MONITOR POINT
WATERFRONT CERTIFICATION DRAWINGS

BROOKLYN BLOCK 2590 | LOTS 1, 25
PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY





DRAWING LIST	
Sheet Number	Sheet Title
G-001	COVER SHEET
--	G-003_SURVEY - TAX LOT 1
--	G-004_SURVEY - TAX LOT 25
L-100	ZONING LOT SITE PLAN
L-101	WPAA ZONING CALCULATIONS
L-102	WPAA ZONING CALCULATIONS
L-103	WPAA ZONING CALCULATIONS
L-200	WATEFRONT PUBLIC ACCESS AREA DIAGRAM
L-250	DIMENSION PLAN
L-300	MATERIALS PLAN
L-400	GRADING PLAN
L-500	FURNISHING PLAN
L-600	PLANTING PLAN
L-700	EXTERIOR LIGHTING PLAN
L-750	PHOTOMETRIC PLAN
L-800	SECTIONS
L-801	SECTIONS & ELEVATIONS
L-900	PAVING DETAILS
L-901	SITE FURNISHING DETAILS
L-902	RAILING AND STAIR DETAILS
L-903	STAIR DETAILS
L-904	SITE DETAILS
L-905	SITE FURNISHING DETAILS
L-906	PLANTING DETAILS
L-907	SOIL DETAILS

SCAPE

MONITOR POINT
BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT SCAPE	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2626
ARCHITECT fxcollaborative	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY HERBERT SMITH FREEHILLS KRAMER	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER LANGAN	LANGAN 360 Hudson 360 Hud. New York, NY 10001-2727 T+ 212 479 5400
SURVEY MONTROSE SURVEYING CO., LLP.	MONTROSE SURVEYING CO., LLP 1 N 20 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 845 0900
LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL



NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

DCP

SHEET NAME

COVER SHEET

PROJECT NO	SHEET NO
2348	G-001
SCALE	
N/A	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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TITLE NO.

SURVEY NO. 55471—15

55471—15.DWG
55471—15.CRD

SHEET 2 OF 2

LEGEND

ASPH.....ASPHALT
BK.....BRICK
BSMT.....BASEMENT
CC.....CURB CUT
CCR.....CONCRETE CURB ROUND
CD.....CELLAR DOOR
CLF.....CHAIN LINK FENCE
CO.....CATCH BASIN CLEAN OUT
CONC.....CONCRETE
CRF.....CHAIN ROPE FENCE
CWA.....CELLAR WINDOW AREA
DR.....DRAIN
EL.....ELEVATION
FAB.....FIRE ALARM BOX
FC.....FILL CAP
FL EL.....FLOOR ELEVATION
GP.....GUARD POLE
GV.....GAS VALVE
IF.....IRON FENCE
INL.....CATCH BASIN INLET ELEVATION
INV.....SEWER INVERT ELEVATION
.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
MHW MEAN HIGH WATER LINE
MLW MEAN LOW WATER LINE
OF.....OIL FILL
OHW.....OVERHEAD WIRES
P.....POLE
PAVT.....PAVEMENT
PM.....PARKING METER
PMULT.....POLE, MULTIPLE USAGE
BG.....BUMPER GUARD
PR.....PEDESTRIAN RAMP
RET.....RETAINING
RIM.....RIM ELEVATION SEWER MANHOLE
SFCR...STEEL FACED CURB ROUND
STY.....STORY
TB.....TOP OF BANK ELEVATION
.....TRAFFIC LIGHT
TEL.....TELEPHONE
TP.....TREE PIT
.....TRAFFIC SIGN
TW.....ELEVATION AT TOP OF WALL
UP.....UTILITY POLE
VU.....VALVE UNKNOWN
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WV.....WATER VALVE
12"G.....GAS MAIN WITH SIZE
12"S.....SEWER MAIN WITH SIZE
12"W.....WATER MAIN WITH SIZE
.....CATCH BASIN
E ELECTRIC MANHOLE / VAULT
F .....FIRE MANHOLE
G .....GAS MANHOLE
S .....SEWER MANHOLE
T .....TELEPHONE MANHOLE
W .....WATER MANHOLE
TR .....TRAFFIC VAULT
.....HYDRANT
T8.....TREE WITH SIZE
17.0 .....ESTABLISHED GRADE
(inv. 15.08) (inv. 2.6) .....ELEVATIONS IN BOROUGH SEWER DATUM
.....PEDESTRIAN PAD

60' WIDE WEST STREET

141' QUAY STREET

NO TITLE VESTED IN THE CITY OF NEW YORK

TITLE VESTED IN THE CITY OF NEW YORK, CCO 7-24-1956

SEWER EASEMENT LIBER 7797 CP 218

SEWER EASEMENT AS ON MAP X-1642

60' WIDE

70' WIDE

ST. NO. 40-56

602'-9 ¼" (OR 602.77')
602'-3¼" L.S. (OR 602.27')

65'-4 ½" (OR 65.38')
65'-4" L.S.(OR 65.33')

DEP TWAA LINE
150' FROM MEAN HIGH WATER LINE

HIGH 1 STORY BRICK BUILDING

MTA MOBILE WASH UNIT TRUCK WAREHOUSE

BLOCK 2590
TAX LOT 1
PARCEL AREA 80,727 SQ. FT
OR 1.85324 ACRES

MATCH LINE See Sheet 1

ZONE AE
(EL10.0 NGVD1929)
(EL8.9 NAVD1988)

SEWER EASEMENT

HIGH 2 STORY CONC. BLOCK BUILDING

FRANKLIN STREET

MESEROLE AVENUE

204'-8⅞" L.S. (OR 204.74')
204'-10¾" (OR 204.90')

343'-2 7⁄8" (OR 343.24')
342'-10¼" L.S. (OR 342.85')

442'-10 ¼" L.S. (OR 442.85')
443'-2⅝" (OR 443.22')

414.61'

183°53'12"

176°55'17"

56°19'12"

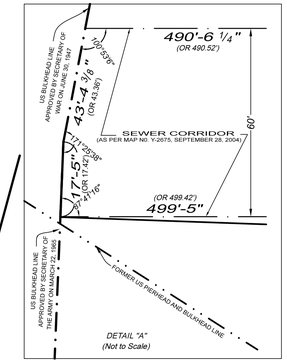
106°22'42"

286°29'37"

INLET PARK
(AS PER MAP N0. Y-2673, ADOPTED JULY 28, 2005)

LAND UNDER WATER

Mean Low Water Line
(EL -2.38)



DETAIL "A"
(Not to Scale)

GENERAL NOTES

1. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAVD 1988 WHICH IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATU
2. ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB. IF ESTABLISHED GRADES VARY SUBSTANTIALLY WITH EXISTING ELEVATIONS CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING IMPROVEMENTS. NO EXISTING LEGAL GRADES.
3. SIZES AND LOCATIONS OF WATER MAINS SHOWN HEREON AS SUPPLIE BY THE DEPARTMENT OF WATER SUPPLY, BOROUGH OF QUEENS. LOCATIONS OF WATER SUPPLY MANHOLES, HYDRANTS AND WATER VALVES AS OBTAINED FROM FIELD MEASUREMENT.
4. SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM TI BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS. SEWER MANH RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS UNLESS INDICATED (*) WHICH DENOTES INVERT INACCESSIBLE OR MANHOLE NOT FOUND IN FIELD. INFORMATION SHOWN IN THIS MANNER IS AS OBTAINED FROM THE BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS.
5. ELECTRIC INFORMATION SHOWN HEREON AS SUPPLIED BY THE CONSOLIDATED EDISON COMPANY OF NEW YORK (CONSOLIDATED EDISON COMPANY DOES NOT PROVIDE UNDERGR ELECTRIC INFORMATION).
6. TELEPHONE INFORMATION SHOWN HEREON AS SUPPLIED BY THE NEW YORK TELEPHONE COMPANY. AERIAL TELEPHONE SERVICES.
7. FIRE ALARM INFORMATION SHOWN HEREON AS SUPPLIED BY THE NEW YORK CITY FIRE DEPARTMENT.
8. CABLE TELEVISION INFORMATION SHOWN HEREON AS SUPPLIED BY TI CABLE VISION COMPANY OF NEW YORK. AERIAL CABLE TV SERVICES.
9. GAS INFORMATION SHOWN HEREON AS SUPPLIED BY NATIONAL GRID.
10. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMAT ONLY. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING IMPROVEMENTS.
11. THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 753.
12. NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED, OTHER THAN THOSE SHOWN.
13. NOT ALL SUBSURFACE INFORMATION PLOTTED.

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONE X (LESS THAN 0.2% CHANCE OF FLOODING) AND
ZONE AE (EL 10 NGVD 1929, EL 8.9 NAVD 88)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 00202 F
EFFECTIVE DATE SEPTEMBER 5, 2007

PRELIMINARY FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONE AE (EL12 NAVD 1988)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0202 G
PRELIMINARY DECEMBER 5, 2013

DRAWN: J.R.

ESTABLISHED 1876 * SUCCESSOR TO:

B.G. MENIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STODOLPH R.A.,L.S.*WHITSON &
POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

STANDARD: U.S. EXCEPT WHERE OTHERWISE NOTED L.S. WHICH DENOTES LOCAL MAP STANDARD

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	06-09-23	TOPOGRAPHICAL SURVEY	
A	---	DIMENSIONS IN DECIMAL OF FOOT ADDED	
B	---	BOUNDARY LINE ALONG BULKHEAD LINE REVISED AND MESEROLE AVENUE LOCATION ADDED	
C	---	TAX LOT 1 DIMENSIONS AMENDED & TWAA LINE ADDED	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND ON THEIR BEHALF OF THE LENDING INSTITUTION, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE * RICHMOND HILL NY 11418-1090 * (718) 849-0600
WWW.MONTROSESURVEYING.COM Email: info@montrosesurveying.com

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CITY OF NEW YORK
COUNTY KINGS
TAX BLOCK 2590
TAX LOTS 1 & 25

SCALE: 1" = 20'

TITLE NO.

SURVEY NO. 55471—15

55471—15.DWG
55471—15.CRD

SHEET 1 OF 2

RIVER

EAST

US BULKHEAD LINE
APPROVED BY SECRETARY OF WAR ON JUNE 30, 1947

US BULKHEAD LINE
APPROVED BY SECRETARY OF THE ARMY ON MARCH 22, 1965

FORMER US PIERHEAD AND BULKHEAD LINE

150' FROM MEAN HIGH WATER LINE

ZONE X

ZONE AE
(EL10.0 NGVD1929)
(EL8.9 NAVD1988)

BLOCK 2570
TAX LOT 1

BLOCK 2590
TAX LOT 100

BLOCK 2590
TAX LOT 101

BLOCK 2590
TAX LOT 1

490'-6 ¼"
FORMER QUAY STREET
ELIMINATED AS PER MAP NO. Y-2675, SEPTEMBER 28, 2004
NO TITLE VESTED IN THE CITY OF NEW YORK

SEWER CORRIDOR
(AS PER MAP NO. Y-2675, SEPTEMBER 28, 2004)

SOUTHERN HALF OF FORMER QUAY STREET
PARCEL AREA 14,954 SQ. FT
OR 0.34330 ACRE

LAND UNDER WATER

EASEMENT

EASEMENT AREA 47,387.29 SQ.FT.
OR 1.0879 ACRES

TAX LOT 25
PARCEL AREA 36,050 SQ. FT
OR 0.82759 ACRE

TOTAL TAX LOT 25
& HALF OF QUAY ST.
PARCEL AREA 51,004 SQ. FT
OR 1.17089 ACRES

INLET PARK
(AS PER MAP NO. Y-2673, ADOPTED JULY 28, 2005)

1 STORY BRICK BUILDING
MTA MOBILE WASH UNIT TRUCK WAREHOUSE

602'-9 ¼" (OR 602.77')
602'-3¼" L.S. (OR 602.27')
ST. NO. 40-56

MATCH LINE See Sheet 2

SEE DETAIL A

LAND UNDER WATER

BROOKLYN HIGHWAY DATUM
BROOKLYN SEWER DATUM 0.84'
MEAN SEA LEVEL 0.00 (NAVD 1988)
MEAN SEA LEVEL 0.00 (NGVD1929) 1.1' 1.12'

NAVD 1988 DATUM IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM

20 0 20 40 60
GRAPHIC SCALE — FEET

STANDARD: U.S. EXCEPT WHERE
OTHERWISE NOTED L.S.
WHICH DENOTES LOCAL MAP STANDARD

DRAWN: J.R.

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	06-09-23	TOPOGRAPHICAL SURVEY	
A	---	DIMENSIONS IN DECIMAL OF FOOT ADDED	
B	---	BOUNDARY LINE ALONG BULKHEAD LINE REVISED AND MESEROLE AVENUE LOCATION ADDED	
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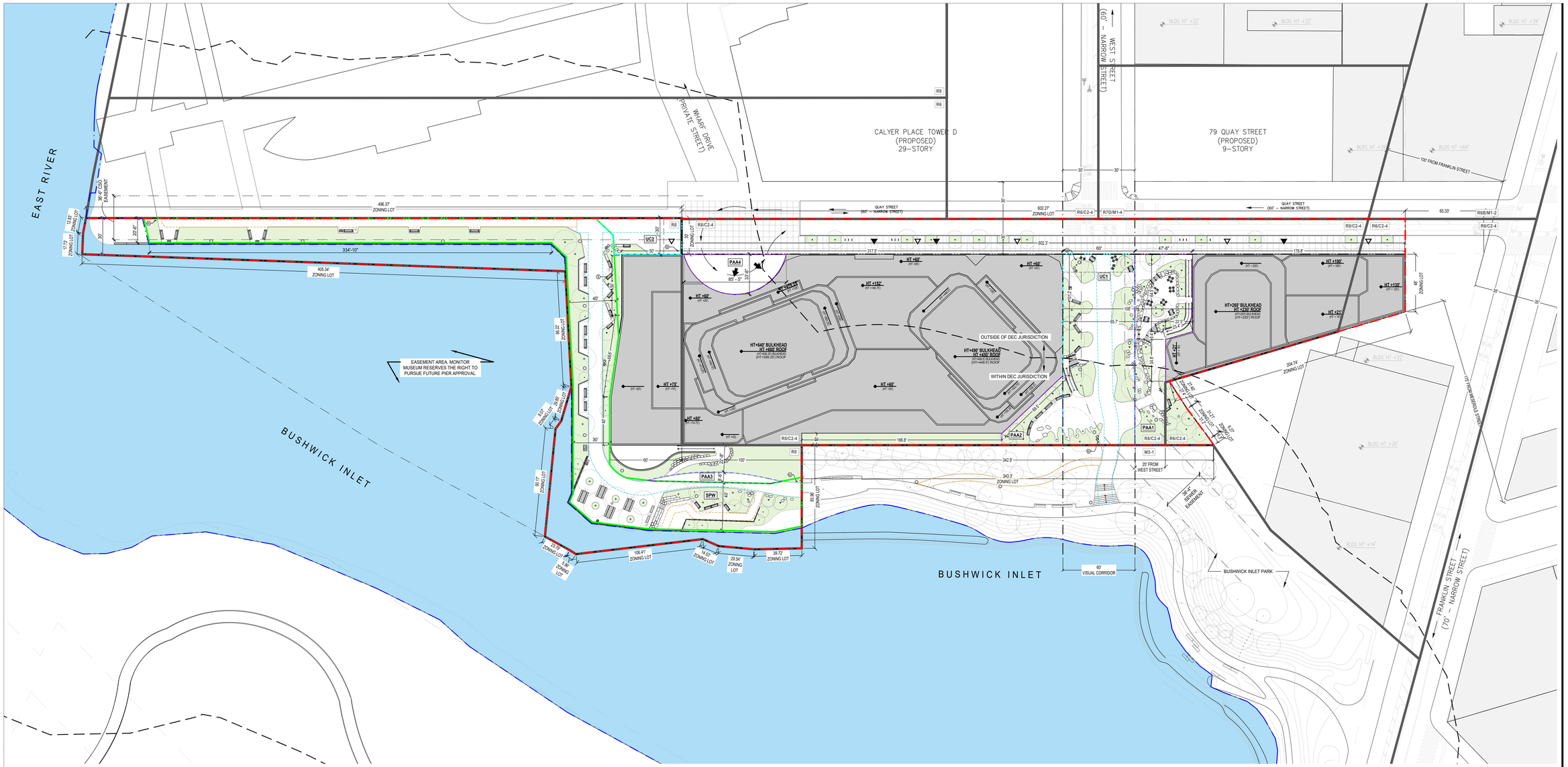
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*C. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*WHITSON &
POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

CITY OF NEW YORK
COUNTY KINGS
TAX BLOCK 2590
TAX LOTS 1 & 25

SCALE: 1" = 20'



ZONING SUMMARY			
GENERAL INFORMATION			
BLOCK/LOT(S):	BLOCK 2590 / LOT 1, 25		
ZONING MAP:	12C		
ZONING DISTRICT:	R8, R8/C2-4, R6/C2-4		
COMMUNITY DISTRICT:	BROOKLYN COMMUNITY DISTRICT 1		
ZONING LOT AREA:	**131,734 SF / 3.02 ACRES**		
ZR62-57 REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREAS			
LOT AREA	131,734	SF	
TOTAL REQUIRED WPAA AREA (20% OF 120,318 SF)	25,605	SF	
SHORE PUBLIC WALKWAY	22,835	SF	
UPLAND CONNECTION 1	9,540	SF	
UPLAND CONNECTION 2	1,821	SF	
PUBLIC ACCESS AREA	11,187	SF	
TOTAL WPAA (SPW + UPLAND CONNECTION + SPAA)	34,196	SF	
WPAA WITHIN DEC JURISDICTION	28,781	SF	
WPAA OUTSIDE OF DEC JURISDICTION	5,415	SF	

LEGEND

GENERAL

- ACCESS POINTS (RESIDENTIAL / RETAIL / COMMUNITY FACILITY / PARKING / CORING)
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- EASEMENT
- SHORELINE / MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- BOUNDARY OF DEC JURISDICTION

TREE LEGEND

- PROPOSED TREE TRUNK
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE

WATERFRONT PUBLIC ACCESS AREA

- SPW — SHORE PUBLIC WALKWAY (22,835 SF)
- UC — UPLAND CONNECTION (TOTAL 11,361 SF) UC1 (9,540 SF) + UC2 (1,821 SF)
- PAA — PUBLIC ACCESS AREA (TOTAL 11,187 SF) PAA1 (6,675 SF) + PAA2 (1,715 SF) +PAA3 (672 SF) + PAA4 (2,125 SF)
- 12' CLEAR PRIMARY PATH
- 6' CLEAR SECONDARY PATH
- 15' ENTRY ZONE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- WATER AT MHW (REPRESENTS THE EAST RIVER AT MHW LEVEL)
- PROPOSED PLANTING, SEE L-906

ZONING LEGEND

- HT +80' (HT +80') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
- ROAD DIRECTION
- R8 / C2-4 — ZONING DISTRICT

NOTES:
1. Applicant's stamp and seal correspond to information regarding the zoning lot. Information regarding the surrounding properties and area outside the WPAA is for illustrative purposes only.
2. Building, building entrances, Quay Street sidewalk layout, and open space areas outside of the WPAA are shown for illustrative purposes only.
3. Similar plant species may be selected at discretion of landscape architect.
4. Similar materials and models can be used for all furniture, light fixtures, and site furnishings at discretion of landscape architect.

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT SCAPE	SCAPE LANDSCAPE ARCHITECTURE DPC 2/7 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2628
ARCHITECT fxcollaborative	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY HERBERT SMITH FREEHILLS KRAMER	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER LANGAN	LANGAN 360 Hamilton 8th Floor, New York, NY 10001-2727 T+ 212 479 5400
SURVEY MONTROSE SURVEYING CO., LLP.	MONTROSE SURVEYING CO., LLP 114-20 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 849 0900
LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL

REGISTERED LANDSCAPE ARCHITECT — SHAWN DONNELLY — 2368-1 — STATE OF NEW YORK

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

DCP

SHEET NAME

ZONING LOT SITE PLAN

PROJECT NO	2346
SCALE	1" = 30'-0"
DRAWN BY	SCAPE
CHECKED BY	SCAPE
DATE	October 20, 2025
SHEET NO	L-100

© SCAPE LANDSCAPE ARCHITECTURE DPC 2020

WPAA ZONING ACTIONS

1. Waterfront Certification, Pursuant to ZR §62-811(b) Certification for waterfront public access & visual corridors.	R8 and R8/C2-4	
Waterfront Zoning Lot Area:		
Zoning lot	131,734	SF
Required WPAA :		
20% of R8 zoning lot (0.2 * 128,027) ZR 62-57	**25,605**	**SF**
Provided WPAA	**34,196**	**SF**
Provided SPW	22,835	SF
Provided SPAA	0	SF
Provided UC1	9,540	SF
Provided UC2	1,821	SF
Provided PAA	11,187	SF
Provided WPAA within DEC Jurisdiction	28,781	SF
Provided WPAA outside of DEC Jurisdiction	5,415	SF

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROVIDED OUTSIDE OF DEC JURISDICTION	COMPLIANCE	PROVIDED WITHIN DEC JURISDICTION	PROVIDED WITHIN PAA
GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS						
Section 62-50	General Requirements	All waterfront public access areas, including those required pursuant to paragraph (b) of Section 62-52 (Applicability of Waterfront Public Access Area Requirements), shall comply with the provisions of Section 62-60 (DESIGN REQUIREMETNS FOR WATERFRONT PUBLIC ACCESS AREAS). However, the design of portions of waterfront public access areas located within New York State-designed wetlands or their adjacent regulated areas, shall be in accordance with an approval from the New York State Department of Environmental Conservation.	5,415 s.f. of WPAA is located outside of DEC jurisdictional area. See L-200.	Complies	28,781 s.f. of WPAA is located within DEC jurisdictional area. See L-200.	N/A
REQUIREMENTS OF VISUAL CORRIDORS						
Section 62-511	Location of Visual Corridor	(c) the street lines of a street shown on the City Map which terminate at the first upland street bounding a waterfront block, and which street would, if prolonged, traverse the zoning lot and intersect the shoreline at an angle of 45 degrees or more without traversing an intervening zoning lot, shall be prolonged as a visual corridor if there are no existing obstructions blocking 50 percent or more of the width of the visual corridor that would result. VC is not required if within 400 feet there is an existing mapped street extending to the water that intersects the shoreline at an angle of 45 degrees or more or a mapped street seaward of the first upland street (Division Avenue). VC is not required if within 400 feet there is an existing designated visual corridor previously recorded by another property owner (Former South 10th Street).	Visual corridor provided at the prolongation of West St. West Street terminates at the first upland street bounding the waterfront block. There is not another existing mapped street extending to the water within 400 feet of West Street. There is not an existing designated visual corridor within 400 feet of West Street.	Complies, see L-200	Visual corridor provided at the prolongation of West St. West Street terminates at the first upland street bounding the waterfront block. There is not another existing mapped street extending to the water within 400 feet of West Street. There is not an existing designated visual corridor within 400 feet of West Street.	N/A
Section 62-512	Dimensions of Visual Corridor	The width of the visual corridor shall be determined by the width of the street, minimum 50' wide	Visual corridor provided is 60' wide.	Complies, see L-200	Visual corridor provided is 60' wide.	N/A
	Level of Visual Corridor	The level of a visual corridor shall be determined by establishing a plane connecting the two points along the street lines from which the visual corridor emanates at an elevation five feet above curb elevation with the two points where the prolonged street lines intersect the shoreline, stabilized natural shore, bulkhead, or upland edge of a waterfront yard, or the base plane of a pier or platform, whichever intersection occurs first. Such plane shall then continue horizontally seaward from the line of intersection. Visual corridors that are not prolongations of mapped streets shall be determined by establishing a plane connecting an elevation five feet above curb elevation at the two points along the lot line from which the visual corridor emanates with the two points of intersection at the shoreline, stabilized natural shore, bulkhead, upland edge of a waterfront yard, or the base plane of a pier or platform, whichever intersection occurs first.	Visual corridor is provided at the prolongation of West St.	Complies, see L-200	Visual corridor provided at the prolongation of West St.	N/A
Section 62-513(a-f)	Permitted Obstructions	No building or structures are permitted in the Visual Corridor	No building or other structure in visual corridor	Complies, see L-200	No building or other structure in visual corridor	N/A
APPLICABILITY OF WATERFRONT PUBLIC ACCESS AREA REQUIREMENTS						
Section 62-52	Applicability	Waterfront Public Access Area shall be provided for all waterfront zoning lots with a lot area of at least 10,000 sf and a shoreline of at least 100 ft that are developed. Total lot area: 131,734 sf Total developed shoreline length: 806 lf Waterfront Public Access Area (WPAA) is required.	N/A	Complies, see L-200	Waterfront Public Access Area (WPAA) is provided.	N/A
REQUIREMENTS FOR SHORE PUBLIC WALKWAY						
Section 62-53(a)	Shore Public Walkway	All development on waterfront zoning lots meeting the criteria of 62-52 shall provide the Shore Public Walkway. The zoning lot meets the criteria of 62-52. A Shore Public Walkway (SPW) is required.	N/A	Complies, see L-200	A Shore Public Walkway (SPW) is provided.	N/A
Section 62-53(a)(1)	Contiguous Edge	Shore Public Walkway shall have a seaward edge contiguous with the seaward edge of waterfront yard.	N/A	Complies, see L-200	The seaward edge of the provided Shore Public Walkway is contiguous with the seaward edge of the waterfront yard.	N/A
Section 62-53(a)(2)	Width	Shore Public Walkway shall be 40 ft	N/A	See L-250 series	The shore public walkway is 40' wide except for the portion west of the museum building envelope and along the narrow northern "panhandle" portion of the site.	N/A
Section 62-53(a)(3)(i)	Shallow Portions of Zoning Lots	On shallow portions of zoning lots that are less than 150 feet in depth, the minimum width of a shore public walkway may be reduced by one foot for every two feet that the lot dimension, measured from such edge, is less than 150. The minimum width of the SPW may be reduced at these locations provided no SPW is reduced to less than 10'. Zoning lot is irregular in shape. Typical depth of zoning lot ranges from 86' to 126'-6". Depth of zoning lot at narrowest portion of site is 30'.	N/A	Complies, see L-200	Shore Public Walkway is reduced to 20'-6" wide at narrowest portion of site (the "panhandle").	N/A
Section 62-53(a)(3)(ii)	Narrow Platforms	On platforms less than 150 ft in depth the minimum width of Shore Public Walkway may be reduced	N/A	N/A	No platforms are provided.	N/A
Section 62-53(a)(3)(iii)	Tidal Wetland Area	on zoning lots where a tidal wetland area is provided, the width of the shore public walkway may be reduced by a foot for every foot of tidal wetland area along the seaward edge of the waterfront yard up to seven feet. Such reduction in depth shall not extend along more than 30 percent of the shoreline of the waterfront zoning lot.	N/A	N/A	No tidal wetland area is provided.	N/A
Section 62-53(b)(1-2)	Wetlands	In the case of a natural shoreline within New York State-designated wetlands, the SPW shall be permitted to be relocated using either of the following methods: 1) further landward within the designated wetalnds or its adjacent regulated area in accordance with an approval from the NYSDEC, in which case its width and design shall be determined by such agency; or 2) immediately adjacent and contiguous to the landward boundary of the wetlands area and any State-regulated adjacent area at the same elevation, in which case its width shall be measured from the seaward edge, as relocated.	N/A	N/A	N/A	N/A
Section 62-53(c)	Connection	Shore Public Walkways shall be accessible from a public sidewalk within a street, public park or other accessible open public space according to the provisions of §62-56 (Requirements for Upland Connections). SPWs shall connect with SPWs on adjoining zoning lots.	N/A	Complies, see L-200 series	The SPW is accessible from SPWs on adjoining zoning lots and from the continuation of the public sidewalk within Quay Street. Connections to Bushwick Inlet Park are provided from both lots 1 and 25.	N/A
REQUIREMENTS FOR PUBLIC ACCESS ON PIERS						
Section 62-54	Public Access on Piers	Area, depth, area along edge, accessibility requirements.	No pier is provided.	N/A	No pier is provided. The Monitor Museum reserves the right to install a pier in the easement in the future.	N/A

