URBAN DESIGN CONTROLS	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-010.02	URBAN DESIGN CONTROLS	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-011	ELEVATIONS	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-012.01	NEIGHBORHOOD CHARACTER DIAGRAM	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-012.02	NEIGHBORHOOD CHARACTER DIAGRAM	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24
A-012.03	NEIGHBORHOOD CHARACTER DIAGRAM	08.15.23 05.21.24 10.15.24 11.8.24 11.26.24

DWG.
A-001

COVER SHEET

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

© 2019 NEWMAN DESIGN ARCHITECTS PLLC

109 MARCUS GARVEY BLVD.

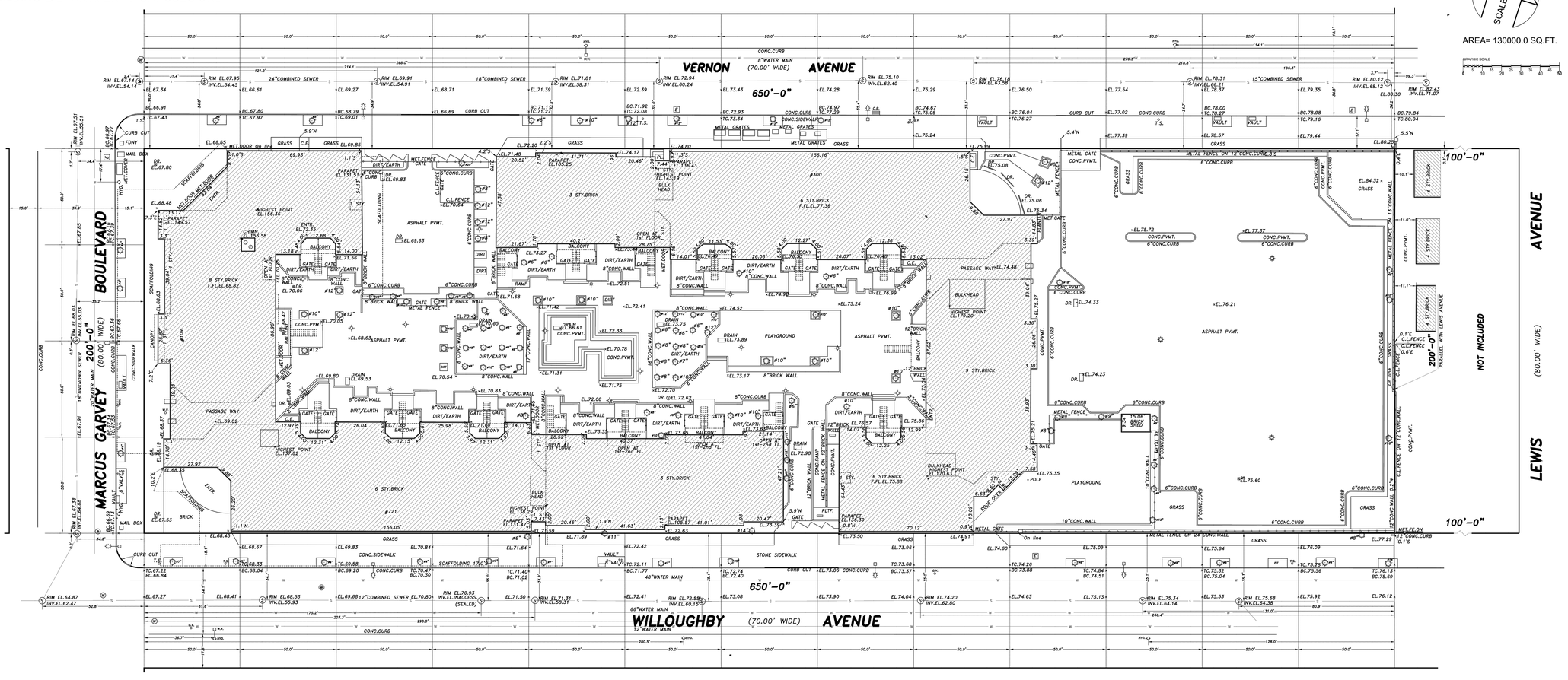
BROOKLYN, NEW YORK

DATE: 08.15.2023
DATE: 05.21.2024
DATE: 10.15.2024
DATE: 11.8.2024
DATE: 11.26.2024

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

PROPERTY ADDRESS: 721 WILLOUGHBY AVENUE 300 VERNON AVENUE 109 MARCUS GARVEY

BUILDING DEPARTMENT PURPOSES ONLY



SUBJECT PROPERTY AREA = 130 000.0 SQ.FT.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF **THE NEW YORK STATE EDUCATION LAW**. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERRABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE UTILITIES ARE NOT GUARANTEED BY SURVEYOR. HIGH CAUTION RECOMMENDED AND VERIFICATION WITH PROPER CITY AGENCIES, IS MANDATORY BEFORE COMMENCING ALL NEW WORK.
ALL SUBSURFACE AND OVERHEAD UTILITIES (AS TO SIZE , TYPE AND DEPTH) SHOWN ON THIS SURVEY ARE TAKEN FROM RECORDS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES, UNLESS OTHERWISE NOTED AND SHOWN. COVER OR DEPTH OF UTILITIES WERE DERIVED FROM FIELD MEASUREMENTS SHOWN ON THIS SURVEY SHOULD BE VERIFIED WITH PROPER AGENCY PRIOR TO CONSTRUCTION OF PROJECT. INVERT ELEVATIONS ARE DERIVED FROM CITY AGENCY RECORDS WHEN NOT AVAILABLE BY FIELD SURVEY AND NOTED AS "PER RECORD" ON THE SURVEY.
ALL SUBSURFACE UTILITY AS TO LOCATION AND DEPTH, SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING CONSTRUCTION.
THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND/OR DESCRIBED ON THIS SURVEY.
ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ART/CLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO.35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO EVERY OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA.
THE USER OF THE SURVEY EXPRESSLY UNDERSTANDS AND AGREES THAT THE SURVEYOR MAKES NO CLAIM AND DOES NOT GUARANTEE THAT THE SEWERS SHOWN HEREON ARE PUBLIC OR THAT ANY PROPERTIES SHOWN ON THE SURVEY WILL BE ABLE TO CONNECT TO SAME.
THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD JAROSLAW KRAWCZYK OR KABA LAND SURVEYING, PC. BE FOUND LIBEL IN A COURT OF LAW FOR ERRORS OR EMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.
DO NOT USE THIS SURVEY UNLESS YOU AGREE AND CONSENT TO ALL OF THE ABOVE.
ALL ELEVATIONS SHOWN REFER TO NAVD 88 DATUM.
LEGAL GRADES SHOWN ON THE SURVEY REFER TO NAVD 88 DATUM.

SYMBOLS AND ABBREVIATIONS

FENCE	C.L.FENCE / WOOD FE.
UTILITY POLE	U.P.
CATCH BASIN	C.B.
PARKING METER	P.M.
TRAFFIC LIGHT	T.L.
LIGHT	
STREET LIGHT	
FIRE HYDRANT	HYD.
SIAMESE CONNECTION	
SHUT OFF VALVE	G.V. / G.V. / W.V. / W.V.
HANDICAPPED PARKING	
EXISTING TREE	#12 = DIA.
DRAINS	DR. EL. / DR. EL.
PEDESTRIAN RAMP	
EXISITNG ELEVATIONS	×TC.7.03 TOP OF CURB; ×BC.6.72 BOTTOM OF CURB; ×EL.7.03
CITY ESTABLISHED GRADES	L.G.7.52
CURB AND CURB CUT	CURB CUT
OVERHEAD SERVICE	O.H.S.W.
CABLE TV MANHOLE	CTV
MANHOLES	G / E / T / W / S — RIM EL. INV.EL.

SYMBOLS AND ABBREVIATIONS

M.C.	METAL COVER
	CITY MONUMENT
	CUT MONUMENT
	SET NAIL
	SET STAKE
	SET MARK (PAINTED)
	SET BENCHMARK
C.L.FE.	CHAIN LINK FENCE
F.E.	FIRE ESCAPE
PL. or PLTF.	PLATFORM
C.E.	CELLAR ENTRANCE
A.W.	AIR WAY
CONC.	CONCRETE
PVMT.	PAVEMENT
AC	AIR CONDITION
MET.	METAL
N	NORTH OF PROPERTY LINE
S	SOUTH OF PROPERTY LINE
E	EAST OF PROPERTY LINE
W	WEST OF PROPERTY LINE

GRAPHIC SCALE

ALL WRITTEN MEASUREMENTS AND OFFSETS NOTED ON THIS SURVEY SUPERSEDE MEASUREMENTES SCALED OF THIS PLOT.

0 5 10 15 20 25 30 35 40 45 50 100

ELECTRIC LINE	E	E	E
GAS LINE	G	G	G
TELEPHONE LINE	T	T	T
STEAM LINE	ST	ST	ST
CITY SANITARY SEWER			
PRIVATE SANITARY SEWER			
CITY COMBINED SEWER			
PRIVATE COMBINED SEWER			
PRIVATE STORM SEWER			

SEWER MAIN

PREPARED BY
kaBA surveying
phone:718-354-7279 718-470-2358
fax:718-247-5854 718-470-2264
338 JERICHO TURNPIKE, FLORAL PARK, NY 11001
PROFESSIONAL LAND SURVEYOR
brooklyn bronx manhattan queens nassau
WWW.KABAPLS.COM
SURVEYS@KABAPLS.COM

