LEGEND

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- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
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- PLANTED AREA
- TURF PLANTED AREA
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- STABILIZED RIP RAP EDGE
- LANDSCAPE BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

SEATING TYPES

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- OYSTER BENCH - WITH BACK
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- UC BENCH - WITH BACK

FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION
- BBQ STATIONS

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
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- ILLUSTRATIVE BUILDING ENVELOPE
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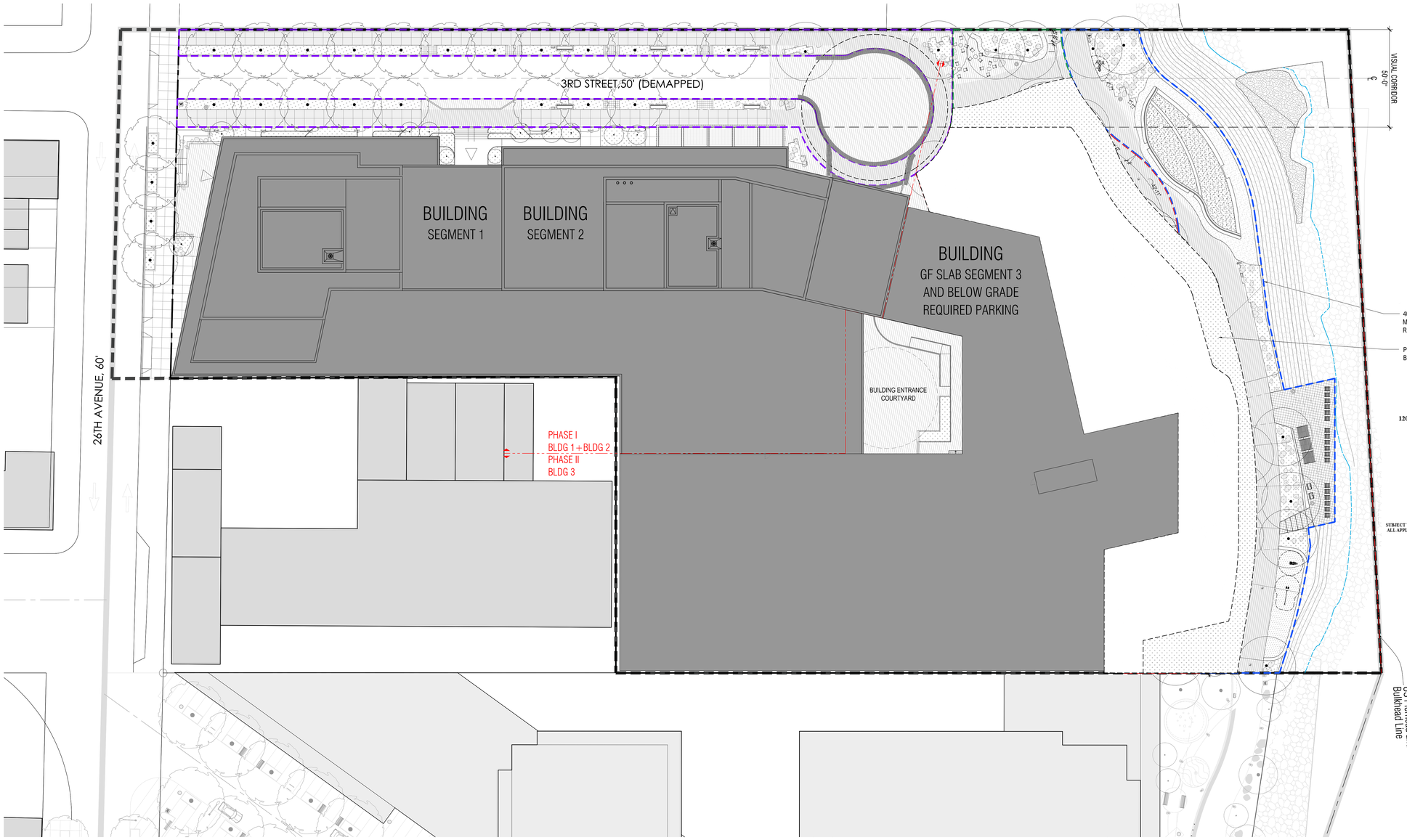
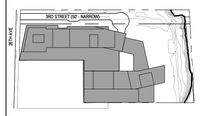
PROPOSED PUBLIC ACCESS AREA PHASING (WPAA)

	PHASE I	PHASE II	TOTAL
DEVELOPED LOT AREA	147,396 SF	16,996 SF	164,392 SF
REQUIRED WPAA	29,478 SF	3,400 SF	32,878 SF
PROVIDED WPAA	31,106 SF	14,975 SF	46,082 SF



1 PHASE 1 PLAN
1" = 20'-0"



KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

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01	11/09/21		ULURP SUBMISSION
02	03/07/22		ULURP SUBMISSION - REVISION
03	03/18/22		ULURP SUBMISSION - REVISION
04	07/25/22		CPC MODIFICATION SUBMISSION
05	09/13/22		CC MODIFICATION SUBMISSION
06	10/25/24		SUBSTANTIAL COMPLIANCE

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETTS NORTH, NY 11102

Client:
ASTORIA OWNERS, LLC
43 W 47th Street
New York, NY 10036
(917) 539-3088

Executive Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T.. 212 213 8007

Structural Engineer:
DESIMONE CONSULTING ENGINEERS
140 Broadway, 25th Floor, New York, NY 10005
T. (212) 532-2211

MEP/FP Engineer:
COSENTINI ASSOCIATES
498 Seventh Avenue, 15th Floor, New York, NY 10018
T. (212) 615-3600

Site / Civil / Environmental Engineer:
VHB
One Penn Plaza, Suite 715, New York, NY 10119
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Geotechnical Engineer:
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99 Morris Avenue, Suite 302, Springfield, NJ 07081
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Environmental Engineer:
LANGAN
360 West 31st Street, 8th Floor, New York NY 10001
T. (212) 479-5400

DOB STAMPS & SIGNATURES:

CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220202 ZAQ
AUTHORIZATION
62-822(c)
CPC APPROVED: 07/25/2022 (CAL. No. 7)

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APROVED: 12/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

DWG TITLE:
PHASE 1 PLAN

SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT # 23A03.00
SCALE: 1"=20'-0"
L-001.00
Drawing NO:

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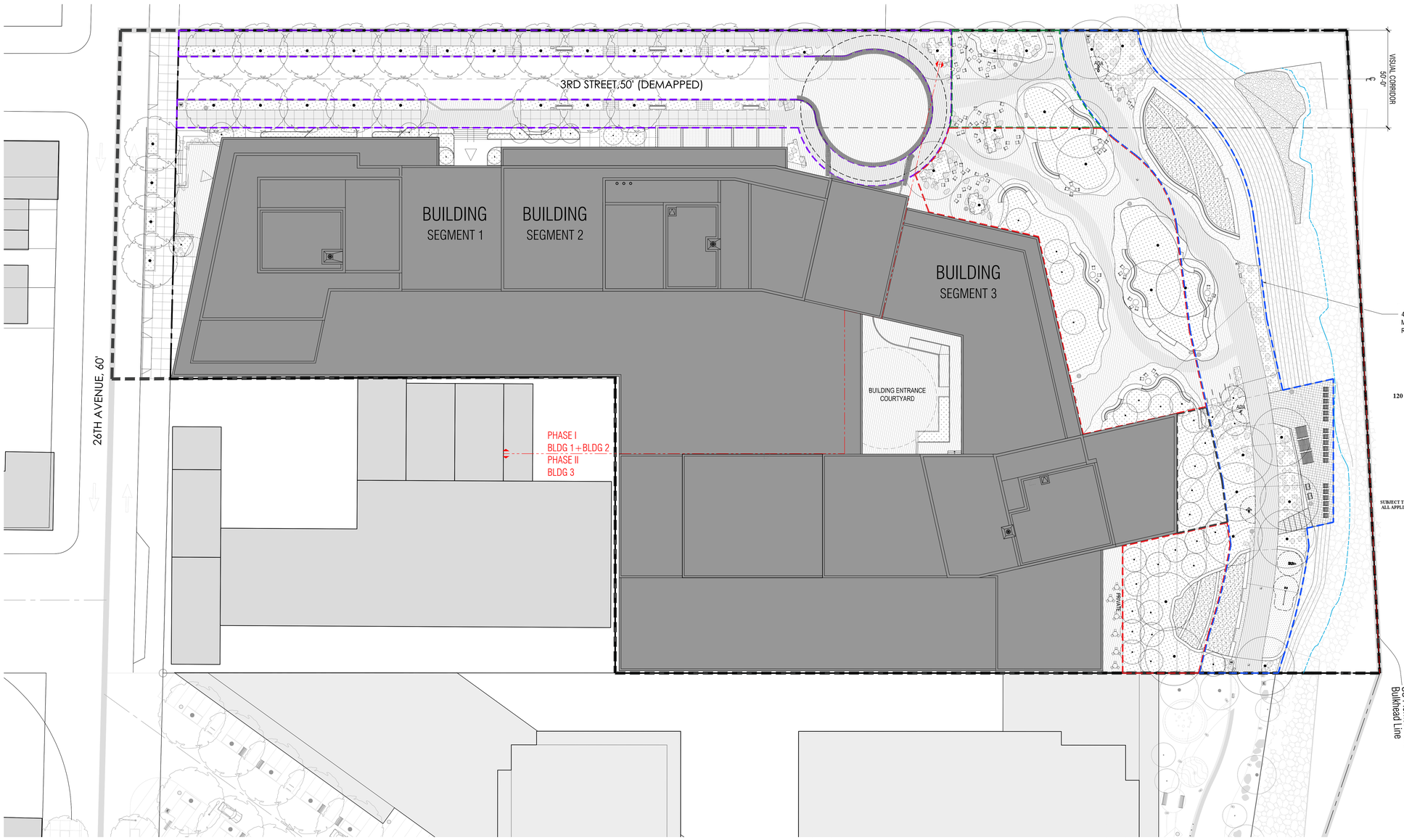

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1 PHASE 2 PLAN
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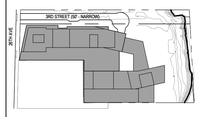

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GENERAL NOTES

1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION. SEE CIVIL DWGS
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION.
3. FLOOR ELEVATIONS AND FLOOR LAYOUTS ARE SHOWN FOR INFORMATION PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATIONAL APPROVAL. SEE CIVIL DWGS FOR TREE PLANTING PLAN.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
7. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL, WATERPROOFING & INSULATION DETAILS.

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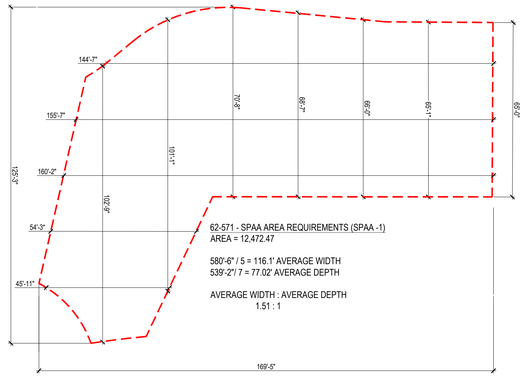
3-15 26th Avenue	
WPAA REQUIREMENT 164,392 SF x .20 = 32,878.40 SF	ZR 62-57 (c)
PROPOSED	QUANTITY - AREA (SF)
SHORE PUBLIC WALKWAY	15,593.20
UPLAND CONNECTION (TR)	3,155.41
UPLAND CONNECTION (TYPE 2)	11,404.48
TOTAL SPW + UC	30,153.09
SPAA REQUIREMENT 32,848.40 - 30,153.09 = 2,725.31 SF	
SUPPLEMENTAL ACCESS AREA - 1	12,472.47
SUPPLEMENTAL ACCESS AREA - 2	3,456.50
TOTAL SPAA	15,928.97
TOTAL PROPOSED WPAA	46,082.06
TOTAL SPW + SPAA	31,522.17
PAA AT TOWER 3	1,314.40
TOTALPROPOSED PAA	1,314.40


144'-7"
155'-7"
160'-3"
54'-3"
45'-11"
135'-5"
169'-5"
3'-9"
3'-8"
3'-9"
3'-9"
3'-9

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
Visual Corridor					
ZR 62-511 (a)	Visual Corridor Methodology	The street lines of a mapped street, extending seaward of the first upland street and terminate at a waterfront block shall be prolonged as a VC through all intervening zoning lots to the water.	3rd Street is a proposed visual corridor.	COMPLIES	L-100
ZR 62-511 (b)		A visual corridor designated in a Waterfront Access Plan that traverses the zoning lot shall be maintained thought the zoning lot in accordance with the plan.	3rd St. visual corridor extends through the zoning lot.	COMPLIES	L-100
ZR 62-511 (c)	Visual Corridor not required	A Visual Corridor shall not be required if any of the following conditions exist within 400'	N/A	N/A	
		(1) there is an existing mapped street extending to the water that intersects the shoreline at an angle of 45 degrees or more			
		(2) there is a required visual corridor pursuant to paragraph (a) of this section;			
		(3) there is an existing visual corridor either previously recorded or mandated in a WAP;			
		(4) the property owner is designating another visual corridor though the zoning lot which is equal to or greater in width than the VC that would be eliminated.			
	Visual Corridor Spacing	Following the methodology of Section 62-511, visual corridors should not be spaced more than 600 feet apart. However, no visual corridor shall be required where such increased spacing place it within 200 feet of another visual corridor. See diagram in Section 62-511.	Proposed 3rd St. visual corridor is 280' LF from a visual corridor at 4th St (to the east).	COMPLIES	
Dimensions of a Visual Corridor					
ZR 62-512	Width	The width of a visual corridor shall be determined by the width of the street of which it is the prolongation. Minimum 50' wide. The lowest level shall be determined by establishing a plane connecting the 2 points along the street line from which the VC emanates at the curb with the 2 points where the street lines intersect the shoreline. Such a plan shall then continue horizontally seaward from the line of intersection. The lowest level shall be determined by establishing a plane connecting the 2 points along the street line from where the VC emanates at the curb with the 2 points where the street lines intersect the flood zone elevation required for the FFE of the building. *** Pursuant to an Authorization Pursuant to ZR 62-822(a)**	3rd St ROW and the VC are 50'-0" wd. The building FFE of 17.00 was raised to meet flood level requirements. The lowest level, elevation of 15.93, is located in the UC turnaround, 1'-7/8" lower than the building FFE and flush with the turnaround curb. The VC continues horizontally from the top of the mountable curb.	COMPLIES DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(a))	L-100, L-200
	Obstructions	No obstructions are permitted within the Visual Corridor, except as set forth in ZR 62-513 and 62-60.	ZR 62-513 and 62-60	COMPLIES	
Permitted Obstructions in a Visual Corridor					
ZR 62-512	Permitted Obstructions	No buildings or structures shall be erected within the width of the visual corridor. Permitted obstructions include: a) permitted obstructions listed in 62-611, provided no shade trees shall be planted within 15 ft. of the center line of the visual corridor a) permitted obstructions listed in 62-611, provided no shade trees shall be planted within 13'-0" of the center line of the visual corridor *** Pursuant to an Authorization Pursuant to ZR 62-822(b)** (b) permitted obstructions listed in 23-44, as modified for waterfront yards (c) boats, ships, other vessels, and floating structures permitted in 62-25(a) (d) any moving or parked vehicles (e) street furniture (f) swimming pools	No buildings or structured are proposed within the VC. (a) Trees on the east side of 3rd street are 13'-0" from the VC's centerline. Trees on the west side of 3rd St. are 14'-6" from the VC's centerline. (b) N/A (c) none proposed (d) moving and parking vehicles proposed/expected (e) street furniture is proposed (f) none proposed	DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))	L-230
Shore Public Walkway					
Requirements for a Shore Public Walkway					
ZR 62-53 (a)	Shore Public Walkway Contiguous edge Width Reduced width	All waterfront zoning lots meeting the criteria in Section 62-52, shall provide a shore public walkway, which shall comply with the following: (1) SPW shall have a seaward edge contiguous with the seaward edge of the waterfront yard. (2) SPW shall have a minimum width of 40'. (3) the minimum width of the SPW may be reduced at the following locations provided no SPW is reduced to less than 10': (i) On shallow portions of the zoning lot, less than 150', SPW may be reduced by 1' for every 2' that the lot dimension is less than 150' (ii) On narrow portion of platforms that are less than 150' in depth between the water edges, the minimum wd. along each opposite edge my be reduced by 1' for every 2' that the platform is less than 150'	Proposed SPW is 40'-0" to 66'-8" wide and is a contiguous seaward edge.	COMPLIES	L-100
ZR 62-53 (b)	Wetlands	In the case of a natural shoreline within NYS wetlands, the SPW shall be permitted to be relocated using either the following methods: (1) further landward within the designated wetlands or its adjacent regulated area, in accordance with an approval from NY- DEC, in which case its width and design shall be determined by such agency; (2) immediately adjacent and contiguous to the landward boundary of the wetland area, in which case its width shall be measured from the seaward edge, as relocated.	N/A		
ZR 62-53 (c)	Accessibility	SPW shall be accessible from a public sidewalk within a street, public park, or other accessible open public space, according to Section 62-56. SPW shall connect with SPWs on adjoining zoning lots.	SPW is connected to a public street (26th Ave) by UC-Type 2 along 3rd Street. SPW connects on it's eastern edge to an approved SPW (not yet constructed).	COMPLIES	L-100
ZR 62-53 (d)	Width requirements by district	Where a zoning lot is divided by a boundary between districts, each portion of the SPW shall be governed by the width requirement for the district in which it is located.	N/A		
Public Access on Piers					
Requirements for Public Access on Piers					
ZR 62-54 (a)(1)(2)(3)(b)	Requirements		N/A		
Public Access on Floating Structures					
Requirements for Public Access on Floating Structures					
ZR 62-55(a)(b)	Requirements		N/A		
Upland Connections					
Requirements for Upland Connections					
ZR 62-56	Provision	The WPAA shall be accessible from an open street, public park, or other public place at intervals along the SPW not to exceed 600 ft.	The proposed SPW is 324.5 LF. On it's eastern edge, it connects to an approved (not yet built) SPW on neighboring property. It is connected to a public sidewalk along 26th Ave by a proposed UC Type 2 along 3rd St.	COMPLIES	L-100
ZR 62-561 (a)	Single Pedestrian Walkway (Type 1)	(1) minimum width shall be 30', increased by 20' within 15' of a street, public park, or other public place ('entry area'). May be reduced on zoning lot with less than 150ft.	N/A	N/A	
	Visual corridor	(2) unless coinciding with a visual corridor, a 20' wd. open area shall extend along the entire length of the upland connection but need not be publicly accessible.			
	Transition area exception	(3) where UC 1 traverses portions of a zoning lot located in districts in which different wd. Requirements apply, the wd. of the UC shall be computed as the weighted avg. based on the length of the UC in each district.			
ZR 62-561 (b)	Double Pedestrian Walkway (Type 2)	(1) Min width of UC provided in form of two pedestrian walkways (one on each side of roadbed of a private drive), shall be 12' for each walkway. Where a private driveway terminated in a vehicular turnaround, the min. wd. of the UC abutting such turnaround shall be 10'.	Proposed 3rd Street, UC (Type 2) has two pedestrian walkways, the north side of 3st St. is 13'-6" wd. The south side is 14'-6". At the vehicular turn around, the walkway is 10' wide.	COMPLIES	L-100
		(2) Transition area shall be provided equal to combined width of Type 2 UC and roadbed to extend 40' from termination of roadbed in direction of the SPW. (2) Transition area shall be provided equal to combined width of Type 2 UC and roadbed to extend from the termination of the turnaround to the SPW. *** Pursuant to an Authorization Pursuant to ZR 62-822(b)**	Proposed transition area is 50' wd, the combined with of the roadbed and extends from termination of the UC-2 to the SP, 50'-8" on the western boundary and 77'-6" on the eastern boundary.	DOES NOT COMPLY (*Requires Authorization pursuant to to ZR 62-822(a))	L-100
		(3) Transition area not required for roadbeds that turn and are located within 15' of SPW	N/A	N/A	
Supplemental Public Access Area					
Requirements for Supplemental Public Access Areas					
ZR 62-57 (a)	Supplemental Public Access Area (SPAA)	If the aggregate areas of the required SPW, upland connections, public access area on piers, and public access areas on floating structures on the zoning lot is less by 750 sq. ft or more than the required WPAA, then supplemental public access area shall be provided to meet the required area. Req. WPAA = 32,878.40 SF Proposed WPAA (SPW 15,593.20) + (UC-TR 3,155.41) + (UC2 11,404.48) = 30,153.09 SF **Req. SPAA** = (32,878.40 - 30,153.09) = **2,725.31 SF**	SPAA 1 = **12,472.47** SPAA 2 = **3,456.60** **Total Provided SPAA = 15,928.97 SF**	COMPLIES	L-100
ZR 62-57 (b)	Wetlands	Where SPAA is required within NYS wetlands or adjacent regulated areas, the requirements and design standards for such SPAAs may be reduced or modified by NYS DEC. SPAA not required where the total area of designated wetlands or adjacent State regulated areas on the Zoning Lot is equal to or greater than the total required SPAA and DEC determines that public access to such areas is not permitted.	N/A		
ZR 62-57 (c)	Waterfront public access area requirements	Total Waterfront Public Access Area Requirement = 20% of Lot Area **Total Req. WPAA** 164,392.00 SF x .20 = **32,878.40 SF**	**Provided WPAA = 46,082.06 SF**	COMPLIES	L-100