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROVIDED OUTSIDE OF DEC JURISDICTION	COMPLIANCE	PROVIDED WITHIN DEC JURISDICTION	PROVIDED WITHIN PAA
REQUIREMENTS FOR PUBLIC ACCESS ON FLOATING STRUCTURES						
Section 62-55	Public Access on Floating structure		No floating structures are provided	N/A	No floating structures are provided	N/A
REQUIREMENTS FOR UPLAND CONNECTION						
Section 62-56	Upland Connections	All waterfront public access areas shall be accessible from open street, public park, or other public place at intervals along the shore public walkway not to exceed 600'.	Public access areas are accessible from Quay St and adjoining zoning lots. An upland connection (UC1) is provided at the prolongation of West St, which connects to Bushwick Inlet Park.	Complies, see L-200	Public access areas are accessible from Quay St and adjoining zoning lots. An upland connection is provided at the prolongation of West St, which connects to Bushwick Inlet Park (UC1) and a prolongation of Quay Street (UC2).	N/A
Section 62-561	Types of Upland Connections	Upland connections shall be provided as a single pedestrian walkway (Type 1) or as two pedestrian walkways (Type 2).	Type 1 Upland Connection (UC1) provided as prolongation of West Street.	Complies, see L-200	Type 1 Upland Connection (UC1) provided as prolongation of West Street. Type 1 Upland Connection (UC2) provided as prolongation of Quay Street.	N/A
Section 62-561(a)	Type 1 - Single Pedestrian Walkway	The minimum width of an upland connection provided in the form of a single pedestrian walkway (Type 1) shall be 30'.	A single, 60' wide upland connection is provided (UC1).	Complies, see L-200	A single, 60' wide upland connection is provided (UC1). A single, 30' wide upland connection is provided (UC2).	N/A
Section 62-561(a)(1)	Type 1 - Entry Area	Within 15 feet of entry area, the minimum width of the Type 1 Upland Connection is 50 feet. Beyond the entry area, the minimum width is 30 feet.	UC1: A 60' wide Upland Connection is provided within 15' of the entry area at Quay Street. UC1: A 60' Upland Connection is provided beyond the entry area.	Complies, see L-200	UC1: A 60' Upland Connection is provided. UC2: A 30' wide upland connection is provided	N/A
Section 62-561(a)(2)	Type 1 - Open Area	Where an Upland Connection does not coincide with a visual corridor, a 20 foot wide Open Area shall be required seward of the entry area, and shall extend along the entire remaining length of the Upland Connection but need not be publically accessible. This Open Area may be located on either side of the Upland Connection or aggregated in any combination, so that the total width of the Open Area, at any point along the Upland Connection, is 20 feet. Such increased widths may be modified in accordance with the reduced minimum width provisions in paragraph (a)(1) of this section.	UC1: N/A, Upland Connection 1 coincides with a visual corridor.	N/A	UC1: N/A, Upland Connection 1 coincides with a visual corridor. UC2: Upland connection 2 does not coincide with a visual corridor. However, the entire width of UC2 is open area.	N/A
Section 62-561(a)(3)	Type 1 - Weighted Average	Where an Upland Connection traverses portions of the zoning lot located in districts in which different width requirements apply, the width of the Upland Connection shall be computed as a weighted average based on the length of the Upland Connection in each district.	N/A	N/A	N/A	N/A
Section 62-561(b)	Type 2 - Two Pedestrian Walkways	The minimum width of an Upland Connection provided in the form of two pedestrian walkways, one on each side of the roadbed of a private driveway (Type 2), shall be 13 feet for each such walkway. However, where a private driveway terminates in a vehicular turnaround, the minimum width of the Upland Connection abutting such turnaround shall be 10 feet.	N/A	N/A	N/A	N/A
REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREA						
Section 62-57(a)	Supplemental Public Access Area	If the aggregate area of the required shore public walkways, upland connections, public access on piers, and public access areas in conjunction with floating structures on the zoning lot, is less by 750 sf or more than the amount of WPAA required by the table in this Section, then supplemental public access areas shall be provided in order to meet the total amount of waterfront public access area required by the table R8 zoning lot area: 128,027 sf. Required WPAA: 128,027 sf x 20% = 25,605 sf	The aggregate area of the WPAA exceed the minimum WPAA requirement. No SPAA is required. Areas Provided: SPW: 22,835 sf UC1: 9,540 sf UC2: 1,824 sf PAA: 11,187 sf Total Provided WPAA: 34,196 sf	Complies, see L-200	N/A	N/A
Section 62-57(b)	NYSDEC	If Supplemental Public Access Area is within New York State-designated wetlands or adjacent State-regulated areas, the area requirements and design standards may be reduced or modified by the New York State Department of Environmental Conservation.	N/A	N/A	N/A	N/A
		A Supplemental Public Access Area is not required if the total area of wetlands on zoning lot is equal or greater than the total Supplemental Public Access Area requirement and the DEC determines that public access to such areas is not permitted.	N/A	N/A	N/A	N/A
LOCATION AND AREA REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREAS						
Section 62-571 (a)(1)	SPAA Location Requirement	SPAA shall adjoin a SPW	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-571 (a)(1)	SPAA Minimum Area - Located at the intersection of SPW and UC or Street	Minimum area of the SPAA shall be 750 sf	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-571 (a)(1)	SPAA Width to Depth Ratio - Located at the intersection of SPW and UC or Street	Minimum width to depth ratio shall be 1:1 and a maximum width to depth ratio of 3:1	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-571 (a)(1)	SPAA Longest Side - Located at the intersection of SPW and UC or Street	The longest side shall adjoin the SPW	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-571 (a)(2)	SPAA Minimum Area - Located adjoining a SPW without adjoining a UC or street	Minimum area of the SPAA shall be 1,875 sf	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-571 (a)(2)	SPAA Width to Depth Ratio - Located adjoining a SPW without adjoining a UC or street	Minimum width to depth ratio of 3:1. Such minimum depth perpendicular to SPW, as a weighted average, shall be 25 ft.	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-571 (a)(2)	Orientation to Private Portion	Min. angle between Supplemental Public Access Area and private portion of zoning lot- 90 degrees.	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-571 (b)(1)	Minimum Width Along Shore Public Walkway	May be provided as a widened Shore Public Walkway with minimum 10' width running continuously between an upland connection, open street, public park or other public place	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-571 (b)(2)	As a Pedestrian Sidewalk Area Abutting a Roadbed Running Along the Shoreline	May be provided, provided such sidewalk has a minimum width of 13 ft and complies with the provisions for a Type 2 upland connection pursuant to Section 62-64.	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-571 (b)(3)	As a Dedicated Bicycle Path	May be provided if such path connects at each end to an open street. The minimum width of a bicycle path shall be 10 ft, with an additional two foot clearance on each side along the entire length of the path. There shall be a planted area between a bicycle path and a paved area for pedestrian use.	No supplemental public access areas are required or provided.	N/A	No supplemental public access areas are required or provided.	N/A

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROVIDED OUTSIDE OF DEC JURISDICTION	COMPLIANCE	PROVIDED WITHIN DEC JURISDICTION	PROVIDED WITHIN PAA
GENERAL PROVISIONS APPLYING TO WATERFRONT PUBLIC ACCESS AREAS						
Section 62-61(a)	Obstruction	All area shall be unobstructed from their lowest level to the sky.	There are no obstructions from lowest level to the sky except those allowed under ZR 62-611.	Complies, see L-200	There are no obstructions from lowest level to the sky except those allowed under ZR 62-611.	There are no obstructions from lowest level to the sky except those allowed under ZR 62-611.
Section 62-61(b)	Circulation Connection	Min. required circulation path shall be connected and shall be continuous through all waterfront public access areas on adjacent zoning lots.	The required circulation path is connected and continuous throughout all waterfront public access areas on adjacent zoning lots.	Complies, see L-200	The required circulation path is connected and continuous throughout all waterfront public access areas on adjacent zoning lots.	The required circulation path is connected and continuous throughout all waterfront public access areas on adjacent zoning lots.
Section 62-61(c)	Accessibility	WPAA shall be accessible in accordance to the ADA and ANSI design guidelines.	The provided WPAA is accessible and is in accordance with ADA and ANSI guidelines.	Complies, see L-400	The provided WPAA is accessible and is in accordance with ADA and ANSI guidelines.	The provided WPAA is accessible and is in accordance with ADA and ANSI guidelines.
Section 62-61(d)(1)(i)	Site Grading in Required Circulation Paths - Cross-Sectional Grading	Cross slope % on circulation path perpendicular to direction of pedestrian movement - min. slope 1.5% / max. slope 3%.	Cross slope perpendicular to direction of travel on required circulation path ranges from 1.5% to 3%	Complies, see L-400	Cross slope perpendicular to direction of travel on required circulation path ranges from 1.5% to 3%	Cross slope perpendicular to direction of travel on required circulation path ranges from 1.5% to 3%
Section 62-61(d)(1)(ii)	Site Grading in Required Circulation Paths - Longitudinal Grading: Steps and Ramps	ADA compliant steps and ramps parallel to the general direction of circulation are permitted.	Steps, slopes, and ramps are ADA compliant.	Complies, see L-400	Steps, slopes, and ramps are ADA compliant.	Steps, slopes, and ramps are ADA compliant.
Section 62-61(d)(2)	Grade Change	Within three feet of the edge of any planting area, the grade level of such planting area shall be no more than three feet higher or lower than the adjoining level of the pedestrian circulation path.	Within three feet of the edge of any planting area, the grade level of such planting area is within 36 inches of the adjoining level of pedestrain circulation.	Complies, see L-400	Within three feet of the edge of any planting area, the grade level of such planting area is within 36 inches of the adjoining level of pedestrain circulation.	Within three feet of the edge of any planting area, the grade level of such planting area is within 36 inches of the adjoining level of pedestrain circulation.
Section 62-61(e)	Vehicular Access	No vehicular access permitted except for emergency and maintenance vehicles.	No vehicular access proposed except for emergency and maintenance vehicles.	Complies, see L-300	Except for PAA4, no vehicular access proposed except for emergency and maintenance vehicles.	No vehicular access proposed except for emergency and maintenance vehicles.
PERMITTED OBSTRUCTIONS						
Section 62-611(a)	Permitted Obstruction in All Areas Except for the Required Paths:	(1) Trees and other plant materials; (2) Seating, litter receptacles, drinking fountains and other outdoor furniture; (3) Fountains, reflection pools, waterfalls, work of art (4) Open air cafes and kiosks; (5) Lights and lighting stanchions, flag poles, bollards and guardrails; (6) Kiosk and Open air cafes (7) Structural landscaped berms and associated flood gates, including emergency egress systems that are assembled prior to a storm and removed thereafter, provided the height of such berm does not exceed the flood-resistant construction elevation required on the zoning lot or five feet above the lowest adjoining grade of the waterfront yard established pursuant to Section 62-332, whichever is higher; (8) Temporary flood control devices and associated permanent fixtures, including emergency egress systems that are assembled prior to a storm and removed thereafter. Permanent fixtures for self-standing flood control devices shall be flush- to-grade, and shall be permitted obstructions within a required circulation path	None other than listed permitted obstructions are proposed. Required circulation paths are free of obstructions.	Complies, see L-200	None other than listed permitted obstructions are proposed. Required circulation paths are free of obstructions.	None other than listed permitted obstructions are proposed. Required circulation paths are free of obstructions.
Section 62-611(b)	Permitted Obstruction in Screening Buffers:	(1) Paved entrances to buildings; (2) Service equipment necessary for maintenance; (3) Exhaust vents located on building walls	No screening buffers are required or proposed.	Complies	No screening buffers are required or proposed.	No screening buffers are required or proposed.
Section 62-611(c)	Permitted Obstruction Beyond 20 ft of the Shoreline:	Tot-lots, playgrounds, dog runs, public telephones, toilets and bicycle racks.	N/A	N/A	N/A	N/A
DESIGN REQUIREMENTS FOR SHORE PUBLIC WALKWAYS AND SUPPLEMENTAL PUBLIC ACCESS AREAS						
Section 62-62(a)(1)	Circulation and Access - Shore Public Walkway	A SPW shall provide a circulation path with a minimum clear width of 12 feet.	N/A	Complies, see L-200 series	A primary circulation path with a minimum clear width of 12 ft is provided except for within the narrow "panhandle" portion of the site, where the path narrows to 7'-6".	N/A
Section 62-62(a)(1)	Circulation and Access - Shore Public Walkway	The required path shall be located within 10 ft of the shoreline for at least 20% of the length of the shoreway Shoreway length is 806 linear ft 806 x 20% = 161 linear ft required within 10 ft of the shoreline.	N/A	N/A	Limitations on bulkhead height, lot depth, seating requirements, vehicular access, and grading requirements constrain the pathway's ability to be located within 10ft of the shoreline for 20% of its length.	N/A
Section 62-62(a)(1)	Circulation and Access - Shore Public Walkway	A secondary path of 6 ft minimum may be provided. When two circulation paths are parallel to each other, they shall be connected by other paths or accessible lawn at intervals not to exceed 200 ft.	N/A	Complies, see L-200	Two 6' mininum wide secondary paths are provided in the shore public walkway.	N/A
Section 62-62(a)(1)	Circulation and Access - Shore Public Walkway	Termination of the path, at a non-waterfront area shall terminate within 30 ft of the shoreline	N/A	Complies, see L-200	Proposed circulation path that terminates at the common zoning lot are located within 30 feet of the shoreline.	N/A
Section 62-62(a)(2)	Circulation and Access - Supplemental Public Access Area	1 path of min. 6 ft clear width that provides access throughout Supplemental Public Access Area	N/A	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-62(b)	Seating	1 linear ft per every 75 sf of Shore Public Walkway and Supplemental Public Access Area shall be provided. Such seating may be located anywhere within such public areas and shall comply with the standards of Section 62-652. 22,835 sf / 75 = 304 linear ft of seating required	N/A	Complies, see L-500	296 lf of seating is provided in SPW. Seating complies with the standards of Section 62-652.	N/A
Section 62-62(b)	Seating Location	Up to 25% of required seating may be located seaward of the shore public walkway. 304 linear ft x 25% = 76 linear ft may be seaward of the shore public walkway.	N/A	N/A	No seating located seaward of the SPW is provided.	N/A
Section 62-62(c)(1)	Planting Areas	35% of the area of the SPW and SPAA. Such planting areas may be located anywhere within SPW and SPAA and shall comply with the standards of Section 62-655. 22,835 sf x 35% = 7,992 sf of planted area is required.	N/A	Complies, see L-600 series	9,637 sf (42%) of planting area is provided in the SPW.	N/A
Section 62-62(c)(1)(i)	Lawn Area - Supplemental Public Access Area	Where a Supplemental Public Access Area is greater than 1,875 sf, at least 15% of the required planting area of the SPW and SPAA combined shall be provided as lawn.	N/A	N/A	No supplemental public access areas are required or provided.	N/A
Section 62-62(c)(1)(ii)	Seaward Planting Area	Up to 30 percent of the required planting area may be provided as "tidal wetland area" and shall be measured in plan view and not along the planted slope; or 7,992 sf x 30% = 2,398 sf of planting may be located seaward of the SPW	N/A	N/A	No planting located seaward of the SPW is provided.	N/A
Section 62-62(c)(1)(iii)	Bike Path	When a bike path is provided within the Supplemental Public Access Area planting strip of at least 5 ft shall be provided between a bike path and other paved surface.	N/A	N/A	No bicycle path is provided.	N/A
Section 62-62 (c)(2)(i)	Screening Buffer	Screening buffers are required within the SPW and SPAA running along the entire boundary of such area where it abuts non-publicly accessible areas.	N/A	N/A	SPW does not abut non-publicly accessible areas.	N/A
Section 62-62 (c)(2)(ii)	Screening Buffer Width	Screening buffer minimum width shall be 6 ft. On shallow lots where the width of the shore public walkway may be reduced pursuant to Section 62-53, the width of the screening buffer may be reduced proportionally but shall not be less than four feet.	N/A	N/A	No screening buffers are required or proposed.	N/A
Section 62-62 (c)(2)(iii)(a)	No Screening Buffer Required	Area adjacent to a private drive, a street, or a building entrance.	N/A	N/A	No screening buffers are required or proposed.	N/A
Section 62-62 (c)(2)(iii)(b)	No Screening Buffer Required	For a commercial or community facility use where at least 70% of the area of the building facade, within a height of 10 ft, located within a distance of 15 ft from the sidewalk or waterfront public access area, is glazed with windows.	N/A	Complies	WPAA abuts commercial facility with glazing in accordinace with provisions of 37-34.	N/A
Section 62-62 (c)(3)(i)	Trees	One tree per every 2,000 sf shall be provided of SPW and SPAA. In no event may a SPW have less than 2 canopy trees for every 100 ft of shoreline. 22,835 sf / 2,000 = 11.4 canopy trees are required Shoreline length = (806 linear ft / 100) x 2 = 16 trees A minimum of 16 trees are required along shoreline.	N/A	Complies, see L-600	16 canopy trees are provided within the SPW. Not less than two canopy trees provided for every 100 feet of shoreline.	N/A
Section 62-62 (c)(3)(ii)	Additional Planting	One of the following is required per every 1,250 sf: an additional canopy, ornamental or multi-stemmed tree or 60 sf of planting beds or 110 sf of accessible lawn. 22,835 sf / 1,250 sf = 18.3 trees OR (22,835 sf / 1,250 sf) x 60 sf = 1,096 sf of planting beds OR (22,835 sf / 1,250 sf) x 110 sf = 2,009.5 sf of accessible lawn	N/A	Complies, see L-600	20 additional trees are provided within SPW	N/A
Section 62-62 (c)(4)(i)	Reduction in Planted Area minimum planting area maybe reduced by 10 sf for every linear foot if -	Shoreline improved for boat launching, mooring or facilitate direct access to water, such as 'get-downs,' except that rip-rap used as stabilized shore shall not qualify for a planting reduction.	N/A	N/A	No boat launching, morring, get-downs is provided.	N/A
Section 62-62 (c)(4)(ii)	Reduction in Planted Area Minimum planting area maybe reduced by 10 sf for every linear foot if -	WE uses with frontage adjoining and having public entrance on the SPW or SPAA provided the screening buffer is waived. However, where a supplemental public access area having an area of least 7,500 square feet containing a playground of at least 3,500 square feet in area and improved in accordance with the standards of the Department of Parks and Recreation is provided, the required minimum planting area may be reduced by one square foot for every five square feet of playground area. The playground area may be located anywhere within the waterfront public access area that is beyond 20 feet of the shoreline.	N/A	N/A	No WE uses or playgrounds are provided.	N/A
Section 62-62 (c)(4)(iii)	Reduction in Planted Area Minimum planting area maybe reduced by 10 sf for every linear foot if -	Reduced planted area shall never be less than 25% of the shore public walkway and supplemental public access area combined. 22,835 x 25% = 5,709 sf min. of planted area	N/A	Complies, see L-600	9,637 sf (42%) of planting area is provided in the SPW.	N/A
Section 62-62 (d)	Bicycle Parking + Additional Bicycle Parking	Bicycle parking spaces required: 4 parking spaces, and if combined area of SPW and SPAA is greater than 8,000 sf, 2 additional bicycle parking spaces per every additional 2,000 sf. 22,835 sf - 8,000 sf = 14,835 sf 14,835 sf / 2,000 sf = 7.42 x 2 = 14.83 Total required: 4 + 15 = 19 spaces	N/A	Complies, see L-500	20 bicycle parking spaces (10 double sided racks) are provided on Quay Street sidewalk.	N/A
Section 62-62 (d)	Bicycle Parking Location	Bicycle racks shall be adjacent to a circulation path and at least 20 ft from the shoreline. Such bicycle racks may be located in public sidewalks adjacent to the zoning lot.	N/A	Complies, see L-500	Bicycle racks are located on Quay Street sidewalk.	N/A
Section 62-62 (e)	Trash Receptacle	1 trash receptacle per every 4,000 sf of SPW and SPAA. All trash receptacles shall comply with the standards of Section 62-658. 22,835 sf / 4,000 = 5.7 6 trash receptacles required.	N/A	Complies, see L-500	6 trash receptacles are provided (3 sets of 2). Trash receptacles comply with standards of section 62-658.	N/A

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 · LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS
GO QUAY, LLC
MTA, AN AFFILIATE OF NYCTA

LOT 1
MTA, AN AFFILIATE OF NYCTA

CLIENT/ PROPERTY OWNER LOT 25
GREENPOINT MONITOR MUSEUM
56 QUAY STREET
BROOKLYN, NY 10007

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8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWING WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

NUMBER: DATE: ISSUE

SEAL:



NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

DCP

SHEET NAME

WPAA ZONING CALCULATIONS

PROJECT NO	SHEET NO
2348	L-101
SCALE	
N/A	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROVIDED OUTSIDE OF DEC JURISDICTION	COMPLIANCE	PROVIDED WITHIN DEC JURISDICTION	PROVIDED WITHIN PAA
DESIGN REQUIREMENTS FOR PUBLIC ACCESS ON PIERS AND FLOATING STRUCTURES						
Section 62-63	Piers and Floating Structures	Circulation, access, obstructions, seating and screening	N/A	N/A	No piers or floating structures provided	N/A
DESIGN REQUIREMENT FOR UPLAND CONNECTION						
62-64 (a)(1)	Type 1 Circulation and access; in accordance with 62-651	There shall be at least one circulation path linking an open street, public park or other public place with a shore public walkway. Such path shall have a minimum clear width of 12 feet. Any secondary paths shall have a minimum clear width of six feet.	UC1: One type 1 upland connection is provided. 12' wide clear path is provided.	Complies, see L-200	UC1: One type 1 upland connection is provided. 12' wide clear path is provided. UC2: One type 1 upland connection is provided. 12' wide clear path is provided.	N/A
62-64 (b)(1)	Type 1 Paving	At least 40 percent but not more than 65 percent of the entry area shall be paved. Such paving shall include a five foot wide area along at least 70 percent of the frontage adjoining a public sidewalk. UC1 Entry area: 900 sf 900 sf x 40% = 360 sf minimum 900 sf x 65% = 585 sf maximum UC1 frontage on Quay Street sidewalk: 109' 60' x 70% = 70' UC2 Entry Area: 452 sf 452 sf x 40% = 180 sf minimum 452 sf x 65% = 294 sf maximum UC2 frontage on Quay Street sidewalk: 30'-2" 60' x 70% = 21'	UC1: 585 sf (65%) of the entry area is paved. 315 sf (35%) of the entry areas is planted. 70' (70%) of frontage adjoining Quay Street sidewalk is paved to a depth of at least five feet.	Complies, see L-200	UC1: N/A UC2: 452 sf (100%) of the entry area is paved. 30' (100%) of frontage adjoining Quay Street sidewalk is paved to a depth of at least five feet.	N/A
62-64 (c)(1)	Type 1 Planting; in accordance with 62-655	At least 40 percent of the area of the upland connection shall be planted. UC1 outside DEC Jurisdiction: 5,415 sf 5,415 sf x 40% = 2,166 sf min planting UC1 within DEC Jurisdiction: 4,125 sf 4,125 sf x 40% = 1,650 sf min planting UC2: 1,824 sf 1,824 sf x 40% = 730 sf min planting	UC1: 2,183 sf of planting is provided	Complies, see L-600	UC1: 1,471 sf of planting provided. UC2: 173 sf of planting provided.	PAA1: 3,146 sf of planting provided. PAA2: 1,023 sf of planting provided. PAA3: N/A PAA4: N/A
62-64 (c)(1)(i)	In addition:	Six caliper inches of ornamental trees or their equivalent in multi-stemmed plants shall be required for every 100 linear feet of upland connection. UC1 outside DEC Jurisdiction: (86.5 lf / 100) x 6 = 5.19 caliper inches UC1 within DEC Jurisdiction: (72.5 lf / 100) x 6 =4.35 caliper inches UC2: (72.08 lf / 100) x 6 = 4.32 caliper inches	UC1: 46 caliper inches of ornamental trees are provided.	Complies, see L-600	UC1: 19 caliper inches of ornamental trees are provided in. UC2: No trees provided	PAA1: 88 caliper inches of ornamental trees provided. PAA2: 19 caliper inches of ornamental trees provided. PAA3: N/A PAA4: N/A
62-64 (c)(1)(ii)	Type 1 Screen parking	Where such upland connections abut an open parking lot, screening shall be provided within the upland connection along the curb of such parking lot.	UC1: N/A	N/A	UC1: Type 1 does not abut open parking UC2: Type 1 does not abut open parking	N/A
62-64 (c)(1)(iii)	Type 1 Trees along driveway	Where such upland connections abut a private driveway, a continuous tree pit shall be provided within the upland connection along the curb of the driveway. Such tree pit shall meet the minimum planting requirements set forth in Section 62-655, and in addition, shall be planted with one tree for every 25 feet of private driveway frontage.	UC1: N/A	N/A	UC1: N/A UC2: Type 1 does not abut open parking	N/A
62-64 (c)(1)(iv)	Upland Connection not coinciding with VC	Where such upland connections do not coincide with a visual corridor, at least 30 percent of the required open area along the length of the upland connection shall be planted, and the requirements of Section 62-513 (Permitted obstructions in visual corridors) shall apply within such open areas. UC2: 1,824 sf 1,824 sf x 30% = 547 sf min planting	UC1: N/A, upland connection coincides with a visual corridor.	Complies, see L-600	UC1: N/A, upland connection coincides with a visual corridor. UC2: Does not coincide with a visual corridor. 173 sf of planting provided.	N/A
62-64 (d)	Seating	At least 12 linear feet of seating shall be provided for every 100 linear feet of upland connection, excluding the length of any entry or transition areas. UC1: Length: 144' excluding the 15' of entry area. 144 / 100 x 12 = 17.28 lf of seating required UC2: Length: 41'-3" excluding the 15' of entry area. 41'-3"/ 100 x 12 = 4.95 lf of seating required	UC1: 62 linear feet of seating is provided PAA1: 42 linear feet of seating is provided	Complies, see L-500	UC1: 6 linear feet of seating is provided UC2: 12 linear feet of seating is provided	PAA1:12 linear feet of seating is provided PAA2: 34 linear feet of seating is provided PAA3: N/A PAA4: N/A
62-64 (d)	Seating - Excluded areas	Excluded areas shall have at least 24 linear feet of seating.	UC1: 24 linear feet of seating is provided.	Complies, see L-500	N/A	N/A
62-64 (e)	Trash Receptacles	One trash receptacle shall be provided within 15 feet of a street, public park or other public place and one receptacle shall be provided where the upland connection adjoins a shore public walkway or supplemental public access area	UC1: One set of 2 trash receptacles provided within 15 ft of Quay St.	Complies, see L-200	UC1: One set of 2 trash receptacles provided within 15 ft of connection to Bushwick Inlet Park. UC2: One trash can is provided where Upland Connection meets Shore Public Walkway. This is within 60' of where UC2 meets Quay Street.	N/A
PUBLIC ACCESS DESIGN REFERENCE STANDARDS						
Section 62-65	Hollow Plastic Material	Hollow plastic materials such as PVC or similar shall not be permitted on guardrails, fences, seating, trash receptacles or other similar furniture.	No hollow plastic is used.	N/A	No hollow plastic is used.	No hollow plastic is used.
Section 62-65	High Density Polyethylene	High density polyethylene is permitted.	No high density polyethylene is used.	N/A	No high density polyethylene is used.	No high density polyethylene is used.
GUARDRAILS AND GATES						
Section 62-651(a)	Guardrail Height	Max. 42 in. No more than 30% opaque or solid elements. May be mounted on a solid curb not higher than 6 in.	N/A	Complies, see L-903	Guardrail proposed is at 42 in and no more than 30% solid elements.	N/A
Section 62-651(b)(1)	Bollards Location	Only along the bulkhead, stabilized shore or water edges of a pier or platform; along zoning lot line adjacent to, and limiting access from an upland street; along boundaries of a roadway within an upland connection.	N/A	N/A	No bollards proposed within WPAA.	N/A
Section 62-651(b)(2)	Bollards Size	Max. 30 in. in height and between 6 and 15 in. in width. The top of bollards shall not consist of any sharp edges. Minimum clearance between two bollards shall be 5 ft.	N/A	N/A	No bollards proposed within WPAA.	N/A
Section 62-651(c)(1)	Fence and Wall Location	Only along the boundary of a Waterfront Public Access Area and an adjoining private area on the zoning lot; around the perimeter of a playground; tot-lot and dog run; adjoining WD uses; within a visual corridor; or along any grade level change of 30 in. or greater.	N/A	N/A	There is an existing fence installed along the property line between Bushwick Inlet Park and The Monitor Site.The fence is mounted on a concrete wall that varies in height.	N/A
Section 62-651(c)(2)	Fence Configuration	Min. 70% open Maximum height 36 in., may be mounted on a solid curb not higher than 6 in.	N/A	N/A	There is an existing fence installed along the property line between Bushwick Inlet Park and The Monitor Site.The fence is mounted on a concrete wall that varies in height.	N/A
Section 62-651(c)(3)	Walls	Walls shall not exceed a height of 21 in., and may be fully opaque.	N/A	N/A	No walls proposed within WPAA.	PAA1: Stacked stone retaining wall does not exceed 28" in height. This height is necessary due to grading constraints between Quay street and building finished floor elevation. PAA2: N/A PAA3: N/A PAA4: N/A
Section 62-651(c)(4)	Chain Link Fencing or Barb Wire	Not permitted	N/A	N/A	No chain link fencing or barb wire proposed within WPAA.	N/A
Section 62-651(c)(4) (1-3)	Gate Location	Only at the boundaries of the "waterfront public access areas" and adjacent areas such as streets, public parks or other public ways or from adjacent zoning lots. Gate shall not intrude into any planting area. Max. 4 ft Max. of 30% opaque or solid When opened for access, 70% Free from obstruction	N/A	N/A	There is an existing gate installed along the property line between Bushwick Inlet Park and The Monitor Site.	N/A