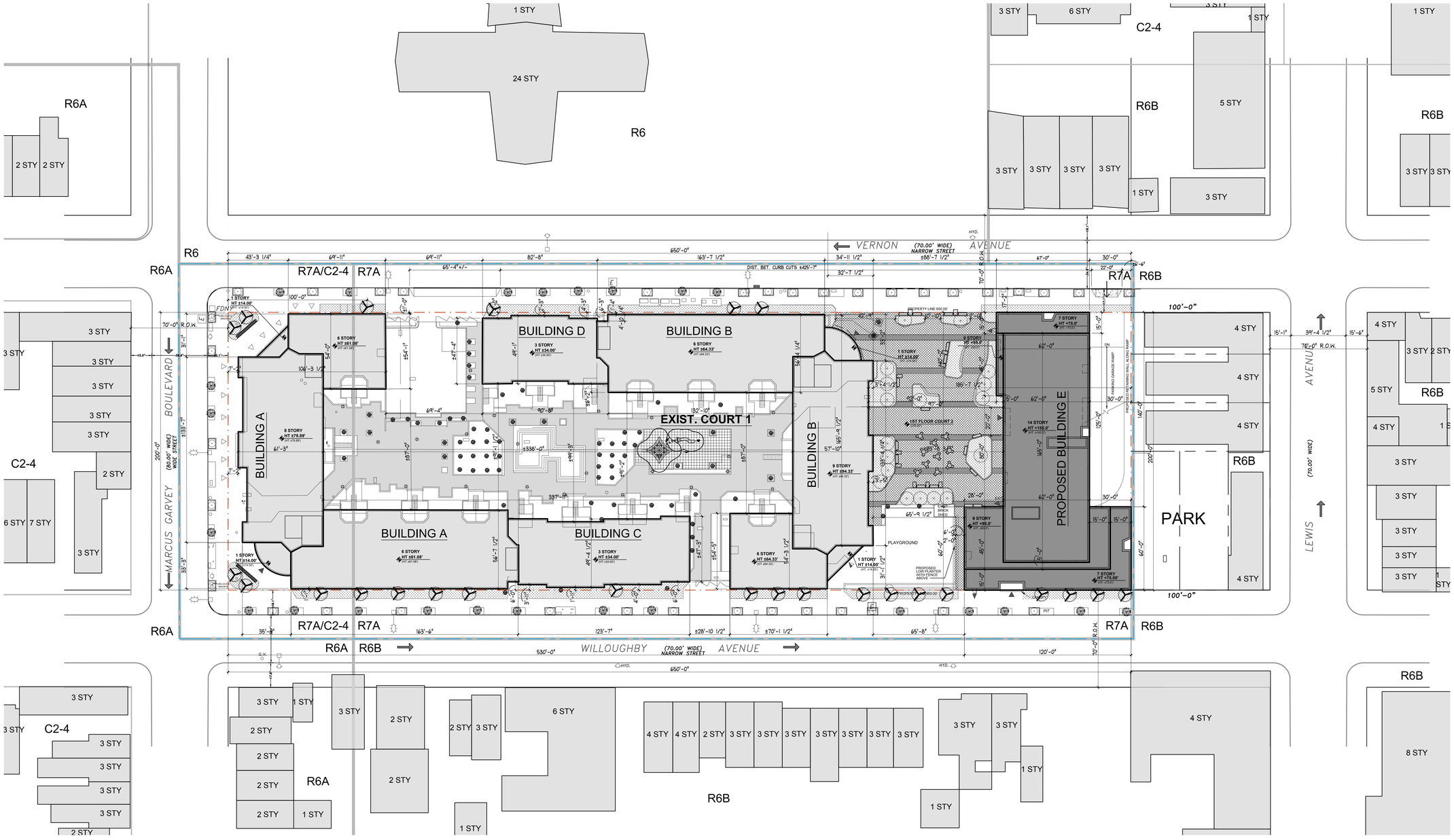
JAROSLAW W. KRAWCZYK — STATE OF NEW YORK — No. 050750 — LICENSED LAND SURVEYOR

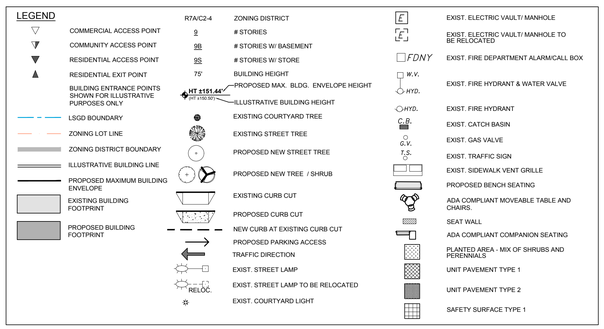
SURVEYED ON:MAY 19, 2023

SURVEYED & GUARANTEED FOR:	DEPARTMENT OF BUILDINGS
SURVEYED:	APRIL 27, 2023
BOROUGH: KINGS	TOWN: BROOKLYN
SECTION:	BLOCK: 1588 LOT: 1
FILED MAP INFO:	

ARCHITECTURAL SURVEY

PREPARED BY
kaBA surveying
phone:718-354-7279 718-470-2358
fax:718-247-5854 718-470-2264
338 JERICHO TURNPIKE, FLORAL PARK, NY 11001
PROFESSIONAL LAND SURVEYOR
brooklyn bronx manhattan queens nassau
WWW.KABAPLS.COM
SURVEYS@KABAPLS.COM





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 PROPOSED 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.

0 15 30 60 120

ZONING LOT SITE PLAN

SCALE: 1"=30'-0"

OWNER
PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:
109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:
ZONING LOT SITE PLAN

STAMP: REGISTERED ARCHITECT BRIAN ERIC NEWMAN NO. 032165 STATE OF NEW YORK

DATE:	4-11-24
JOB #:	21-21
DRAWN BY:	SN, RT
SCALE:	AS NOTED

DRAWING NO:
A-003

FILE No. :
SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC

SITE DATA:

BLOCK/ LOT: 1588/ 1

ADDRESS: 109 MARCUS GARVEY BOULEVARD, 721 WILLOUGHBY AVE, 300 VERNON AVE

TOTAL LOT AREA: 130,000 SF

ZONING MAP: 22C
EXISTING ZONE DISTRICT: R6 W/ C2-4 OVERLAY
BROOKLYN COMMUNITY DISTRICT 3

PROPOSED ZONE: R7A & R7A/C2-4 (MIH)

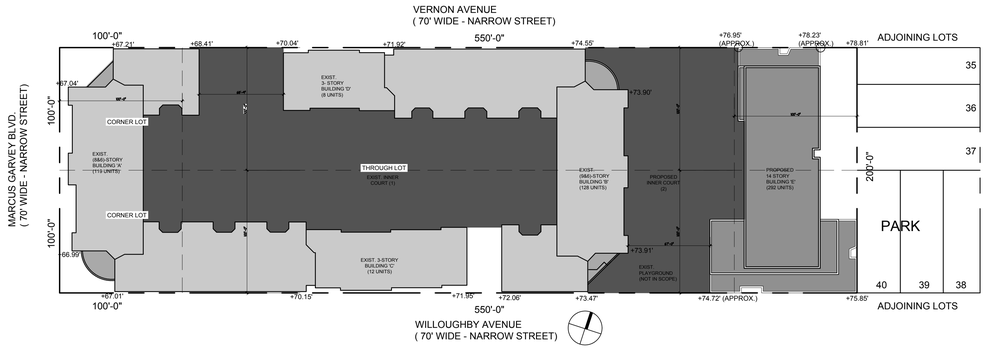
Land Use Actions

- Zoning map amendment from R6 and R6/C2-3 to R7A and R7A/C2-4
- Zoning text amendment to map MIH on the project area
- Zoning special permit pursuant to 74-743(a) for a large-scale general development to modify maximum building heights.

ZR SECTION	ITEM/ DESCRIPTION	REQUIRED/ PERMITTED	PROPOSED			COMMENTS	
			EXISTING TO REMAIN	PROPOSED NEW	TOTAL LSGD	COMPLIANCE	
USE	USE GROUPS						
22-10 / 32-10 & 32-20		UG I, II, III, IV, VI, VII, VIII, IX, X	UG II, III & VI	UG II	UG II, III, VI	COMPLIES	
BULK							
	FAR						
23-155	RESIDENTIAL (AIRS)	5.01	0	1.350	1.350	COMPLIES	
23-154b	RESIDENTIAL	4.60	2.190	0	2.190	COMPLIES	
33-121	COMMERCIAL	2.00	0.044	0	0.044	COMPLIES	
24-11	COMMUNITY FACILITY	4.00	0.036	0	0.036	COMPLIES	
	MAXIMUM FAR ALL USES	5.01	2.270	1.350	3.620	COMPLIES	
	FLOOR AREA						
23-154	RESIDENTIAL (AIRS)	651,300	274,144	175,017	449,161	COMPLIES	
23-155	COMMERCIAL	260,000	5,776	0	5,776	COMPLIES	
33-121	COMMUNITY FACILITY	520,000	4,643	0	4,643	COMPLIES	
24-11	MAXIMUM ALL USES	651,300	284,563	175,017	459,580	COMPLIES	
	LOT COVERAGE						
23-153	CORNER LOT AREA	20,000					
	INTERIOR/THROUGH LOT AREA	110,000					
	TOTAL AREA	130,000					
	CORNER LOT COVERAGE	100% 20,000	13,648	0	13,648 (68.24%)	COMPLIES	
	INTERIOR/THROUGH LOT COVERAGE	70% 77,000	35,886	16,180	52,066 (67.62%)	COMPLIES	
	YARDS (RESIDENTIAL)						
23-45	FRONT YARD	NONE REQUIRED	NONE PROVIDED	NONE PROVIDED		COMPLIES	
23-462	SIDE YARD	NONE REQUIRED, IF PROVIDED MIN. 8' W.	NONE PROVIDED	0'-0" TO 30'-0"		COMPLIES	
23-531(b)	REAR YARD	NONE REQUIRED	NONE PROVIDED	NONE PROVIDED		COMPLIES	
23-711	DISTANCE BETWEEN BUILDINGS ON A SINGLE ZONING LOT	BLDG. HGT. / WIN. TO WIN. / WIN. TO WALL / WALL TO WALL 35' / 45' / 35' / 25' 40' / 50' / 40' / 30' OVER 50' / 60' / 50' / 40'	WALL TO WIN. ±28'-4" WALLS & WINDOW TO WINDOW ±90'-0", WIN. TO WALL ±69'-0"	N/A ±70'-0"		EXIST. LEGAL NON- COMPLIANT COMPLIES	
	HEIGHT & SETBACK	MARCUS GARVEY BLVD. / VERNON AVE. / WILLOUGHBY AVE.	MARCUS GARVEY BLVD. / VERNON AVE. / WILLOUGHBY AVE.	VERNON AVE. / WILLOUGHBY AVE.			
23-664	BASE HEIGHT	40' MIN.- 75' MAX. AIRS / 40' MIN.- 75' MAX. AIRS / 40' MIN.- 75' MAX. AIRS	±81'-3" MIN.- ±81'-3" MAX. / ±34' TO ±94' MIN.-±94' MAX. / ±34' TO ±94' MIN.-±94' MAX.	75' MAX. / 75' MAX.	N/A	COMPLIES	
	BUILDING HEIGHT	95' AIRS / 95' AIRS / 95' AIRS	±81'-3" / ±34' TO ±94' / ±34' TO ±94'	155 MAX. / 155 MAX.		DOES NOT COMPLY	WAIVER REQUESTED PURSUANT TO 74-743
	NUMBER OF STORIES	9 AIRS / 9 AIRS / 9 AIRS	8 / 3 TO 9 / 3 TO 9	14 / 14		DOES NOT COMPLY	
23-662(c)(1)	SETBACK- NARROW STREETS	15'- MIN. REQUIRED / 15'- MIN. REQUIRED / 15'- MIN. REQUIRED	±7' TO ±13.5' / ±0' TO ± 15' / ±0' TO ± 15'	15' / 15'		COMPLIES	
35-651(a)(1)(3)(4)	COMMERCIAL OVERLAY- STREET WALL LOCATION- MIN. 70% AGGREGATE WIDTH WITHIN 8' OF STREET LINE	70% ALONG ONE STREET FRONTAGE & 70% ALONG COMM. STREET	54.95% WILLOUGHBY 28% MARCUS (COMM)	18.46% WILLOUGHBY / 0	73.4% WILLOUGHBY EXIST.28% MARCUS (COMM EXIST.- WITHIN 13.5' IS 67%	COMPLIES EXIST. LEGAL NON- COMPLIANT	
	PARKING						
25-251	RESIDENTIAL	INCOME RESTRICTED / 0 (TRANSIT ZONE)	0	N/A	NONE PROPOSED	COMPLIES	
25-252		AIRS / 0 (TRANSIT ZONE)	N/A	63	63 PROPOSED	COMPLIES	
36-21, 36-232(a)	COMMERCIAL	RETAIL / 1 PER 1,000 SF= 6	0	0	NONE PROPOSED	COMPLIES	
25-31/36-21	COMMUNITY FACILITY	NONE REQUIRED	0	0	NONE PROPOSED	COMPLIES	
	LOADING BERTH						
25-72	RESIDENTIAL	NONE REQ'D.	0	0	0	COMPLIES	
	COMMERCIAL IN RESIDENTIAL R7	FIRST 25,000 S.F. FLR. AREA = NONE REQ'D.	0	0	0	COMPLIES	
36-62	COMMERCIAL IN RESIDENTIAL R7	FIRST 25,000 S.F. FLR. AREA = NONE REQ'D.	0	0	0	COMPLIES	
	STREET TREES						
26-41	1 PER 25' OF FRONTAGE	MARCUS GARVEY BLVD. 200'/25'= 8 REQ'D.	3	5	8	COMPLIES	
		WILLOUGHBY AVE. 650'/25'= 26 REQ'D.	13	13	26	COMPLIES	
		VERNON AVE. 650'/25'= 26 REQ'D.	8	18	26	COMPLIES	
	60 TOTAL TREES	60 TOTAL REQUIRED	24	36	60	COMPLIES	

