RIVER RING

WATERFRONT PUBLIC ACCESS AREA

WILLIAMSBURG, BROOKLYN, NEW YORK

DATE: 2021.08.02

DRAWING INDEX

G SERIES (GENERAL DRAWINGS)

G-001.00	TITLE SHEET	
G-101.00	SURVEY	1"=30'-0"

L-SERIES (LANDSCAPE ARCHITECTURAL DRAWINGS)

L-001.00	WPAA ZONING CALCULATIONS 1	N/A
L-002.00	WPAA ZONING CALCULATIONS 2	N/A
L-003.00	WPAA ZONING CALCULATIONS 3	N/A
L-004.00	WPAA ZONING CALCULATIONS 4	N/A
L-005.00	WPAA ZONING CALCULATIONS 5	N/A
L-006.00	WPAA ZONING CALCULATIONS 6	N/A
L-007.00	WPAA ZONING CALCULATIONS 7	N/A
L-010.00	UPLAND AND SEAWARD LOT CALCULATIONS	N/A
L-100.00	OVERALL WPAA SITE PLAN	1"=25'-0"
L-101.00	WATERFRONT PUBLIC ACCESS AREA DIAGRAM	1"=25'-0"
L-102.00	SPAA ANALYSIS	1"=20'-0"
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L-120.00	GRADING PLAN	1"=25'-0"
L-130.00	MATERIAL PLAN	1"=25'-0"
L-150.00	FURNISHING PLAN	1"=25'-0"
L-151.00	FURNISHING SCHEDULE	N/A
L-152.00	RAILING PLAN	1"=25'-0"
L-160.00	TREE CANOPY AND PLANTING PLAN	1"=25'-0"
L-170.00	LIGHTING PLAN	1"=25'-0"
L-171.00	PHOTOMETRIC PLAN	1"=25'-0"

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L-301.00	SITE SECTIONS 2	VARIES
L-302.00	SITE SECTIONS 3	VARIES
L-303.00	SITE SECTIONS 4	VARIES
L-304.00	SITE SECTIONS 5	VARIES
L-305.00	SITE SECTIONS 6	VARIES

TYPICAL DETAILS

L-501.00	PAVING DETAILS 1	VARIES
L-510.00	SIGNAGE DETAILS 1	VARIES
L-511.00	FURNISHING DETAILS 1	VARIES
L-512.00	FURNISHING DETAILS 2	VARIES
L-513.00	FURNISHING DETAILS 3	VARIES
L-514.00	FURNISHING DETAILS 4	VARIES
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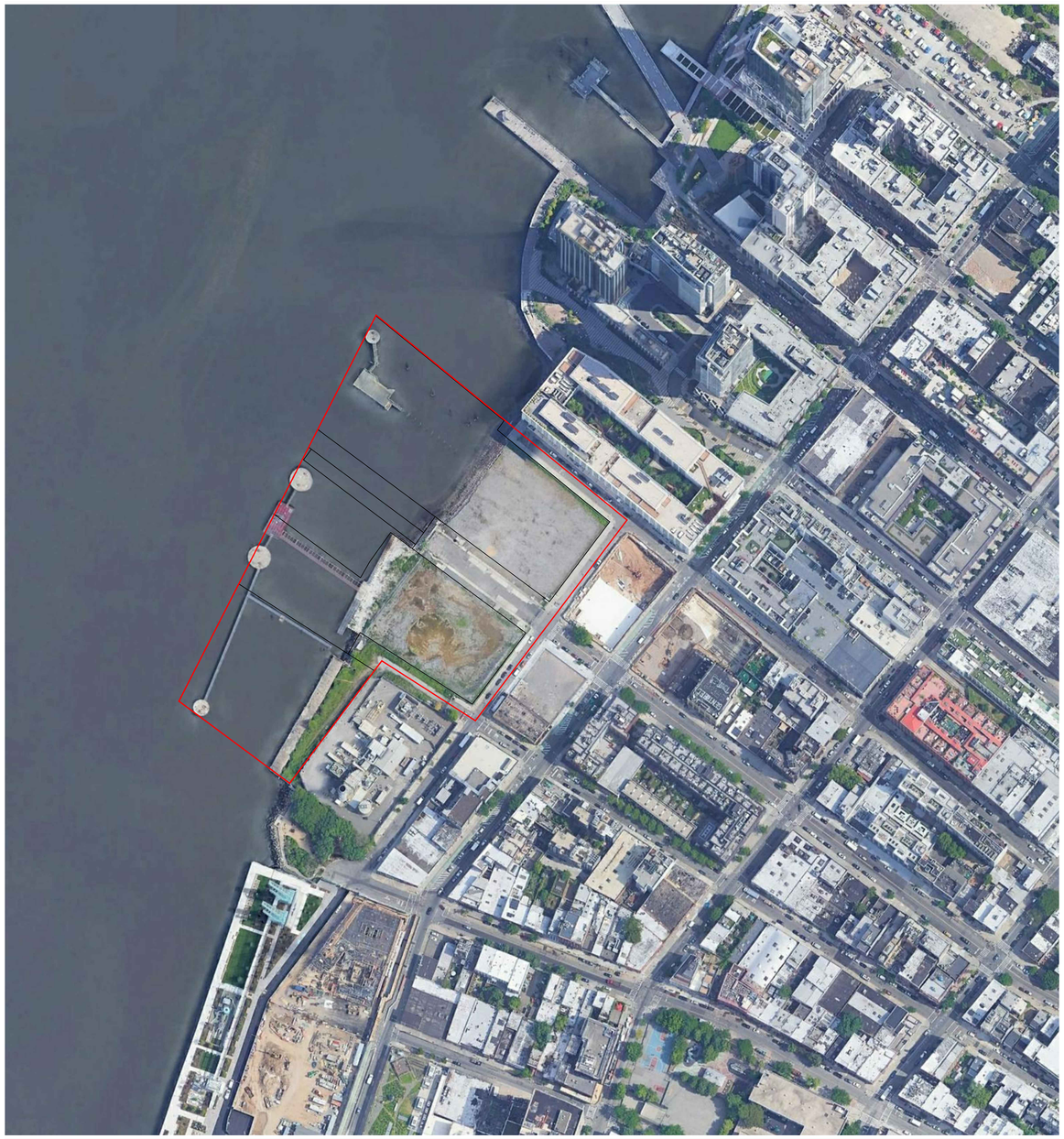
L-531.00	LIGHTING DETAILS	VARIES
L-541.00	PLANTING DETAILS	VARIES

INTERIM AND PHASING PLANS

L-601.00	PHASING PLAN 1	1"=25'-0"
L-602.00	PHASING PLAN 2	1"=25'-0"

VICINITY MAP



REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY
JCFO PROJ.#
1805
PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE
VERT: N/A
HORZ: NTS

NORTH

SHEET TITLE
TITLE SHEET

SHEET NUMBER
G-001.00

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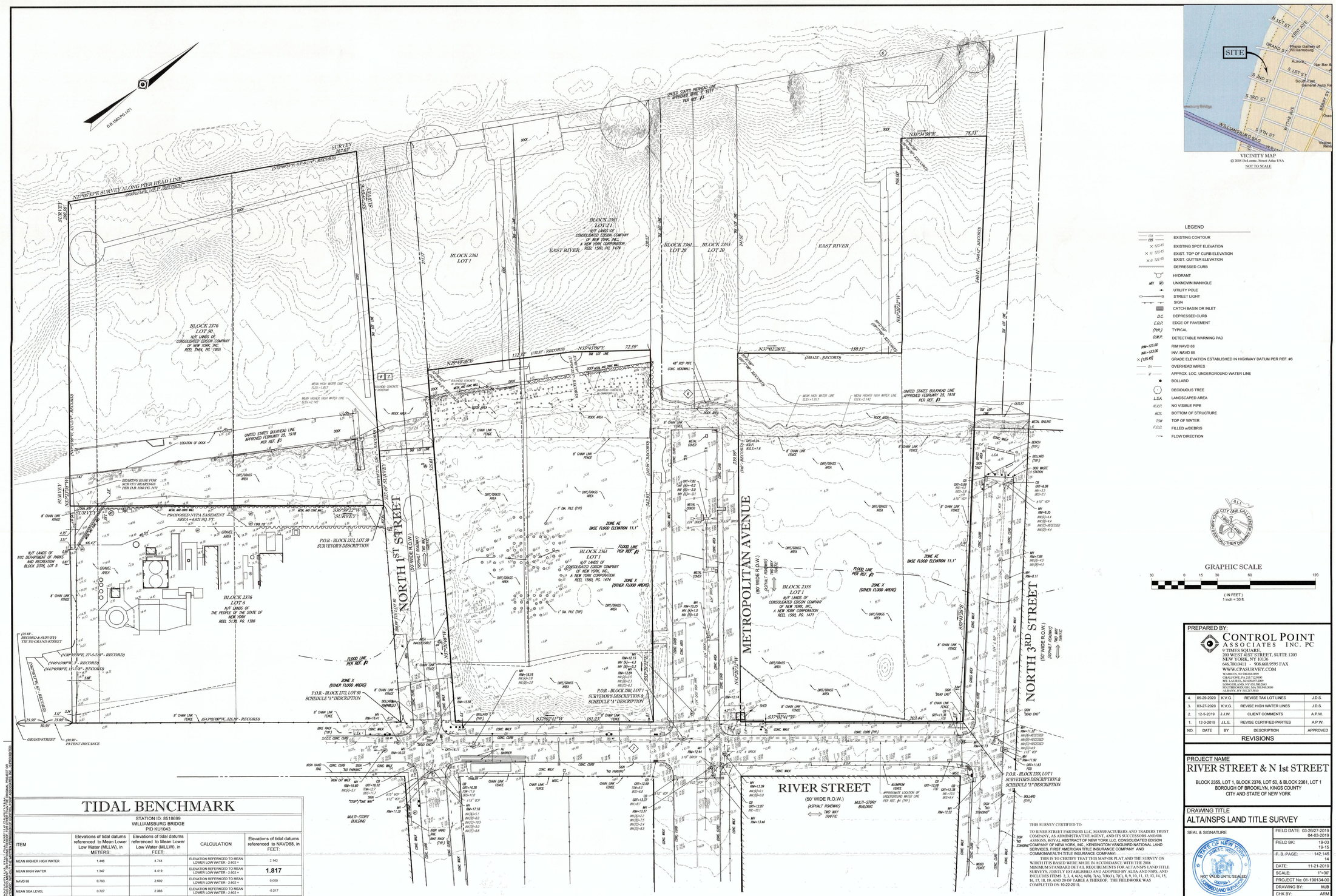

VICINITY MAP
© 2008 DeLorme, Street Atlas USA
NOT TO SCALE

LEGEND

124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× T: 123.45	EXIST. TOP OF CURB ELEVATION
× G: 122.95	EXIST. GUTTER ELEVATION
	DEPRESSED CURB
	HYDRANT
MH / UM	UNKNOWN MANHOLE
	UTILITY POLE
	STREET LIGHT
	SIGN
	CATCH BASIN OR INLET
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
(TYP.)	TYPICAL
D.W.P.	DETECTABLE WARNING PAD
RIM=125.08'	RIM NAVD 88
INV.=123.00	INV. NAVD 88
× [125.45]	GRADE ELEVATION ESTABLISHED IN HIGHWAY DATUM PER REF. #6
OH	OVERHEAD WIRES
W	APPROX. LOC. UNDERGROUND WATER LINE
	BOLLARD
	DECIDUOUS TREE
L.S.A.	LANDSCAPED AREA
N.V.P.	NO VISIBLE PIPE
BOS.	BOTTOM OF STRUCTURE
TOW	TOP OF WATER
F.O.D.	FILLED w/DEBRIS
	FLOW DIRECTION

TIDAL BENCHMARK

STATION ID: 8518699
WILLIAMSBURG BRIDGE
PID KU1043

ITEM	Elevations of tidal datums referenced to Mean Lower Low Water (MLLW), in METERS:	Elevations of tidal datums referenced to Mean Lower Low Water (MLLW), in FEET:	CALCULATION	Elevations of tidal datums referenced to NAVD88, in FEET:
MEAN HIGHER HIGH WATER	1.446	4.744	ELEVATION REFERENCED TO MEAN LOWER LOW WATER - 2.602 =	2.142
MEAN HIGH WATER	1.347	4.419	ELEVATION REFERENCED TO MEAN LOWER LOW WATER - 2.602 =	**1.817**
NAVD 88	0.793	2.602	ELEVATION REFERENCED TO MEAN LOWER LOW WATER - 2.602 =	0.000
MEAN SEA LEVEL	0.727	2.385	ELEVATION REFERENCED TO MEAN LOWER LOW WATER - 2.602 =	-0.217
MEAN TIDE LEVEL	0.703	2.306	ELEVATION REFERENCED TO MEAN LOWER LOW WATER - 2.602 =	-0.296
MEAN LOW WATER	0.060	0.197	ELEVATION REFERENCED TO MEAN LOWER LOW WATER - 2.602 =	-2.405
MEAN LOWER LOW WATER	0.000	0.000	ELEVATION REFERENCED TO MEAN LOWER LOW WATER - 2.602 =	-2.602

NOAA CHART: 12335
PUBLICATION DATE: 09/15/2004
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION https://tidesandcurrents.noaa.gov/benchmarks.html?id=8518699

THIS SURVEY CERTIFIED TO

TO RIVER STREET PARTNERS LLC; MANUFACTURERS AND TRADERS TRUST COMPANY, AS ADMINISTRATIVE AGENT, AND ITS SUCCESSORS AND/OR ASSIGNS, ROYAL ABSTRACT OF NEW YORK LLC, CONSOLIDATED EDISON COMPANY OF NEW YORK, INC., KENSINGTON VANGUARD NATIONAL LAND SERVICES, FIRST AMERICAN TITLE INSURANCE COMPANY AND COMMONWEALTH TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A1, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20-OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-22-2019.

05/29/2020
JAMES C. WEED DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #050961

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PREPARED BY:

CONTROL POINT ASSOCIATES INC. PC
9 TIMES SQUARE
200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10036
646.780.0411 - - 908.668.9595 FAX
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9930
LONG ISLAND, NY 631.780.0099
LONG ISLAND, NY 631.980.2645
SOUTHBOROUGH, MA 508.945.3000
ALBANY, NY 518.217.3010

NO	DATE	BY	DESCRIPTION	APPROVED
4.	05-29-2020	K.V.G.	REVISE TAX LOT LINES	J.D.S.
3.	03-27-2020	K.V.G.	REVISE HIGH WATER LINES	J.D.S.
2.	12-5-2019	J.J.W.	CLIENT COMMENTS	A.P.W.
1.	12-3-2019	J.L.E.	REVISE CERTIFIED PARTIES	A.P.W.

REVISIONS

PROJECT NAME
RIVER STREET & N 1st STREET

BLOCK 2355, LOT 1, BLOCK 2376, LOT 50, & BLOCK 2361, LOT 1
BOROUGH OF BROOKLYN, KINGS COUNTY
CITY AND STATE OF NEW YORK

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

SEAL & SIGNATURE

STATE OF NEW YORK
JAMES C. WEED
NOT VALID UNTIL SEALED
LICENSED LAND SURVEYOR

FIELD DATE:	03-26/27-2019 04-03-2019
FIELD BK:	19-03 19-15
F. B. PAGE:	142;146 14
DATE:	11-21-2019
SCALE:	1"=30'
PROJECT No:	01-190134-00
DRAWING BY:	MJB
CHK BY:	ARM
APPROVED BY:	APW
DWG No:	V-001.0.0
CAD FILE No:	PAGE No: 1 OF 2

KEY PLAN

SEAL

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PROJECT NAME
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY
JCFO PROJ.#
1805
PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE
VERT: N/A
HORZ: 1"= 30'
0 15' 30' 60'
NORTH

SHEET TITLE
SURVEY

SHEET NUMBER
G-101.00

REVISION / ISSUANCE

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RIVER RING WATERFRONT PUBLIC ACCESS AREA
Waterfront Zoning Regulations
Date : June 8, 2021

Waterfront Zoning lot C6-2 zoning district	Block 2355 : Lot 1 & Lot 20 Block 2361 : Lot 1,Lot 20 & Lot 21 Block 2376 : Lot 50 Demapped portion of North 1st Street Demapped portion of Metropolitan Avenue
Waterfront Zoning Lot Area :	
Upland lot area	160,095 sf
New Platform [per 74-743(a)(i)]	10,008 sf
Upland Lot Total Area	170,103 sf
Seaward Lot Area	229,677 sf
Total	**399,780 sf**
New Piers [per 74-743(a)(ii)]	28,454 sf
Required WPAA:	
upland (170,103 x 20%)	34,021 sf
seaward (28,454 x 20%)	5,691 sf
Total	**39,712 sf**
Provided WPAA:	
SPW	41,624.35 sf
SPAA	10,462.35 sf
Piers* (open area west of SPW)	35,173 sf
Total	**87,260 sf**
Provided PAA:	39,048 sf
Provided Tidal Wetland Area:	18,974 sf

*Piers to include: (a) Circular `Ring' walkway on pilings connecting to upland portions of WPAA at the northern and central portions of the site; (b) nature trail with plantings atop the breakwater structure extending from the circular walkway at northwest portion of the site along the US Pierhead line, with multiple `outposts' situated on existing structures and with a variety of seating options; (c) additional nature trail with plantings atop the breakwater structure extending from southern portion of upland public access area to the US Pierhead line, terminating in outpost situated on existing structure, that is also accessible by connection to circular walkway. Programming on outposts to consist of Bird Hide; Picnic/Hammock Grove, and Outdoor Classroom.

ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
WATERFRONT YARDS						
Section 62-332						
Section 62-332(a) Waterfront yard	The required minimum depth of a waterfront yard within a C6-2 district is 40 ft. Such minimum depths shall be measured from the landward edge of the bulkhead, landward edge of stabilized natural shore, or, in the case of natural shorelines, the mean high water line.	Waterfront yard is provided along the entire length of the shoreline (mean hight water line), bulkhead, and stabilized shoreline (riprap edge) Depth of the waterfront yard is 29'-11" to 40 ft A portion of the waterfront yard along the Tital Wetland Area has a minimum depth of 29'-11". At the southern edge at the boundary of the Grand Ferry Park, the depth of the waterfront yard is reduced to 34'-5".	Does not comply Authorization pursuant to: ZR §62-822(a) See L-100, L-101, L-120	NA	NA	NA
Section 62-332(a) Waterfront yard - platform	Where a platform projects from the shoreline, stabilized natural shore, or bulkhead, such waterfront yard shall, in lieu of following the shore at that portion, continue along the water edge of such platform until it again intersects the shoreline, stabilized natural shore, or bulkhead, at which point it shall resume following the shoreline, stabilized natural shore, or bulkhead.	New platform is provided. Waterfront yard continues along the water edge of the platform until it intersects the shoreline, stabilized natural shore or bulkhead.	Complies See L-100, L-101, L-120	NA	NA	NA
Section 62-332(a)(1) Waterfront yard depth reduction	The minimum depth of 40 ft may be reduced provided no waterfront yard is reduced to less than 10 feet along those portions of the landward edge of stabilized shore, bulkhead, natural shoreline or along those portions of the water edge of a platform, having a lot dimension, measured perpendicular to and landward from such edge, that is less than 80 feet in the C6-2 district. For such shallow portions of lots, the minimum depth may be reduced by one foot for each foot that the lot dimension measured from such edge is less than 80 feet, as applicable. Minimum lot dimension: 27'-6"	Depth of the waterfront yard is 29'-11" to 40 ft A portion of the waterfront yard along the Tital Wetland Area has a minimum depth of 29'-11". At the southern edge at the boundary of the Grand Ferry Park, the depth of the waterfront yard is reduced to 34'-5".	NA	NA	NA	NA
Section 62-332(a)(2) Waterfront yard depth reduction - platform	The minimum depth of 40 ft may be reduced provided no waterfront yard is reduced to less than 10 feet along those portions of the water edge of a platform having a dimension, measured perpendicular from such water edge to an opposite water edge that is less than 120 feet in the C6-2 district. For such narrow portions of platforms, the minimum depth along each opposite edge may be reduced by one-half foot for each foot that the platform dimension is 120 feet, as applicable.	No reduction is taken. Waterfront yard within the platform has a depth of 40 ft	Complies See L-100, L-101, L-120	NA	NA	NA
Section 62-332(a)(3) Waterfront yard depth reduction - Tidal Wetland Area	where a tidal wetland area is provided, the depth of the waterfront yard may be reduced by a foot for every foot of stabilized natural shore or intertidal planting area beyond the landward edge of the bulkhead, stabilized natural shore or shoreline up to seven feet. Such reduction in depth shall not extend along more than 30 percent of the shoreline of the waterfront zoning lot. Length of tidal wetland area: 252 lf Max depth of the waterfront yard reduction permitted: up to 7 ft (33 ft) Shoreline of the waterfront zoning lot: 1,065 lf 1,065 lf x 30% = 320 lf	Depth of the waterfront yard is 29'-11" to 40 ft A portion of the waterfront yard along the Tital Wetland Area has a minimum depth of 29'-11". At the southern edge at the boundary of the Grand Ferry Park, the depth of the waterfront yard is reduced to 34'-5".	NA	NA	NA	NA
Section 62-332(b) Level of waterfront yard	The level of required waterfront yards shall not be higher than the elevation of the top of the adjoining existing bulkhead, existing stabilized natural shore or mean high water line, as applicable, except that natural grade level need not be disturbed in order to comply with this requirement. Shoreline / Mean High Water Line is +1.87 N3rd Street elevation at zoning lot is +7.03 N1st Street elevation at zoning lot is +10.56 Grand Ferry Park Elevation at zoning lot is +6.30	The level of the waterfront yards ranges between 1.87 to 10. Waterfront yard terminates at a lot line. Waterfront Yard at N3rd ST is + 7.03 Waterfront Yard at N1st ST is +10.56 Waterfront Yard at Grand Ferry Park is +6.30	Complies See G-101, L-120, L-300	NA	NA	NA
Section 62-332(b) Level of waterfront yard - no required WPAA	The level of the portion of a waterfront yard on a platform shall not be more than three feet higher than the abutting level of the non-platformed portion of the waterfront yard, of which it is the continuation, except that the level of a platform existing on October 25, 1993 need not be altered in order to comply with this requirement.	The level of the waterfront yard on a platform ranges between 1.87 to 8. The level is graded to meet the elevation of the abutting level of the non-platformed portion of the waterfront yard which is ranges from 6.0 to 8.	Complies See L-120	NA	NA	NA
Section 62-332(b)(1) Level of waterfront yard - no required WPAA	For zoning lots not required to provide WPAA pursuant to Section 62-52 (Applicability of Waterfront Public Access Area Requirements), the level of waterfront yards may be raised either to: (i) the flood-resistant construction elevation or six feet above shoreline, whichever is higher; or (ii) a higher elevation, provided that the waterfront yard complies with the applicable provisions of paragraph (b)(2) of this Section, depending on the condition of the shared lot line.	Zoning lot is required to provide WPAA pursuant to Section 62-52	NA	NA	NA	NA
Section 62-332(b)(2)(i) Level of waterfront yard - required WPAA where waterfront yard adjoins street, public part or WPAA of adjoining zoning lot	For zoning lots with required WPAA pursuant to Section 62-52, the level of waterfront yards may be raised to a higher elevation, provided that such elevated waterfront yard complies with the following provisions, depending on the condition of the adjacent zoning lot: (i) where a waterfront yard adjoins a street, public park, or waterfront public access area on an adjacent zoning lot, the level of the waterfront yard within 15 feet of the shared lot line shall not exceed three feet above the level of the adjoining street, public park or waterfront public access area, and the width of the circulation path at the lot line is greater than that required by paragraph (a) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas). However, the elevation of the required circulation path shall be no higher than the grade of the adjacent street, public park, or zoning lot at the lot line.	Zoning lot is required to provide WPAA pursuant to Section 62-52. Waterfront yard adjoins North 3rd Street and Grand Ferry Park. The level of the waterfront yards ranges between 1.87 to 10. See level of waterfront yard per Section 62-332(b) above. Waterfront yard terminates at a lot line. Waterfront Yard at N3rd ST is + 7.03 Waterfront Yard at N1st ST is +10.56 Waterfront Yard at Grand Ferry Park is +6.30	NA	NA	NA	NA
Section 62-332(b)(2)(ii) Level of waterfront yard - required WPAA where waterfront yard does not adjoin street, public part or WPAA of adjoining zoning lot	For zoning lots with required #waterfront public access areas pursuant to Section 62-52, the level of waterfront yards may be raised to a higher elevation, provided that such elevated waterfront yard complies with the following provisions, depending on the condition of the adjacent zoning lot: (ii) where a waterfront yard does not adjoin a street, public park, or waterfront public access area on an adjacent #zoning lot#, the level of the waterfront yard at the shared lot line, may exceed the level of the adjacent zoning lot: (a) up to a maximum of six feet above the #shoreline#: or (b) to a level higher than six feet above the #shoreline#, where the Chairperson of the City Planning Commission certifies, pursuant to Section 62-811 (Waterfront public access and visual corridors) that: (1) the applicant has submitted a plan indicating the proposed level of the waterfront yard at the lot line of adjacent zoning lots and the level of such adjacent zoning lots adjacent to the waterfront yard: and (2) submitted proof of a legal commitment, executed by the fee owner of any zoning lot that is adjacent to the subject waterfront yard that the owner will develop a waterfront public access area with a grade that meets that of the adjacent zoning lots based on the proposed level of the subject waterfront yard as reflected in the submitted plan. Such legal commitment shall be recorded against all affected parcels of land.	Zoning lot is required to provide WPAA pursuant to Section 62-52. Waterfront yard adjoins North 3rd Street and Grand Ferry Park. The level of the waterfront yards ranges between 1.87 to 10. See level of waterfront yard per Section 62-332(b) above. Waterfront yard terminates at a lot line. Waterfront Yard at N3rd ST is + 7.03 Waterfront Yard at N1st ST is +10.56 Waterfront Yard at Grand Ferry Park is +6.30	NA	NA	NA	NA
Section 62-332(c) Permitted Obstructions	No building or other structure shall be erected above the lowest level of a waterfront yard. Permitted obstructions in waterfront yards in all districts shall include permitted obstructions as listed in Sections 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and 62-611, except that enclosed accessory off-street parking spaces and walls exceeding four feet in height shall not be permitted. Where any power systems, including, but not limited to, generators, solar energy systems, fuel cells, batteries and other energy storage systems, are located in a front yard, the entire width of the portion of such equipment facing a street, whether open or enclosed, shall be fully screened by vegetation. In addition, the following rear yard obstructions shall not be permitted: Balconies, unenclosed; Greenhouses, non-commercial, accessory; Parking spaces, off-street, open or enclosed, accessory; Swimming pools, accessory; Terraces or porches, open.	Permitted obstruction consists of trees, seating, lighting, tables, railings and planting.	Complies See L-100.00	NA	NA	NA
LOCATIONS OF VISUAL CORRIDORS						
Section 62-511						
Section 62-511(a) Visual Corridor methodology	mapped street line to extend seaward from the first upland street shall be prolong as a visual corridor .. intersect the shoreline at an angle of 45 degrees there are no existing obstructions blocking 50 percent or more of the width of the visual corridor required street prolongation and at every 600'	Visual corridors are provided at required intervals. 1 VC is provided at N1st Street 1 VC is provided at N3rd Street	Complies See L-100.00	NA	NA	NA
DIMENSIONS OF VISUAL CORRIDORS						
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 Corridors at N1 and N3 Streets are 50' wide	Complies See L-100.00	NA	NA	NA
Section 62-512 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. N3 Street curb elevations: +11.43 and 12.5 N1 Street curb elevations: +16.18 and +15.5	Level of Visual Corridor at N3 Street remains as is which is between 12.5 and 7.5. Level of Visual Corridor at N1 Street ranges from 7.64 and 6. See 62-513 for permitted obstructions	Complies See L-100.00 & L-300	NA	NA	NA

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KEY PLAN

SEAL

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475 Tenth Ave, 8th Floor, New York, NY 10018

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ARCHITECT:
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45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE
VERT: N/A
HORZ: NTS

NORTH

SHEET TITLE
WPAA ZONING CHART 1

SHEET NUMBER
L-001.00

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ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
PERMITTED OBSTRUCTIONS IN VISUAL CORRIDORS						
Section 62-513 Permitted Obstructions within Visual Corridors	No building or other structure shall be erected within the width of a visual corridor above its lowest level, as established pursuant to Section 62-512 (Dimensions of visual corridors), except for: (a) No shade trees within 15' of center line of VC; (b) Permitted obstructions listed in Section 23-44; (c) Boats, ships or other vessels, and floating structures permitted by paragraph (a) of Section 62-25; (d) Any moving or parked vehicles; (e) Street furniture, including but not limited to, carts and open display booths; (f) Swimming pools;	N1st & N3rd Street Visual Corridors have the following permitted obstructions: (a) Shade trees are 15'-8" from center line of VC; (b) no obstructions listed in 23-44; (d) N1st & N3rd Streets have vehicular access; (e) street furnishing; (f) no swimming pool	Complies See L-100.00	NA	NA	NA
REQUIREMENTS FOR SHORE PUBLIC WALKWAY						
Section 62-53						
Section 62-53(a) Shore Public walkway	(a) All waterfront zoning lots meeting the criteria set forth in Section 62-52 (Applicability of Waterfront Public Access Area Requirements), or floating structures, shall provide a shore public walkway, which shall comply with the following requirements:	Shore Public Walkway is provided along the waterfront portion	Complies See L-100.00, L-101	NA	NA	NA
Section 62-53(a)(1) Contiguous edge	(1) Such shore public walkway shall have a seaward edge contiguous with the seaward edge of the waterfront yard as established in Section 62-332 (Rear yards and waterfront yards) with a minimum width measured from such edge as set forth in paragraph (a)(2) of this Section, or for floating structures, as set forth in Section 62-55, unless relocation or modification of width is permitted pursuant to this Section;	Shore Public Walkway is contiguous with seaward edge of the waterfront yard.	Complies See L-100.00, L-101	NA	NA	NA
Section 62-53(a)(2) Width	The minimum width for a shore public walkway provided for a zoning lot developed with any use in all other districts shall be 40 feet.	Width of the SPW is 29'-11" to 40 ft. A portion of the SPW along the Tital Wetland Area has a minimum width of 29'-11". At the southern edge at the boundary of the Grand Ferry Park, the width of the SPW is reduced to 34'-5".	Does not comply Authorization pursuant to: ZR §62-822(a) See L-100.00, L-101	NA	NA	NA
Section 62-53(a)(3)(i) Shallow lots	(i) 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 feet; provided that no shore public walkway is reduced to less than 10 feet. Length of the shallow portion of zoning lot: 334 ft Minimum lot dimension: 27'-6" Required Waterfront Yard depth per reduction: 12'-6"	Width of the SPW is 29'-11" to 40 ft. A portion of the SPW along the Tital Wetland Area has a minimum width of 29'-11". At the southern edge at the boundary of the Grand Ferry Park, the width of the SPW is reduced to 34'-5".	NA	NA	NA	NA
Section 62-53(a)(3)(ii) Narrow platforms	(ii) on narrow portions of platforms that are less than 150 feet in depth between the water edges located perpendicular to the landward edge of such platform, the minimum width of such shore public walkway along each opposite edge may be reduced by one foot for every two feet that the platform dimension is less than 150 feet. provided that no shore public walkway is reduced to less than 10 feet.	SPW within platform has a width of 40 ft	Complies See L-100.00, L-101	NA	NA	NA
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. Length of tidal wetland area: 252 lf Max depth of SPW reduction permitted: up to 7 ft (33 ft) Shoreline of the waterfront zoning lot: 1,065 lf 1,065 lf x 30% = 320 lf	Width of the SPW is 29'-11" to 40 ft. A portion of the SPW along the Tital Wetland Area has a minimum width of 29'-11". At the southern edge at the boundary of the Grand Ferry Park, the width of the SPW is reduced to 34'-5".	NA	NA	NA	NA
Section 62-53(b)(1) NY State - designated wetlands	(1) in case of a natural shoreline within NYS designated wetlands, the shore public walkway shall be permitted to be relocated; further landward within the designated wetlands or its adjacent regulated area in accordance with an approval from the New York State Department of Environmental Conservation, in which case its width and design shall be determined by such agency; or	NA	NA	NA	NA	NA
Section 62-53(b)(2) NY State - designated wetlands	(2) in case of a natural shoreline within NYS designated wetlands, the shore public walkway shall be permitted to be relocated; 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.	New intertidal marsh is provided SPW is relocated immediately adjacent and contiguous to the landward boundary of the intertidal marsh.	Complies See L-100.00	NA	NA	NA
Section 62-53(c) Connection	(c) Shore public walkways shall be accessible from a public sidewalk within a street, public park or other accessible open public place, according to the provisions of Section 62-56 (Requirements for Upland Connections). Shore public walkways shall connect with shore public walkways on adjoining zoning lots.	Shore Public Walkway is connected to all adjoining lots and public sidewalks within streets and park	Complies See L-100 & L-101	NA	NA	NA
Section 62-53(d) Zoning lot divided by a boundary between districts	(d) Whenever a zoning lot is divided by a boundary between districts, each portion of the shore public walkway shall be governed by the width requirement specified for the district in which it is located. However, the total area of required shore public walkway, in square feet, may be distributed anywhere in the waterfront yard, provided that the shore public walkway is at no point narrower than the lesser of the widths required by each district.	Zoning lot is not divided by a boundary between districts.	NA	NA	NA	NA

ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
REQUIREMENTS FOR PUBLIC ACCESS ON PIERS						
Section 62-54(a) Public access on piers	(a) All developments on zoning lots containing piers shall provide waterfront public access areas that meet the provisions of this Section. Waterfront public access areas on piers shall consist of:	New piers and platforms are exempt from the provisions of 62-54 pursuant to ZR Section 74-743(a)(13)	NA	NA	New piers and platforms are exempt from the provisions of 62-54 pursuant to ZR Section 74-743(a)(13)	NA
Section 62-54(a)(1) Area along the seaward edge of pier, 25% of the length of the pier	(1) an area along the seaward edge of the pier having a depth measured from such seaward edge equal to at least 25 percent of the overall length of the pier. Portions of buildings may project into the required waterfront public access area, provided that the aggregate width of all such projections at the level of any story does not exceed 50 percent of the aggregate width of the building. For the purposes of this paragraph, abutting buildings on a single zoning lot shall be considered a single building. The depth of the required waterfront public access area may be reduced by no more than 20 percent; such projections shall not be included in the computation of waterfront public access area provided on the pier. In no event shall the depth of the public access area be less than 15 feet;	NA	NA	NA	NA	NA
Section 62-54(a)(2) Area along landward portion	(2) an area along the landward portion of the pier, having a depth of 40 feet, measured seaward from the bulkhead, stabilized or natural shoreline, or platform edge from which the pier projects. The depth of such area, however, need not exceed 25 percent of the length of the pier. In no event shall the depth of such area be reduced to less than 15 feet; or	NA	NA	NA	NA	NA
Section 62-54(a)(3) Edges of pier	(3) an area along all other water edges of the pier, having a depth of 15 feet measured from such edges. For portions of piers wider than 80 feet, the depth along the edges of such portion shall be increased by three inches for each additional foot of pier width over 80 feet, but need not exceed a total of 60 feet, in aggregate, for all other edges. Such areas along water edges which are directly opposite each other may be aggregated so that the entire area is along one edge. Alternatively, the required area may also be allocated to such opposite edges so that the total aggregate depth is maintained with a minimum 15 foot depth along any edge.	NA	NA	NA	NA	NA
Section 62-54(b) Use	(b) Notwithstanding the requirements of paragraph (a) of this Section, when a pier is developed predominantly with a playground or private park, the waterfront public access area requirement on the pier, pursuant to Sections 62-52 (Applicability of Waterfront Public Access Area Requirements) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, shall be deemed to be satisfied by such use.	NA	NA	NA	NA	NA
Section 62-54(b) Access	Pier public access areas shall be directly accessible from a waterfront public access area, public sidewalk within an open street, public park or other accessible public place, or other public access area. For piers developed predominantly with a playground or private park, the minimum width of such connection shall be equal to at least 50 percent of the width of a pier where it projects from the bulkhead, stabilized or natural shoreline, or platform edge.	NA	NA	NA	Pier public access areas are directly accessible from waterfront public access area (SPW), see L-100	NA
Section 62-55 Floating Structures	All developments on floating structures permitted as-of-right, pursuant to Section 62-25, shall provide waterfront public access areas in accordance with the provisions of this Section. Developments subject to a special permit pursuant to Section 62-834 shall provide public access in accordance with a plan established pursuant to such special permit.	NA	NA	NA	NA	NA
REQUIREMENTS FOR UPLAND CONNECTION						
Section 62-56 Upland Connection	Upland Connection is not required	Upland Connection is not proposed	NA	NA	NA	NA
REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREA						
Section 62-57						
Section 62-57(a) Supplemental Public Access Area	(a) If the aggregate area of the required shore public walkways, upland connections, public access areas on piers, and public access areas in conjunction with floating structures on the zoning lot, is less by 750 square feet or more than the amount of waterfront public access area 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. However, when a zoning lot is developed predominantly as a playground or publicly accessible private park, the requirements of this Section shall be deemed to be satisfied by such use. C6-2 (R8 equivalent) zoning lot area: Upland lot area: 170,103 sf x 20% = 34,021 sf Seaward structures: 28,454 sf x 20% = 5,691 sf Required WPAA - 39,712 sf	Total SPW+SPAA provided is 52,087 sf Shore Public Walkway: 41,624.35 sf Supplemental Public Access Area is not required. SPAA 1 is 5,641.70 sf SPAA 2 is 4,820.65 sf Supplemental Public Access Areas provided is: 10,462.35 sf	Complies See L-101	Tidal Wetland Area is 18,974 sf	Piers area is 35,173 sf	Public Access Area is not required. PAA 1 provided landward of SPW & SPAA is 37,035 sf PAA 2 provided landward of SPW & SPAA is 2,013 sf Total PAA provided is 39,048 sf
Section 62-57(b) NYSDEC	(b) Where supplemental public access areas are required within New York State-designated wetlands or adjacent State-regulated areas, the area requirements and the design standards for such supplemental public access areas may be reduced or modified by the New York State Department of Environmental Conservation.	Supplemental Public Access Area is not required.	NA	NA	NA	NA
Section 62-57(b)	Supplemental public access areas shall not be required where the total area of such designated wetlands and adjacent State regulated areas on the zoning lot is equal to or greater than the total supplemental public access area requirement and the Department of Environmental Conservation determines that public access to such areas is not permitted.	Supplemental Public Access Area is not required.	NA	NA	NA	NA

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE

NORTH

VERT: N/A
HORZ: NTS

SHEET TITLE
WPAA ZONING CHART 2

SHEET NUMBER
L-002.00

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ORIGINAL SHEET SIZE: 36" X 48"

ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
LOCATION AND AREA REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREAS						
Section 62-571						
Section 62-571(a)(1) Location area requirement	(a) The minimum area of the supplemental public access area: (1) when located at the intersection of a shore public walkway and an upland connection or street, shall be 750 square feet,	SPAA 1 is located at the intersection of SPW and N1 Street. SPAA 1 is 5,641.70 sf	Complies See L-101	NA	NA	NA
Section 62-571(a)(1) Width to depth ratio	have a minimum width to depth ratio of 1:1 and a maximum width to depth ratio of 3:1. The longest side shall adjoin the shore public walkway; The width to depth requirements of paragraphs (a)(1) and (a)(2) of this Section may be satisfied with weighted average dimensions. The minimum angle between the two boundary lines of a supplemental public access area coinciding with the private portion of the zoning lot shall be 90 degrees	SPAA1 has an average width to depth ratio of 4:1. Minumum depth perpendicular to SPW is 2' 3" Longest side of SPAA1 adjoins SPW. Minimum 90 degree angle provided between the two boundary lines of a supplmental public access area coinciding with Block 2376, Lot 6.	Does not comply Authorization pursuant to: ZR §62-822(a) See L-101 & L-102	NA	NA	NA
Section 62-571 (a)(2) Location area requirement	(a) The minimum area of the supplemental public access area: (2) when located adjoining a shore public walkway without adjoining an upland connection or street, shall be 1,875 square feet and	SPAA2 is adjoining a shore public walkway without adjoining an upland connection or street SPAA 2 is 4820.65 sf	Complies See L-101	NA	NA	NA
Section 62-571 (a)(2) Width to depth ratio	(2) have a minimum width to depth ratio of 3:1. The minimum depth perpendicular to the shore public walkway, as a weighted average, shall be 25 feet. The width to depth requirements of paragraphs (a)(1) and (a)(2) of this Section may be satisfied with weighted average dimensions. The minimum angle between the two boundary lines of a supplemental public access area coinciding with the private portion of the zoning lot shall be 90 degrees.	SPAA2 has an average width to depth ratio of 1.67:1. Minumum depth perpendicular to SPW is 17'-5" SPAA2 is located between the SPW and PAA, and it does not coincide with any private portion of the zoning lot.	Does not comply Authorization pursuant to: ZR §62-822(a) See L-101 & L-102	NA	NA	NA
Section 62-571 (b)(1) Minimum width along Shore Public Walkway	(b) A supplemental public access area may be provided: (1) to widen the shore public walkway, with a minimum width of 10 feet running continuously along the shore public walkway between any two of the following: an upland connection, open street, public park or other public place;	NA	NA	NA	NA	NA
Section 62-571 (b)(2) As a pedestrian sidewalk area abutting a roadbed running along the shoreline	(2) as a pedestrian sidewalk area abutting a roadbed running along the shoreline, provided such sidewalk has a minimum width of 13 feet and complies with the provisions for a Type 2 upland connection pursuant to Section 62-64. Any additional supplemental public access area shall comply with the requirements of this Section; or	NA	NA	NA	NA	NA
Section 62-571 (b)(3) As a dedicated bicycle path	(3) as a dedicated bicycle path if such path connects at each end to an open street. The minimum width of a bicycle path shall be 10 feet, 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, pursuant to the requirements of paragraph (c) of Section 62-62.	NA	NA	NA	NA	NA
GENERAL PROVISIONS APPLYING TO WATERFRONT PUBLIC ACCESS AREAS						
Section 62-61						
Section 62-61(a) Obstruction	(a) All waterfront public access areas shall be unobstructed from their lowest level to the sky, except as set forth in Section 62- 611 (Permitted obstructions).	WPAA is unobstructed, except for the list of permitted obstruction in Section 62-611	Complies See L-100 & L-110	NA	unobstructed and open to the sky, except for permitted obstructions	NA
Section 62-61(a) Level of WPAA	The lowest level of any portion of a waterfront public access area shall be determined by the elevation of the adjoining portion on the same or an adjoining zoning lot or the public sidewalk to which it connects. Reference elevations shall be established from the public sidewalks, waterfront yard levels and the elevations previously established by adjoining zoning lots at lot line intersections of a waterfront public access network, as applicable.	The Waterfront Public Access Area elevation meets the elevation of public sidewalks at River Street, N3rd Street., and N1st Street as well as the existing elevation at Grand Ferry Park	Complies See L-120	NA	NA	NA
Section 62-61(b) Circulation connection	(b) The minimum required circulation path shall be connected and continuous through all waterfront public access areas on adjacent zoning lots.	Circulation path is connected to adjacent zoning lots and street ends along the waterfront	Complies See L-100 & L-110	NA	Min 6' wide path provided connecting to SPW	NA
Section 62-61(c) Accessibility	(c) Waterfront public access areas shall be accessible to persons with physical disabilities in accordance with the Americans with Disabilities Act and the American National Standards Institute (ANSI) design guidelines.	Circulation is accessible and complies with ANSI design guidelines	Complies See L-120	NA	Piers area is accessible and complies with ANSI design guidelines	NA
Section 62-61(d)(1)(i) Grading - cross slope	(d) All waterfront public access areas improved for public access shall meet the following regulations for site grading: (1) In required circulation paths: (i) for cross-sectional grading regulations (perpendicular to the general direction of pedestrian movement), the minimum slope of a required circulation path shall be one and one-half percent to allow for positive drainage and the maximum slope shall be three percent. Steps and stairways accommodating a cross-sectional grade change are only permitted outside of the required circulation path(s).	Cross slope on circulation paths range from 1.5% to 2%. Stairs are located outside of the required circulation path.	Complies See L-120	NA	Cross slope on circulation paths range from 1.5% to 2%. Stairs are located outside of the required circulation path.	NA
Section 62-61(d)(1)(ii) Longitudinal grading / steps and ramps	(ii) for longitudinal grading controls (parallel to the general direction of pedestrian movement), grade changes shall be permitted along the length of a required circulation path by means of steps or ramps in compliance with the requirements for handicapped accessibility.	Steps and ramps are ADA compliant	Complies See L-120	NA	Steps and ramps are ADA compliant	NA

ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
Section 62-61(d)(2) Grade change	(2) In required planting areas, including screening buffers: 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.	Grade level change of planted areas wihtin 5 ft of the edge from adjoining circulation path varies from 2" -72"	Does not comply Authorization pursuant to: ZR §62-822(a) See L-120	NA	Grade level change of planted areas within 5 ft of the edge from adjoining circulation path varies from 12"-30"	NA
Section 62-61(e) Vehicular access	(e) Vehicle and emergency access Vehicular access is prohibited within waterfront public access areas except for emergency and maintenance vehicular access. Parking areas, passenger drop-offs, driveways, loading berths and building trash storage facilities are not permitted within, or allowed to be accessed or serviced through, a waterfront public access area, except for vehicular access to drop-offs and other required services accessory to docking facilities or to development on a pier or floating structure. Such vehicular ways shall be used only to provide access across the shore public walkway.	No vehicular access permitted except for emergency and maintenance vehicles.	Complies See L-100 & L-110	NA	No vehicular access provided	NA
Driveway width and material	No single driveway shall exceed a width of 25 feet. Bollards shall be installed in accordance with Section 62-651.	There are no driveway in the WPAA	NA	NA	No driveway	NA
	A minimum 12 inch paved border shall be installed along the driveway boundaries and shall have a color distinct from the paving of the adjoining paved surface. Vehicular roadways are permitted as part of an upland connection in accordance with the regulations of Section 62-56. Any vehicular roadway crossing a required waterfront public access area shall comply with the requirements for paving in Section 62-656.	NA	NA	NA	NA	NA
PERMITTED OBSTRUCTIONS						
section 62-611						
Section 62-611(a) Permitted obstructions in all area except in circulation paths	Waterfront public access areas shall be unobstructed from their lowest level to the sky except that the obstructions listed in this Section shall be permitted, as applicable. However, no obstructions of any kind shall be permitted within a required circulation path. (a) In all areas (1) Trees and other plant materials, including grasses, vines, shrubs and flowers, watering equipment, arbors, trellises, observation decks, retaining walls; (2) Seating, litter receptacles, drinking fountains, other outdoor furniture; (3) Fountains, reflecting pools, waterfalls, sculptures and other works of art, temporary exhibitions; (4) Guardrails, bollards, gates and other protective barriers, in accordance with Section 62-651; (5) Lights and lighting stanchions, flag poles, exercise and other recreational equipment; (6) Kiosks 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	The following permitted obstruction are proposed: Trees and other plant materials, including grasses, shrubs and flowers; berms, retaining walls, seating; boulders; litter receptacles; signs; guardrails and fences; lights;	Complies See L-100 & L-110	NA	Permitted obstructions within Piers include trees and other plant materials, walls, berms, seating, boulders, litter receptacles, lighting, rails, signs	NA
Section 62-611(b) Permitted obstruction in screening buffers:	(1) Paved entrances to buildings fronting upon a screening buffer, including awnings and canopies over such entrances, seating located within 42 inches of an adjacent paved area, bicycle racks within six feet of the sidewalk of an open accessible street or within 10 feet of an upland connection; (2) Service equipment necessary for maintenance of waterfront public access areas or the functioning of adjacent structures such as watering equipment, sheds for tool storage, electrical transformers or other mechanical or electrical service devices, provided all such equipment covers no more than 100 square feet in any location and has a maximum height of 10 feet. Such obstructions shall be screened in accordance with Section 62-655 (Planting and trees); (3) Exhaust vents located on building walls fronting on the screening buffer, only if the bottom of such vent is a minimum of 10 feet above the adjacent ground level and projects no more than four inches from the building wall.	None Provided	Complies See L-100 & L-110	NA	NA	NA
Section 62-611(c) Permitted obstruction beyond 20 ft of the shoreline:	(c) Beyond 20 feet of the shoreline Tot-lots, playgrounds, dog runs, public telephones, toilets, bicycle racks.	Nature play area provided within 20' of the shoreline. Bike racks are provided beyond 20' of the shoreline.	Does not comply Authorization pursuant to: ZR §62-822(b) See L-100,L-110 & L-150	NA	None provided	NA
Section 62-611(d) CB1 Area	In CB1 area - Any amenity accessory to docking facilities for ferries or water taxis shall be considered a permitted obstruction only where such amenity is certified by the Chairperson of the City Planning Commission in conjunction with the docking facility, pursuant to Section 62-813 (Docking facilities for ferries or water taxis in certain waterfront areas).	NA	NA	NA	NA	NA

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: N/A
HORZ: NTS

NORTH

SHEET TITLE
WPAA ZONING CHART 3

SHEET NUMBER
L-003.00

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ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
DESIGN REQUIREMENTS FOR SHORE PUBLIC WALKWAYS AND SUPPLEMENTAL PUBLIC ACCESS AREAS						
Section 62-62						
Section 62-62(a)(1) Circulation and access - Shore Public Walkway	(1) In all districts, a shore public walkway shall provide a circulation path with a minimum clear width of 12 feet, except that in R3, R4, R5, C1, C2 and C3 Districts, and in C1 or C2 Districts mapped within R1 through R5 Districts, the minimum clear width shall be 10 feet.	1 path 12' wide is provided	Complies See L-100 & L-110	NA	NA	NA
Section 62-62(a)(1) Circulation and access - location	Such path shall be located within 10 feet of the shoreline for at least 20 percent of the length of such shoreline, and the remainder of the path may be located anywhere within the shore public walkway or supplemental public access area. Shoreline path length is 1,065 linear feet. 1,065 x 20% =213 linear feet required within 10' of the waterfront required	82' linear feet (8%) of the clear path is provided within 10 feet of the seaward edge.	Does not comply Authorization pursuant to: ZR §62-822(b) See L-100 & L-110	NA	NA	NA
Section 62-62(a)(1) Circulation and access - secondary paths	Secondary paths, when provided, shall be at least six feet wide. 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 feet.	No Secondary paths provided within SPW & SPAA'	NA	NA	NA	NA
Section 62-62(a)(1) Circulation and access - future connection	In order to facilitate the future connection of pedestrian circulation paths, where a shore public walkway is on a zoning lot that is adjacent to a zoning lot without a shore public walkway, the portion of the circulation path that terminates at the common zoning lot line shall be located within 30 feet of the shoreline.	At N3rd Street, circulation path terminates at the waterfront area, within 30 ft of the shoreline. At the southern portion of the WPAA, circulation path connects to the circulation path on Grand Ferry Park.	Complies See L-100 & L-110	NA	NA	NA
Section 62-62(a)(2) Circulation and access - Supplemental Public Access Area	(2) A supplemental public access area shall provide at least one circulation path with a minimum clear width of six feet that provides access throughout the supplemental public access area. This requirement may be met by a circulation path of the shore public walkway that traverses the supplemental public access area;	Circulation path of the shore public walkway traverses th supplemental public access areas	Complies See L-100 & L-110	NA	NA	NA
Section 62-62(b) Seating	(b) Seating One linear foot of seating shall be provided for every 75 square feet of shore public walkway and supplemental public access area. 52,087 sf / 75 = 694 linear feet of seating required	Total 772 lf of seating provided. 602 linear feet of seating is provided within the SPW+SPAA 170 linear feet of seating is provided seaward of SPW	Complies See L-150 , L-151	NA	Total Piers provided seating is 281.5 LF, of which 170 LF is counted as seating seaward of SPW	PAA provided seating:513 LF
Section 62-62(b) Seating location	Such seating may be located anywhere within such public access areas and shall comply with the standards of Section 62-652. In addition, up to 25 percent of required seating may be located seaward of the shore public walkway and shall be subject to the provisions of Section 62-652, paragraph (h). 694 lf x 25% = 173.5 lf may be seaward of the shore public walkway.	170 linear feet of seating is provided seaward of SPW. These seating elements comply with the standards of Section 62-652(h).	Complies See L-150 , L-151	NA	Total Piers provided seating is 281.5 LF, of which 170 LF is counted as seating seaward of SPW	NA
Section 62-62(c)(1) Planting areas	(c) Planting (1) Planting areas An area equal to at least 35 percent of the area of the shore public walkway and supplemental public access area shall be planted. 52,087 sf x 35%= 18,230 sf of planted area is required. Per ZR 62-62 (c)(4)(i) reduction of planting 18,230 sf - 2,450sf = 15,780 sf or 30.3% of planting area is required	Total 16,700 sf or 32% planting is provided 11,966 sf planting is provided within SPW & SPAA 4,734 sf (30% of 15,780sf) wetland seaward planting is provided per section 62-62(c)(1)(ii)	Does not complies See L-160	11,893 sf intertidal wetland planting is provided. 4,734 sf is counted towards SPW+ SPAA required planting area	Piers planting: 6,786 sf	PAA planting: 14,102 sf
Section 62-62(c)(1)(i) Lawn area - supplemental public access area	Where a supplemental public access area is greater than 1,875 square feet, at least 15 percent of the required planting area of the shore public walkway and supplemental public access area, combined, shall be provided as lawn; SPAA is 10,462.25 sf > 1,875 sf 18,230 sf required planting x 0.15 = 2,735 sf shall be lawn	SPAA is 10,462.35 sf 679 sf, 2.3% lawn is provided in SPW +SPAA	Does not comply Authorization pursuant to: ZR §62-822(b) See L-160	NA	NA	PAA lawn: 7,871 SF
Section 62-62(c)(1)(ii) Tidal Wetland 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 52,087 sf x 35%= 18,230 sf of planted area is required. Per ZR 62-62 (c)(4)(i) reduction of planting 18,230 sf - 2,450sf = 15,780 sf or 30.3% of planting area is required 15,780 sf x 30% = 4,734 sf of planting may be located seaward of the SPW	30% or 4,734 sf of required planting area is located seaward of SPW and is tidal wetland area	Complies See L-160	11,893 sf intertidal wetland planting is provided. 4,734 sf is counted towards SPW+ SPAA required planting area	NA	NA
Section 62-62(c)(1)(iii) Bike path	(iii) When a dedicated bicycle path is provided within a supplemental public access area, a planting area with a width of at least five feet shall be provided between the bicycle path and any paved area for pedestrian use. For the purpose of calculating planting requirements, the area of the bicycle path may be deducted from the combined area of the shore public walkway or supplemental public access area. Such planting areas in this paragraph, (c), may be located anywhere within the shore public walkway or supplemental public access area and shall comply with the standards of Section 62-655.	Bike path is not provided	NA	NA	NA	NA
Section 62-62 (c)(2)(i) Screening buffer	(i) A screening buffer shall be provided within the shore public walkway or the supplemental public access area, running along the entire upland boundary of such area where it abuts non-publicly accessible areas of the zoning lot, except as waived pursuant to paragraph (c)(2)(iii) of this Section. Any screening buffer provided pursuant to this Section may be used to meet the planting requirements of paragraph (c)(1) of this Section.	Portions along the boundary of WPAA adjoining Block 2376, Lot 6 does not have screening buffers. Alternate plan does not provide screening buffer along the boundary of WPAA adjoining Block 2376, Lot 6.	Does not comply; Authorization pursuant to: ZR §62-822(b) See L-100 L-101 & L-110	NA	Piers adjoin SPW	NA

ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
Section 62-62 (c)(2)(ii) Screening buffer width	The minimum width of the screening buffer shall be six feet. 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.	6' wide screening buffer is not provided along portions of the boundary of WPAA adjoining Block 2376, Lot 6. Alternate plan does not provide screening buffers.	Does not comply; Authorization pursuant to: ZR §62-822(b) See L-100 L-101 & L-110	NA	Piers adjoin SPW	NA
Section 62-62 (c)(2)(iii)(a) No screening buffer required	(iii) No screening buffer shall be required: (a) adjacent to a private drive, a street or at the entrances to buildings; or	NA	NA	NA	NA	NA
Section 62-62 (c)(2)(iii)(b) No screening buffer required	(b) for a commercial or community facility use within a distance of 15 feet from the sidewalk or waterfront public access area, that is glazed with windows, transoms or glazed portions of doors in accordance with the provisions of Section 37-34 (Minimum Transparency Requirements).	no screening buffer is required. Building ground floor has commercial or community facility uses within a distance of 15' from WPAA, in accordance with provisions of section 37-34	Complies See L-101, L-160	NA	NA	NA
Section 62-62 (c)(3)(i) Trees	(i) A minimum of one canopy tree shall be provided for every 2,000 square feet of shore public walkway and supplemental public access area. In no event may a shore public walkway have less than two canopy trees for every 100 feet of shoreline. 52,087 sf / 2,000 = 26 canopy trees are required. Shoreline length: 1,065 lf 1,065 lf / 100 feet = 10.65 X 2 = 21.3 trees	26 trees are provided within the SPW and SPAA. Within the SPW, at least two canopy trees are provided for every 100 feet of shoreline. 22 trees are provided within SPW	Complies See L-160	NA	Piers Trees: 30	PAA trees: 47
Section 62-62 (c)(3)(ii) Additional planting	(ii) In addition to the trees required pursuant to paragraph (c)(3)(i) of this Section, for every 1,250 square feet of shore public walkway and supplemental public access area, one of the following must be provided: a canopy tree, an ornamental tree or a multi-stemmed equivalent, 60 square feet of planting beds or 110 square feet of accessible lawn. Trees and additional planting areas may be located anywhere within the shore public walkway or supplemental public access area and shall comply with the standards of Section 62-655. 52,087 sf / 1,250 = 41.7 trees; or 2,500 sf of planting beds; or 4,587 sf of accessible lawn.	Additional 44 trees, are provided within the SPW and SPAA Provided trees are a mix of shade, ornamental and evergreen trees.	Complies See L-160	NA	NA	NA
Section 62-62 (c)(4)(i) Reduction in planted area	The minimum planting area, required by paragraph (c)(1) of this Section, may be reduced by 10 square feet for every linear foot of: (i) shoreline improved for boat launching or mooring or designed with architectural features to facilitate direct access to the water, such as steps or other forms of "get-downs," except that rip-rap used as stabilized shore shall not qualify for a planting reduction; or	245 lf of shoreline is improved to facilitate direct access to water at the beach area. 2,450 sf reduction is taken for minimum planting area required	Complies See L-100, L-101 &L-160	NA	NA	NA
Section 62-62 (c)(4)(ii) Reduction in planted area	(ii) WE uses with frontage adjoining, and having a public entrance on, the shore public walkway or supplemental public access area, provided that the screening buffer for such shore public walkway or supplemental public access area is waived pursuant to the conditions of paragraph (c)(2)(iii) of this Section. 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. In no event shall the reduced planting area be less than 25 percent of the combined area of the shore public walkway and supplemental public access area.	NA	NA	NA	NA	NA
Section 62-62(c) Reduction in planted area	In no event shall the reduced planting area be less than 25 percent of the combined area of the shore public walkway and supplemental public access area. 52,087 sf x 25%= 13,021.75 sf min. of planted area	Total 16,700sf or 32% planting is provided 11,966 sf planting is provided within SPW & SPAA 4,734 sf (30% of 15,780sf) wetland seaward planting is provided per section 62-62(c)(1)(ii)	Complies See L-160	Total intertidal wetland planting is 11,893 sf, of which 4,734 sf is counted towards seaward planting.	Piers Planting: 6,786 sf	PAA planting: 14,102 SF
Section 62-62 (d) Bicycle Parking + Additional bicycle parking	(d) Bicycle parking Bicycle racks sufficient to provide at least four bicycle parking spaces shall be provided within a waterfront public access area. Furthermore, when the combined area of the shore public walkway and supplemental public access area is greater than 8,000 square feet, two additional bicycle parking spaces shall be provided for every additional 2,000 square feet of shore public walkway or supplemental public access area. Bicycle racks shall be adjacent to a circulation path and at least 20 feet from the shoreline. Such bicycle racks may be located in public sidewalks adjacent to the zoning lot. All bicycle racks shall comply with the standards of Section 62-657 . 52,087 - 8,000 =44,087; 44,087/2000=22; 22x2=44 (44+4=48) Total required - 48	48 bike parking spaces are provided. (24 double sided racks)	Complies See L-150 , L-151	NA	NA	NA
Section 62-62 (d) Bicycle Parking location	Bicycle racks shall be adjacent to a circulation path and at least 20 feet from the shoreline. Such bicycle racks may be located in public sidewalks adjacent to the zoning lot.	Bicycle parking are located within the SPW at the southern portion of the zoning lot adjacent to Grand Ferry Park and on public sidewalks adjacent to the zoning lot. At N1st Street, 146'-6" from shoreline. At N3rd Street, 45' from shoreline. At southern edge with SPW, 23'-11" from shoreline.	Complies See L-150	NA	NA	NA

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE

NORTH

VERT: N/A
HORZ: NTS

SHEET TITLE
WPAA ZONING CHART 4

SHEET NUMBER
L-004.00

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ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
Section 62-62(e) Trash receptacle	(e) Trash receptacles One trash receptacle shall be provided for every 4,000 square feet of shore public walkway and supplemental public access area, and all trash receptacles shall be located in visible and convenient locations. All trash receptacles shall comply with the standards of Section 62-658. 52,087 sf / 4,000 = 13 trash receptacles required.	13 trash and recycling receptacle sets (2 each per set - 26 total) are provided in the SPW and SPAA	Complies See L-150 , L-151	NA	Pier trash cans- 2 sets	PAA trashcans: 2 Sets
DESIGN REQUIREMENT FOR PUBLIC ACCESS ON PIERS						
Section 62-631						
Section 62-631(a) Circulation and access	At least one circulation path having a minimum clear width of 10 feet shall be provided throughout the public access area required on the pier.	New piers and platforms are exempt from the provisions of 62-63 pursuant to ZR Section 74-743(a)(13)	NA	NA	New piers and platforms are exempt from the provisions of 62-63 pursuant to ZR Section 74-743(a)(13)	NA
Section 62-631(b) Permitted obstruction	In addition to permitted obstructions pursuant to Section 62-611, pier public access areas may include one freestanding open or enclosed public pavilion, provided such structure does not exceed one story, is no taller than 30 feet and has an area no larger than 1,600 square feet.	NA	NA	NA	NA	NA
Section 62-631(c) Seating	At least one linear foot of seating is required for every 100 square feet of pier public access area, subject to the provisions of paragraphs (a) through (d) of Section 62-652.	NA	NA	NA	NA	NA
DESIGN REQUIREMENT FOR PUBLIC ACCESS ON FLOATING STRUCTURES						
Section 62-632 Foating Structures		There are no floating structures in the project	NA	NA	NA	NA
DESIGN REQUIREMENT FOR UPLAND CONNECTION						
Section 62-64 Upland Connection		None provided	NA	NA	NA	NA
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	Complies	NA	New piers and platforms are exempt from the provisions of 62-63 pursuant to ZR Section 74-743(a)(13)	NA
Section 62-65 High density polyethylene	High density polyethylene is permitted.	HDPE & RPL are included as alt materials for site furnishings	Complies See L-512/513/514	NA	NA	NA
GUARDRAILS AND GATES						
Section 62-651						
Section 62-651(a) Guardrail height	For the purposes of this paragraph, (a), the term "guardrail" shall refer only to fencing or similar structures provided along a bulkhead, stabilized shore or the water edges of a pier or platform. When a guardrail is provided, it shall have a maximum height of 42 inches measured from the adjoining grade level, and shall be at least 70 percent open. Guardrails may be mounted on a solid curb not higher than six inches. A guardrail may be substituted for a wall, pursuant to paragraph (c)(3) of this Section.	railing type 1 is 42" height and are 70% open	Complies See L-152, L-521	NA	railing type 1 is 42" height and are 70% open railing type 2 is designed as a walls	NA
Section 62-651(b)(1) Bollard location	(1) Bollards shall be limited to the following locations: (i) along the bulkhead, stabilized shore or the water edges of a pier or platform; (ii) along a zoning lot line adjacent to, and limiting access from an upland street; and (iii) along the boundaries of a roadway within an upland connection.	No Bollards are proposed with WPAA.	NA	NA	NA	Combination of sculptural boulders and salvaged mooring bollards are used to demarcate pedestrian zone
Section 62-651(b)(2) Bollard configuration	(2) Bollards shall not exceed 30 inches in height and shall be between six and 15 inches in width. The top of bollards shall not consist of any sharp edges. The minimum clearance between two bollards shall be five feet.	No Bollards are proposed with WPAA.	NA	NA	NA	NA
Section 62-651(c)(1) Fence and wall location	(c) Fences and walls (1) Fences and walls, when provided, shall be limited to the following locations: (i) along the boundary of a waterfront public access area and an adjoining private area on the zoning lot; (ii) around the perimeter of a playground, tot-lot or dogrun; (iii) adjoining WD uses; (iv) within a visual corridor; and (v) along any grade level change of 30 inches or greater.	Edge Fences (protective railings) are provided within the WPAA along portions where grade level changes are 30 inches or greater	Complies See L-120, L-152	NA	NA	NA
Section 62-651(c)(2) Fence configuration	(2) Fences shall have a maximum height of 36 inches measured from the adjoining grade level, and be at least 70 percent open. Fences may be mounted on a solid curb not higher than six inches.	Fences (protective railings) are 42" in height and are 70% open	Does not comply Authorization pursuant to: ZR §62-822(b) See L-521	NA	NA	NA
Section 62-651(c)(3) Walls	(3) Walls shall not exceed a height of 21 inches, and may be fully opaque.	No walls are proposed.	NA	NA	Wall heights rise up to 21 inches	NA
Section 62-651(c)(4) Chain link fencing or barb wire	(4) Chain link fencing or barbed or razor wire shall not be permitted.	No chain link fence is provided	NA	NA	NA	NA
Section 62-651(d) Gate location	Gates attached to fences and walls that limit physical access to waterfront public access areas from streets, public parks or other public ways, or from adjacent waterfront public access areas on adjoining zoning lots, shall comply with the provisions of this paragraph (d). Such gates shall be permitted only at the boundaries of waterfront public access areas and such adjacent publicly accessible areas, except that in Type 1 upland connections gates may be located at the seaward boundary of the entry area. Gates shall not intrude into any planting area. Gates may be closed only pursuant to Section 62-71 (Operational Requirements).	No gates are proposed	NA	NA	NA	NA
Section 62-651(d) Gate height	The maximum height of a gate shall be four feet above the adjoining grade level	No gates are proposed	NA	NA	NA	NA
Section 62-651(d) Gate opacity	Gates shall be no more than 30 percent opaque.	No gates are proposed	NA	NA	NA	NA

ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
Section 62-651(d)(1) Gate obstruction	When opened for access, 70 percent of the total width, in aggregate, of the waterfront public access area shall be free of obstructions associated with the gate, and there shall be a minimum clear distance of at least 16 feet between any two obstructions of the gate. In addition, in its open position, the gate and its support structures shall not obstruct: (1) any circulation path; (2) 25 percent of the width of the entry area of an upland connection along each side of the centerline of such entry area; and (3) at least 50 percent of the width of the shore public walkway closest to the shoreline.	No gates are proposed	NA	NA	NA	NA
SEATING						
Section 62-652						
Section 62-652(a) Seating with backs	At least 50 percent of the required seating shall have backs, Walls located adjacent to a seating surface shall not count as seat backs. 694 x 50% =347 linear feet of seating to have backs (SPW+SPAA)	348 linear feet of required seating have backs (SPW+SPAA)	Complies See L-150, L-151	NA	Piers provided seating w/ back: 98 LF	PAA provided seating w/ back: 282 LF
Section 62-652(a) Seating with back orientation	At least 50 percent of such seating shall face in the general direction of the water. 347 x 50% = 173.5 linear feet of seating with backs to face water (SPW+SPAA)	174 linear feet, 50% of required seating with backs face the water (SPW+SPAA)	Complies See L-150	NA	Piers provided seating w/ back orientation: 98 LF	PAA provided seating w/ back orientation: 61 LF
Section 62-652(a) Seat back height	Seat backs shall be at least 14 inches high.	Seat back heights are minimum 14 inches	Complies See L-511//512/513/514	NA	NA	NA
Section 62-652(a) Seat back angle	All seat backs must either be contoured in form for comfort or shall be reclined from the vertical between 10 to15 degrees.	seat back Reclines are 10- 15 degrees	Complies See L-511//512/513/514	NA	NA	NA
Section 62-652(b) Seat depth for single seating	Seating with or without backs shall have a depth of not less than 18 inches, and for seating with backs, such depth shall not be greater than 20 inches.	Seating with backs depth is 18" -20" Seating without backs depth is 18" -24"	Complies See L-511//512/513/514	NA	NA	NA
Section 62-652(b) Seat depth for double seating	Seating with a depth of at least 36 inches, and accessible from both sides, may be credited as double seating.	No double sided seating provided	NA	NA	NA	NA
Section 62-652(b) Seat depth for planter edge	When seating is provided on a planter ledge, such ledge must have a minimum depth of 22 inches.	There are no seating on planter edges	NA	NA	NA	NA
Section 62-652(c) Seat height	At least 75 percent of the required seating shall have a height not less than 16 inches nor greater than 20 inches above the level of the adjacent grade. 694 x 25% = 173.5 linear feet of seating may be other than 16"-20" high (SPW+SPAA)	All provided seating have heights not less than 16" or greater than 20"	Complies See L-511//512/513/514	NA	NA	NA
Section 62-652(c)	Higher than 36 in. or lower than 12 in. does not count for seating requirement.	There are no seating higher than 36" or lower than 12"	NA	NA	NA	NA
Section 62-652(c)	Seating may be mounted on a solid curb not higher than 6 inches.	There is no seating mounted to curbs	NA	NA	NA	NA
Section 62-652(d) Seating clearance	Seating shall be located a minimum of 22 inches from any circulation path or permitted obstruction along the accessible side of such seating,	Seating is 22" away from paths	Complies See L-150	NA	NA	NA
Section 62-652(d) Seat location from guardrail	Except that seating without backs may be as close to a guardrail as 12 inches.	There is no seating next to a guardrail	Complies See L-150	NA	Seatings adjacent to guardrails are at least 12 inches away	NA
Section 62-652(e) Seat types	In shore public walkways and supplemental public access areas, at least two of the following types of seating are required: moveable seating, fixed individual seats, fixed benches with backs, fixed benches without backs, lounging chairs and design feature seating.	All 5 seating types are provided - moveable seating, fixed individual seats, fixed benches with backs, fixed benches without backs, and design feature seating.	Complies See L-150	NA	Fixed benches with backs, fixed benches without backs, bar stools	NA
Section 62-652(e)(1) Design feature seating	Planter ledges, seating walls, and seating steps may be provided, and shall be limited to 25 percent of the required seating. 694 x 25%= 173.5 linear feet of seating is the max. for design feature seating.	140 LF design feature seating is provided at amphitheater and beach seating step.	Complies See L-150	NA	NA	80 LF is provided at amphitheater
Section 62-652(e)(1) Walls and planter ledges	Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.	No walls and planter edges are used for seating	NA	NA	NA	NA
Section 62-652(e)(2) Moveable chairs	Moveable chairs, excluding those in open air cafes, may be credited as 18 inches of linear seating per chair; however, not more than 50 percent of required linear seating may be in moveable chairs. Moveable chairs may be placed in storage outside of the required hours of operation, pursuant to Section 62-71, paragraph (a). All moveable chairs must have backs. Moveable chairs shall not be chained, fixed, or otherwise secured while the waterfront public access area is open to the public 694 X 50%= 347 linear feet of seating may be movable seating (SPW+SPAA).	114 lf ,17% of seating are movable chairs (SPW+SPAA)	Complies See L-150, L-151	NA	NA	210 LF moveable seating is provided
Section 62-652(e)(3) Seating steps	Seating steps shall not include any steps intended for circulation and must have a height not less than 12 inches nor greater than 30 inches and a depth not less than 18 inches.	proposed seating steps have height of 12"-30" and min depth of 18"	Complies See L-515	NA	NA	NA
Section 62-652(e)(4) Lounge chairs	Lounge chairs shall allow for a reclined position supporting the back as well as the legs. Lounge chairs may be credited as 36 inches of linear seating per chair.	Adirondack chairs are provided as additional seating (not included in provided seating qty)	See L-513	NA	No lounge seating is proposed	Adirondack chairs provided
Section 62-652(f) Social seating	At least 25 percent of required seating shall be social seating, consisting of seats that are placed in close proximity and at angles to one another or in facing configurations that facilitate social interaction. 694 x 25%= 173.5 linear feet of social seating is required (SPW+SPAA)	208 linear feet social seating is provided (SPW+SPAA) 168 lf provided within SPW+SPAA 40 lf provided in seaward area	Complies See L-150, L-151	NA	Pier social seating: 58 lf; of this 40 LF is counted towards SPW+ SPAA provided seating seaward of SPW	PAA social seating : 210 lf

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY
JCFO PROJ.#
1805
PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: N/A
HORZ: NTS
NORTH

SHEET TITLE
WPAA ZONING CHART 5

SHEET NUMBER
L-005.00

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ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
Section 62-652(f) Tables	A minimum of two square feet of tables shall be required for every three linear feet of social seating. However, any requirement for tables that, in total, is less than 10 square feet shall be waived, and no more than 150 square feet of tables shall be required in any site. 173.5 / 3 = 57.8; 57.8 x 2 = 115.7 sf of tables required (SPW+SPAA)	132 sf total tables provided 76 sf of tables are provided within SPW+SPAA 56 sf of tables are provided in seaward area as picnic tables at outpost 2	Complies See L-150, L-151	NA	piers tables: 56 sf. Counted towards tables provided in seaward area	PAA tables: 140 SF
Section 62-652(g) Shaded seating	At least 20 percent of required seating shall be shaded. Seating shall be considered shaded if it is located under a canopy tree or shade structure, or on the eastern side and within 45 feet of the trunk of a canopy tree or of a shade structure. 694 x 20%= 138.8 linear feet of seating to be shaded (SPW+SPAA).	192 lf shaded seating is provided	Complies See L-150, L-151, L-160	NA	Piers shaded seating: 80 LF	PAA shaded seating:140 LF
Section 62-652(h) Seaward seating	Up to 25 percent of required seating may be located seaward of the shore public walkway provided it is designed as: 694 x 25%= 173.5 linear feet of requied seating maybe seaward	170 linear feet of seating is provided seaward of SPW.	Complies See L-150, L-151	NA	Total Piers provided seating is 281.5 LF, of which 170 LF is counted as seating seaward of SPW	NA
Section 62-652(h)(1) Seaward seating requirement	(1) a generally smooth and flat surface within a stabilized natural shoreline, in the form of rock, stone, wood or other solid material that measures at least 15 inches in width and depth and is between 12 and 30 inches high measured from the adjoining accessible surface; or	170 linear feet of seating is provided seaward of SPW.	Complies see L-512/513/514	NA	Total Piers provided seating is 281.5 LF, of which 170 LF is counted as seating seaward of SPW	NA
Section 62-652(h)(2) Seaward seating steps	(2) steps, with a depth and height between 12 and 30 inches, that facilitate access to the water. Seaward seating shall not be subject to the provisions of paragraphs (a) through (g) of this Section. Seating in open air cafes or stairs shall not qualify towards seating requirements. .		NA	NA	NA	NA
Section 62-652 Seating within planted area	All seating located within a planting area shall be on permeable pavement and secured for stability	Seating within planted area on permeable pavement and secured for stability	Complies	NA	NA	NA
LIGHTING						
Section 62-653						
Section 62-653 Min. average on walkable areas	An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas,	Average illumination: 1.93 fc on walkable areas	Complies See L-171	NA	Average illumination: 2.27 fc on walkable areas	Average illumination: 2.27 fc on walkable areas
Section 62-653 Min. illumination of other areas	a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.	Minimum horizontal illumination (excluding beach): 0.2 fc Minimum horizontal illumination (including beach): 0.0 fc	Does not comply Authorization pursuant to: ZR §62-822(b) See L-171	NA	Min. horiz. Illumination (excluding beach): 0.2 fc	Min. horiz. Illumination (excluding beach): 0.2 fc Min. horiz. Illumination (including beach): 0.0 fc
Section 62-653 Illumination schedule	Such level of illumination shall be maintained from one-half hour before sunset to one-half hour after sunrise.	Lighting will be maintained from 30 minutes before sunset to 30 minutes after sunrise	Complies See L-170	NA	Lighting maintained 30 minutes before sunset and after sunrise	Lighting maintained 30 minutes before sunset and after sunrise
Section 62-653 Average illumination to min. foot-candle uniformity ratio	The average illumination to minimum foot candle uniformity ratio shall be no greater than 10:1 within a waterfront public access area.	Walkable areas – 9.65:1 avg to min. uniformity All other areas (excluding beach) – 7.6:1 avg to min. uniformity	Complies See L-171	NA	Walkable areas – 17.85:1 average to min. uniformity other areas :NA	Walkable areas – 8:1 average to min. uniformity All other areas 11.8:1 average to min. uniformity
Section 62-653 Glare control	Glare shall be controlled to a semi-cutoff standard (not more than five percent of peak foot candle intensity radiating above 90 degrees and 20 percent of peak intensity above 80 degrees).	Compliant fixture to be provided. It will not more than five percent of peak foot candle intensity radiating above 90 degrees and 20 percent of peak intensity above 80 degrees.	Complies See L-170	NA	NA	NA
Section 62-653 Color temperature range	The luminaire shall be equipped with lamps with a color temperature range of 3000 K to 4100 K with a minimum color rendering index of 65.	Provided LED -3000K with minimum CRI of 80	Complies See L-170	NA	NA	NA
Section 62-653 Lens and globes	All lenses and globes shall be polycarbonate or equivalent	Polycarbonate or equivalent	Complies See L-170	NA	NA	NA
Section 62-653 Lighting sources mounted on adjacent buildings per WAP	In addition, all lighting within the waterfront public access area shall be shielded to minimize any adverse effect on surrounding buildings containing residences.	All lighting to be shielded to minimize any adverse effect on surrounding buildings containing residences	Complies See L-170	NA	NA	NA
SIGNAGE						
Section 62-654						
Section 62-654 Location	The provisions of this Section shall apply to signs required in waterfront public access areas. All such signs shall be located in directly visible locations, without any obstruction at any time.	Signs are directly visible	Complies See L-150	NA	Signs are directly visible	NA
Section 62-654 Materials	Such signs shall be fully opaque, non-reflective and constructed of permanent, highly durable materials, such as metal or stone	Signs are stainless steel	Complies See L-510	NA	Signs are stainless steel	NA
Section 62-654 Font	All lettering shall be in a clear, sans-serif, non-narrow font such as Arial, Helvetica, or Verdana,	Font is sans serif	Complies See L-510	NA	Font is sans serif	NA
Section 62-654 Lettering	solid in color with a minimum height of one-quarter inch, unless otherwise specified in this Section, and shall highly contrast with the background color.	Font color contrast background lettering height is 1/4 inch	Complies See L-510	NA	Font color contrast background lettering height is 1/4 inch	NA
Section 62-654(a) Entry signage general and dimensions	All waterfront public access areas shall contain an entry sign mounted on a permanent structure.	4 Entry signs are proposed, at each entry. Entry signs are mounted to permenant structures - paving.	Complies See L-150, L-151 & L-510	NA	NA	NA
Section 62-654(a)	Such sign shall be located within five feet of the boundary of the entrance from a street, public park or other public way. Required signage shall contain	Entry signs are located within five feet of the boundary of the entrance from a street, public park or other public way	Complies See L-150, L-151	NA	NA	NA

ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
Section 62-654(a)(1)(2)(3)(4)(5)(6)(7)(8)(9)(10) Entry sign design	(1) the New York City waterfront symbol, 12 inches square in dimension, as provided in the Required Signage Symbols file at the Department of City Planning website and the "The New York Waterfront Symbol Standards and Specifications" (published by the Department of City Planning, April 1989, and as modified from time to time); (2) lettering at least one-and one-half inches in height, stating "OPEN TO PUBLIC" in bold type; (3) lettering at least one-half inch in height stating the approved hours of operation as required pursuant to Section 62-71 (Operational Requirements), paragraph (a); (4) lettering at least one-half inch in height stating "Do not enter outside of hours of operation"; (5) the International Symbol of Access for persons with physical disabilities, at least three inches square, or the statement: "This public access area is accessible to persons with physical disabilities"; (6) the address of the property where the waterfront public access area is located; (7) the name of the current owner and the name, phone number and email address of the person designated to maintain the waterfront public access area; (8) the statement: "For complaints or questions: call 311"; (9) the statement: "For more information go to http://nyc.gov/planning"; and (10) rules of conduct as specified in Section 62-71, paragraph (b).	(1) New York City waterfront symbol - 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 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-510	NA	NA	NA
Waterfront symbol location	Information in paragraphs (a)(1) and (a)(2) may be inscribed in pavement or on any permitted appropriate amenity, such as a seating wall or sculpture	Waterfront symbol is on the sign	Complies See L-510	NA	NA	NA
	All information required in this paragraph, (a), shall be included on signs with a maximum dimension in one direction of 16 inches. The maximum height of a sign above the adjoining grade shall be three feet for a horizontal sign and five feet for a vertical sign. The bottom of all signs shall be at least eighteen inches above adjoining grade, except for signs angled 45 degrees or less as measured from adjacent grade. .	Entrance signs are provided, each is 16"x5'	Complies See L-510	NA	NA	NA
Section 62-654(b) Signage at zoning lot line	A sign shall be required to be located within five feet 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. All information required in paragraph (a) of this Section shall be included on signs with a maximum dimension in one direction of 16 inches. The maximum height of a sign above adjoining grade shall be three feet. The bottom of all signs shall be at least 18 inches above adjoining grade, except for signs angled 45 degrees or less, as measured from adjacent grade. However, the waterfront symbol required pursuant to paragraph (a)(1) of this Section need not be included in such signage if such symbol is inscribed nearby in pavement or any appropriate amenity, such as a seating wall or sculpture. However, the waterfront symbol required pursuant to paragraph (a)(1) shall be no larger than four inches square, or 12 inches square if inscribed in pavement or any appropriate amenity, and the information required in paragraph (a)(2) of this Section shall be one inch high. The information required in paragraphs (a)(1) and (a)(2) may be inscribed in pavement or on any permitted appropriate amenity	Entry signs are located at the zoning lot lines.	Complies See L-150, L-151, L-510	NA	NA	NA
Section 62-654(c) Other signage	Seating areas within waterfront public access areas allowed pursuant to paragraph (b) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be identified by a sign with the words "SEATING OPEN TO PUBLIC" in lettering at least one inch high. Such sign shall be clearly visible from the waterfront public access area. In addition, such sign shall be no greater than 60 square inches, no higher than 18 inches above adjacent grade, and angled for visibility. The required sign may be freestanding or attached to a permitted amenity within the waterfront public access area. No advertising signs may be located within a waterfront public access area.	"SEATING OPEN TO PUBLIC" is provided in the WPAA. Lettering is 1" high and is clearly visible	Complies See L-150, L-151, L-510	NA	"SEATING OPEN TO PUBLIC" is provided in the WPAA. Lettering is 1" high and is clearly visible	NA
PLANTING						
Section 62-655						
Section 62-655 General	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. Such plans shall include plants suited for waterfront conditions and include a diversity of species with emphasis on native plants, species that are tolerant of salt, sediment, high seasonal water flow, and high winds, as applicable to the location and the facilitation of sustainable wildlife habitats, where appropriate. No species listed on quarantine or as a host species for any disease listed by the Department of Parks and Recreation at the time of application shall be included.	Landscape plans are prepared by a registered landscape architect. Species are not banned by DPR. Plans were shared with NYC Parks on July 6 2018	Complies	NA	Landscape plans are prepared by a registered landscape architect	NA
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 shall have automatic irrigation systems and controls	Complies	NA	NA	NA
Section 62-655(a) Curb and retaining walls	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)(l) through (a)(8) of this Section. A curb with a maximum height of six inches is permitted along the perimeter of any planting area.	Curbs, when provided, range between 0" -6" above adjacent grade.	Complies See L-502	NA	NA	NA

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE

NORTH

VERT: N/A
HORZ: NTS

SHEET TITLE
WPAA ZONING CHART 6

SHEET NUMBER
L-006.00

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ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
Section 62-655(a) Curb and 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#.	Retaining walls have a max height of 4 ft.	Does not comply Authorization pursuant to: ZR §62-822(b) See L-120	NA	NA	NA
Section 62-655(a) Curb and retaining walls	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.	Planting areas are lawn , grasses and groundcover located on undisturved subsoil or clean fill	Complies See L-160 & L-541	NA	NA	NA
Section 62-655(a)(1) Single tree pits	A single tree pit shall have a minimum dimension of five feet with a minimum area of 30 square feet and a minimum depth of 3 feet, 6 inches. Only tree pits planted with ground cover shall count towards meeting a minimum planting area requirement.	All tree pits in planters or in paving are in large, continuous soil trenches. Smallest tree planter is 201 sf and 3.5' minimum depth in tree planting area	Complies See L-160 & L-541	NA	NA	NA
Section 62-655(a)(2) Continuous tree pits	A continuous tree pit is a planting area containing two or more trees. Continuous tree pits shall have a minimum width of five feet and a minimum depth of 3 feet, 6 inches, and a length as required to meet a minimum of five feet from the trunk of the tree to the end of the tree pit.	Continuous tree pits are min. 5 feet wide, min. 3.5 feet deep. Min. length from trunk to edge of pit 5 ft.	Complies See L-541	NA	NA	NA
Section 62-655(a)(3) Planting bed size for turf grass or groundcovers	Planting beds for turf grass or groundcovers shall have minimum dimensions of two feet in any direction and a minimum depth of two feet.	Planting bed for turf grass lawn is larger than 2.0 feet in each direction.	Complies L-160, L-541	NA	NA	NA
Planting bed size for shrub	Planting beds for shrubs shall have minimum dimensions of three feet by three feet for each shrub and a minimum depth of 2 feet, 6 inches.	Planting beds for shrubs are larger than 3ftx3ft and are 2.5' deep	Complies L-160, L-541	NA	NA	NA
Planting bed size for tree	Planting beds containing trees shall have a minimum dimension of five feet and a minimum area of 30 square feet for each tree, with a minimum depth of 3 feet, 6 inches.	All planting beds for trees are minimum 5', depth 3.5'	Complies L-160, L-541	NA	NA	NA
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 provided	NA	NA	NA	NA
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.	Elevation of berms are lower than FRCE (+12.1) or five feet above the lowest adjoining grade of the waterfront yard, whichever is higher	Complies See L-120 , L-301, L-302, L-303, L-305	NA	NA	NA
Section 62-655(a)(6) Lawns	A "lawn" is an area planted with turf grass having a minimum soil depth of 2 feet, 6 inches.	Lawn has 2.5 feet soil depth	Complies See L-541	NA	NA	NA
Section 62-655(a)(6) Lawns	Along at least 60 percent of the perimeter, a lawn shall have a grade level within six inches of the adjacent grade providing unobstructed pedestrian access. Any required lawn shall have a minimum area of 500 square feet and no dimension less than 18 feet. Longest contiguous Lawn perimeter in SPW + SPAA is 20' 20' x 60% =12' continuous linear feet to be within six inches of the adjacent grade	20 lf, 100% of contiguous lawn perimeter is within 6" or less of adjacent grade	Complies See L-120 & L-160	NA	NA	NA
Section 62-655(a)(7)(i) Screening species	Screening buffers required pursuant to paragraph (c)(2) of Section 62-62 shall consist of densely planted shrubs or multi-stemmed screening plants, with at least 50 percent being evergreen species. Shrubs shall have a height of at least four feet at the time of planting.	Screening buffer provided at the southern edge bordering adjoining zoning lot will be densely planted with evergreen and multi-stemmed screening plants.	Complies See L-101, L-160	NA	NA	NA
Section 62-655(a)(7)(ii) Screening buffer, blank walls and service yards	Blank wall higher than 4 feet 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. South side may be defined as blank wall.	No blank walls are proposed	NA	NA	NA	NA
Section 62-655(a)(7)(iii) Screening buffer parking garage	Open parking areas on any zoning lot fronting on an upland connection or street on any waterfront block, notwithstanding the use on such lot, shall require screening pursuant to Section 37-921 (Perimeter landscaping). Screening required pursuant to Section 62-453 shall consist of a planting strip at least four feet wide. Plants shall be at least four feet high at the time of planting and 50 percent of them shall be evergreen shrubs. All required screening may be interrupted by vehicular or pedestrian entrances.	No open parking is provide	NA	NA	NA	NA
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#. 52,087 sf x 35%= 18,230 sf of planted area is required. Per ZR 62-62 (c)(4)(i) reduction of planting 18,230 sf - 2,450sf = 15,780 sf or 30.3% of planting area is required 15,780 sf x 30% = 4,734 sf can be used to satisfy required planting area for WPAA	4,734 sf (30% of 15,780sf) wetland seaward planting is provided per section 62-62(c)(1)(ii)	Complies See L-160	11,893 sf intertidal wetland planting is provided. 4,734 sf is counted towards SPW+ SPAA required planting area	NA	NA

ZONING SECTION + ITEM	REQUIRED/ALLOWED	PROVIDED WATERFRONT ZONING LOT	COMPLIANCE/ WAIVER	DEC WETLAND	PIERS (area west of SPW)	PAA
Section 62-655(b)(1) Tree caliper	At time of planting, canopy trees shall be a minimum of three inches caliper and ornamental trees shall be a minimum of two inches caliper.	Shade tree canopies are 3"-3.5" caliper Ornamental tree canopies are 2"-2.5" caliper	Complies See L-160	NA	Shade tree canopies are 3"-3.5" caliper Ornamental tree canopies are 2"-2.5" caliper	Shade tree canopies are 3"-3.5" caliper Ornamental tree canopies are 2"-2.5" caliper
Section 62-655(b)(2) Trees in single tree pit	One of the procedures in this paragraph, (b)(2), shall be employed to protect trees planted at grade: (i) granite or cast concrete block pavers with a minimum four inch depth shall be installed in accordance with New York City Department of Parks and Recreation (DPR) standards for street trees; (ii) a grate shall be installed over the root zone, supported at its edges and set flush with the adjacent pavement for pedestrian safety, in accordance with DPR standards for street trees for grate size; or (iii) the root zone shall be surrounded with barrier hedge planting.	No trees in single tree pit are provided	NA	NA	NA	NA
PAVING						
Section 62-656						
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.	Paving materials used are: Stone and concrete unit pavers, wood planks and plastic lumber	Complies See L-130 & L-501	NA	Paving materials used are: Stone and concrete unit pavers, wood planks and plastic lumber and metal grating	NA
Section 62-656(a)(2) Paving material for not required circulation paths	(i) Blocks such as Belgian blocks, cobble stones, concrete cobbles or euro cobble (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, imprinted with thermoplastic patterns.	Paving materials used are: Stone and concrete unit pavers, concrete, wood planks and plastic lumber, blocks, gravel and asphatl	Complies See L-130 & L-501	NA	Paving materials used are: Stone and concrete unit pavers, concrete, wood planks and plastic lumber, blocks, gravel	NA
Section 62-656(b)(1) Unit paver size	All unit pavers shall have a minimum thickness dimension of two inches for pedestrian use and three inches for vehicular use and shall not exceed a maximum of four square feet in area.	Paving material for pedestrian traffic only, min. 2." and min. 3" for vehicular;	Complies See L-130 & L-501	NA	Paving material for pedestrian traffic only, min. 2." and min. 3" for vehicular;	NA
Section 62-656(b)(2) Wood plank or plastic lumber size	Wood planks or plastic lumber for boardwalk or decking shall be a minimum of three inches thick (nominal dimension). The direction of planks shall not be parallel to the direction of traffic.	wood or plastic lumber decking is proposed as an alternative materials. Planks are minimum 3" thick and are not parallel to the direction of traffic	NA	NA	wood or plastic lumber decking is proposed as an alternative materials. Planks are minimum 3" thick and are not parallel to the direction of traffic	NA
Section 62-656(b)(3) Concrete slab size	Concrete slabs, other than in upland connections, shall be a maximum of two feet in any one dimension.	No concrete slab paving is proposed	NA	NA	No concrete slab paving is proposed	NA
BICYCLE RACKS						
Section 62-657 Both side parking	Each bicycle rack shall allow for the bicycle frame and one wheel to be locked to the rack. If bicycles can be locked to each side of the rack, each side may be counted as a required space.	Racks are configured to allow two bicycles frames to be locked	Complies See L-543	NA	NA	NA
Section 62-657 Spacing between parallel racks	Thirty inches of maneuverable space shall be provided between parallel bicycle racks and an eight foot wide aisle shall be provided between bicycle rack areas.	Spacing between racks is 30" Eight foot aisle is provided on sidewalk	Complies See L-150	NA	NA	NA
TRASH RECEPTACLES						
Section 62-658						
Section 62-658 Location	Trash receptacles shall be placed within 50 feet of a seating area,	Trash receptacles are within 50' of seating	Complies See L-150	NA	??	??
Section 62-658 Capacity	minimum capacity of 25 gallons	Trash receptacles have a minimum capacity of 25 gallon	Complies See L-511	NA	Trash receptacles have a minimum capacity of 25 gallon	Trash receptacles have a minimum capacity of 25 gallon
Section 62-658 Opening size	top openings that measure at least 12 inches wide or side openings that inscribe a rectangle measuring at least 12 inches wide and six inches high	top opening is 12 x 6 in.	Complies See L-511	NA	top opening is 12 x 6 in.	top opening is 12 x 6 in.
Section 62-658 Trash bags	Trash receptacles shall be able to use standard bags used to collect trash.	Fits standard trash bag	Complies See L-511	NA	Fits standard trash bag	Fits standard trash bag

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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: N/A
HORZ: NTS

NORTH

SHEET TITLE
WPAA ZONING CHART 7

SHEET NUMBER
L-007.00

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ORIGINAL SHEET SIZE: 36" X 48"

UPLAND / SEAWARD LOT CALCULATIONS

	BLOCK	LOT	AREA TYPE	AREA
Total Site	2355	1	Upland Lot	96,137 SF
			Seaward Lot	74,792 SF
			New Piers	5,371 SF
			New Platform	0 SF
		20	Upland Lot	0 SF
			Seaward Lot	11,785 SF
			New Piers	1,330 SF
			New Platform	0 SF
	2361	1	Upland Lot	54,479 SF
			Seaward Lot	43,963 SF
			New Piers	6,710 SF
			New Platform	914 SF
		20	Upland Lot	0 SF
			Seaward Lot	8,562 SF
			Seaward Structures	1,825 SF
			Platform	0 SF
		21	Upland Lot	0 SF
			Seaward Lot	29,799 SF
			New Piers	7,659 SF
			New Platform	0 SF
	2376	50	Upland Lot	12,989 SF
			Seaward Lot	70,884 SF
			New Piers	5,349 SF
			New Platform	3,094 SF
	Demapped Metropolitan Avenue		Upland Lot	23,116 SF
	Demapped North 1st Street		Upland Lot	3,374 SF

UPLAND / SEAWARD LOT CALCULATIONS

Upland Lot Area (including new Platform 10,008 SF)	170,103 SF
Seaward Lot Area	229,677 SF
Total Area (170,103 + 229,677)	399,780 SF

SEAWARD STRUCTURES

Existing Piers and Platforms	19,582 SF
New Piers	28,454 SF

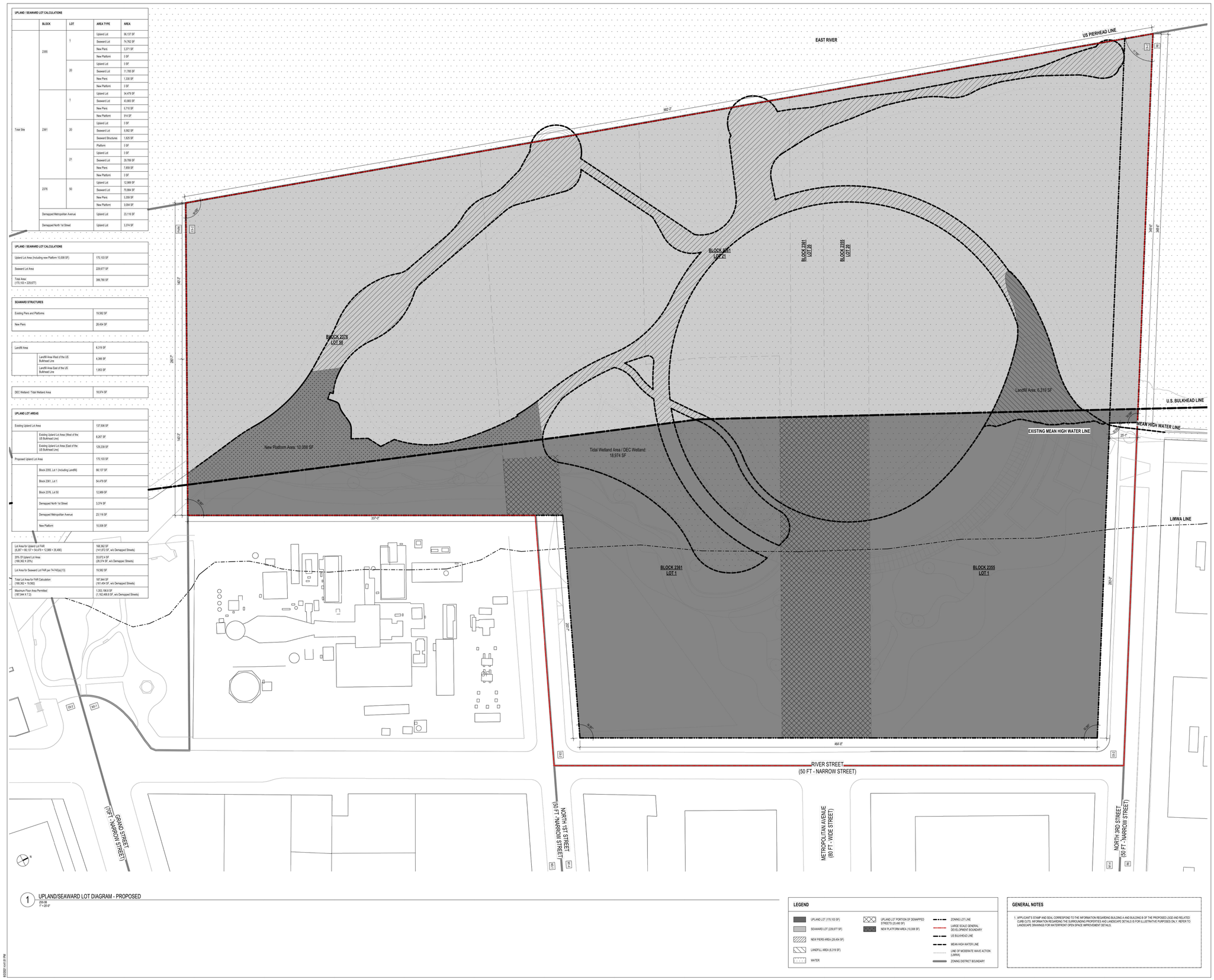
Landfill Area		6,319 SF
	Landfill Area West of the US Bulkhead Line	4,366 SF
	Landfill Area East of the US Bulkhead Line	1,953 SF

DEC Wetland / Tidal Wetland Area	18,974 SF

UPLAND LOT AREAS

Existing Upland Lot Area		137,506 SF
	Existing Upland Lot Area (West of the US Bulkhead Line)	8,267 SF
	Existing Upland Lot Area (East of the US Bulkhead Line)	129,239 SF
Proposed Upland Lot Area		170,103 SF
	Block 2355, Lot 1 (including Landfill)	96,137 SF
	Block 2361, Lot 1	54,479 SF
	Block 2376, Lot 50	12,989 SF
	Demapped North 1st Street	3,374 SF
	Demapped Metropolitan Avenue	23,116 SF
	New Platform	10,008 SF

Lot Area for Upland Lot FAR (8,267 + 96,137 + 54,479 + 12,989 = 26,406)	168,342 SF (141,872 SF, w/o Demapped Streets)
20% Of Upland Lot Area (168,382 X 20%)	33,672.4 SF (28,374 SF, w/o Demapped Streets)
Lot Area for Seaward Lot FAR per 74-743(a)(13)	19,582 SF
Total Lot Area for FAR Calculation (150,382 + 19,582)	187,944 SF (161,454 SF, w/o Demapped Streets)
Maximum Floor Area Permitted (187,944 X 7.2)	1,353,196.8 SF (1,162,468.8 SF, w/o Demapped Streets)



1 UPLAND/SEAWARD LOT DIAGRAM - PROPOSED
2000-36
1" = 200'-0"

LEGEND

- UPLAND LOT (170,103 SF)
- SEAWARD LOT (229,677 SF)
- NEW PIERS AREA (28,454 SF)
- LANDFILL AREA (6,319 SF)
- WATER
- UPLAND LOT PORTION OF DEMAPPED STREETS (23,490 SF)
- NEW PLATFORM AREA (10,008 SF)
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- US BULKHEAD LINE
- MEAN HIGH WATER LINE
- LINE OF MODERATE WAVE ACTION (LIMWA)
- ZONING DISTRICT BOUNDARY

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING BUILDING A AND BUILDING B OF THE PROPOSED LSGD AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND LANDSCAPE DETAILS IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR WATERFRONT OPEN SPACE IMPROVEMENT DETAILS.