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROVIDED OUTSIDE OF DEC JURISDICTION	COMPLIANCE	PROVIDED WITHIN DEC JURISDICTION	PROVIDED WITHIN PAA
SEATING						
Section 62-652(a)	Seating with Backs	A minumum of 50% of required seating must have backs. SPW: 304 linear ft x 50% = 152 linear ft of seating to have backs UC1: 17.28 linear ft x 50% = 8.64 linear ft seating to have backs UC2: 4.95 linear ft x 50% = 2.49 linear ft seating to have backs	UC1: 62 LF of seating with backs provided PAA1: 42 LF of seating with backs provided	Complies, see L-500	SPW: 164 lf of seating have backs UC1: 6 lf of seating seating have backs UC2: 6 lf of seating seating have backs	PAA1: 12 lf of seating has backs PAA2: 34 lf of seating has backs PAA3: N/A PAA4: N/A
Section 62-652(a)	Seating with Back Orientation	50% of required seating with backs shall face water SPW: 152 x 50% = 76 linear ft of seating with backs to face water UC1: 8.64 x 50% = 4.32 linear feet of seating with backs to face water UC2: 2.49 x 50% = 1.25 linear feet of seating with backs to face water	UC1: 14 lf of seating with backs face the water. PAA1: 13.5 lf of seating with backs face the water	Complies, see L-500	SPW: 136.66 lf of seating with backs facing water UC1: 6 lf of seating with backs facing water UC2: N/A	PAA1: 0 lf of seating with backs facing water PAA2: 34 lf of seating with backs facing water PAA3: N/A PAA4: N/A
Section 62-652(a)	Seat Back Height	Min. 14 in.	All seat backs provided are minimum 14" in height	Complies, see L-901	All seat backs provided are minimum 14" in height	All seat backs provided are minimum 14" in height
Section 62-652(a)	Seat Back Angle	Reclined 10-15 degrees from vertical	All seat backs are reclined 10-15 degrees from vertical	Complies, see L-901	All seat backs are reclined 10-15 degrees from vertical	All seat backs are reclined 10-15 degrees from vertical
Section 62-652(b)	Seat Depth for Single Seating	Min.18 in. / max. 20 in. (max. depth regulated in seating with back)	Minimum provided seat depth throughout WPAA is 18 inches or greater	Complies, see L-901	Minimum provided seat depth throughout WPAA is 18 inches or greater for seating with backs not more than 20 inches.	Minimum provided seat depth throughout WPAA is 18 inches or greater for seating with backs not more than 20 inches.
Section 62-652(b)	Seat Depth for Double Seating	Min. 36 in.	No double seating provided	N/A	No double seating provided	No double seating provided
Section 62-652(b)	Seat Depth for Planter Edge	Min. 22 in.	No planter edge seating provided	N/A	No planter edge seating provided	No planter edge seating provided
Section 62-652(c)	Seat Height	Min. of 16 in. / max. 20 in. for 75% of required seating.	No proposed seating is greater than 20" high or lower than 16" high.	Complies, see L-901	No proposed seating is greater than 20" high or lower than 16" high.	No proposed seating is greater than 20" high or lower than 16" high.
Section 62-652(c)	Seat Height	Higher than 36 in. or lower than 12 in. does not count for seating requirement.	No proposed seating is greater than 36" high or lower than 12" high.	Complies, see L-901	No proposed seating is greater than 36" high or lower than 12" high.	No proposed seating is greater than 36" high or lower than 12" high.
Section 62-652(c)	Seat Height	Seating may be mounted on a solid curb not higher than 6 in.	No seating mounted to a curb is proposed.	NA	No seating mounted to a curb is proposed.	No seating mounted to a curb is proposed.
Section 62-652(d)	Seating Clearance	Min 22 in. clearance from any circulation path or permitted obstruction.	Minimum 22" clearance provided for all seating areas.	Complies, see L-500	Minimum 22" clearance provided for all seating areas.	Minimum 22" clearance provided for all seating areas.
Section 62-652(d)	Seat Location from Guardrail	Min of 12 in. from guardrail (only for seats without backs)	N/A	Complies, see L-500	Minimum 12" clearance provided between seating and guardrail.	N/A
Section 62-652(e)	Seat Types	In SPW and SPAA, min. 2 of the following are required: moveable seating, fixed individual seats, fixed benches with or without backs, lounging chairs or design-feature seating such as seat walls, planting walls or seating steps at least 2 seat types required.	N/A	Complies, see L-500	Fixed benches and design-feature seating are provided in the Shore Public Walkway.	N/A
Section 62-652(e)(1)	Design Feature Seating	Max. 25% of required seating can be design feature. SPW: 304 x 25% = 76 linear ft of seating is the max. for design feature seating. UC1: 17.28 x 25% = 4.32 linear ft of seating is the max. for design feature seating. UC2: 4.95 x 25% = 1.25 linear ft of seating is the max. for design feature seating.	N/A	Complies, see L-500	SPW: 29.83' lf of design feature seating is provided. UC1: N/A UC2: N/A	N/A
Section 62-652(e)(1)	Design Feature Seating	Walls and planter edges shall be flat and smooth with a min. of 1 in. radius rounded edges	N/A	Complies, see L-901	No planter edges provided.	N/A
Section 62-652(e)(2)	Moveable Chairs	Counted as 18 in. linear ft of seating per chair, moveable chairs cannot exceed 50% of required seating. Back is required. Shall not be fixed or chained while area is open to the public. SPW: 304 x 50% = 152 linear feet max. of movable chairs may be provided UC1: 17.28 x 50% = 8.64 linear feet max. of movable chairs may be provided UC2: 4.95 x 50% = 2.49 linear feet max. of movable chairs may be provided	UC1: 24 linear feet of movable chairs is provided - these are all within the Entry Area. No movable tables and chairs are provided outside of the Entry Area. PAA1: 42 linear feet of movable chairs is provided	Complies. See L-500	SPW: No movable chairs provided. UC1: N/A UC2: N/A	N/A
Section 62-652(e)(3)	Seating Steps	Shall not be intended for circulation, height min. of 12 in. / max. 30 in., depth min.18 in.	N/A	Complies, see L-901	SPW: Seating steps height min of 12 in / max 30 in, depth min 18in provided. Not used for circulation. UC1: N/A UC2: N/A	N/A
Section 62-652(e)(4	Lounge Chairs	Counted as 36 in. of linear seating per chair	No lounge chairs provided.	N/A	No lounge chairs provided.	No lounge chairs provided.
Section 62-652(f)	Social Seating	Min. 25% of required seating. (social seating is seating that is placed in close proximity and at angles to one another) SPW: 304 x 25%= 76 linear ft of seating to be social seating UC1: 17.28 x 25% = 4.32 lf of seating to be social seating UC2: 4.95 x 25% = 1.25 lf of seating to be social seating	UC1: 50 lf of social seating is provided PAA1: 42 linear feet of social seating is provided	Complies, see L-500	SPW: 110.64 lf of social seating provided at UC1: N/A UC2: N/A	PAA1: 12 lf of social seating provided PAA2: N/A PAA3: N/A PAA4: N/A
Section 62-652(f)	Tables	2 sf of tables per every 3 linear ft of required social seating SPW: (76 / 3) x 2 = 51 sf of tables required UC1: (4.32 / 3) x 2 = 2.88 sf of tables required UC2: (1.25 / 3) x 2 = .833 sf of tables required	UC1: 30.7 sf of tables provided PAA1: 62.6 sf of tables provided	Complies, see L-500	SPW: 130.92 sf of tables provided UC1: N/A UC2: N/A	N/A
Section 62-652(g)	Shaded Seating	Min. 20% of required seating shall be shaded (to be under canopy tree or shade structure, or on the eastern side and within 45 feet of the trunk of a canopy tree or of a shade structure) SPW: 304 x 20%= 60.8 linear ft of seating to be shaded UC1: 17.28 x 20% = 3.46 linear ft of seating to be shaded UC2: 4.95 x 20% = 1 inear ft of seating to be shaded	UC1: 41 lf of shaded seating provided PAA1: 30 lf of shaded seating provided	Complies, see L-500	SPW: 126.64 lf of shaded seating provided UC1: 6 lf of shaded seating provided UC2: 12 lf of shaded seating provided	PAA1: 12 lf of shaded seating provided PAA2: 34 lf of shaded seating provided PAA3: N/A PAA4: N/A
Section 62-652(h)	Seaward Seating	Up to 25% of required seating may be located seaward of the "shore public walkway".	N/A	NA	No seating located seaward of SPW	N/A
Section 62-652(h)(1)	Seaward Seating Requirement	Smooth and flat surface within a stabilized natural shoreline in the form and rocks, stone, wood. 15" wide	N/A	NA	No seating located seaward of SPW	N/A
Section 62-652(h)(2)	Seaward Seating Steps	Depth and height between 12-30 inches	N/A	NA	No seating located seaward of SPW	N/A
Section 62-652	Seating in Open Air Cafes or Stairs	Shall not qualify towards seating requirements	No seating located in open air cafes or stairs	NA	No seating located in open air cafes or stairs	No seating located in open air cafes or stairs
Section 62-652	Seating Within Planted Area	Shall be on permeable pavement and secured for stability	No seating located within planted area	NA	No seating located within planted area	No seating located within planted area
LIGHTING						
section 62-653	Min. Average on Walkable Areas	1 horizontal ft candle	Average 1 horizontal ft candle provided.	Complies, see L-700	Average 1 horizontal ft candle provided in all areas except for the panhandle because of DEP easement constraints.	Average 1 horizontal ft candle provided.
section 62-653	Min. Illumination of Other Areas	0.2 horizontal ft candle	Average 0.2 horizontal ft candle provided.	Complies, see L-700	Average 0.2 horizontal ft candle provided in all areas except for the panhandle because of DEP easement constraints.	Average 0.2 horizontal ft candle provided.
section 62-653	Illumination Schedule	To be maintained from 30 minutes before sunset to 30 minutes after sunrise	Illumination schedule will be maintained from 30 mins before sunset to 30 mins after sunrise.	Complies, see L-700	Illumination schedule will be maintained from 30 mins before sunset to 30 mins after sunrise.	Illumination schedule will be maintained from 30 mins before sunset to 30 mins after sunrise.
section 62-653	Average Illumination to Min. Ft-Candle Uniformity Ratio	Max. 10:1 within Waterfront Public Access Area	Average illumination to minimum foot candle uniformity ratio provided is no greater than 10:1 within the WPAA.	Complies, see L-700	Average illumination to minimum foot candle uniformity ratio provided is no greater than 10:1 within the WPAA.	Average illumination to minimum foot candle uniformity ratio provided is no greater than 10:1 within the WPAA.
section 62-653	Glare Control	Semi-cutoff standard (not more than 5% of peak candle intensity radiating above 90 degrees and 20% of peak intensity above 80 degrees)	Glare control will comply with semi-cutoff standard.	Complies, see L-904	Glare control will comply with semi-cutoff standard.	Glare control will comply with semi-cutoff standard.
section 62-653	Color Temperature Range	3000k-4100k / min color index of 65	Color temperature range to be within 3000k-4100k, with a minumum color index of 65.	Complies, see L-700	Color temperature range to be within 3000k-4100k, with a minumum color index of 65.	Color temperature range to be within 3000k-4100k, with a minumum color index of 65.
section 62-653	Lens and Globes	Polycarbonate or equivalent	Lenses and globes will be made of polycarbonate or equivalent.	Complies, see L-700	Lenses and globes will be made of polycarbonate or equivalent.	Lenses and globes will be made of polycarbonate or equivalent.
section 62-653	Lighting Sources Mounted on Adjacent Buildings Per WAP	Shielded from view all lighting within the Waterfront Public Access Area shall be shielded to minimize any adverse effect on surrounding residential buildings.	Lighting sources mounted on adjacent buildings will be shielded.	Complies, see L-700	Lighting sources mounted on adjacent buildings will be shielded.	Lighting sources mounted on adjacent buildings will be shielded.

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROVIDED OUTSIDE OF DEC JURISDICTION	COMPLIANCE	PROVIDED WITHIN DEC JURISDICTION	PROVIDED WITHIN PAA
SIGNAGE						
Section 62-654	Location	Directly visible without obstructions	Signs are directly visible.	Complies, see L-904	Signs are directly visible.	N/A
Section 62-654	Materials	Fully opaque, non-reflective, durable material such as metal or stone	Signs are stainless steel.	Complies, see L-904	Signs are stainless steel.	N/A
Section 62-654	Font	Clear, sans-serif, non-narrow font	Font is sans-serif, clear and non-narrow.	Complies, see L-904	Font is sans-serif, clear and non-narrow.	N/A
Section 62-654	Lettering	Solid color contrast to background color, min height. 1/4 in	Font color contrast background, lettering height is 1/2 in.	Complies, see L-904	Font color contrast background, lettering height is 1/2 in.	N/A
Section 62-654(a)	Location	Such sign shall be located within five feet of the boundary of the entrance from a street, public park or other public way.	UC1: Sign is located within 5' from the boundary of the entrace from Quay Street.	Complies, see L-500	SPW: Sign is located within 5' of neighboring property to the north and within 5' of Bushwick Inlet Park. UC1: Sign is located within 5' of Bushwick Inlet Park. UC2: Sign is located within 5' of Quay Street.	N/A
Section 62-654(a)	Entry Signage General and Dimensions	One, mounted on permanent structure shall be provided. Max. 16 in. one direction. 3 ft for horizontal sign and 5 ft for vertical sign. Bottom of sign min. 18 in. above grade.	Entrance sign is 16 in. x 5 ft, 18 in. above finished grade	Complies, see L-904	Entrance sign is 16 in. x 5 ft, 18 in. above finished grade	N/A
Section 62-654(a)(1)(2)(3)(4)(5)(6)(7)(8)(9)(10)	Entry Signage Design	(1) New York City waterfront symbol of size: 1 sf (2) Lettering 1-1/2" in high stating Open to Public in bold type (3) Lettering 1/2 in high stating hours of operation (4) Lettering includes Do not enter outside of hours of operation (5) International symbol of access for the physically handicapped at least 3 in square size or statement "This Public Access Area is accessible to persons with physical disabilities" (6) Address (7) Name of owner, phone number and email address of the person designated to maintain the area (8) The statement " for complaints or questions: call 311" (9) The statement For more information go to http://nyc.gov/planning (10) Rules of conduct.	(1) New York City waterfront symbol of size: 1x1 sf (2) Lettering 1-1/2" in high stating Open to Public in bold type (3) Lettering 1/2 in high stating hours of operation (4) Lettering includes Do not enter outside of hours of operation (5) International symbol of access for the physically handicapped at least 3 in square size or statement "This Public Access Area is accessible to persons with physical disabilities" (6) Address (7) Name of owner, phone number and email address of the person designated to maintain the area (8) The statement " for complaints or questions: call 311" (9) The statement For more information go to http://nyc.gov/planning (10) Rules of conduct.	Complies, see L-904	(1) New York City waterfront symbol of size: 1x1 sf (2) Lettering 1-1/2" in high stating Open to Public in bold type (3) Lettering 1/2 in high stating hours of operation (4) Lettering includes Do not enter outside of hours of operation (5) International symbol of access for the physically handicapped at least 3 in square size or statement "This Public Access Area is accessible to persons with physical disabilities" (6) Address (7) Name of owner, phone number and email address of the person designated to maintain the area (8) The statement " for complaints or questions: call 311" (9) The statement For more information go to http://nyc.gov/planning (10) Rules of conduct.	N/A
Section 62-654(a)(1)(2)(3)(4)(5)(6)(7)(8)(9)(10)	Waterfront Symbol Location	Waterfront symbol does not need to be included on sign if it is inscribed in pavement.	Waterfront symbol is on the sign.	Complies, see L-904	Waterfront symbol is on the sign.	N/A
Section 62-654(b)	Signage at Zoning Lot Line	A sign shall be required to be located within 5 ft of any zoning lot line adjacent to another zoning lot within a shore public walkway and at a distance no greater than five feet from the required circulation path.	WPAA entrance sign located within 5 ft of the zoning lot line.	Complies, see L-500	WPAA entrance sign located within 5 ft of the zoning lot line.	N/A
Section 62-654(c)	Seating Area Signage	Seating area shall be identified by sign with words Seating Open to Public in lettering min.1 inch high, clearly visible from Waterfront Public Access Area	N/A	Complies, see L-500	All seating areas open to public signs are provided in the WPAA.	N/A
Section 62-654	Advertising	No advertising signs may be located within a Waterfront Public Access Area.	No advertising signs are located within the Waterfront Public Access Area.	Complies, see L-500	No advertising signs are located within the Waterfront Public Access Area.	No advertising signs are located within the Waterfront Public Access Area.
PLANTING						
Section 62-655	Irrigation	All landscaped areas shall contain a built-in irrigation system or contain hose bibs within 100 feet of all planting areas.	All landscape areas will have automatic irrigation systems and controls.	Complies	All landscape areas will have automatic irrigation systems and controls.	All landscape areas will have automatic irrigation systems and controls.
Section 62-655	Planting Plan	A detailed landscape plan prepared by a registered landscape architect shall be submitted to the Department of Parks and Recreation prior to seeking certification by the Chairperson of the City Planning Commission, pursuant to the requirements of Section 62 80.	A planting plan will be submitted.	Complies, see L-600	A planting plan will be submitted.	A planting plan will be submitted.
Section 62-655(a)	Curb Along Planting Beds	Wherever a minimum percentage of planting area is specified for a waterfront public access area, such requirements shall be met only through the provisions of the types of planting areas listed in paragraphs (a)(i) through (a)(ii) of this Section. A curb with a maximum height of six inches is permitted along the perimeter of any planting area.	No curbs proposed along the perimeter of planting areas.	N/A	No curbs proposed along the perimeter of planting areas.	PAA1: N/A PAA2: A rolled curb is located along the planting around the fountain. It does not exceed 6" in height. PAA3: N/A PAA4: N/A
	Retaining Walls	Any edging higher than six inches above adjacent grade shall be considered a retaining wall. Retaining walls shall not exceed a maximum height of three feet, as measured from the level of the adjoining grade or planted area below such wall so that no more than three feet of such retaining wall is visible from the waterfront public access areas.	No retaining walls provided.	N/A	Retaining walls do not exceed higher than 3'.	Retaining walls do not exceed higher than 3'.
		Where not specifically indicated, the minimum 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 in either natural grasses, groundcover, or shrubs.	Complies	All planting in either natural grasses, groundcover, or shrubs.	All planting in either natural grasses, groundcover, or shrubs.
Section 62-655(a)(1)	Single Tree Pits	Min. width 5 ft, min. area of 30 sf, min. depth of 3.5 ft	All tree pits are min. 5ft wide, min. 3.5ft deep, and min. 30 SF	Complies, see L-600	All tree pits are min. 5ft wide, min. 3.5ft deep, and min. 30 SF	All tree pits are min. 5ft wide, min. 3.5ft deep, and min. 30 SF
Section 62-655(a)(2)	Continuous Tree Pits	Min. width of 5 ft, min. depth 3.5 ft, min length from trunk to edge of pit 5 ft.	Planting beds exceed minimum area and depth dimensions	Complies, see L-600	Planting beds exceed minimum area and depth dimensions	Planting beds exceed minimum area and depth dimensions
Section 62-655(a)(3)	Planting Bed Size for Turf Grass Or Groundcovers	Min. 2 ft in any direction and min depth of 2 ft	Planting beds exceed minimum area and depth dimensions	Complies, see L-600	Planting beds exceed minimum area and depth dimensions	Planting beds exceed minimum area and depth dimensions
Section 62-655(a)(3)	Planting Bed Size for Shrub	Min. 3 ft x 3 ft x 2.5 ft deep per shrub	Planting beds exceed minimum area and depth dimensions	Complies, see L-600	Planting beds exceed minimum area and depth dimensions	Planting beds exceed minimum area and depth dimensions
Section 62-655(a)(3)	Planting Bed Size for Tree	Min. 5 ft with 30 sf area x 3.5 ft depth per tree	All planting beds containing trees consist of a minimum dimension of 5ft and a minimum area of 30SF for each tree, and a minimum depth of 3ft 6 in	Complies, see L-600	All planting beds containing trees consist of a minimum dimension of 5ft and a minimum area of 30SF for each tree, and a minimum depth of 3ft 6 in	All planting beds containing trees consist of a minimum dimension of 5ft and a minimum area of 30SF for each tree, and a minimum depth of 3ft 6 in
Section 62-655(a)(4)	Terraced Planting Area	A "terraced planting area" is a planting area with two or more planting beds incorporating retaining walls on a slope with a grade change greater than or equal to three feet. A terraced planting area shall comply with the dimensional standards for a planting bed except that the average depth of the individual planting beds between the two retaining walls shall not be less than three feet, as measured perpendicular to the edge of the retaining wall. In addition, for retaining walls between two or more planting beds, their height may exceed three feet, provided that the front of such retaining walls is screened by plant material.	No terraced planting area proposed.	N/A	No terraced planting area proposed.	No terraced planting area proposed.
Section 62-655(a)(5)	Berms	A "berm" is a planting area with sloped grade stabilized primarily by plant materials rather than retaining walls or other similar built structures. A berm shall comply with the dimensional standards for a planting bed except that the height of the berm shall not exceed the flood-resistant construction elevation on the zoning lot, or five feet above the lowest adjoining grade of the waterfront yard established pursuant to Section 62-332 (Rear yards and waterfront yards), whichever is higher.	No berms proposed.	N/A	No berms proposed.	No berms proposed.
Section 62-655(a)(6)	Lawns	Min. soil depth 2.5 ft	No required or proposed lawns in WPAA.	N/A	No required or proposed lawns in WPAA.	No required or proposed lawns in WPAA.
Section 62-655(a)(6)	Lawns	Min. 60% of perimeter should be within 6 in. of adjacent grade providing unobstructed pedestrian access	No required or proposed lawns in WPAA.	N/A	No required or proposed lawns in WPAA.	No required or proposed lawns in WPAA.
Section 62-655(a)(6)	Lawns	Required lawn shall have a minimum area of 500 sf and no dimension less than 18 ft	No required or proposed lawns in WPAA.	N/A	No required or proposed lawns in WPAA.	No required or proposed lawns in WPAA.
Section 62-655(a)(7)(i)	Screening Species	Screening buffers are required for the Shore Public Walkway and Supplemental Public Access Areas consisting of densely planted shrub or multi stemmed screening plants, with min. 50% of evergreen. Shrubs shall have a height of at least 4 ft at time of planting.	No open parking areas on the zoning lot are proposed and no blank walls higher than 4' and service areas within the WPAA are proposed, therefore no screening buffers are required within the WPAA.	N/A	No open parking areas on the zoning lot are proposed and no blank walls higher than 4' and service areas within the WPAA are proposed, therefore no screening buffers are required within the WPAA.	No open parking areas on the zoning lot are proposed and no blank walls higher than 4' and service areas within the WPAA are proposed, therefore no screening buffers are required within the WPAA.
Section 62-655(a)(7)(ii)	Screening Height	Min. 4 ft at installation	No required or proposed screening buffers in WPAA	N/A	No required or proposed screening buffers in WPAA	No required or proposed screening buffers in WPAA
Section 62-655(a)(7)(ii)	Screening Buffer, Blank Walls and Service Yards	Blank walls higher than 4 ft measured from an adjacent grade level and service areas anywhere within a WPAA shall be screened with a combination of evergreen trees, vines or espaliered trees or shrubs, and an architectural treatment such as pergola, stone rustication, grills or sculptural frames.	No walls proposed within WPAA	N/A	No walls proposed within WPAA	No walls proposed within WPAA
Section 62-655(a)(7)(iii)	Screening Buffer Parking Garage	Open parking area with planting strip min. 4 ft wide, 4 ft high and 50% evergreen.	N/A	N/A	N/A	N/A
Section 62-655(a)(7)	Screening in General	All required screening may be interrupted by vehicular or pedestrian entrances.	N/A	N/A	N/A	N/A
Section 62-655(a)(8)	Tidal Wetland Area	A tidal wetland area may satisfy up to 30 percent of the required planting area for waterfront public access areas.	No tidal wetland area is provided.	N/A	No tidal wetland area is provided.	No tidal wetland area is provided.
Section 62-655(b)(1)	Tree Caliper	Min. 3 in. for canopy tree at installation	Canopy trees shall be a minimum 3" caliper at installation.	Complies, see L-600	Canopy trees shall be a minimum 3" caliper at installation.	Canopy trees shall be a minimum 3" caliper at installation.
Section 62-655(b)(1)	Tree Caliper	Min. 2 in. for ornamental tree at installation	Ornamental trees shall be a minimum 2" caliper at installation.	Complies, see L-600	Ornamental trees shall be a minimum 2" caliper at installation.	Ornamental trees shall be a minimum 2" caliper at installation.
Section 62-655(b)(2)	Trees in Single Tree Pit	Required to be protected through one of the following: (i) Granite or cast concrete block pavers with a minimum four inch depth (ii) Grate over root zone (iii) Root zone surrounded with barrier hedge planting.	Trees are protected through root zone surrounded with barrier hedge planting.	Complies, see L-600	Trees are protected through root zone surrounded with barrier hedge planting.	Trees are protected through root zone surrounded with barrier hedge planting.