FLOOR AREA (ZONING SQUARE FEET)

BUILDING DESIGNATION	EXISTING		PROPOSED NEW RESIDENTIAL	PROPOSED NEW COMMUNITY FACILITY	PROPOSED NE W COMMERCIAL	TOTAL
BUILDING 'A'	118,641	USES: UG II	0	0	0	124,417
	5,776	USES: UG VI				
BUILDING 'B'	127,685	USES: UG II	0	0	0	132,328
	4,643	USES: UG III				
BUILDING 'C'	17,126	USES: UG II	0	0	0	17,126
BUILDING 'D'	10,692	USES: UG II	0	0	0	10,692
BUILDING 'E'	0	USES: UG II	175,017	0	0	175,017
TOTAL	284,563		175,017	0	0	459,580



BASE PLANE CALCULATION PLAN

SCALE: 1"= 50'-0"

BUILDING NUMBER	WITHIN 100' * (12-10) BASE PLANE DEFINITION (a)(1)		BASE PLANE
A EXIST.	WILLOUGHBY AVENUE 67.01'+70.15' / 2 MARCUS GARVEY BLVD 66.99' + 67.04' / 2 VERNON AVENUE 67.04' + 67.21' / 2	[68.58'+67.02'+67.13 / 3] = 67.58'	67.58'
B EXIST.	WILLOUGHBY AVENUE 72.06'+ 73.47' / 2 VERNON AVENUE 71.92' + 74.55' / 2	[72.77'+73.24' / 2] = 73.00'	73.00'
C EXIST.	WILLOUGHBY AVENUE 70.15'+ 71.95' / 2	= 71.05'	71.05'
D EXIST.	WILLOUGHBY AVENUE 70.04'+ 71.92' / 2	= 70.98'	70.98'
E PROPOSED	WILLOUGHBY AVENUE 74.72'+ 75.85' / 2 VERNON AVENUE 76.95' + 78.23' / 2	[75.29'+77.59' / 2] = 76.44'	76.44'

* NO POINTS BEYOND 100'

ZONING ANALYSIS

SCALE: AS NOTED

OWNER

PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:

109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:

ZONING ANALYSIS

STAMP: REGISTERED ARCHITECT BRIAN ERIC NEWMAN No. 032165 STATE OF NEW YORK

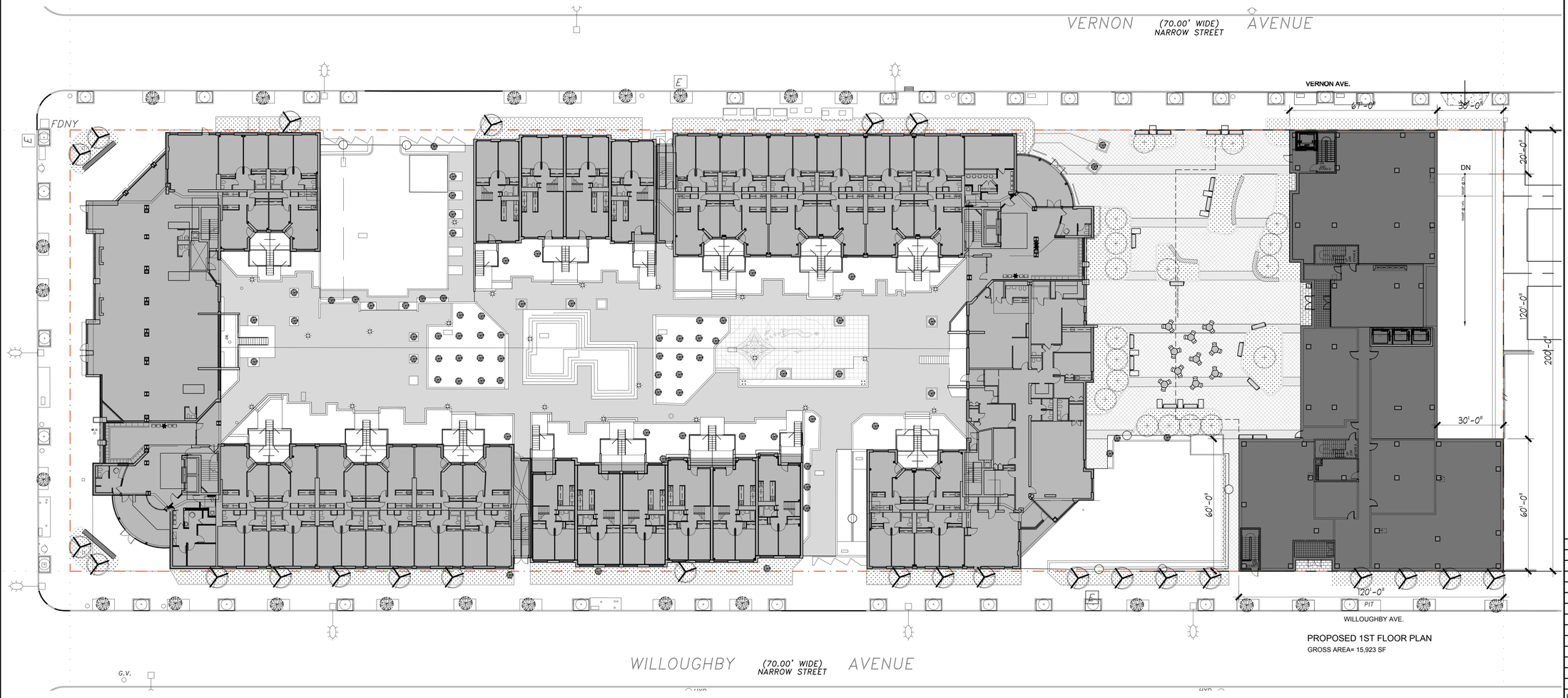
DATE:	4-11-24
JOB #:	21-21
DRAWN BY:	SN, RT
SCALE:	AS NOTED

DRAWING NO: **A-004**

FILE No. :

SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC



PROPOSED 1ST FLOOR PLAN
GROSS AREA= 15,923 SF

GROUND / 1ST FLOOR PLAN

SCALE: 1" = 20'-0"

LEGEND

	COMMERCIAL ACCESS POINT
	COMMUNITY ACCESS POINT
	RESIDENTIAL ACCESS POINT
	RESIDENTIAL EXIT POINT
	BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
	LSGD BOUNDARY
	ZONING LOT LINE
	ZONING DISTRICT BOUNDARY
	ILLUSTRATIVE BUILDING LINE
	PROPOSED MAXIMUM BUILDING ENVELOPE
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT

R7A/C2-4	ZONING DISTRICT
9	# STORIES
9B	# STORIES W/ BASEMENT
9S	# STORIES W/ STORE
75'	BUILDING HEIGHT
HT ±151.44'	PROPOSED MAX. BLDG. ENVELOPE HEIGHT
(HT ±150.50')	ILLUSTRATIVE BUILDING HEIGHT
	EXISTING COURTYARD TREE
	EXISTING STREET TREE
	PROPOSED NEW STREET TREE
	PROPOSED NEW TREE / SHRUB
	EXISTING CURB CUT
	PROPOSED CURB CUT
	NEW CURB AT EXISTING CURB CUT
	PROPOSED PARKING ACCESS
	TRAFFIC DIRECTION
	EXIST. STREET LAMP
RELOC.	EXIST. STREET LAMP TO BE RELOCATED
	EXIST. COURTYARD LIGHT

E	EXIST. ELECTRIC VAULT/ MANHOLE
E	EXIST. ELECTRIC VAULT/ MANHOLE TO BE RELOCATED
FDNY	EXIST. FIRE DEPARTMENT ALARM/CALL BOX
W.V. / HYD.	EXIST. FIRE HYDRANT & WATER VALVE
HYD.	EXIST. FIRE HYDRANT
C.B.	EXIST. CATCH BASIN
G.V.	EXIST. GAS VALVE
T.S.	EXIST. TRAFFIC SIGN
	EXIST. SIDEWALK VENT GRILLE
	PROPOSED BENCH SEATING
	ADA COMPLIANT MOVEABLE TABLE AND CHAIRS.
	SEAT WALL
	ADA COMPLIANT COMPANION SEATING
	PLANTED AREA - MIX OF SHRUBS AND PERENNIALS
	UNIT PAVEMENT TYPE 1
	UNIT PAVEMENT TYPE 2
	SAFETY SURFACE TYPE 1

OWNER
PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:
109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:
GROUND / 1ST FLOOR PLAN