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
Location and Area Requirements for Supplemental Public Access Areas					
ZR 62-571 (a)	Minimum area	(1) When located at the intesection of a SPW and an upland connection or street the minimum area shall be 750 SF. Min. width to depth ratio of 1:1, max. of 3:1. The longest side shall adjoin the SPW. (2) when located adjoining a SPW without adjoining to an upland connection shall be 1,875 sq. ft. and have a: Min. width to depth ratio of 3:1 Minimum depth shall be 25 Min. width to depth ratio of 1.49:1 *** Pursuant to an Authorization Pursuant to ZR 62-822(b)**	SPAA-1 connects the SPW to the UC Type 2. SPAA-1 = 12,472.47 SF. (> 750 sf) Average width - 116.1' Average depth - 77.02' width : depth ratio - 1.51 : 1 (> 1:1, <3:1) SPAA-2 does not connect to an UC. SPAA-2 = 3,456.50 (> 1,875 sf) Average width - 69.36' Average depth - 46.71' width : depth ratio - 1.49 : 1	COMPLIES DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(a))	L-100
ZR 62-571 (b)	Provision	SPAA may be provided to: (1) Widen the SPW, with a min. of 10', along the full length of the SPW, between upland connection and street, or public park, or other public place. (2) As a pedestrian sidewalk area abutting a roadbed running along the shoreline (3) As a dedicated bicycle path, if connected at each end to an open street. Min. width shall be 10', plus 2' clearance on each side for full length.	(1) The SPAA-1 and SPAA-2 are provided to widen the SPW between the UC Type 2 and the approved (not yet built) SPW to the east. There is a gap between the 2 SPAAs to allow for an area where the building tower would be a non-compliant obstruction over the WPAA. N/A N/A	COMPLIES	L-100
Special Regulation for Water-Dependent Uses and Other Developments (ZR 62-58) - N/A					
Special Regulations for Zoning Lots That include Parks (ZR 62-59) - N/A					
Design Requirements for Waterfront Public Access Areas					
ZR 62-61 (a)	Obstructions	All WPAA shall be unobstructed from their lowest level to the sky, except as set forth in ZR 62-611. The lowest level shall be determined by the elevation of the adjoining portion on the same or an adjoining zoning lot or the connecting public sidewalk.	The WPAA is unobstructed from the lowest level to the sky, except for permitted obstructions.	COMPLIES	L-100
ZR 62-61 (b)	Connections and Continuity	The minimum required circulation paths shall be connected and continuous through all waterfront public access areas on adjacent zoning lots.	Min. circulation and secondary circulation paths connect all areas of the SPAA.	COMPLIES	L-210
ZR 62-61 (c)	Accessibility	WPAA shall be accessible in accordance to the Americans with Disabilities Act and the American National Standard Institute (ANSI) design guidelines.	Grading is compliant with ADA and ANSI guidelines.	COMPLIES	L-220
ZR 62-61 (d)(1)	Grading in Required Circulation Paths	(i) Cross-sectional grading shall have a minimum slope of 1-1/2% to allow for positive drainage and maximum slope shall be 3%.	Cross section al slopes are 1.5 - 3%.	COMPLIES	L-220
		(ii) For longitudinal grading controls, grade changes are permitted as long as they comply with ADA.	All grading to comply with ADA.	COMPLIES	L-220
ZR 62-61 (d)(2)	Grading in Required Planting Areas	Within 5 feet of the edge of any planting area, the grade level of such planting shall be no more than 18 inches higher or lower than the adjoining level of the pedestrian circulation path.	No planting range from 0" - 18" above adjacent circulation paths.	COMPLIES	L-220
ZR 62-61 (e)	Vehicle and Emergency Access	Vehicular access is prohibited within WPAA except for emergency and maintenance vehicular access. Parking areas, drops offs, driveways, loading berths, and trash storage facilities are not permitted within, or allowed to be accessed or serviced through a WPAA, except for vehicular access required for development on a pier or floating structure. except for vehicular access required for development on a pier or floating structure or a vehicular drop-off at an adjacent residential lobby. *** Pursuant to an Authorization Pursuant to ZR 62-822(b)** No single driveway shall exceed a width of 25 feet. Bollards shall be installed in accordance w/ Section 62-651. A min. 12 inch paved border shall be installed along the driveway boundaries and shall have a color distinct from the paving of the adjoining surface. A min. 6 inch mountable curb shall be installed along the driveway boundaries and shall have a color distinct from the paving of the adjoining surface. *Pursuant to an Authorization Pursuant to ZR 62-822(b) Vehicular roadways are permitted as part of an upland connection. Must comply with Section 62-56 Any vehicular roadway crossing a required WPAA shall comply with Section 62-656.	A layby / drop off area is proposed at the Tower 1 building lobby, on the east side of 3rd street. (124'-7" from the 26th Ave intersection). Drop off is 5' wide and does not affect the clear walkway requirement of the UC-2. The UC-2 eastbed of 3rd street is 22' wd. A 6" wd. flush curb with a 2ft wd. detectable warning pavers with a color distinct from adjoing paves seperate the vehicular turnaround and the adjacent circulation paths in accordance with FDNY requirements.	DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))	L-200, L-210
Permitted Obstructions		***Pursuant to an Authorization Pursuant to ZR 62-822(b)**			
ZR 62-611 (a)	Permitted Obstructions in All Areas	WPAA shall be unobstructed from the lowest level to the sky except Permitted obstructions: (1) Trees and other plant materials; (2) seating, litter recaptacles, drinking fountains, other outdoor furniture; (3) fountains, reflecting pools, sculptures; (4) guardrails, bollards, gates, other protective barriers; (5) lighting, flag poles, exercise and other recreational equipment; (6) Kiosks and open air cafes	UC - permitted obstructions: trees, plant materials, outdoor furniture/seating, litter receptacles, signage, and lights. SPW/SPAA - permitted obstructions: Trees, plant materials, outdoor furniture/seating, litter receptacles, signage, bike racks, and lights.	COMPLIES	L-210
ZR 62-611 (b)	Permitted Obstructions in Screening Buffers	(1) Paved entrances to buildings fronting upon a screening buffer, including awning and canopies over such entrances, seating located within 42" of adjacent paved area, bicycle racks within 6' of the sidewalk of an open accessible street or within 10' of an upland connection. (2) Service equipment necessary for maintenance of WPAA. (3) Exhaust vents	N/A	N/A	
ZR 62-611 (c)	Permitted Obstructions Beyond 20 feet of the Shoreline	Tot-lots, playgrounds, dog runs, public telephones, toilets, bicycle racks.	Bicycle racks proposed in SPAA, more than 20' from the shoreline.	COMPLIES	L-250
Design Requirements for Shore Public Walkways and Supplemental Public Access Areas					
ZR 62-62 (a)(1)	Circulation and Access	Minimum clear circulation path of 12 feet, located within 10 feet of the shoreline for at least 20% of the length of such shoreline. 351 LF of shoreline x .20 = **70.2 LF** Secondary paths, when provided, shall be a min. of 6' wd. When two circulation paths are parallel to each other, they shall be connected by paths or accessible lawn at intervals not to exceed 200'. Where a SPW is on a zoning lot adjacent to a zoning lot without a SPW, the portion of the circulation path that terminates at the common zoning lot line shall be located within 30' of the shoreline.	12' wd. clear circulation path is maintained along the full length of the SPW. 84 LF of that is within 10' of shoreline. A secondary clear path, 6' wd., provided access in the SPAA where the depth of the SPAA allows. N/A Where SPW meets adjacent lot, without a SPW, the 12' wd. circulation path s 27'-10" from the shoreline.	COMPLIES	L-200
ZR 62-62 (a)(2)	Circulation in Supplemental Area	A SPAA shall provide at least one circulation path with a min. clear width of 6' that provides access throughout the SPAA. This can be the circulation path of the SPW that traverses the SPAA.	SPAA includes 1 circulation path, 6' wd. On the eastern side of the SPAA there is a terraces lawn seating feature and a screening buffer. There is not room for an additional circulation path.	COMPLIES	L-200
ZR 62-62 (b)	Seating	Required: 1 linear ft. of seating for every 75 sf. of SPW and SPAA. **Req. Seating** (31,583.30 SF / 75) = **421.11 LF**	**623.33 LF of seating is provided.**	COMPLIES	L-240
		Up to 25% of required seating may be located seaward of the SPW and shall be subject to provisions of 62-652(h).	No seating seaward of the SPW is proposed.		

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
ZR 62-62 (b)	Seating	Required: 1 linear ft. of seating for every 75 sf. of SPW and SPAA. **Req. Seating** (31,583.30 SF / 75) = **421.11 LF**	**623.33 LF of seating is provided.**	COMPLIES	L-240
		Up to 25% of required seating may be located seaward of the SPW and shall be subject to provisions of 62-652(h).	No seating seaward of the SPW is proposed.		
ZR 62-62 (c)(1)	Planting Areas	Required - at least 35% of the area of the shore public walkway and supplemental public access area shall be planted. **Req. Planted Area** (31,522.17 x .35) = **11,032.76 SF**	**14,760.41 SF** of planted area is provided. (46.83% of WPAA)	COMPLIES	L-230
		(i) Where SPAA is required and greater than 1,875 SF, at least 15% of the required planting area of the shore public walkway and supplemental public access area shall be provided as lawn. **Req. Lawn** (11,032.76 SF x .15) = **1,654.91 SF**	**2436.15 SF** of lawn is provided. (22.08% of required planting area)	COMPLIES	
		(ii) Up to 30% of the req. planting area may be located seaward of the SPW. **Max. planting area beyond SPW** (11,032.76 x .15) = **1,654.91 SF**	**1,090.00 SF** of planting is seaward, beyond the SPW (9.88 %)	COMPLIES	
		(iii) Planting area, 3' min. width, shall be provided between a bicycle path and any paved pedestrian area.	No bikeway proposed - N/A	N/A	
		Planting can be located anywhere within the SPW/SPAA and shall comply with the standards of ZR 62-655.		COMPLIES	
ZR 62-62 (c)(2)	Screening Buffer	(i) A screening buffer shall be provided within the SPW/SPAA, running along the entire upland boundary of such area where it abuts non-publicly accessible areas of the zoning lot, except as waived pursuant to paragraph (c)(2)(iii) of this Section. (ii) Minimum width is 10'-0". Minimum width is 8'-8". *** Pursuant to an Authorization Pursuant to ZR 62-822(b)** (iii) Not required when (a) adjacent to a private drive, street, or entrance to a building (b) for commercial or community facility use where at least 70% of the area of the façade, within the height of 10', located within 10' from the sidewalk or WPAA, is glazed with windows.	(i) The SPAA is adjacent to a private residential building. The total length of that façade within the WPAA is 239 LF. 32 LF is a building entrance. Screen buffer provided along 69', 53'-4" widths of buildage frontage. (ii) 3 screening buffers provided. Width varies from 8'-8" to 18'-8". (iii) Screening buffer is not provided at the waterfront side entrance of the building. commerical and community facilities not provided adjacent to the WPAA.	DOES NOT COMPLY (*Requires Authorization pursuant too ZR 62-822(b))	L-230
ZR 62-62 (c)(3)	Trees and Additional Planting	(i) A minimum of one canopy tree shall be provided for every 2,000 square feet of shore public walkway and supplemental public area. In no event may a SPW have less than 2 canopy trees for every 100 ft. of shoreline. **Req. Trees** (31,522.17 SF / 2000) = **16**	**19 Canopy trees are provided.**	COMPLIES	L-230
		(ii) In addition, for every 1,250 square feet of shore public walkway and supplemental public access area, one of the following must be provided: a canopy tree, an ornamental tree or a multi-stemmed equivalent, 60 square feet of planting beds, or 110 square feet of accessible lawn. **Additional Planting Req.** (31,522.17 SF / 1250) = **25 additional trees (canopy, ornamental, or multi-stem)**	**25 ornamental trees provided**	COMPLIES	L-230
ZR 62-62 (c)(4)	Reduction in minimum required planting area	Min. planting area may be reduced by 10 SF for every 1 LF of: (i) Shoreline improved for boat launching or mooring or designed with architectural features to facilitate direct access to the water, such as steps or "get-downs" (except rip-rap) (ii) WE uses with frontage adjoining, and having a public entrance on the SPW or SPAA. A SPAA, of at least 7,500 sq. ft, containing a playground of at least 3,500 sq. ft in area and improved in accordance with DPR, the required minimum planting area may be reduced by 1 sq. ft for every 5 sq. ft of playground area. Playground may be located anywhere within the WPAA that is beyond 20' of the shoreline.	N/A		
ZR 62-62 (d)	Bicycle Parking	Required: 4 parking spaces within a WPAA. If combined area of the SPW and SPAA is greater than 8,000 sq. ft, 2 additional parking spaces are required for every additional 2,000 sq. ft of SPW or SPAA. **Req. bike parking** (4 + [(31,522.17 - 8000) / 2000]) = **16 bikes**	**16 bike parking spaces provided** (8 double-sided racks)	COMPLIES	L-250
	Bicycle Parking Location	Such bicycle racks shall be adjacent to a circulation path and at least 20' from the shoreline. Bike racks may be located in public sidewalks adjacent to the zoning lot. Bike racks may be located in public sidewalks adjacent to the zoning lot. or in the adjacent UC transition zone, within 14'-9" from the SPW. *** Pursuant to an Authorization Pursuant to ZR 62-822(b)**	Bike racks located in 2 areas. At the western boundary of the WPAA, (2) bike racks are 44'-8" from the shoreline, in the UC TR, 14'-9" from the adjacent SPW. (6) bike racks are located in the SPAA, midway along the SPW. They are 24'-10" from the shoreline.	DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))	L-250
ZR 62-62 (e)	Trash Receptacles	Required: 1 receptacle for every 4,000 sq. ft of SPW and SPAA. Receptacles shall comply with Section 62-658 31,522.17 / 4000 = **8 req. trash receptacles**	**8 trash receptacles are provided.**	COMPLIES	L-250



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

No:	Date:	Rev:	Issue:
01	11/09/21		ULURP SUBMISSION
02	03/07/22		ULURP SUBMISSION - REVISION
03	03/18/22		ULURP SUBMISSION - REVISION
04	03/22/22		ULURP SUBMISSION - REVISION
05	07/25/22		CPC MODIFICATION SUBMISSION
06	09/13/22		CC MODIFICATION SUBMISSION
07	10/25/24		SUBSTANTIAL COMPLIANCE

Project:

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HALLETTS NORTH, NY 11102

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DOB STAMPS & SIGNATURES:

DWG TITLE:

WPAA ZONING
COMPLIANCE CHART 1/2

SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT #: 23A03.00
SCALE:

L-110.00
Drawing NO.:

CITY PLANNING COMMISSION
120 BROADWAY 31ST FLOOR, NEW YORK, NY 10271-0001
N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(a)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 321)
N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2023
N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APROVED: 12/10/2025
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

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PRELIMINARY: SUBJECT TO APPROVAL BY ALL AUTHORITIES HAVING JURISDICTION

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
Design Requirements for Public Access on Piers or Floating Structures (ZR 62-63) - N/AA81A81:F110					
Design Requirements for Upland Connections					
ZR 62-64 (a)	Circulation and Access	(1) Type 1: at least 1 circulation path, with min. clear width of 12', linking an open street, public park, or public place with a SPW. Any secondary paths to be 6' wd. min.	N/A		
		(2) Type 2: Each pedestrian path shall have a min. clear width of 8', linking an open street, public park, or public place with a SPW. When a turnaround is provided, the entire required area shall be provided as a circulation path.	Min. clear path along 3rd street is 8'-0".	COMPLIES	L-200
		(3) Transition areas: a circulation path, with a width of 12' shall connect each circulation path of the Type 2 upland connection with a circulation path of a SPW, SPAA, or a Type 1 upland connection.	12'-0" path through UC-TR connects to SPW circulation path.	COMPLIES	L-200
ZR 62-64 (b)	Paving	(1) Type 1: at least 40%, but no more than 65% of the entry area shall be paved. Such paving shall include 5' wd. Area along 70% of frontage adjoining a public sidewalk.	N/A		
		(2). Where any upland connection is interupted by a private driveway, the full width of the required upland connection shall traverse the roadbed without a drop in level, and be paved with materials distinct from the roadbed. with a 6" drop in level, and may be paved with the same material as the roadbed. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	UC walkway interrupted by private drive on the east side of the vehicular turn around. The upland connection is flush with the roadbed. The paving materials are not distinct. they match the rest of the waterfront paving. .	DOES NOT COMPLY **(*Requires Authorization pursuant too ZR 62-822(b))**	L-210, L-220
		For Type 2, the area of the roadbed between both circulation paths, within lines perpendicular to the upland connection traversing the roadbed can be down or the portion of the roadbed within a vehicular turnaround, shall be raised to be flush with the level of such adjoining upland connection. shall be 6" lower than the level of such adjoining upland connection. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	The roadbed within the vehicular turnaround is flush with the adjoining UC per FDNY requirements.		
		(3) Roadbed paving material of a private driveway leading to a vehicular turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. Remaining areas shall be paved with distinct materials. The level of the area within the turnaround shall be raised to be flush with the level of the adjoining circulation paths. Roadbed paving in the UC-2 turn around may be the same material as the adjacent circulation paths. The level of the area in the turnaround shall be 6" lower than the adjoining circulation paths. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	The paving in the vehicular area of the turn around is the same as the adjacent circulation paths of the UC-2 and the SPW. The level of the area in the turn around is flush with the adjoining circulation paths per FDNY requirements.	DOES NOT COMPLY **(*Requires Authorization pursuant too ZR 62-822(b))**	L-210
ZR 62-64 (c)	Planting - Type 1	(1) min. area of 40% shall be planted in accordance with provisions in Section 62-655. (i) Where UC does not abut private driveways, 6 caliper inches of ornamental trees or equivalent multi-stem plants required for every 100 LF of UC. (ii) Where UC abuts an open parking lot - N/A (iii) Where UC abuts a private driveway, a continuous tree pit shall be provided along curb to meet requirements of S. 62-655. Provide 1 tree for every 25' of private driveway frontage (iv) Where UC does not coincide with VC, at least 30% of the required open area along length of UC shall be planted to meet requirements of S. 62-513	N/A			
	Planting - Type 2	(2) Type 2: Continuous tree pit to be provided within UC along curb of private driveway. Tree pit shall meet requirements of ZR 62-655. One tree shall be provided for every 25' of private driveway frontage. Portions of pit may be paved with permeable paving to allow for required amenities. No tree pit required where UC abuts a portion of roadbed required to be raised. **Req. trees** (347.67 / 25) = **14** No tree pit required where UC abuts a portion of roadbed required to be raised or adjacent to residential lobby vehicular drop-off. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	**20 street trees + 2 canopy trees are provided.** **22 trees in total** No tree pit provided where UC abuts portion of roadbed required to be raised or at the adjacent residential lobby vehicular drop-off on 3rd street.	DOES NOT COMPLY **(*Requires Authorization pursuant too ZR 62-822(b))**	L-230
	Planting - Transition Areas	(3) Min. 40% of such area to be planted. In addition, min. 2 canopy trees or equivalent to be provided **Req. planting** 3,155.41 (4) = **1,293.72 SF** A min, of 26.48% of such area to be planted. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	**3 trees are** provided. **835.60 SF** of planted area provided. 835.60 / 3,155.41 = **26.48 % of UC-TR is planted**	DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(b))**	L-230
ZR 62-64 (d)	Seating	12 linear feet shall be provided for every 100 LF of Upland Connection, excluding the length of any entry or transition area and the first 50' of a Type 2 Upland Connection. Excluded areas mq. 24 LF. **UC-2 Req. seating** 12(347.67- 50 /100) = **35.72LF** **UC-TR Req. seating = 24 LF**	**UC-2 - 48.00 LF of seating provided.** **UC-TR - 51.00 LF of seating provided.**	COMPLIES	L-240
ZR 62-64 (e)	Trash Receptacles	1 receptacle shall be provided within 15' of a street, public park, or other public area and 1 receptacle shall be provided at the intersection of the UC and the SPW / SPAA.	**2 trash cans are provided.** (1) is 13'-10" from 26th Ave. (1) is at the intersection of the UC transition zone and the SPW:>	COMPLIES	L-250
Public Access Design Reference Standards					
Guardrails and Gates					
ZR 62-65	Hollow plastic material	No hollow plastic material, such as PVC or similar, shall be permitted in guardrails, fences, seating, trash receptacles or other similar furniture within the WPAA. High-density polyethylene shall be permitted.	None proposed.	N/A	
ZR 62-651 (a)	Guardrails, gates, protective barriers	Shall have a max. height of 42"; be at least 70% open. May be mounted on a solid curb not higher than 6".	Guardrail at the waterfront overlook is 42" ht. and at least 70% open.	COMPLIES	L-401
ZR 62-651 (b)	Bollards	(1) Shall be limited to the following locations: (i) along the bulkhead, stabilized shore or the water edge of a "pier" or "platform"; (iii) along the zoning lot line adjacent to, limiting access from an upland connection; (iii) along the boundaries of a roadway within an upland connection.	Vehicular boulder bollards are proposed along the driveway and turn around of the 3rd Street UC-2.	COMPLIES	L-200, L-201, L-400
		(2) Shall not exceed 30" in height and shall be between 6" and 15" in width. The top shall not consist of any sharp edges. Min. clearance between 2 bollards shall be 5'.	No bollards proposed	COMPLIES	L-400
ZR 62-651 (c)	Fences and walls Fence max. height & opacity Wall max. height & opacity Prohibited	(1)Shall be limited to the following locations: (i) along the boundary of a "waterfront public access area" and an adjoining private area on the "zoning lot"; (ii) around the perimeter of a playground, tot-lot or dog-run; (iii) adjoining MD uses; (iv) within a visual corridor; (v) along any grade level change of 30" or greater. (2) Shall have a max. height of 36", be at least 70% open, mounted on a solid curb not higher than 6". (3) Walls shall not exceed a height of 21", and may be fully opaque. (4) Chain link fencing or barbed razor wire shall not be permitted.	Walls with guard rails are proposed along the East and West lot line where the grade change with adjacent properties is 30" or greater. The guardrail at the property line is 42" ht. and at least 70% open. None proposed. N/A Walls on the property line facing the WPAA do not exceed 21" None Proposed. N/A	COMPLIES	
ZR 62-651 (d)	Gates Gate height & opacity Gate access Gate obstructions	Permitted only at the boundaries of WPAA and adjacent PAA, such as streets, public parks, or adjoining zoning lots. Gates shall not intrude into any planting area. Max. height - 4'-0", be no more than 30% opaque. When open for access, 70% of total width, in aggregate, of the WPAA shall be free of obstructions associated with the gate. Min. clear distance of at least 16' between any two obstructions . Gate and it's support structures shall not obstruct: (1) any circulation path; (2) 25% of the width of the entry area of an UC along each side of the centerline of such entry area, and (3) at least 50% of the width of the SPW closest to the "shoreline".	None proposed. N/A		
Seating					
ZR 62-652 (a)	Seating with backs	At least 50% of required seating shall have backs. **SPW/SPAA Req. seating w/ backs** (420.30 LF x .5) = **210.15 LF**	**400.75 LF** of seating with backs provided.	COMPLIES	L-240, L-401
		50% of such seating shall face in the general direction of the water. **Req. seating facing the water** (210.15 LF x .5) = **105.08 LF**	**249.53 LF proposed** (includes movable lounge chairs on the overlook, and 3 movable benches on the overlook)		
		Seat backs shall be at least 14" high Seat backs shall be reclined at an angle of 10 to 15 degrees	Seat backs are 14" ht. min. and recline at 10-15 degrees.		
ZR 62-652 (b)	Seat depth - with backs	Min. 18" - max - 20"	Seat depths range from 18" - 20"	COMPLIES	L-401
	Seat depth - without backs	Min. 18"	Seat depths range from 18" to 32"		
	Seat depth - double seating	Min. 36" and accessible from both sides	N/A		
	Seat depth along planter edge	Min. of 22"	Seat depth at planter edge, without a back is 32"		
ZR 62-652 (c)	Seat height	Min. of 16" and max. of 20" for 75% of seating. Any seating higher than 36" or lower than 12" shall not qualify toward requirement. May be mounted on a curb no higher than 6"	All seating is between 16" and 20" ht. No seating is mounted to a curb.	COMPLIES	L-401
ZR 62-652 (d)	Seat clearance	Min. 22" of clearance from any circulation path or permitted obstruction along the accessible path Seating without backs may be 12" from guardrail.	All seating is a 22" from a circulation path. No guardrails are proposed.	COMPLIES N/A	L-200