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 · LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 50 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS
GO QUAY, LLC — MTA, AN AFFILIATE OF NYCTA

LOT 1
MTA, AN AFFILIATE OF NYCTA

CLIENT/ PROPERTY OWNER LOT 25
GREENPOINT MONITOR MUSEUM
56 QUAY STREET
BROOKLYN, NY 10007

LANDSCAPE ARCHITECT
SCAPE LANDSCAPE ARCHITECTURE DPC
277 BROADWAY 9th FLOOR
NEW

ZONING SECTION	ITEM	REQUIRED/ALLOWED	PROVIDED OUTSIDE OF DEC JURISDICTION	COMPLIANCE	PROVIDED WITHIN DEC JURISDICTION	PROVIDED WITHIN PAA
PAVING						
Section 62-656(a)(1)	Paving Material for Required Circulation Paths	(i) Unit pavers of stone, concrete, granite asphalt or mix of these materials with other aggregates (ii) Concrete, prefabricated, poured or permeable (iii) Wood planks (tropical wood not permitted) (iv) Solid plastic such as "plastic lumber", high density polyethylene, wood composite plastic or fiber-reinforced plastic.	UC1: Paving materials within required circulation paths consist of concrete unit pavers.	Complies, see L-300	SPW: Paving materials within required circulation paths consist of concrete unit pavers. UC1: Paving materials within required circulation paths consist of concrete unit pavers. UC2: Paving materials within required circulation paths consist of concrete unit pavers.	PAA1: N/A PAA2: N/A PAA3: Paving materials withing not-required circulation paths consist of concrete unit pavers PAA4: Paving materials within not-required circulation paths consist of concrete unit pavers
Section 62-656(a)(2)	Paving Material for Not Required Circulation Paths	(i) Blocks such as Belgian blocks, cobble stones, concrete cobbles or eurocobble (ii) Gravel, loose installed over a solid surface or glue with resin (iii) Wood chips (iv) Metal grating (limited to locations that require drainage for platforms) (v) Asphalt, impermeable or porous, which may be imprinted with thermoplastic patterns.	UC1: Paving materials within not-required circulation paths consist of concrete unit pavers and textured metal grates.	Complies, see L-300	SPW: Paving materials within not-required circulation paths consist of concrete unit pavers and cast in place concrete. UC1: Paving materials within not-required circulation paths consist of concrete unit pavers and textured metal grates UC2: Paving materials within required circulation paths consist of concrete unit pavers.	PAA1: Paving materials withing not-required circulation paths consist of concrete unit pavers and stabilized stone screenings. PAA2: Paving materials withing not-required circulation paths consist of concrete unit pavers and cast in place concrete. PAA3: Paving materials withing not-required circulation paths consist of concrete unit pavers PAA4: Paving materials within not-required circulation paths consist of concrete unit pavers
Section 62-656(a)(3)	Type 2 Upland Connections	Paving for driveway and pedestrian paths shall be subject to NYCDOT standards	Type 1 Upland Connection is proposed - no type 2 upland connection is provided.	N/A	Type 1 Upland Connection is proposed - no type 2 upland connection is provided.	N/A
Section 62-656(b)(1)	Unit Paver Size	Min. 2 in. thick for pedestrian area and min. 3 in. thick for vehicular circulation area / max. 4 sf	Unit pavers are minimum 2" thick in pedestrian areas and minimum 3" thick in vehicular areas.	Complies, see L-900	Unit pavers are minimum 2" thick in pedestrian areas and minimum 3" thick in vehicular areas.	Unit pavers are minimum 2" thick in pedestrian areas and minimum 3" thick in vehicular areas.
Section 62-656(b)(2)	Wood Plank or Plastic Lumber Size	Min. 3 in. thick (nominal) for boardwalk decking	No wood plank or plastic lumber is proposed.	N/A	No wood plank or plastic lumber is proposed.	No wood plank or plastic lumber is proposed.
Section 62-656(b)(3)	Concrete Slab Size	Min. 2 ft in any dimension other than in upland connection	Concrete slabs are min. 2 ft.	Complies, see L-900	Concrete slabs are min. 2 ft.	Concrete slabs are min. 2 ft.
TRASH RECEPTACLES						
Section 62-658	Location	Within 50 ft of a seating area	All trash receptacles are located within 50 ft of a seating area	Complies, see L-500 series	All trash receptacles are located within 50 ft of a seating area	N/A
Section 62-658	Capacity	Min. 25 gallons	Trash receptacles shall be 25 gallons minimum.	Complies, see L-904	Trash receptacles shall be 25 gallons minimum.	N/A
Section 62-658	Opening Size	On top- min. 12 in. wide / on side- min. 12 in. wide x 6 in. high rectangular	Trash receptacle openings are on top of the can and minimum 12" wide.	Complies, see L-904	Trash receptacle openings are on top of the can and minimum 12" wide.	N/A
Section 62-658	Trash Bags	Shall fit standard trash bags	Trash receptacles shall fit standard trash bags.	Complies, see L-904	Trash receptacles shall fit standard trash bags.	N/A
BICYCLE RACKS						
Section 62-62(d)	Additional Parking Spaces	If combined area of "Shore Public Walkway" and "Supplemental Public Access Area" is greater than 8,000 sf, 2 additional bicycle parking spaces per every additional 2,000 sf. 22,835 sf - 8,000 sf = 14,835 sf 14,835 sf / 2,000 sf = 7.4 x 2 = 14.4 Total required: 4 + 14.4 = 19 spaces	14 bicycle parking spaces are provided (7 double sided racks) Bicycle racks are located within sidewalk of Quay Street.	Complies, see L-500	6 bicycle parking spaces are provided (3 double sided racks) Bicycle racks are located within sidewalk of Quay Street	N/A
Section 62-657	Both Side Parking	Shall allow for bicycle frame and one wheel to be locked on rack. Each side of rack may be counted as a parking space if bicycles can be locked to each side without conflict.	Bicycle racks shall allow for bicycle frame and one wheel to be locked on the rack. Bicycles may be locked to each side of the rack without conflict.	Complies, see L-904	Bicycle racks shall allow for bicycle frame and one wheel to be locked on the rack. Bicycles may be locked to each side of the rack without conflict.	N/A
Section 62-657	Spacing Between Parallel Racks	Min. 30 in.	30" minimum clearance shall be provided between parallel bicycle racks. No rack areas with aisles are proposed.	Complies, see L-500 series	30" minimum clearance shall be provided between parallel bicycle racks. No rack areas with aisles are proposed.	N/A
GREENPOINT-WILLIAMSBURG WATERFRONT ACCESS PLAN						
Section 62-931(a)(3)	Area-wide Modifications: Street Treatments	All streets adjacent to a shore public walkway or supplemental public access area shall be improved as a continuation of such shore public walkway or supplemental public access area, pursuant to the design requirements of Section 62-62, incluisve.	N/A	Complies	Improvements pursuant to the design requirements of §62-62 are provided for the adjacent terminus of Quay St as a continuation of the provided SPW.	N/A
Section 62-931(c)(1)	Area-wide Modifications: Public access design reference standards - Guardrails	Guardrails shall comply with the provided illustration.	N/A	Complies, see L-903	Guardrails comply with illustrations provided.	N/A
Section 62-931(c)(2)	Area-wide Modifications: Public access design reference standards - Lighting	Required lighting shall comply with the provided Lightpost illustration.	Lighting complies with illustrations provided.	Complies, see L-904	Lighting complies with illustrations provided.	Lighting complies with illustrations provided.
Section 62-931(c)(3)	Area-wide Modifications: Public access design reference standards - Paving	Paving for the required clear path within the shore public walkway shall be gray. At least 50% of all other paved areas within the SPW and SPAA shall be paved in the same color range.	N/A	Complies, see L-300 series	Paving for the primary path in SPW is gray. Min. 50% of all other paved areas within the SPW are paved in the same color range.	PAA1: N/A PAA2: N/A PAA3: Paving will be gray PAA4: N/A
Section 62-931(d)(11)	Special public access provisions by parcel 15	An upland connection shall be provided within the prolongation of the street lines of West Street, connecting Quay Street to Parcel 20	An upland connection is provided at the prolongation of West Street, connecting Quay Street	Complies, see L-200 series	An upland connection is provided at the prolongation of West Street, connecting Quay Street	N/A
Section 62-931(e)(7)	Special visual corridor provisions by parcel 15	A visual corridor shall be provided through Parcel 15 as the prolongation of the street lines of West Street	A visual corridor is provided as the prolongation of West Street	Complies, see L-200 series	A visual corridor is provided as the prolongation of West Street	N/A

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS
GO QUAY, LLC — MTA, AN AFFILIATE OF NYCTA

LOT 1
MTA, AN AFFILIATE OF NYCTA

CLIENT/ PROPERTY OWNER LOT 25
GREENPOINT MONITOR MUSEUM
56 QUAY STREET
BROOKLYN, NY 10007

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MONTROSE SURVEYING CO., LLP.
114-22 METROPOLITAN AVE
RICHMOND HILL, NY11418-1090
T+ 718 849 0900

LIGHTING DESIGNER
TILLOTSON DESIGN ASSOCIATES
TILLOTSON DESIGN ASSOCIATES
40 Worth St #703
New York, NY 10013
T+ 212 675-7760

8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS NORWAC PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

NUMBER DATE ISSUE

SEAL



NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

DCP

SHEET NAME

WPAA ZONING CALCULATIONS

PROJECT NO 2348
SCALE N/A
DRAWN BY SCAPE
CHECKED BY SCAPE
DATE October 20, 2025

SHEET NO L-103

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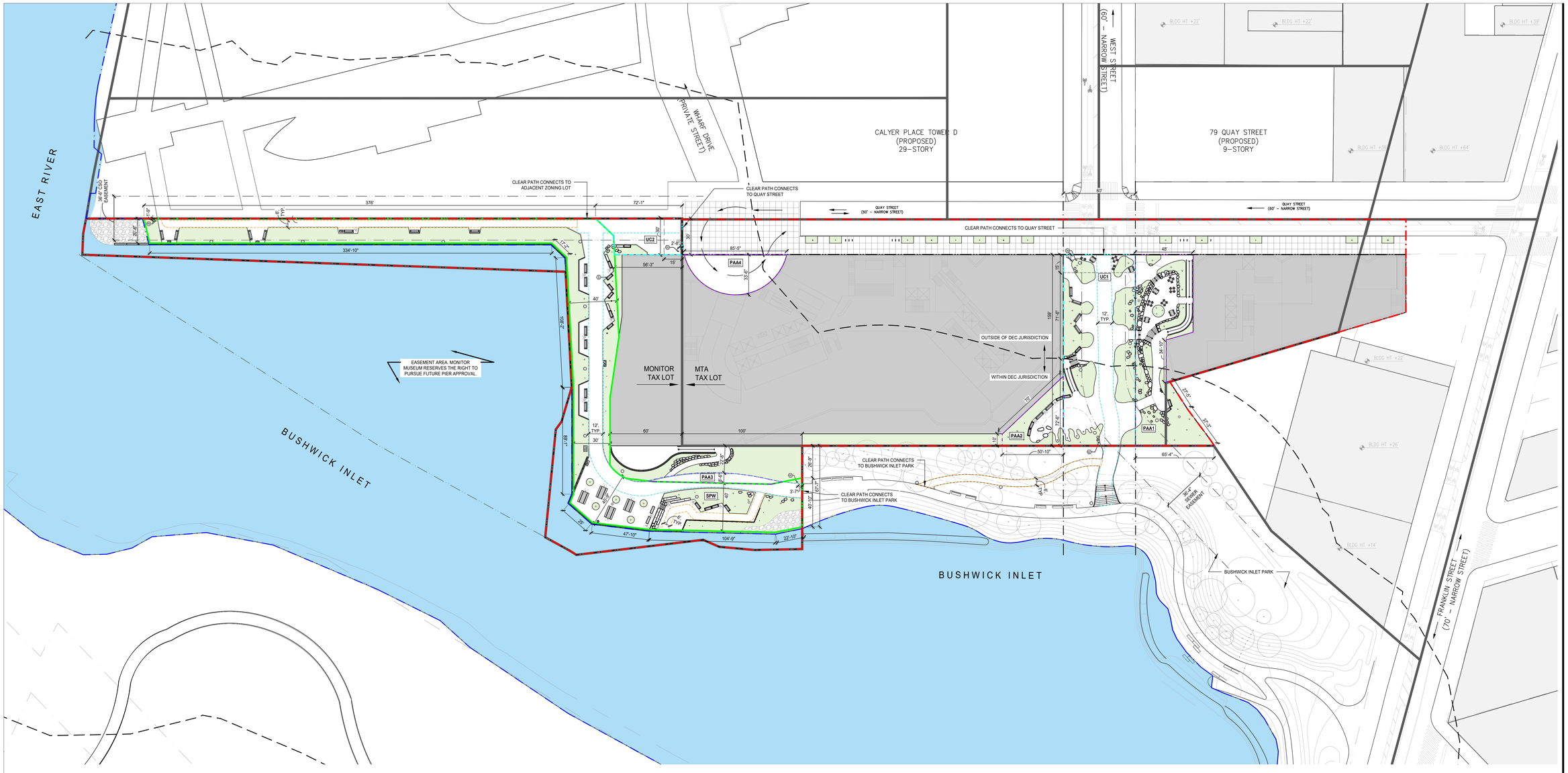

LEGEND

GENERAL

- ACCESS POINTS (RESIDENTIAL; RETAIL / COMMUNITY FACILITY; PARKING / LOADING)
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- EASEMEMT
- SHORELINE / MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- BOUNDARY OF DEC JURISDICTION

TREE LEGEND

- PROPOSED TREE TRUNK

WATERFRONT PUBLIC ACCESS AREA

- SHORE PUBLIC WALKWAY (22,835 SF)
- UPLAND CONNECTION (TOTAL 11,361 SF) (UC1 (9,540 SF) + UC2 (1,821 SF)
- PUBLIC ACCESS AREA (TOTAL 11,187 SF) PAA1 (6,675 SF) + PAA2 (1,715 SF) +PAA3 (672 SF) + PAA4 (2,125 SF)
- 12' CLEAR PRIMARY PATH
- 6' CLEAR SECONDARY PATH
- 15' ENTRY ZONE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- WATER AT MHW (REPRESENTS THE EAST RIVER AT MHW LEVEL)
- PROPOSED PLANTING, SEE L-906

FURNISHINGS LEGEND

- 8 / L-901 — WOOD BENCH WITH BACK
- 1 / L-901 — STONE BENCH WITH BACK
- 3 / L-901 — STONE BENCH
- 2 / L-901 — MOVEABLE TABLES AND CHAIRS (CHAIR; SMALL TABLE; LARGE TABLE)
- 4, 7 / L-901 — ADA PICNIC TABLE AND BENCH
- 1 / L-904 — TRASH RECEPTACLE, SET OF 2
- 5 / L-904 — BICYCLE RACK
- 7 / L-904 — 14' H LIGHT POST
- 2 / L-904 — WPAA SIGNAGE
- 4 / L-904 — SEATING SIGNAGE
- 1 / L-905 — INTERPRETIVE SIGNAGE
- ADA COMPANION SEATING

NOTES:

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4. Similar materials and models can be used for all furniture, light fixtures, and site furnishings at discretion of landscape architect.

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS	
GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2628
ARCHITECT	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER	LANGAN 360 Hudson 360 Park Ave South New York, NY NY 10001-2727 T+ 212 479 5400
SURVEY	MONTROSE SURVEYING CO., LLP 1 M 22 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 845 0900
LIGHTING DESIGNER	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 6
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
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SEAL



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DCP

SHEET NAME

WATEFRONT PUBLIC ACCESS AREA DIAGRAM

PROJECT NO	SHEET NO
2348	L-200
SCALE	
1" = 30'-0"	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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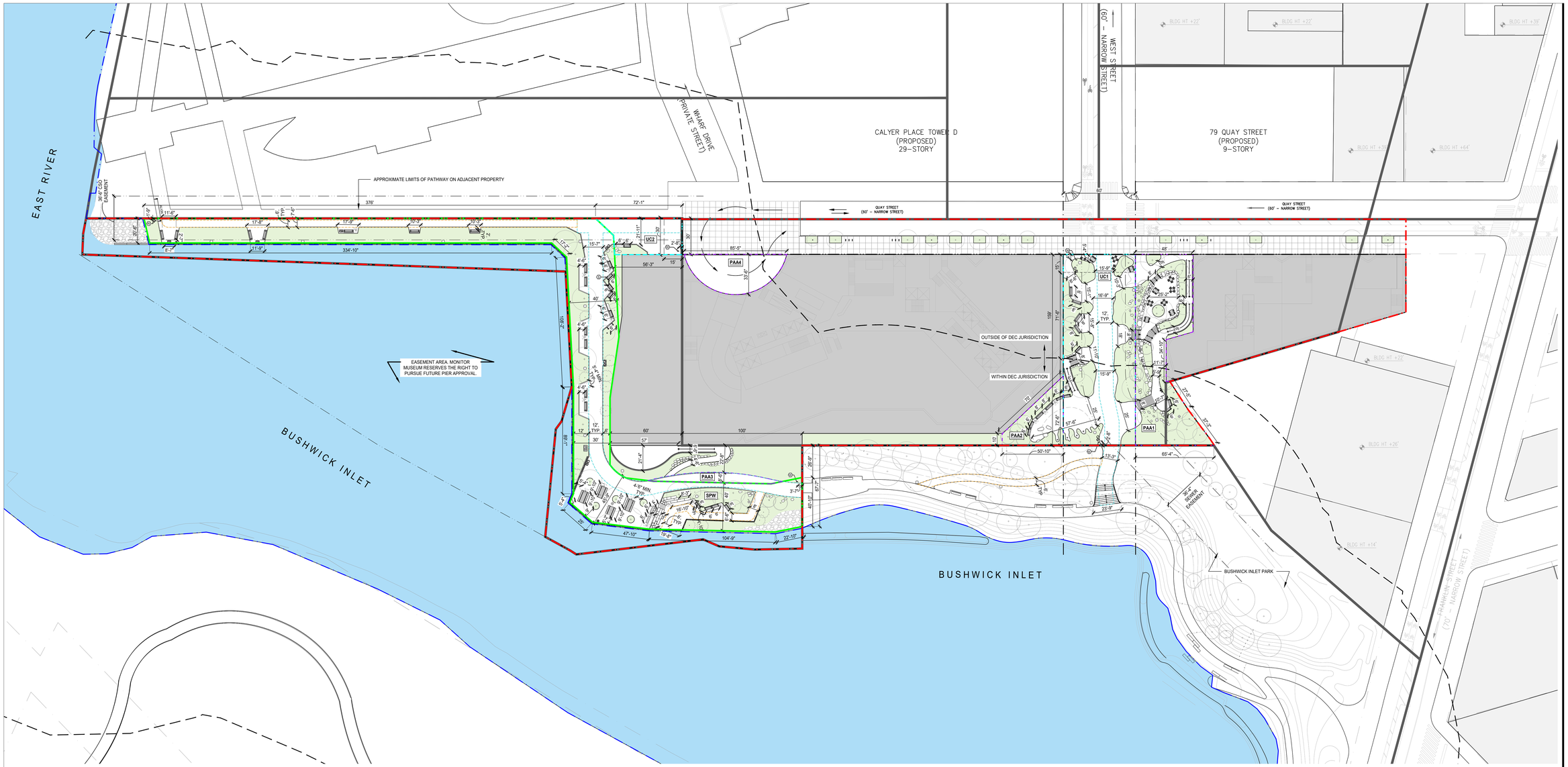

LEGEND

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- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE

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MONITOR POINT

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40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

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LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT SCAPE	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2628
ARCHITECT fxcollaborative	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY HERBERT SMITH FREEHILLS KRAMER	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER LANGAN	LANGAN 360 Hudson 360 Park Ave South New York, NY NY 10001-2727 T+ 212 479 5400
SURVEY MONTROSE SURVEYING CO., LLP.	MONTROSE SURVEYING CO., LLP 1 M 22 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 849 0900
LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL

REGISTERED LANDSCAPE ARCHITECT — SHAWN DONNELLY — 2368-1 — STATE OF NEW YORK

NOT FOR CONSTRUCTION

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DCP

SHEET NAME

DIMENSION PLAN

PROJECT NO
2348
SCALE
1" = 30'-0"
DRAWN BY
SCAPE
CHECKED BY
SCAPE
DATE
October 20, 2025

SHEET NO
L-250

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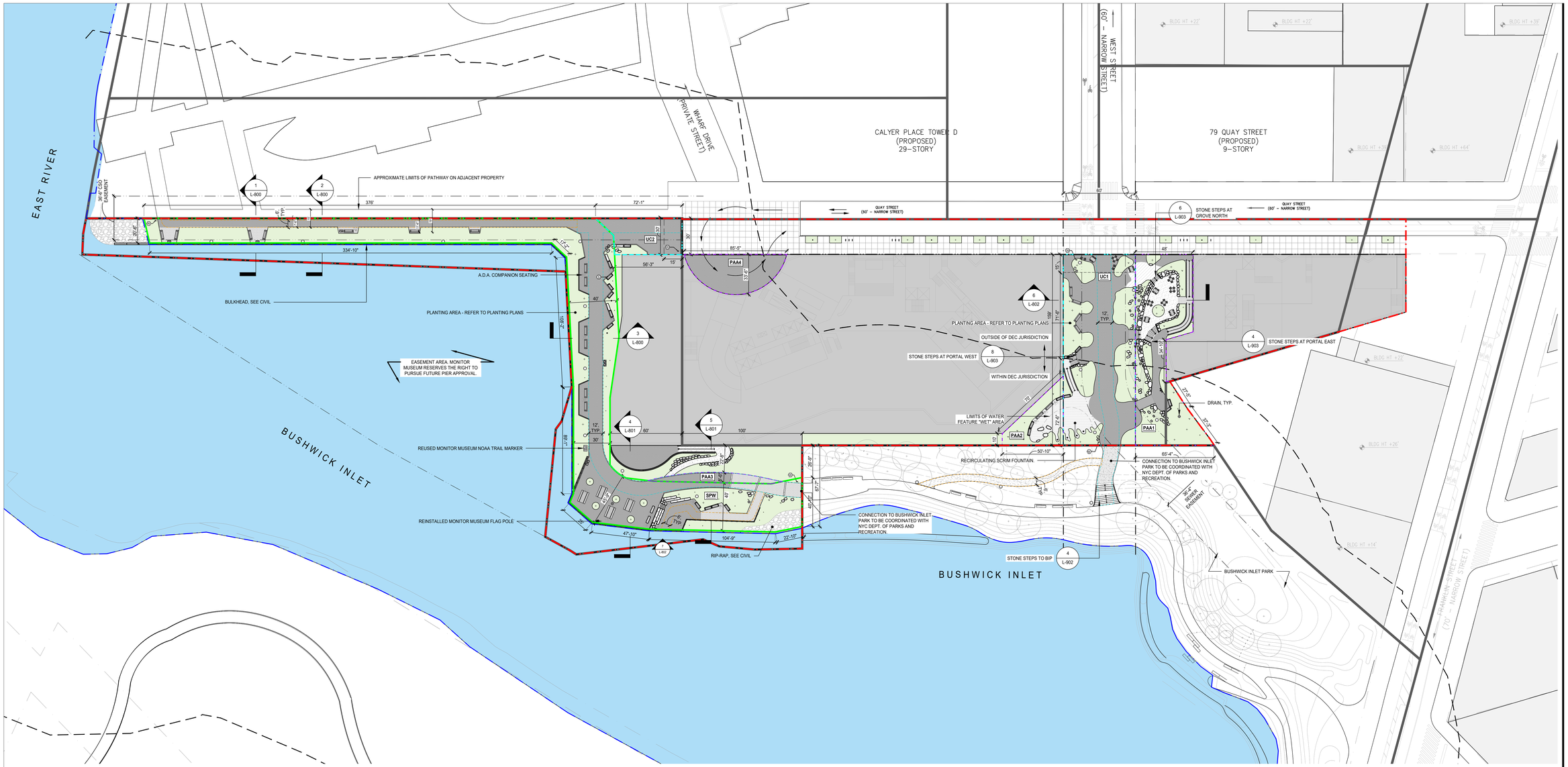

LEGEND

GENERAL

- ACCESS POINTS (RESIDENTIAL / RETAIL / COMMUNITY FACILITY / PARKING / LOADING)
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- EASEMEMT
- SHORELINE / MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- BOUNDARY OF DEC JURISDICTION

TREE LEGEND

- PROPOSED TREE TRUNK

WATERFRONT PUBLIC ACCESS AREA

- SHORE PUBLIC WALKWAY (22,835 SF)
- UPLAND CONNECTION (TOTAL 11,361 SF) UC1 (9,540 SF) + UC2 (1,821 SF)
- PUBLIC ACCESS AREA (TOTAL 11,187 SF) PAA1 (6,675 SF) + PAA2 (1,715 SF) +PAA3 (672 SF) + PAA4 (2,125 SF)
- 12' CLEAR PRIMARY PATH
- 6' CLEAR SECONDARY PATH
- 15' ENTRY ZONE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- WATER AT MHW (REPRESENTS THE EAST RIVER AT MHW LEVEL)
- PROPOSED PLANTING, SEE L-906

MATERIALS LEGEND

- 1 / L-900 — C.I.P. CONCRETE PAVING TYPE A (VEHICULAR)
- 8 / L-900 — C.I.P. CONCRETE PAVING TYPE A (PED)
- 4 / L-900 — C.I.P. CONCRETE PAVING TYPE B (PED)
- 2 / L-900 — PERMEABLE CONCRETE UNIT PAVERS (VEHICULAR)
- 6 / L-900 — CONCRETE UNIT PAVERS ON SLAB
- 6 / L-900 — ETCHED PUBLIC ART STONE PAVING SIMILAR
- 12 / L-900 — STABILIZED STONE SCREENINGS
- 3 / L-902 — PLANTED STONE CREEK BED
- 3 / L-905, 2 / L-905 — STEEL GRATE
- 1 / L-902 — SITE GUARDRAIL
- 5 / L-905, 6 / L-905 — FREESTANDING BOULDERS
- BOULDER EMBANKMENT
- RIP-RAP

FURNISHINGS LEGEND

- 8 / L-901 — WOOD BENCH WITH BACK
- 1 / L-901 — STONE BENCH WITH BACK
- 3 / L-901 — STONE BENCH
- 2 / L-901 — MOVEABLE TABLES AND CHAIRS (CHAIR, ROUND TABLE, SQUARE TABLE)
- 4, 7 / L-901 — ADA PICNIC TABLE AND BENCH
- 1 / L-904 — TRASH RECEPTACLE, SET OF 2
- 5 / L-904 — BICYCLE RACK
- 7 / L-904 — 14' H LIGHT POST
- 2 / L-904 — WPAA SIGNAGE
- 4 / L-904 — SEATING SIGNAGE
- 1 / L-905 — INTERPRETIVE SIGNAGE
- ADA COMPANION SEATING

NOTES:

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0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
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LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

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DCP

SHEET NAME

MATERIALS PLAN

PROJECT NO	SHEET NO
2348	L-300
SCALE	
1" = 30'-0"	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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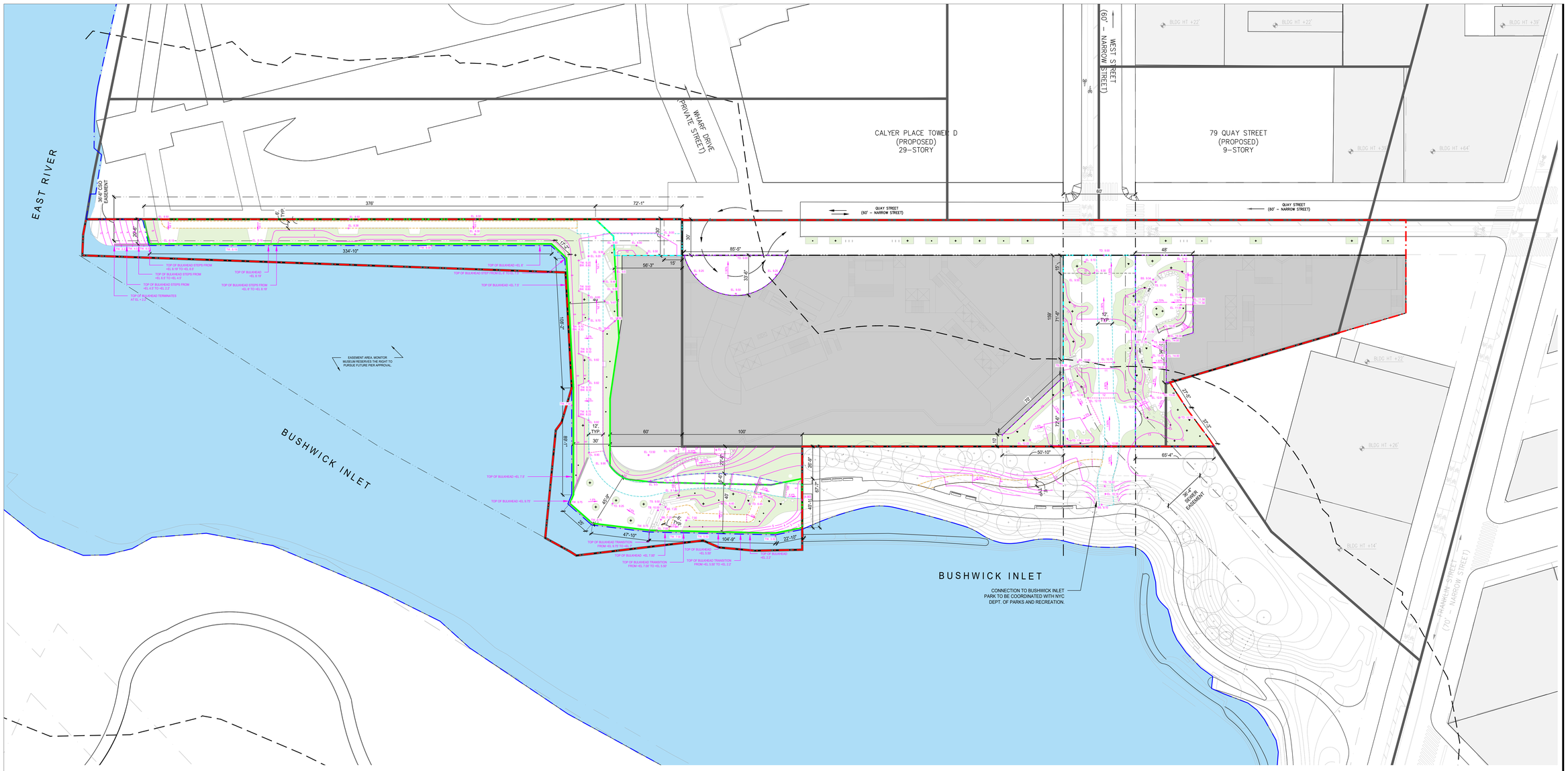

