

**COOPER PARK COMMONS**

Greenpoint Hospital Site
Brooklyn NY 11211

ULURP DRAWING SET
JUNE 7, 2021

**DRAWING LIST - ULURP SET**

| SHEET # | SHEET NAME |
|---|---|
| Z-000.00 | COVER SHEET |
| Z-002.00 | ZONING ANALYSIS, BASE PLANE CALCULATION |
| Z-010.00 | ZONING LOT SITE PLAN |
| Z-020.00 | GROUND FLOOR PLAN |
| Z-030.00 | WAIVER PLAN |
| Z-040.00 | WEST - EAST SECTION 1 |
| Z-041.00 | WEST - EAST SECTION 2 |
| Z-042.00 | WEST - EAST SECTION 3 |
| Z-043.00 | NORTH - SOUTH SECTION 1 |
| Z-044.00 | NORTH - SOUTH SECTION 2 |
| Z-045.00 | NORTH - SOUTH SECTION 3 |
| Z-050.00 | ILLUSTRATIVE ELEVATIONS |
| Z-051.00 | ILLUSTRATIVE ELEVATIONS |
| Z-052.00 | ILLUSTRATIVE ELEVATIONS |
| Z-053.00 | ILLUSTRATIVE ELEVATIONS |
| Z-054.00 | ILLUSTRATIVE AXONOMETRICS |
| Z-060.00 | NEIGHBORHOOD CHARACTER DIAGRAMS |
| Z-061.00 | NEIGHBORHOOD CHARACTER DIAGRAMS |
| Z-062.00 | NEIGHBORHOOD CHARACTER DIAGRAMS |
| Z-063.00 | NEIGHBORHOOD CHARACTER DIAGRAMS |
| P-001.00 | PAA PHASING PLAN |
| P-002.00 | PUBLICLY ACCESSIBLE AREA PLAN |
| L-001.00 | SITE PLAN |
| L-101.00 | OPEN AREA PLAN |
| L-201.00 | LAYOUT AND GRADING PLAN |
| L-301.00 | PLANTING PLAN |
| L-401.00 | FURNITURE AND FENCING PLAN |
| L-501.00 | FENCE AND FURNISHING DETAILS |
| L-502.00 | PLANTING DETAILS |
| Z-070.00 | RENDERING 1 |
| Z-071.00 | RENDERING 2 |
| Z-072.00 | RENDERING 3 |
| Z-073.00 | RENDERING 4 |

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Owner:

Hudson St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

Key Plan:

Issued:

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## COVER SHEET

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-000.00 |
| SCALE: | |

**ZONING ANALYSIS - QUALITY HOUSING**
**COOPER PARK COMMONS**

## ZONING ANALYSIS

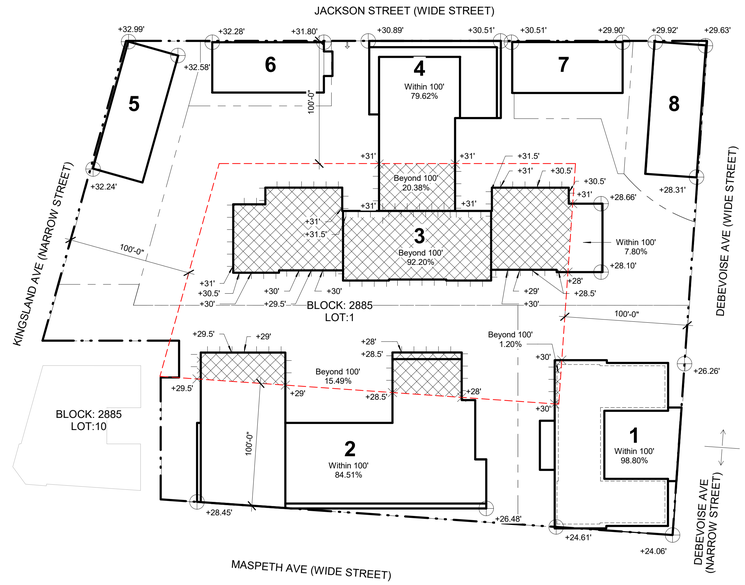
**Block/ Lots(s):** 2885 / 1, 20, 23,28,32
**Address:** Maspeth Aveue, Debevious Avenue, Jackson Street, Kingsland Avenue
**Lot Area:** 182,487 SF
**Zoning Map:** 13a
**Zoning District:** R7-2 / C2-4 & R72
**Community District** 1