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
ZR 62-652 (e)	Seating types	Minimum of 2 of the following types are required within the SPW/SPAA: movable seating, fixed individual seats, fixed benches w/backs, fixed benches w/out backs, lounging chairs and design feature seating.	6 types provided: moveable café chair, movable lounge chairs, picnic benches, fixed benches with backs, fixed benches without backs, and terraced lawn seating steps	COMPLIES	L-240 L-220, L-401
	Design feature seating	(1) Planter ledges, seating walls, and steeping steps - Max. of 25% of required linear seating. Walls and planter ledges shall be flat and smooth with at least 1" radius rounded edges. **Max. design feature seating** (420.30 x .25) = **105.08 LF max**	240.00 LF of terraced lawn seating steps are proposed, but only **105.08 LF is used towards seating calculations and totals.**		
	Movable seating	(2) Max. of 50% of required seating can be movable seating. Credited as 18" of linear seating per chair. **Max. movable seating** (420.30 x .50) =**210.15 LF max**	**142.5 LF** of movable seating is provided.		
	Seating steps	(3) Seating steps shall not include any steps intended for circulation. Height of step must be min. 12" and max. 30". Depth must be 18" min.	Seating edge of terraced lawn steps are 18" wd. Heights range between 12" and 30".		
	Lounge chairs	(4) Shall allow for a reclined position supporting the back as well as legs. Credited as 36 in. of linear seating per chair.	N/A		
ZR 62-652 (f)	Social seating and tables	Min. of 25% of required seating shall be social seating, consisting of seats places in close proximity and at angles to one another of in facing configurations that facilitate social integration. **Req. social seating** (420.30 x .25) = **105.08 LF**	**198.00 LF** of social seating is provided.	COMPLIES	L-240
	Tables	Min. of 2 sf of tables required for every 3 linear ft of social seating. No more than 150 sf of tables shall be required. **Req. SF of table** = 2(105.08 / 3) = **70.05 SF OF TABLES**	**98.50 SF** of tables is provided. (10 tables)		
ZR 62-652 (g)	Shaded seating	Min. of 20% of required seating shall be shaded. Considered shaded if it is located under a canopy tree or shade structure, or on the eastern side and within 45 feet of the trunk of a canopy tree or shade structure. **Req. shaded seating** (420.15 LF x .2) = **84.06 LF**	**104.25 LF** of shaded fixed seating is provided.	COMPLIES	L-240
ZR 62-652 (h)	Seaward seating	Max. of 25% of required seating may be located seaward of the SPW (1) Shall be smooth and flat within a stabilizes natural 'shoreline'. In the form of a rock, stone, wood or other solid material that measures at least 15 in. wide and deep, and is between 12 and 30 in. high. (2) Steps, with a depth and height between 12 and 30 in., that facilitate access to the water. Seating in open air cafes or stairs shall not qualify towards seating requirements. All seating locates w/in a planting area shall be on permeable pavement and secured for stability.	No seaward seating is proposed. - N/A		
Lighting					
ZR 62-653	In walkable areas	An average of 1 horizontal foot candle (lumens per foot)	An average of 1 horizontal foot candle (lumens per foot)	COMPLIES	LT-101
	All other areas	Min. level of 0.2 horizontal foot candles (lumens-per foot)	Min. level of 0.1 horizontal foot candles (lumens-per foot)only at water's edge and edges of building. To be compensated by building spill light	DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(b))**	LT-101
	Schedule	Shall be maintained from one-half hour before sunset to one-half hour after sunrise.	Lighting to be maintained from one-half hour before sunset to one-half hour after sunrise.	COMPLIES	
	Average illumination to min. foot candle uniformity ratio	Max. of 10:1 within WPAA	Max. of 10:1 within WPAA	COMPLIES	LT-101
	Glare control	Glare shall be controlled to a semi-cutoff standard (not more than 5% of peak foot candle intensity radiating above 90 degrees and 20% of peak intensity above 80 degrees)	Type TA : Fixture 16.3% of peak foot candle intensity radiating above 90 degrees and 16.4% of peak intensity above 80 degrees to provide vertical footcandles and provde soft illumination as per design intent. All TA fixtures located under tree canopies. Tree Canopy to reduce uplight percentage. Design intent is to provide verticle footcandles to illuminate tree canopy for a glowing atmospheric appearance.. Type TB : Tree Uplight covered by Tree canopy. Fixture aimed inward with a 45-degree cut off snoot. Type TJ : micro uplight that reduces in brightness to twinkle. cumillative peak foot candle intensity not more that 5% of the peak cumillative foot candle intensity in the WPAA.	DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(b))**	LT-102
	Luminaire color temp. range	3000 K to 4100 K with a min. color rendering index of 65.	All fixtures at 3000K with a min color rendering index of 80	COMPLIES	LT-102
	Lenses and globes	Polycarbonate or equivalent	Light fixtures to be polycorbonate or equivalent.	COMPLIES	LT-102
	Shielding	All lighting sources that illuminate the WPAA and are mounted on or located in adjacent buildings shall be shielded from direct view.	Required circulation paths will be concrete unit pavers or specially pigmented concrete paving.	COMPLIES	LT-100, LT-102
		All lighting sources within the WPAA shall be shielded to minimize adverse effect on surrounding buildings containing residences.		COMPLIES	LT-100
Signage					
ZR 62-654	Locations	All signage shall be located in directly visible locations, without any obstruction.	All signage is locates in visible locations, without obstruction.	COMPLIES	L-250, L-401
	Material	Fully opaque, non-reflective and constructed of permanent, highly durable materials.	They are fully opaque, non-reflective, ad highly durable.		
	Lettering	Shall be clear, sans-serif, non-narrow font (Arial, Helvetica, or Verdana), solid in color with a min. height of 1/4 in.	Lettering complies.		
	Drawing documents	Shall document the size, format, and orientation of all req. signs. Shall include detailed information about dimensions of the sign, lettering size, color and materials.	Drawing documents all requirements.		
ZR 62-654 (a)	Entry signage	All WPAA areas shall contain an entry sign mounted on a permanent structure, located within 5 ft of entrance from a street, public park, or other public way. All required signage shall contain:	(1) entry sign located where UC-2 meets 26th Ave.	COMPLIES	L-250, L-401
		(1) the NYC waterfront symbol, 12" square in dim., as provided by DCP in April 1989	All lettering and dimensional requirements comply.		
		(2) lettering stating "OPEN TO PUBLIC", min 1-1/2" ht and in bold type			
		(3) lettering stating approved hours of operation as req. pursuant to ZR 62- 71(a), min 1/2" ht.			
		(4) lettering stating "Do not enter outside of hours of operation", min 1/2" ht.			
		(5) the International Symbol of Access for persons w/ physical disabilities, min. 3' sq., or the statement "This public access area is accessible to persons with physical disabilities"			
		(6) the address of the property where the WPAA is located			
		(7) the name of the current owner and the name, phone #, and email address of the person designated to maintain the WPAA			
		(8) the statement: "For complaints or questions: call 311"			
		(9) the statement: "For more information go to http://nyc.gov/planning"; and			
		(10) rules of conduct as spec. in ZR 62- 71(b)			
		Info in paragraphs (a)(1) and (a)(2) may be inscribed in pavement or an permitted appropriate amenity, such as seating wall or sculpture.			
		Sign shall have a max. dim. in one direction of 16". The max. height of the sign above the adjoining grade shall be 3' for a horizontal sign and 5' for a vertical sign. The bottom of all signs shall be at least 18" above adjoining grade, except signs angled at 45-degrees or less.	Sign is 16" wide. It is 5'-0" above adjacent grade and the bottom of the sign is 18" above adjacent grade.		
		The waterfront symbol pursuant to (a)(1) need not be included in such signage if the symbol is inscribed nearby in pavement of any appropriate amenity.	N/A		
ZR 62-654 (b)	Signage at zoning lot	Located within 5 ft of any zoning lot adjacent to another zoning lot within a shore public walkway and at a max. distance of 5 ft from required circulation path.	(1) entry sign located on the eastern boundary of the SPW where is meets an approved SPW (future construction). (1) entry sign located on the western boundary of the SPW where is meets a private and undeveloped section of waterfront.	COMPLIES	L-250, L-401
		Max. dimension of 16 in in one direction. Max. height of sign above adjoining grade shall be 3 ft. Bottom of sign shall be at least 18" above adjoining grade.	Sign is 16" wide. It is 5'-0" above adjacent grade and the bottom of the sign is 18" above adjacent grade.		
		All information from paragraph (a) shall be included. However the req. waterfront symbol shall be no larger than 4 in. sq.. If inscribed in nearby pavement, or appropriate amenity, shall be 12 in. sq.	N/A		
ZR 62-654 (c)	Other signage	Seating areas within the WPAA shall be identified by a sign with the words "SEATING OPEN TO PUBLIC" in lettering at least 1 in. high. Must be clearly visible from WPAA.	Total of (8) "SEATING OPEN TO PUBLIC" signs located at seating areas in WPAA. (4) in SPW/SPAA, (4) in UC-2.	COMPLIES	L-250, L-401
		Max. 60" in square, no higher than 18" above adjacent grade, and angled for visibility.	Signs are 4" high and 14" wide, and a max height of 18" above grade.		
		May be freestanding or attached to a permitted amenity within WPAA. No advertising signs shall be located in WPAA.	Signs are freestanding. No advertising is proposed.		

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
Planting and Trees					
ZR 62-655	Documentation	Detailed Landscape Plan	Irrigation to be provided.	COMPLIES	L-230
	Irrigation	All landscaped areas shall contain a built-in irrigation system or contain hose bibs within 100ft of all planting areas.			
ZR 62-655 (a)	Planting Areas	Where a min. % of planting area is specified for WPAA, such requirements shall be met only through provisions (a)(1) - (a)(7) of this section. A perimeter curb w/ max. ht. of 6" is permitted along any planting area. Any edging higher than 6" above the adjacent grade shall be considered a retaining wall. Retaining walls shall not exceed 60% of the perimeter of a planting area or a max. ht of 18" measured from the adjacent grade. At least one continuous length, equal to 40% of the planting area's perimeter, shall have a grade level within 6" of the adjacent grade Where not specifically indicated, the min. planting standard for required planting areas shall be turf grass, other natural grasses or groundcover. All planting areas shall be located on undisturbed subsoil or clean fill.	All planting is at grade, without curbs, except for the turf of the terraced lawn steps. Each terrace is 18" high so the edge is a compliant seating feature. These seating edges and bounding walls are a max. height of 18" from adjacent grade.	COMPLIES	L-220, L-230
ZR 62-655 (a)(1)	Single tree pits	Min. dim. of 5'; min. area of 30 sf.; min. depth of 3 ft- 6in.. Only tree pits planted with ground cover shall count towards meeting a min. planting area requirement.	4 single tree pits are proposed. All will have groundcover. All are greater than 30 SF. Tree pits are 5' wd.	COMPLIES	L-200, L-230
ZR 62-655 (a)(2)	Continuous tree pits	Min. width of 5 ft; min. depth of 3 ft 6 in; length as required to meet a min, of 5 ft from the trunk of the tree to the end of the tree pit.	Continuous tree pits are 5' wd. And 3'-6" DP..	COMPLIES	L-200, L-400
ZR 62-655 (a)(3)	Planting beds for turf grass or groundcoves	Min. of 2 ft in any direction and a min. depth of 2 ft.	Min. dim. of turf area is 3ft. Depth is 2.5 ft.	COMPLIES	L-200
	Planting beds for shrubs	Min. 3 ft x 3 ft x 2.5 ft deep per shrub	Min. dim. of planting bed with shrubs is 6 ft., and 2.5' DP..		
	Planting beds for trees	Min. dim. of 5 ft and a min. area of 30 sf; per tree. Min. depth of 3.5 ft.	Min. dim. of planting bed with trees is 5 ft., and 3.5' DP.. Min. area is greater than 30 SF per tree.		
ZR 62-655 (a)(4)	Raised planting beds	Max. height of retaining wall of a raised bed shall be 36 in.	terraced seating steps have retaining walls that range from 6" to 18". (All other planting is at grade level)	COMPLIES	L-220
ZR 62-655 (a)(5)	Berms	Max. height of 60" in.	N/A		
ZR 62-655 (a)(6)	Lawns	Min. soil depth of 2.5 ft. 60% of the perimeter shall have a grade level within 6 in of the adjacent grade, providing unobstructed access. Required lawn shall have a min. area of 500 ft. and no dimension less than 18 ft.	Min. soil depth of lawn terraces is 2.5 ft. Lawns are terraced with a seat wall at each terrace. Lawn areas are 1726.99 SF and 1900.00 SF.. Min. dimension if 3'-0"	COMPLIES	L-220
ZR 62-655 (a)(7)	Screening Buffers	(i) Shall consist of densely planted shrub or multi-stem plants, with at least 50% being evergreen. Shrubs shall have a min. height of 4 ft at the time of planting. (ii) Blank walls higher than 4ft and service areas anywhere in the WPAA shall be screened with evergreen trees, vines, or espaliered trees or shrubs, and an architectutal treatment. (iii) Open parking areas shall require screening.	Proposed screening buffers are densely planted with evergreen species that have a min. ht of 4' at planting. N/A N/A	COMPLIES	L-230
ZR 62-655 (b)(1)	Tree caliper (canopy trees) Tree caliper (ornamental)	Min. 3" caliper Min. 2 " caliper	Canopy trees are 3" cal. Ornamental trees are a min. 2" cal.	COMPLIES	L-230
ZR 62-655 (b)(2)	Trees in single tree pits	One of the following procedures must be used to protect trees planted at grade. (i) granite or concrete block pavers with a min. 4 in. depth; (ii) grate installed over the root zone, supported at its edges and set flush with the adjacent pavement. (iii) the root zone shall be surrounded with barrier hedge planting (iii) the root zone shall be surrounded with barrier hedge planting, robust ground cover and landscape boulders. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	Landscape boulders and robust groundcover planting will provide protection to tree pits.	DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(b))**	L-230, L-400
Paving					
ZR 62-656 (a)(1)	Within required circulation paths	Paving for required circulation paths shall be permanent, durable, accessible to persons w/ physical disabilities, and shall consist on or combination of the following: (i) (1) unit pavers of stone, concrete, granite, asphalt, or a mix of these with other aggregates. (ii) concrete, prefabricated, poured or permeable; (iii) wood planks for boardwalk or decking, except that of tropical hardwood; (iv) solid plastic, "plastic lumber", high density polyethylene, wood composite plastic or fiber-reinforced plastic.	Required circulation paths will be concrete unit pavers or specially pigmented concrete paving.	COMPLIES	L-210, L-400
ZR 62-656 (a)(2)	Other than within required circulation paths	In addition to the materials listed (a)(1) of this section, the following are permitted within the WPAA (i) blocks, i.e. Belgian blocks, cobble stones, concrete cobbles, or Eurocobble; (ii) gravel, loose, installed over a solid surface or glued with resin; (iii) wood chips (iv) metal grating, in locations that require drainage and for "platforms"; (v) asphalt, impermeable or porous	Paving to be concrete unit pavers, specialty pigmented concrete paving, ADA accessible metal grating (at 'Overlook' platform) permeable pavers (at continuous tree pits), and standard DOT concrete sidewalk paving.	COMPLIES	L-210, L-400
	Type 2 Upland Connections	Paving for driveways and pedestrian paths shall be subject to standards of the NYC DOT for roadbeds and sidewalks.	Paving in the vehicular turn around are concrete unit pavers that match the paving of the SPA and SPAA. Paving of the sidewalks in UC-2 are standard DOT concrete paving, concrete unit paver, and permeable unit pavers (at continuous tree pits)	COMPLIES	L-210
ZR 62-656 (b)(1)	(1) Dimensional requirements - unit pavers	Min. thickness of 2 in. for pedestrian uses and min. of 3 in. and max. of 4 in. for vehicular areas. Shall not exceed a max. of 4' SF in area.	Concrete unit pavers are 2" thick in pedestrian areas and 4" thick in the UC-2 turn around and drop off lane.	COMPLIES	L-400
ZR 62-656 (b)(2)	(2) Dimensional requirements - wood planks/plastic lumber	Min. of 3 in. thickness (nominal). Planks not to be parallel to direction of traffic.	N/A		
ZR 62-656 (b)(3)	Dimensional requirements - concrete slabs	In SPW/SPAA - max. of 2 ft. in any one direction, except within an "upland connection" in SPW/SPAA - a max. of 15' in any one direction, except within an upland connection. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	Specialty PIP concrete bands surround each Oyster Rain Garden. They vary in width, from 3' - 14' .	DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(b))**	
	Provision	All above materials may be installed to facilitate storm water management appropriate for specific site conditions.	All materials facilitate storm water management. Run off is collected in infiltration tree pits along 3rd street and in the oyster rain gardens of the SPW/SPAA.	COMPLIES	L-210
Bicycle Racks					
ZR 62-657	Locking requirements Bicycle rack spacing	Each bike rack shall allow for the bike frame and (1) wheel to be locked to the rack. If bikes can be locked to each side, each side may be counted as a req. space. 30 in. of maneuverable space shall be provided between parallel bicycle racks and an 8 ft wide aisle shall be provided between bicycle rack areas.	Each bike rack hold 2 bikes, with 1 wheel locked on either side. 36" min. provided between parallel racks.	COMPLIES	L-250, L-401
Trash Receptacles					
ZR 62-658	Trash receptacle locations Capacity Opening	Placed within 50 ft of a seating area 25 gallons Opening min. of 12 in wide on top or side openings min. of 12" x 6" high..	Trash receptacles are within 50 LF of a seating area. They are 25 gallon capacity and have a 12" wide opening.	COMPLIES	L-250, L-401

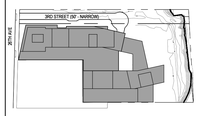
CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(d)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2022

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APROVED: 12/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

No:	Date:	Rev:	Issue:
01	11/09/21		ULURP SUBMISSION
02	03/07/22		ULURP SUBMISSION - REVISION
03	03/18/22		ULURP SUBMISSION - REVISION
04	03/22/22		ULURP SUBMISSION - REVISION
05	07/25/22		CPC MODIFICATION SUBMISSION
06	09/13/22		CC MODIFICATION SUBMISSION
07	10/25/24		SUBSTANTIAL COMPLIANCE

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETTS NORTH, NY 11102

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DOB STAMPS & SIGNATURES:

DWG TITLE:
WPAA ZONING
COMPLIANCE CHART 2/2

SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT #: 23A03.00
SCALE:
L-111.00
Drawing NO.:

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PRELIMINARY: SUBJECT TO APPROVAL BY ALL AUTHORITIES HAVING JURISDICTION

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
- SPECIALTY PIGMENTED CONCRETE PAVING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILIZED RIP RAP EDGE
- LANDSCAPE BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS / TABLES
- MOVABLE LOUNGE CHAIRS
- MOVABLE PICNIC TABLES
- UC BENCH - WITH BACK

FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION
- BBQ STATIONS

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW + UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

GENERAL NOTES

1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION. SEE CIVIL DWGS
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION.
3. FLOOR ELEVATIONS AND FLOOR LAYOUTS ARE SHOWN FOR INFORMATION PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATIONAL APPROVAL. SEE CIVIL DWGS FOR TREE PLANTING PLAN.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
7. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL, WATERPROOFING & INSULATION DETAILS.



1 DIMENSION PLAN
1" = 20'-0"

CITY PLANNING COMMISSION
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N 220200 ZAQ & N 220353 ZAQ
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DCP APPROVED: 12/10/2025

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SCALE: 1"=20'-0"

L-200.00

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LEGEND

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- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
- SPECIALTY PIGMENTED CONCRETE PAVING
- PLANTED AREA
- TURF PLANTED AREA
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- LANDSCAPE BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

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- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION
- BBQ STATIONS

- ZONING LOT LINE
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- CANOPY TREE
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GENERAL NOTES

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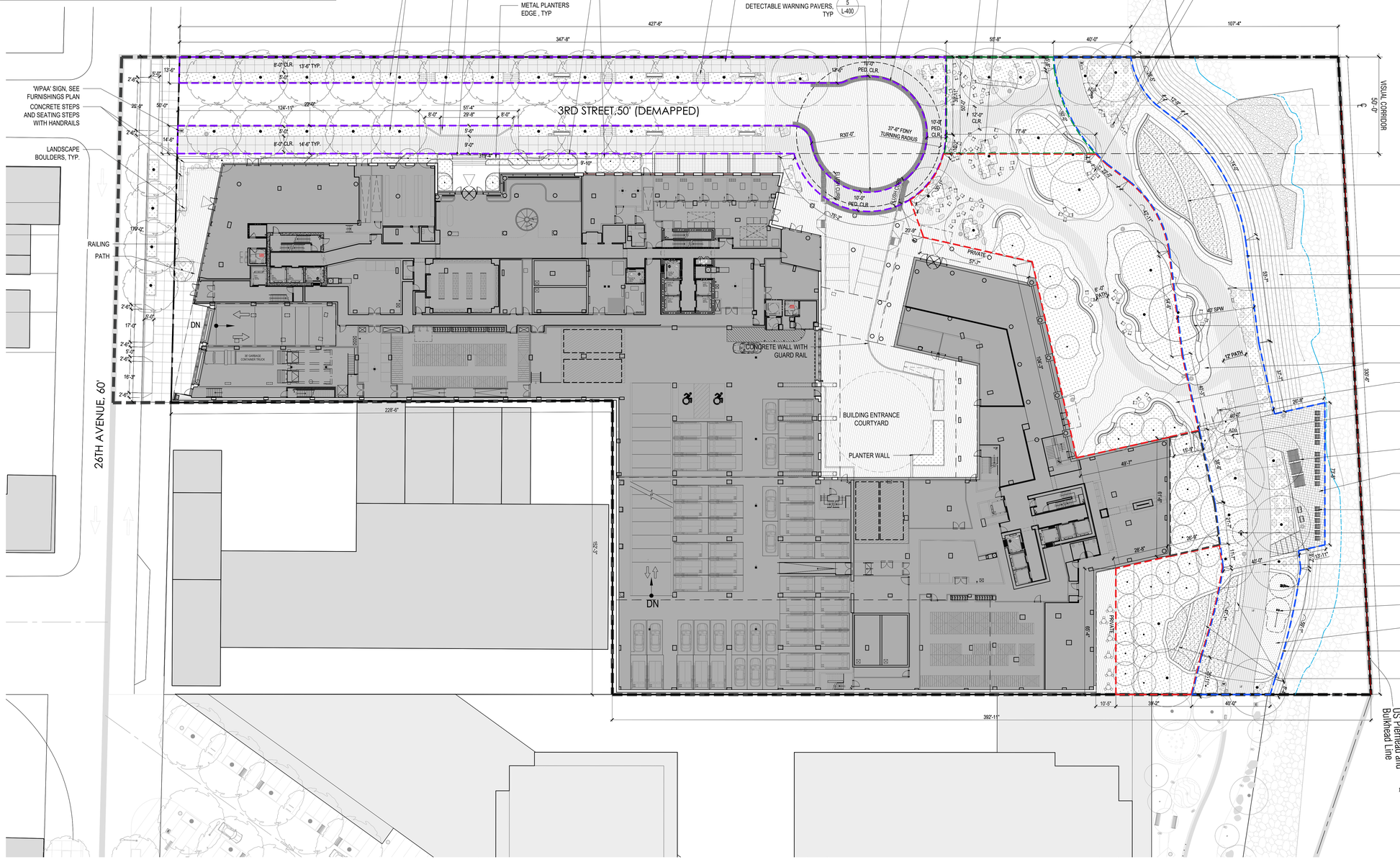

1 MATERIALS PLAN
1" = 20'-0"

CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-821(b) & 62-822(b)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 521)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2022

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.



KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

No:	Date:	Rev:	Issue:
01	11/09/21		ULURP SUBMISSION
02	03/07/22		ULURP SUBMISSION - REVISION
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05	07/25/22		CPC MODIFICATION SUBMISSION
06	09/13/22		CC MODIFICATION SUBMISSION
07	10/25/24		SUBSTANTIAL COMPLIANCE

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETTS NORTH, NY 11102

Client:
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MEP/FP Engineer:
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DOB STAMPS & SIGNATURES:

DWG TITLE:
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SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT # 23A03.00
SCALE: 1"=20'-0"

L-210.00

Drawing NO:

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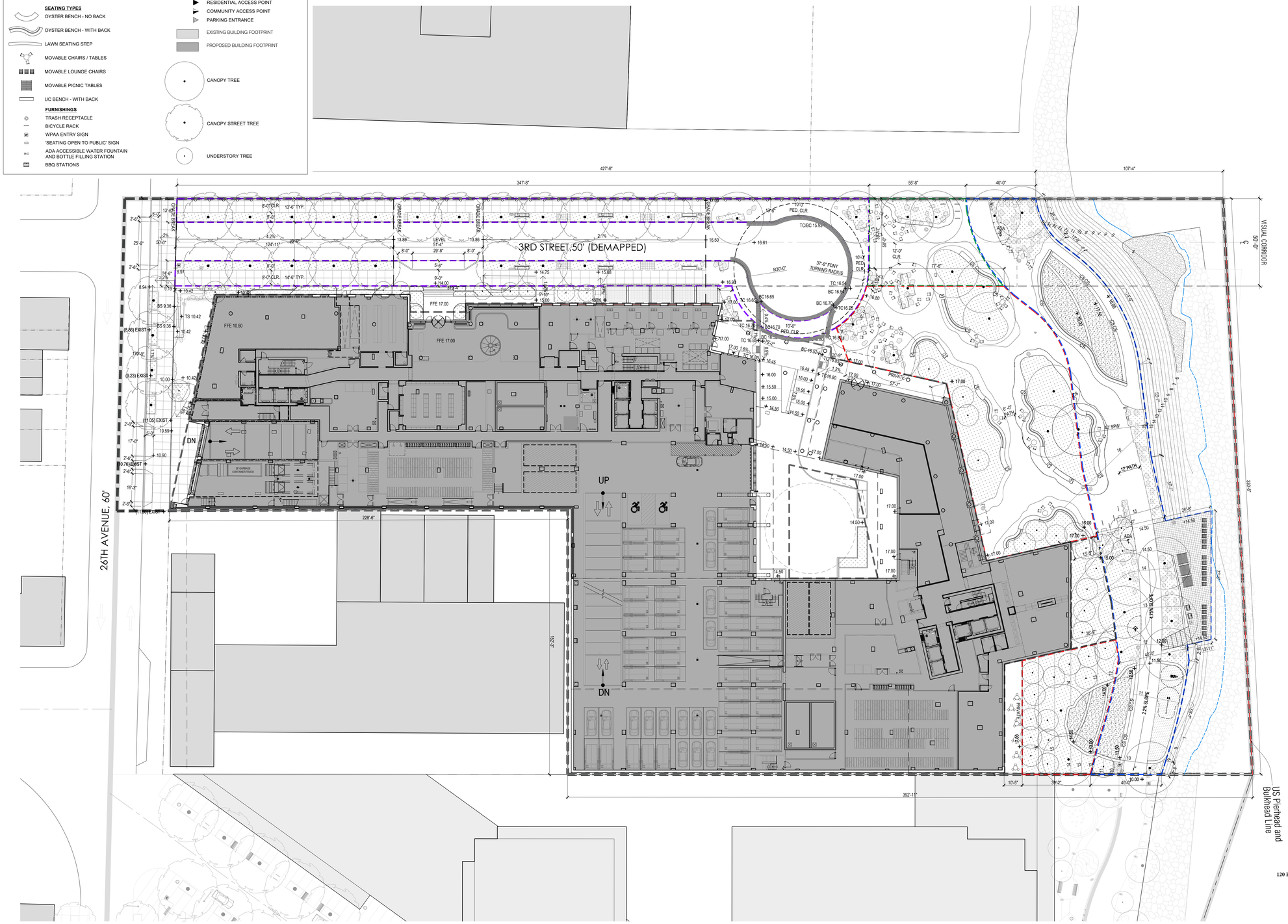
427'-6"
347'-8"
107'-4"
55'-8"
40'-0"
3RD STREET, 50' (DEMAPPED)
VISUAL CORRIDOR 50'-0"
26TH AVENUE, 60'
228'-6"
392'-11"
US Pierhead and Bulkhead Line
PRIVATE
UP
DN
LEVEL 51'-4"
FFE 17.00
FFE 10.50
12 PATH
40' SPW
4.75% SLOPE
2.4% SLOPE
37'-6" FDNY TURNING RADIUS
10'-0" PED. CLR.
12'-0" CLR
8'-0" CLR
13'-6" TYP.
14'-6" TYP.
RAISED PLANTER
RAISED PLANTER
RAISED PLANTER
RAISED PLANTER
30' GARBAGE CONTAINER TRUCK
CS
CS
CS

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PLANT MIXES

- RAIN GARDEN PLANT MIX
- MEADOW MIX
- MID-SLOPE SEAWARD PLANT MIX
- TURF PLANTING
- PLANTING AREA - OUTSIDE OF WPAA

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CANOPY TREES

SYMBOL	TYPE	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	SPW / SPAA	UC - 2	UC - TR	OTHER
	CANOPY TREE	BN	Betula nigra	River Birch	3.5" CAL.	7 EA.	- -	1 EA.	- -
		NS	Nyssa sylvatica	Tupelo	3.5" CAL.	12 EA.	2 EA.	2 EA.	- -
	CANOPY STREET TREE	QI	*Quercus imbricaria*	Shingle Oak	3.5" CAL.	- -	- -	- -	4 EA.
		QB	*Quercus bicolor*	Swamp White Oak	3.5" CAL.	- -	20 EA.	- -	-
					TOTAL CANOPY TREES	19 EA.	22 EA.	3 EA.	4 EA.

UNDERSTORY TREES

	ORNAMENTAL	PM	*Prunus maritimia*	Beach Plum	4"-4.5" CAL.	11 EA.	- -	- -	3 EA.
	EVERGREEN	JH	*Juniperus 'Hollywood'*	HollywoodJuniper	12'-14' H	14 EA.	- -	- -	2 EA.
					TOTAL UNDERSTORY TREES	25 EA.			5 EA.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE
Hydrangea quercifolia	Oakleaf Hydrangea	5 GAL
Itea virginica	Sweetspire	5 GAL
Morella (Myrica) pensylvanica	Wax Myrtle	5 GAL
Baccharis halimifolia	Groundsel Bush	5 GAL

MID-SLOPE ECOLOGICAL PLANTING (SEAWARD)

BOTANICAL NAME	COMMON NAME	SIZE
Spartina patens	Saltmeadow Cordgrass	1 GAL
Solidigo sempervirens	Goldenrod	3 GAL
Baptisia tinctoria	Wild Yellow Indigo	3 GAL
Sericocarpus asteroides	White-topped Aster	1 GAL
Schizachyrium scoparium	Little Bluestem	3 GAL

RAIN GARDEN PLANT MIX

BOTANICAL NAME	COMMON NAME	SIZE
Adiantum pedatum	Maiden hair fern	3 GAL
Carex	Sedge grass	3 GAL
Deschampsia cespitosa	Tufted Hair Grass	3 GAL
Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	3 GAL
Heuchera	Coral Bells	3 GAL
Hibiscus moscheutos	Swamp Rose mallow	3 GAL
Echinacea pallida	Cone Flower	3 GAL
Ilex glabra	Inkberry	5 GAL
Juniper chinensis 'Sea green'	Sea Green Juniper	2 GAL
Liatris	Blazing Star	2 GAL
Nepeta sibirica	Nepeta	1 GAL
Nipponanthemum nipponicum	Montauk Daisy	3 GAL
Sesleria autumnalis	Autumn Moore Grass	

MEADOW PLANT MIX

BOTANICAL NAME	COMMON NAME	SIZE
Festuca Elijah Blue	Elijah Blue Fescue	2 GAL
Schnizachyrium Scoparium	Bluestem	3 GAL
Monadra	Bee Balm	3 GAL
Panicum	Switch Grass	3 GAL
Rudbeckia	Black Eyed Susan	3 GAL
Symphyotrichum oblongifolium	Native Aster	2 GAL
Bouteloua gracilis	Blue Grama	3 GAL

STREET BIOSWALE PLANT MIX

BOTANICAL NAME	COMMON NAME	SIZE
Physocarpus opulifolius 'little devil'	Little devil ninebark	2 GAL
Liatris Spicata	Gayfeather	1 GAL
Carex flacca ' blue zinger'	Glacous Sedge	3 GAL
Narcissus ' Dutch Master'	Trumpet daffodil	BULB

SPW / SPAA			
REQUIRED PLANTING AREA 31,522.17 SF x .35 = **11,032.76 SF**			ZR 62-62 (c)(1)
Oyster - Rain Gardens	4,998.70		
Oyster - Lawn Steps	2,436.15		
Other	6,235.56		
Beyond SPW (15% of total req. = 1,658.12 SF max)	1,090.00		ZR 62-62 (c)(1)(iii)
TOTAL PROPOSED PLANTING AREA	14,760.41	(46.83%)	COMPLIES
REQUIRED LAWN 11,032.76 SF x .15 = **1,654.91 SF**			ZR 62-62 (c)(1)(ii)
PROPOSED	2,436.15	(22.08%)	COMPLIES
REQUIRED CANOPY TREES 31,522.17 SF / 2000 = 16			ZR 62-62 (c)(3)(ii)
PROPOSED	19 canopy trees		COMPLIES
REQUIRED ADDITIONAL PLANTING 31,522.17 SF / 1250 = **25 canopy or ornamental trees**			ZR 62-62 (c)(3)(iii)
PROPOSED	25 ornamental trees		COMPLIES

UC TYPE-2			
REQUIRED TREES 347.67 LF /25 = **14 TREES**			ZR 62-64 (c)(2)
PROPOSED	22 canopy trees		COMPLIES
UC TYPE-2 TRANSITION AREA			
REQUIRED TREES = 2 TREES			ZR 62-64 (c)(2)
	3 canopy trees		COMPLIES
REQUIRED PLANTING AREA IN UC-2 3,155.41 (.4) = **1,293.72 SF**			ZR 62-64 (c)(2)
PROPOSED	835.60	(26.48%)	NON-COMPLIANT

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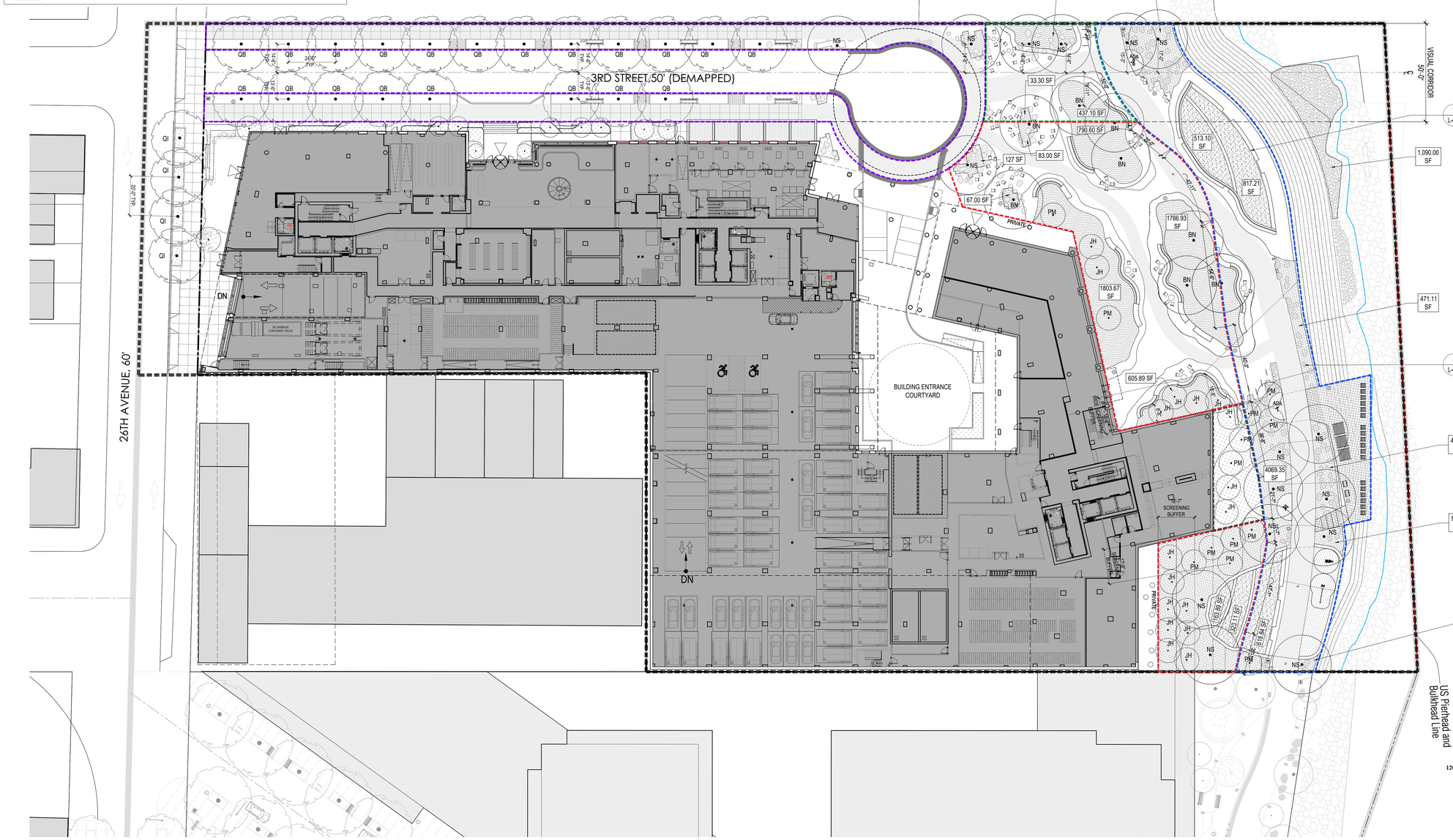

1 PLANTING PLAN
1" = 20'-0"

CITY PLANNING COMMISSION
120 BROADWAY 31ST FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(g)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/20/2022 (RES. No. 321)

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CHAIRPERSON APPROVED: 07/25/2022
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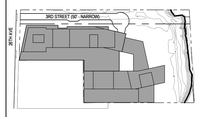

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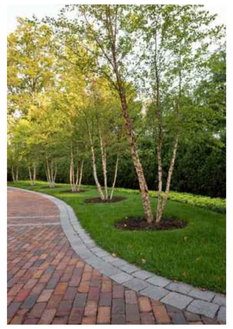

RIVER BIRCH *(Betula Nigra)*





TUPELO *(Nyssa sylvatica)*





SWAMP WHITE OAK *(Quercus bicolor)*



SHINGLE OAK *(Quercus imbricaria)*

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1 CANOPY TREES



BEACH PLUM *(Prunus maritima)*



SWEETSPIRE *(Itea virginica)*



BAYBERRY *(Myrica pensylvanica)*



HOLLYWOOD JUNIPER *(Juniperus chinensis 'Torulosa')*



OAKLEAF HYDRANGEA *(Hydrangea quercifolia)*



GROUNDSEL BUSH *(Baccharis halimifolia)*

2 UNDERSTORY TREES AND SHRUBS



BLUESTEM



FESTUCA 'ELIJAH BLUE'



BLACK EYED SUSAN



SWITCH GRASS



BLUE GRAMA



NATIVE ASTER



BEE BALM

3 MEADOW PLANTS



SEA GREEN JUNIPER



AUTUMN MOORE GRASS



CAREX SEDGE GRASS



AUTUMN BRILLIANCE FERN



NEPETA



TUFTED HAIR GRASS



WILD YELLOW INDIGO



WHITE TOPPED ASTER



CORAL BELLS



CONE FLOWER



MONTAUK DAISY

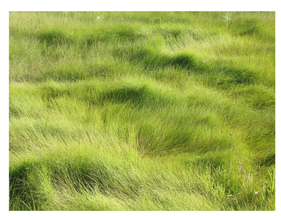


MAIDENHAIR FERN



SWAMP ROSE MALLOW

4 RAIN GARDEN PLANTS - OYSTER PLANT BEDS AND TREE PITS



SALTMEADOW CORDGRASS



LITTLE BLUESTEM

5 MID-SLOPE SEAWARD RIPARIAN PLANTS

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REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/08/21	ULURP SUBMISSION
02	03/07/22	ULURP SUBMISSION - REVISION
03	05/19/22	ULURP SUBMISSION - REVISION
04	05/24/22	ULURP SUBMISSION - REVISION

DATE | DRAWN BY | CHECKED BY
BR, KS

LANDSCAPE ARCHITECT KENNETH W. SMITH 001358 STATE OF NEW YORK

SHEET TITLE
PLANT IMAGES

SCALE
NTS

SHEET NO.
L-231.00
11 of 18

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- ADA COMPLIANT METAL GRATING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILIZED RIP RAP EDGE
- LANDSCAPE BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS / TABLES - TYPE 1 (SOCIAL SEATING)
- MOVABLE CHAIRS / TABLES - TYPE 2 (SOCIAL SEATING)
- MOVABLE LOUNGE CHAIRS - SOCIAL SEATING
- MOVABLE PICNIC TABLES - SOCIAL SEATING
- SOCIAL SEATING OYSTER BENCH (WITH AND WITHOUT BACK)
- UC BENCH - WITH BACK
- SHADED SEATING
- SEATING W/BACK, FACING THE WATER
- CS — ADA ACCESSIBLE COMPANION SEATING

FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION
- BBQ STATIONS

- ZONING LOT LINE AND DIMENSION
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW + UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

SPW / SPAA		
REQUIRED SEATING 31,522.17 SF / 75 = 420.30 LF		ZR 62-62 (b)
Type A - oyster bench w/ back	294.25	
Type B - oyster bench w/out back	83.00	
Type C - lawn seating steps (240.00 total, limited by design feature seating max.)	105.08	
Type D - movable chair	79.50	
Type E - movable lounge chairs	27.00	
Type F - movable picnic benches	34.50	
TOTAL PROPOSED SEATING	623.33	COMPLIES
SEATING WITH BACKS 420.30 LF x .5 = 210.15 LF		ZR 62-652 (a)
PROPOSED	400.75	COMPLIES
SEATING FACING THE WATER 210.15 LF x .5 = 105.08 LF		ZR 62-652 (a)
PROPOSED	249.53 LF	COMPLIES
DESIGN FEATURE SEATING 420.30 LF x .25 = 105.08 LF MAX		ZR 62-652 (e) (1)
PROPOSED	105.08 SF * 240 total, Max. allowed counted toward total LF of seating	COMPLIES
MOVABLE SEATING 420.30 LF x .5 = 210.15 LF max		ZR 62-652 (e) (2)
PROPOSED	142.5 LF	COMPLIES
SOCIAL SEATING 420.30 x .25 = 105.08 LF		ZR 62-652 (f)
Type A / B - oyster bench	84.00	
Type D - Movable chairs	79.50	
Type F - Overlook picnic benches	34.50	
PROPOSED	198.00	COMPLIES
SOCIAL SEATING - TABLES 2(105.08 / 3) = 70.05 SF OF TABLES		ZR 62-652 (f)
Movable Tables	52.00	
Overlook Picnic tables	46.50	
PROPOSED	98.50	COMPLIES
SHADED SEATING 420.30 x .2 = 84.06 LF		ZR 62-652 (g)
PROPOSED	104.25 LF of fixed seating	COMPLIES
SEAWARD SEATING 420.30 x .25 = 105.08 LF max		ZR 62-652 (g)
PROPOSED	0 LF	COMPLIES

UC TYPE 2		
REQUIRED SEATING 12[(392-50) / 100)] = 41.04 LF		ZR 62-64 (d)
PROPOSED	48.00 LF	COMPLIES

UC TRANSITION ZONE		
REQUIRED SEATING - 24 LF		ZR 62-64 (d)
PROPOSED	51.00 LF	COMPLIES

PROVIDED SEATING

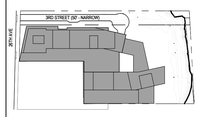
SYMBOL		BENCH TYPE	LF PER UNIT	SPW / SPAA	UC-2	UC-TR	DET.DWG
	A	OYSTER BENCH - WITH BACK	A.1:SPAA - 3.75 LF A.1:UCTR - 17.5 LF A.2 - 25.00 LF A.3 - 22.50 LF A.4 - 33.75 LF A.5 - 49.50 LF A.6 - 35.00 LF A.7 - 30.00 LF A.8 - 94.75 LF	294.25 LF		17.50 LF	9/L-401
	B	OYSTER BENCH - NO BACK	B.3 - 7.25 LF B.4 - 16.50 LF B.5 16.50 LF B.6 - 22.50 LF B.7 - 20.50 LF	83.00 LF		7.50 LF	10/L-401
	C	TERRACE LAWN SEATING LEDGE	C.1 - 73.25 LF C.2 - 55.00 LF C.3 - 39.75 LF C.4 - 41.25 LF C.5 - 30.75 LF	105.28* (240.00 TOTAL LF)			7/L-400
	D	MOVEABLE CHAIRS AND TABLES TYPE 1	1.50 LF / CHAIR 7.00 SF / TABLE	43.5 LF (29 EA.) 70 SF (10 EA.)			1,2/L-401
	E	MOVEABLE CHAIRS AND TABLES TYPE 2	1.50 LF / CHAIR 3.00 SF / TABLE	36 LF (24 EA.) 3 SF (1 EA.)		26 LF (34 EA.) 3 SF (1 EA.)	1/L-402
	F	MOVEABLE LOUNGE CHAIRS	1.50 LF / CHAIR	27 LF (18 EA.)			2/L-402
	F	MOVEABLE PICNIC BENCHES AND TABLES	11.5 LF / TABLE W/ 2 BENCHES 15.5 SF / TABLE	34.5 LF 46.5 SF (3 EA.)			3/L-402
	E	UC BENCH - WITH BACK	8.00 LF		48.00 LF		3/L-401
				TOTAL SEATING PROVIDED IN SPW/SPAA 625.03 LF	**TOTAL SEATING PROVIDED IN UC-2** 48.00 LF	**TOTAL SEATING PROVIDED IN UC-TR** 51.00 LF	
				TOTAL REQUIRED IN SPW/SPAA 421.11 LF	**TOTAL REQUIRED IN UC-2** 41.04 LF	**TOTAL REQUIRED IN UC-TR** 24.00 LF	

PROVIDED FURNISHINGS

SYMBOL		TYPE	SPW/SPAA REQUIRED	SPW/SPAA PROVIDED	UC REQUIRED	UC PROVIDED	DET. DWG.
	A	TRASH RECEPTACLE	7	7	2	2	11/L-401
W	B	WPAA ENTRY SIGN	(AS NECESSARY)	2	1 (AT ENTRY TO STREET)	1	7/L-401
	C	SEATING OPEN TO PUBLIC SIGN	(AS NECESSARY)	4	(AS NECESSARY)	4	8/L-401
	D	BIKE RACK (2 PARKING SPOTS EA.)	14 SPOTS (7 RACKS)	14 SPOTS (7 RACKS)	0	0	5/L-401