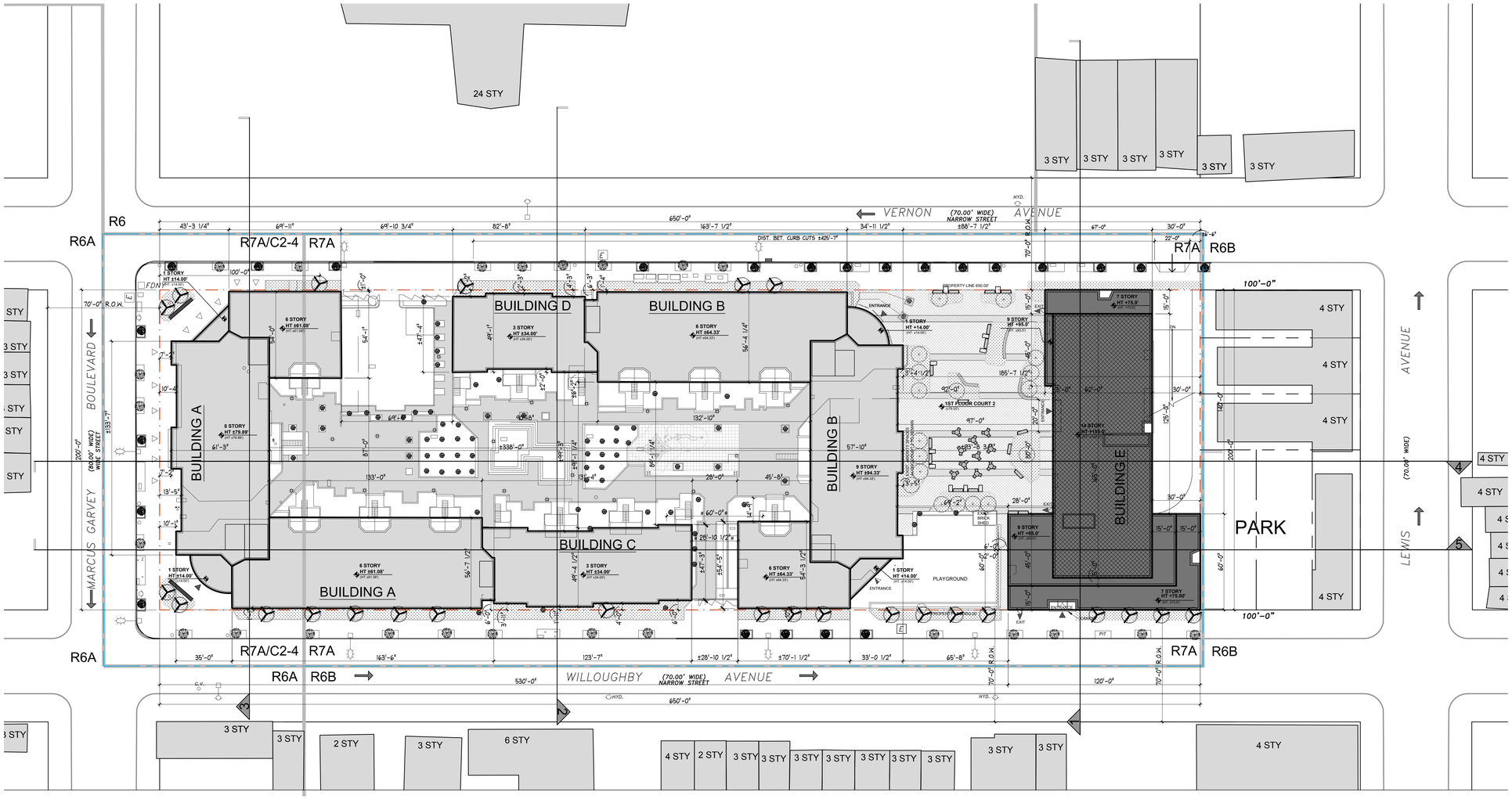
STAMP:
REGISTERED ARCHITECT — RYAN ERIC NEWMAN — No. 032165 — STATE OF NEW YORK

DATE:	**4-11-24**
JOB #:	**21-21**
DRAWN BY:	**SN, RT**
SCALE:	**AS NOTED**

DRAWING NO:
A-005

FILE No. :
SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC



LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- RESIDENTIAL EXIT POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- LSGD BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

- R7A/C2-4 — ZONING DISTRICT
- 9 — # STORIES
- 9B — # STORIES W/ BASEMENT
- 9S — # STORIES W/ STORE
- 75' — BUILDING HEIGHT
- HT ±161.44' (HT ±161.44') — PROPOSED MAX. BLDG. ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING COURTYARD TREE
- EXISTING STREET TREE
- PROPOSED NEW STREET TREE
- PROPOSED NEW TREE / SHRUB
- EXISTING CURB CUT
- PROPOSED CURB CUT
- NEW CURB AT EXISTING CURB CUT
- PROPOSED PARKING ACCESS
- TRAFFIC DIRECTION
- EXIST. STREET LAMP
- EXIST. STREET LAMP TO BE RELOCATED
- EXIST. COURTYARD LIGHT

- E — EXIST. ELECTRIC VAULT/ MANHOLE
- E — EXIST. ELECTRIC VAULT/ MANHOLE TO BE RELOCATED
- FDNY — EXIST. FIRE DEPARTMENT ALARM/CALL BOX
- W.V. — EXIST. FIRE HYDRANT & WATER VALVE
- HYD. — EXIST. FIRE HYDRANT
- C.B. — EXIST. CATCH BASIN
- G.V. — EXIST. GAS VALVE
- T.S. — EXIST. TRAFFIC SIGN
- EXIST. SIDEWALK VENT GRILLE
- PROPOSED BENCH SEATING
- ADA COMPLIANT MOVEABLE TABLE AND CHAIRS
- SEAT WALL
- ADA COMPLIANT COMPANION SEATING
- PLANTED AREA - MIX OF SHRUBS AND PERENNIALS
- UNIT PAVEMENT TYPE 1
- UNIT PAVEMENT TYPE 2
- SAFETY SURFACE TYPE 1

MODIFICATION REQUESTED FOR MAXIMUM BUILDING HEIGHT REQUIREMENTS OF ZR 23-664 PURSUANT TO ZR 74-743 (a)(2)

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 PROPOSED 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.

0 15 30 60 120

WAIVER PLAN

SCALE: 1"= 30'-0"

OWNER
PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:

109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:

WAIVER PLAN

STAMP: REGISTERED ARCHITECT ROBERT ERIC NEWMAN No. 032165 STATE OF NEW YORK

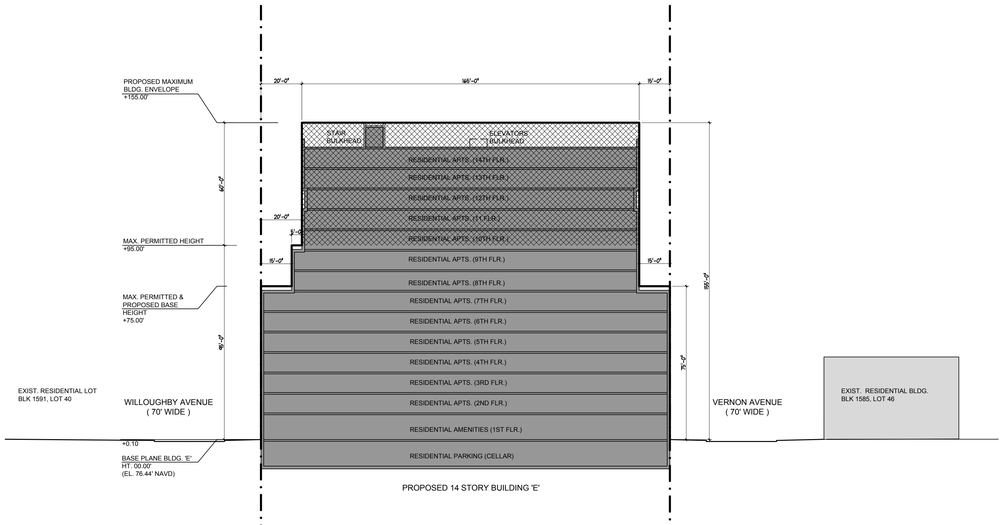
DATE:	4-11-24
JOB #:	21-21
DRAWN BY:	SN, RT
SCALE:	AS NOTED

DRAWING NO: **A-008**

FILE No. :

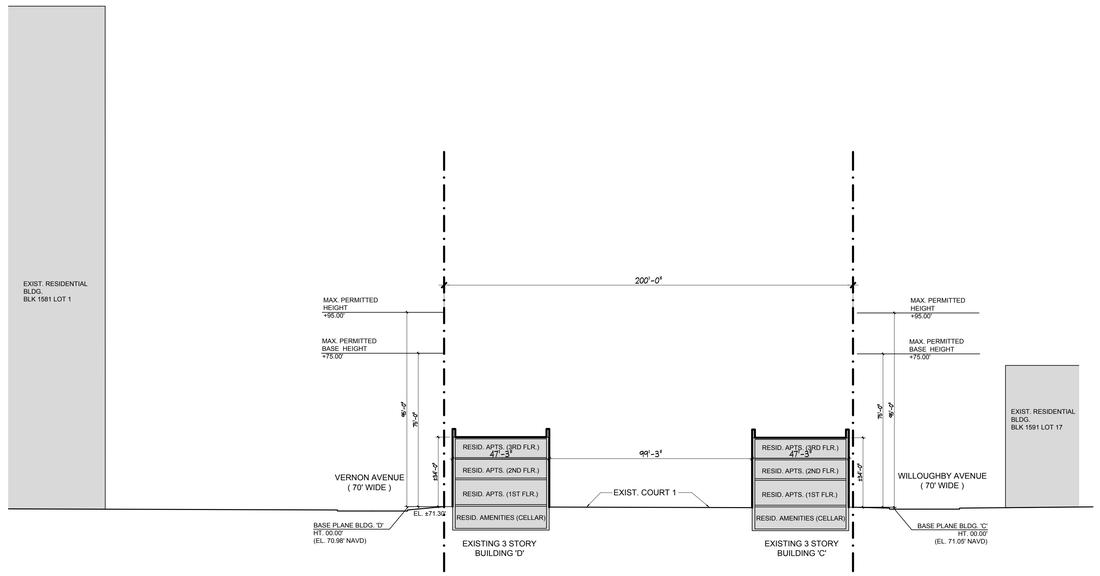
SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC



NORTH- SOUTH SECTION 1

SCALE: AS NOTED



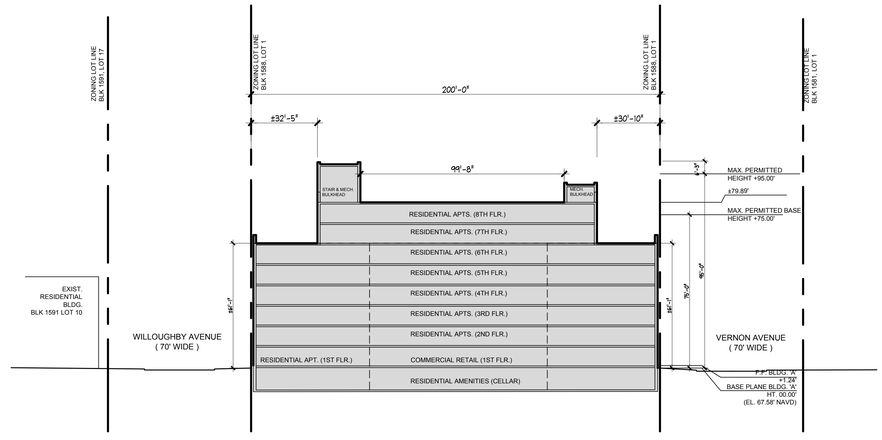
NORTH- SOUTH SECTION 2

SCALE: AS NOTED

WAIVER SECTIONS

SCALE: 1"= 30'-0"

0 15 30 60 120



NORTH- SOUTH SECTION 3

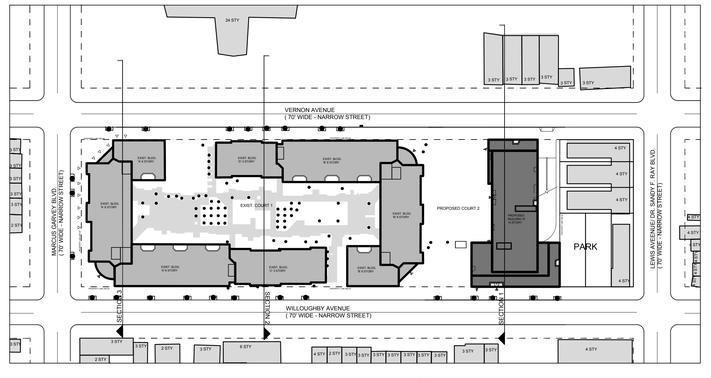
SCALE: AS NOTED

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 PROPOSED BULKHEADS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE.
4. PERMITTED OBSTRUCTIONS, PER ZONING REGULATIONS, MAY EXCEED DEVELOPMENT ENVELOPE.
5. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
6. BULKHEAD, BUILDING AND EQUIPMENT PERMITTED TO EXTEND INTO ZONING ENVELOPE AREA IF SUCH ELEMENT IS OR IS NOT A QUALIFYING PERMITTED OBSTRUCTION.