8/3/2021 1:01 PM SANJUKTA SEN I:\10-2-0-3\PROJECTS\41805 CEW CON EDISON WATERFRONT\300_FD_DESIGN\340_DRAWINGS_DELIVERABLES\02_PLANS & SECTIONS\01 TECHNICAL\WIPAA SETS\SHEETS\CEW-L-010-BIG CALC.DWG

ORIGINAL SHEET SIZE: 36" X 48"

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

RIVER RING MASTER PLAN

165 LIVINGSTON, BROOKLYN, NY

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DRF0221 ULURP FILING
DATE 03.08.02
SEAL

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.

NOT FOR CONSTRUCTION

KEY PLAN

BAR SCALE

SHEET NAME

UPLAND AND SEAWARD LOT CALCULATIONS - PROPOSED

PROJECT NO. 19065 | BIG BIM NO.
SDM NO. 5030
SCALE As indicated
FORMAT ARCH E
DATE 1/29/2021

Z00-3B

KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY
JCO PROJ #
1805
PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: N/A
HORZ: 1"= 30'
NORTH
0 15' 30' 60'

SHEET TITLE
UPLAND AND SEAWARD LOT CALCULATIONS - PROPOSED

SHEET NUMBER
L-010.00

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Piers to include: (a) Circular `Ring' walkway on pilings connecting to upland portions of WPAA at the northern and central portions of the site; (b) nature trail with plantings atop the breakwater structure extending from the circular walkway at northwest portion of the site along the US Pierhead line, with multiple `outposts' situated on existing structures and with a variety of seating options; (c) additional nature trail with plantings atop the breakwater structure extending from southern portion of upland public access area to the US Pierhead line, terminating in outpost situated on existing structure, that is also accessible by connection to circular walkway. Programming on outposts to consist of Bird Hide; Picnic/Hammock Grove, and Outdoor Classroom.

Minimum requirements: Nature trails: 6 feet wide
Total seating: 281.5 linear feet
Total Planted Area: 6,786 square feet
Trees: 30

ZONING LEGEND

- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- PIERS
- PAA PUBLIC ACCESS AREA
- V.C. VISUAL CORRIDOR
- PIERHEAD LINE
- U.S. BULKHEAD LINE
- MEAN HIGH WATER
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- 15' ENTRY ZONE
- 12' CLEAR PATH
- PLATFORM

LANDSCAPE LEGEND

- PLANTING
- LAWN
- TIDAL MARSH
- PAVING
- BEACH
- RING STRUCTURE
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- SEATING W/ BACK
- SEATING W/O BACK
- MOVABLE SEATING
- MOVABLE TABLE & CHAIR
- BIKE RACK
- TRASH RECEPTACLES
- WPAA ENTRANCE SIGN
- SEATING OPEN TO PUBLIC SIGN
- SALVAGED MOORING ELEMENT
- LANDSCAPE BOULDERS
- LIGHT POLE
- SHADE CANOPY TREE - LARGE
- SHADE CANOPY TREE - SMALL
- ORNAMENTAL / MULTI STEMMED TREE
- CONIFEROUS TREE
- SHRUB
- EXISTING TREE (GRAND FERRY PARK)

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

GENERAL NOTES

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SEAL

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JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

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TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
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RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY
JO/O PROJ.#
1805
PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: N/A
HORZ: 1"= 25'
0 10' 20' 40'
NORTH

SHEET TITLE
OVERALL WPAA SITE PLAN

SHEET NUMBER
L-100.00

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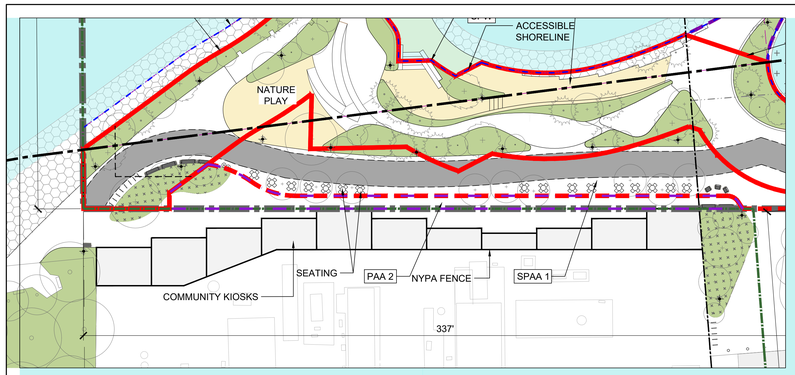
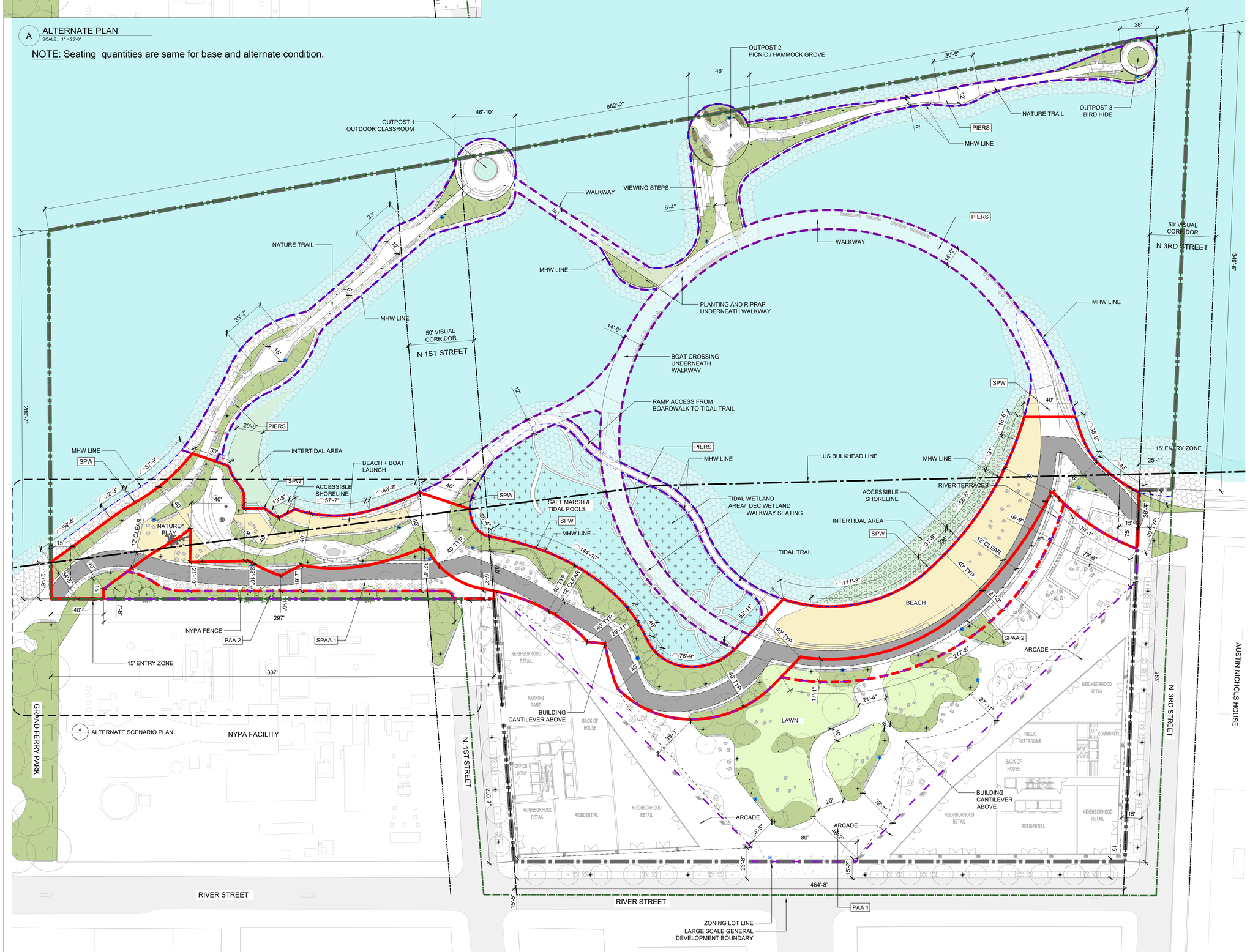


A ALTERNATE PLAN
SCALE: 1" = 25'-0"

NOTE: Seating quantities are same for base and alternate condition.



A ALTERNATE SCENARIO PLAN

ZONING LEGEND

- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
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- PAA PUBLIC ACCESS AREA
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- PLATFORM

NOTE:
1. BUILDING FLOOR PLANS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

WATERFRONT PUBLIC ACCESS AREA

SPW	**SHORE PUBLIC WALKWAY** 41,624.35 SF
SPAA1	**SUPPLEMENTAL PUBLIC ACCESS AREA** 5,641.70 SF
SPAA2	**SUPPLEMENTAL PUBLIC ACCESS AREA** 4820.65 SF
	TOTAL SPW +SPAA = 52,087 SF
PIERS	PIERS=35,173 SF
	TOTAL WPAA = 87,260 SF

PUBLIC ACCESS AREA

PAA1	**PUBLIC ACCESS AREA - UPLAND** PAA1=37,035 SF
PAA2	**PUBLIC ACCESS AREA - NYPA FRONTAGE** PAA2=2,013 SF
	TOTAL PAA = 39,048 SF

LANDSCAPE LEGEND

- PLANTING
- LAWN
- TIDAL MARSH
- BEACH
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- SEATING W/ BACK
- SEATING W/O BACK
- MOVABLE SEATING
- MOVABLE TABLE & CHAIR
- BIKE RACK
- TRASH RECEPTACLES
- WPAA ENTRANCE SIGN
- SEATING OPEN TO PUBLIC SIGN
- SALVAGED MOORING ELEMENT
- LANDSCAPE BOULDERS
- LIGHT POLE
- SHADE CANOPY TREE - LARGE
- SHADE CANOPY TREE - SMALL
- ORNAMENTAL / MULTI STEMMED TREE
- CONIFEROUS TREE
- SHRUB
- EXISTING TREE (GRAND FERRY PARK)

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE: NORTH
VERT: N/A
HORZ: 1"= 25'
0 10' 20' 40'

SHEET TITLE
WATERFRONT PUBLIC AREA ACCESS DIAGRAM

SHEET NUMBER
L-101.00

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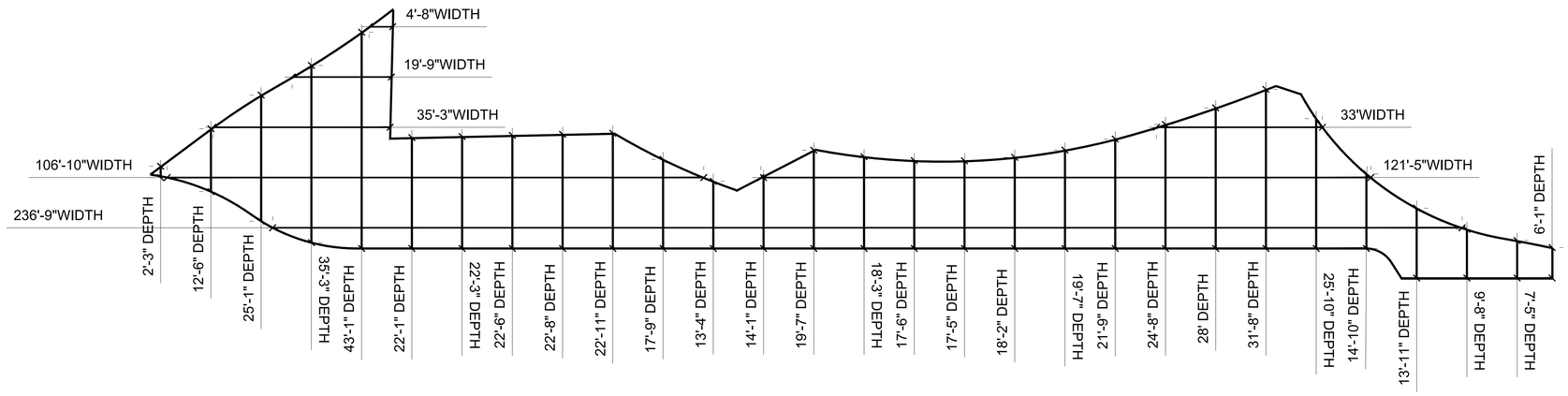
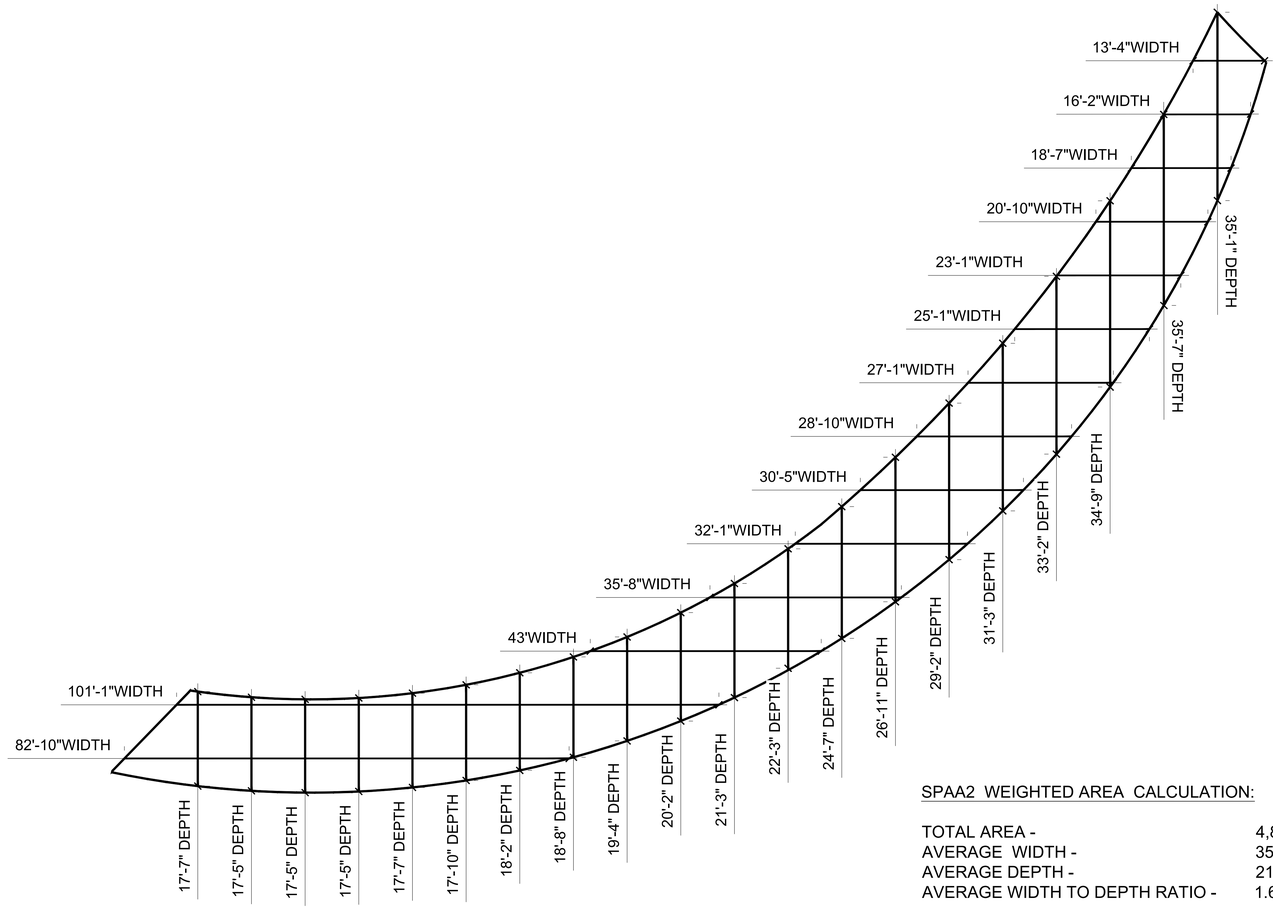


SPAA1 PER ZR 62-571 (a)(1) WEIGHTED AREA CALCULATION:

TOTAL AREA -	5,641.7 SF
AVERAGE WIDTH -	81'
AVERAGE DEPTH -	20'
AVERAGE WIDTH TO DEPTH RATIO -	4:1

1 SPAA 1
SCALE: 1" = 10'-0"



SPAA2 WEIGHTED AREA CALCULATION:

TOTAL AREA -	4,820.65 SF
AVERAGE WIDTH -	35'
AVERAGE DEPTH -	21'
AVERAGE WIDTH TO DEPTH RATIO -	1.67:1

2 SPAA 2
SCALE: 1" = 10'-0"

REVISION / ISSUANCE

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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: N/A
HORZ: 1"= 25'
0 10' 20' 40'

NORTH

SHEET TITLE
SPAA ANALYIS

SHEET NUMBER
L-102.00

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ZONING LEGEND

- SPW — SHORE PUBLIC WALKWAY
- SPAA — SUPPLEMENTAL PUBLIC ACCESS AREA
- PIERS
- PAA — PUBLIC ACCESS AREA
- V.C. — VISUAL CORRIDOR
- PIERHEAD LINE
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- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- 15' ENTRY ZONE
- 12' CLEAR PATH
- PLATFORM

NOTE:
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LANDSCAPE LEGEND

- PLANTING
- LAWN
- TIDAL MARSH
- BEACH
- RING STRUCTURE
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- SEATING W/ BACK
- SEATING W/O BACK
- MOVABLE SEATING
- MOVABLE TABLE & CHAIR
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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

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TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

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PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOYO PROJ #
1805

PROJECT PHASE:

DESIGNED BY: -----
DRAWN BY: -----
CHECKED BY: -----

SCALE — NORTH
VERT: N/A
HORZ: 1"= 25'
0 10' 20' 40'

SHEET TITLE
LAYOUT PLAN

SHEET NUMBER
L-110.00

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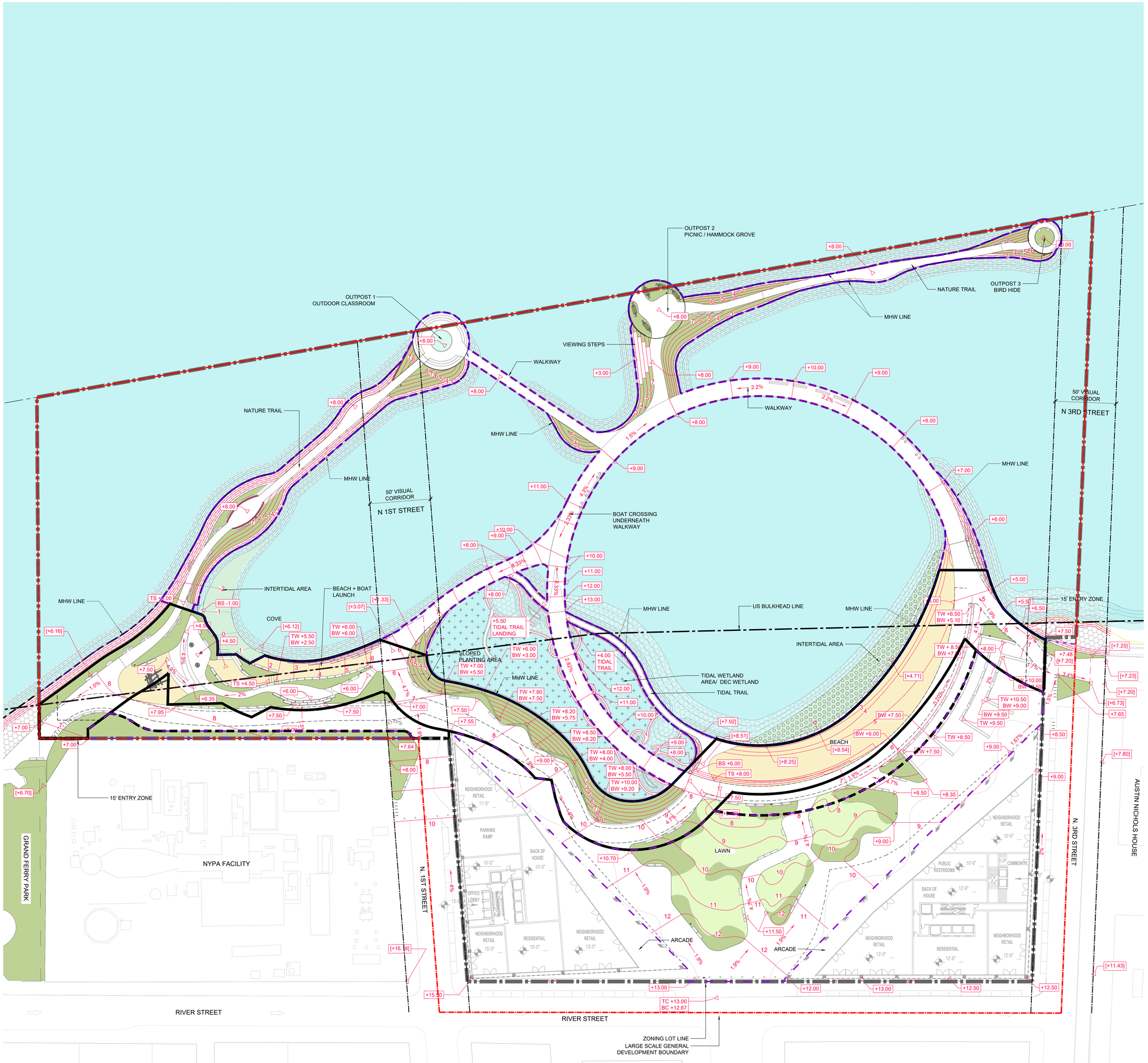

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LANDSCAPE LEGEND

- PLANTING
- LAWN
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- BEACH
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- RIVER STONE + COBBLE

GRADING LEGEND

- +X.XX EXISTING SPOT ELEVATION
- HP X.XX PROPOSED SPOT ELEVATION
- LP X.XX HIGH POINT
- LOW POINT
- X.X% SLOPE
- X.0 1' CONTOUR
- MHW @+ 1.81
- TS X.XX TOP OF STEP
- BS X.XX BOTTOM OF STEP
- TW X.XX TOP OF WALL
- BW X.XX BOTTOM OF WALL
- TD X.XX TOP OF DECK
- BD X.XX BOTTOM OF DECK
- TC X.XX TOP OF CURB
- BC X.XX BOTTOM OF CURB

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SEAL

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475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
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45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
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45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: N/A
HORZ: 1"= 25'
0 10' 20' 40'

NORTH

SHEET TITLE
GRADING PLAN

SHEET NUMBER
L-120.00

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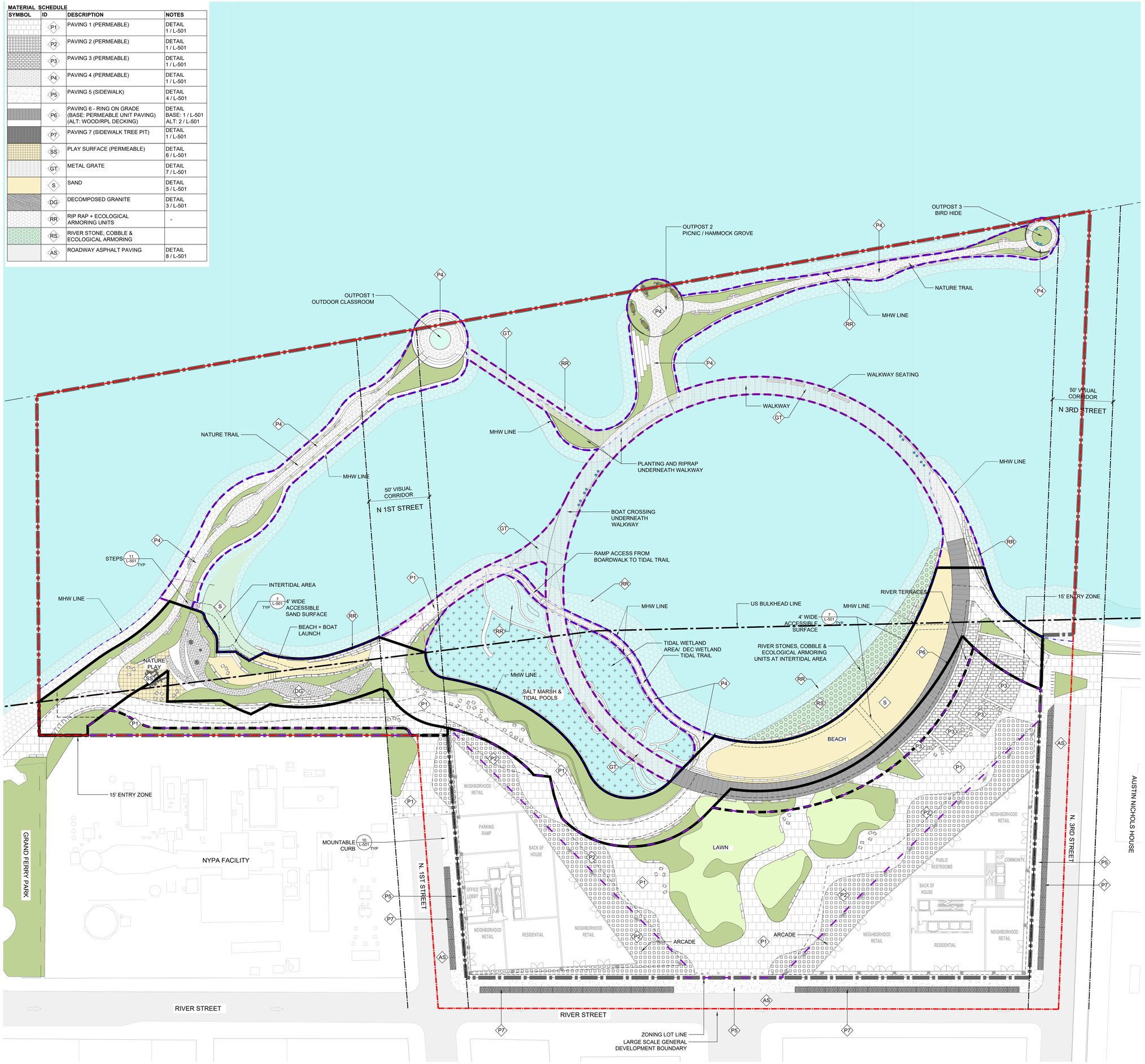
MATERIAL SCHEDULE

SYMBOL	ID	DESCRIPTION	NOTES
	P1	PAVING 1 (PERMEABLE)	DETAIL 1 / L-501
	P2	PAVING 2 (PERMEABLE)	DETAIL 1 / L-501
	P3	PAVING 3 (PERMEABLE)	DETAIL 1 / L-501
	P4	PAVING 4 (PERMEABLE)	DETAIL 1 / L-501
	P5	PAVING 5 (SIDEWALK)	DETAIL 4 / L-501
	P6	PAVING 6 - RING ON GRADE (BASE: PERMEABLE UNIT PAVING) (ALT: WOOD/RPL DECKING)	DETAIL BASE: 1 / L-501 ALT: 2 / L-501
	P7	PAVING 7 (SIDEWALK TREE PIT)	DETAIL 1 / L-501
	SS	PLAY SURFACE (PERMEABLE)	DETAIL 6 / L-501
	GT	METAL GRATE	DETAIL 7 / L-501
	S	SAND	DETAIL 5 / L-501
	DG	DECOMPOSED GRANITE	DETAIL 3 / L-501
	RR	RIP RAP + ECOLOGICAL ARMORING UNITS	-
	RS	RIVER STONE, COBBLE & ECOLOGICAL ARMORING	
	AS	ROADWAY ASPHALT PAVING	DETAIL 8 / L-501



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REVISION / ISSUANCE

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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

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RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
NORTH
VERT: N/A
HORZ: 1"= 20'
0 10' 20' 40'

SHEET TITLE
MATERIAL PLAN

SHEET NUMBER
L-130.00

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FURNISHING SCHEDULE - FIXED SEATING

SYM		TYPE	DETAIL
B1	TYPE 1 TYPE 2	FIXED SEATING (BACKLESS)	SEE 1 / L-512
B2		FIXED SEATING (W BACK)	SEE 2 / L-512
N1		FIXED SEATING (BACKLESS) @ NATURE TRAIL	
N2		FIXED SEATING (W BACK) @ NATURE TRAIL	
B3		FIXED GROUP SEATING (BACKLESS)	SEE 1&2 / L-513
B4		FIXED GROUP SEATING (W BACK)	
AM		AMPHITHEATER SEATING STEP	
SS		BEACH SEATING STEP	
RS		THE RING BAR-TOP & STOOLS	SEE 1 / L-514
RB		THE RING BENCH	SEE 2 / L-514

FURNISHING SCHEDULE - MOVABLE AND OTHER

SYM		TYPE	DETAIL
F1		FREESTANDING GROUP SEATING (BACKLESS)	SEE 3&4 / L-513
F2		FREESTANDING GROUP SEATING (W BACK)	
MV		MOVABLE TABLE & CHAIR	SEE 5 / L-513 OFF-THE SHELF
A		ADIRONDACK CHAIR / KIDS ADIRONDACK CHAIR	SEE 6 / L-513 OFF-THE SHELF
BR		BIKE RACK	SEE 3 / L-511 OFF-THE SHELF
T		TRASH RECEPTACLES	SEE 4 / L-511 OFF-THE SHELF
HM		HAMMOCK	SEE 4 / L-514
P		PICNIC TABLE	SEE 3 / L-514
S1		ENTRY SIGN	SEE 1 / L-510
S2		SEATING OPEN TO PUBLIC SIGN	SEE 2 / L-510
B		SALVAGED MOORING ELEMENT	SEE 5 / L-511
		COMPANION SEATING	30" X 48"

NOTE:
1. SEE L-151.00 FOR QUANTITIES.
2. ONE(1) MOVABLE CHAIR COUNTS AS 1.5 LINEAR FEET.
3. FURNISHING DETAIL IS ILLUSTRATIVE PURPOSE ONLY, TO BE DEVELOPED.