GENERAL NOTES

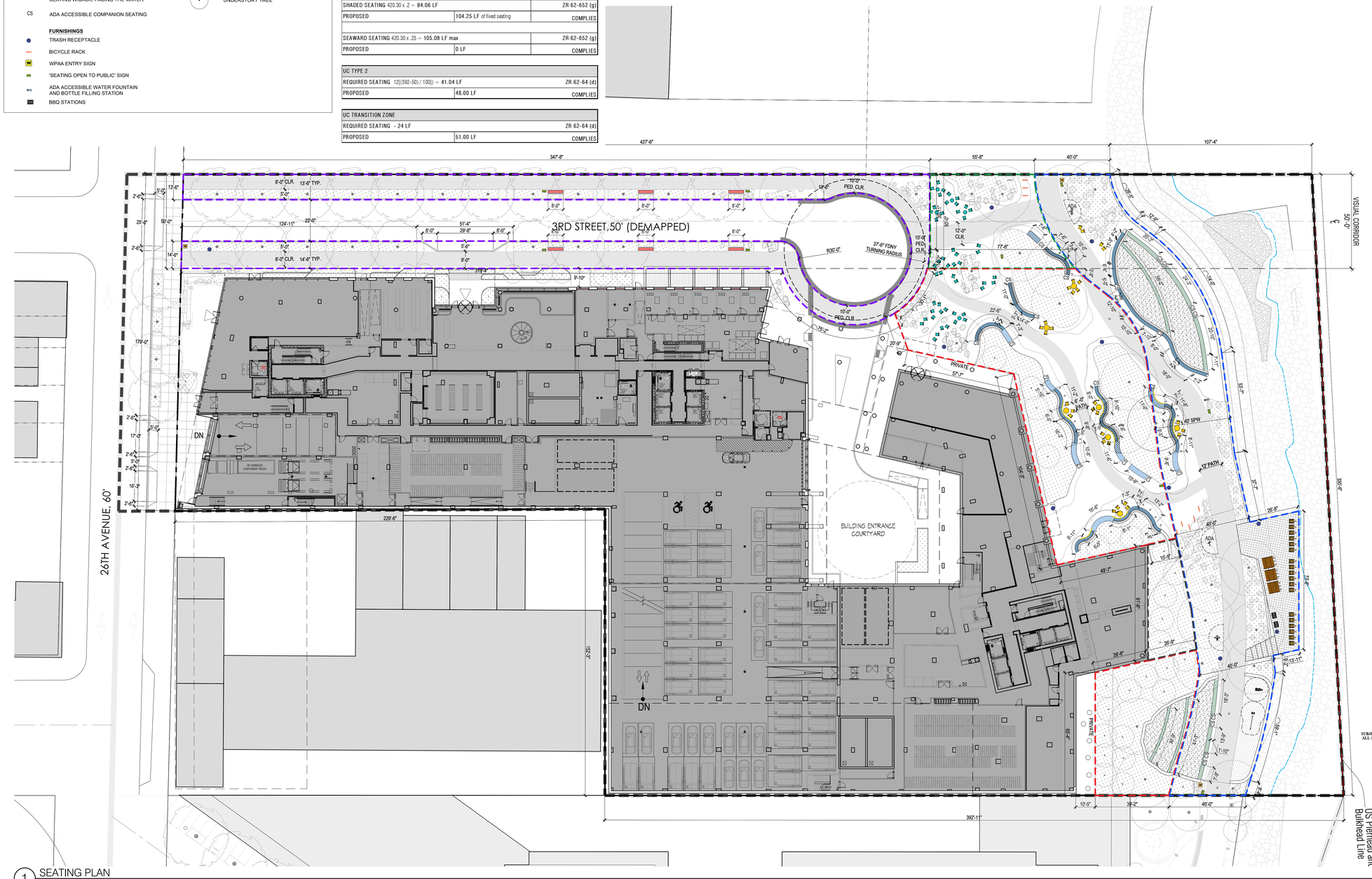
1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION. SEE CIVIL DWGS.
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION.
3. FLOOR ELEVATIONS AND FLOOR LAYOUTS ARE SHOWN FOR INFORMATION PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATIONAL APPROVAL. SEE CIVIL DWGS FOR TREE PLANTING PLAN.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
7. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL, WATERPROOFING & INSULATION DETAILS.



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION



CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-821(b) & 62-822(b)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2022

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

1 SEATING PLAN
1" = 20'-0"

No.	Date:	Rev:	Issue:
01	11/09/21		ULURP SUBMISSION
02	03/07/22		ULURP SUBMISSION - REVISION
03	03/18/22		ULURP SUBMISSION - REVISION
04	03/24/22		ULURP SUBMISSION - REVISION
05	07/25/22		CPC MODIFICATION SUBMISSION
06	09/13/22		CC MODIFICATION SUBMISSION
07	10/25/24		SUBSTANTIAL COMPLIANCE

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETS NORTH, NY 11102

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DOB STAMPS & SIGNATURES:

DWG TITLE:
SEATING AND FURNISHINGS PLAN

SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT #: 23A003.00
SCALE: 1"=20'-0"

L-240.00

Drawing NO.

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PRELIMINARY: SUBJECT TO APPROVAL BY ALL AUTHORITIES HAVING JURISDICTION

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- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
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- CANOPY STREET TREE
- UNDERSTORY TREE

PROVIDED EXERCISE EQUIPMENT

EXERCISE EQUIPMENT 1, ADA COMPLIANT - HEALTHBEAT TAICHI



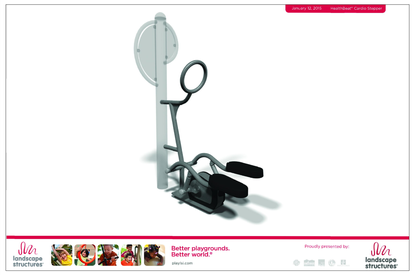
EXERCISE EQUIPMENT 2, ADA COMPLIANT - HEALTHBEAT HAND CYCLER



EXERCISE EQUIPMENT 3 - HEALTHBEAT CHEST/BACK PRESS



EXERCISE EQUIPMENT 4 - HEALTHBEAT CARDIO STEPPER



EXERCISE EQUIPMENT 5 - HEALTHBEAT STRETCH



GENERAL NOTES

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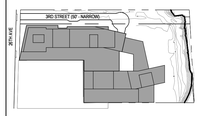
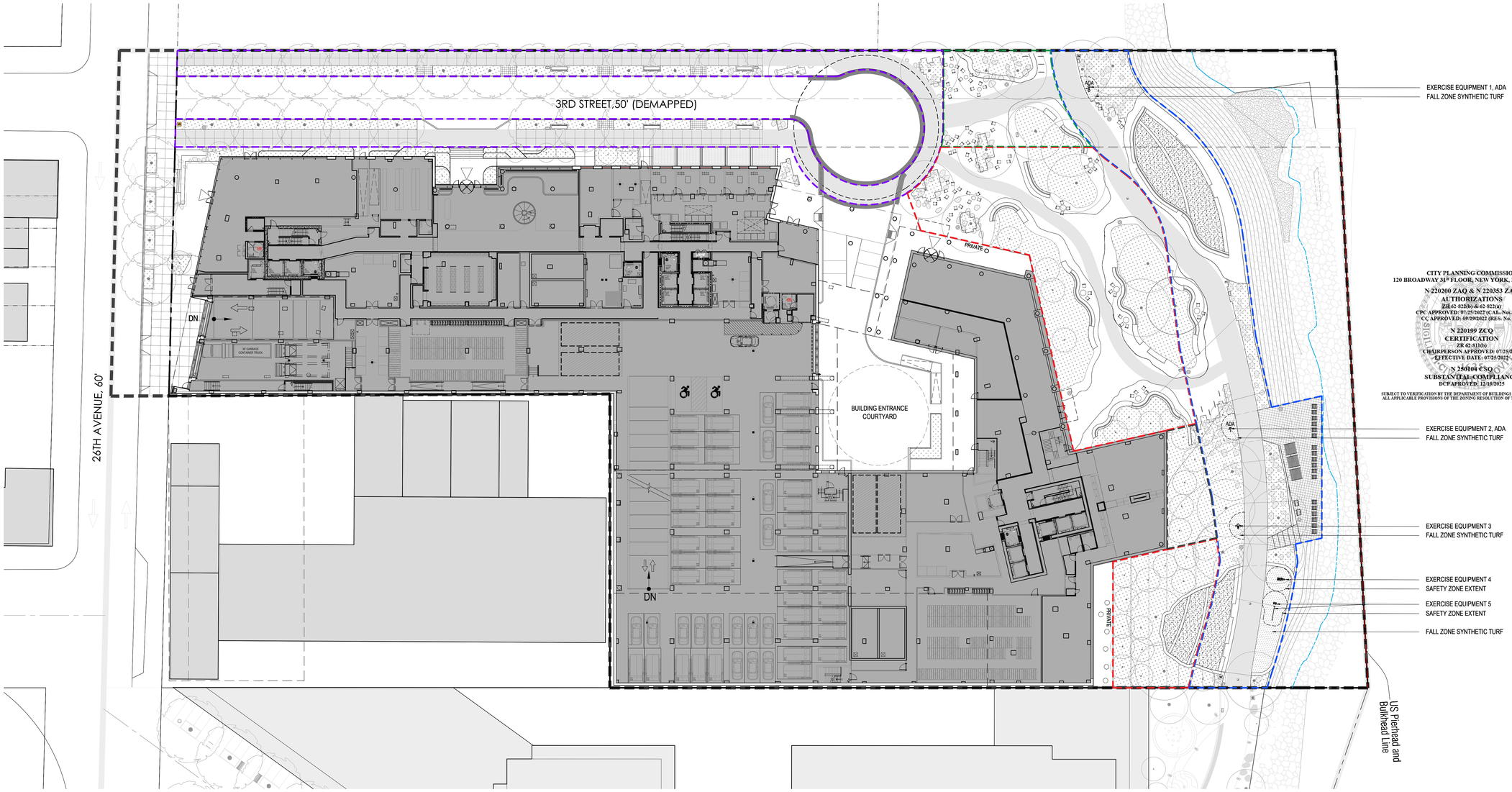


KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION



CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(c)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/20/2023 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2022

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APROVED: 12/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

1 SEATING PLAN
1" = 20'-0"

No.	Date:	Rev:	Issue:
02	03/07/22		ULURP SUBMISSION - REVISION
03	03/18/22		ULURP SUBMISSION - REVISION
04	03/24/22		ULURP SUBMISSION - REVISION
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07	10/25/24		SUBSTANTIAL COMPLIANCE

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Environmental Engineer:
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DOB STAMPS & SIGNATURES:

DWG TITLE:
EXERCISE EQUIPMENT PLAN

SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT #: 23A003.00
SCALE: 1"=20'-0"
L-250.00
Drawing NO.:

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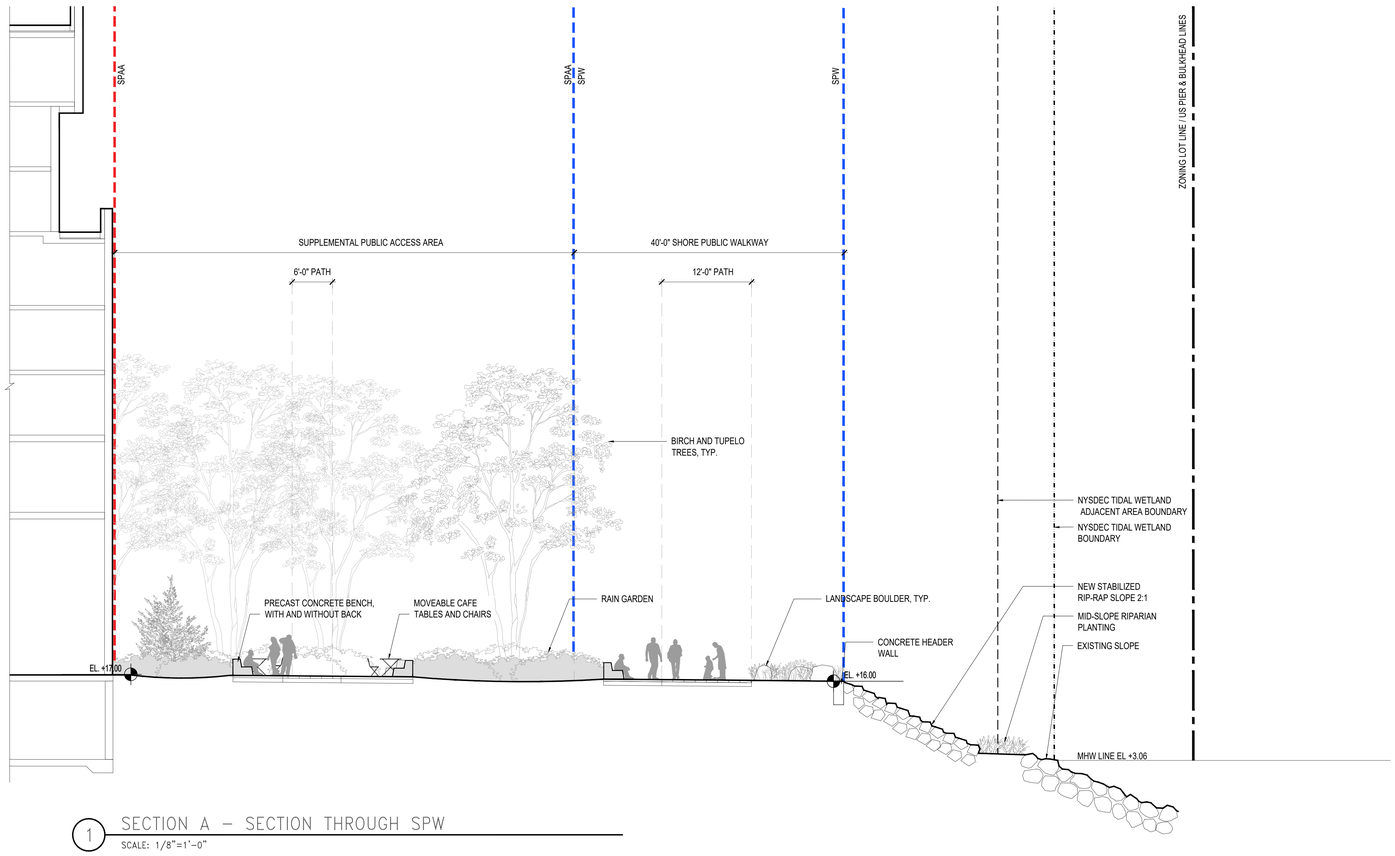
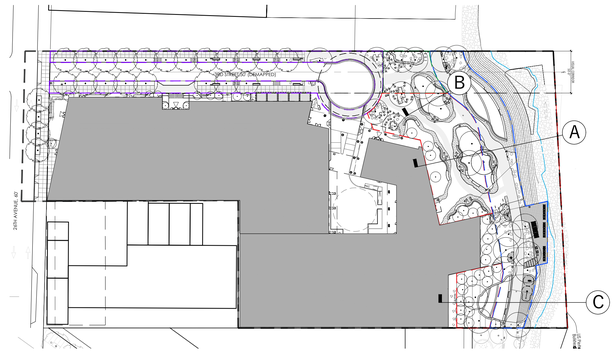


1 SECTION A – SECTION THROUGH SPW

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



CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(a)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2025

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APROVED: 12/10/2025

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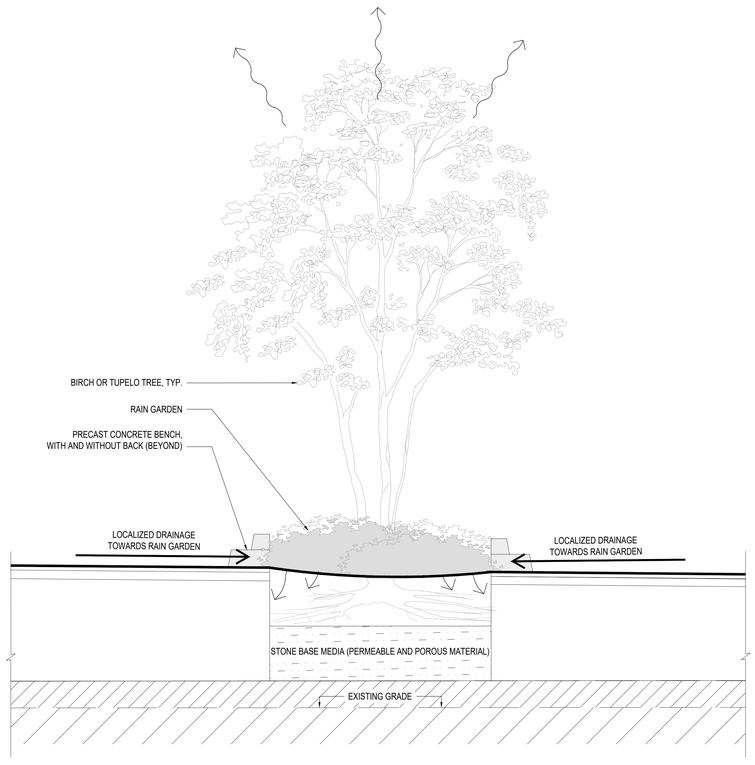
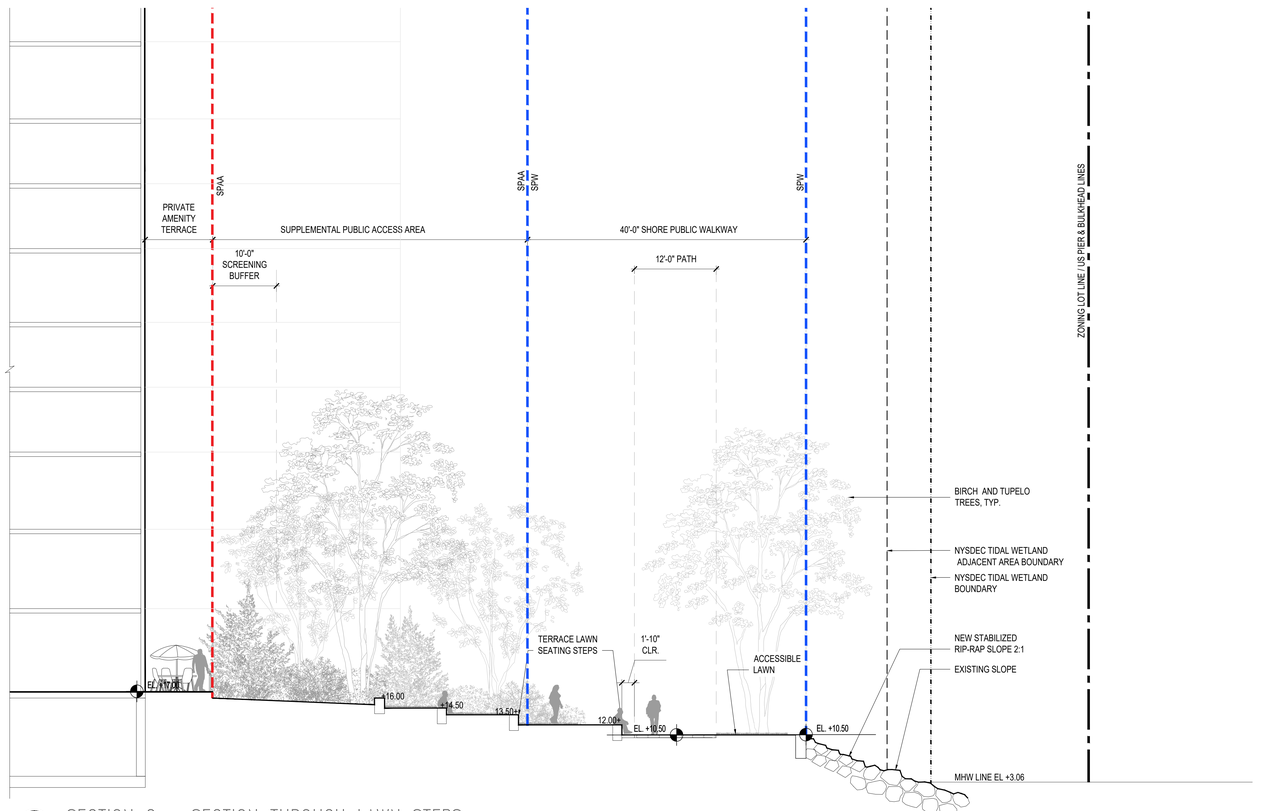


2 SECTION B – SECTION THROUGH RAIN GARDEN

SCALE: 1/4"=1'-0"



3 SECTION C – SECTION THROUGH LAWN STEPS

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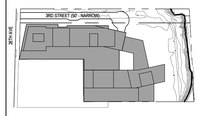

KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

No:	Date:	Rev:	Issue:
01	11/09/21		ULURP SUBMISSION
02	03/07/22		ULURP SUBMISSION - REVISION
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05	07/25/22		CPC MODIFICATION SUBMISSION
06	09/13/22		CC MODIFICATION SUBMISSION
07	10/25/24		SUBSTANTIAL COMPLIANCE

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETS NORTH, NY 11102

Client:
ASTORIA OWNERS, LLC
43 W 47th Street
New York, NY 10036
(917) 539-3088

Executive Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Structural Engineer:
DESIMONE CONSULTING ENGINEERS
140 Broadway, 25th Floor, New York, NY 10005
T. (212) 532-2211

MEP/FP Engineer:
COSENTINI ASSOCIATES
498 Seventh Avenue, 15th Floor, New York, NY 10018
T. (212) 615-3600

Site / Civil / Environmental Engineer:
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T. (212) 857-7350

Geotechnical Engineer:
JZN ENGINEERING
99 Morris Avenue, Suite 302, Springfield, NJ 07081
T. (973) 218-6561

Landscape Architecture + Urban Design:
MPFP PLLC
120 Broadway Floor 20, New York, NY 10271
T. (212) 477-6366

Interior Design:
FOGARTY FINGER
69 Walker Street, New York, NY 10013
T. (212) 966-7450

Marketing Consultant:
M.N.S. REAL ESTATE NYC
40N 6th Street, Williamsburg, Brooklyn, NY 11249
T. (718) 222-0211

Environmental Engineer:
LANGAN
360 West 31st Street, 8th Floor, New York NY 10001
T. (212) 479-5400

DOB STAMPS & SIGNATURES:

DWG TITLE:
SECTIONS 1

SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT #: 23A03.00
SCALE: AS NOTED

L-300.00

Drawing NO.:

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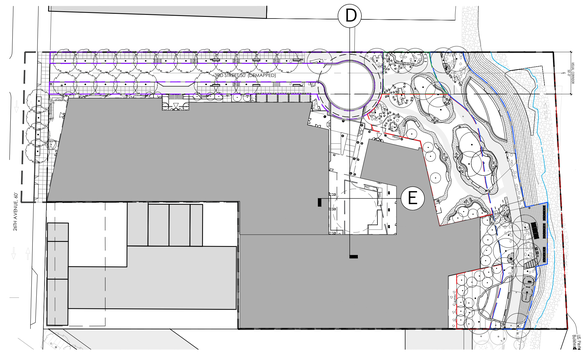
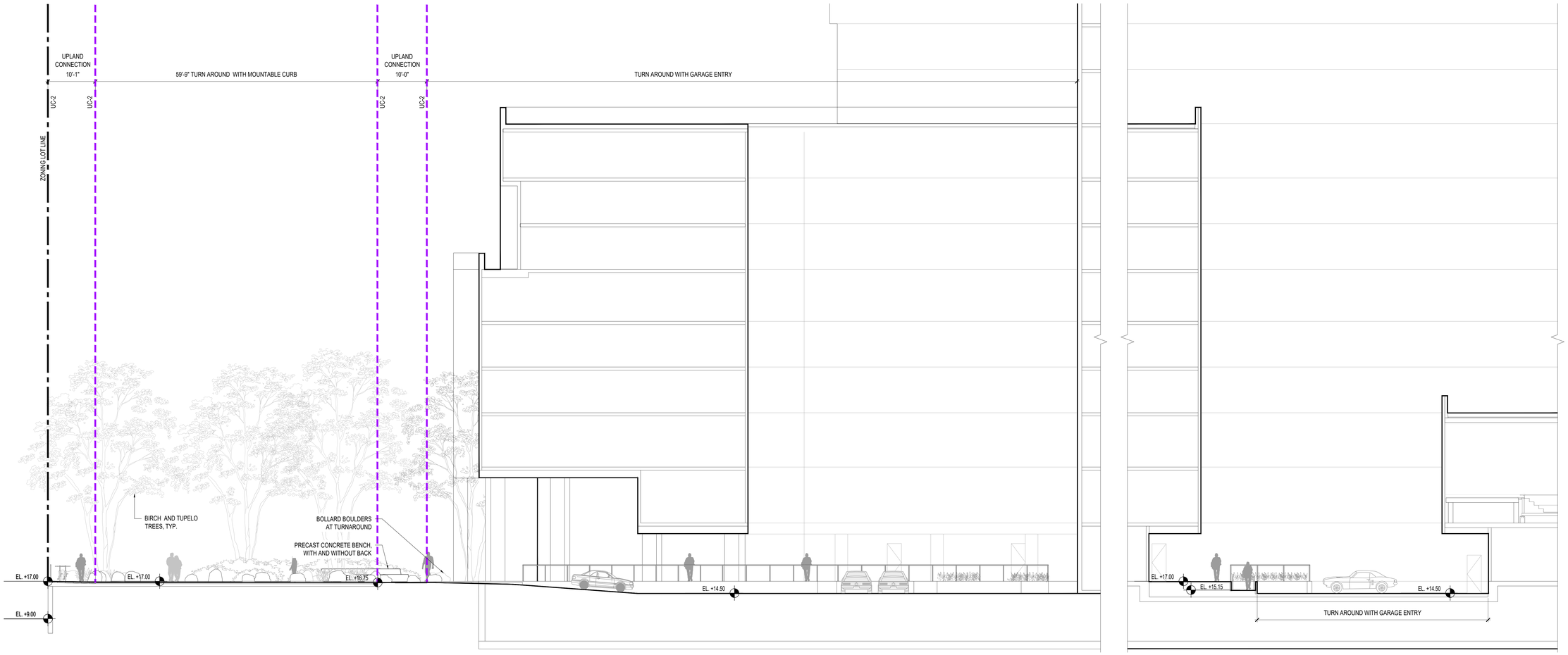




1 SECTION D – LONG SECTION THROUGH COURTYARD

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

2 SECTION E – CROSS SECTION THROUGH COURTYARD

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

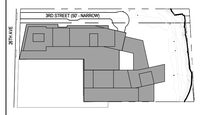
CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(d)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2024

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.



KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

No.	Date:	Rev:	Issue:
01	11/09/21		ULURP SUBMISSION
02	03/07/22		ULURP SUBMISSION - REVISION
03	03/18/22		ULURP SUBMISSION - REVISION
04	03/24/22		ULURP SUBMISSION - REVISION
05	07/25/22		CPC MODIFICATION SUBMISSION
06	09/13/22		CC MODIFICATION SUBMISSION
07	10/25/24		SUBSTANTIAL COMPLIANCE

Project:

HALLETTS NORTH

03-15 26TH AVE
HALLETTS NORTH, NY 11102

Client:

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New York, NY 10036
(917) 539-3088

Executive Architect:

HILL | WEST ARCHITECTS

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17TH FLOOR
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T. 212 213 8007

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T. (212) 479-5400

DOB STAMPS & SIGNATURES:

DWG TITLE:

SECTIONS 2

SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT # 23A03.00
SCALE: AS NOTED

L-301.00

Drawing NO.:

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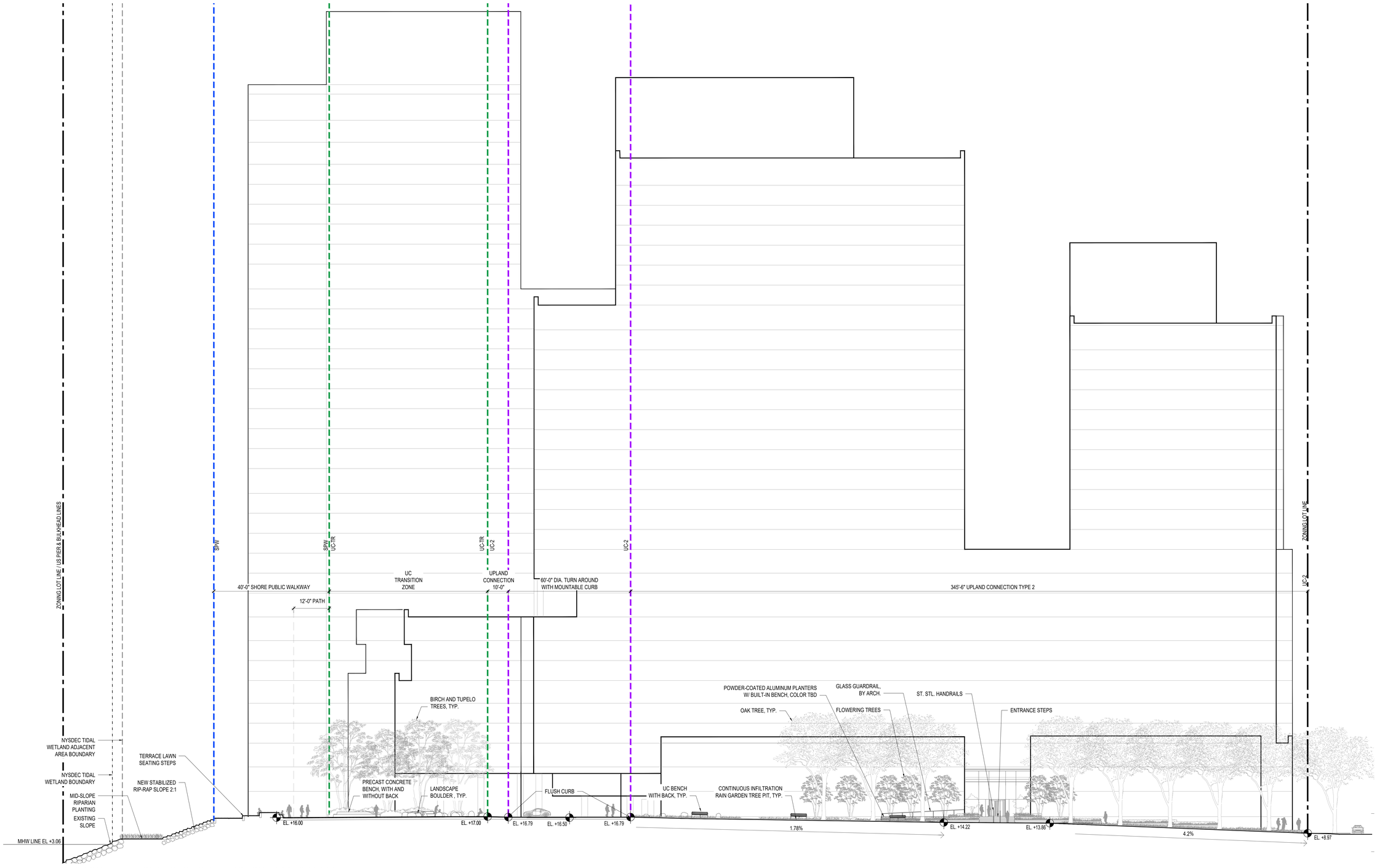
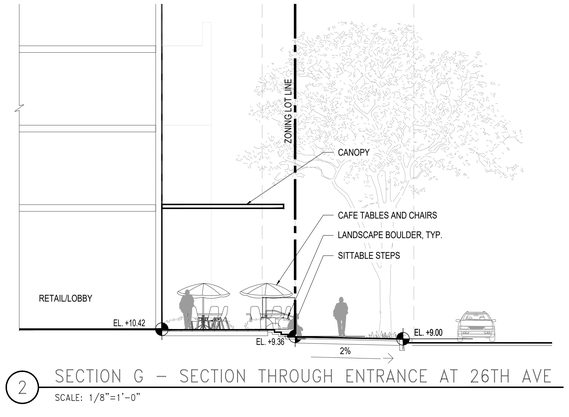


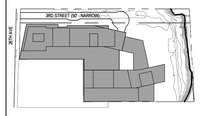
1 SECTION F – LONG SECTION THROUGH 3RD STREET

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



2 SECTION G – SECTION THROUGH ENTRANCE AT 26TH AVE

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



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KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

No.	Date:	Rev.	Issue:
01	11/09/21		ULURP SUBMISSION
02	03/07/22		ULURP SUBMISSION - REVISION
03	03/18/22		ULURP SUBMISSION - REVISION
04	03/24/22		ULURP SUBMISSION - REVISION
05	07/25/22		CPC MODIFICATION SUBMISSION
06	09/13/22		CC MODIFICATION SUBMISSION
07	10/25/24		SUBSTANTIAL COMPLIANCE

Project:

HALLETTS NORTH

03-15 26TH AVE
HALLETTS NORTH, NY 11102

Client:

ASTORIA OWNERS, LLC

43 W 47th Street
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DOB STAMPS & SIGNATURES:

DWG TITLE:

SECTIONS 3

SEAL & SIGNATURE:

DATE: 11/09/2021

PROJECT #: 23A03.00

SCALE: AS NOTED

L-302.00

Drawing NO:

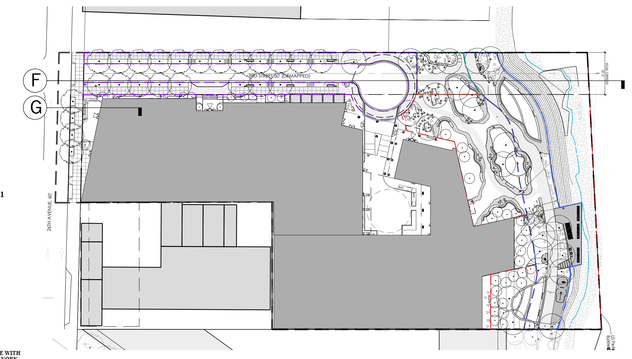
CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-821(b) & 43-821(b)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2022

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.



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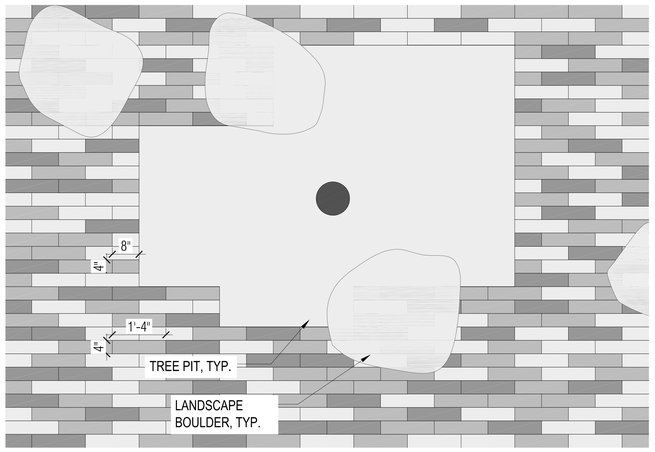
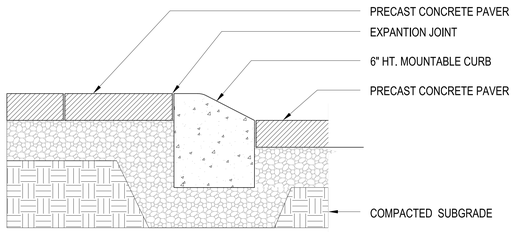
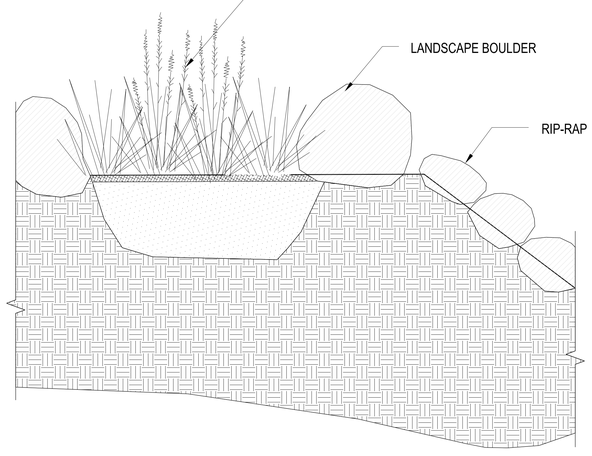


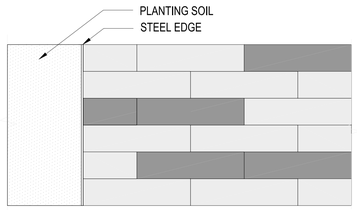
1 TREE PIT PAVING AND LANDSCAPE BOULDER
3/4" = 1'-0"



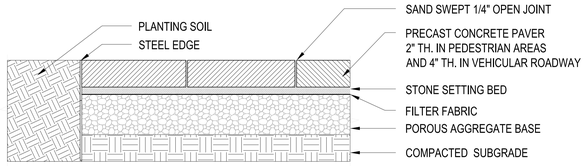
5 MOUNTABLE CURB
1-1/2" = 1'-0"



6 LANDSCAPE BOULDER AT PLANTED AREA
3/4" = 1'-0"

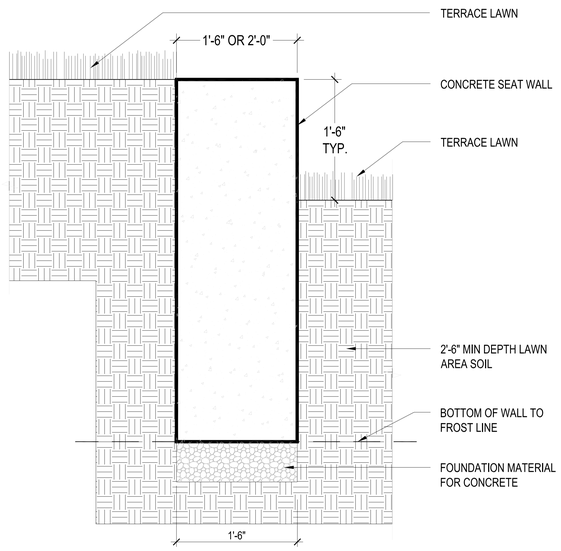


PLAN

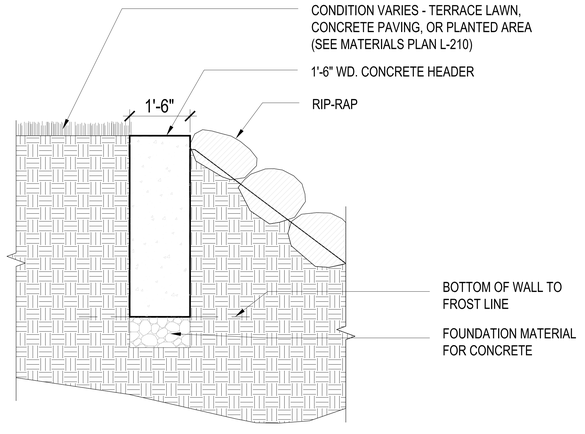


SECTION

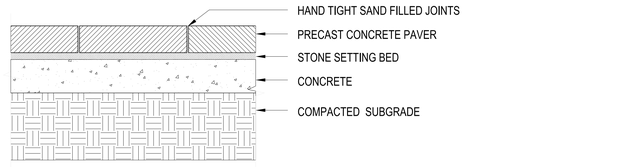
2 PERMEABLE PAVING AT TREE PIT
1 -1/2" = 1'-0"



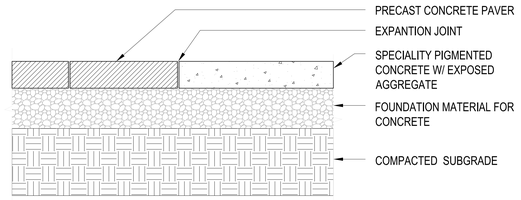
7 TERRACE LAWN STEPS
1-1/2" = 1'-0"



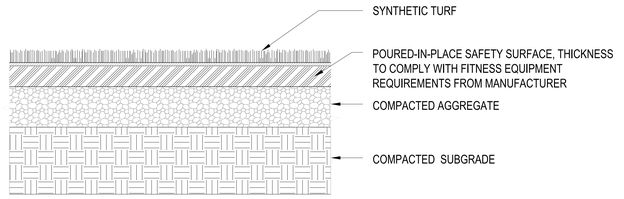
10 CONCRETE HEADER
3/4" = 1'-0"



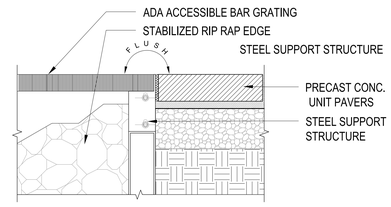
3 CONCRETE UNIT PAVER
1-1/2"" = 1'-0"



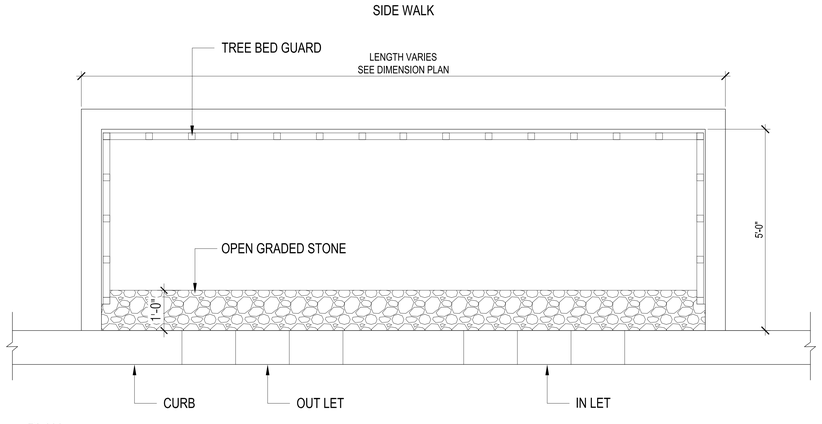
4 SPECIALITY CONCRETE PAVER
1-1/2" = 1'-0"



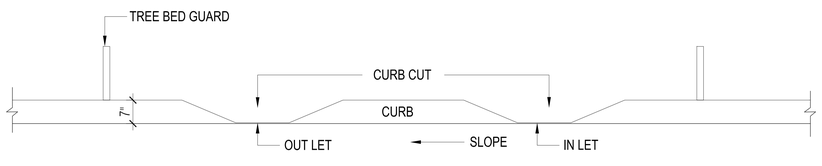
FALL ZONE
9 SYNTHETIC TURF
1-1/2" = 1'-0"



11 ADA COMPLIANT METAL GRATING
1-1/2" = 1'-0"



PLAN



ELEVATION

8 INFILLTRATION TREE PIT
3/4" = 1'-0"

CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(c)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2023

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APROVED: 12/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

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STUDIO V
ARCHITECTURE

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NY 11102
NO. 13015

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REVISIONS

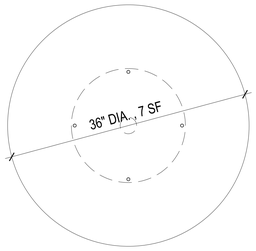
ISSUE	DATE	DESCRIPTION
01	11/05/21	10 APP SUBMISSION
02	03/07/22	10 APP SUBMISSION - REVISION
03	03/18/22	10 APP SUBMISSION - REVISION
04	03/24/22	10 APP SUBMISSION - REVISION
05	07/25/22	CPC Modification Submission

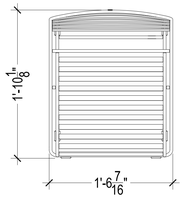
DATE | DRAWN BY | CHECKED BY
BR, KS

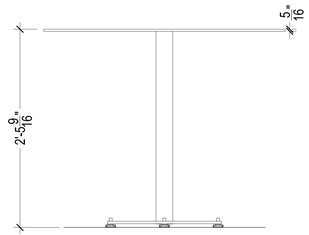
SHEET TITLE
LANDSCAPE DETAILS

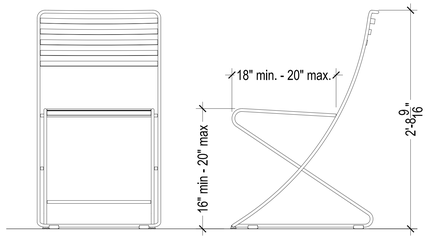
SCALE
AS NOTED

SHEET NO.
L-400.00



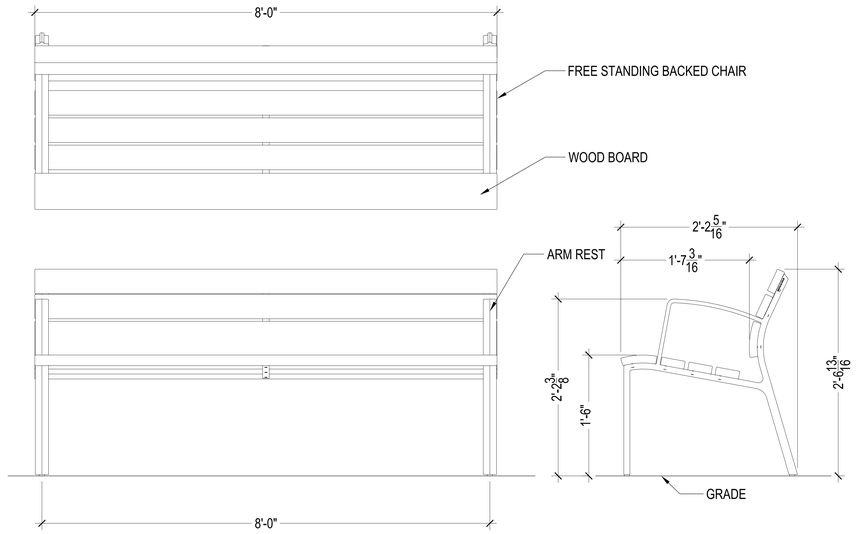




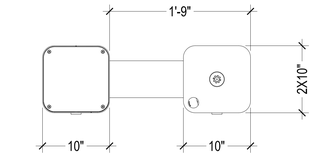


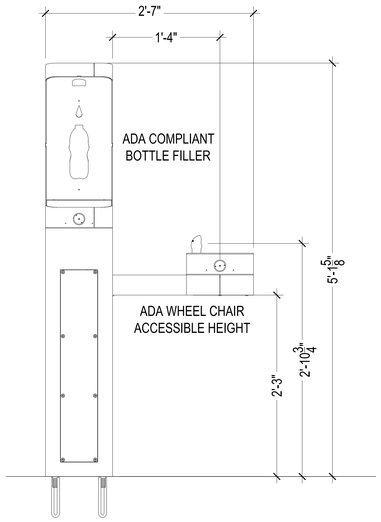
1 MOVABLE CAFE TABLE - TYPE 1
1 1/2" = 1'-0"