LEGEND

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- PROPOSED TREE TRUNK

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- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- WATER AT MHW (REPRESENTS THE EAST RIVER AT MHW LEVEL)
- PROPOSED PLANTING, SEE L-906

GRADING LEGEND

- SLOPE ARROW
- EL X.X+ PROPOSED SPOT ELEVATION
- TW 00.00 BW X.X+ PROPOSED TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATION
- TD X.X+ PROPOSED TOP OF DRAIN ELEVATION
- TS X.X+ PROPOSED TOP OF STAIR ELEVATION
- BS X.X+ PROPOSED BOTTOM OF STAIR ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADING TRANSITION
- DI DRAIN INLET

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LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

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SEAL

REGISTERED LANDSCAPE ARCHITECT JOHN DONNELLY 2368-1 STATE OF NEW YORK

NOT FOR CONSTRUCTION

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DCP

SHEET NAME

GRADING PLAN

PROJECT NO 2348	SHEET NO L-400
SCALE 1" = 30'-0"	
DRAWN BY SCAPE	
CHECKED BY SCAPE	
DATE October 20, 2025	

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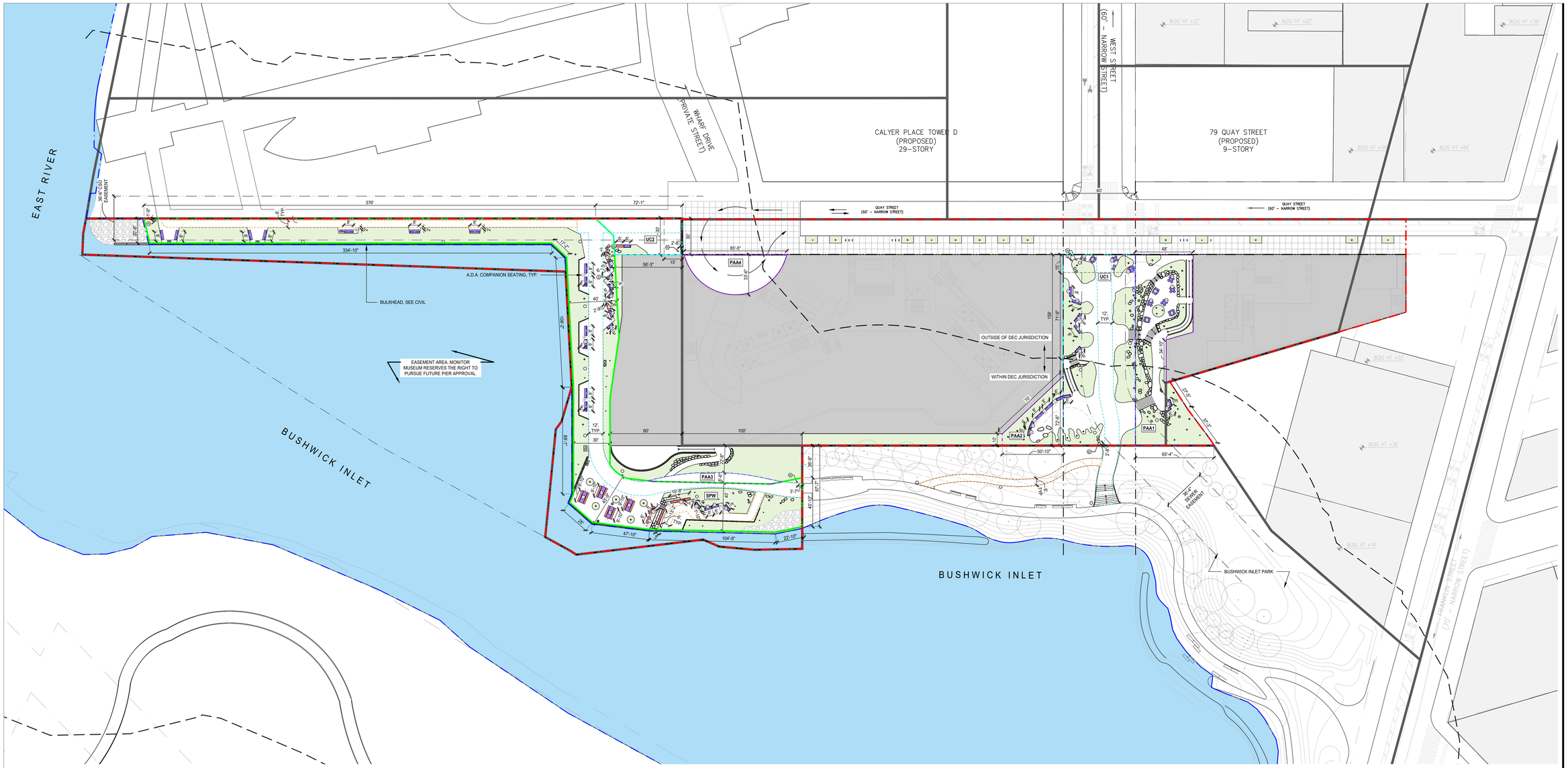

WITHIN DEC JURISDICTION

FURNITURE WITHIN SHORE PUBLIC WALKWAY (SPW)

BACKED SEATING

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
WOOD BENCH WITH BACK	13	8 LF WITH BACK	104 LF	8/L-904
STONE BENCH WITH BACK	10	6 LF WITH BACK	60 LF	1/L-901
		TOTAL	**164 LF**	

BACKLESS SEATING

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
BACKLESS STONE BENCH	4	6 LF WITHOUT BACK	24 LF	3/L-901
PICNIC TABLE BENCH	8	9.83 LF WITHOUT BACK. SOCIAL SEATING	78.64 LF	7/L-901
STONE AMPHITHEATER BENCH	SEE PLANS	LF VARIES, SEE PLANS. CONSIDERED DESIGN FEATURE SEATING	29.83 LF	2/L-903
		TOTAL	**132.47 LF**	

TABLES

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
PICNIC TABLE	4	32.73 SF (3.33' x 9.83') TABLE	130.92 SF	4/L-901
		TOTAL	**130.92 SF**	

OTHER FURNISHINGS

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
BICYCLE RACK	10	1 DOUBLE SIDED BIKE RACK = 2 BIKE PARKING SPACES	20 SPACES	5/L-904
TRASH RECEPTACLES	3	SET OF TWO RECEPTACLES	QTY 6	1/L-904
WPAA SIGNAGE	2		2	2/L-904
SEATING SIGNAGE	1		1	2/L-901

FURNITURE WITHIN UPLAND CONNECTION 1 (UC1)

BACKED SEATING

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
STONE BENCH WITH BACK	1	6 LF WITH BACK	6 LF	1/L-901
		TOTAL	**6 LF**	

OTHER FURNISHINGS

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
TRASH RECEPTACLES	1	SET OF TWO RECEPTACLE S	2	1/L-904
WPAA SIGNAGE	1		1	2/L-904

FURNITURE WITHIN UPLAND CONNECTION 2 (UC2)

BACKED SEATING

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
STONE BENCH WITH BACK	1	6 LF WITH BACK	6 LF	1/L-901
		TOTAL	**6 LF**	

BACKLESS SEATING

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
BACKLESS STONE BENCH	1	6 LF WITHOUT BACK	6 LF	
		TOTAL	**6 LF**	

OTHER FURNISHINGS

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
WPAA SIGNAGE	1		1	2/L-904
SEATING SIGNAGE	1		1	2/L-901

FURNITURE WITHIN PUBLIC ACCESS AREA 1 (PAA1)

BACKED SEATING

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
STONE BENCH WITH BACK	2	6 LF WITH BACK	12 LF	1/L-901
		TOTAL	**12 LF**	

FURNITURE WITHIN PUBLIC ACCESS AREA 2 (PAA2)

BACKED SEATING

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
WOOD BENCH WITH BACK	2	8 LF WITH BACK	16 LF	8/L-904
STONE BENCH WITH BACK	3	6 LF WITH BACK	18 LF	1/L-901
		TOTAL	**34 LF**	

SHORE PUBLIC WALKWAY SUMMARY CHART

TYPE	REQUIRED / ALLOWED	TOTAL PROVIDED	NOTES
SEATING TOTAL	304 LF min.	296 LF	22,835 sf / 75 = 304 linear ft of seating required
SEATING W/ BACK	152 LF min.	164 LF	304 linear ft x 50% = 152 linear ft of seating to have backs
SEATING W/ BACKS FACING WATER	76 LF min.	136.66 LF	152 x 50% = 76 LF of seating with backs to face water
SOCIAL SEATING	76 LF min.	110.64 LF	304 x 25%= 76 LF of seating to be social seating
TABLES	51 SF min.	130.92 SF	(76 / 3) x 2 = 51 SF of tables required
SHADED SEATING	60.8 LF min.	126.64 LF	304 x 20%= 60.8 LF of seating to be shaded
MOVABLE SEATING	152 LF max.	N/A	304 x 50% = 152 LF max. of movable chairs may be provided
DESIGN FEATURE SEATING	76 LF max.	29.83 LF	304 x 25% = 76 LF of seating is the max. for design feature seating
BIKE RACKS	19 spaces min.	20 SPACES	Provided within Quay Street sidewalk
TRASH CANS	QTY 6 min.	QTY 6	22,835 sf / 4,000 = 5.7 trash cans required

UPLAND CONNECTION 1 SUMMARY CHART

TYPE	REQUIRED / ALLOWED	TOTAL PROVIDED	NOTES (requirements based on cumulative length of UC1 within and outside of DEC jurisdiction)
SEATING TOTAL	17.28 LF min.	6 LF	144 / 100 x 12 = 17.28 LF of seating
SEATING W/ BACK	8.64 LF min.	6 LF	17.28 LF x 50% = 8.64 LF seating to have backs
SEATING W/ BACKS FACING WATER	4.32 LF min.	6 LF	8.64 x 50% = 4.32 LF of seating with backs to face water
SOCIAL SEATING	4.32 LF min.	N/A	17.28 x 25% = 4.32 LF of seating to be social seating
TABLES	2.88 SF min.	N/A	(4.32 / 3) x 2 = 2.88 SF of tables required
SHADED SEATING	3.46 FL min.	6 LF	17.28 x 20% = 3.46 LF of seating to be shaded
MOVABLE SEATING	8.64 LF max.	N/A	17.28 x 50% = 8.64 LF max. of movable chairs may be provided
TRASH CANS	QTY 2 min.	QTY 2	One set of 2 trash receptacles provided within 15 ft of connection to Bushwick Inlet Park.

UPLAND CONNECTION 2 SUMMARY CHART

TYPE	REQUIRED / ALLOWED	TOTAL PROVIDED	NOTES
SEATING TOTAL	4.96 LF min.	12 LF	41'-3" / 100 x 12 = 4.95 lf of seating required
SEATING W/ BACK	2.46 LF min.	6 LF	4.95 LF x 50% = 2.49 LF of seating to have backs
SEATING W/ BACKS FACING WATER	1.25 LF min.	N/A	2.49 x 50% = 1.25 LF of seating with backs to face water
SOCIAL SEATING	1.25 LF min.	N/A	4.95 x 25% = 1.25 LF of seating to be social seating
TABLES	0.833 SF min.	N/A	(1.25 / 3) x 2 = 0.833 SF of tables required
SHADED SEATING	1 LF min.	N/A	4.95 x 20% = 1 LF of seating to be shaded
MOVABLE SEATING	2.49 LF max.	N/A	4.95 x 50% = 2.49 LF max. of movable chairs may be provided
TRASH CANS		N/A	

OUTSIDE DEC JURISDICTION

FURNITURE WITHIN UPLAND CONNECTION 1 (UC1)

BACKED SEATING

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
WOOD BENCH WITH BACK	4	8 LF WITH BACK	32 LF	8/L-904
STONE BENCH WITH BACK	1	6 LF WITH BACK	6 LF	1/L-901
MOVABLE CHAIRS WITH BACK	16	1.5 LF WITH BACK	24 LF	2/L-901
		TOTAL	**62 LF**	

TABLES

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
MOVABLE TABLE (LARGE)	2	12.02 SF (2.58' x 4.66') TABLE	24.04 SF	6/L-901
MOVABLE TABLE (SMALL)	1	6.66 SF (2.58' x 2.58') TABLE	6.66 SF	2/L-901
		TOTAL	**30.7 LF**	

OTHER FURNISHINGS

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
TRASH RECEPTACLES	1	SET OF TWO RECEPTACLE S	2	1/L-904
WPAA SIGNAGE	1		1	2/L-904
SEATING SIGNAGE	1		1	2-/-901

FURNITURE WITHIN PUBLIC ACCESS AREA 1 (PAA1)

BACKED SEATING

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
MOVABLE CHAIRS WITH BACK	28	1.5 LF WITH BACK	42 LF	2/L-901
		TOTAL	**42 LF**	

TABLES

TYPE	QTY	DESCRIPTION	PROVIDED	DTL
MOVABLE TABLE (LARGE)	3	12.02 SF (2.58' x 4.66') TABLE	36 SF	6/L-901
MOVABLE TABLE (SMALL)	4	6.66 SF (2.58' x 2.58') TABLE	26.6 SF	2/L-901
		TOTAL	**62.6 LF**	

UPLAND CONNECTION 1 SUMMARY CHART

TYPE	REQUIRED / ALLOWED	TOTAL PROVIDED	NOTES (requirements based on cumulative length of UC1 within and outside of DEC jurisdiction)
SEATING TOTAL	17.28 LF min.	62 LF	144 / 100 x 12 = 17.28 LF of seating
SEATING W/ BACK	8.64 LF min.	62 LF	17.28 LF x 50% = 8.64 LF seating to have backs
SEATING W/ BACKS FACING WATER	4.32 LF min.	14 LF	8.64 x 50% = 4.32 LF of seating with backs to face water
SOCIAL SEATING	4.32 LF min.	50 LF	17.28 x 25% = 4.32 LF of seating to be social seating
TABLES	2.88 SF min.	30.7 SF	(4.32 / 3) x 2 = 2.88 SF of tables required
SHADED SEATING	3.46 FL min.	41 LF	17.28 x 20% = 3.46 LF of seating to be shaded
MOVABLE SEATING	8.64 LF max.	24 LF	17.28 x 50% = 8.64 LF max. of movable chairs may be provided
TRASH CANS	QTY 2 min.	QTY 2	1 set of 2 trash receptacles provided within 15 ft of Quay St.

LEGEND

GENERAL

- ACCESS POINTS (RESIDENTIAL, RETAIL / COMMUNITY FACILITY, PARKING / LOADING)
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- STREET LINE
- BOUNDARY OF DEC JURISDICTION

TREE LEGEND

- PROPOSED TREE TRUNK

WATERFRONT PUBLIC ACCESS AREA

- SPW — SHORE PUBLIC WALKWAY (22,835 SF)
- UC — UPLAND CONNECTION (TOTAL 11,361 SI; UC1 (9,540 SF) + UC2 (1,821 SF))
- PAA — PUBLIC ACCESS AREA (TOTAL 11,187 SI; PAA1 (6,675 SF) + PAA2 (1,715 SF) +PAA3 (672 SF) + PAA4 (2,125 SF))
- 12' CLEAR PRIMARY PATH
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- PROPOSED BUILDING FOOTPRINT
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- PROPOSED PLANTING, SEE L-906

ZONING LEGEND

- HT +80' (HT +80') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
- ROAD DIRECTION
- R8 / C2-4 — ZONING DISTRICT

FURNISHINGS LEGEND

- 8 / L-901 — WOOD BENCH WITH BACK
- 1 / L-901 — STONE BENCH WITH BACK
- 3 / L-901 — STONE BENCH
- 2 / L-903 — STONE SEATING AT AMPHITHEATER
- 2 / L-901 — MOVEABLE TABLES AND CHAIRS (CHAIR, SMALL TABLE, LARGE TABLE)
- 4, 7 / L-901 — ADA PICNIC TABLE AND BENCH
- 1 / L-904 — TRASH RECEPTACLE, SET OF 2
- 5 / L-904 — BICYCLE RACK
- 7 / L-904 — 14' H LIGHT POST
- 2 / L-904 — WPAA SIGNAGE
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SCALE: 1" = 30'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

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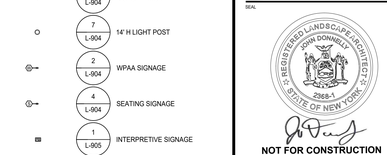
GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2628
ARCHITECT	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER	LANGAN 360 Hudson Street New York, New York, NY 10001-2727 T+ 212 479 5400
SURVEY	MONTROSE SURVEYING CO., LLP 1 W 22 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 845 0900
LIGHTING DESIGNER	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL



NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

DCP

SHEET NAME

FURNISHING PLAN

PROJECT NO	SHEET NO
2348	L-500
SCALE	
1" = 30'-0"	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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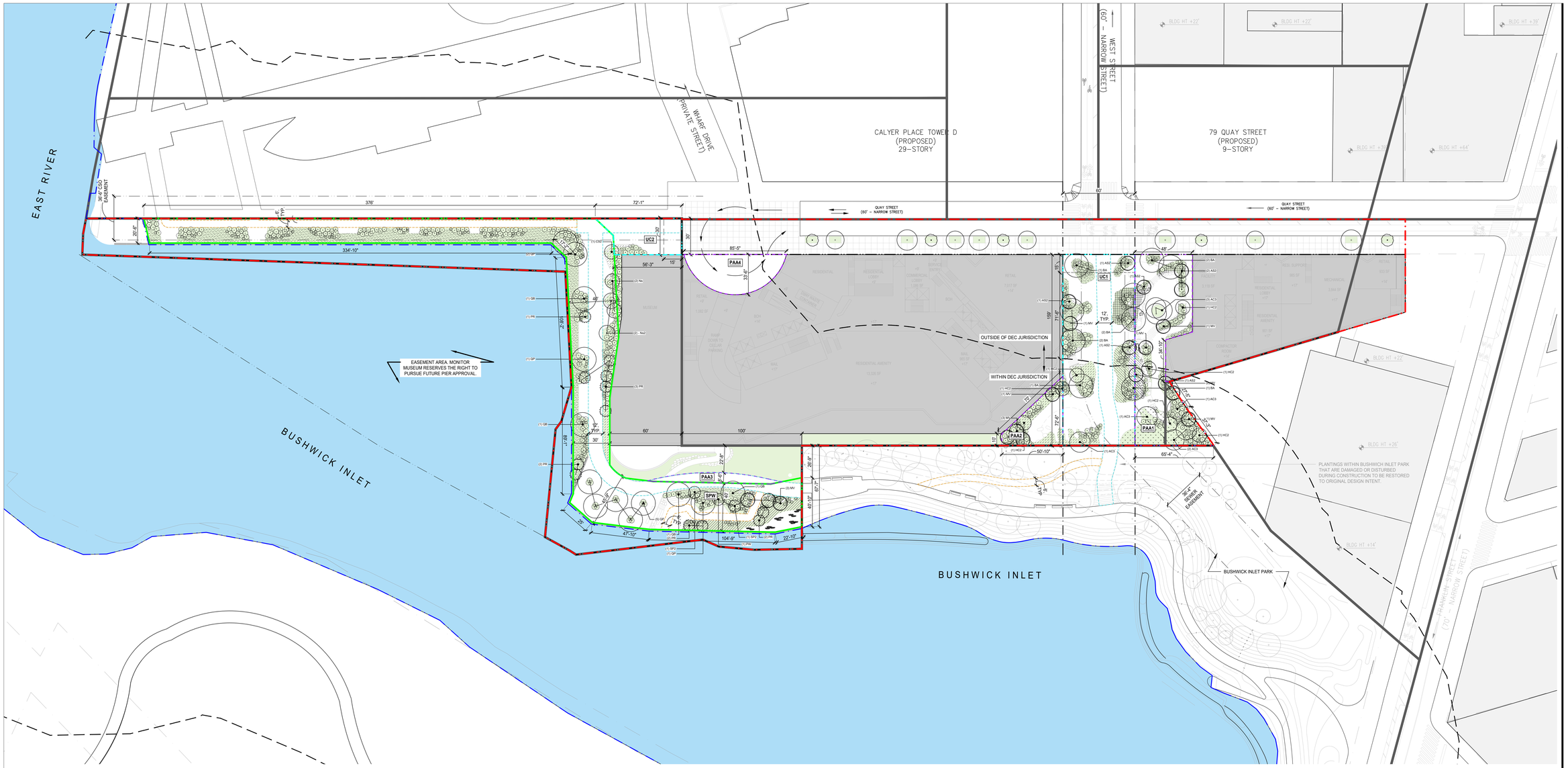

PLANTING SUMMARY CHART			
SHORE PUBLIC WALKWAY (WITHIN DEC JURISDICTION)			
TYPE	REQUIRED	PROVIDED	NOTES
TREES	35 trees min.	35 trees	(806 linear ft / 100) x 2 = 16 canopy trees + 22,835 sf / 1,250 sf = 18.3 additional trees
PLANTING AREA*	7,992 SF min.	9,637 SF	22,835 SF x 35% = 7,992 SF of planted area is required.
UPLAND CONNECTION 1 (WITHIN DEC JURISDICTION)			
TYPE	REQUIRED	PROVIDED	NOTES
TREES	4.35 caliper inches min.	19 caliper inches	(72.5 LF / 100) x 6 =4.35 caliper inches
PLANTING AREA	1,650 SF min.	1,471 SF	4,125 SF x 40% = 1,650 SF min planting
UPLAND CONNECTION 1 (OUTSIDE DEC JURISDICTION)			
TYPE	REQUIRED	PROVIDED	NOTES
TREES	5.19 caliper inches min.	46 caliper inches	(86.5 LF / 100) x 6 = 5.19 caliper inches
PLANTING AREA	2,166 SF min.	2,183 SF	5,415 SF x 40% = 2,166 SF min planting
UPLAND CONNECTION 2 (WITHIN DEC JURISDICTION)			
TYPE	REQUIRED	PROVIDED	NOTES
TREES	4.32 caliper inches min.	N/A	(72.08 lf / 100) x 6 = 4.32 caliper inches
PLANTING AREA	730 SF min.	173 SF	1,824 SF x 40% = 730 SF min planting
PUBLIC ACCESS AREA 1			
TYPE	REQUIRED	PROVIDED	NOTES
TREES	N/A	88 caliper inches	N/A
PLANTING AREA	N/A	3,146 SF	N/A
PUBLIC ACCESS AREA 2			
TYPE	REQUIRED	PROVIDED	NOTES
TREES	N/A	19 caliper inches	N/A
PLANTING AREA	N/A	1,023 SF	N/A

PLANT SCHEDULE - WATERFRONT

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CONDITION	ROOTBALLSIZE	CANOPY	QTY
TREES									
	CS2	CATALPA SPECIOSA	NORTHERN CATALPA	3" CAL.				12'	1
	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	10' HT.		MULTI-STEM		12'	3
	Na	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	STANDARD		12'	2
	Na2	NYSSA SYLVATICA	TUPELO	5" CAL.	B&B	STANDARD		13'	2
	PR	PINUS RIGIDA	PITCH PINE	3" CAL.				10'	12
	PW	PRUNUS SEROTINA	BLACK CHERRY	8' HT.				10'	1
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.			4'-0"	20'	4
	QP	QUERCUS PHELLOS	WILLOW OAK	6" CAL.				20'	9
	SP2	SALIX GRACILISTYLA 'MOUNT ASO'	JAPANESE PINK PUSSY WILLOW	3" CAL.				10'	2

TOTAL 36

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CONDITION	SPACING	QTY
SHRUBS								
	Aa	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.			48" o.c.	47
	Bh	BACCHARIS HALIMIFOLIA	GROUNDSEL BUSH	5 GAL.			48" o.c.	63
	Ii	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3 GAL.			48" o.c.	63
	If	IVA FRUTESCENS	MARSH ELDER	5 GAL.			30" o.c.	174
	Mn	MORELLA PENSYLVANICA	NORTHERN BAYBERRY	7 GAL.			48" o.c.	16
	Pq	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	7 GAL.			48" o.c.	15
	Pm2	PRUNUS MARITIMA	BEACH PLUM	5 GAL.			48" o.c.	40
	Rg	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.			30" o.c.	38
	Rt	RHUS TYPHINA	STAGHORN SUMAC	7 GAL.			54" o.c.	27
	Sp	SALIX DISCOLOR	PUSSY WILLOW	7 GAL.			48" o.c.	9

TOTAL 512

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	SPACING	QTY
GROUND COVERS								
		LOWER BANK						4,218 SF
	Pv	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.		18" O.C.	18" o.c.	1,948
		UPPER BANK SCRUB						545 SF
	Cp2	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.		15" O.C.	40% @ 15" o.c.	145
	Cs	CORDOPSIS TINCTORIA	DWARF RED PLAINS CORDOPSIS	2 GAL.		18" O.C.	20% @ 18" o.c.	50
	Di	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL.		18" O.C.	40% @ 18" o.c.	101
		RIVER EDGE						727 SF
	Ca	CAREX AMPHIBOLA	CREEK SEDGE	1 GAL.		12" O.C.	50% @ 12" o.c.	378
	Hg	HIBISCUS GRANDIFLORUS	SWAMP ROSEMALLOW	3 GAL.		18" O.C.	20% @ 18" o.c.	67
	Je	JUNCUS EFFUSUS	SOFT RUSH	2 GAL.		18" O.C.	30% @ 18" o.c.	101

TOTAL 5,490 SF

PLANT SCHEDULE - PARK PORTAL

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CONDITION	CANOPY	QTY
TREES								
	AC3	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	4" CAL.			17'	8
	AS2	AMELANCHIER ALNIFOLIA	SERVICEBERRY	10' HT.		MULTI-STEM	12'	7
	BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	15-20' HT.		MULTI-STEM	20'	9
	HC2	HALESIA CAROLINA	SILVERBELL	3" CAL.			12'	7
	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	10' HT.		MULTI-STEM	12'	10

TOTAL 41

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CONDITION	SPACING	QTY
SHRUBS								
	Aa	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.			48" o.c.	40
	Ad2	ARONIA MELANOCARPA 'LOWSCAPE MOUND'	BLACK CHOKEBERRY	5 GAL.			30" o.c.	25
	Cs	CEPHALANTHUS OCCIDENTALIS 'SMCOSS'	SUGAR SHACK® BUTTONBUSH	3 GAL.			48" o.c.	18
	Ig	ILEX GLABRA	INKBERRY HOLLY	5 GAL.			36" o.c.	67
	Ii	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3 GAL.			48" o.c.	9
	Iw	ILEX VERTICILLATA	WINTERBERRY	7 GAL.			54" o.c.	19
	Jf	JUNIPERUS HORIZONTALIS 'EMERALD ISLE'	EMERALD ISLE CREEPING JUNIPER	5 GAL.	5 GAL.	CONT.	30" o.c.	59
	Jv	JUNIPERUS VIRGINIANA 'GRAY OWL'	GRAY OWL JUNIPER	5 GAL.	5 GAL.	CONT.	30" o.c.	50
	La	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	5 GAL.			36" o.c.	37
	Lb2	LINDERA BENZOIN	SPICEBUSH	3 GAL.			36" o.c.	15
	Rm	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	5 GAL.			48" o.c.	14
	Rg	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.			30" o.c.	74
	Rt	RHUS TYPHINA	STAGHORN SUMAC	7 GAL.			54" o.c.	18
	Va	VIBURNUM DENTATUM	VIBURNUM	7 GAL.			48" o.c.	14
	Vl	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	5 GAL.			48" o.c.	16