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

GENERAL NOTES

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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018
CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201
ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: N/A
HORZ: 1"= 25'
0 10' 20' 40'

NORTH

SHEET TITLE
FURNISHING PLAN

SHEET NUMBER
L-150.00

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PROVIDED SEATING WITHIN SPW+SPAA

SYM		TYPE	QTY	DESCRIPTION	DETAIL
B1		BENCH TYPE 1	90LF (15 EA)	6 LF W/O BACK	1 / L-512
B2		BENCH TYPE 2	204LF (34 EA)	6 LF W/ BACK	2 / L-512
B3		BENCH TYPE 3	24 LF (16 EA)	1.5 LF W/O BACK	1 / L-513
B4		BENCH TYPE 4	30 LF (20 EA)	1.5 LF W/ BACK	2 / L-513
AM		AMPHITHEATER SEATING STEP	80 LF	2' T x 1.5' R	1 / L-515
SS		BEACH SEATING STEP	60 LF	1.5' T x 1.5' R	2 / L-515
MV		MOVABLE CHAIR	114LF (19 SET)	1.5 LF W/ BACK	5 / L-513
		MOVABLE TABLE	76 SF	4 SF PER 1 SET	
		TOTAL	602 LF		
		COMPANION SEATNG	9 EA	30" x 48"	

PROVIDED SEATING SEAWARD OF SPW +SPAA (AT PIERS)

SYM		TYPE	QTY	DESCRIPTION	DETAIL
RB		THE RING BENCH	130 LF	W/O BACK	2 / L-514
P		PICNIC TABLE	4 EA		3 / L-514
		BENCH	40 LF	W/O BACK	
		TABLE	56 SF	14 SF PER SET	
		TOTAL	170 LF		
		COMPANION SEATNG	10 EA	30" x 48"	

ADDITIONAL SEATING AT PIERS

SYM		TYPE	QTY	DESCRIPTION	NOTES
N1		BENCH TYPE 1 @ NATURE TRAIL	13.5LF (9 EA)	1.5 LF W/O BACK	3 / L-512
N2		BENCH TYPE 2 @ NATURE TRAIL	80 LF (8 EA)	10 LF W/ BACK	4 / L-512
RS		THE RING BAR-TOP & STOOLS	18 LF (12 EA)	1.5 LF W/ BACK	1 / L-514
		TOTAL	111.5 LF		
HM		HAMMOCK	5 EA		4 / L-514
		COMPANION SEATNG	3 EA	30" x 48"	
		TOTAL PIERS SEATING	281.5 LF		

ADDITIONAL SEATING IN SPW+SPAA

SYM		TYPE	QTY	DESCRIPTION	NOTES
MV		MOVABLE CHAIR	120LF (20 SET)	1.5 LF W/ BACK	5 / L-513
		MOVABLE TABLE	80 SF	4 SF PER 1 SET	
A		ADIRONDACK CHAIR / KIDS ADIRONDACK CHAIR	30 LF (20 EA)	1.5 LF W/ BACK	6 / L-513
N1		BENCH TYPE 1 @ NATURE TRAIL	6 LF (4 EA)	1.5 LF W/O BACK	3 / L-512
		TOTAL	236 LF		

SEATING IN PAA

SYM		TYPE	QTY	DESCRIPTION	NOTES
B1		BENCH TYPE 1	162 LF (27EA)	6 LF W/O BACK	1 / L-512
B3		BENCH TYPE 3	18 LF (12 EA)	1.5 LF W/O BACK	1 / L-513
B4		BENCH TYPE 4	21 LF (14 EA)	1.5 LF W/ BACK	2 / L-513
AM		AMPHITHEATER SEATING STEP	39 LF	2' T x 1.5' R	1 / L-515
F1		FREESTANDING SEATING TYPE 1	12 LF (8 EA)	1.5 LF W/O BACK	3 / L-513
F2		FREESTANDING SEATING TYPE 2	15 LF (10 EA)	1.5 LF W/ BACK	4 / L-513
MV		MOVABLE TABLE & CHAIR	210 LF (35 SET)	1.5 LF W/ BACK	5 / L-513
A		ADIRONDACK CHAIR / KIDS ADIRONDACK CHAIR	36 LF (24 EA)	1.5 LF W/ BACK	6 / L-513
		TOTAL	513 LF		
		COMPANION SEATNG	5 EA	30" x 48"	

FURNISHING & SIGNAGE IN SPW+SPAA

SYM		TYPE	QTY	DESCRIPTION	DETAIL
BR		BIKE RACK	8 EA	1 RACK SERVE 2 BIKES	3 / L-511
T		TRASH RECEPTACLES	26 TOTAL, 13 SET	1 TRASH & 1 RECYCLE	4 / L-511
S1		ENTRY SIGN	4 EA		1 / L-510
S2		SEATING OPEN TO PUBLIC SIGN	9		2 / L-510

FURNISHING & SIGNAGE IN PAA & N3rd STREET TERMINUS

SYM		TYPE	QTY	DESCRIPTION	DETAIL
BR		BIKE RACK	16 EA	1 RACK SERVE 2 BIKES	3 / L-511
T		TRASH RECEPTACLES	2 SET	1 TRASH & 1 RECYCLE	4 / L-511
B		SALVAGED MOORING ELEMENT	16 EA	9' OC INTERVAL	5 / L-511
S2		SEATING OPEN TO PUBLIC SIGN	3		2 / L-510

FURNISHING & SIGNAGE IN PIERS

SYM		TYPE	QTY	DESCRIPTION	DETAIL
S2		SEATING OPEN TO PUBLIC SIGN	5		2 / L-510
T		TRASH RECEPTACLES	2 SET	1 TRASH & 1 RECYCLE	4 / L-511

SPW+SPAA SUMMARY CHART

	REQUIRED / ALLOWED	TOTAL PROVIDED	TYPES
SEATING TOTAL Note: qty includes seaward seating	694	772	B1,B2,B3,B4,AM, SS,MV, RB,P
SEAWARD SEATING	174	170	RB, P
SEATING W/ BACK	347	348	B2(204) ,B4(30),MV (114)
SEATING W/ BACKS FACING WATER	174	174	B2(102), B4(15), MV (57)
SOCIAL SEATING	174	208	B3,B4,MV, P
TABLES	116	132	MV, P
SHADED SEATING	139	192	B1,B2,B3,B4,AM, MV
MOVABLES	347	114	MV
FEATURE SEATING	174	140	AM, SS
BIKE RACKS	24 (48 SPOTS)	24	Note : Some racks are located in PAA & Street Terminus
TRASH CANS	13	13	recycling and regular trash pair

NOTE:
1. SEATING PROVIDED ALONG STREETS AND AT STREET TERMINUSES ARE NOT INCLUDED IN THE QUANTITIES TABULATED HERE

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

GENERAL NOTES

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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE
FURNISHING SCHEDULE

SHEET NUMBER
L-151.00

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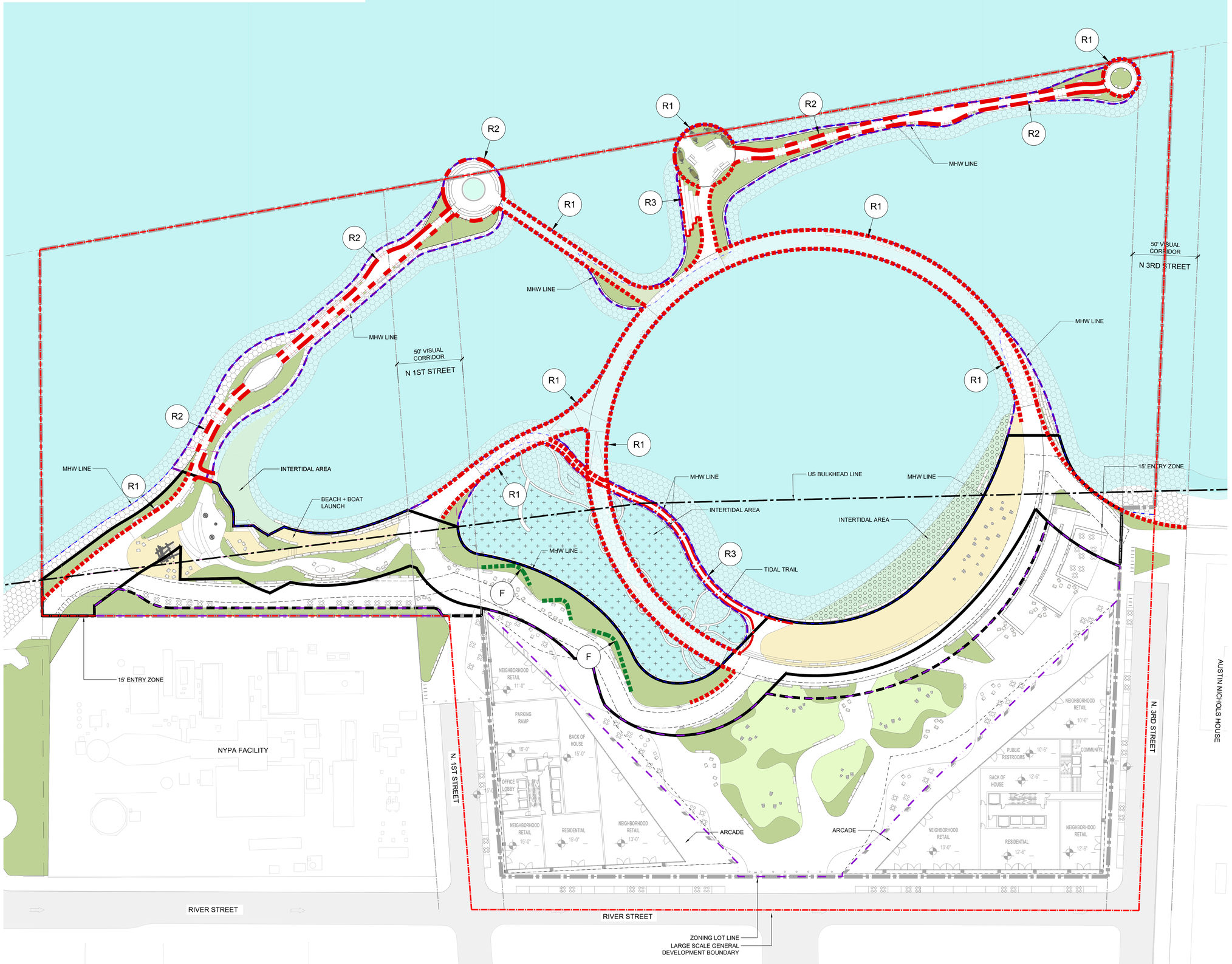
RAILING SCHEDULE

SYM	LEGEND	TYPE	QNT	NOTE	DETAIL
R1		RAILING TYPE 1	3,141 LF	42"H	SEE 1&2 / L-521
R2		RAILING TYPE 2	1,210 LF	42"H	SEE 3&4 / L-521
R3		RAILING TYPE 3	510 LF	WARNING RAILING	SEE 5&6 / L-521
F		EDGE FENCE	138 LF	42"H	SEE 1&2 / L-521



ZONING LEGEND

- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- PIERS
- PAA PUBLIC ACCESS AREA
- V.C. VISUAL CORRIDOR
- PIERHEAD LINE
- U.S. BULKHEAD LINE
- MEAN HIGH WATER
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- 15' ENTRY ZONE
- 12' CLEAR PATH
- PLATFORM

NOTE:
1. BUILDING FLOOR PLANS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LANDSCAPE LEGEND

- PLANTING
- LAWN
- TIDAL MARSH
- BEACH
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- SEATING W/ BACK
- SEATING W/O BACK
- MOVABLE SEATING
- MOVABLE TABLE & CHAIR
- BIKE RACK
- TRASH RECEPTACLES
- WPAA ENTRANCE SIGN
- SEATING OPEN TO PUBLIC SIGN
- SALVAGED MOORING ELEMENT
- LANDSCAPE BOULDERS

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SEAL

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JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
NORTH
VERT: N/A
HORZ: 1"= 20'
0 10' 20' 40'

SHEET TITLE
RAILING PLAN

SHEET NUMBER
L-152.00

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ORIGINAL SHEET SIZE: 36" X 48"

PLANTING SCHEDULE

SYMBOL	ID	DESCRIPTION	QUANTITY	NOTES
	L	LAWN	679 SF @ SPW+SPAA 7,871 SF @ PAA1	DETAIL 1 / L-541
	PL	PLANTING	11,287 SF @ SPW+SPAA 4,218 SF @ PAA1 2,013 SF @ PAA2 6,787 SF @ PIERS	DETAIL 2,3,4 / L-541
	SM	SALT MARSH / WETLAND	11,893 SF 4,734 sf counted towards SPW +SPAA	
TOTAL PLANTING AREA (SPW+SPAA):			11,966 SF	
TOTAL QUALIFYING PLANTING AREA :			16,700 SF (679 +11,287 + 4,734)	
TOTAL PLANTING AREA (PIERS):			6,786 SF	
TOTAL PLANTING AREA (PAA):			14,102 SF (7,871+ 4,218 + 2,013)	

TREE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	NOTES
	SHADE CANOPY TREE, LARGE SPECIMEN	6 EA @ SPW+SPAA 6 EA @ PAA1	3"-3.5" CALIPER
	SHADE CANOPY TREE, SMALL / MEDIUM	27 EA @ SPW+SPAA 28 EA @ PAA1 10 EA @ PIERS	3"-3.5" CALIPER
	ORNAMENTAL / MULTI STEMMED TREE	13 EA @ SPW+SPAA 5 EA @ PAA1 5 EA @ PIERS	2"-2.5" CALIPER
	EVERGREEN TREE	24 EA @ SPW+SPAA 8 EA @ PAA1 15 EA @ PIERS	6' HEIGHT
	SHRUB	TBD	
	EXISTING TREE (GRAND FERRY PARK)	NA	
TOTAL TREE QNT (SPW +SPAA):		70	
TOTAL TREE QNT (PIERS):		30	
TOTAL TREE QNT (PAA):		47	

NOTE:
STREET TREES AND TREES AT STREET TERMINUSES ARE NOT INCLUDED IN THIS QUANTITY

OUTPOST 1
OUTDOOR CLASSROOM
OUTPOST 2
PICNIC / HAMMOCK GROVE
NATURE TRAIL
WALKWAY
VIEWING STEPS
MHW LINE
PLANTING AND RIPRAP
UNDERNEATH WALKWAY
50' VISUAL
CORRIDOR
N 1ST STREET
N 3RD STREET
INTERTIDAL AREA
COVE
ACCESSIBLE
SHORELINE
BEACH + BOAT
LAUNCH
NATURE
PLAY
SLOPED
PLANTING AREA
TREE IN PAVING WITH
CONTINUOUS SOIL
TRENCH UNDER PAVING
SALT MARSH &
TIDAL POOLS
TIDAL TRAIL
US BULKHEAD LINE
ACCESSIBLE
SHORELINE
RIVER TERRACE
15' ENTRY ZONE
BEACH
15' ENTRY ZONE
NYPA FACILITY
AUSTIN NICHOLS HOUSE
RIVER STREET
ZONING LOT LINE
LARGE SCALE GENERAL
DEVELOPMENT BOUNDARY
NEIGHBORHOOD RETAIL
PARKING RAMP
BACK OF HOUSE
OFFICE LOBBY
RESIDENTIAL
LAWN
ARCADE
PUBLIC RESTROOMS
COMMUNITY

ZONING LEGEND

- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- PIERS
- PAA PUBLIC ACCESS AREA
- V.C. VISUAL CORRIDOR
- PIERHEAD LINE
- U.S. BULKHEAD LINE
- MEAN HIGH WATER
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- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- 15' ENTRY ZONE
- 12' CLEAR PATH
- PLATFORM

NOTE:
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LANDSCAPE LEGEND

- PLANTING
- LAWN
- TIDAL MARSH
- BEACH
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- SEATING W/ BACK
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- MOVABLE SEATING
- MOVABLE TABLE & CHAIR
- BIKE RACK
- TRASH RECEPTACLES
- WPAA ENTRANCE SIGN
- SEATING OPEN TO PUBLIC SIGN
- SALVAGED MOORING ELEMENT
- LANDSCAPE BOULDERS

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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PROJECT NAME:
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JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE
VERT: N/A
HORZ: 1"= 25'
0 10' 20' 40'

NORTH

SHEET TITLE
TREE CANOPY AND PLANTING PLAN

SHEET NUMBER
L-160.00

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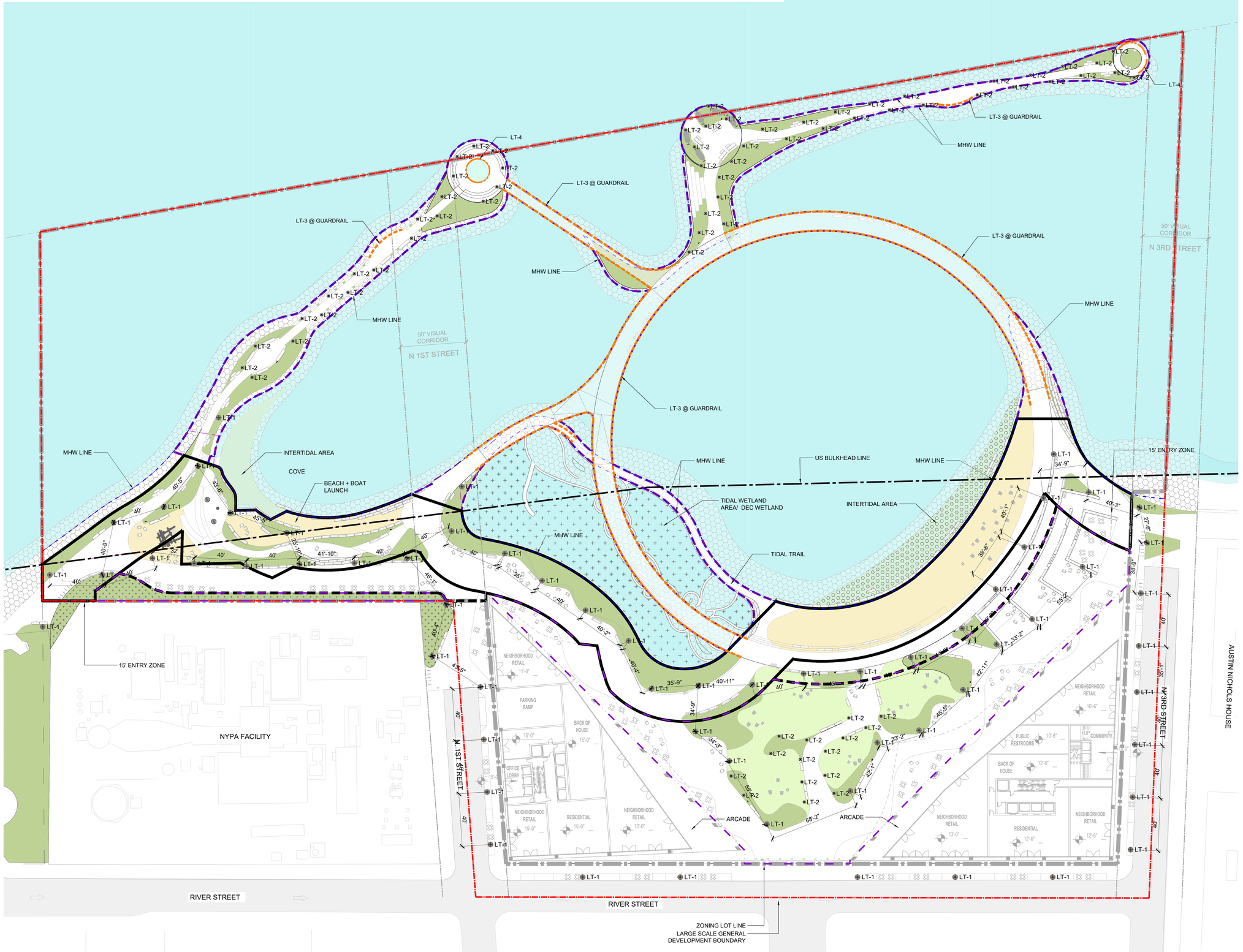
WATERFRONT PARK LIGHT FIXTURE SCHEDULE

SYMBOL		TYPE	LUMINAIRE	LAMP	LUMINAIRE HT	LLF	FINISH	QUANTITY / NOTES
LT-1	⊕	POLE LIGHT FIXTURE	SENTRY SFM-(2)32LEDV18-1.05A-830-STLA5 (SEN521317 SFM-(2)32LEDV18-1.05A-830-STLA-WR-CLR.ies)	64W LED, 3000K	14'-7"	.75	SILVER	L-531 (1)
LT-2	⊕	BOLLARD LIGHT FIXTURE	BEGA 8561 LED (8561LED.ies)	11.4W LED, 3000K	VARIES	.75	SILVER	L-531 (2)
LT-3	▬▬	LIGHT FIXTURE @ GUARDRAIL	KELVIX SE-27K-300-WR-24VLED (8561LED.ies)	1.5 W/FT LED, 3000K	3'-0"	.75		L-531 (3)



ZONING LEGEND

- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- PIERS
- PAA PUBLIC ACCESS AREA
- V.C. VISUAL CORRIDOR
- PIERHEAD LINE
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- 15' ENTRY ZONE
- 12' CLEAR PATH
- PLATFORM

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LANDSCAPE LEGEND

- PLANTING
- LAWN
- TIDAL MARSH
- BEACH
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- SEATING W/ BACK
- SEATING W/O BACK
- MOVABLE SEATING
- MOVABLE TABLE & CHAIR
- BIKE RACK
- TRASH RECEPTACLES
- WPAA ENTRANCE SIGN
- SEATING OPEN TO PUBLIC SIGN
- SALVAGED MOORING ELEMENT
- LANDSCAPE BOULDERS
- LIGHT POLE

REVISION / ISSUANCE

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PROJECT NAME:
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RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOB/PROJ #
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE
VERT: N/A
HORZ: 1"= 25'
0 10' 20' 40'

NORTH

SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
L-170.00

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WATERFRONT PARK LIGHT FIXTURE SCHEDULE

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LT-2	⊛	BOLLARD LIGHT FIXTURE	BEGA 8561 LED (8561LED.ies)	11.4W LED, 3000K	VARIES	.75	SILVER	L-531 (2)
LT-3	▬▬▬	LIGHT FIXTURE @ GUARDRAIL	KELVIX SE-27K-300-WR-24VLED (8561LED.ies)	1.5 W/FT LED, 3000K	3'-0"	.75		L-531 (3)

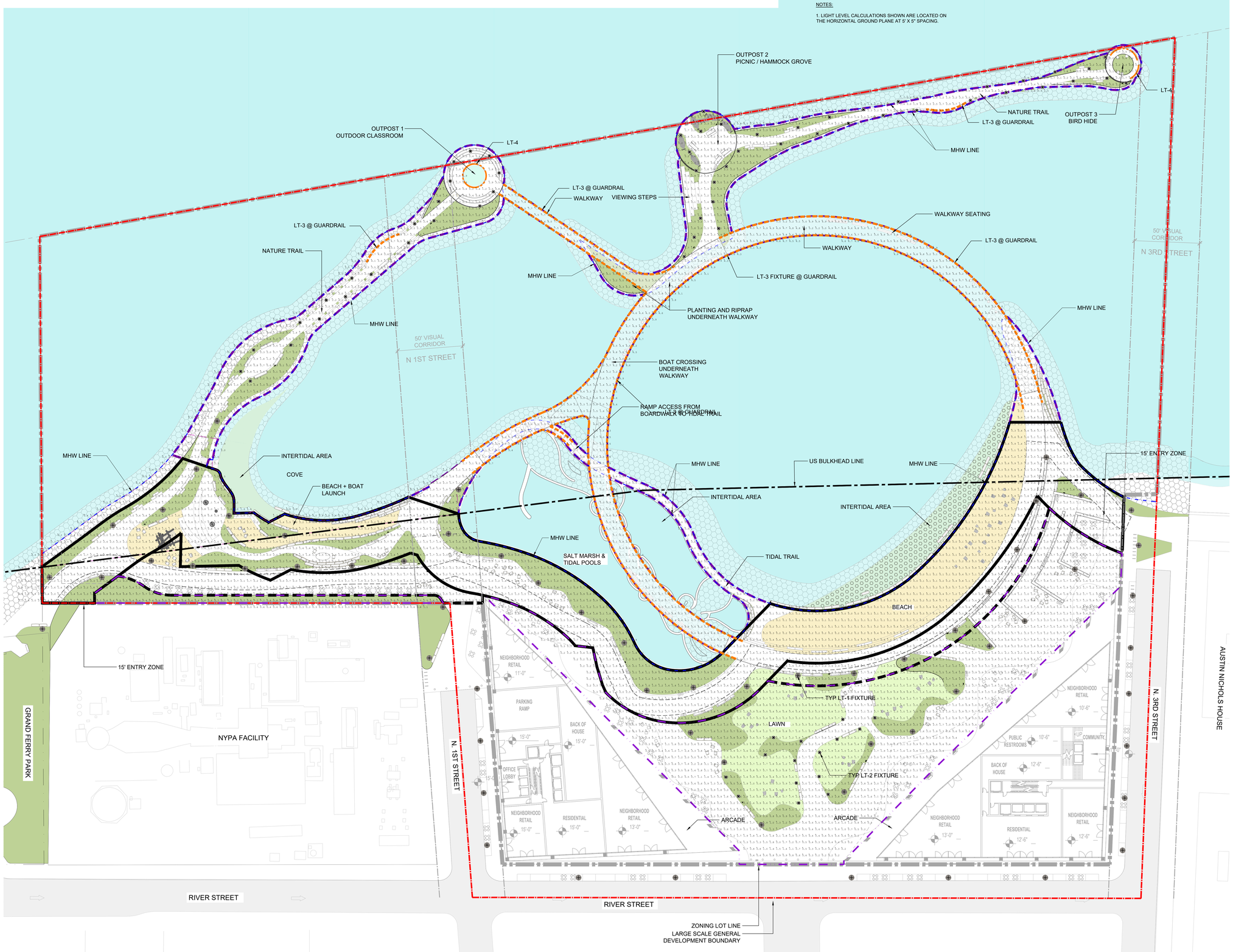
CALCULATION SUMMARY:

Level of Illumination	Required (fc)	Provided (fc)
SPW+SPAA (WPAA)		
Walkable Areas	Average min of 1.0 fc	Average min of 1.93 fc
All Other Areas	Minimum level of 0.2 fc	Min of 0.0 fc (incl. beach) Min of 0.2 fc (excl. beach)
PIERS (WPAA)		
Walkable Areas	--	Average min of 3.27 fc
All Other Areas	--	Min of 0.0 fc
PAA		
Walkable Areas	--	Average min of 1.6 fc
All Other Areas	--	Min of 0.1 fc

Uniformity Ratio	Required	Provided
SPW+SPAA (WPAA)	Average illumination to minimum foot candle uniformty ratio of 10:1	Walkable Areas: 9.65:1 All Other Areas: 7.6:1
PIERS	--	Walkable Areas: 17.85:1 All Other Areas: NA
PAA	--	Walkable Areas: 8:1 All Other Areas: 11.8:1

NOTES:

1. LIGHT LEVEL CALCULATIONS SHOWN ARE LOCATED ON THE HORIZONTAL GROUND PLANE AT 5' X 5" SPACING.



ZONING LEGEND

- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- PIERS
- PAA PUBLIC ACCESS AREA
- V.C. VISUAL CORRIDOR
- PIERHEAD LINE
- U.S. BULKHEAD LINE
- MEAN HIGH WATER
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- 15' ENTRY ZONE
- 12' CLEAR PATH
- PLATFORM

NOTE:
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LANDSCAPE LEGEND

- PLANTING
- LAWN
- TIDAL MARSH
- BEACH
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- SEATING W/ BACK
- SEATING W/O BACK
- MOVABLE SEATING
- MOVABLE TABLE & CHAIR
- BIKE RACK
- TRASH RECEPTACLES
- WPAA ENTRANCE SIGN
- SEATING OPEN TO PUBLIC SIGN
- SALVAGED MOORING ELEMENT
- LANDSCAPE BOULDERS
- LIGHT POLE

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
NORTH
VERT: N/A
HORZ: 1"= 20'
0 10' 20' 40'

SHEET TITLE
PHOTOMETRIC PLAN

SHEET NUMBER
L-171.00

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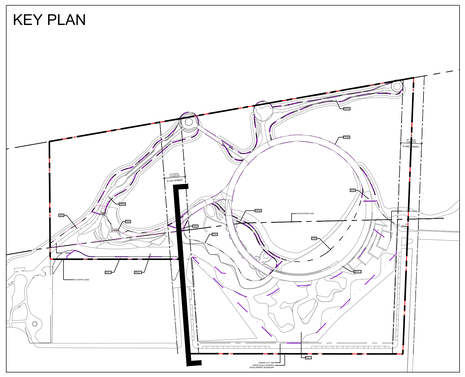
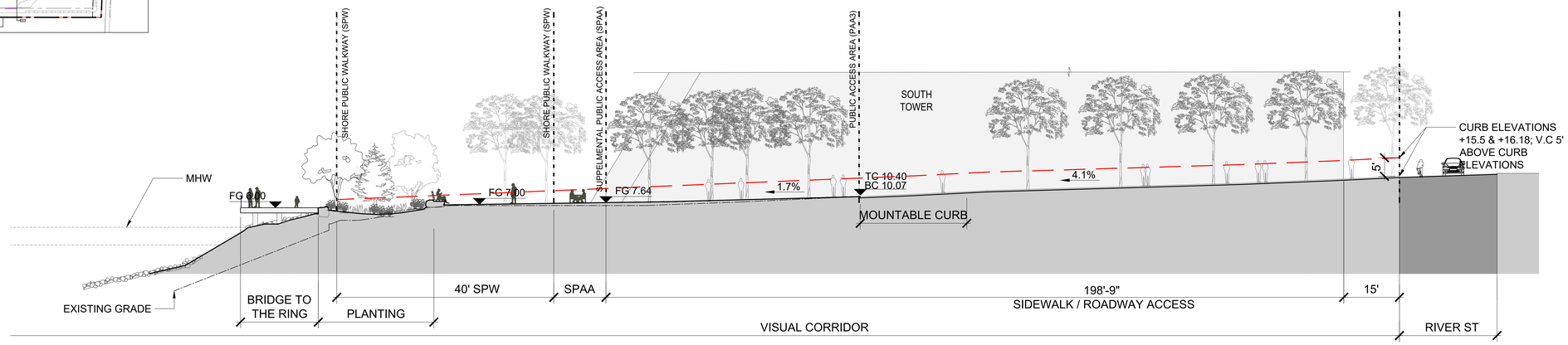
KEY PLAN