2 MOVABLE CHAIR - TYPE 1
1 1/2" = 1'-0"

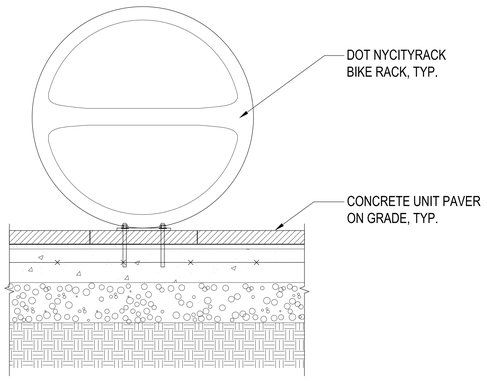


3 UC BENCH WITH BACK
1 1/2" = 1'-0"

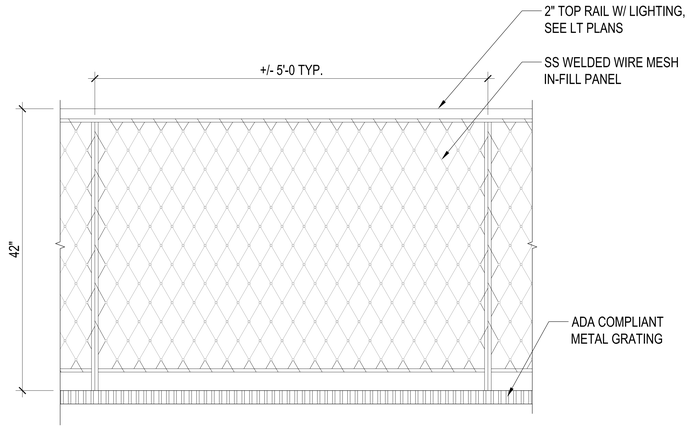




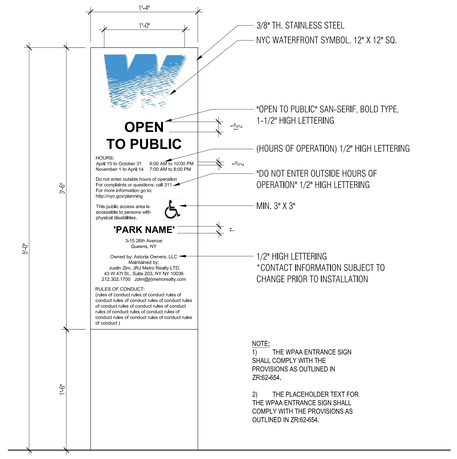
4 ADA ACCESSIBLE
DRINKING FOUNTAIN / BOTTLE FILLER
1 1/2" = 1'-0"



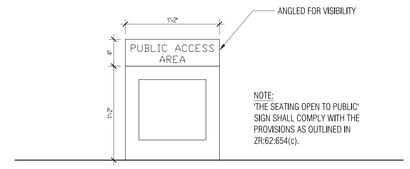
5 BIKE RACK
1 1/2" = 1'-0"



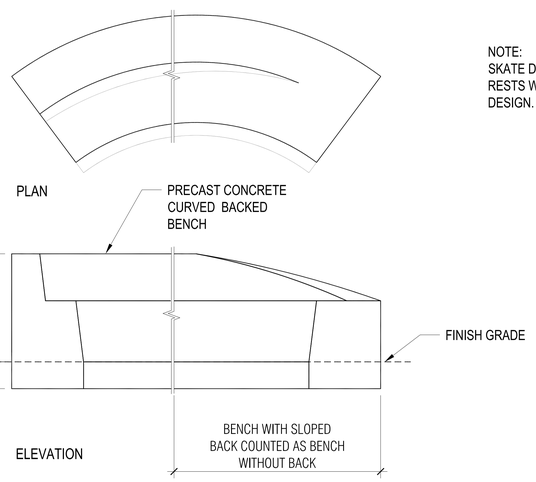
6 WATERFRONT OVERLOOK DECK RAILING
1 1/2" = 1'-0"



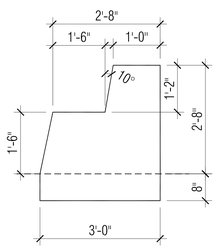
7 WPAA SIGN
1 1/2" = 1'-0"



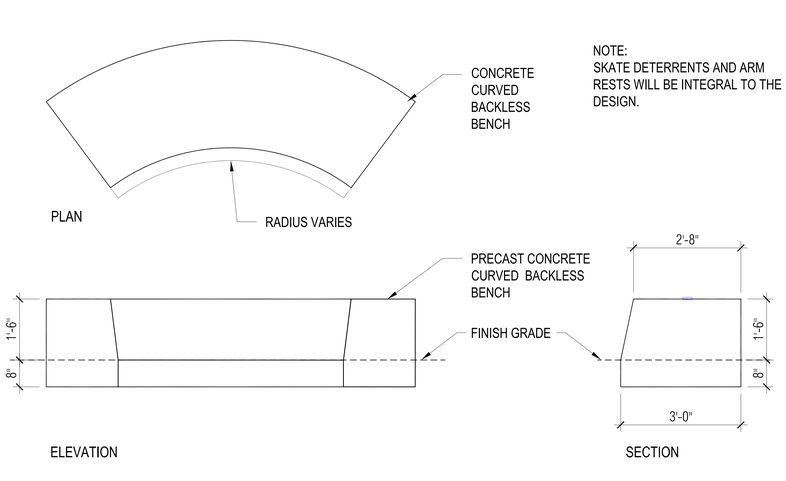
8 'SEATING OPEN TO PUBLIC' SIGN
1 1/2" = 1'-0"



NOTE:
SKATE DETERRENTS AND ARM RESTS WILL BE INTEGRAL TO THE DESIGN.

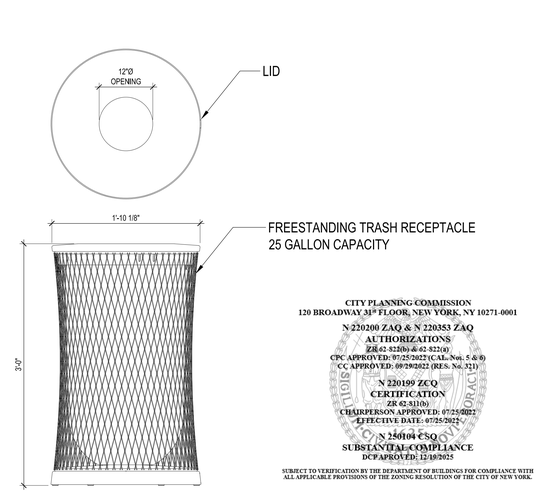


9 PRECAST CONCRETE CURVED BACKED BENCH
3/4" = 1'-0"



NOTE:
SKATE DETERRENTS AND ARM RESTS WILL BE INTEGRAL TO THE DESIGN.

10 PRECAST CONCRETE CURVED BACKLESS BENCH
3/4" = 1'-0"



CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001
N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR:62-822(b) & 62-822(a)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. Nos. 321)
N 220199 ZCQ
CERTIFICATION
ZR 42-813(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2025
N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

11 TRASH RECEPTACLE
1 1/2" = 1'-0"

STUDIO V
ARCHITECTURE

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NY 11102
NO. 13015

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REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/05/21	ULURP SUBMISSION
02	03/01/22	ULURP SUBMISSION - REVISION
03	03/16/22	ULURP SUBMISSION - REVISION
04	05/24/22	ULURP SUBMISSION - REVISION
05	07/25/22	CPC Modification Submission

DATE | DRAWN BY | CHECKED BY
BR, KS

SHEET TITLE
FURNISHING DETAILS

SCALE
AS NOTED

SHEET NO.
L-401.00

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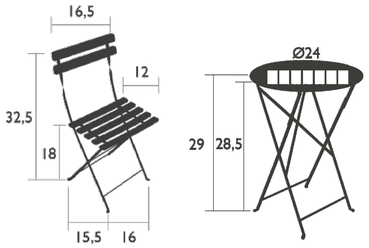
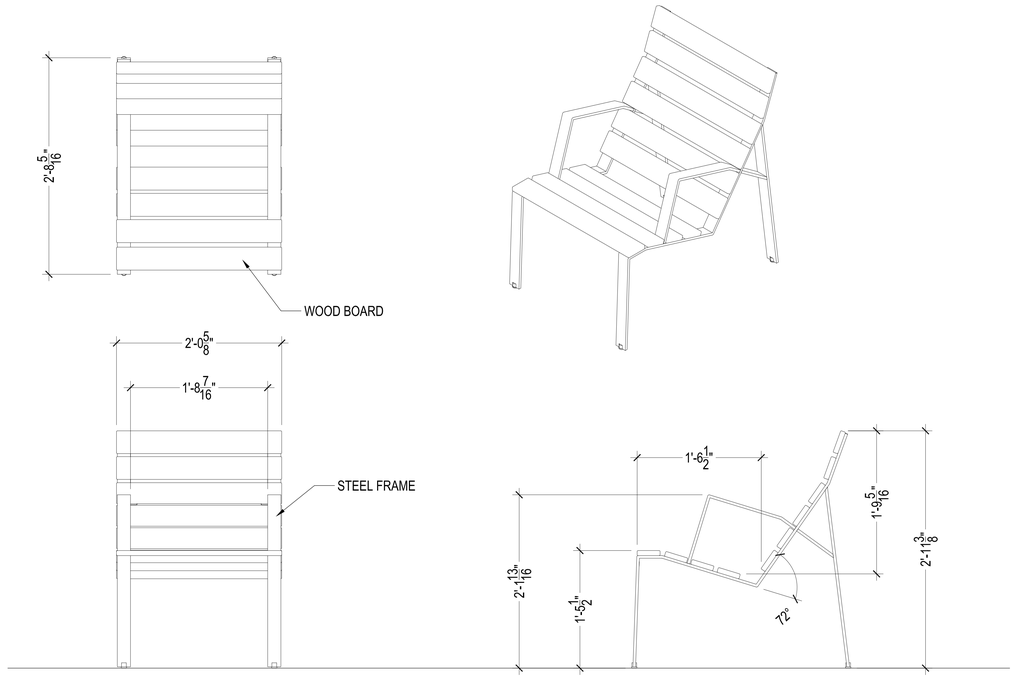
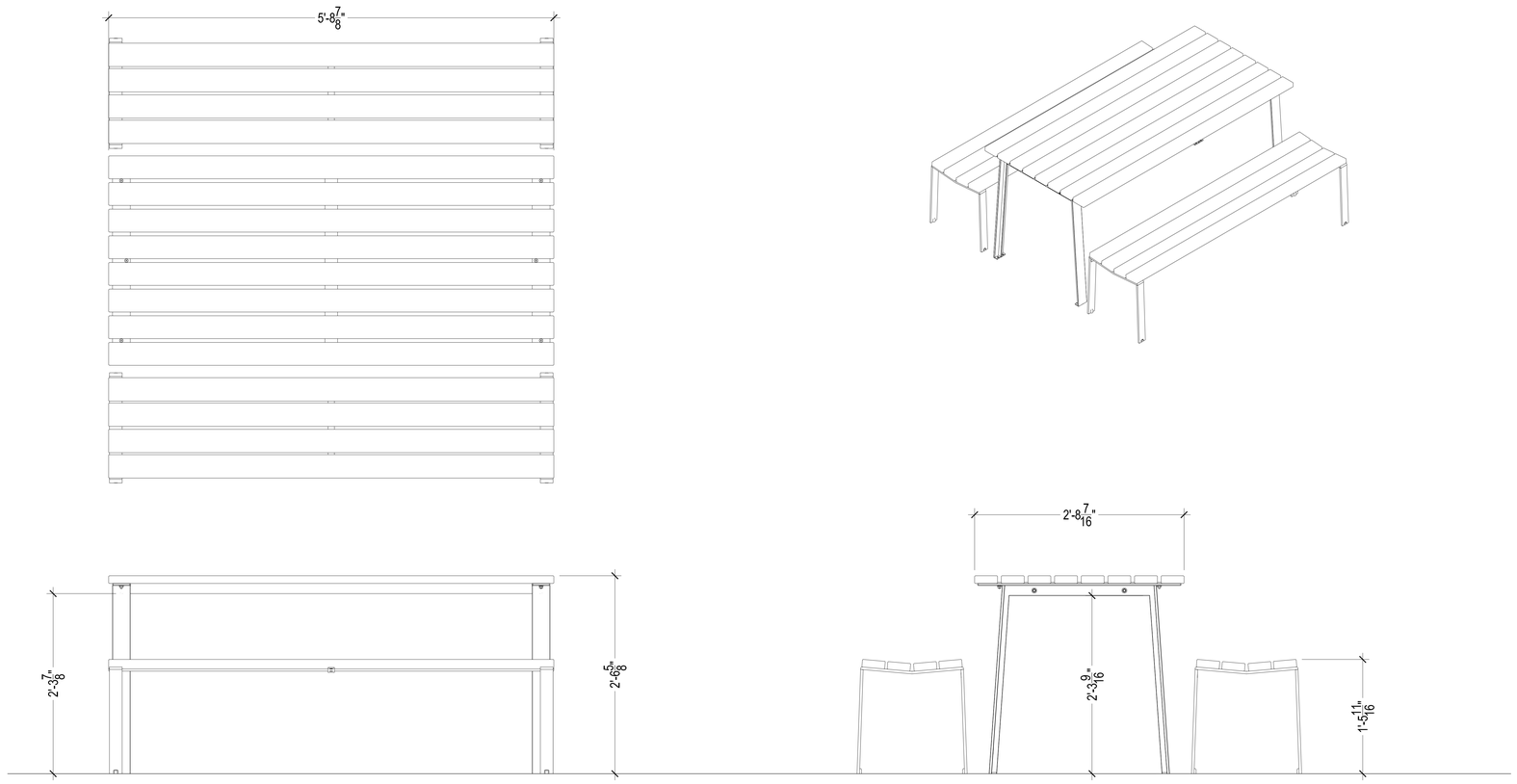


1 MOVABLE CHAIR AND TABLE - TYPE 2
NTS



2 MOVABLE LOUNGE CHAIR
1 1/2" = 1'-0"



3 MOVABLE PICNIC TABLE AND BENCHES
1 1/2" = 1'-0"

CITY PLANNING COMMISSION
120 BROADWAY 31ST FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(a)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 521)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2025

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APROVED: 12/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

STUDIO V
ARCHITECTURE

3-15 26TH AVENUE
NY 11102
BL 13015

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REVISIONS

#ISSUE	DATE	DESCRIPTION
01	07/25/25	CPC Modification Submission

DATE | DRAWN BY | CHECKED BY
BR, KS

LANDSCAPE ARCHITECT KENNETH W. SMITH 001395 STATE OF NEW YORK

SHEET TITLE
FURNISHING DETAILS

SCALE
AS NOTED

SHEET NO.
L-402.00
18 of 18

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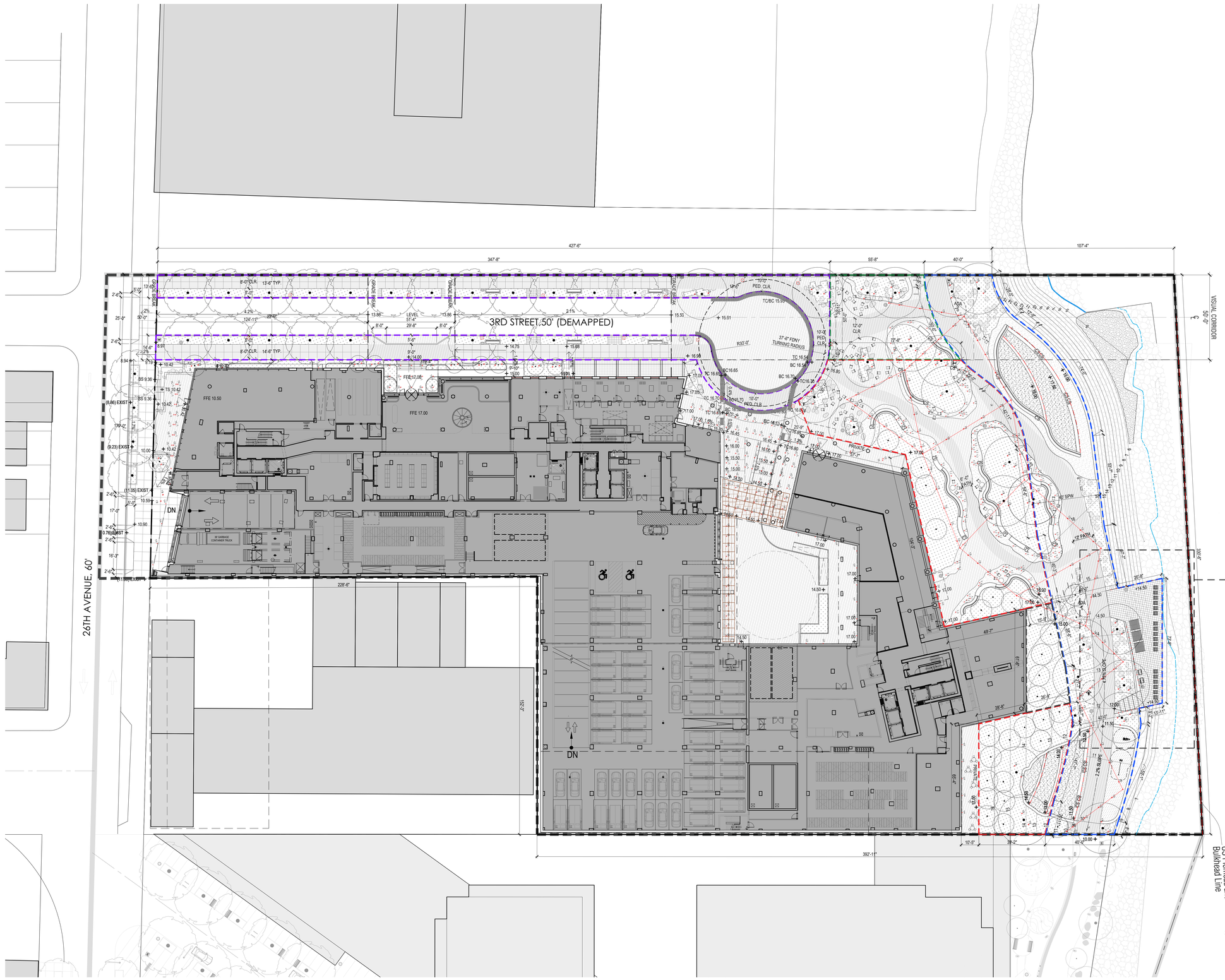
LIGHT FIXTURE SCHEDULE

⊗	TYPE TA	Pole Light - Light source to be 14ft from finished ground plane
⊙	TYPE TB	Stake mounted tree uplight
⊙	TYPE TC	Linear Light under bench - bottom of fixture 1" from finished ground plane
⊙	TYPE TD	Catenary Light with Wide Flood optic. Light source mounted 16ft from finished ground plane
○	TYPE TE	Recessed downlight (Adjustable)
○	TYPE TE-1	Recessed downlight (Fixed)
⊙	TYPE TF	Surface mounted flood light
⊙	TYPE TG	Cable mount micro-spotlight
⊙	TYPE TH	Surface mounted spot light with wide flood optic
⊙	TYPE TJ	Inground micro light



CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(c)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2025

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APROVED: 12/18/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

No.	Date:	Rev.:	Issue:
01	11/09/21		ULURP SUBMISSION
02	3/07/22		ULURP SUBMISSION - REVISION
03	07/22/2022		ULURP SUBMISSION - REVISION
04	07/25/2022		CPC MODIFICATION SUBMISSION
06	09/13/2022		CC MODIFICATION SUBMISSION
07	10/25/24		SUBSTANTIAL COMPLIANCE

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETS NORTH, NY 11102

Client:
ASTORIA OWNERS, LLC
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(917) 539-3088

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T. (212) 857-7350

Geotechnical Engineer:
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T. (718) 222-0211

Environmental Engineer:
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360 West 31st Street, 8th Floor, New York NY 10001
T. (212) 479-5400

DOB STAMPS & SIGNATURES:

DWG TITLE:
LIGHTING PLAN

SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT #: 23A03.00
SCALE: 1" = 20'-0"
LT-100
Drawing NO.:

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PRELIMINARY: SUBJECT TO APPROVAL BY ALL AUTHORITIES HAVING JURISDICTION

LIGHT FIXTURE SCHEDULE

⊗	TYPE TA	Pole Light - Light source to be 14ft from finished ground plane
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⊙	TYPE TG	Cable mount micro-spotlight
⊙	TYPE TH	Surface mounted spot light with wide flood optic
⊙	TYPE TJ	Inground micro light

STATISTICAL DATA

WALKABLE AREA :
Average Light Level : 2.32 Fc
Minimum Light Level : 0.2 Fc

NON-WALKABLE AREA :
Minimum Light Level : 0.1

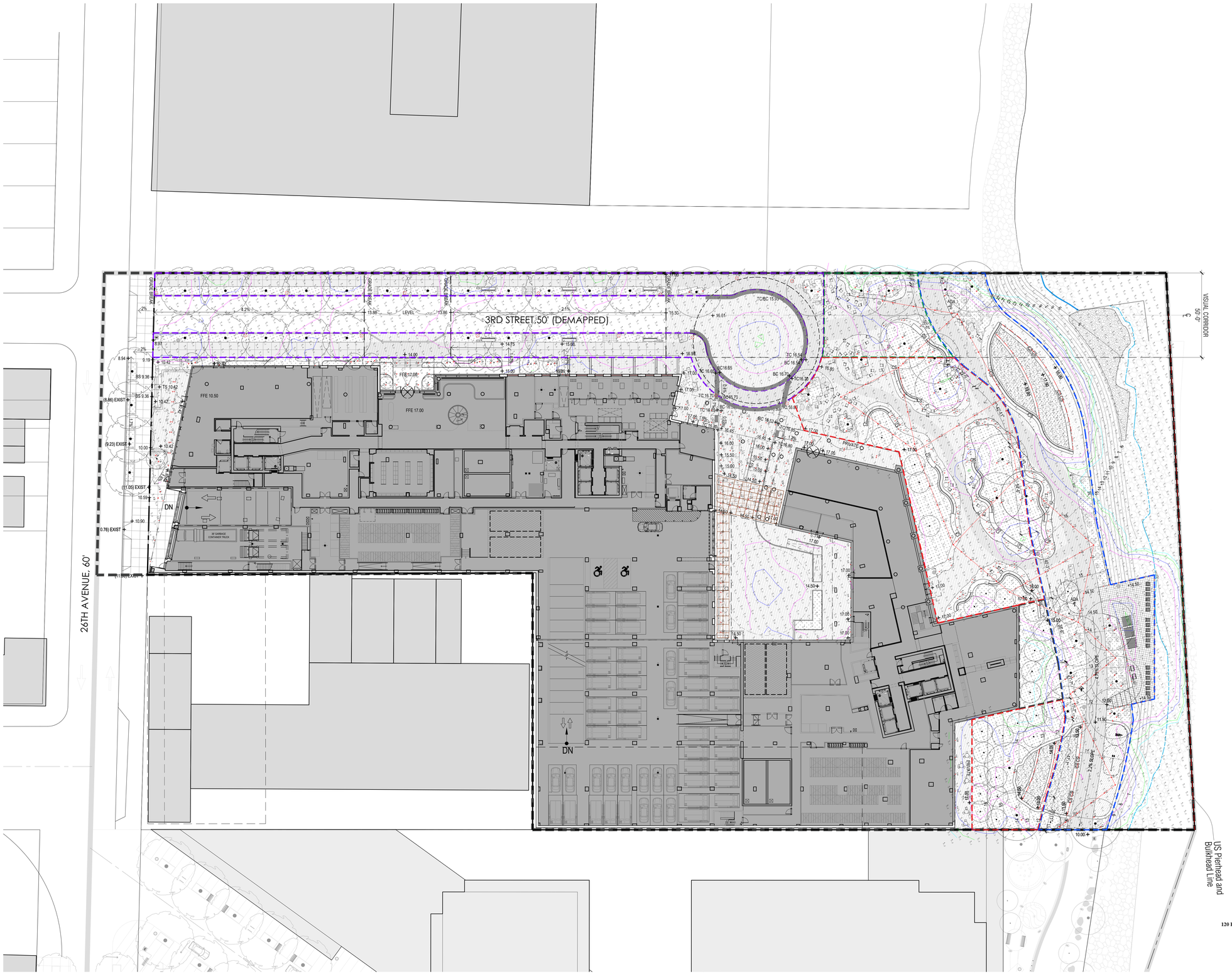
ISO-CANDELA LEGEND

= 1.0 FC

= 0.5 FC

= 0.2 FC

= 0.1 FC



CITY PLANNING COMMISSION
120 BROADWAY 31st FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(c)
CPC APPROVED: 07/25/2022 (CAL. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 521)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2022