TOTAL 475

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	SPACING	QTY
GROUND COVERS								
		LOWER BANK						653 SF
	Pv	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.		18" O.C.	18" o.c.	302
		UPPER BANK SCRUB						303 SF
	Cp2	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.		15" O.C.	40% @ 15" o.c.	81
	Cs	CORDOPSIS TINCTORIA	DWARF RED PLAINS CORDOPSIS	2 GAL.		18" O.C.	20% @ 18" o.c.	28
	Di	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL.		18" O.C.	40% @ 18" o.c.	56
		SUNNY CREEK						957 SF
	As	ASCLEPIAS INCARNATA	SWAMP MILKWEED	2 GAL.		18" O.C.	15% @ 18" o.c.	66
	Ca2	CAREX AMPHIBOLA	CREEK SEDGE	2 GAL.		12" O.C.	40% @ 12" o.c.	169
	Iv	IRIS VERSICOLOR	BLUE FLAG	2 GAL.		18" O.C.	15% @ 18" o.c.	95
	Sh2	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 GAL.		18" O.C.	30% @ 18" o.c.	132
		SHADED CREEK						716 SF
	An	ANEMONE CANADENSIS	CANADIAN ANEMONE	2 GAL.		12" O.C.	10% @ 12" o.c.	75
	Ca3	CAREX AMPHIBOLA	CREEK SEDGE	1 GAL.		12" O.C.	50% @ 12" o.c.	372
	Lb	LIGULARIA DENTATA	BIGLEAF LIGULARIA	2 GAL.		18" O.C.	15% @ 18" o.c.	33
	Pa	POLYGONATUM X 'PRINCE CHARMING'	PRINCE CHARMING SOLOMON'S SEAL	2 GAL.		18" O.C.	10% @ 18" o.c.	47
	Pa	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	2 GAL.		15" O.C.	10% @ 15" o.c.	47
	Th	THELYPTERIS OVATA LINDHEIMERI	LINDHEIMER'S MARSH FERN	2 GAL.		18" O.C.	10% @ 18" o.c.	47
		SHADED WOODLAND						216 SF
	Cp3	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.		12" O.C.	50% @ 12" o.c.	112
	Mi	MAYTENUS LAEVIGATA	WHITE CINAMMON	2 GAL.		24" O.C.	10% @ 24" o.c.	5
	Pa3	PACKERA AUREA	GOLDEN GROUNDSEL	2 GAL.		12" O.C.	25% @ 12" o.c.	55
	Pa2	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	2 GAL.		18" O.C.	15% @ 18" o.c.	14
		COASTAL GRASSLAND						43 SF
	As	ASCLEPIAS INCARNATA	SWAMP MILKWEED	2 GAL.		18" O.C.	7.5% @ 18" o.c.	1
	By	BAPTISIA X 'BLUE BUBBLY'	DECADENCE® BLUE BUBBLY FALSE INDIGO	2 GAL.		24" O.C.	7.5% @ 24" o.c.	1
	Ls	LIATRIS SPICATA	BLAZING STAR	2 GAL.		18" O.C.	7.5% @ 18" o.c.	1
	Sc2	SCHIZACHYRIUM LITTORALE	COASTAL LITTLE BLUESTEM	2 GAL.		18" O.C.	75% @ 18" o.c.	13
	Sf	SOLIDAGO FLEXICAULIS	ZIGZAG GOLDENROD	2 GAL.		18" O.C.	7.5% @ 18" o.c.	1
		SCREENING FOREST						1,892 SF
	Cp4	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.		12" O.C.	40% @ 12" o.c.	787
	Pv3	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.		18" O.C.	20% @ 18" o.c.	175
	Ph2	PENSTEMON HIRSUTUS	HAIRY BEARDTONGUE	2 GAL.		18" O.C.	20% @ 18" o.c.	175
	Sh	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 GAL.		18" O.C.	20% @ 18" o.c.	175

TOTAL 4,780 SF

LEGEND

GENERAL

- ACCESS POINTS (RESIDENTIAL, RETAIL / COMMUNITY FACILITY, PARKING / LOADING)
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- EASEMENT
- SHORELINE / MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- BOUNDARY OF DEC JURISDICTION

WATERFRONT PUBLIC ACCESS AREA

- SPW — SHORE PUBLIC WALKWAY (22,835 SF)
- UC — UPLAND CONNECTION (TOTAL 11,361 SF) UC1 (9,540 SF) + UC2 (1,821 SF)
- PAA — PUBLIC ACCESS AREA (TOTAL 11,187 SF) PAA1 (6,675 SF) + PAA2 (1,715 SF) +PAA3 (672 SF) + PAA4 (2,125 SF)
- 12' CLEAR PRIMARY PATH
- 6' CLEAR SECONDARY PATH
- 15' ENTRY ZONE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- WATER AT MHW (REPRESENTS THE EAST RIVER AT MHW LEVEL)
- PROPOSED PLANTING, SEE L-906

NOTES:

1. Applicant's stamp and seal correspond to information regarding the zoning lot. Information regarding the surrounding properties and area outside the WPAA is for illustrative purposes only.
2. Building, building entrances, Quay Street sidewalk layout, and open space areas outside of the WPAA are shown for illustrative purposes only.
3. Similar plant species may be selected at discretion of landscape architect.
4. Similar materials and models can be used for all furniture, light fixtures, and site furnishings at discretion of landscape architect.

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS	
GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2628
ARCHITECT	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER	LANGAN 360 Hudson 360 Park Ave South New York, NY 10010-2727 T+ 212 479 5400
SURVEY	MONTROSE SURVEYING CO., LLP 1 M 22 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 849 0900
LIGHTING DESIGNER	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
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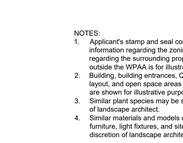
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL



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DCP

SHEET NAME

PLANTING PLAN

PROJECT NO	SHEET NO
2348	L-600
SCALE	
1" = 30'-0"	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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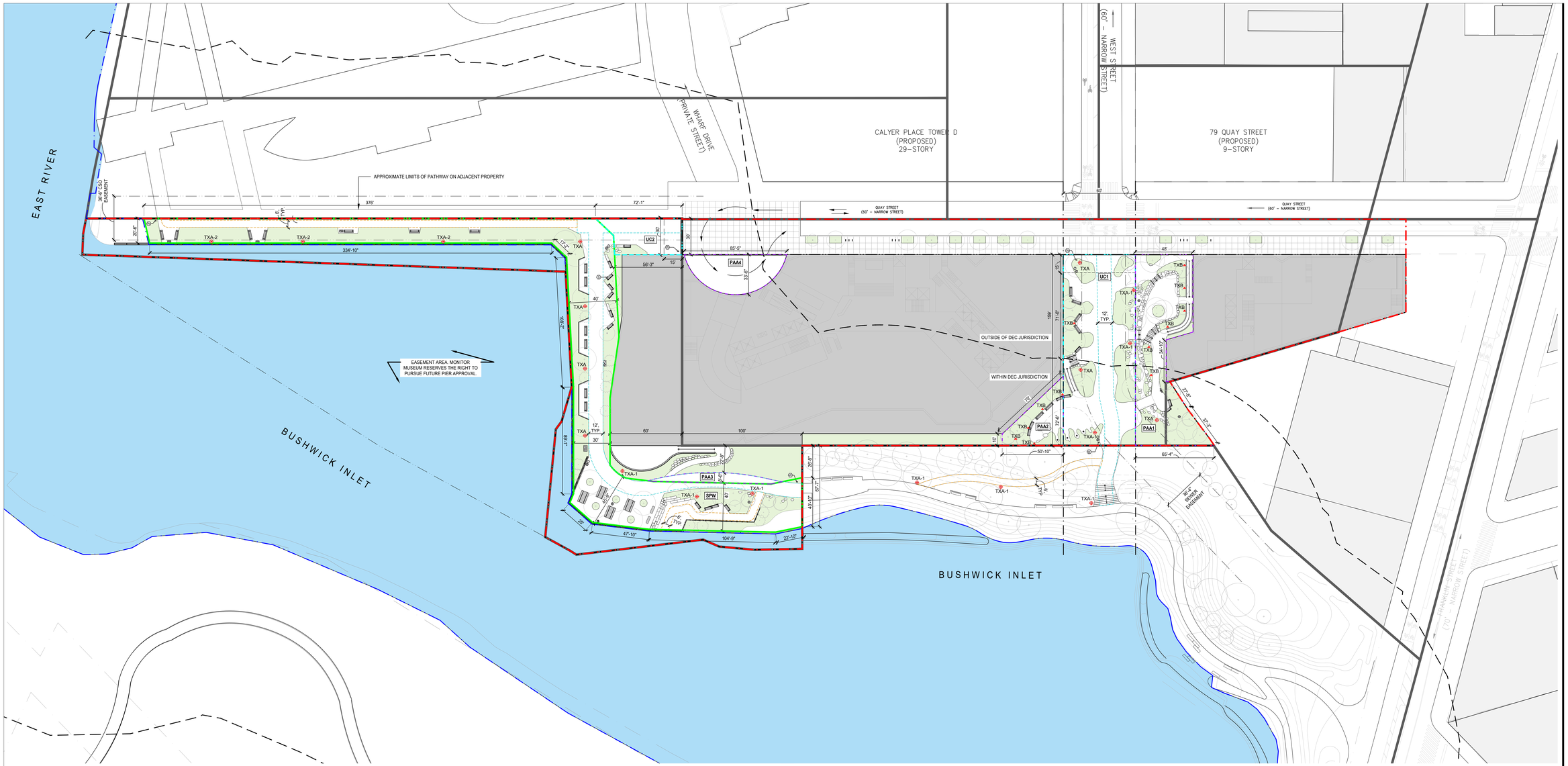

FIXTURE ID / QUANTITY	CATALOG NUMBERS	MANUF / REP CONTACT INFORMATION	FIXTURE DESCRIPTION	LAMP: SOURCE	LAMP: LUMENS	LAMP: CCT	LAMP: CRI	INPUT: WATTS/FIXTURE	INPUT: VOLTAGE	INPUT: DRIVER/LAMP(S)	CONTROL: DIMMING	CONTROL: DIMMING SYSTEM	CONTROL: DIMMING PROTOCOL
TXA 7	Lumec ENDEAVOR Lumec's CANN-RD-60MG350R-SC FC-C-RLES-120-TN3-(finish) Pole - APR53-S1-T-(Finish)	Rep - Arthur Gallimberti Arthur@MonroLighting.com (917) 699-1348 https://www.electricalgreg.com	18ft tall LED pole light with one (1) lantern, 351-5lf 48w 4,151-5lf 1aft pole mtg, 5.2" dia x 19ft tall pole with 1-1/2" dia base, Type III asymmetric light distribution. Clear polycarbonate globe finish. Provide with Greenpoint standard finish approved by NYC DOT. Architect to verify.	LED	5393	4K	70CRI	50 W	120-277V	3000K	-	0-10V	10-100%
	NOTES:		INSTALLATION:	Structural Engineer / Landscape Architect to provide base footing and foundation detail for pole as coordinated with base detail type (per Architect) and site specific wind conditions.									
	ATTIC STOCK:		INSTALLATION:	Proper foundation support and drainage must be provided for the luminaire to assure a stable and acceptable installation.									
	ALTERNATES:												
	WARRANTY:												
TXA-1 9	Lumec ENDEAVOR Lumec's CANN-RD-60MG350R-SC FC-C-RLES-120-TN3-(finish) Pole - APR53-S1-T-(Finish)	Rep - Arthur Gallimberti Arthur@MonroLighting.com (917) 699-1348 https://www.electricalgreg.com	Same as TXA except with Type 5 light distribution.	LED	4858	4K	70CRI	50 W	120-277V	3000K	-	0-10V	10-100%
	NOTES:		INSTALLATION:	Structural Engineer / Landscape Architect to provide base footing and foundation detail for pole as coordinated with base detail type (per Architect) and site specific wind conditions. Manufacturer to provide fixture EPA, as required for mounting detail calculation.									
	ATTIC STOCK:		INSTALLATION:	Proper foundation support and drainage must be provided for the luminaire to assure a stable and acceptable installation.									
	ALTERNATES:												
	WARRANTY:												

FIXTURE ID / QUANTITY	CATALOG NUMBERS	MANUF / REP CONTACT INFORMATION	FIXTURE DESCRIPTION	LAMP: SOURCE	LAMP: LUMENS	LAMP: CCT	LAMP: CRI	INPUT: WATTS/FIXTURE	INPUT: VOLTAGE	INPUT: DRIVER/LAMP(S)	CONTROL: DIMMING	CONTROL: DIMMING SYSTEM	CONTROL: DIMMING PROTOCOL
TXA-2 3	Lumec ENDEAVOR Lumec's CANN-RD-60MG350R-SC FC-C-RLES-120-TN3-(finish) Pole - APR53-S1-T-(Finish)	Rep - Arthur Gallimberti Arthur@MonroLighting.com (917) 699-1348 https://www.electricalgreg.com	Same as TXA except with house side shield.	LED	5393	4K	70CRI	50 W	120-277V	3000K	-	0-10V	10-100%
	NOTES:		INSTALLATION:	Structural Engineer / Landscape Architect to provide base footing and foundation detail for pole as coordinated with base detail type (per Architect) and site specific wind conditions.									
	ATTIC STOCK:		INSTALLATION:	Proper foundation support and drainage must be provided for the luminaire to assure a stable and acceptable installation.									
	ALTERNATES:												
	WARRANTY:												
TXB 12	Bega POWER BOLLARD Lumec's CASTOR APT 042 LED SKU:AMS-TO-4ACTLH-HP-PC	Rep - Arthur Gallimberti Arthur@MonroLighting.com (917) 699-1348	Custom 39" tall LED bollard matching lumen output and light distribution of the Greenpoint standard metal halide fixture approved by NYC DOT. 6.3inch dia base x 39 inch tall pole with 1-1/2" dia base. Type III asymmetric optics,clear of die-cast marine grade aluminum alloy. Cast aluminum base plate. LED source to match lumen output and light distribution of the original metal halide fixture. Provide with Greenpoint standard finish approved by NYC DOT. Architect to verify.	LED	3400	4K	3000K	70+	35 W	120-277V	3000K	-	0-10V	10-100%
	NOTES:		INSTALLATION:	Structural Engineer / Landscape Architect to provide base footing and foundation detail for pole as coordinated with base detail type (per Architect) and site specific wind conditions. Manufacturer to provide fixture EPA, as required for mounting detail calculation.									
	ATTIC STOCK:		INSTALLATION:	Proper foundation support and drainage must be provided for the luminaire to assure a stable and acceptable installation.									
	ALTERNATES:												
	WARRANTY:												

SYMBOL	FIXTURE TYPE	DESCRIPTION	QUANTITY
	TXA	14' TALL LED LIGHT POLE WITH TYPE 3 LIGHT DISTRIBUTION	7
	TXA–1	14' TALL LED LIGHT POLE WITH TYPE 5 LIGHT DISTRIBUTION	9
	TXA–2	14' TALL LED LIGHT POLE WITH TYPE 3 LIGHT DISTRIBUTION AND WITH HOUSING SHIELD	3
	TXB	3' TALL LED BOLLARD LIGHT	12

LEGEND

GENERAL

- RESIDENTIAL / RETAIL / COMMUNITY FACILITY / PARKING / LOADING — ACCESS POINTS
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- EASEMENT
- SHORELINE / MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- BOUNDARY OF DEC JURISDICTION

TREE LEGEND

- PROPOSED TREE TRUNK
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE

WATERFRONT PUBLIC ACCESS AREA

- SPW — SHORE PUBLIC WALKWAY (22,835 SF)
- UC — UPLAND CONNECTION (TOTAL 11,361 SF) UC1 (9,540 SF) + UC2 (1,821 SF)
- PAA — PUBLIC ACCESS AREA (TOTAL 11,187 SF) PAA1 (6,675 SF) + PAA2 (1,715 SF) +PAA3 (672 SF) + PAA4 (2,125 SF)
- 12' CLEAR PRIMARY PATH
- 6' CLEAR SECONDARY PATH
- 15' ENTRY ZONE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- WATER AT MHW (REPRESENTS THE EAST RIVER AT MHW LEVEL)
- PROPOSED PLANTING, SEE L-906

NOTES:
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4. Similar materials and models can be used for all furniture, light fixtures, and site furnishings at discretion of landscape architect.

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT SCAPE	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2628
ARCHITECT fxcollaborative	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY HERBERT SMITH FREEHILLS KRAMER	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER LANGAN	LANGAN 360 Hudson Street New York, New York, NY 10001-2727 T+ 212 479 5400
SURVEY MONTROSE SURVEYING CO., LLP	MONTROSE SURVEYING CO., LLP 1 W 22 METROPOLITAN AVE RICHMOND HILL, NY1418-1090 T+ 718 845 0900
LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 5, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA 1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL



NOT FOR CONSTRUCTION

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DCP

SHEET NAME

EXTERIOR LIGHTING PLAN

PROJECT NO	SHEET NO
2348	L-700
SCALE	
1" = 30'-0"	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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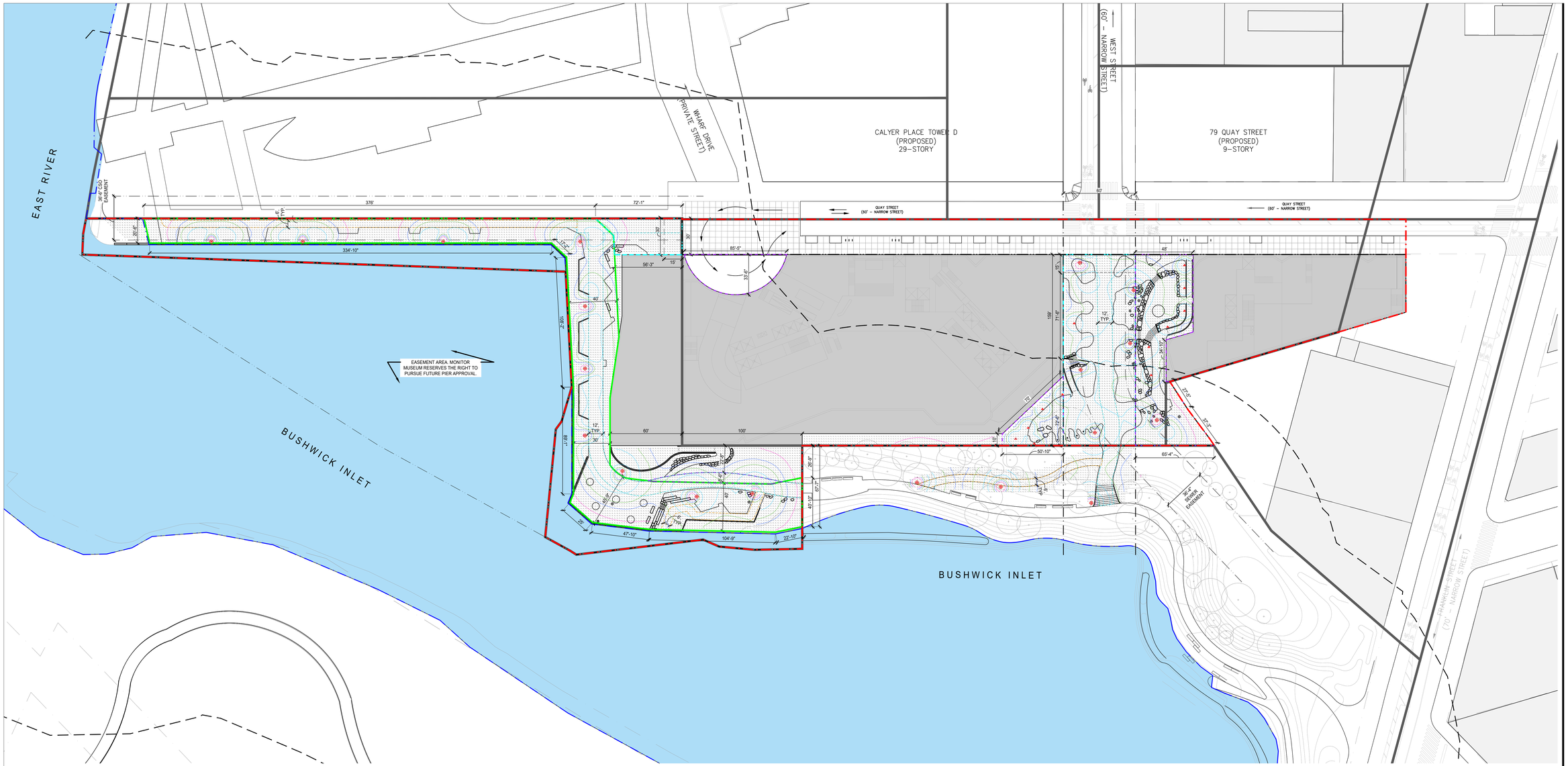

SYMBOL	FIXTURE TYPE	DESCRIPTION	QUANTITY
	TXA	14' TALL LED LIGHT POLE WITH TYPE 3 LIGHT DISTRIBUTION	7
	TXA–1	14' TALL LED LIGHT POLE WITH TYPE 5 LIGHT DISTRIBUTION	9
	TXA–2	14' TALL LED LIGHT POLE WITH TYPE 3 LIGHT DISTRIBUTION AND WITH HOUSING SHIELD	3
	TXB	3' TALL LED BOLLARD LIGHT	12

LEGEND

- ILLUMINANCE ISOLINE OF 0.2fc
- ILLUMINANCE ISOLINE OF 0.4fc
- ILLUMINANCE ISOLINE OF 0.6fc
- ILLUMINANCE ISOLINE OF 1.0fc

	REQUIRED ILLUMINATION AT WPAA AREA		PROVIDED ILLUMINATION AT WPAA AREA	
METRIC	WALKABLE AREA	ALL OTHER AREAS	WALKABLE AREA	ALL OTHER AREAS
AVG	NO GREATER THAN 1 fc	–	0.74 fc	0.72 fc
MAX	–	–	3.0 fc	4.7 fc
MIN	NO LESS THAN 0.2 fc	0.2 fc	0.0 fc (in panhandle easement area)	0.0 fc (in panhandle easement area)
MAX : MIN	–	–	N.A.	N.A.
AVG : MIN	NO GREATER THAN 10 : 1	NO GREATER THAN 10 : 1	N.A.	N.A.

LEGEND

GENERAL

- ACCESS POINTS (RESIDENTIAL, RETAIL / COMMUNITY FACILITY, PARKING / LOADING)
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- EASEMEMT
- SHORELINE / MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- BOUNDARY OF DEC JURISDICTION

WATERFRONT PUBLIC ACCESS AREA

- SHORE PUBLIC WALKWAY (22,835 SF)
- UPLAND CONNECTION (TOTAL 11,361 SF) UC1 (9,540 SF) + UC2 (1,821 SF)
- PUBLIC ACCESS AREA (TOTAL 11,187 SF) PAA1 (6,675 SF) + PAA2 (1,715 SF) +PAA3 (672 SF) + PAA4 (2,125 SF)
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SCALE: 1" = 30'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



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ARCHITECT fxcollaborative	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY HERBERT SMITH FREEHILLS KRAMER	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER LANGAN	LANGAN 360 Hamilton 360 Park Ave South New York, NY NY 10001-2727 T+ 212 479 5400
SURVEY MONTROSE SURVEYING CO., LLP.	MONTROSE SURVEYING CO., LLP 1 M 22 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 849 0900
LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
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3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL

REGISTERED LANDSCAPE ARCHITECT — SHAWN DONNELLY — 2568-1 — STATE OF NEW YORK

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DCP

SHEET NAME

PHOTOMETRIC PLAN

PROJECT NO	SHEET NO
2348	L-750
SCALE	
1" = 30'-0"	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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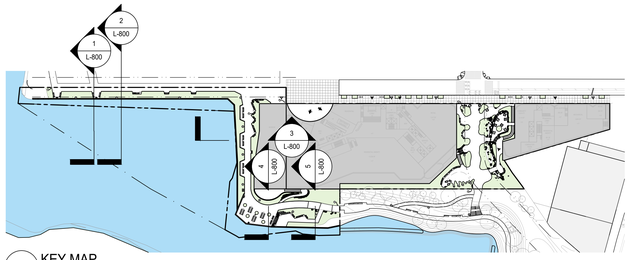
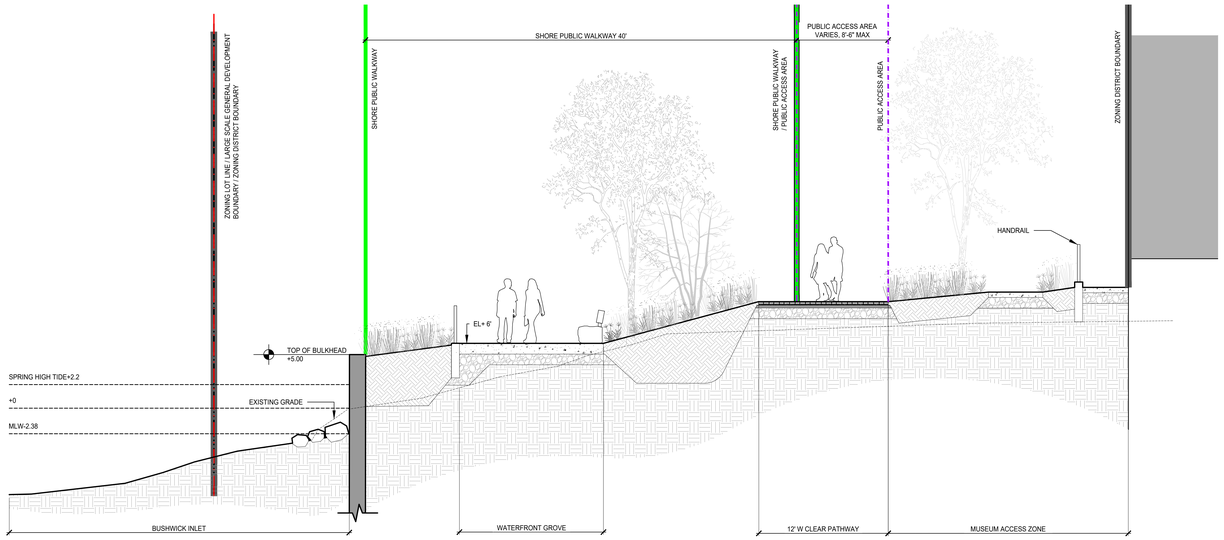


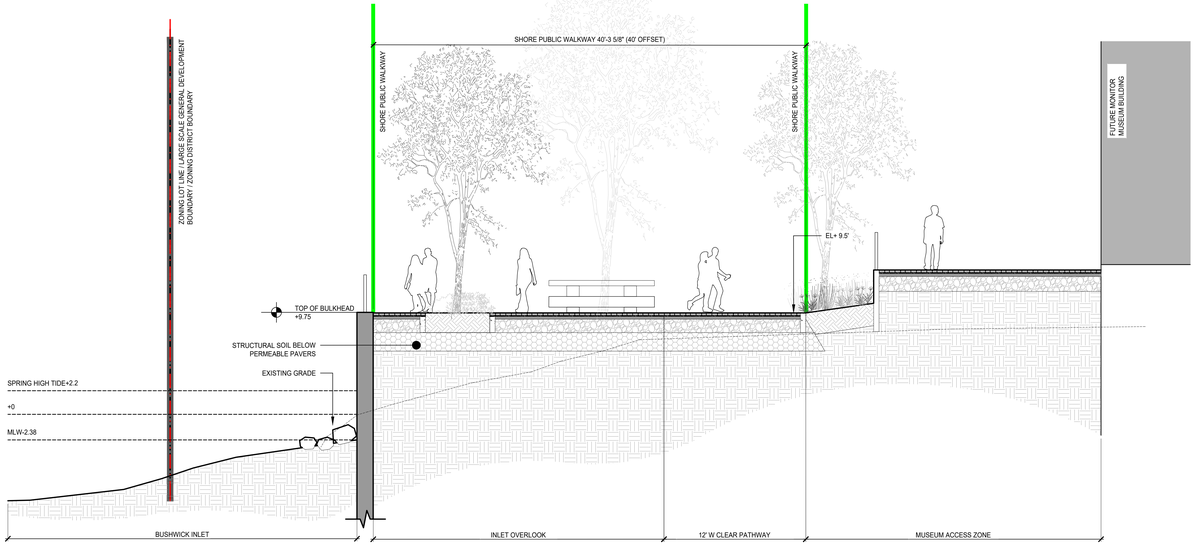
- KEY MAP
SCALE: 1" = 100'-0"