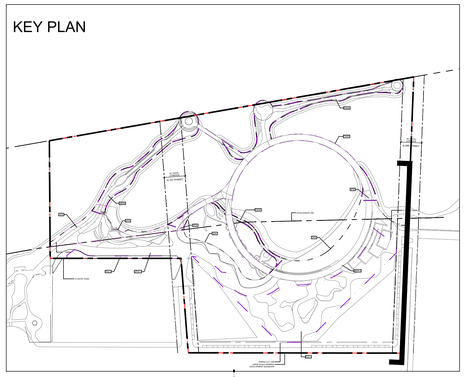


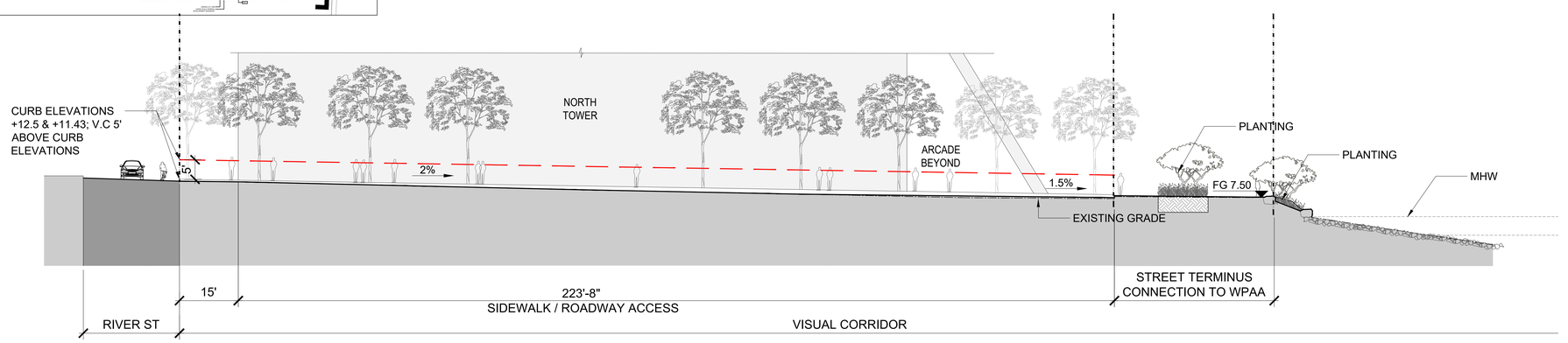


1 N 1ST STREET _VISUAL CORRIDOR SECTION
DETAILS

SCALE: 1" = 1'-0"

KEY PLAN





2 N 3RD STREET _VISUAL CORRIDOR SECTION
DETAILS

SCALE: 1" = 1'-0"

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 8th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE NORTH

VERT: AS NOTED
HORZ:

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
L-300.00

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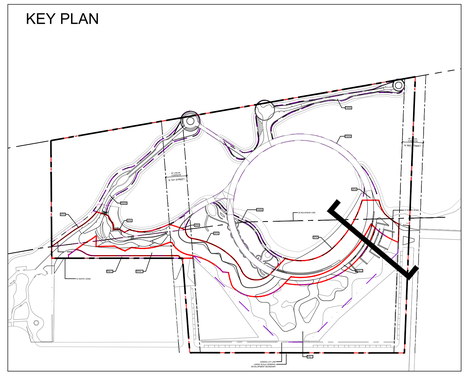
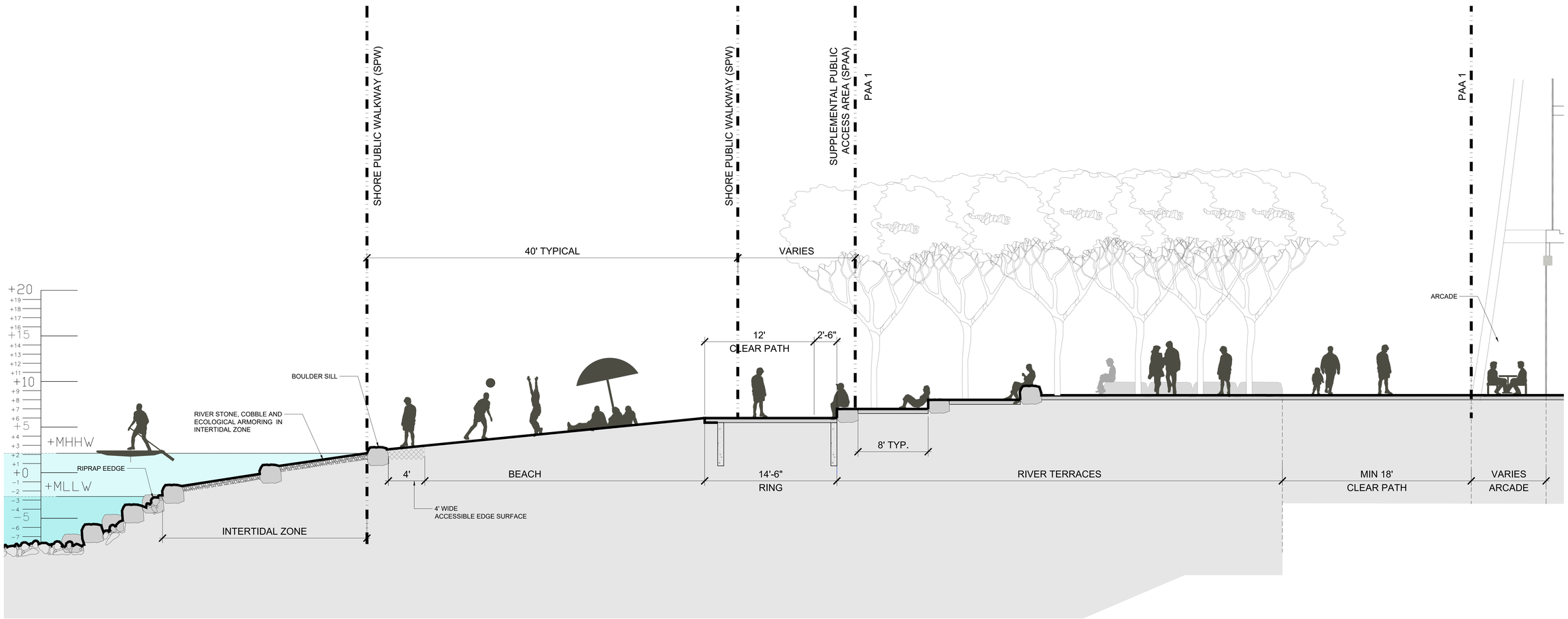
KEY PLAN





2 SITE SECTION _ BEACH & AMPHITHEATER
DETAILS

SCALE: 3" = 1'-0"

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

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PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE NORTH

VERT: 2"=1'-0"
HORZ:

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
L-301.00

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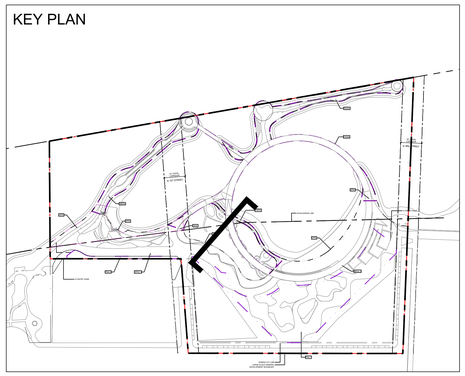
KEY PLAN



1 SITE SECTION _ TIDAL POOL
DETAILS

SCALE: 3" = 1'-0"

KEY PLAN

2 SITE SECTION _ TIDAL POOL
DETAILS

SCALE: 3" = 1'-0"

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

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SEAL:

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
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PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE: NORTH

VERT: 2"=1'-0"
HORZ:

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
L-302.00

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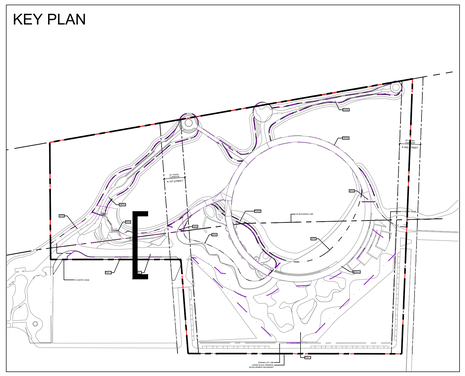
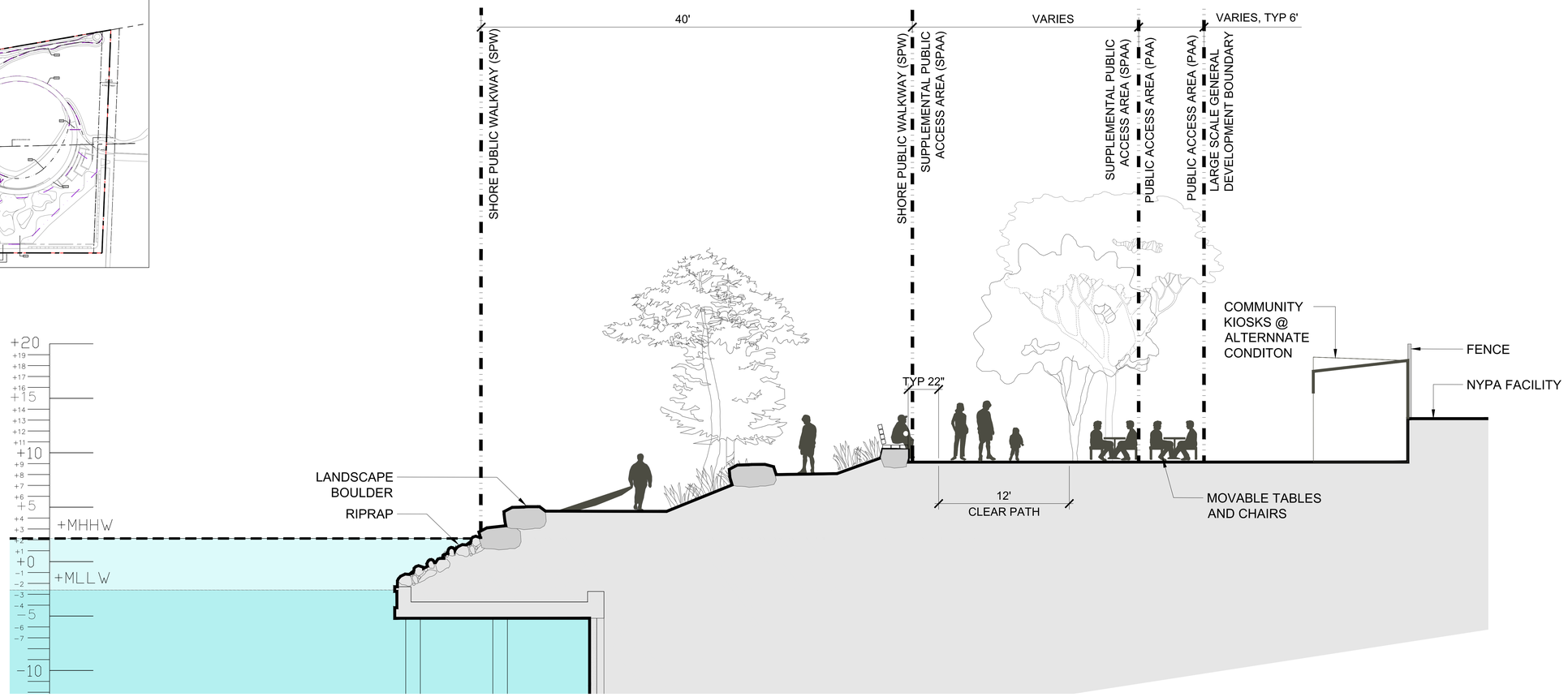
KEY PLAN

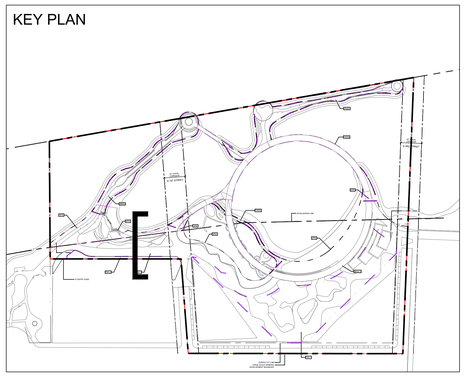




1 SITE SECTION _ PLAY & BOAT LAUNCH_ALTERNATE CONDITION
DETAILS

SCALE: 3" = 1'-0"

KEY PLAN



2 SITE SECTION _ PLAY & BOAT LAUNCH
DETAILS

SCALE: 3" = 1'-0"

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

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KEY PLAN

SEAL:

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE NORTH

VERT: 2"=1'-0"
HORZ:

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
L-303.00

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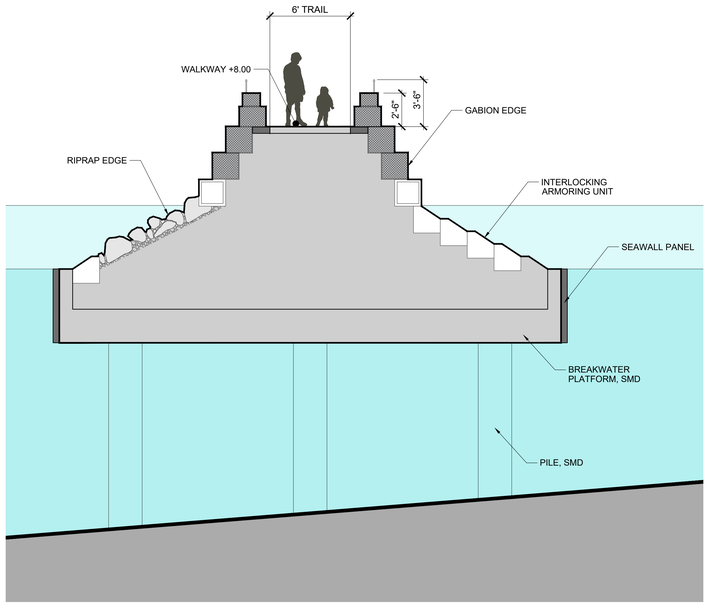
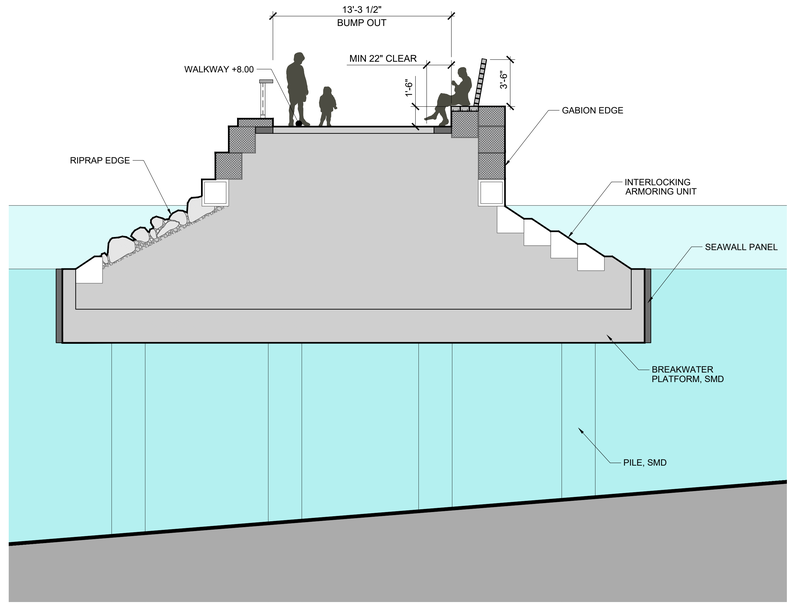
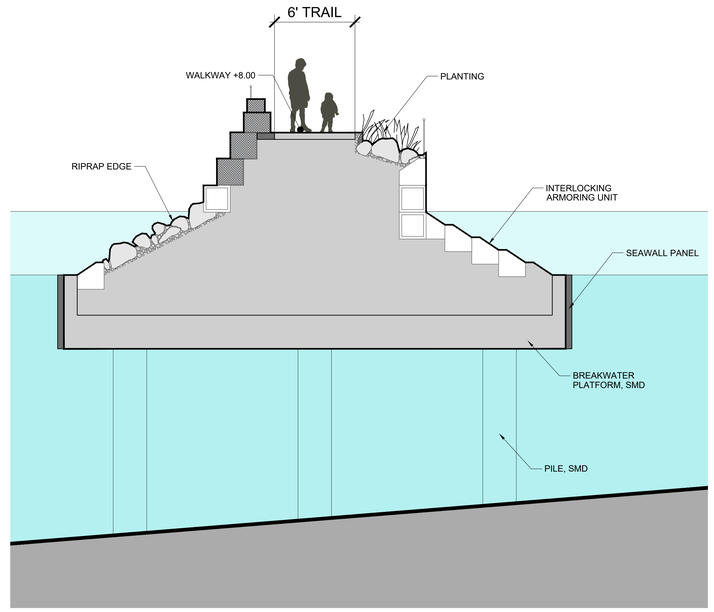


1 SITE SECTION
DETAILS
SCALE: 3" = 1'-0"

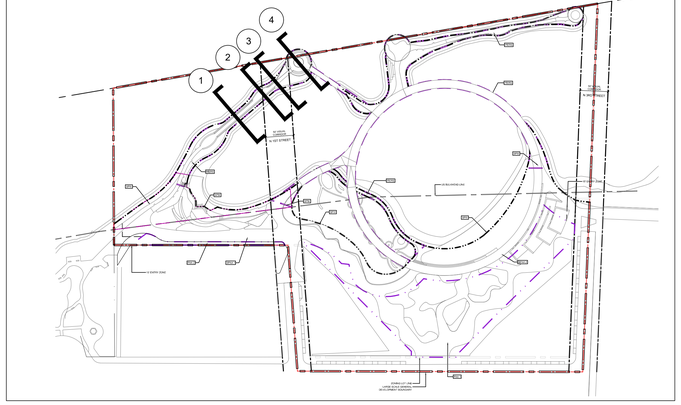


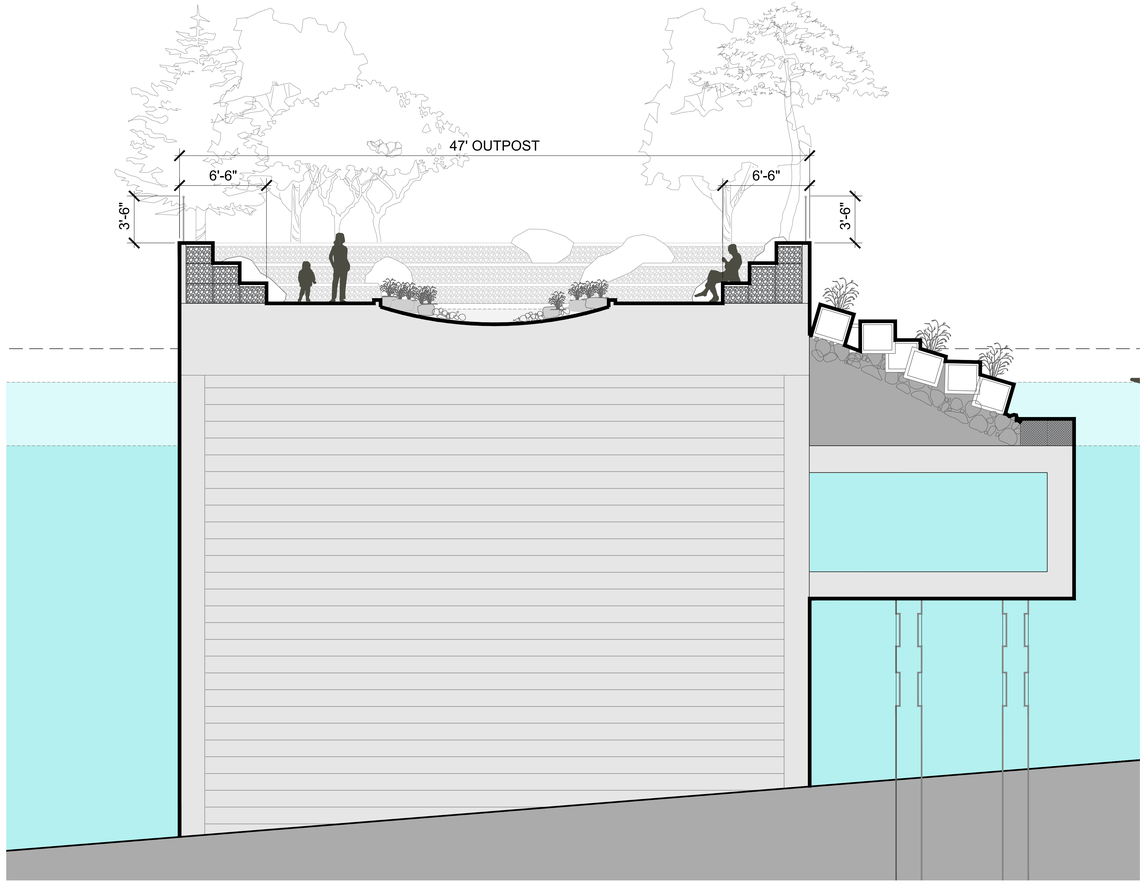
2 SITE SECTION
DETAILS
SCALE: 3" = 1'-0"



3 SITE SECTION
DETAILS
SCALE: 3" = 1'-0"

KEY PLAN





4 SITE SECTION
DETAILS
SCALE: 2" = 1'-0"

REVISION / ISSUANCE

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475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
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45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE NORTH

VERT: 2"=1'-0"
HORZ:

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
L-304.00

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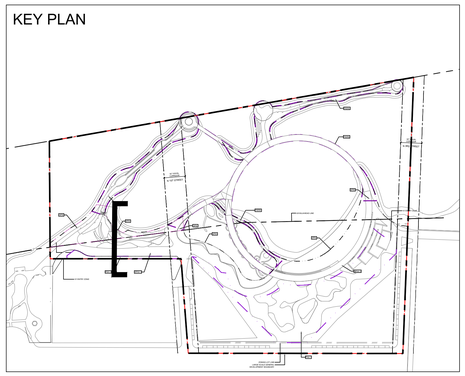
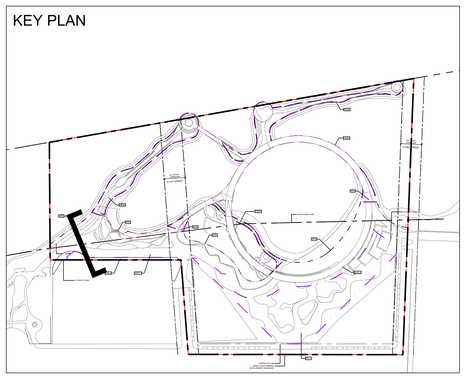


1 SITE SECTION _ PLAY & BOAT LAUNCH
DETAILS

SCALE: 3" = 1'-0"

KEY PLAN



2 SITE SECTION _ PLAY & BOAT LAUNCH _ALTERNATE CONDITION
DETAILS

SCALE: 3" = 1'-0"

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE NORTH

VERT: 2"=1'-0"
HORZ:

SHEET TITLE
SITE SECTIONS

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L-305.00

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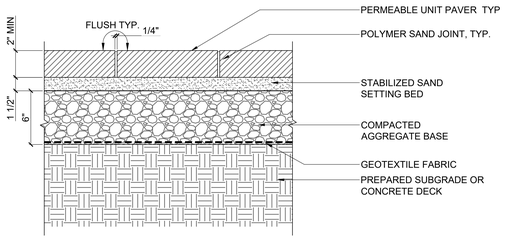
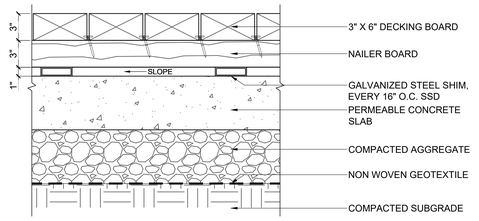


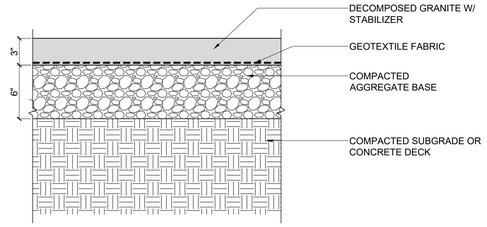
1 UNIT PAVING @ GRADE [P1,P2,P3,P4,P6,P7]

DETAIL SECTION — 2" = 1'-0"



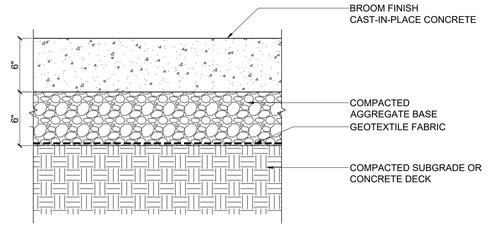
2 DECKING BOARDWALK [P6-ALT]

DETAIL SECTION — 2" = 1'-0"



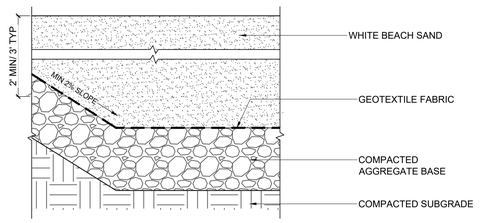
3 DECOMPOSED GRANITE [DG]

DETAIL SECTION — 2" = 1'-0"



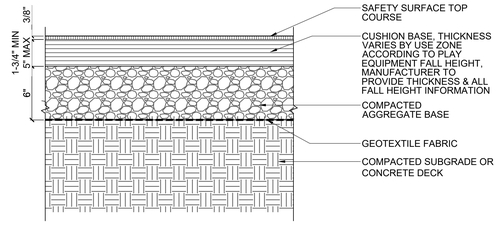
4 CAST-IN-PLACE CONCRETE @SIDEWALK [P5]

DETAIL SECTION — 2" = 1'-0"



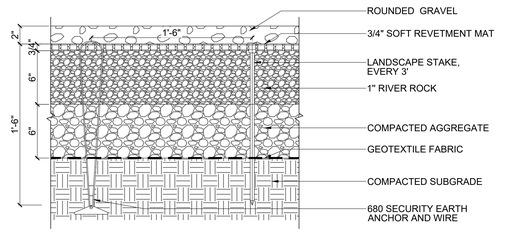
5 SAND [S]

DETAIL SECTION — 2" = 1'-0"



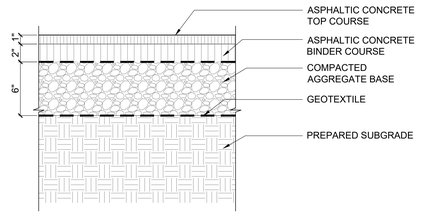
6 SAFETY SURFACE @PLAY AREA [SS]

DETAIL SECTION — 2" = 1'-0"



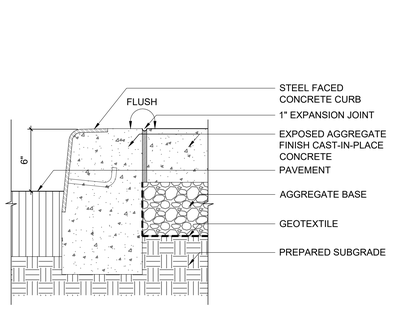
7 ACCESSIBLE EDGE SURFACE

DETAIL SECTION — 2" = 1'-0"



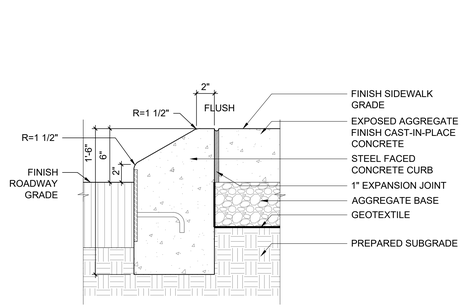
8 ROADWAY ASPHALT PAVING

DETAIL SECTION — 2" = 1'-0"



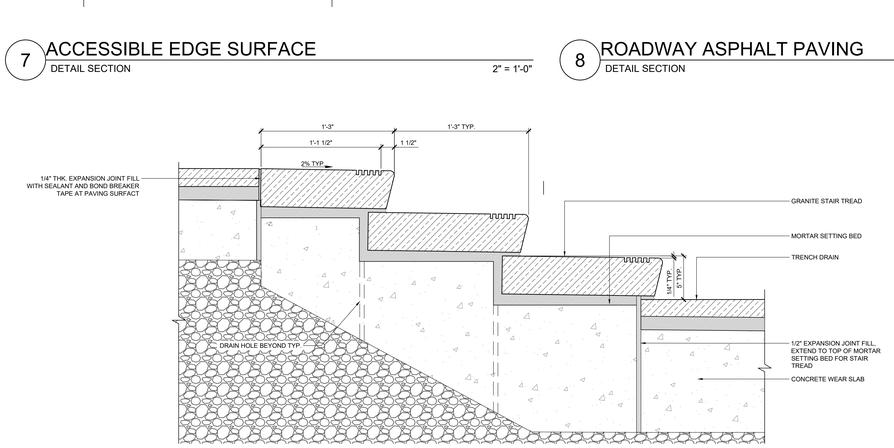
9 STREET STANDARD CURB

DETAIL SECTION — 2" = 1'-0"



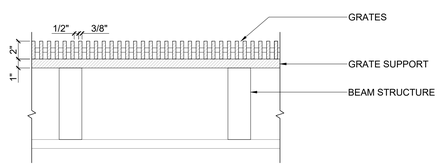
10 MOUNTABLE CURB

DETAIL SECTION — 2" = 1'-0"



11 STEPS

DETAIL SECTION — 2" = 1'-0"



7 METAL GRATES [GT]

DETAIL SECTION — 2" = 1'-0"



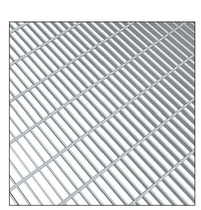
12 UNIT PAVING MATERIAL PALLETS [P1,P2,P3,P4,P6,P7]

DETAIL SECTION — 2" = 1'-0"



12 DECKING [P6-ALT]

DETAIL SECTION — 2" = 1'-0"



13 GRATING [GT]

DETAIL SECTION — 2" = 1'-0"

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ #
1805

PROJECT PHASE:

DESIGNED BY: -----
DRAWN BY: -----
CHECKED BY: -----

SCALE
VERT: AS NOTED
HORZ: AS NOTED

NORTH

SHEET TITLE
PAVING DETAILS

SHEET NUMBER
L-501.00

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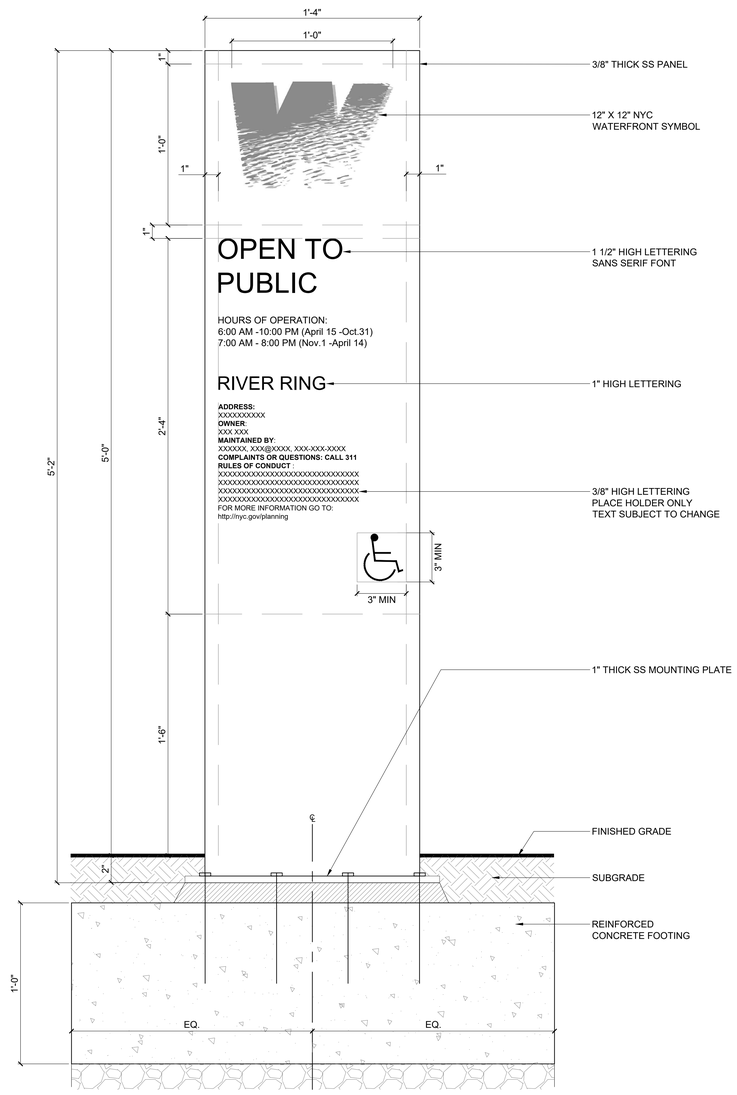
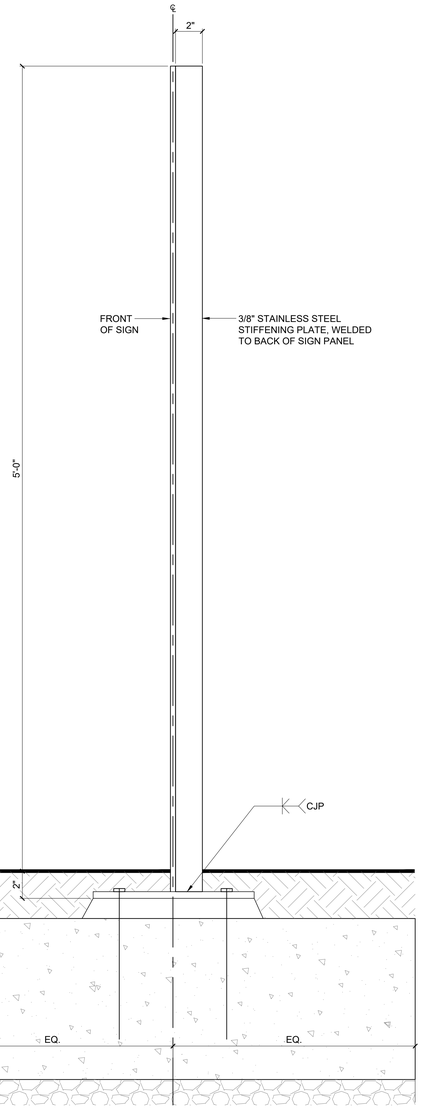