| ZR Section | Item/Description | Required/Permitted | | Exising to Remain | PROPOSED NEW | TOTAL | Compliance | Comments |
|---|---|---|---|---|---|---|---|---|
| **USE** | | | | | | | | |
| 22-10/32-00 | **USE GROUPS** | | | | | | | |
| | | 1-9, 14 | | 2, 3 | 2, 4, 6 | N/A | Complies | |
| **BULK** | | | | | | | | |
| | **FAR** | | | | | | | |
| 23-154 | Residential (MIH) | 4.60 | | 0.19 | 2.71 | 2.90 | Complies | |
| 23-155 | Residential (AIRS) | 5.01 | | 0.35 | 0.24 | 0.59 | Complies | |
| 33-121 | Commercial | 2.00 | | - | 0.01 | 0.01 | Complies | |
| 24-11 | Community facility | 6.50 | | - | 0.08 | 0.08 | Complies | |
| 24-111 | Community facility w/ sleeping accommodations | 3.44 | | 0.24 | 0.14 | 0.38 | Complies | |
| | **FLOOR AREA** | | | | | | | |
| 23-154(d)(2)(ii) | Residential | 839,440 SF | | 34,330 SF | 494,368 SF | 528,698 SF | Complies | |
| 23-155 | Residential (AIRS) | 914,260 SF | | 63,206 SF | 44,152 SF | 107,358 SF | Complies | |
| 33-121 | Commercial | 364,974 SF | | - | 2,064 SF | 2,064 SF | Complies | |
| 24-11 | Community facility | 1,186,166 SF | | - | 14,152 SF | 14,152 SF | Complies | |
| 24-111 | Community facility w/ sleeping accommodations | 627,755 SF | | 43,653 SF | 25,027 SF | 68,680 SF | Complies | |
| | Maximum all uses | 1,186,166 SF | | 141,189 SF | 579,763 SF | 720,952 SF | Complies | |
| | **LOT COVERAGE** | | | | | | | |
| 23-153 | **Lot Area** | | | | | | | |
| | Corner Lot | 30,404 SF | | | | | | |
| | Interior Lot | 16,428 SF | | | | | | |
| | Through Lot | 135,655 SF | | | | | | |
| | Total | 182,487 SF | | | | | | |
| | **Lot Coverage** | | | | | | | |
| | | Residential | | | | | | |
| | Corner Lot | 100% | 30,404 SF | 15,355 SF | 0 SF | 15,355 SF | 51% | Complies | |
| | Interior / Through Lot | 65% | 98,854 SF | 20,010 SF | 38,616 SF | 58,626 SF | 39% | Complies | |
| | **YARDS (RESIDENTIAL)** | | | | | | | |
| 23-45 | Front Yard | None Required | | | | None Provided | Complies | |
| 23-462 | Side Yard | None or 8' | | | | Varies See Drawings Z-010 & Z-030 | Complies | |
| 23-47 | Rear Yard | 30' | | | | N/A | Complies | None required for this zoning lot per 23-531 (Except Through Lots) |
| 23-533 | Rear Yard Equivalent | 60' within 10' of Center | | | | N/A | Complies | |
| 23-711 | Distance Between Buildings on a Single Zoning Lot | Window to Window | 60' | | | Varies See Drawing Z-030 | Not Compliant | **Waivers requested 74-74** |
| | | Window to Wall | 50' | | | | Not Compliant | **Waivers requested 74-74** |
| | | Wall to Wall | 40' | | | | - | |
| | **HEIGHT & SETBACK** | | | | | | | |
| 23-662 ( b) | Base Height | 40'-0"Min/75'-0"Max MIH | | | | Varies See Drawings Z-040 to Z-045 | Not Compliant | **Building 2,4 waiver requested 74-74** |
| 23-664 ( c) (1) | Building Height | 135'-0" Max | | | | | Not Compliant | **Building 2,4 waiver requested 74-74** |
| 23-664 ( c) (1) | Number of Stories | 13 | | | | | Not Compliant | **Building 2,4 waiver requested 74-74** |
| 23-662 ( c)(1) | Setback - Wide Street | 10'-0" Min Req | | | | | Not Compliant | **Building 2,4 waiver requested 74-74** |
| | Setback - Narrow Street | 15'-0" Min Req | | | | | Complies | |
| 35-651 (a) | Commercial overlay - Street Wall Location min 70% aggregate width within 8' of street line | 70% | | | | Building 1 = 100% Building 2 = 81% | Complies | |
| | **COURTS** | | | | | | | |
| 23-842(b) | Outer Court | If width >30' court may be any depth | | | Building 1 Court: Existing court exceeds 30' width Building 3/4 Court: Court width is 30' | | Complies | |
| | **PARKING** | | | | | | | |
| 25-23 | Residential | Non-IH | 50% of DU | | None Proposed | 0 spaces | Complies | |
| 25-251 | | Income Restricted | 0 (Transit Zone) | | Units 601 Required = 0, 4 Proposed | 4 spaces | Complies | |
| 25-31 /36-21 | Community facility | UG 4 | None Req'd | | 0 | 0 spaces | Complies | |
| 25-31 / 36-21 | Community facility w/ sleeping Accommodations | UG 3 | None Req'd | | 0 Required, 5 Proposed | 5 spaces | Complies | |
| 36-21, 36-232 (a) | Commercial | 1 per 7,500 sf | Waived If < 15 spaces | | Required = (2,064 / 7,500)= 0.28, 0 Proposed | 0 spaces | Complies | |
| | **BICYCLE PARKING** | | | | | | | |
| 25-80, 36-711 | Residential | 1 per 2 DU | | | Required = (556 / 2)= 278 Spots, Provided 278 | 278 spaces | Complies | |
| 25-80, 36-711 | Community Facility | 1 per 10,000 sf | waived If <6 spaces | | Required = (14,152sf/10,000sf)=1.42 = 1, Provided 0 | 0 spaces | Complies | |
| 25-80, 36-711 | Community facility w/ sleeping accommodations | 1 per 10,000 sf | | | Required = (68,680sf/10,000sf)=6.86=7, Provided 7 | 7 spaces | Complies | |
| 25-80, 36-711 | Comercial | 1 per 10,000 sf | waived If < 3 spaces | | Required = 1, Provided = 0 | 0 spaces | Complies | |
| | **STREET TREES** | | | | | | | |
| 23-03 | 1 tree per 25' of frontage | | | | Maspeth Ave= 481.41' / 25' = 16.74 = 17 trees required | 17 trees | Complies | Combination of Onsite and Tree Fund |
| | | | | | Debevoise Ave = 403.79' / 25' = 16.15 = 16 trees required | 16 trees | Complies | Combination of Onsite and Tree Fund |
| | | | | | Jackson St = 473.67' / 25' = 18.95 = 19 trees required | 19 trees | Complies | Combination of Onsite and Tree Fund |
| | | | | | Kingsland Ave = 253.68' / 25' = 10.15 = 10 treet required | 10 trees | Complies | Combination of Onsite and Tree Fund |