LEGEND

- ZONING LOT LINE
- ZONING ENVELOPE
- ILLUSTRATIVE PROPOSED BUILDING
- EXISTING CONTEXT BUILDING AND EXISTING BUILDING ON SEPARATE TAX LOT
- MODIFICATION REQUESTED FOR MAXIMUM BUILDING HEIGHT REQUIREMENTS OF ZR 23-664 PURSUANT TO ZR 74-743 (a)(2)



KEY MAP

SCALE: N.T.S.

OWNER

PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	08.15.23	-
	05.21.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	11.26.24	REVISED AS PER DCP COMMENTS

REVISIONS:

NEWMAN DESIGN

ARCHITECTURE • URBAN PLANNING

NEWMAN DESIGN ARCHITECTS PLLC

210 West Rogues Path • Cold Spring Hills, NY 11743

TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031

www.ndarchitects.com

PROJECT:

109 MARCUS GARVEY BOULEVARD

BROOKLYN, NY

TITLE:

WAIVER SECTIONS

STAMP:

REGISTERED ARCHITECT ROBERT ERIC NEWMAN No. 032105 STATE OF NEW YORK

DATE:	4-11-24
JOB #:	21-21
DRAWN BY:	SN, RT
SCALE:	AS NOTED

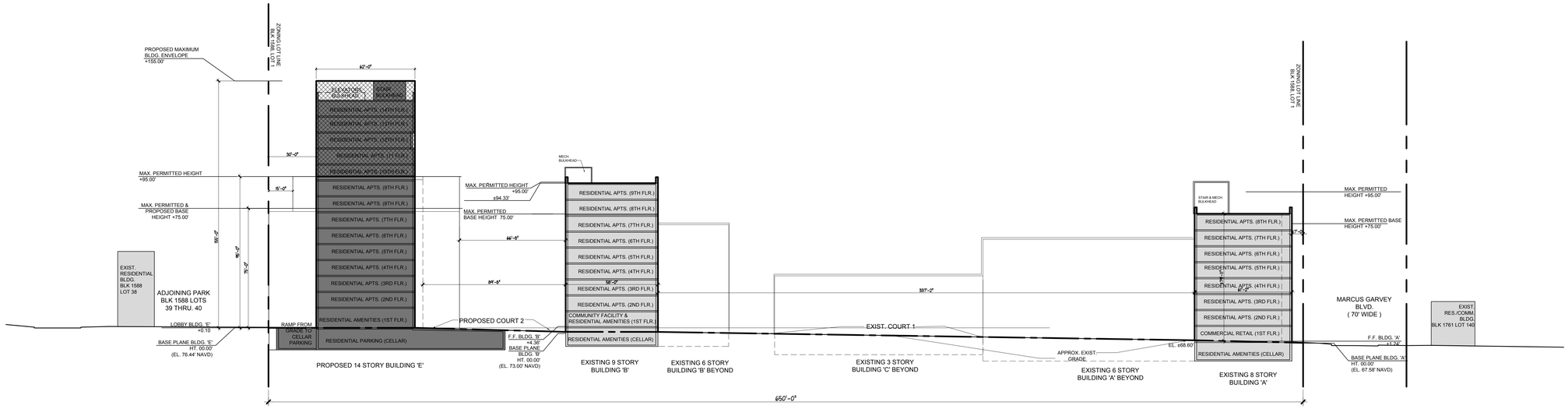
DRAWING NO:

A-009.01

FILE No. :

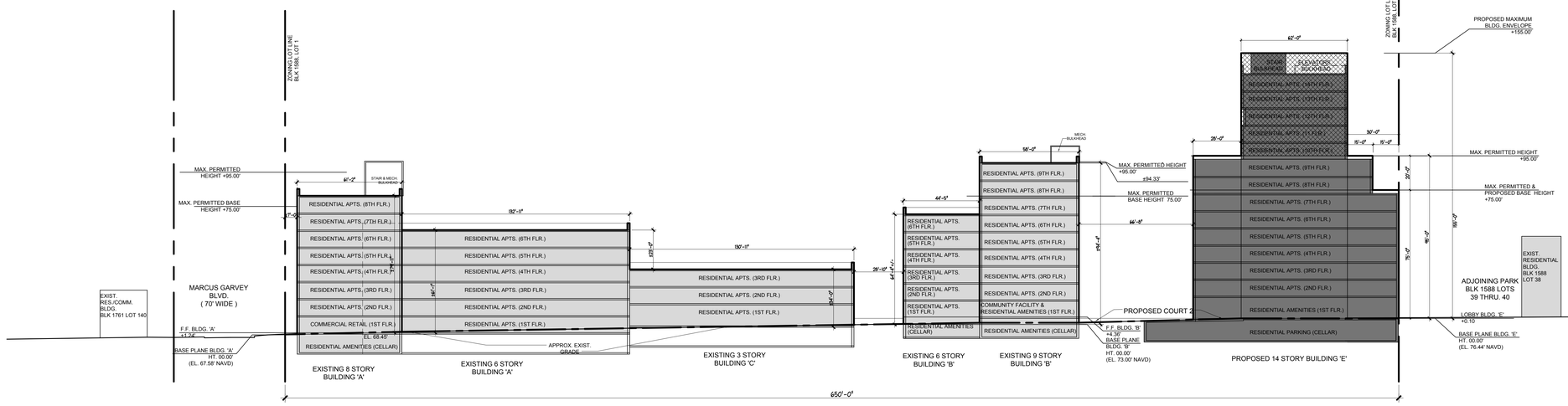
SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC



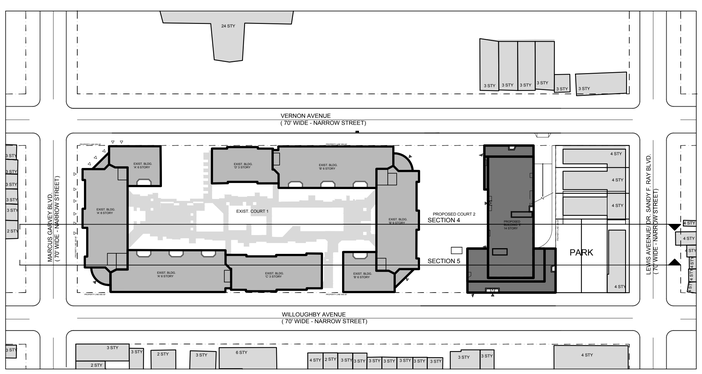
EAST- WEST SECTION 4

SCALE: 1" = 30'-0"



EAST- WEST SECTION 5

SCALE: 1" = 30'-0"



KEY MAP

SCALE: N.T.S.

0 15 30 60 120

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 PROPOSED BULKHEADS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE.
4. PERMITTED OBSTRUCTIONS, PER ZONING REGULATIONS, MAY EXCEED DEVELOPMENT ENVELOPE.
5. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.
6. BULKHEAD, BUILDING AND EQUIPMENT PERMITTED TO EXTEND INTO ZONING ENVELOPE AREA IF SUCH ELEMENT IS OR IS NOT A QUALIFYING PERMITTED OBSTRUCTION.

LEGEND

- ZONING LOT LINE
- ZONING ENVELOPE
- ILLUSTRATIVE PROPOSED BUILDING
- EXISTING CONTEXT BUILDING AND EXISTING BUILDING ON SEPARATE TAX LOT
- MODIFICATION REQUESTED FOR MAXIMUM BUILDING HEIGHT REQUIREMENTS OF ZR 23-664 PURSUANT TO ZR 74-743 (a)(2)

OWNER

PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:

109 MARCUS GARVEY BOULEVARD

BROOKLYN, NY

TITLE:

WAIVER SECTIONS

STAMP: REGISTERED ARCHITECT BRIAN ERIC NEWMAN NO. 032165 STATE OF NEW YORK

DATE:	**4-11-24**
JOB #:	**21-21**
DRAWN BY:	**SN, RT**
SCALE:	**AS NOTED**

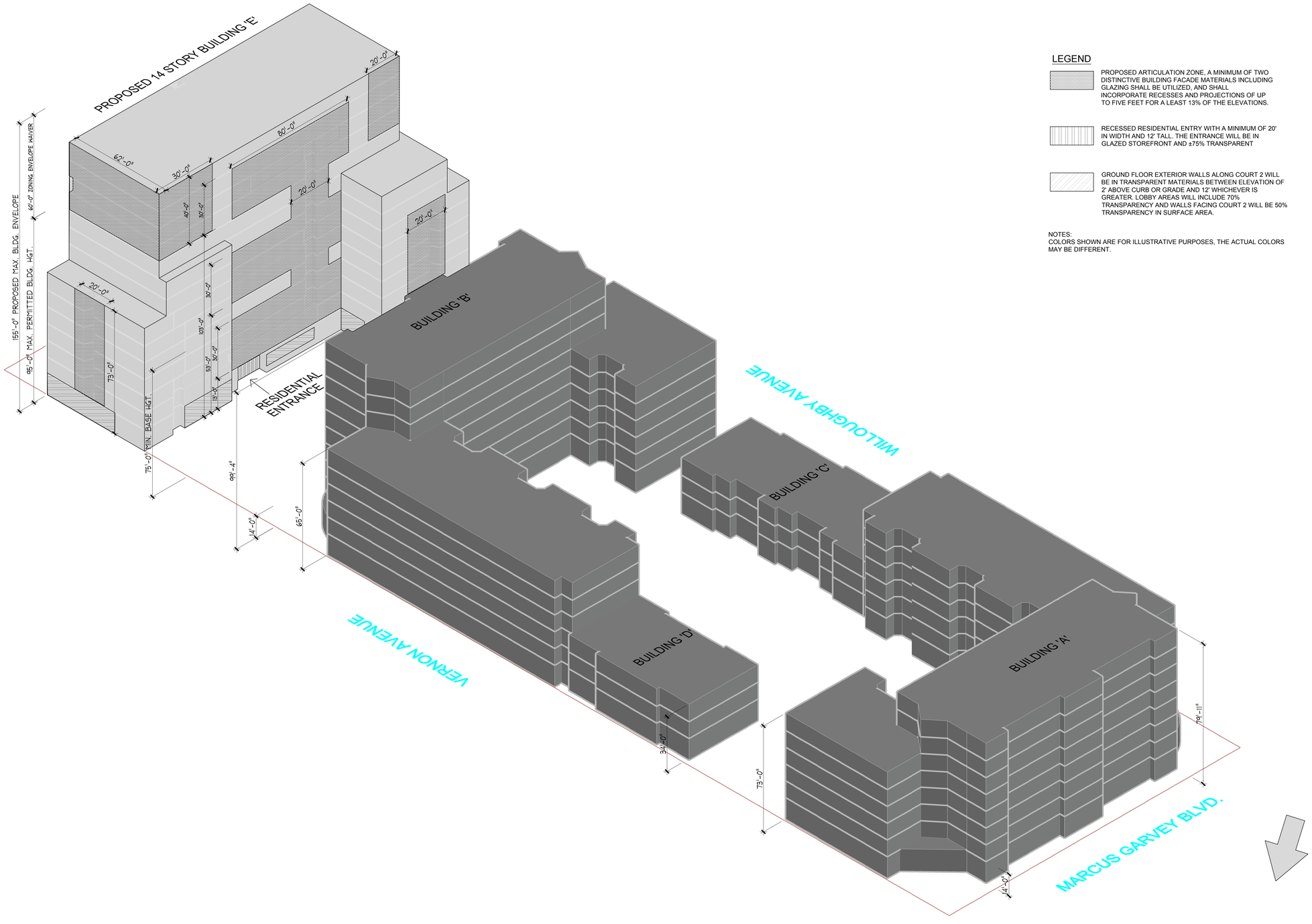
DRAWING NO:

A-009.02

FILE No. :

SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC



URBAN DESIGN CONTROLS- NORTHWEST

SCALE: 1"= 20'-0"

LEGEND

PROPOSED ARTICULATION ZONE, A MINIMUM OF TWO DISTINCTIVE BUILDING FACADE MATERIALS INCLUDING GLAZING SHALL BE UTILIZED, AND SHALL INCORPORATE RECESSES AND PROJECTIONS OF UP TO FIVE FEET FOR A LEAST 13% OF THE ELEVATIONS.