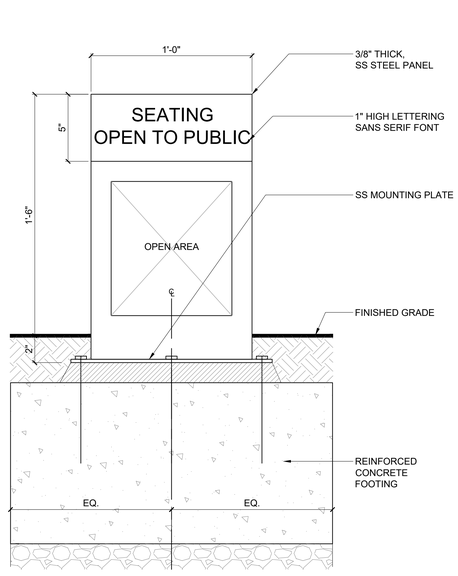


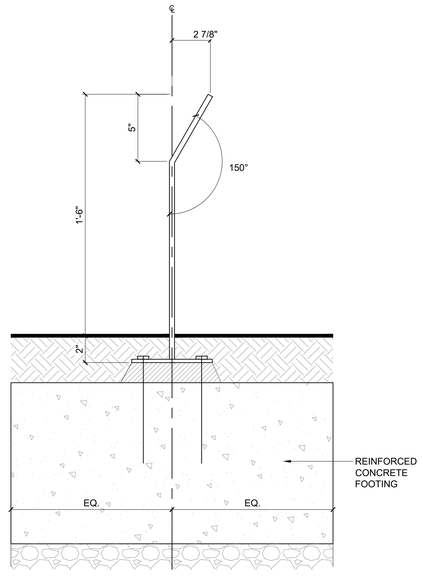
FRONT ELEVATION

SIDE ELEVATION

1 ENTRY SIGN [S1]
DETAILS

SCALE: 3" = 1'-0"





FRONT ELEVATION

SIDE ELEVATION

2 SEATING OPEN TO PLAZA [S2]
DETAILS

SCALE: 3" = 1'-0"

REVISION / ISSUANCE

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RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
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CHECKED BY: ----

SCALE
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HORZ: AS NOTED

NORTH

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SIGNAGE DETAILS

SHEET NUMBER
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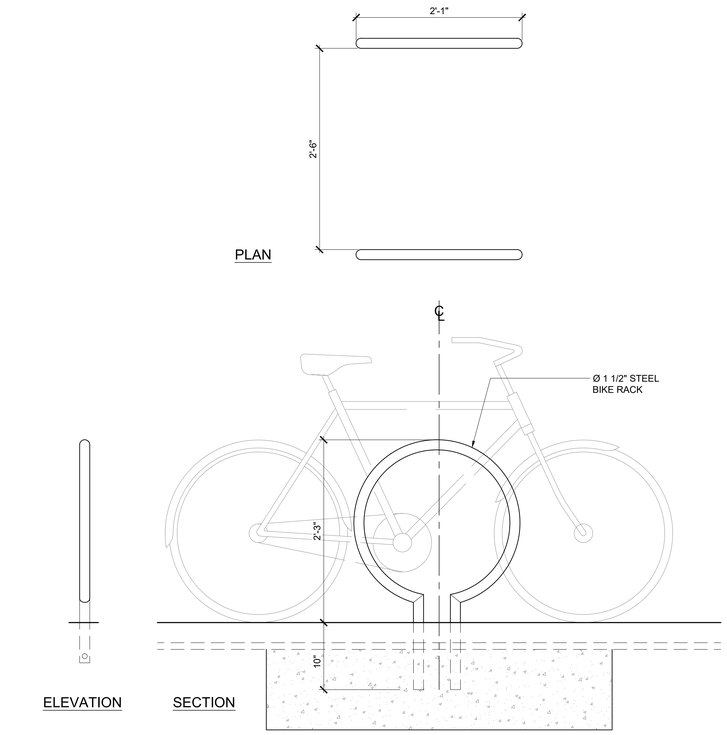
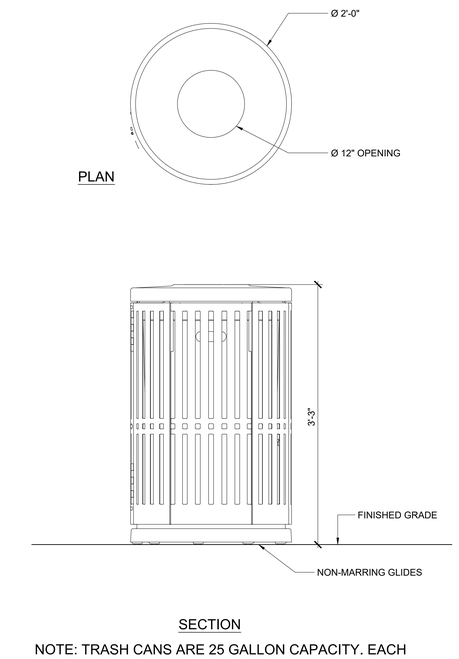
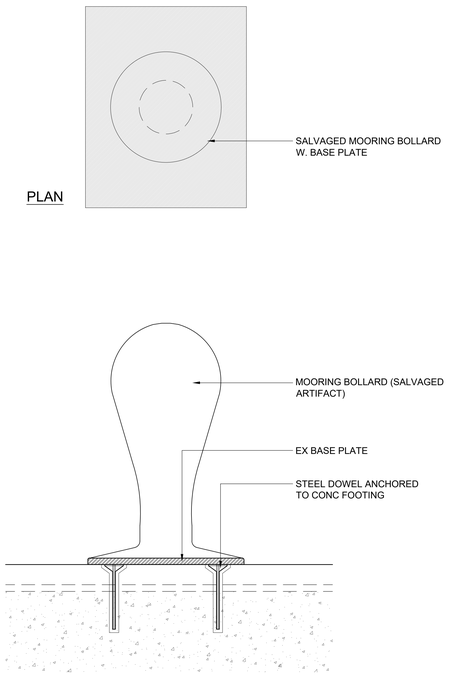


1 BIKE RACK [BR]
DETAILS
SCALE: 1-1/2" = 1'-0"



NOTE: TRASH CANS ARE 25 GALLON CAPACITY. EACH LOCATION WILL HAVE A PAIR, ONE FOR TRASH AND ONE FOR RECYCLING.

2 TRASH RECEPTABLE [TR]
DETAILS
SCALE: 1-1/2" = 1'-0"



3 BOLLARD [B]
DETAILS
SCALE: 1-1/2" = 1'-0"

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CHECKED BY: ----

SCALE
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NORTH

SHEET TITLE
FURNISHING DETAILS

SHEET NUMBER
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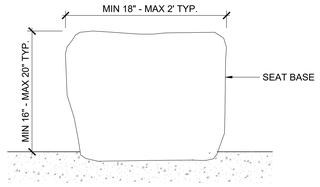
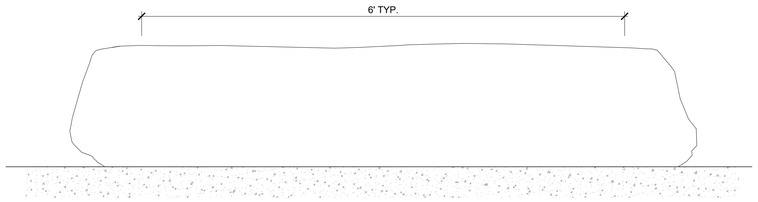
BENCH [B1]
TYPE 1



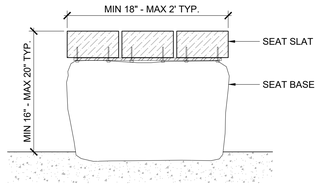
SECTION



ELEVATION



BENCH [B1]
TYPE 2



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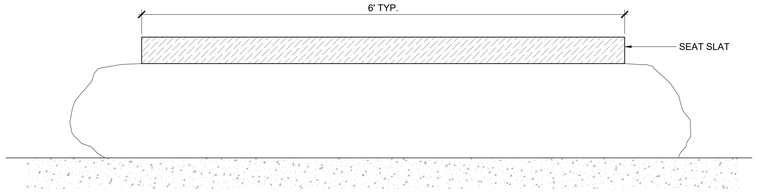
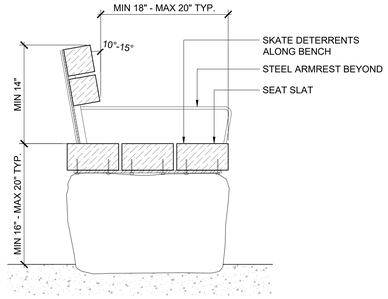


ELEVATION



1 FIXED SEATING (BACKLESS) [B1]
DETAILS

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



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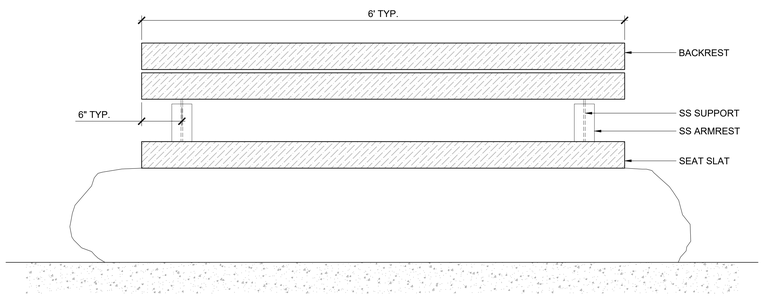
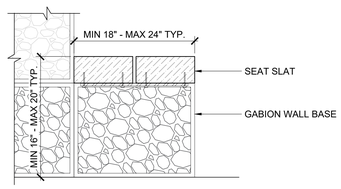


ELEVATION



2 FIXED SEATING (W/ BACK) [B2]
DETAILS

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



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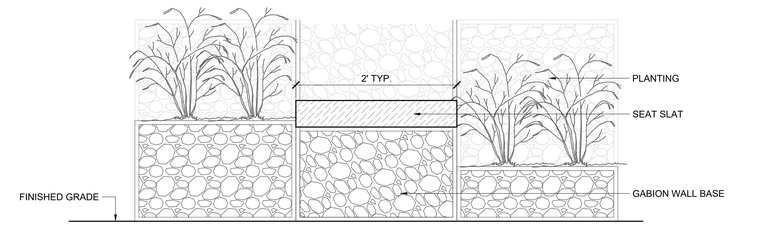
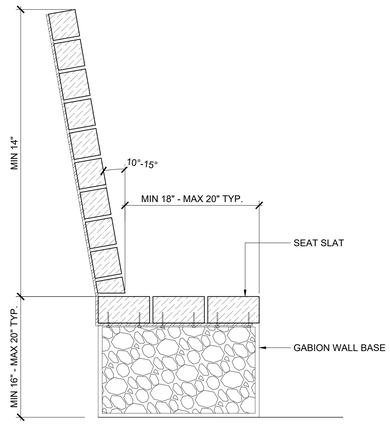


ELEVATION



3 FIXED SEATING (BACKLESS) [N1]
DETAILS

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



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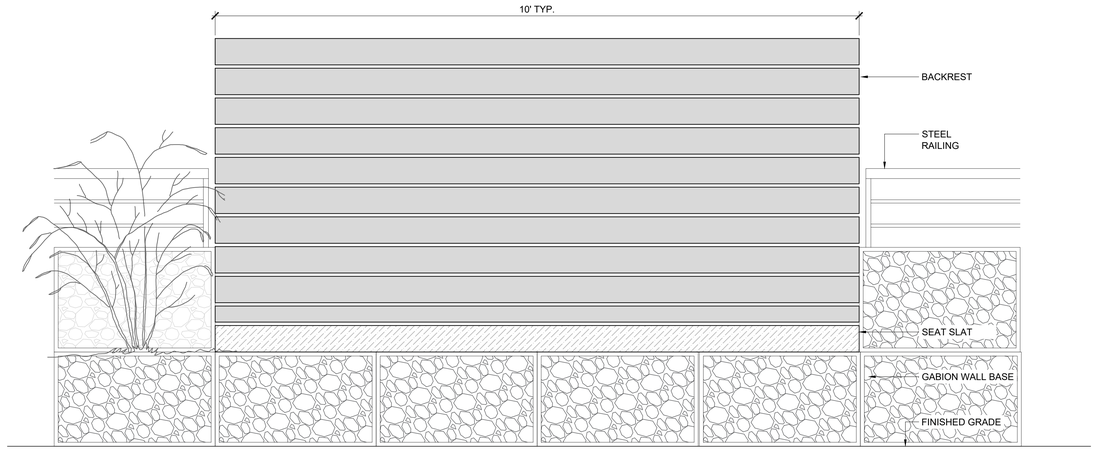

ELEVATION



4 FIXED SEATING (W/ BACK) [N2]
DETAILS

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

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45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
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RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOD PROJ #
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE
VERT: AS NOTED
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NORTH

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FURNISHING DETAILS

SHEET NUMBER
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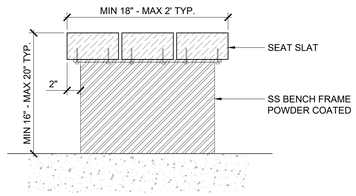
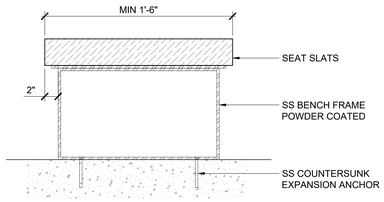


SECTION A



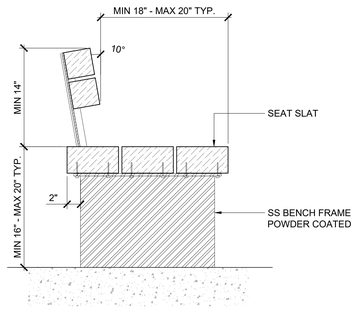
ELEVATION



1 FIXED GROUP SEATING (BACKLESS) [B3]

DETAILS

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



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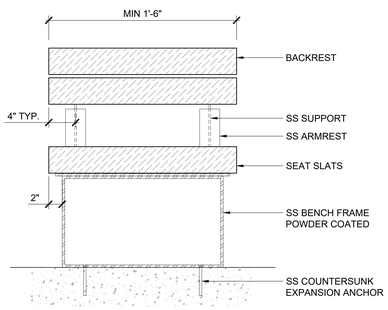


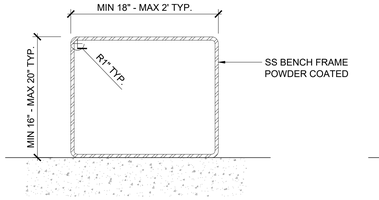
ELEVATION



2 FIXED GROUP SEATING (W/ BACK) [B4]

DETAILS

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



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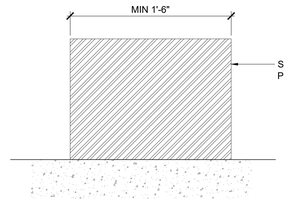


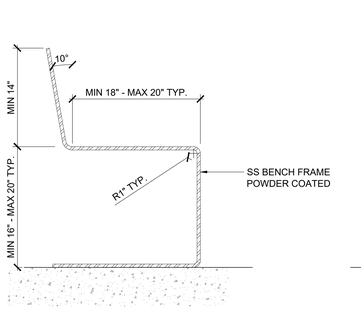
ELEVATION



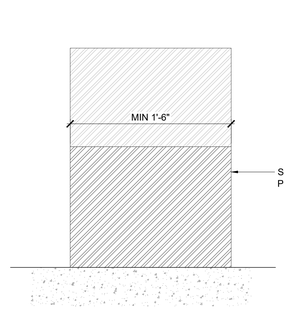
3 FREESTANDING GROUP SEATING (BACKLESS) [F1]

DETAILS

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



SECTION A



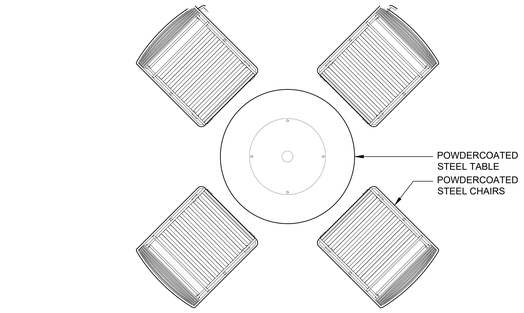
ELEVATION



4 FREESTANDING GROUP SEATING (W/ BACK) [F2]

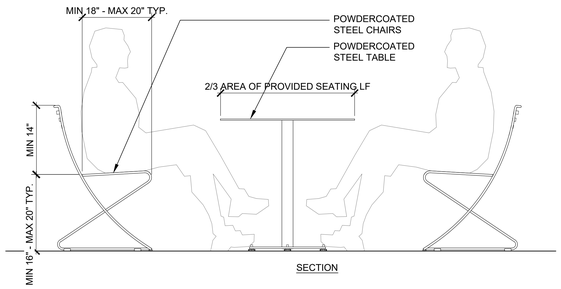
DETAILS

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



PLAN



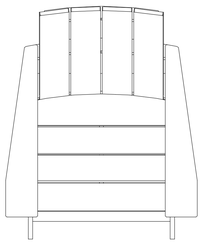


SECTION

5 MOVABLE TABLE & CHAIRS [MV]

DETAILS

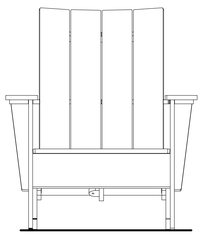
SCALE: 3/4" = 1'-0"



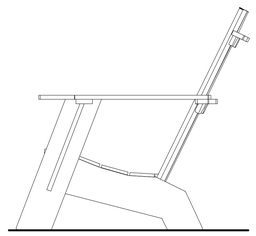
PLAN



VIEW

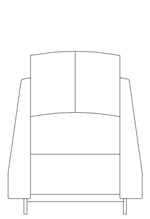


FRONT ELEVATION



SIDE ELEVATION

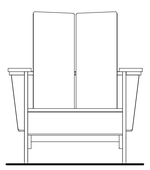
ADIRONDACK CHAIR



PLAN



VIEW



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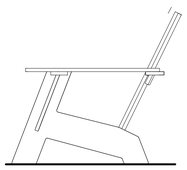

SIDE ELEVATION

KIDS ADIRONDACK CHAIR

6 ADIRONDACK CHAIR / KIDS ADIRONDACK CHAIR [A]

DETAILS

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

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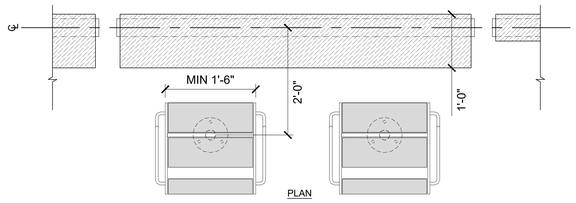
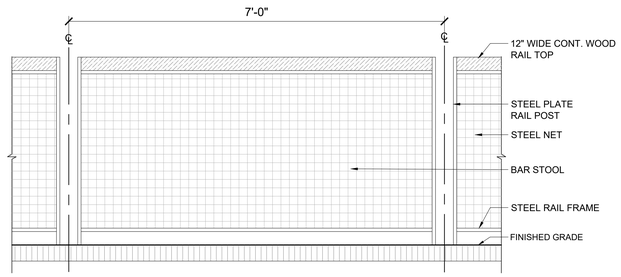
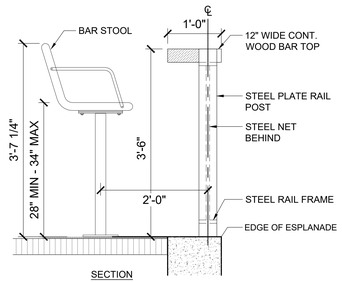


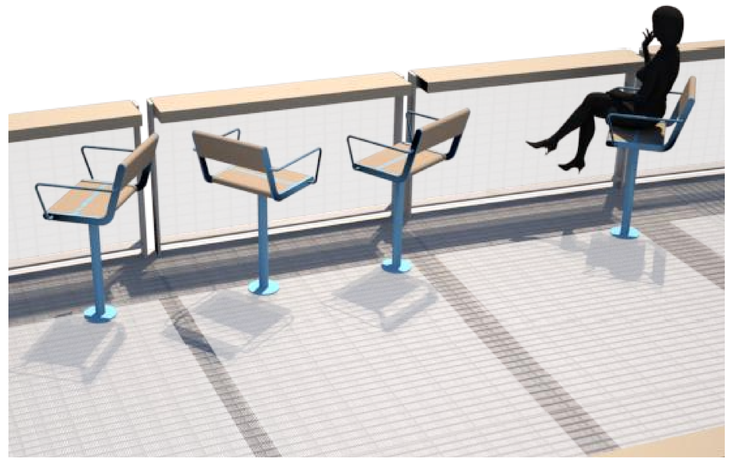
PLAN



ELEVATION



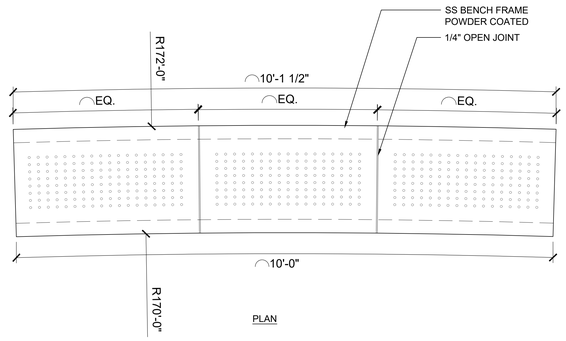
SECTION



1 THE RING _BAR-TOP & STOOL [RS]

DETAILS

SCALE: 1" = 1'-0"



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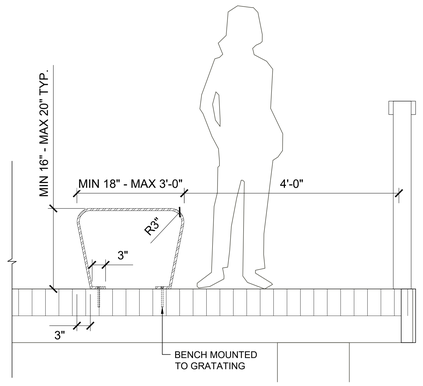

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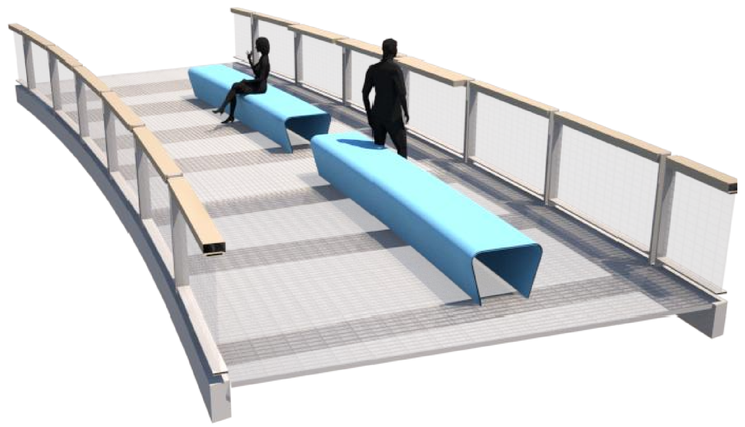
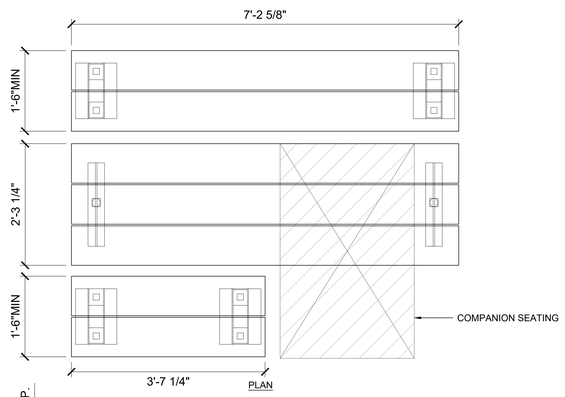


2 THE RING_BENCH [RB]

DETAILS

SCALE: 1" = 1'-0"



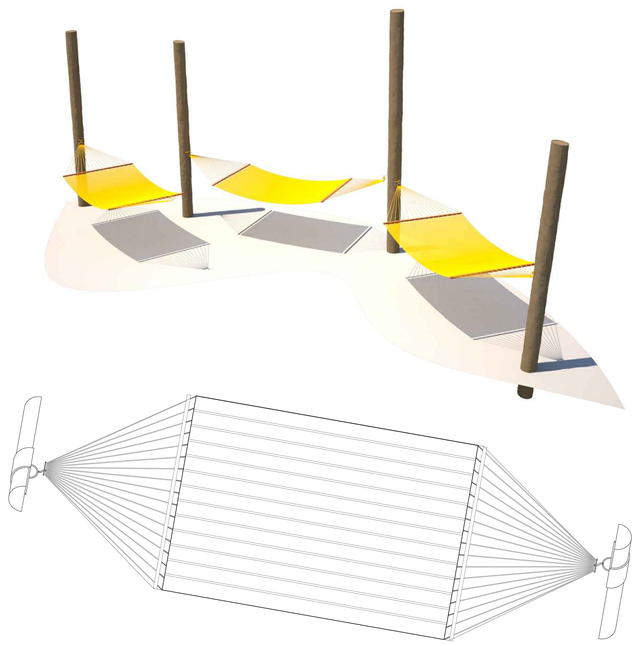


ELEVATION

3 PICNIC TABLE [P]

DETAILS

SCALE: 1" = 1'-0"



4 HAMMOCK [HM]

DETAILS

SCALE: 1" = 1'-0"

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

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KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:

RIVER RING

RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE

VERT: AS NOTED
HORZ: AS NOTED

NORTH

SHEET TITLE

FURNISHING DETAILS

SHEET NUMBER

L-514.00

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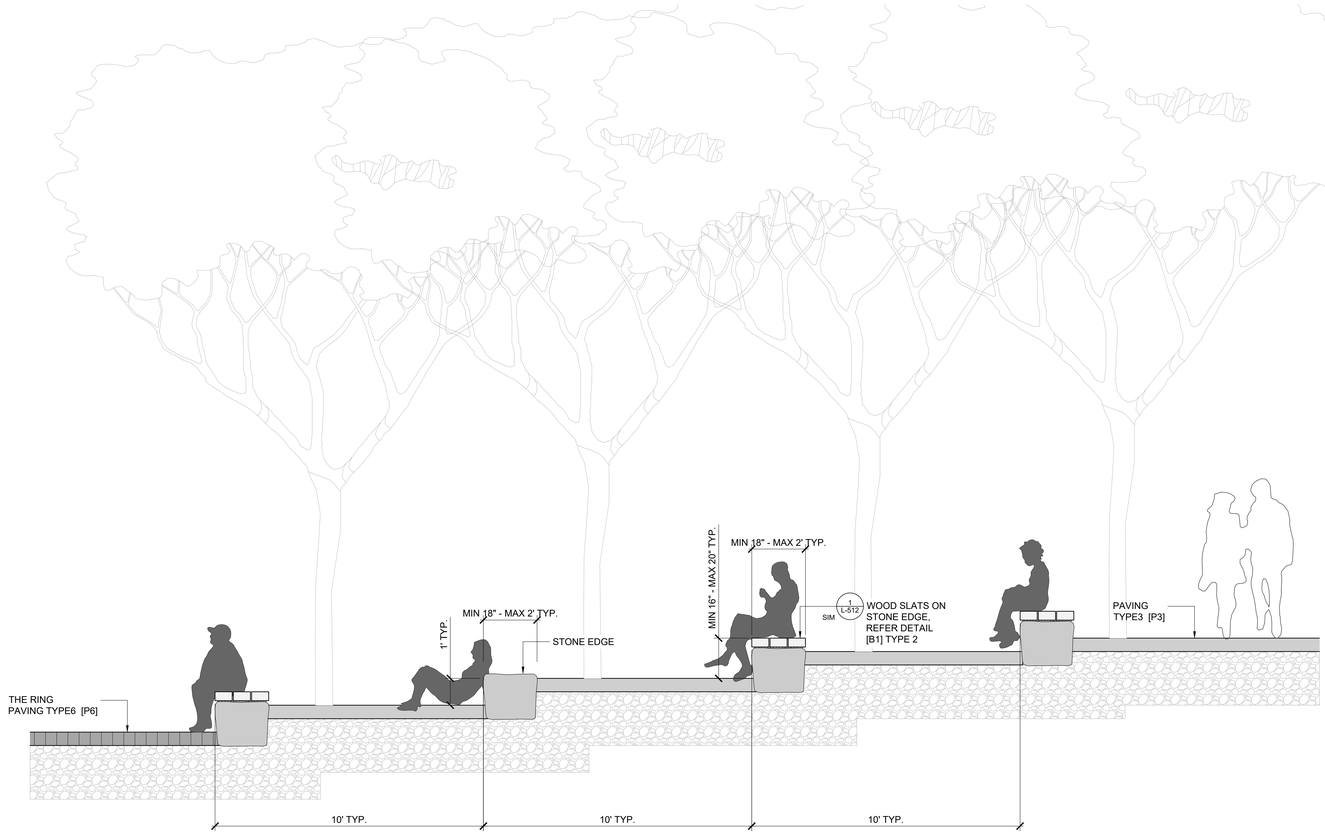


ELEVATION

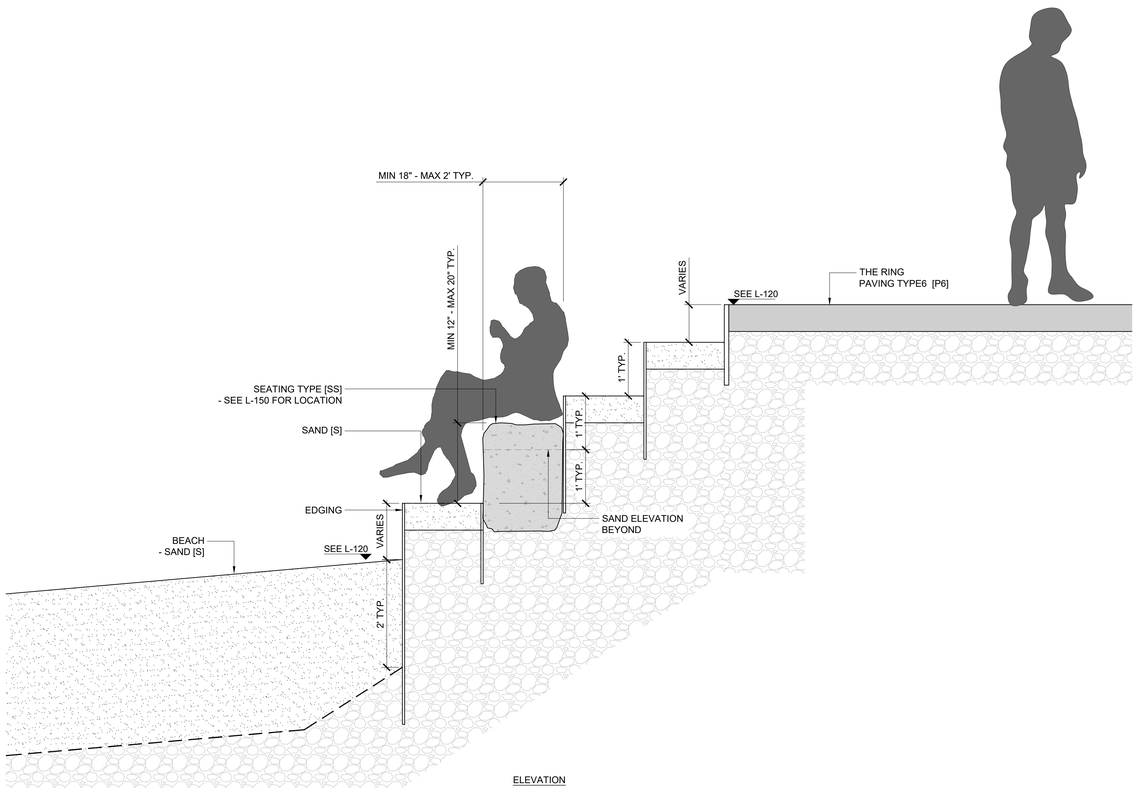


SECTION

1 AMPHITHEATER SEATING STEP [AM]

DETAILS

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



ELEVATION

2 BEACH SEATING STEP [SS]

DETAILS

SCALE: 1" = 1'-0"