| FLOOR AREA (ZONING SQUARE FEET) | | | | | | |
|---|---|---|---|---|---|---|
| Building # | Existing | Proposed New Residential | Proposed New Community Facility w/ Sleeping Accommodation | Proposed New Community Facility | Proposed New Commercial | TOTAL |
| Building 1 | 43,653 | 0 | 25,027 | 0 | 0 | 68,680 |
| Building 2 | 0 | 343,125 | 0 | 8,834 | 2,064 | 354,023 |
| Building 3 | 63,206 | 44,152 | 0 | 0 | 0 | 107,358 |
| Building 4 | 0 | 151,243 | 0 | 5,318 | 0 | 156,561 |
| Buildings 5 - 8 | 34,330 | 0 | 0 | 0 | 0 | 34,330 |
| TOTAL: | 141,189 | 538,520 | 25,027 | 14,152 | 2,064 | 720,952 |




2 LOT COVERAGE
1" = 50'-0"




1 BASE PLANE CALCULATION
1" = 50'-0"

| BUILDING # | WITHIN 100' (12-10) Base Plane definition (a)(1) | | | BEYOND 100' [Per NYC Building Code Section 502] Average of measurements every 10' | | | SUM OF PRODUCTS (12-10) Base Plane definition (c) | |
|---|---|---|---|---|---|---|---|---|
| 1 | Maspeth Ave<br>Debevoise Ave | (24.61' + 24.06')/2 = 24.34'; (24.06' + 26.26')/2 = 25.16'; 24.34' + 25.16' / 2 | = 24.75' | 98.80% | (30' x 5) / 5 | = 30.00' | 1.20% | (24.75' x 98.80%) + (30.00' x 1.20%) | = 24.81' |
| 2 | Maspeth Ave | 28.45' + 26.48' / 2 | = 27.65' | 84.51% | (28' x 10) + (28.5 x 4) + (29 x 7) + (29.5 x 6) / 27 | = 28.67' | 15.49% | (27.65' x 84.51%) + (28.67' x 15.49%) | = 27.81' |
| 3 | Debevoise Ave | 28.10' + 28.66' / 2 | = 28.38' | 7.80% | (28' x 1) + (28.5' x 3) + (29' x 1) + (29.5' x 1) + (30' x 23) + (30.5' x 5) + (31' x 22) + (31.5' x 15) / 71 | = 30.55' | 92.20% | (28.38' x 7.80%) + (30.55' x 92.20%) | = 30.38' |