LEGEND

- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- EASEMENT
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA



5 WATERFRONT GROVE SECTION
SCALE: 1" = 5'-0"



4 INLET OVERLOOK SECTION
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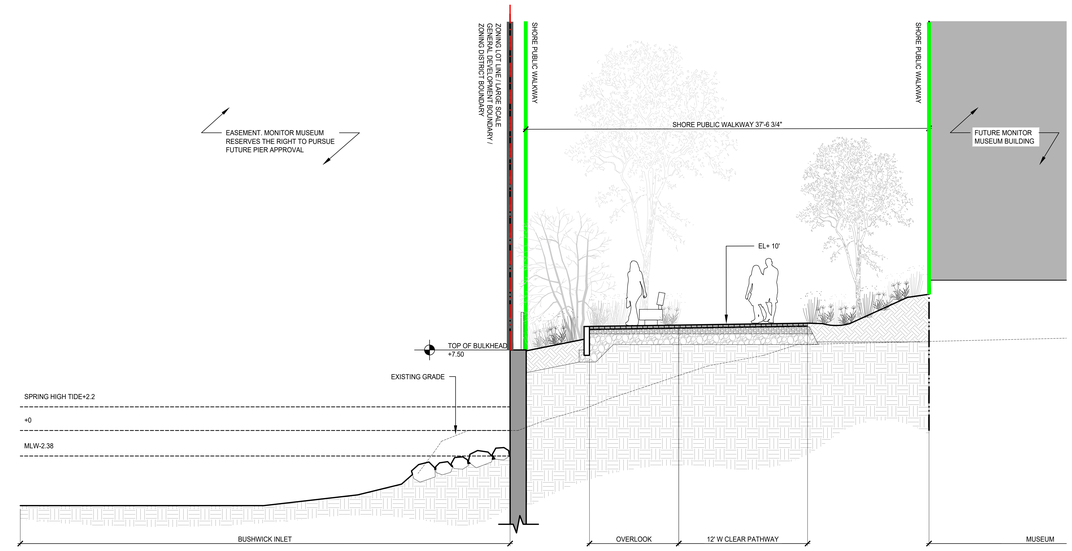

3 WEST SHORE SECTION
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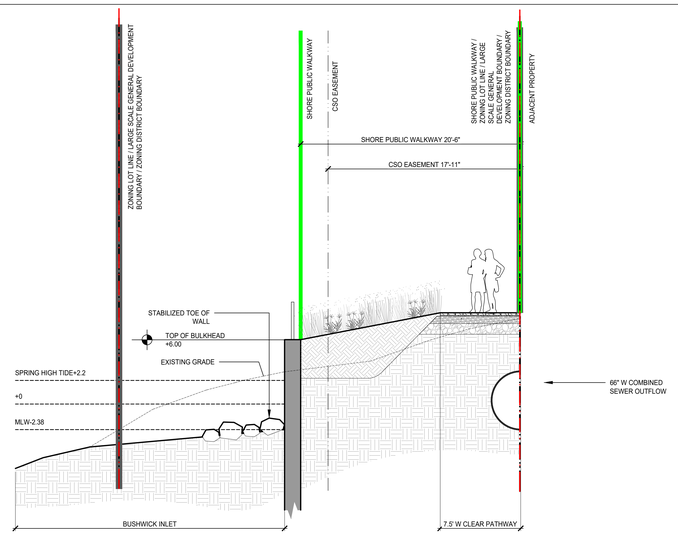
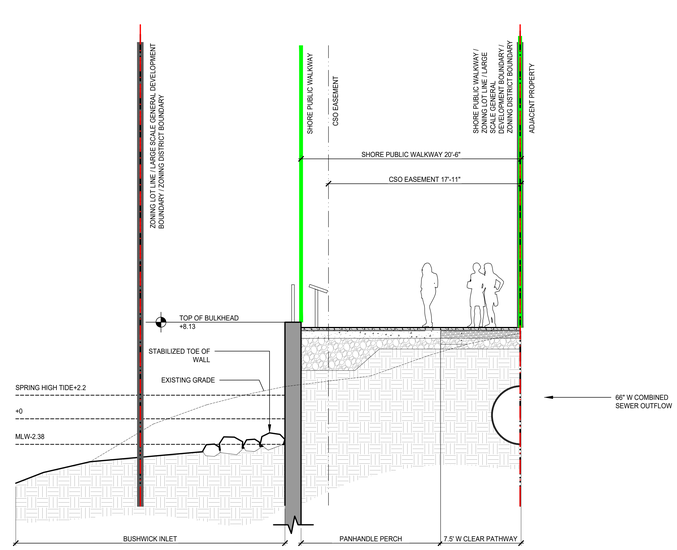


2 PANHANDLE TYPICAL SECTION
SCALE: 1" = 5'-0"



1 PANHANDLE PERCH SECTION
SCALE: 1" = 5'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



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1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL

REGISTERED LANDSCAPE ARCHITECT · JOHN DONAGHY · 2368-1 · STATE OF NEW YORK

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DCP

SHEET NAME

SECTIONS

PROJECT NO	SHEET NO
2348	
SCALE	
AS NOTED	
DRAWN BY	
SCAPE	L-800
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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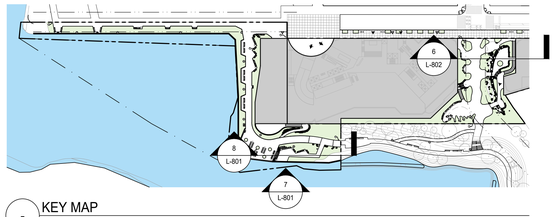
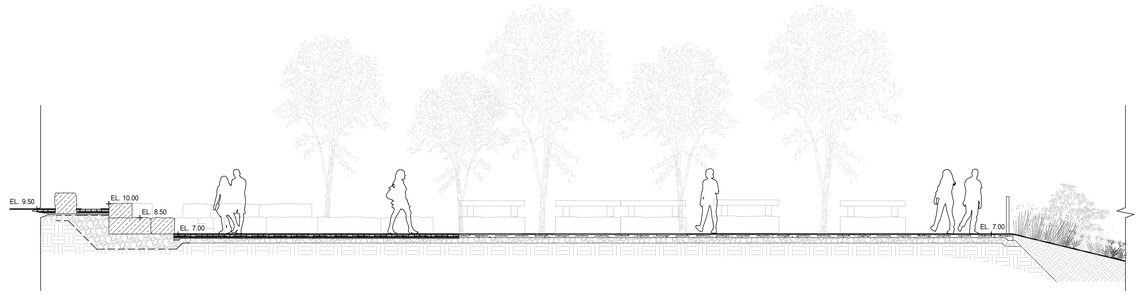


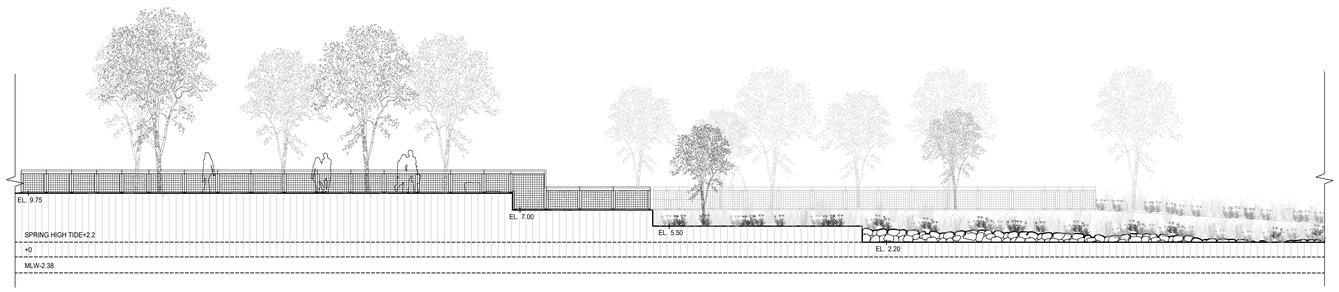
KEY MAP
SCALE: 1" = 100'-0"

LEGEND

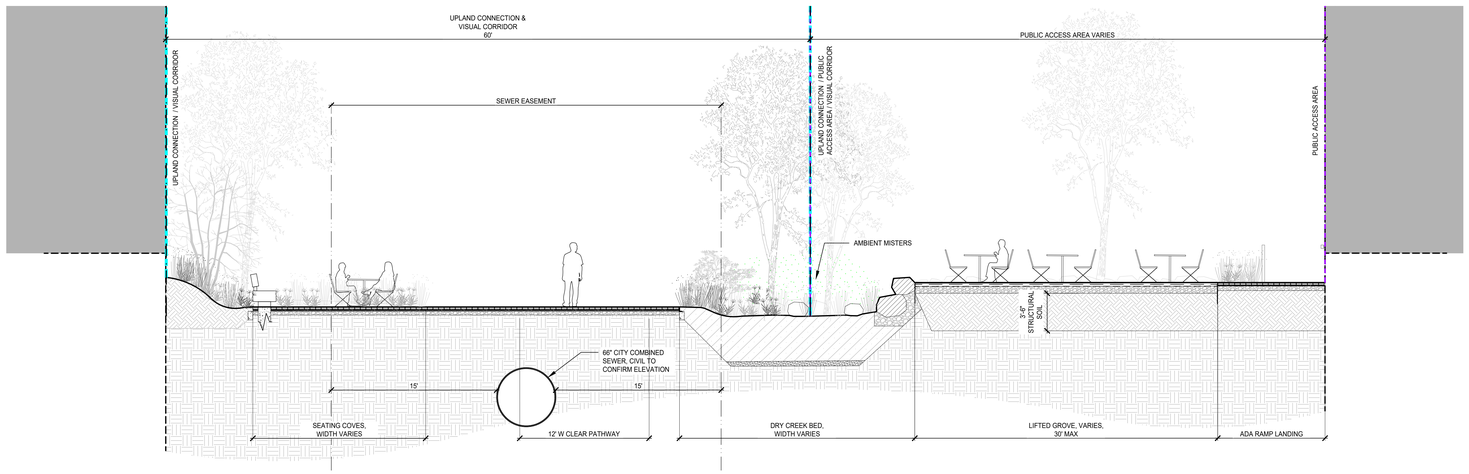
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- EASEMENT
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA



8 OUTDOOR CLASSROOM SECTION
SCALE: 1" = 5'



7 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 PORTAL SECTION
SCALE: 1" = 5'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS
GO QUAY, LLC
MTA, AN AFFILIATE OF NYCTA

LOT 1
MTA, AN AFFILIATE OF NYCTA

CLIENT/ PROPERTY OWNER LOT 25
GREENPOINT MONITOR MUSEUM
56 QUAY STREET
BROOKLYN, NY 10007

LANDSCAPE ARCHITECT
SCAPE LANDSCAPE ARCHITECTURE DPC
277 BROADWAY 9th FLOOR
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fxcollaborative
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NY 11201
T+ 212 627 1700

LAND USE ATTORNEY
HERBERT SMITH FREEHILLS KRAMER
HERBERT SMITH FREEHILLS KRAMER
1177 6th Ave
New York, NY 10036
T+ 212 715-9100

CIVIL/MARINE ENGINEER
LANGAN
LANGAN
360 Hudson Street
New York, New York, NY 10001-2727
T+ 212 479 5400

SURVEY
MONTROSE SURVEYING CO., LLP.
MONTROSE SURVEYING CO., LLP
114-22 METROPOLITAN AVE
RICHMOND HILL, NY11418-1090
T+ 718 845 0900

LIGHTING DESIGNER
TILLOTSON DESIGN ASSOCIATES
TILLOTSON DESIGN ASSOCIATES
40 Worth St #703
New York, NY 10013
T+ 212 675-7760

NUMBER	DATE	ISSUE
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1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL

REGISTERED LANDSCAPE ARCHITECT · JOHN DONNELLY · 2969-1 · STATE OF NEW YORK

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DCP

SHEET NAME

SECTIONS & ELEVATIONS

PROJECT NO 2348
SCALE AS NOTED
DRAWN BY SCAPE
CHECKED BY SCAPE
DATE October 20, 2025

SHEET NO

L-801

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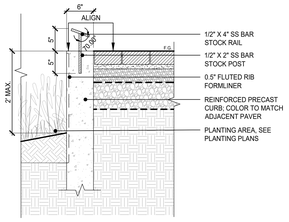
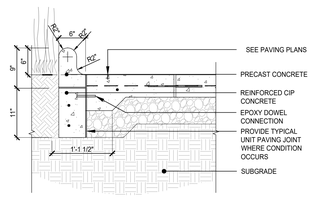
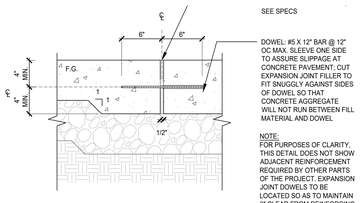


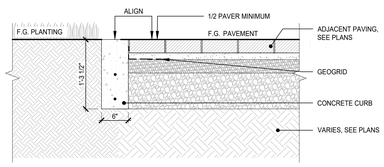
15 CURB AT WATERFRONT PERCH
SCALE: 1" = 1'_XREF(2)



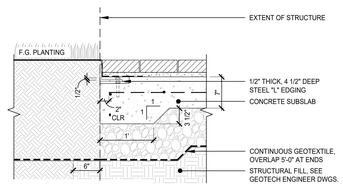
11 CURB AT WATER FEATURE
SCALE: 1" = 1'_XREF(2)



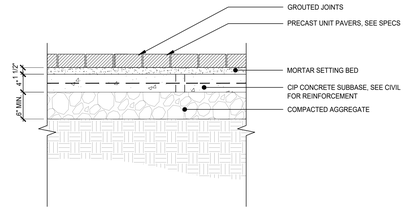
7 TYP. DOWELED EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"_XREF



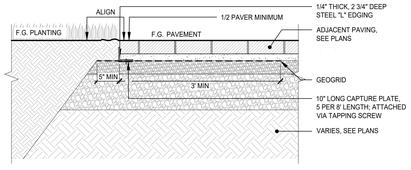
14 WATERFRONT PERMEABLE PAVER EDGE
SCALE: 1" = 1'_XREF(2)



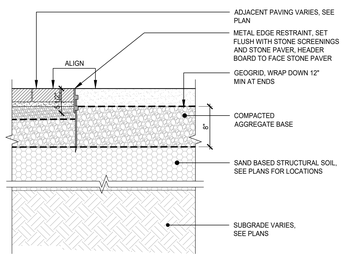
10 PAVING EDGE ON SLAB
SCALE: 1" = 1'_XREF(2)



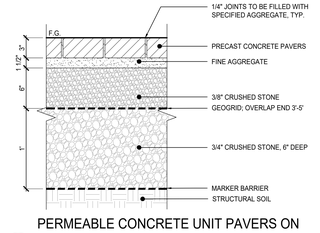
6 CONCRETE UNIT PAVERS ON SLAB
SCALE: 1" = 1'-0"



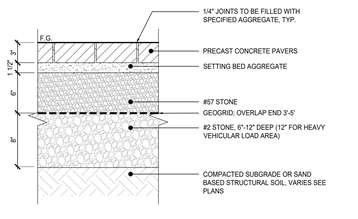
3 PARK PORTAL PERMEABLE PAVER EDGE
SCALE: 1" = 1'_XREF(2)



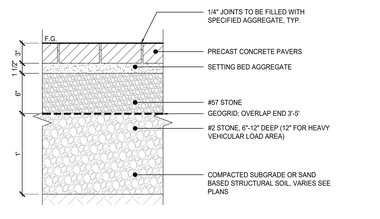
PAVER EDGE AT STABLIZED STONE SCREENING
13 SCALE: 1" = 1'-0"



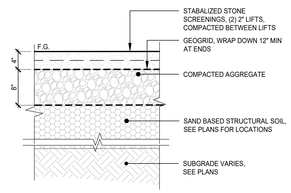
PERMEABLE CONCRETE UNIT PAVERS ON STRUCTURAL SOIL (VEH)
9 SCALE: 1 1/2" = 1'-0"



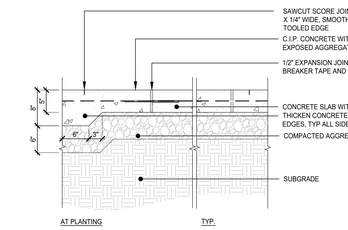
5 PERMEABLE CONCRETE UNIT PAVERS (PEDESTRIAN)
SCALE: 1 1/2" = 1'-0"



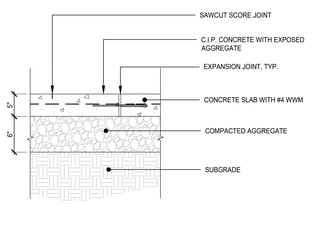
2 PERMEABLE CONCRETE UNIT PAVERS (VEHICULAR)
SCALE: 1 1/2" = 1'-0"



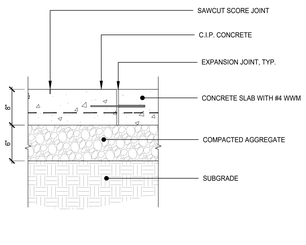
12 STABLIZED STONE SCREENING
SCALE: 1" = 1'-0"



8 C.I.P. CONCRETE PAVING TYPE A (PED)
SCALE: 1" = 1'_XREF(2)



4 C.I.P. CONCRETE PAVING TYPE B (PED)
SCALE: 1" = 1'_XREF(2)



1 C.I.P. CONCRETE PAVING TYPE A (VEHICULAR)
SCALE: 1" = 1'-0"

SCAPE

MONITOR POINT
BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS
GO QUAY, LLC
MTA, AN AFFILIATE OF NYCTA

LOT 1
MTA, AN AFFILIATE OF NYCTA

CLIENT/ PROPERTY OWNER LOT 25
GREENPOINT MONITOR MUSEUM
56 QUAY STREET
BROOKLYN, NY 10007

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TILLOTSON DESIGN ASSOCIATES
TILLOTSON DESIGN ASSOCIATES
40 Worth St #703
New York, NY 10013
T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 6
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL



NOT FOR CONSTRUCTION

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DCP

SHEET NAME

PAVING DETAILS

PROJECT NO 2348
SCALE AS NOTED
DRAWN BY SCAPE
CHECKED BY SCAPE
DATE October 20, 2025

SHEET NO L-900

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NOTES:
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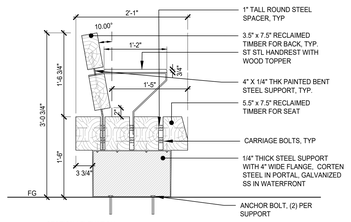
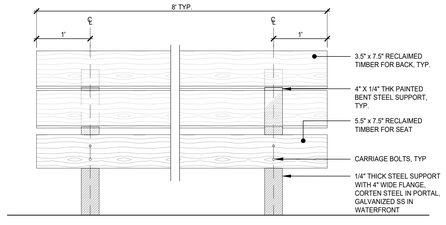
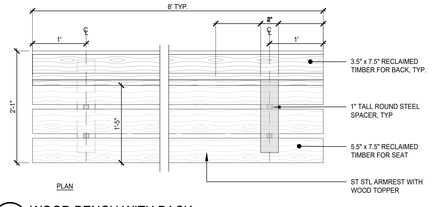
4. Similar materials and models can be used for all furniture, light fixtures, and site furnishings at discretion of landscape architect.



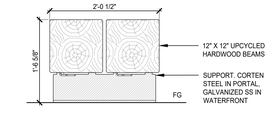
SECTION / ELEVATION



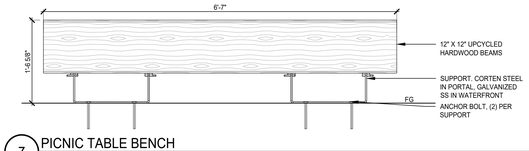


PLAN

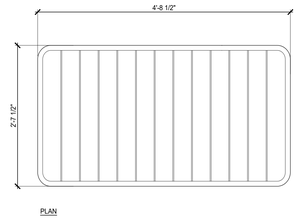
8 WOOD BENCH WITH BACK
SCALE: 1" = 1'-0"



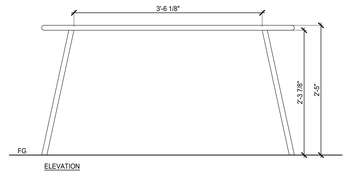
PRODUCT
MANUFACTURER: STREET LIFE
MODEL: DRIFTER BENCH
FINISH: UPCYCLED HARDWOOD AND CORTEN STEEL



7 PICNIC TABLE BENCH
SCALE: 1" = 1'-0"



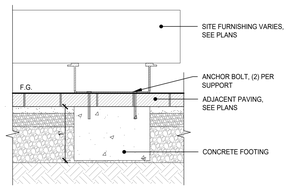
PLAN



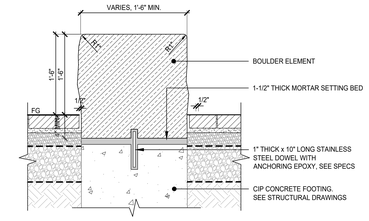
ELEVATION

PRODUCT
MANUFACTURER: FERMOB USA
MODEL: LUXEMBOURG 56x31" TABLE
TYPE: ALUMINUM TABLE WITH POWDERCOAT FINISH
COLOR: OPALINE GREEN

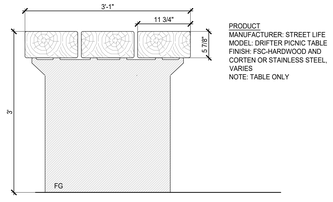
6 MOVEABLE TABLES AND CHAIRS (ADA)
SCALE: 1" = 1'_XREF



5 FIXED SEAT & TABLE MOUNTING
SCALE: 1" = 1'_XREF

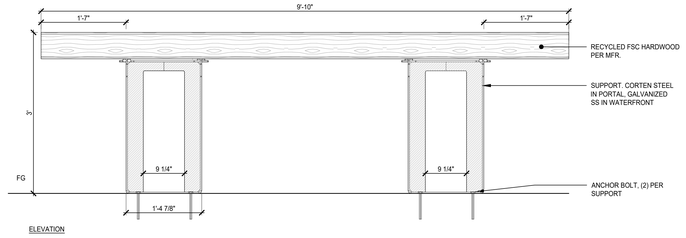


3 STONE BENCH
SCALE: 1" = 1'-0"



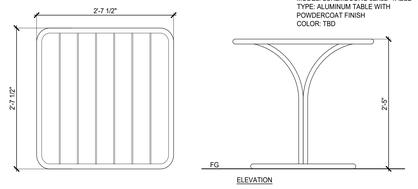
PRODUCT
MANUFACTURER: STREET LIFE
MODEL: DRIFTER PICNIC TABLE
FINISH: FSC-HARDWOOD AND CORTEN OR STAINLESS STEEL, VARIES
NOTE: TABLE ONLY

SECTION



ELEVATION

4 PICNIC TABLE
SCALE: 1" = 1'-0"



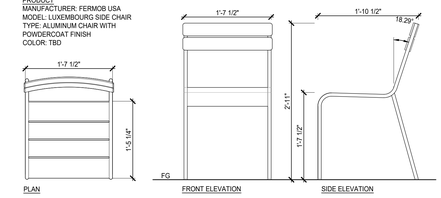
PLAN

ELEVATION

PRODUCT
MANUFACTURER: FERMOB USA
MODEL: LUXEMBOURG 32X32" TABLE
TYPE: ALUMINUM TABLE WITH POWDERCOAT FINISH
COLOR: TBD

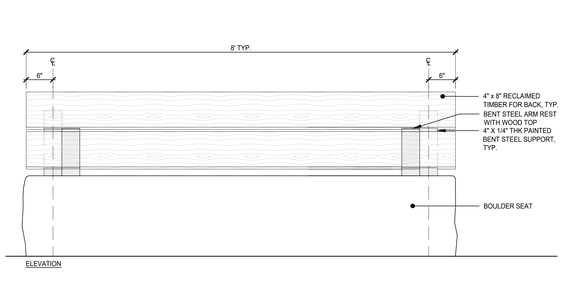
MOVABLE TABLE

PRODUCT
MANUFACTURER: FERMOB USA
MODEL: LUXEMBOURG SIDE CHAIR
TYPE: ALUMINUM CHAIR WITH POWDERCOAT FINISH
COLOR: TBD

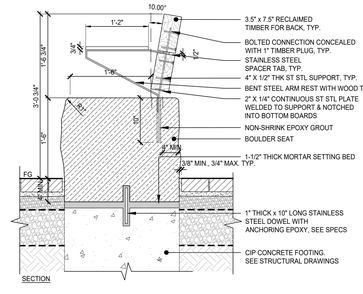


PLAN
FRONT ELEVATION
SIDE ELEVATION

2 MOVEABLE TABLES AND CHAIRS
SCALE: 1" = 1'_XREF



ELEVATION



SECTION

1 STONE BENCH WITH BACK
SCALE: 1" = 1'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS	GQ QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1		MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25		GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT	SCAPE	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2626
ARCHITECT	fxcollaborative	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY	HERRSRT SMITH FREEHILLS KRAMER	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER	LANGAN	LANGAN 360 Hudson Street New York, New York, NY 10001-2727 T+ 212 479 5400
SURVEY	MONTROSE SURVEYING CO., LLP	MONTROSE SURVEYING CO., LLP 1 N 22 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 849 0900
LIGHTING DESIGNER	TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 13, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL:



NOT FOR CONSTRUCTION

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DCP

SHEET NAME

SITE FURNISHING DETAILS

PROJECT NO.	2348
SCALE	AS NOTED
DRAWN BY	SCAPE
CHECKED BY	SCAPE
DATE	October 20, 2025

SHEET NO.