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

No.	Date:	Rev:	Issue:
01	11/09/21		ULURP SUBMISSION
02	3/07/22		ULURP SUBMISSION - REVISION
03	07/22/2022		ULURP SUBMISSION - REVISION
04	07/25/2022		CPC MODIFICATION SUBMISSION
06	09/13/2022		CC MODIFICATION SUBMISSION
07	10/25/24		SUBSTANTIAL COMPLIANCE

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETTS NORTH, NY 11102

Client:
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T. (718) 222-0211

Environmental Engineer:
LANGAN
360 West 31st Street, 8th Floor, New York NY 10001
T. (212) 479-5400

DOB STAMPS & SIGNATURES:

DWG TITLE:
LIGHTING
PHOTOMETRIC PLAN

SEAL & SIGNATURE:

DATE: 11/09/2021
PROJECT #: 23A03.00
SCALE: 1" = 20'-0"

LT-101

Drawing NO.:

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TYPE TA selux

Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

Modular Column



Order Code: MCB - ____ - ____ - ____ - ____ - ____

MCB	Series											
MCB	MCB Modular Column											
	Column Body Height	7 71in	8 81in	9 91in	10 101in	11 111in	12 121in	13 131in	14 141in	15 151in	16[1] 161in	17[1] 171in	18[1] 181in
	Column Features	CMxx[2] Comma	SPxx Spotter		FMSxx[3,4,5] Facade Module Small Opening		FMLxx[3,4,5] Facade Module Large Opening		TMSxx[3,5,6] Twin Spot Module Single		TMDxx[3,5,6] Twin Spot Module Double	
	Finish	WH White	BK Black	BZ Bronze	SV Silver	BL Semi-Matte Black	SP Specify Premium Color					
	Options	REC USB-A/Data Receptacle w/ weather-proof cover	REC2 REV-RED Receptacle w/ in-use cover	MSx[4] Motion Sensor w/ optional photocell	TC[4] Top Cover (non-IG)	PC Photocontrol photocell						
		REC5 USB-A/Data Receptacle w/ weather-proof cover	REC4 USB-A/Data Receptacle with exposed padlockable in-use cover									

[1] Nominal overall height cannot exceed 18ft if in use with TC option only
*Refer to page 2 for mounting option details.

[2] Cannot be mounted within 8 ft of ground
[3] Select up to 2 FMLxx/FMLxx/xx and/or
[4] Select up to 2 TMS or up to 1 TMD and / TMS
[5] Select up to 2 FMLWL and / TMS/TMD combined.
[6] Pole not adaptable for modules
*Refer to page 2 for mounting option details.

[4] Include angular orientation on page 8
* Pole not adaptable to a tilt top

Product Modifications

Please list modification requirements for review by factory.

Approvals

Date:

Made in the USA with US and imported parts

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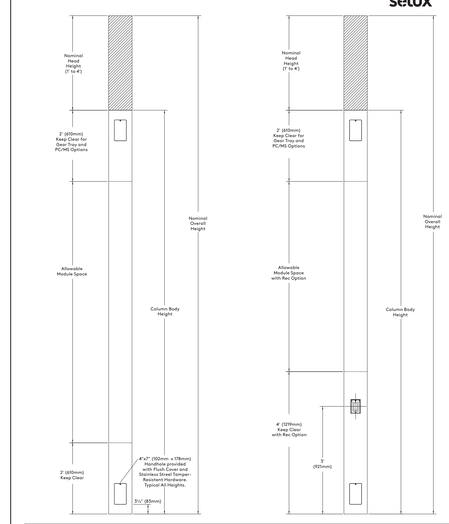
TYPE TA selux

Modular Column



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TYPE TB

DELTA STAR LED

IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer. Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

***The 360SL cost is already included in the price of LPM, LPM dual, and Power Canopy.

CATALOG NUMBER LOGIC
Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 360SL
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
DS - Delta Star
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (39°)
ADJUST-E-LUME® OUTPUT INTENSITY**
A1 (Standard), A6, A7, A6, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
A - 45°
B - 90°
C - Flush Lens
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens
OPTIONS
360SL - Knuckle Mounting System***

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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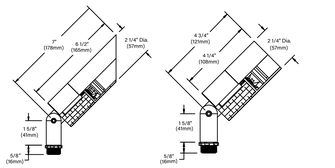
05/16/2020 SKU-739
SUB000830

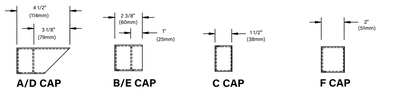
TYPE TB

DELTA STAR LED

IP65 RATED

DATE: PROJECT: TYPE:





STANDARD FINISHES

Satin Black (BLP) | Satin Bronze (BZP) | Satin White (WHP) | Satin Aluminum (SAP)

Black Chrome (BCM) | Bronze Wrinkle (BZW) | White Wrinkle (WHW) | Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

Cascade Mtn. Granite (CMG) | Rocky Mtn. Granite (RMG) | Sierra Mtn Granite (SMG) | Aleutian Mtn Granite (AMG) | Textured Forest (TXF)

Beige (BGE) | Weathered Copper (WCP) | Old Copper (OCP) | Hunter Green (HUG)

Cracked Ice (CRI) | Mojave Desert Sandstone (MDS) | Antique Brass Powder (ABP) | Brown Patina Powder (BPP) | Sonoran Desert Sandstone (SDS)

Weathered Iron (WIR) | Clear Anodized Powder (CAP) | Cream (CRM) | Antique White (AQW) | Natural Brass Powder (NBP)

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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05/16/2020 SKU-739
SUB000830

STUDIO V ARCHITECTURE
3–15 26TH AVENUE NO. 13015
NY 11102

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ENVIRONMENTAL ENGINEER
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CIVIL ENGINEER
VHB
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FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

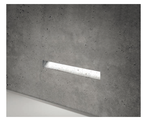
TYPE TC

GHOST

LINEAR

Type: SPECIFICATION SHEET
Project Page: 1 of 6







Unique lighting system for wall recessed lighting in exterior applications. The system consists of a series of concrete forming boxes designed to create a cavity in the wall during the concrete forming process. The resulting void in the wall houses the LED light module, which is concealed from view. Designed for low mounting heights with downward asymmetric light distribution. Low luminance with light source regressed inside the luminaire and shielded from all viewing angles

Luminaire characteristic:	**Power input:** 3W to 24W **Lumens:** up to 635lm (for 3000K, 80CRI) **Luminaire efficacy:** Up to 26lm/W
Source:	WHITE LED module (LM-80 tested) 3000K - 80CRI, 4000K - 80CRI.
Lumen maintenance:	70% of initial lumens at 50 000 hours (L70) (LM79 tested).
Optic:	Downward Asymmetric
Material:	Body: Extruded aluminum Diffuser: Silicone Recessed housing: Aluminum
Mounting:	Wall recessed cast in concrete. Supplied with a two part housing installation kit, anchor screws, bolts, locking system and adhesive template to ensure perfect alignment when installing. Connections to be done inside the back box.
Electrical:	See remote power supply options on page 6
Finish:	Concrete
Weight:	4.1 lbs (1.85 kg) to 16.4 lbs (7,44 kg)
Warranty:	5-year limited warranty
Rating:	IP65, IK06
Certification:	cULus listed for Wet location

SISTEMALUX

9320 Boul. St-Laurent, suite 105 Montréal (Québec) Canada H2N 1N7, P : 514.523.1339 F : 514.525.6107 www.sistemalux.com

Due to continuous improvements, the information herein may be changed without notice

TYPE TD

ARTISTAR - CATENARY (REMOTE)

IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Please see Adjust-a-Lume photometry to determine desired intensity.

**Accommodates up to 2 lens/shielding media.

CATALOG NUMBER LOGIC
Example: CY - AR - LED - RM - e65 - SP - A9 - BZW - 12 - 11 - C
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
CY - Catenary
FIXTURE
AR - ArtiStar
SOURCE
LED - with Integral Dimming Driver
HOUSING
RM - Remote Transformer
LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (17°) MFL - Medium Flood (28°)
SP - Spot (21°) WFL - Wide Flood (60°)
ADJUST-E-LUME® OUTPUT INTENSITY*
A1 (Standard), A6, A7, A6, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
9 - Clear (Standard) 12 - Soft Focus** 13 - Rectilinear**
SHIELDING
11 - Honeycomb Baffle**
CAP STYLE
A - 45°
B - 90°
C - Flush Lens
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens

CANOPY MOUNT

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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05/16/2020 SKU-739
SUB000830

TYPE TE/TE-1

prescolite

LTR-3RD

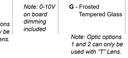
LITEISTRY 3" ROUND DOWNLIGHT

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LITEISTRY



RELATED PRODUCTS

8" LITEISTRY Family | 6" LITEISTRY Family | 5" LITEISTRY Family

FEATURES

- 3" architectural LED downlight delivering 600–2000 lm
- Four beam distributions from 0.4 to 11 Spacing Criteria
- Quiet reflector appearance with 50° optical cutoff
- 2700K–5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), Remodel (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0-10V, DALI, DMX, Lutron Forward Phase and EcoSystem
- NX Distributed Intelligence™ wired and wireless controls capability available

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION
- Standard Non-IC, Chicago Plenum, IC and Remodel options
- New Construction: Painted black durable steel platform with pre-installed bar hangers
- New Construction: Pre-wired junction box with snap-on covers for easy access
- New Construction: Snap-in connection from driver compartment allows easy installation
- Remodel: Die cast and spun aluminum construction with separate driver compartment and compact junction box
- Remodel: Installs from below the ceiling after drywall with pre-installed retention springs; No plaster frame required
- Light Engine connections use plenum rated (CMP) cable

OPTICS
- Visually pleasing 50° cutoff to source and source image
- Optical grade silicone lens integral to light engine
- The light distribution is free of distracting bright spots or pixelation and the perimeter has a smooth transition
- High purity spun aluminum reflector, self-flanged
- Flush mount flange option with mud-in ring available
- Large selection of anodized finishes and colors

OPTICS (CONTINUED)
- Painted cones and flange options available

ELECTRICAL
- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >55,000 hours (TM-21)
- Universal voltage 120V–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection, RoHS compliant
- Flicker free 0-10V dimming with 1% or <1% performance
- DALI, DMX, and Lutron Forward Phase and EcoSystem options
- NX or Lutron Vive control options available
- Refer to additional spec sheets for information on SpectraSync® Tunable White or Dim-to-Warm or PowerHUB®-PoE enabled solutions

INSTALLATION
- Accommodates ceiling thickness up to 2"
- Universal adjustable mounting brackets also accept 0.5" EMT conduit or 1.5" or 0.75" lathing channel (by others) or Prescolite accessory bar hangers (B24 or B6)
- Remodel light engine/driver fully serviceable from above or below the ceiling; Plaster frame version driver and EMR battery pack are serviceable above ceiling only

CERTIFICATIONS
- cCSAus certified to UL 1598
- Suitable for wet locations, covered ceiling. EMR: Suitable for damp locations.
- EMR: Certified under UL 924 standard for emergency lighting and power equipment
- Plaster Frame: Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90° through wiring
- Remodel: Approved for 4 (2 in/2 out) No. 12AWG conductors rated for 90°C through wiring
- ENERGY STAR® certified models available (See list and additional information on page 7)
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/6/2020. See Buy American Act Solutions.

WARRANTY
- 5 year warranty
- See H&J Standard Warranty for additional information

KEY DATA	
Lumen Range	600-2000
Wattage Range	8-25
Efficacy Range (LPW)	77-84*
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	67-208 (120V)

*Based on Spectrum 3K, 80 CRI

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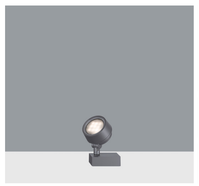
701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.prescolite.com

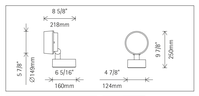
HUBBELL Lighting

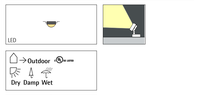
TYPE TF

ERCO

Gecko Floodlight







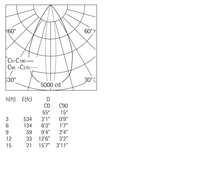
34124.003 Graphit-m
LED 38W 1800lm 3000K warm white
Trailing edge dimmable
Version 3
Spherolit lens, oval flood

Product description
Housing, hinge and mounting plate: corrosion-resistant, cast aluminum, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. Hinge with scale and internal wiring. Housing 130° tiltable, rotatable through 360°.
Control gear, 60Hz, 120V dimmable, 277V switchable. 2 cable entries. Through-wiring possible; 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer. Lens rotatable through 360°.
Compact light head with non-reflecting safety glass. Corrosion-resistant cast aluminum, double powder-coated.

Technical data

Luminous flux of the luminaire	1479lm
Connected load	20.0W
Luminaire efficacy	74lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (L70 manufacturer specifications)	L90/B10 >50000h L90 >100000h
LED failure rate	0.1% >50000h
LMF	E

Suitable for wet location (IP65): dust-proof and water jet-proof
120V: Dimming with external dimmers possible (trailing edge).
Weight 5.51lbs / 2.50kg
Maximum wind load area: 0.32ft² / 0.03m²
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.



h(ft)	E(lx)	D	C(θ)
		C0	C90
		55°	15°
3	534	21°	0°/9°
6	134	6°/3°	17°
9	59	9°/4°	24°
12	33	12°/6°	32°
15	21	15°/7°	3°/11°

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

Technical region: 120V/60Hz, 277V/60Hz
We reserve the right to make technical and design changes.
Edition: 13.10.2020
Current version under
www.erco.com/34124.023

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TYPE TG

STOANE LIGHTING

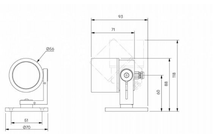
EQUIPMENT DESIGN + MANUFACTURE

Frog Type M

order code: frog-type-m.colourtemp.optic.finish

example: frog-type-m.3000K.medium.black





INFORMATION

IP66 rated adjustable and lockable spot light for use with Type M PCB and Ø50mm accessories.

LIGHT SOURCE TYPE	Discrete LED
USAGE TYPE	IP Rated for Exterior Use
MOUNTING METHOD	Ground Spike / Surface / Tree Strap
MATERIAL	Machined Aluminium Toughened Glass
LIGHT SOURCE	Type M (3 x Osram Oslon Square)
COLOUR TEMPERATURE	2700K / 3000K / 3500K / 4000K
CRI RA	MIN. 90 (typ.95)
INITIAL OUTPUT (WATTAGE)	300lm at 350mA (3W) / 411lm at 500mA (4.2W) / 543lm at 700mA (6W)
IP RATING	IP66
FINISH	Anodised / Painted / Specials
DIMMING	0-10V / DMX / DALI / Mains Dim / Wireless
SUPPLY	Remote Constant Current LED driver required
PAN & TILT	±120° Tilt
OPTIC	Narrow / Flood / Wide Flood
WEIGHT	0.5 kg

CITY PLANNING COMMISSION
120 BROADWAY 31ST FLOOR, NEW YORK, NY 10271-0001

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-812(b) & 62-822(a)
CPC APPROVED: 07/25/2022 CAL. Nos. 5 & 6
CC APPROVED: 09/29/2022 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2022

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APROVED: 12/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

TYPE TH

DELTA STAR LED

IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer. Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

***The 360SL cost is already included in the price of LPM, LPM dual, and Power Canopy.

CATALOG NUMBER LOGIC
Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 360SL
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
DS - Delta Star
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (39°)
ADJUST-E-LUME® OUTPUT INTENSITY**
A1 (Standard), A6, A7, A6, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
A - 45°
B - 90°
C - Flush Lens
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens
OPTIONS
360SL - Knuckle Mounting System***

TYPE TJ

designplan

datasheet

Centaur C1X

The Centaur C1X is a 1" diameter ingrade uplight made of stainless steel that is suitable for power washing and is drivecover rated up to 11,000 lbs.



MADE IN THE U.S.A.

Fixture Dimensions
Ø1.0" x 4.0" h
See Full Drawing on page 2

TECHNICAL DATA

Wattage / Input	1W (24VDC)
Power Supply	Remote, not included. See page 2.
Construction	Body and Trim: Stainless Steel 304 Alloy Jbox: Cast Stainless Steel Lens: 0.4" Clear, Frosted or Internally Ceramic Coated Tempered Glass Lens Frame: Threaded Bottlecap
CCT	3000K, 5000K
CRI	CRI>80
Delivered Lumens	44 lm (3000K, 24VDC)
Efficacy	44 lm/W
Optics	0°, 6°, 25°
Finishes	Stainless Steel 304 Alloy
Fixture Dimensions	Ø1.0" x 4.0" h
LED Source	1 Cree XPE LED
IP Rating	IP68, IP69K
Driveover Rated	11,000 lbs

ORDERING INFORMATION

Example: C1X-L-150-4-SS-1-X-T-00.

C1X-L - ____ - 4 - SS - ____ - X - ____ - 00

Model #	Wattage/CCT	Body	Finish	Optics	Driver	Lens	Options
C1X-L	**130** -1W, 3000K **150** -1W, 5000K	**4** - Recessed box with conduit entries	**SS** - Stainless Steel	**0** - None **1** - 6° **2** - 25° *Note: Optic options 1 and 2 can only be used with "1" Lens.*	**X** - Remote *See p.2 to specify* *Note: 0-10V on board dimming included*	**T** - Clear Tempered **K** - Internally Ceramic Coated **G** - Frosted Tempered Glass *Note: Optic options 1 and 2 can only be used with "T" Lens.*	**00** - None

Job Name/Date: *Fixture Type Designation:*

sales@designplan.com
www.designplan.com
79 Trenton Avenue, Frenchtown NJ 08825
P: 908-996-7710
F: 908-996-7042

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Published: March 2, 2020

TYPE TK

ALPHABET LEDs

Alphabet by Ledra Brands, Inc. 88 Maxwell Irvine, CA 92618 PH: 714.259.9888 FAX: 714.259.0

JOB NAME

CONTACT

ORDERING CODE

ZETA750 SNAP

Recessed Module - Snap In Static White or RGBW



DESCRIPTION

ZETA750 Snap features a patented design with a collapsible thread. With one easy push, the module snaps securely into the rail. Removal is only possible with a unique extraction tool. Most cost effective rail solution on the market. Field or OEM handrail installation. Series shunt bypass ensures remaining operate if single puck failure (exception: RGBW).

HOUSING

Extremely durable 316 stainless steel marine grade electro-polished housing, with 3.5" (90mm) 20AWG wire leads.

MOUNTING

- Install in metallic surface only for proper thermal dissipation. Luminaire is for use in non-insulated ceiling assemblies.
- Rail Size - min. 0.1-3/8", 35mm
- Rail Wall Thickness - min. 1/16", 1.5mm
- Curved or flat mounting surfaces
- Aperture for Flat face - 15mm or 15mm + (15mm x 0.5mm) counterbore (required for flush finish)
- Aperture for Curved face - 15mm or 15mm + (15mm x 1.5mm) counterbore (required for flush finish)

ELECTRICAL/LED Driver

- 2Vdc, 500mA, 1.5W (Remote Driver Required)
- RGBW 500mA single emitter or total system 4 x 125mA
- Cool splice connector included
- Ambient operating temperature: -40°C to + 55°C
- Series shunt bypass ensures remaining operate if single puck failure (exception: RGBW)

LISTINGS

- ETLus Listed to UL2108 (suitable for wet locations)
- cETL Listed to CSA C22.2 #250.0
- Impact tested to IK10 (EN62262) PC lens only
- IP65 rated with PC lens
- IP67 rated with Borosilicate glass lens
- IP68 rated to 6.5ft at 24hrs (NOT FOR PERMANENT SUBMERSION)
- ADA Compliant when using handrail diameter 1.7-7/8" (39mm) to 2" (50.8mm) O.D

LED INFO

- LED: Cree Xlamp® XP-G3 (applicable for Static White)
  Cree Xlamp® XM-L Color (applicable for RGBW)
  Cree Xlamp® XP-GIA (Amber-590nm "Dominant Wavelength" complies with Wildlife and Marine Turtle safe-lighting requirements)
- Duty Cycle: 100%
- CCT: 2700K, 3000K, 3500K, 4000K, RGBW, amber
- CRI: >80
- Lumen Maintenance: L_{70} > 50,700 hrs (Static White)
- Warranty: 5 year limited warranty

ORDERING CODE

SERIES	750S	Snap Puck
CCT	27K 30K 35K 40K RGBW+ AMB	2700K 3000K 3500K 4000K RGBW amber
BEAM	07° 60° HYP*	70° standard 75° asymmetric 60° wide 70° hyperbolic
LENS	PC BG IP68	polycarbonate – IP66 borosilicate glass - IP67 optically clear polyurethane - IP68
FACE TYPE	FF	curved face flat face

ORDERING CODE

Follow the steps to specify your fixture, example:
750S - 27K - 07 - PC - FF

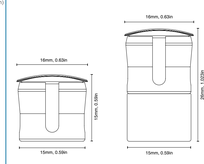
LUMENS FOR STD/AVID BEAM OPTION	
LUMENS (LM)	CCT (K)
155	2700
170	3000
175	3500
180	4000
145	amber

LUMENS FOR HYP BEAM OPTION	
LUMENS (LM)	CCT (K)
85	4700
90	3000
95	3500
100	4000
77	amber

LUMENS FOR IP68 LENS OPTION	
LUMENS (LM)	CCT (K)
115	2700
120	3000
125	3500
130	4000
102	amber

See page 7 for Design Guide.

NOTES:
1. 750SV only available in 37 beam option, W CCT or 4000K
2. 750SV, 750S, 750SW are only IP66 Lens.
3. Not Available in IP68



REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/19/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	6/22/2022	ULURP SUBMISSION - REVISION
04	9/29/2022	CPC MODIFICATION SUBMISSION

DATE

DRAWN BY
BR, KS

SHEET TITLE
LIGHTING CUTSHEETS

SCALE
N.A