| 4 | Jackson St. | 30.51' + 30.89' / 2 | = 30.70' | 79.62% | (31' x 14) / 14 | = 31.00' | 20.38% | (30.70' x 79.62%) + (31.00' x 20.38%) | = 30.76' |
| 5 | Jackson St.<br>Kingsland Ave | (32.58' + 32.99')/2 = 32.79'; (32.24' + 32.99')/2 = 32.62'; 32.79' + 32.62' / 2 | = 32.71' | 100.00% | | | | (32.71' x 100.00%) | = 32.71' |
| 6 | Jackson St. | 31.80' + 32.28' / 2 | = 32.04' | 100.00% | | | | (32.04' x 100.00%) | = 32.04' |
| 7 | Jackson St. | 29.90' + 30.51' / 2 | = 30.21' | 100.00% | | | | (30.21' x 100.00%) | = 30.21' |
| 8 | Jackson St.<br>Debevoise Ave | (29.63' + 29.92')/2 = 29.78'; (29.63' + 28.31')/2 = 28.97'; 29.78' + 28.97' / 2 | = 29.38' | 100.00% | | | | (29.38' x 100.00%) | = 29.38' |

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NYC DOB # :

**CITY PLANNING COMMISSION**
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
**C 210481 ZSK**
**- SPECIAL PERMIT -**
**ZR SECTION 74-742(a)(2)**
CPC APPROVED: 10/06/2021 (Cal. No. 22)
CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)
EFFECTIVE DATE: 11/23/2021
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Key Plan:

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Revisions:


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## ZONING ANALYSIS, BASE PLANE CALCULATION

SEAL & SIGNATURE:
REGISTERED ARCHITECT FERNANDO VILLA 032081 STATE OF NEW YORK

| | |
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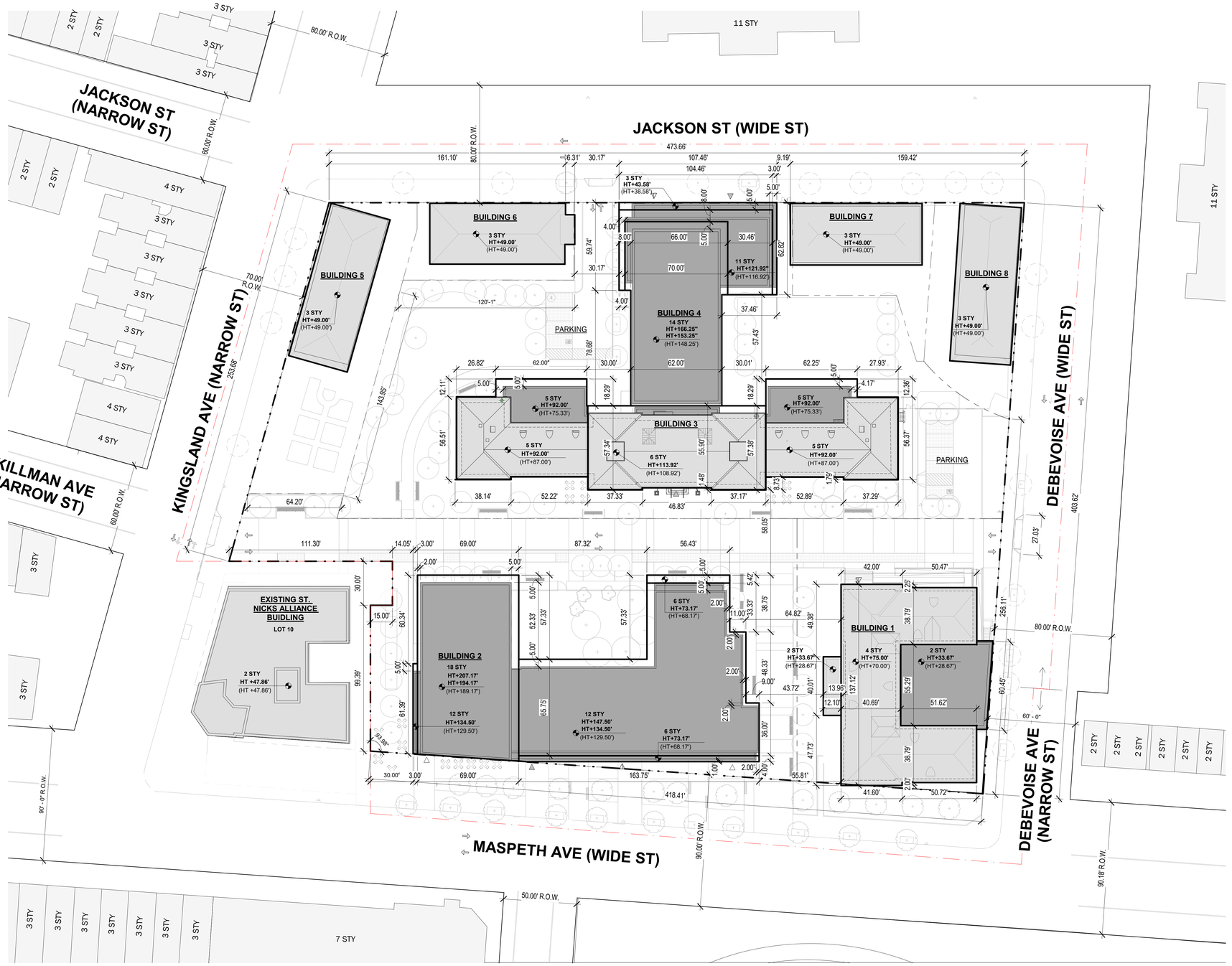
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-002.00 |
| SCALE: | 1" = 50'-0" |