L-901

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NOTES:

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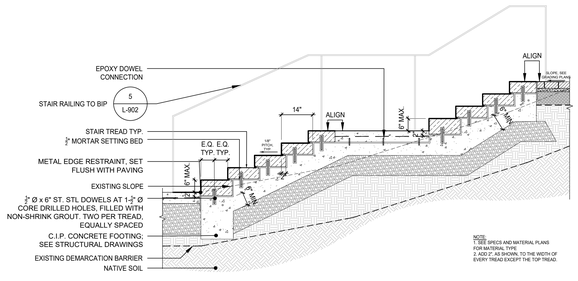
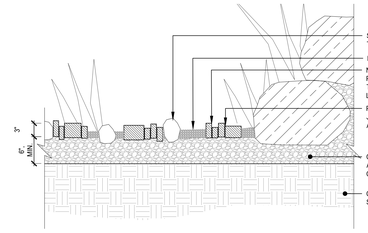
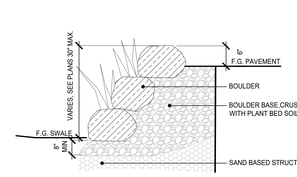
5 STAIR RAILING TO BIP
SCALE: 1/2" = 1'-0"



4 STONE STEPS TO BIP
SCALE: 1/2" = 1'-0"

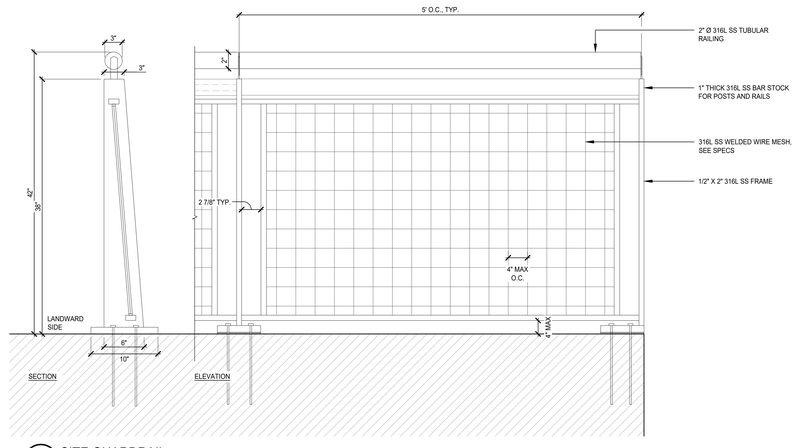


3 PLANTED STONE CREEK BED
SCALE: 1" = 1'_XREF



2 STACKED STONE AT SWALE
SCALE: 1/2" = 1'-0"





1 SITE GUARDRAIL
SCALE: 1-1/2" = 1'

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS
GO QUAY, LLC
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LOT 1
MTA, AN AFFILIATE OF NYCTA

CLIENT/ PROPERTY OWNER LOT 25
GREENPOINT MONITOR MUSEUM
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BROOKLYN, NY 10007

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LAND USE ATTORNEY
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CIVIL/MARINE ENGINEER
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LIGHTING DESIGNER
TILLOTSON DESIGN ASSOCIATES
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New York, NY 10013
T+ 212 675-7760

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2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL

REGISTERED LANDSCAPE ARCHITECT · JOHN DONNELLY · 2368-1 · STATE OF NEW YORK

NOT FOR CONSTRUCTION

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DCP

SHEET NAME

RAILING AND STAIR DETAILS

PROJECT NO	SHEET NO
2348	L-902
SCALE	
AS NOTED	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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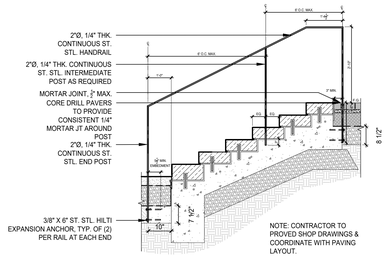
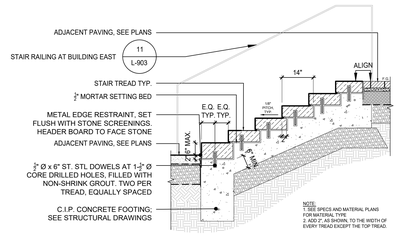
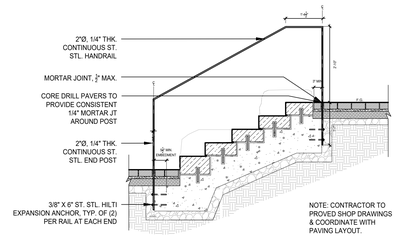


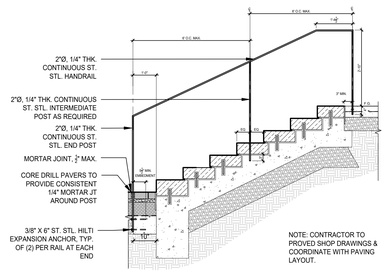
11 STAIR RAILING AT BUILDING EAST
SCALE: 1/2" = 1'-0"



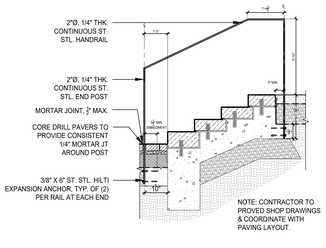
10 STONE STEPS AT BUILDING EAST
SCALE: 1/2" = 1'-0"



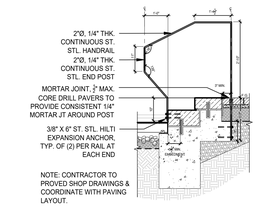
3 STAIR RAILING AT AMPHITHEATER
SCALE: 1/2" = 1'-0"



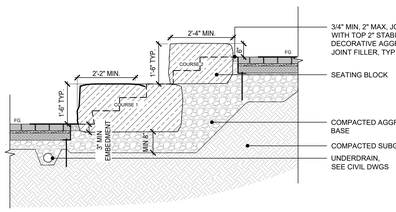
9 STAIR RAILING AT PORTAL WEST
SCALE: 1/2" = 1'-0"



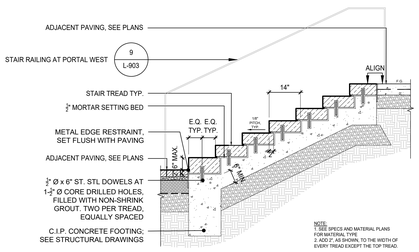
7 STAIR RAILING AT GROVE NORTH
SCALE: 1/2" = 1'-0"



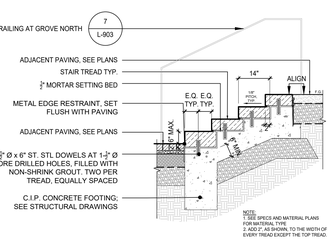
5 STAIR RAIL AT PORTAL EAST
SCALE: 1/2" = 1'-0"



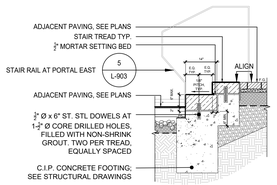
2 STONE SEATING AT AMPHITHEATER
SCALE: 1/2" = 1'-0"



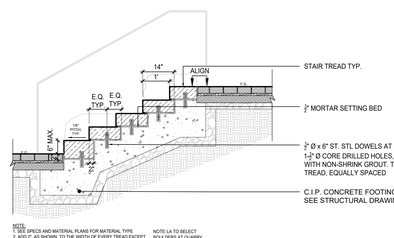
8 STONE STEPS AT PORTAL WEST
SCALE: 1/2" = 1'-0"



6 STONE STEPS AT GROVE NORTH
SCALE: 1/2" = 1'-0"



4 STONE STEPS AT PORTAL EAST
SCALE: 1/2" = 1'-0"


STAIR TREAD TYP.
¾" MORTAR SETTING BED
¾" Ø x 6" ST. STL DOWELS AT 1-¾" Ø CORE DRILLED HOLES, FILLED WITH NON-SHRINK GROUT. TWO PER TREAD, EQUALLY SPACED
C.I.P. CONCRETE FOOTING; SEE STRUCTURAL DRAWINGS
14"
1"
ALIGN
E.Q. E.Q. TYP. TYP.
7" MAX.
NOTE:
1. SEE SPECS AND MATERIAL PLANS FOR MATERIAL TYPE
2. ADD 2", AS SHOWN, TO THE WIDTH OF EVERY TREAD EXCEPT THE TOP TREAD

NOTES:

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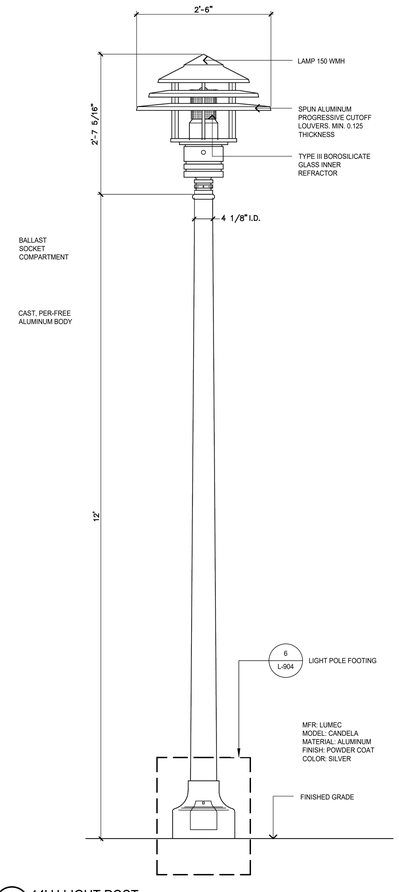
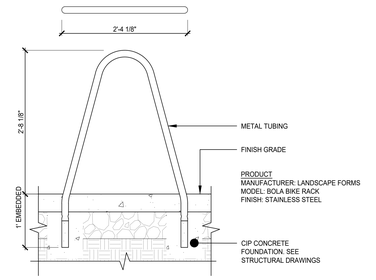
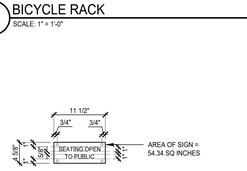


7 14' H LIGHT POST
SCALE: 1" = 1'-0"

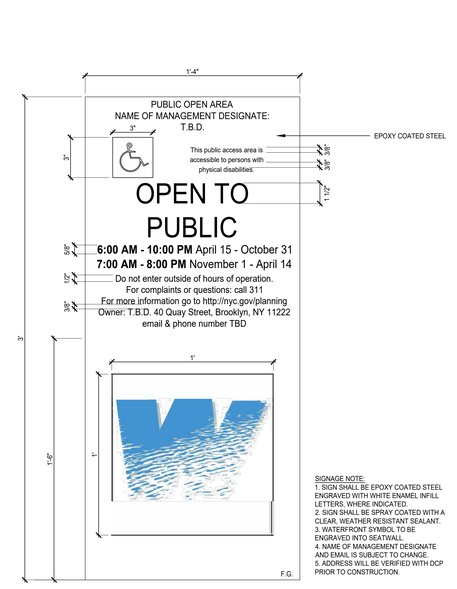


5 BICYCLE RACK
SCALE: 1" = 1'-0"



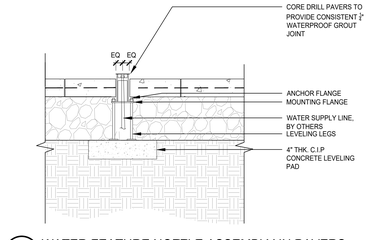
NOTE:
1. SIGNAGE TO BE LOCATED NO GREATER THAN 18" IN HEIGHT
2. 3/16" THK METAL PANEL
3. LETTERING ETCHED AND FILLED WITH COLOR, TBD
4. SIGN SURFACE MOUNTED WITH TAMPER PROOF ATTACHMENTS.
5. SIGN SHALL BE ANGLED FOR VISIBILITY

4 SEATING SIGNAGE
SCALE: 1" = 1'-0"

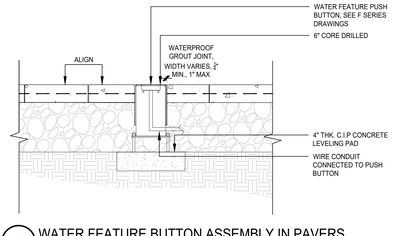


SIGNAGE NOTE:
1. SIGN SHALL BE EPOXY COATED STEEL ENGRAVED WITH WHITE ENAMEL INFILL LETTERS, WHERE INDICATED.
2. SIGN SHALL BE SPRAY COATED WITH A CLEAR, WEATHER RESISTANT SEALANT.
3. WATERFRONT SYMBOL TO BE ENGRAVED INTO SEATWALL.
4. NAME OF MANAGEMENT DESIGNATE AND EMAIL IS SUBJECT TO CHANGE.
5. ADDRESS WILL BE VERIFIED WITH DCP PRIOR TO CONSTRUCTION.

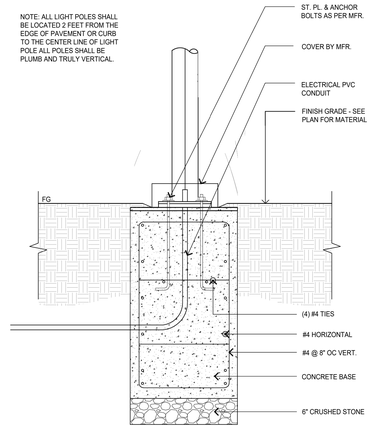
2 WPAA SIGNAGE
SCALE: 3" = 1'-0"



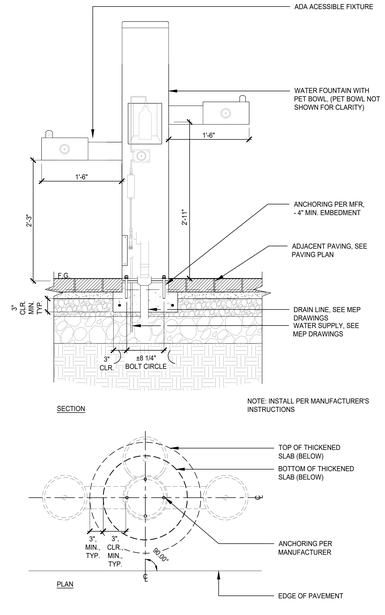
9 WATER FEATURE NOZZLE ASSEMBLY IN PAVERS
SCALE: 1" = 1'_XREF



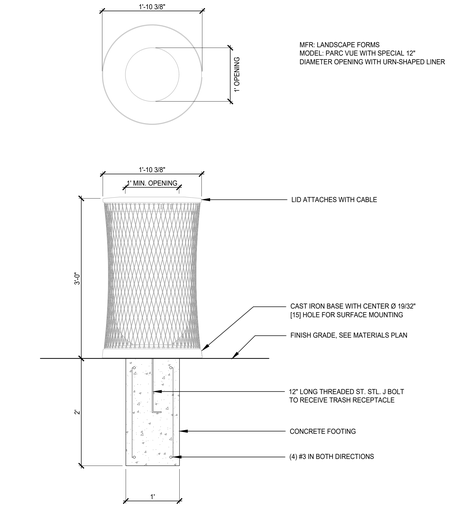
8 WATER FEATURE BUTTON ASSEMBLY IN PAVERS
SCALE: 1" = 1'_XREF



6 LIGHT POLE FOOTING
SCALE: 1" = 1'-0"



3 WATER FOUNTAIN
SCALE: 1" = 1'-0"



1 TRASH RECEPTACLE
SCALE: 1" = 1'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 20

PROPOSED OPEN SPACE
40 AND 50 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 20	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT SCAPE	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2626
ARCHITECT fxcollaborative	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY HERBERT SMITH FREEHILLS KRAMER	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER LANGAN	LANGAN 360 Hudson Street New York, New York, NY 10001-2727 T+ 212 479 5400
SURVEY MONTROSE SURVEYING CO., LLP.	MONTROSE SURVEYING CO., LLP 114-22 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 845 0900
LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL



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DCP

SHEET NAME

SITE DETAILS

PROJECT NO	2348
SCALE	AS NOTED
DRAWN BY	SCAPE
CHECKED BY	SCAPE
DATE	October 20, 2025

SHEET NO

L-904

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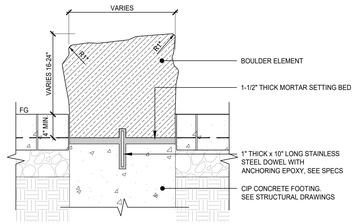
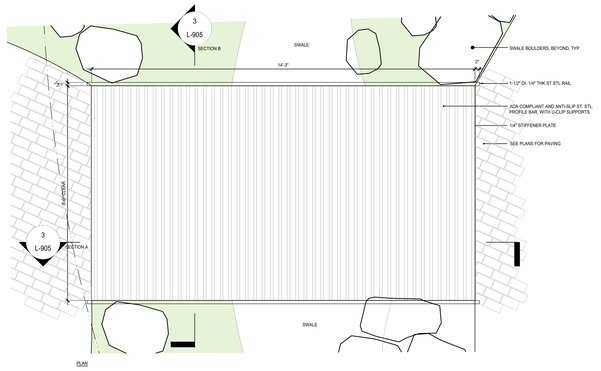
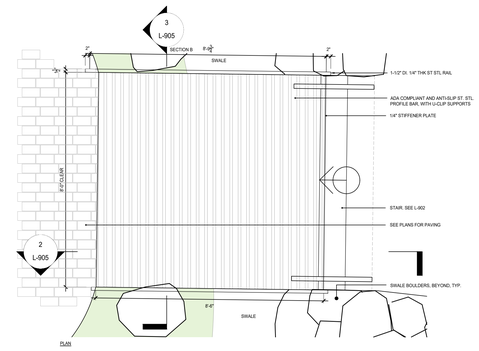
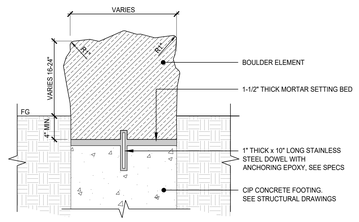


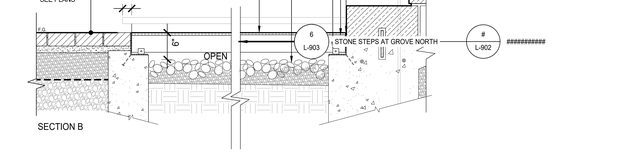
6 BOULDER IN PAVING
SCALE: 1" = 1'_XREF(3)_XREF



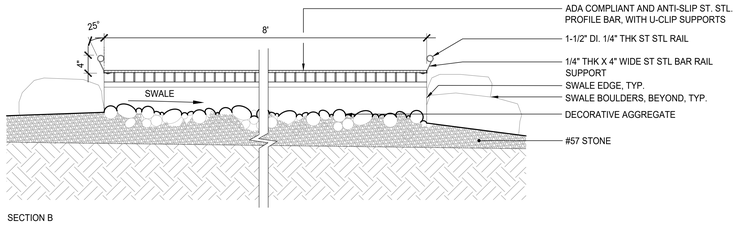




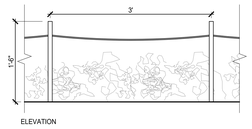
5 BOULDER IN PLANTING
SCALE: 1" = 1'_XREF(3)_XREF



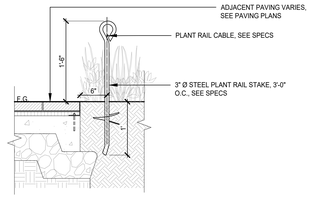
2 STEEL GRATE AT GROVE
SCALE: 1" = 1'_XREF(3)_XREF



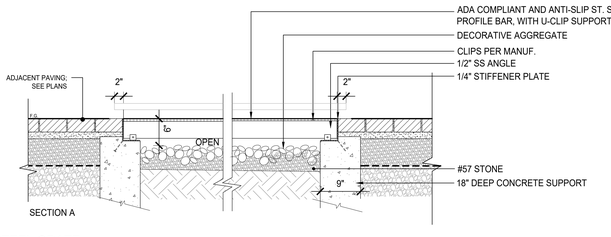
SECTION B



ELEVATION

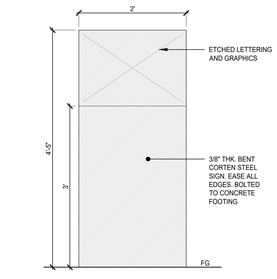


4 PLANT RAIL
SCALE: 1" = 1'-0"



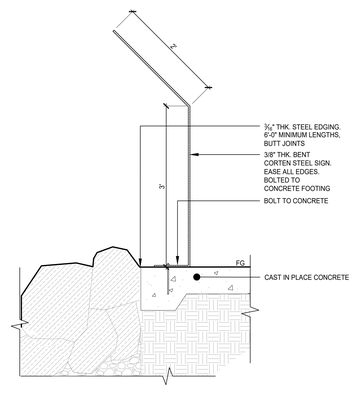
SECTION A

3 STEEL GRATE
SCALE: 1" = 1'_XREF(3)_XREF



ELEVATION

NOTE: FINAL SIZE AND CONTENT OF SIGN TO BE DEVELOPED AT A LATER DATE WITH THE MONITOR MUSEUM



SECTION

1 INTERPRETIVE SIGNAGE
SCALE: 1" = 1'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS	
GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2626
ARCHITECT	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER	LANGAN 360 Hamilton Ave White Plains, New York, NY 10601-2727 T+ 212 479 5400
SURVEY	MONTROSE SURVEYING CO., LLP 114-22 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 846 0900
LIGHTING DESIGNER	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
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5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL

REGISTERED LANDSCAPE ARCHITECT · SHAWN DONNELLY · 2568-1 · STATE OF NEW YORK

NOT FOR CONSTRUCTION

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DCP

SHEET NAME

SITE FURNISHING DETAILS

PROJECT NO	SHEET NO
2348	L-905
SCALE	
AS NOTED	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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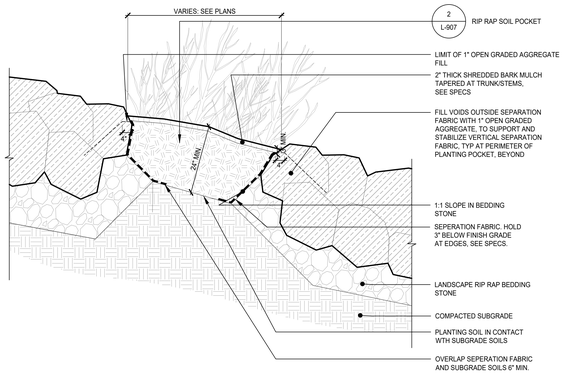
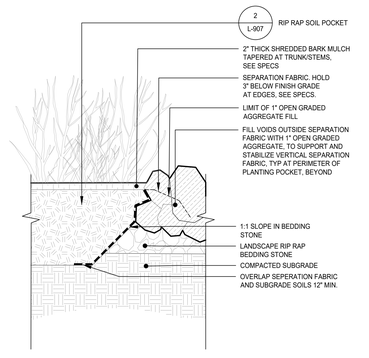
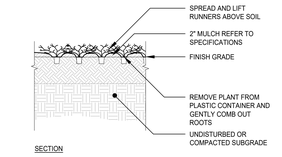


6 PLANTING AT RIP RAP EMBANKMENT
SCALE: 1/2" = 1'-0"

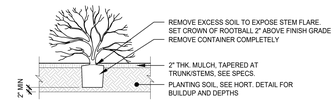


5 PLANTING AT RAISED RIP RAP
SCALE: 1/2" = 1'-0"

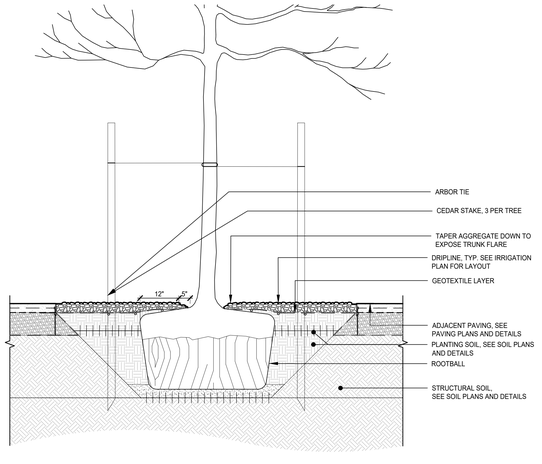


SECTION

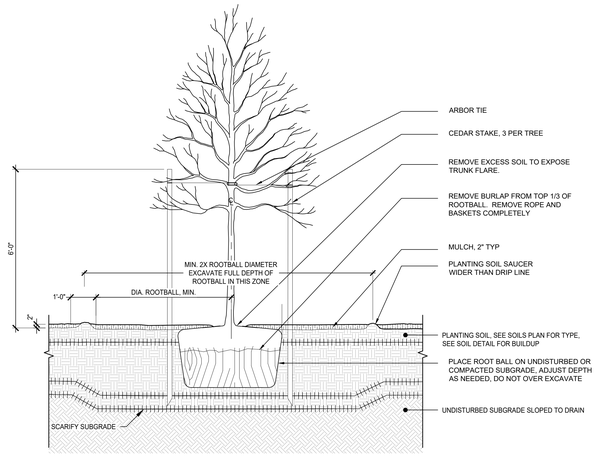
3 GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



4 TREE PLANTING - IN AGGREGATE
SCALE: 1/2" = 1'-0"



1 TREE PLANTING - TYP.
SCALE: 1/2" = 1'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



CO-APPLICANTS GO QUAY, LLC	MTA, AN AFFILIATE OF NYCTA
LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT SCAPE	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 6th FLOOR NEW YORK, NY 10007 T+ 212 462 2626
ARCHITECT fxcollaborative	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY HERBERT SMITH FREEHILLS KRAMER	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER LANGAN	LANGAN 360 Hudson Street New York, New York, NY 10001-2727 T+ 212 479 5400
SURVEY MONTROSE SURVEYING CO., LLP.	MONTROSE SURVEYING CO., LLP 114-20 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 849 0900
LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
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4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DILIA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL



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DCP

SHEET NAME

PLANTING DETAILS

PROJECT NO	SHEET NO
2348	L-906
SCALE	
AS NOTED	
DRAWN BY	
SCAPE	
CHECKED BY	
SCAPE	
DATE	
October 20, 2025	

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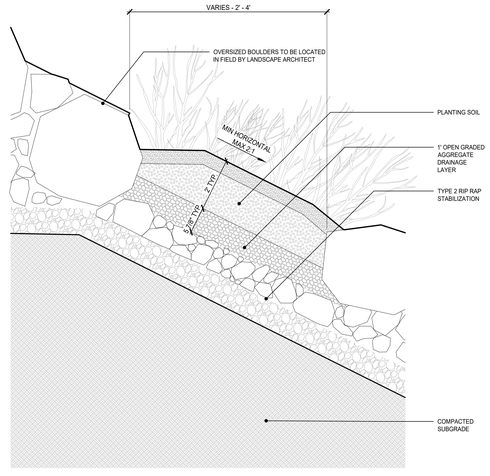
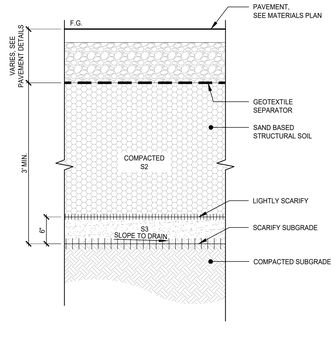
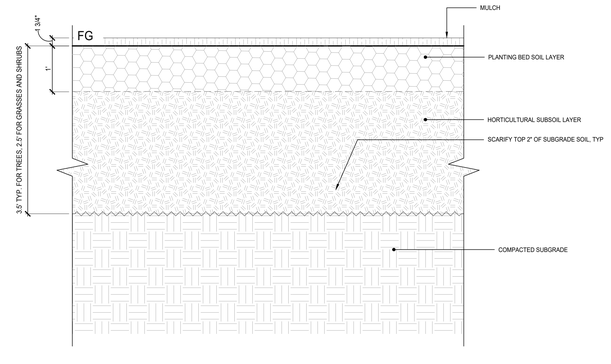


2 RIP RAP SOIL POCKET
SCALE: 1" = 1'-0"



3 SAND BASED STRUCTURAL SOIL BELOW PAVEMENT
SCALE: 1" = 1'-0"



1 HORTICULTURAL SOIL
SCALE: 1" = 1'-0"

SCAPE

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED OPEN SPACE
40 AND 56 QUAY STREET
BROOKLYN, NY
WATERFRONT CERTIFICATION DRAWINGS

KEY PLAN



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LOT 1	MTA, AN AFFILIATE OF NYCTA
CLIENT/ PROPERTY OWNER LOT 25	GREENPOINT MONITOR MUSEUM 56 QUAY STREET BROOKLYN, NY 10007
LANDSCAPE ARCHITECT SCAPE	SCAPE LANDSCAPE ARCHITECTURE DPC 277 BROADWAY 9th FLOOR NEW YORK, NY 10007 T+ 212 462 2626
ARCHITECT fxcollaborative	FX COLLABORATIVE 236 Duffield St, Brooklyn NY 11201 T+ 212 627 1700
LAND USE ATTORNEY HERBERT SMITH FREEHILLS KRAMER	HERBERT SMITH FREEHILLS KRAMER 1177 6th Ave New York, NY 10036 T+ 212 715-9100
CIVIL/MARINE ENGINEER LANGAN	LANGAN 360 Hamilton 8th Floor, New York, NY 10001-2727 T+ 212 479 5400
SURVEY MONTROSE SURVEYING CO., LLP.	MONTROSE SURVEYING CO., LLP 114-20 METROPOLITAN AVE RICHMOND HILL, NY11418-1090 T+ 718 849 0900
LIGHTING DESIGNER TILLOTSON DESIGN ASSOCIATES	TILLOTSON DESIGN ASSOCIATES 40 Worth St #703 New York, NY 10013 T+ 212 675-7760

NUMBER	DATE	ISSUE
8	NOV 20, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 5
7	NOV 6, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 4
6	OCT 27, 2025	WATERFRONT CERTIFICATION DRAWINGS WORKING PACKAGE
5	OCT 22, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 3
4	OCT 21, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 2
3	SEPT 15, 2025	WATERFRONT CERTIFICATION DRAWINGS FLUA 1
2	APR 18, 2025	WATERFRONT CERTIFICATION DRAWINGS DLUA1
1	NOV 27, 2024	SCHEMATIC DESIGN

SEAL



NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

DCP

SHEET NAME

SOIL DETAILS

PROJECT NO	SHEET NO
2348	L-907
SCALE AS NOTED	
DRAWN BY SCAPE	
CHECKED BY SCAPE	
DATE October 20, 2025	

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