RECESSED RESIDENTIAL ENTRY WITH A MINIMUM OF 20' IN WIDTH AND 12' TALL. THE ENTRANCE WILL BE IN GLAZED STOREFRONT AND ±75% TRANSPARENT

GROUND FLOOR EXTERIOR WALLS ALONG COURT 2 WILL BE IN TRANSPARENT MATERIALS BETWEEN ELEVATION OF 2' ABOVE CURB OR GRADE AND 12' WHICHEVER IS GREATER. LOBBY AREAS WILL INCLUDE 70% TRANSPARENCY AND WALLS FACING COURT 2 WILL BE 50% TRANSPARENCY IN SURFACE AREA.

NOTES:
COLORS SHOWN ARE FOR ILLUSTRATIVE PURPOSES, THE ACTUAL COLORS MAY BE DIFFERENT.

OWNER

PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:

109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:

URBAN DESIGN CONTROLS

STAMP:

REGISTERED ARCHITECT RICHARD C. NEWMAN No. 032155 STATE OF NEW YORK

DATE:	**4-11-24**
JOB #:	**21-21**
DRAWN BY:	**SN, RT**
SCALE:	**AS NOTED**

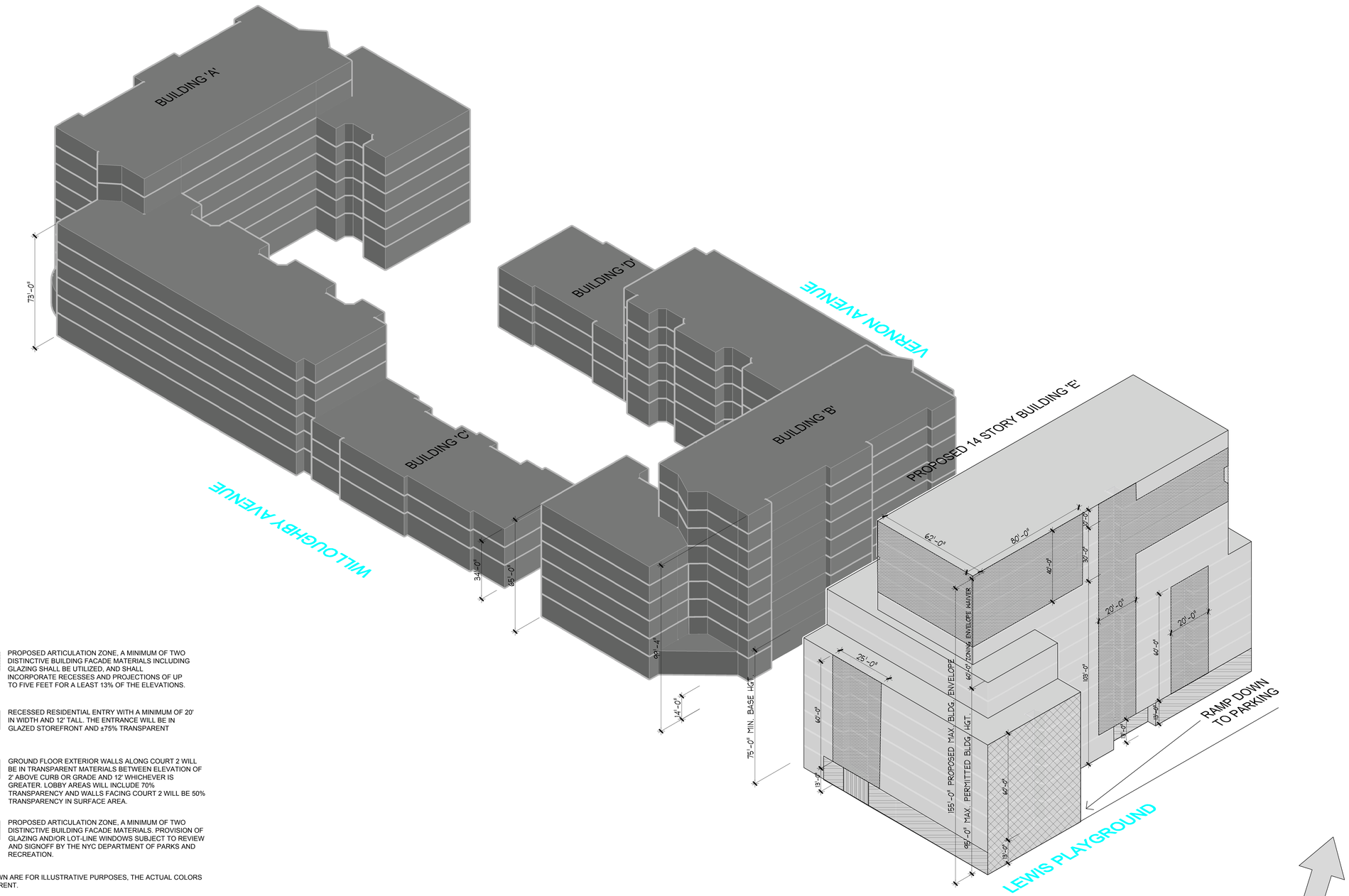
DRAWING NO:

A-010.01

FILE No. :

SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC



LEGEND

PROPOSED ARTICULATION ZONE, A MINIMUM OF TWO DISTINCTIVE BUILDING FACADE MATERIALS INCLUDING GLAZING SHALL BE UTILIZED, AND SHALL INCORPORATE RECESSES AND PROJECTIONS OF UP TO FIVE FEET FOR A LEAST 13% OF THE ELEVATIONS.

RECESSED RESIDENTIAL ENTRY WITH A MINIMUM OF 20' IN WIDTH AND 12' TALL. THE ENTRANCE WILL BE IN GLAZED STOREFRONT AND ±75% TRANSPARENT

GROUND FLOOR EXTERIOR WALLS ALONG COURT 2 WILL BE IN TRANSPARENT MATERIALS BETWEEN ELEVATION OF 2' ABOVE CURB OR GRADE AND 12' WHICHEVER IS GREATER. LOBBY AREAS WILL INCLUDE 70% TRANSPARENCY AND WALLS FACING COURT 2 WILL BE 50% TRANSPARENCY IN SURFACE AREA.

PROPOSED ARTICULATION ZONE, A MINIMUM OF TWO DISTINCTIVE BUILDING FACADE MATERIALS. PROVISION OF GLAZING AND/OR LOT-LINE WINDOWS SUBJECT TO REVIEW AND SIGNOFF BY THE NYC DEPARTMENT OF PARKS AND RECREATION.

NOTES:
COLORS SHOWN ARE FOR ILLUSTRATIVE PURPOSES, THE ACTUAL COLORS MAY BE DIFFERENT.

0 10 20 40 80

URBAN DESIGN CONTROLS- SOUTHEAST

SCALE: 1"= 20'-0"

OWNER
PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	12.2.24	REVISED AS PER DCP COMMENTS
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:
109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:
URBAN DESIGN CONTROLS

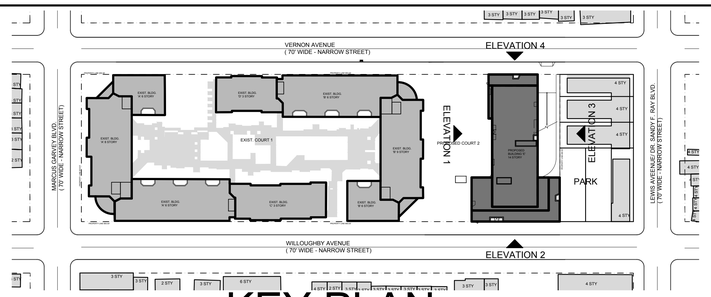
STAMP:
REGISTERED ARCHITECT ROBERT ERIC NEWMAN NO. 032185 STATE OF NEW YORK

DATE:	**4-11-24**
JOB #:	**21-21**
DRAWN BY:	**SN, RT**
SCALE:	**AS NOTED**

DRAWING NO:
A-010.02

FILE No. :
SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC

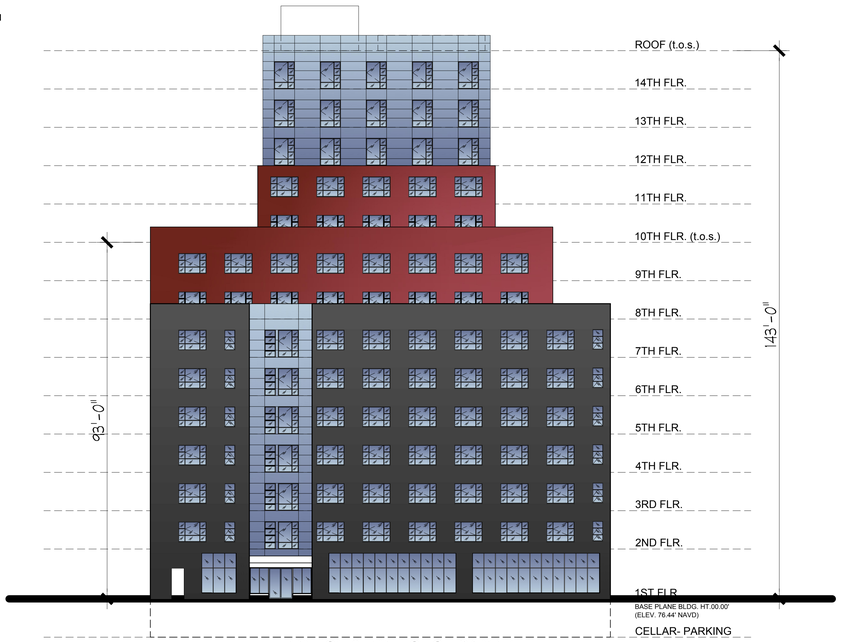


KEY PLAN

N.T.S.