1 ZONING SITE PLAN
1" = 30'-0"

**LEGEND**

- Large Scale General Boundary
- Zoning Lot Line
- Proposed Maximum Building Envelope
- Illustrative Proposed Building Footprint
- Existing Context Building Footprint
- Spot Elevation / Height (relative to NAVD88)
  - **Mechanical/Bulkhead Height**
  - **Proposed Max. Building Height**
  - Illustrative Building Height
  - * heights relative to base plane
- Residential Access Point
- Commercial Access Point
- Community Access Point
- Building Access Points Shown For Illustrative Purposes Only
- Parking Access Point
- Loading Access (at loading berths)
- Traffic Direction
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- Existing Street Light
- Street Sign
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit

Notes:

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88).
2. Illustrative Buildings within the Maximum Proposed Building envelopes are provided for illustrative purposes only.
3. Location of bulkheads are illustrative and subject to change.
4. Additional entrances for ground floor retail, community facilities and secondary entry and egress permitted.
5. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only.
6. Graphic scale applicable to all non-dimensioned elements.
7. Landscape design is for illustrative purposes only. Landscaping beyond zoning lot line subject to DOT review.
8. Egress and fire protection shall be approved by the DOB.

0' 15' 30' 60'

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1" = 30'-0"

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| CHK BY: | Checker |
| DWG No: | Z-020.00 |
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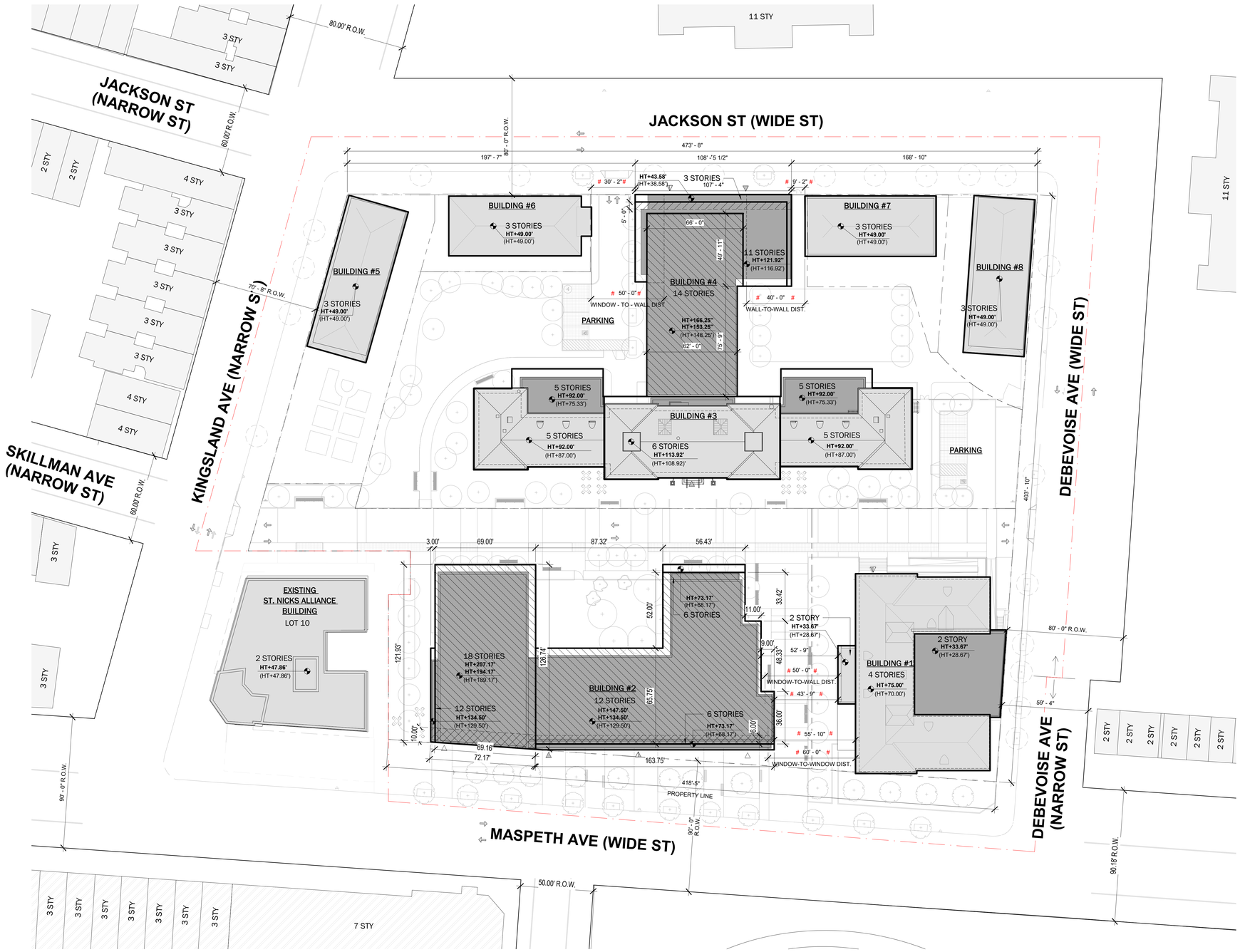


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- Existing Fire Hydrant
- Existing Curb Cut
- Proposed Curb Cut
- Existing Street Light
- Street Sign
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Max Base Height / Max Building Height; Waiver of ZR 23-664 per 74-743(a)(2)