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ARCHITECT
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45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
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RIVER STREET
WILLIAMSBURG, BROOKLYN, NY
JCFO PROJ.#
1805
PROJECT PHASE:

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DRAWN BY: ---
CHECKED BY: ---

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

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FURNISHING DETAILS

SHEET NUMBER
L-515.00

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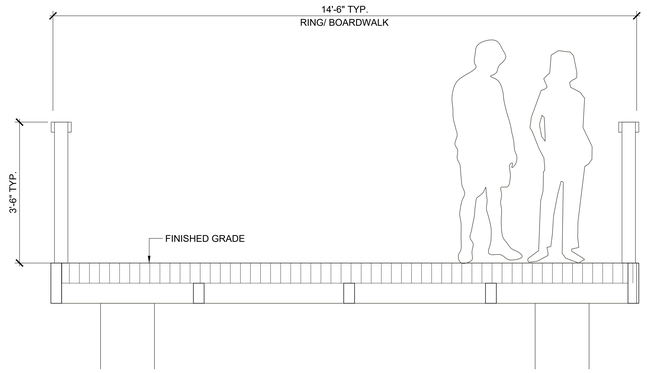
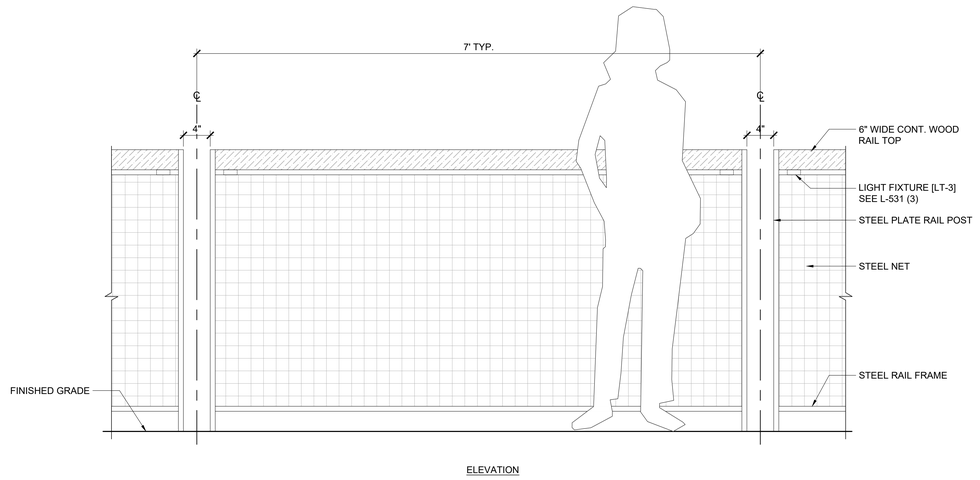
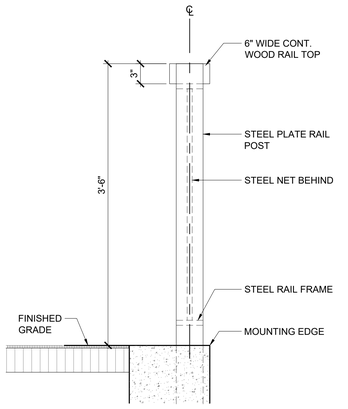


1 RAILING TYPE 1 @ RING STRUCTURE _ SECTION TYPICAL
SECTION
SCALE: 3/4" = 1'-0"



ELEVATION



SECTION

2 RAILING TYPE 1 & EDGE FENCE _ DETAIL ELEVATION & SECTION
DETAILS
SCALE: 1-1/2" = 1'-0"

3 RAILING TYPE 2 @ NATURE TRAIL _ SECTION TYPICAL
SECTION
SCALE: 3/4" = 1'-0"

ELEVATION

SECTION

4 RAILING TYPE 2 @ NATURE TRAIL _ DETAIL ELEVATION & SECTION
DETAILS
SCALE: 1-1/2" = 1'-0"

5 RAILING TYPE 3 _ WARNING RAILING _ SECTION TYPICAL
SECTION
SCALE: 3/4" = 1'-0"

6 RAILING TYPE 3 _ WARNING RAILING _ DETAIL ELEVATION
DETAILS
SCALE: 1-1/2" = 1'-0"

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ARCHITECT:
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45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE
VERT: AS NOTED
HORZ: AS NOTED

NORTH

SHEET TITLE
RAILING DETAILS

SHEET NUMBER
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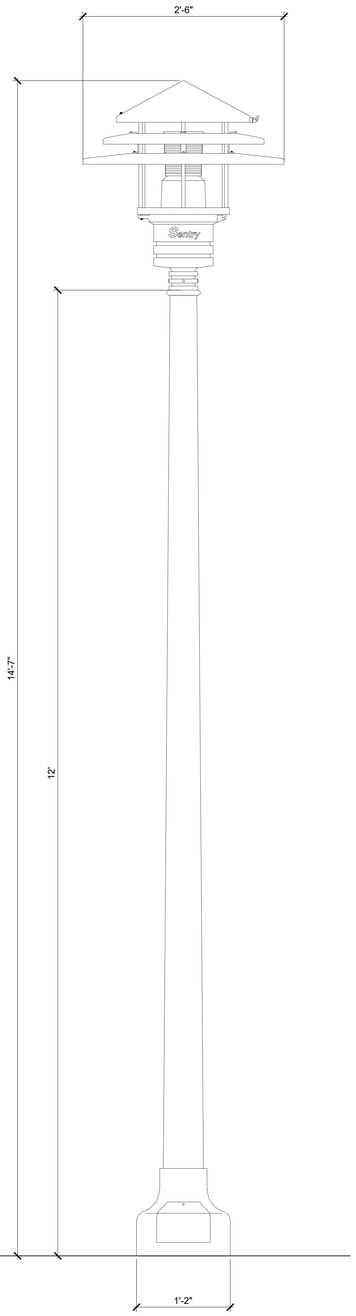
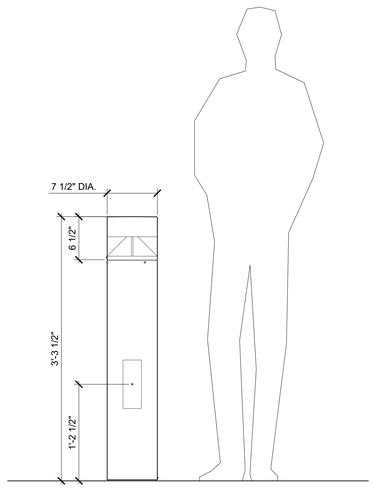
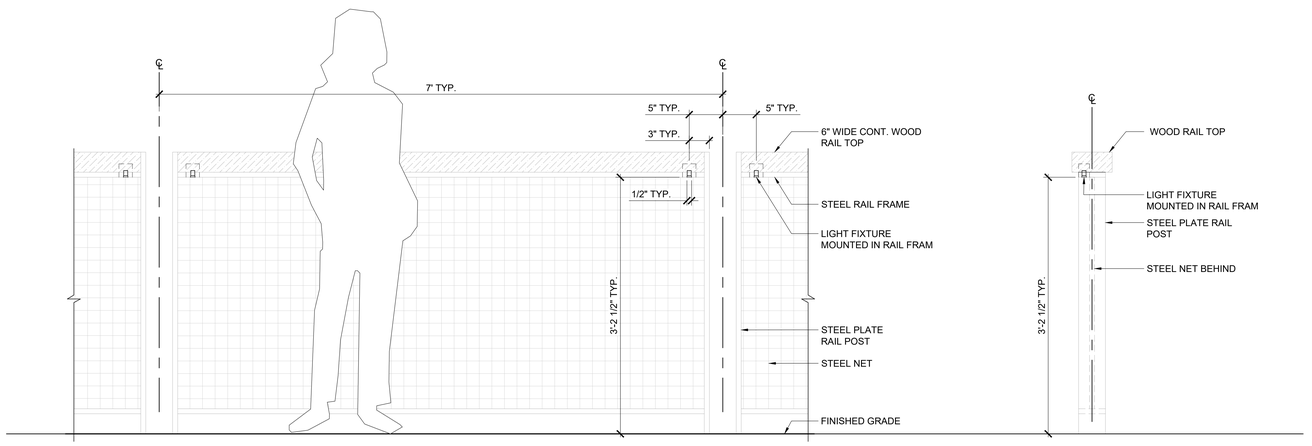


1 LIGHT FIXTURE 'CANDELA' [LT1]
SECTION
SCALE: 1-1/2" = 1'-0"



2 LIGHT FIXTURE [LT2]
SECTION
SCALE: 1-1/2" = 1'-0"



ELEVATION

SECTION

3 LIGHT FIXTURE [LT3]
DETAILS
SCALE: 1-1/2" = 1'-0"

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JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JCFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE
VERT: N/A
HORZ: AS NOTED

NORTH

SHEET TITLE
LIGHTING DETAILS

SHEET NUMBER
L-531.00

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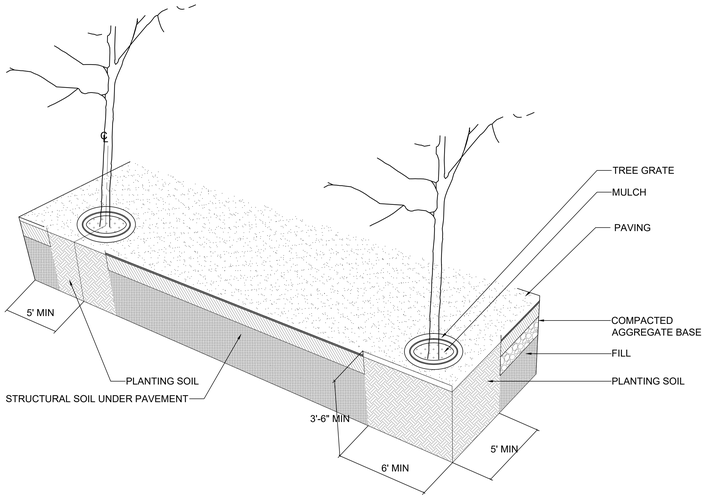
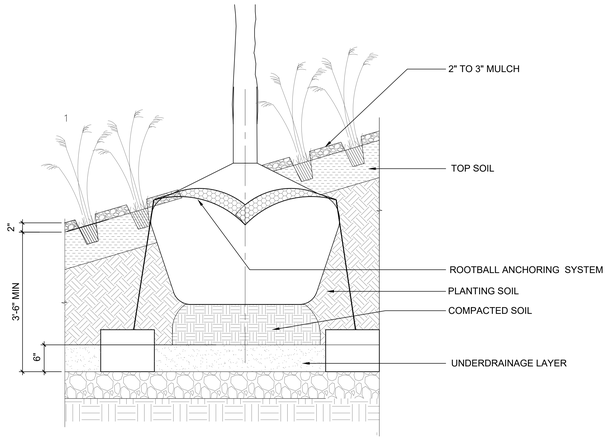
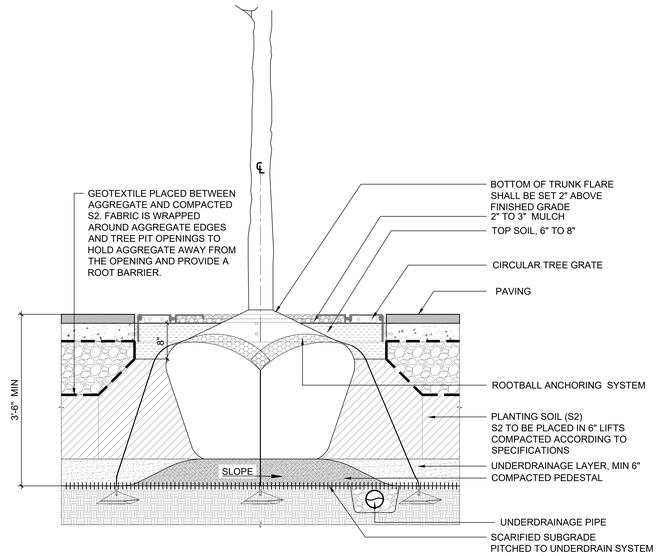


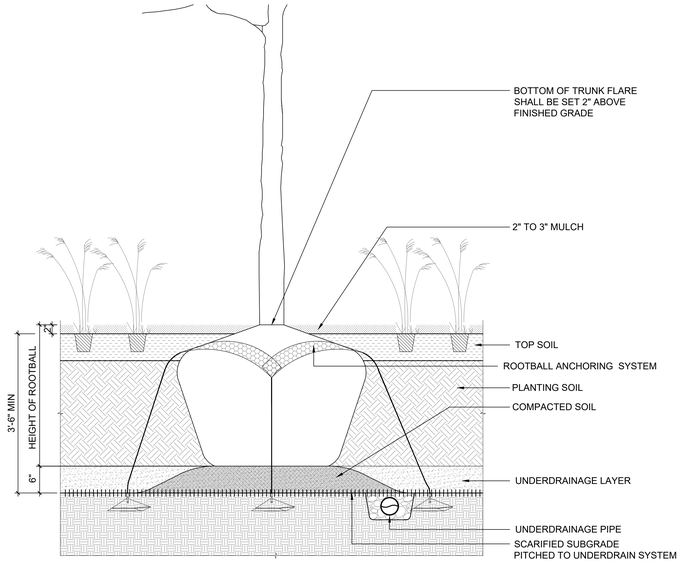
09 TREE PLANTING IN PAVED AREA AXON
SCALE: NTS



08 TYPICAL SLOPED PLANTING
SCALE: 1" = 1'-0"

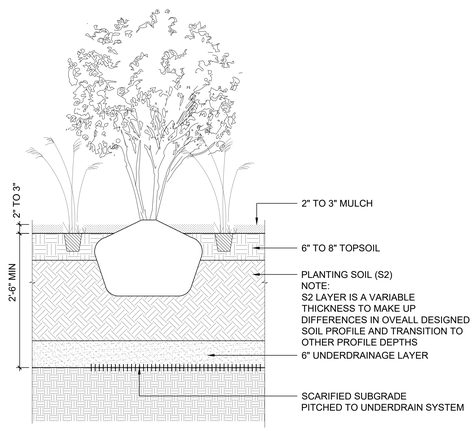


07 TYPICAL TREE PLANTING IN PAVING
SCALE: 1" = 1'-0"

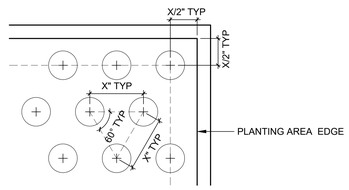


06 TYPICAL TREE PLANTING IN PLANTED AREA
SCALE: 1" = 1'-0"

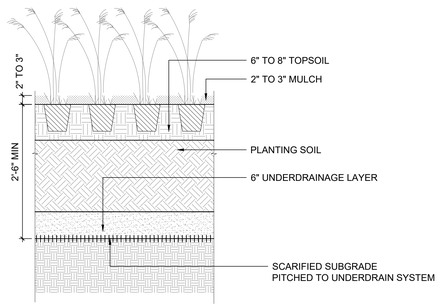
05 TYPICAL TREE ANCHORING PLAN
SCALE: 1" = 1'-0"



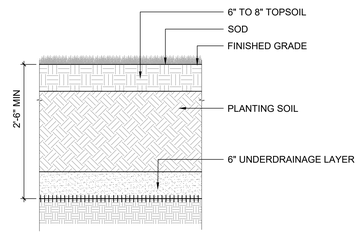
04 TYPICAL SHRUB PLANTING
SCALE: 1" = 1'-0"



03 TYPICAL GROUNDCOVER PLANTING (PLAN)
SCALE: 1" = 1'-0"



02 TYPICAL GROUNDCOVER PLANTING
SCALE: 1" = 1'-0"



01 TYPICAL LAWN PLANTING
SCALE: 1" = 1'-0"

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JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
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45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: AS NOTED
HORZ: AS NOTED

NORTH

SHEET TITLE
PLANTING DETAILS

SHEET NUMBER
L-541.00

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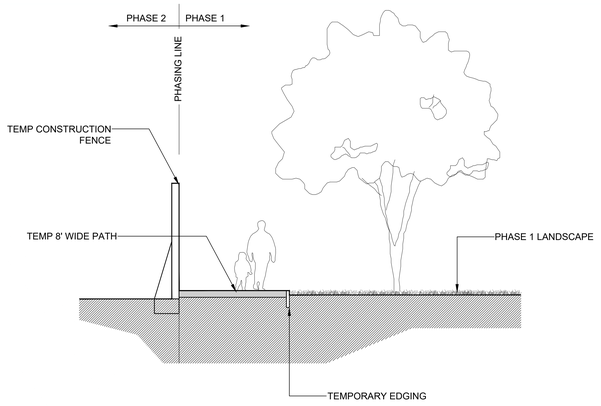
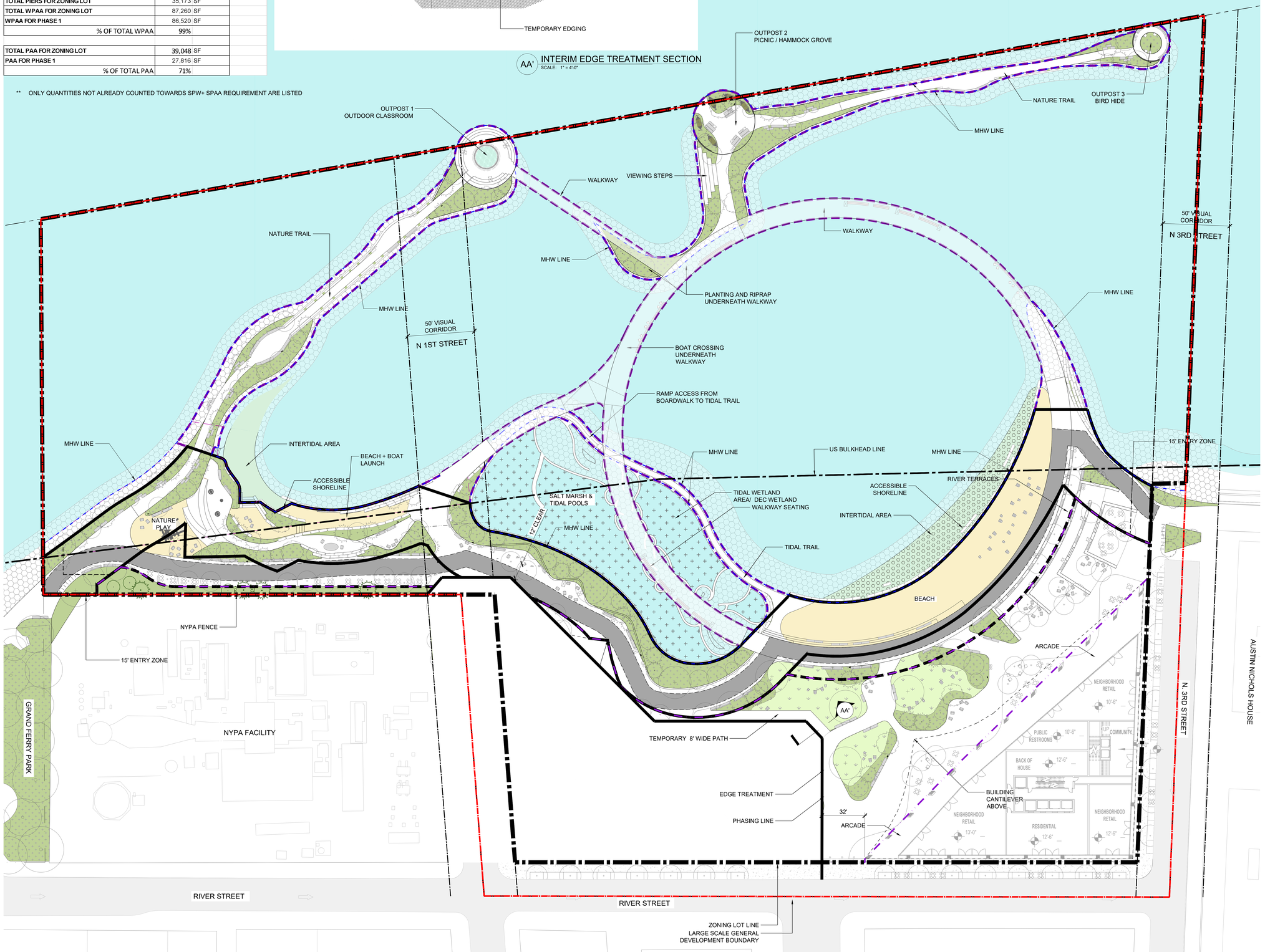
AMENITIES PROVIDED PHASE 1 / BUILDING A	SPW+SPAA	Piers	PAA
SEATING TOTAL	760 LF	111.5 LF**	322.5 LF
SEATING W/ BACK	336 LF	98 LF	266 LF
FEATURE SEATING	140 LF	NA	80 LF
SOCIAL SEATING	208 LF	18 LF**	126 LF
TABLES	132 SF	0 SF**	100 SF
SHADED SEATING	180 LF	80 LF	100 LF
SEATING W/ BACK ORIENTATION	150 LF	98 LF	32 LF
TRASH RECEPTACLES	12	2 SET	2 SET
BIKE PARKING	8 (16SPOTS)	NA	11 (22 spots)
PLANTING (EXCLUDING LAWN, INCL SEAWARD)	16,021 SF	6,787 SF	4,125 SF
LAWN	679 SF	NA	4,727 SF
TREES	70	30	38

AREA CALCULATIONS	
TOTAL AREA TO BE DEVELOPED PHASE 1	
UPLAND LOT AREA	129,303 SF
NEW STRUCTURES	28,454 SF
REQUIRED WPAA	39,712 SF
PROVIDED WPAA	51,347 SF
TOTAL PIERS FOR ZONING LOT	35,173 SF
TOTAL WPAA FOR ZONING LOT	87,260 SF
WPAA FOR PHASE 1	86,520 SF
% OF TOTAL WPAA	99%
TOTAL PAA FOR ZONING LOT	39,048 SF
PAA FOR PHASE 1	27,816 SF
% OF TOTAL PAA	71%

** ONLY QUANTITIES NOT ALREADY COUNTED TOWARDS SPW+ SPAA REQUIREMENT ARE LISTED



AA' INTERIM EDGE TREATMENT SECTION
SCALE: 1" = 4'-0"



ZONING LEGEND

- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- PIERS
- PAA PUBLIC ACCESS AREA
- V.C. VISUAL CORRIDOR
- PIERHEAD LINE
- U.S. BULKHEAD LINE
- MEAN HIGH WATER
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- 15' ENTRY ZONE
- 12' CLEAR PATH
- PLATFORM

NOTE:
1. BUILDING FLOOR PLANS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LANDSCAPE LEGEND

- PLANTING
- LAWN
- TIDAL MARSH
- PAVING
- BEACH
- RING STRUCTURE
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- SEATING W/ BACK
- SEATING W/O BACK
- MOVABLE SEATING
- MOVABLE TABLE & CHAIR
- BIKE RACK
- TRASH RECEPTACLES
- WPAA ENTRANCE SIGN
- SEATING OPEN TO PUBLIC SIGN
- SALVAGED MOORING ELEMENT
- LANDSCAPE BOULDERS
- SHADE CANOPY TREE - LARGE
- SHADE CANOPY TREE - SMALL
- ORNAMENTAL / MULTI STEMMED TREE
- CONIFEROUS TREE
- SHRUB
- EXISTING TREE (GRAND FERRY PARK)

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CLIENT:
TWO TREES / DEVELOPER
45 MAIN ST. 12F, BROOKLYN, NY 11201

ARCHITECT:
BJARKE INGELS GROUP
45 MAIN ST. 9F, BROOKLYN, NY 11201

PROJECT NAME:
RIVER RING
RIVER STREET
WILLIAMSBURG, BROOKLYN, NY

JOFO PROJ.#
1805

PROJECT PHASE:

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

SCALE
VERT: N/A
HORZ: 1"= 20'
0 10' 20' 40'

NORTH

SHEET TITLE
PHASE 1 PLAN

SHEET NUMBER
L-601.00

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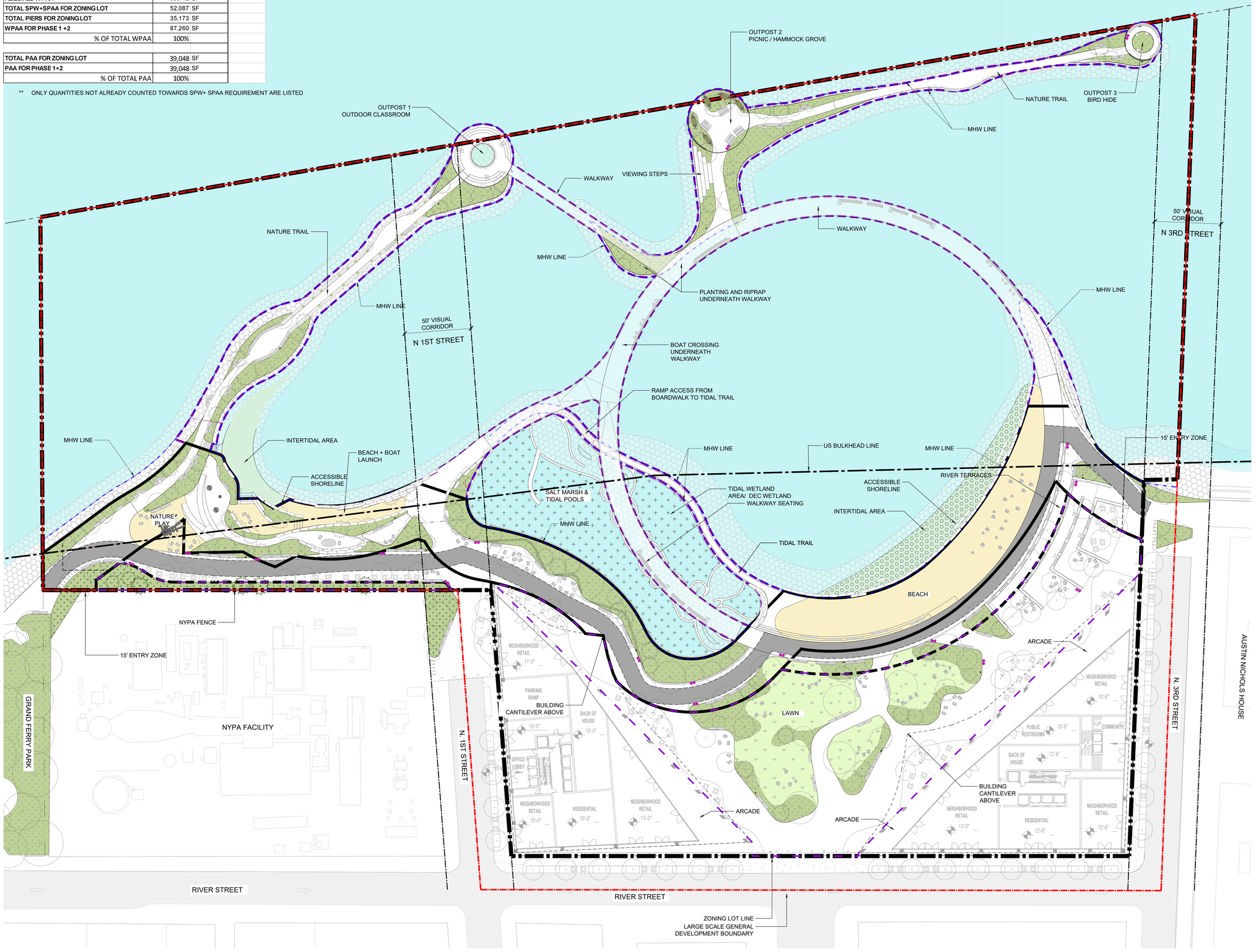
ZONING LOT 1 -AMENITIES PROVIDED - PHASE 1 + 2 CUMULATIVE / BUILDINGS A + B	SPW+SPAA	Piers	PAA
SEATING TOTAL	772 LF	111.5 LF**	513 LF
SEATING W/ BACK	348 LF	98 LF	282 LF
FEATURE SEATING	140 LF	NA	80 LF
SOCIAL SEATING	208 LF	18 LF**	210 LF
TABLES	132 SF	0 SF**	140 SF
SHADED SEATING	192 LF	80 LF	140 LF
SEATING W/ BACK ORIENTATION	174 LF	98 LF	61 LF
TRASH RECEPTACLES	13 SET	2 SET	2 SET
BIKE PARKING	8 (16SPOTS)	NA	16 (32 spots)
PLANTING (EXCLUDING LAWN, INCL SEAWARD)	16,021 SF	6,787 SF	6,231 SF
LAWN	679 SF	NA	7,871 SF
TREES	70	30	47

AREA CALCULATIONS	
TOTAL AREA TO BE DEVELOPED PHASE 1+2	
UPLAND LOT AREA	170,103 SF
NEW STRUCTURES	28,454 SF
REQUIRED WPAA	39,712 SF
TOTAL SPW+SPAA FOR ZONING LOT	52,087 SF
TOTAL PIERS FOR ZONING LOT	35,173 SF
WPAA FOR PHASE 1 +2	87,260 SF
% OF TOTAL WPAA	100%
TOTAL PAA FOR ZONING LOT	39,048 SF
PAA FOR PHASE 1+2	39,048 SF
% OF TOTAL PAA	100%

** ONLY QUANTITIES NOT ALREADY COUNTED TOWARDS SPW+ SPAA REQUIREMENT ARE LISTED



ZONING LEGEND

- SPW — SHORE PUBLIC WALKWAY
- SPAA — SUPPLEMENTAL PUBLIC ACCESS AREA
- PIERS
- PAA — PUBLIC ACCESS AREA
- V.C. — VISUAL CORRIDOR
- PIERHEAD LINE
- U.S. BULKHEAD LINE
- MEAN HIGH WATER
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- 15' ENTRY ZONE
- 12' CLEAR PATH
- PLATFORM

NOTE:
1. BUILDING FLOOR PLANS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

WATERFRONT PUBLIC ACCESS AREA

SPW — **SHORE PUBLIC WALKWAY** 41,624.35 SF

SPAA1 — **SUPPLEMENTAL PUBLIC ACCESS AREA** 5,641.70 SF

SPAA2 — **SUPPLEMENTAL PUBLIC ACCESS AREA** 4820.65 SF

TOTAL SPW +SPAA = 52,087 SF

PIERS — PIERS=35,173 SF

TOTAL WPAA = 87,260 SF

PUBLIC ACCESS AREA

PAA1 — **PUBLIC ACCESS AREA - UPLAND** PAA1=37,035 SF

PAA2 — **PUBLIC ACCESS AREA - NYPA FRONTAGE** PAA2=2,013 SF

TOTAL PAA = 39,048 SF

LANDSCAPE LEGEND

- PLANTING
- LAWN
- TIDAL MARSH
- PAVING
- BEACH
- RING STRUCTURE
- RIP RAP + ECOLOGICAL ARMORING UNITS
- RIVER STONE + COBBLE
- SEATING W/ BACK
- SEATING W/O BACK
- MOVABLE SEATING
- MOVABLE TABLE & CHAIR
- BIKE RACK
- TRASH RECEPTACLES
- WPAA ENTRANCE SIGN
- SEATING OPEN TO PUBLIC SIGN
- SALVAGED MOORING ELEMENT
- LANDSCAPE BOULDERS

- SHADE CANOPY TREE - LARGE
- SHADE CANOPY TREE - SMALL
- ORNAMENTAL / MULTI STEMMED TREE
- CONIFEROUS TREE
- SHRUB
- EXISTING TREE (GRAND FERRY PARK)

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ULURP FILING	21.08.02

GENERAL NOTES

1. Applicant's stamp and seal correspond to the information regarding the waterfront open space design within the proposed LSGD. Information regarding the proposed buildings and surrounding properties is for illustrative purposes only. Refer to architectural drawings for proposed building details.
2. Street trees adjacent to the zoning lot will be provided in accordance with ZR 26-41 the location and number of which shall be subject to NYC Department of Parks and Recreation.
3. All improvements within and adjacent to the Grand Ferry Park are subject to approval by NYC Department of Parks and Recreation.
4. All street improvements are subject to approval by the NYC Department of Transportation.
5. Similar materials and models can be used for all furniture, light fixtures, and site furnishings at discretion of landscape architect.

KEY PLAN

SEAL

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
475 Tenth Ave, 9th Floor, New York, NY 10018

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CHECKED BY: -----

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HORZ: 1"= 25'
0 10' 20' 40'

SHEET TITLE
PHASE 2 PLAN

SHEET NUMBER
L-602.00

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