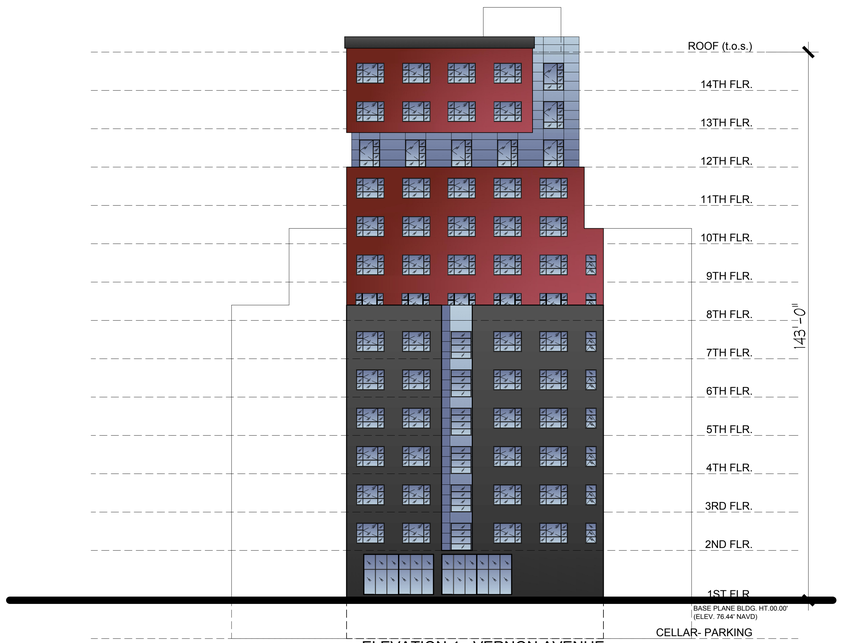
ELEVATION 1 - COURT 2



ELEVATION 2 - WILLOUGHBY AVENUE



ELEVATION 3 - FACING LEWIS PLAYGROUND



ELEVATION 4 - VERNON AVENUE

ELEVATIONS

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

OWNER

PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:

109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:

ELEVATIONS

STAMP:

REGISTERED ARCHITECT
RYAN ERIC NEWMAN
No. 032165
STATE OF NEW YORK

DATE:	**4-11-24**
JOB #:	**21-21**
DRAWN BY:	**SN, RT**
SCALE:	**AS NOTED**

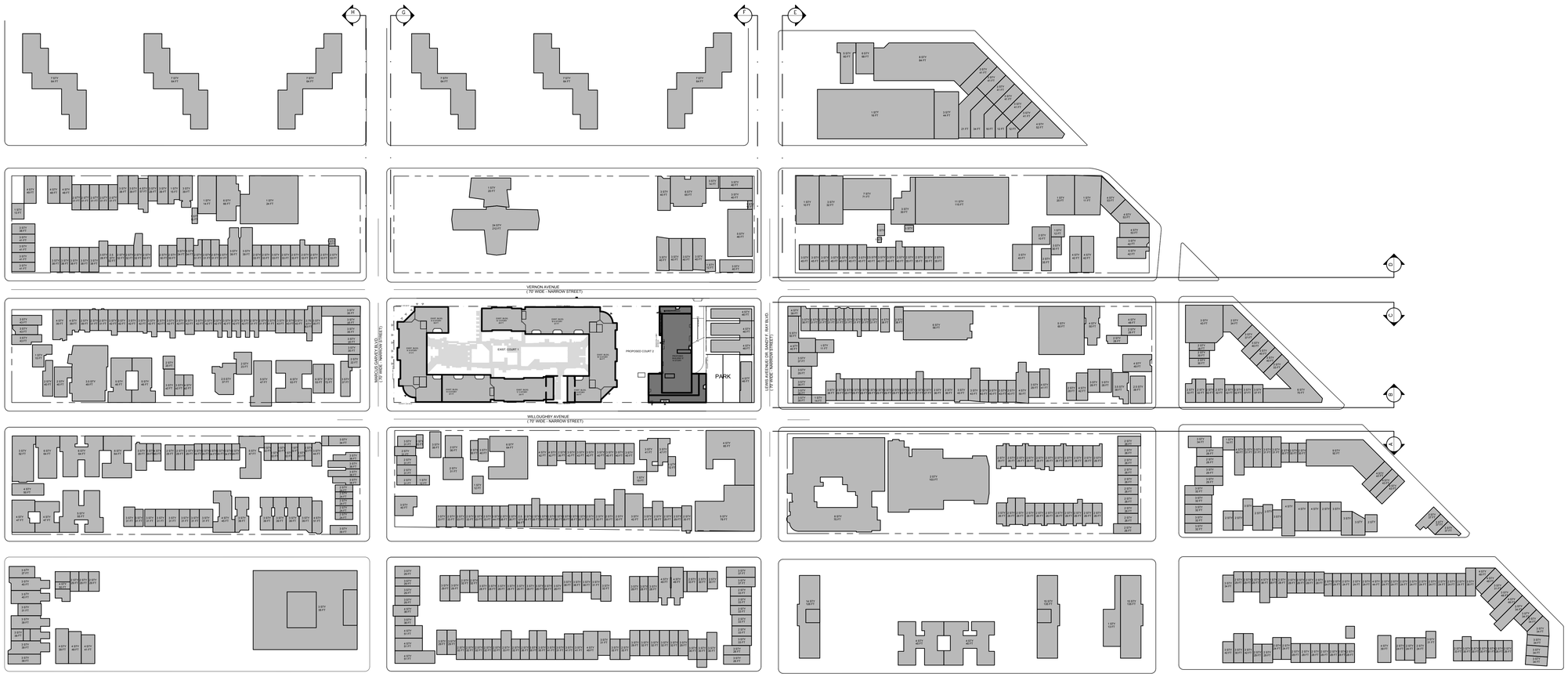
DRAWING NO:

A-011

FILE No. :

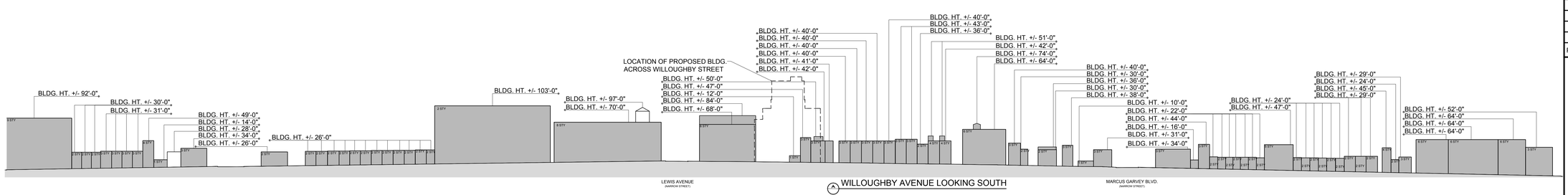
SHEET:

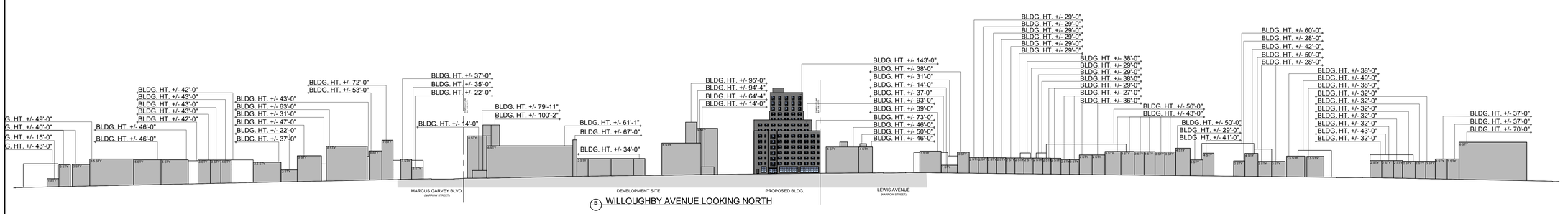
© 2023 NEWMAN DESIGN ARCHITECTS PLLC



PROJECT ZONING LOT

SITE PLAN





NEIGHBORHOOD CHARACTER DIAGRAM

SCALE: 1"= 30'-0"

0 15 30 60 120

OWNER
PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:

109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:

NEIGHBORHOOD CHARACTER DIAGRAM

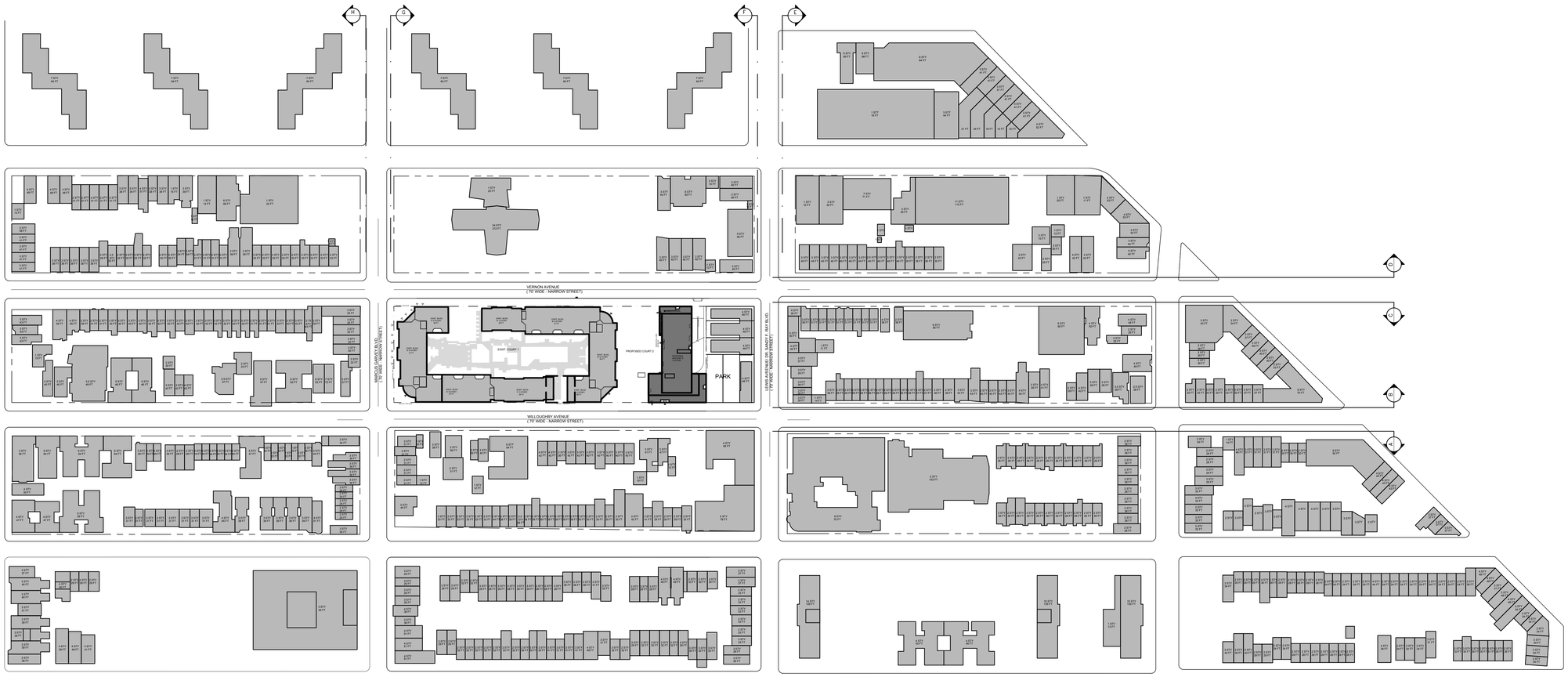
STAMP:
REGISTERED ARCHITECT BRIAN ERIC NEWMAN NO. 032165 STATE OF NEW YORK

DATE:	4-11-24
JOB #:	21-21
DRAWN BY:	SN, RT
SCALE:	AS NOTED

DRAWING NO:
A-012.01

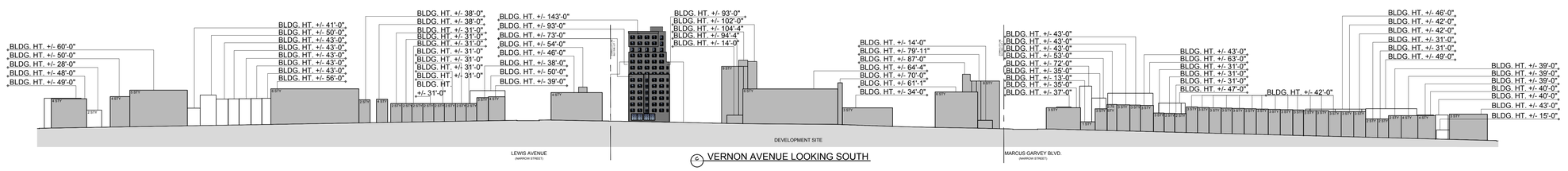
FILE No. :
SHEET:

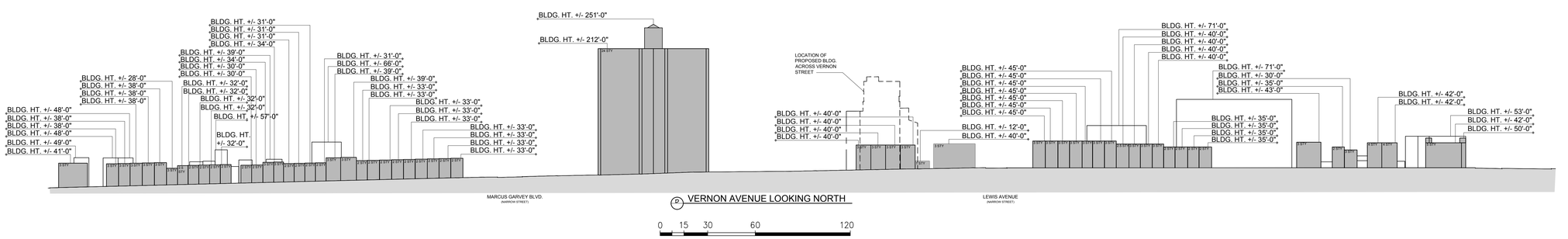
© 2023 NEWMAN DESIGN ARCHITECTS PLLC



PROJECT ZONING LOT

SITE PLAN





0 15 30 60 120

NEIGHBORHOOD CHARACTER DIAGRAM

SCALE: 1"= 30'-0"

OWNER

PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:

109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:

NEIGHBORHOOD CHARACTER DIAGRAM

STAMP: REGISTERED ARCHITECT BRIAN ERIC NEWMAN NO. 032165 STATE OF NEW YORK

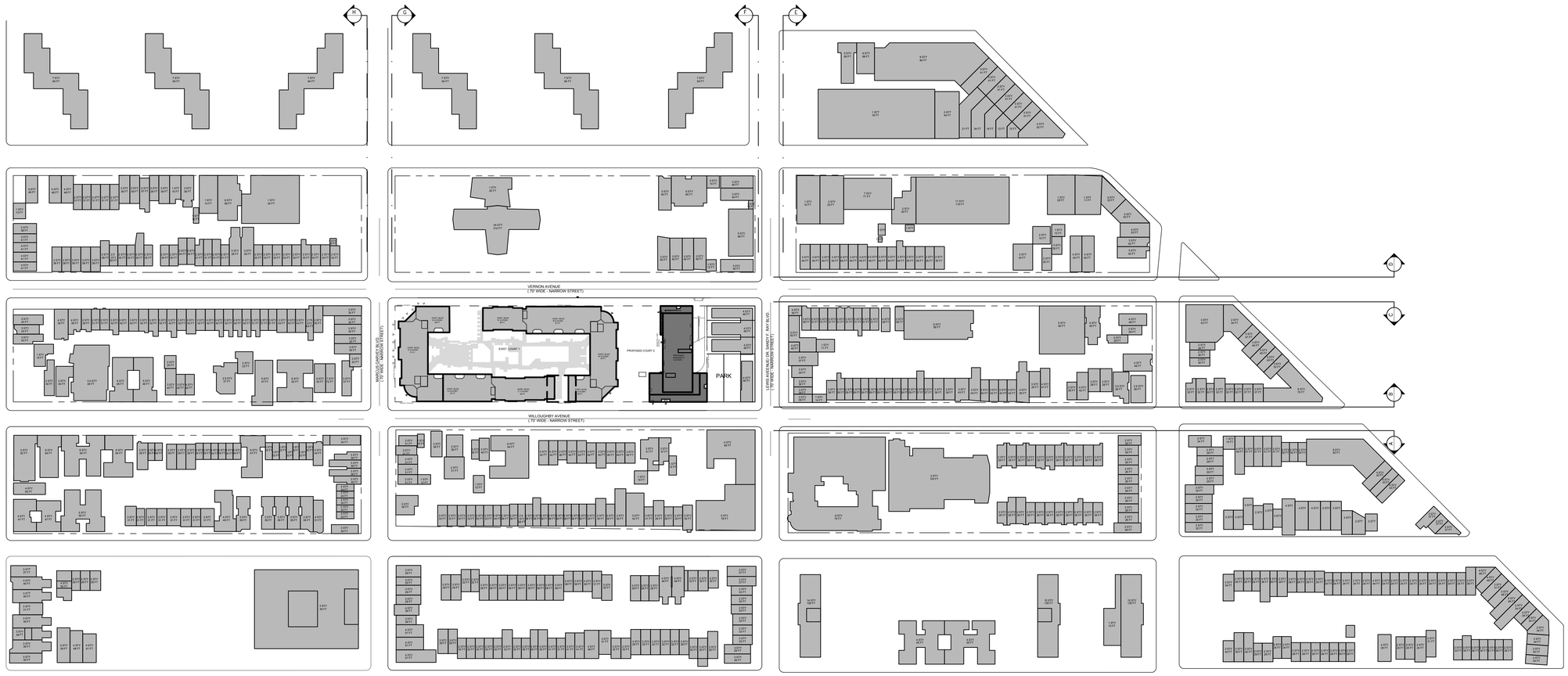
DATE:	4-11-24
JOB #:	21-21
DRAWN BY:	SN, RT
SCALE:	AS NOTED

DRAWING NO: **A-012.02**

FILE No. :

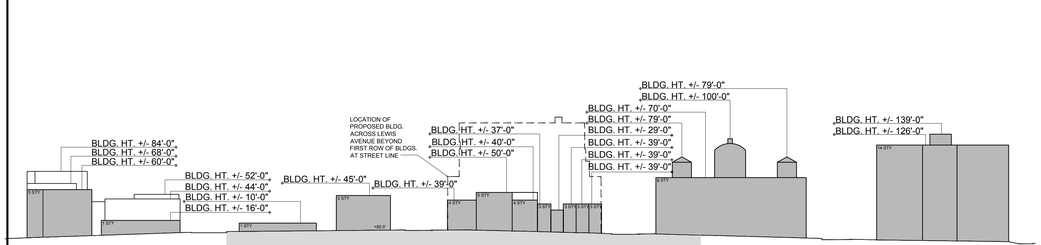
SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC

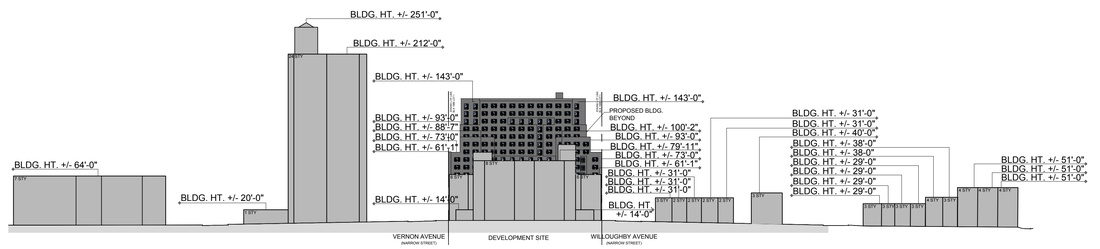


PROJECT ZONING LOT

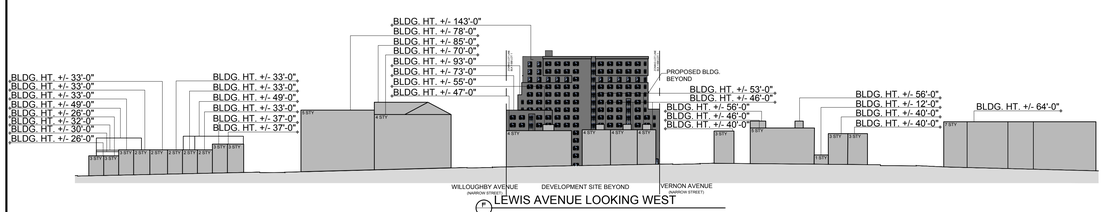
SITE PLAN



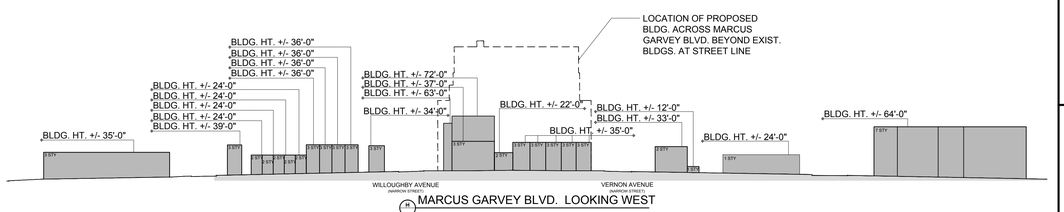
E LEWIS AVENUE LOOKING EAST



D MARCUS GARVEY BLVD. LOOKING EAST



F LEWIS AVENUE LOOKING WEST



M MARCUS GARVEY BLVD. LOOKING WEST

0 15 30 60 120

NEIGHBORHOOD CHARACTER DIAGRAM

SCALE: 1"= 30'-0"

OWNER

PHOENIX REALTY GROUP & CB EMMANUEL

REV.	DATE	DESCRIPTION
	11.26.24	REVISED AS PER DCP COMMENTS
	11.8.24	REVISED AS PER DCP COMMENTS
	10.15.24	REVISED AS PER DCP COMMENTS
	05.21.24	REVISED AS PER DCP COMMENTS
	08.15.23	-

REVISIONS:

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.673.3110 • TEL: 631.673.3111 • FAX: 631.673.2031
www.ndarchitects.com

PROJECT:

109 MARCUS GARVEY BOULEVARD
BROOKLYN, NY

TITLE:

NEIGHBORHOOD CHARACTER DIAGRAM

STAMP:

REGISTERED ARCHITECT
BORIS ERIC NEWMAN
No. 032165
STATE OF NEW YORK

DATE:	4-11-24
JOB #:	21-21
DRAWN BY:	SN, RT
SCALE:	AS NOTED

DRAWING NO:

A-012.03

FILE No. :

SHEET:

© 2023 NEWMAN DESIGN ARCHITECTS PLLC