- Setback after Max Base Height; Waiver of ZR 23-664 per 74-743(a)(2)
- # # Min Distance; Waiver of ZR 23-711 per ZR 74-743(1)(2)

Notes:

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88).
2. Illustrative Buildings within the Maximum Proposed Building envelopes are provided for illustrative purposes only.
3. Location of bulkheads are illustrative and subject to change.
4. Additional entrances for ground floor retail, community facilities and secondary entry and egress permitted.
5. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only.
6. Graphic scale applicable to all non-dimensioned elements.
7. Landscape design is for illustrative purposes only. Landscaping beyond zoning lot line subject to DOT review.
8. Egress and fire protection shall be as approved by the DOB.

0 15 30 60

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson | St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

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

C 210481 ZSK
SPECIAL PERMIT
ZR SECTION 74-742(a)(2)

CPC APPROVED: 10/06/2021 (Cal. No. 22)
CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)
EFFECTIVE DATE: 11/23/2021

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

Key Plan:

Issued:

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/08/2020 | DRAFT PLANS |
| 2 | 12/16/2020 | DRAFT PLANS |
| 3 | 03/05/2021 | DRAFT PLANS |
| 4 | 04/30/2021 | ULURP PLANS |
| 5 | 05/24/2021 | ULURP PLANS |
| 6 | 06/07/2021 | ULURP PLANS |
| 7 | 11/10/2021 | ULURP PLANS |

Revisions:


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New York NY 10013
Tel (212) 431 4901

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**Starr Whitehouse Landscape Architects and Planners, PLLC**
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Tel. (212) 487 3272

Civil Engineering:
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102 Madison Avenue, 11th Floor, New York, NY 10016
Tel. (212) 929 5656


Do Not Scale Plans
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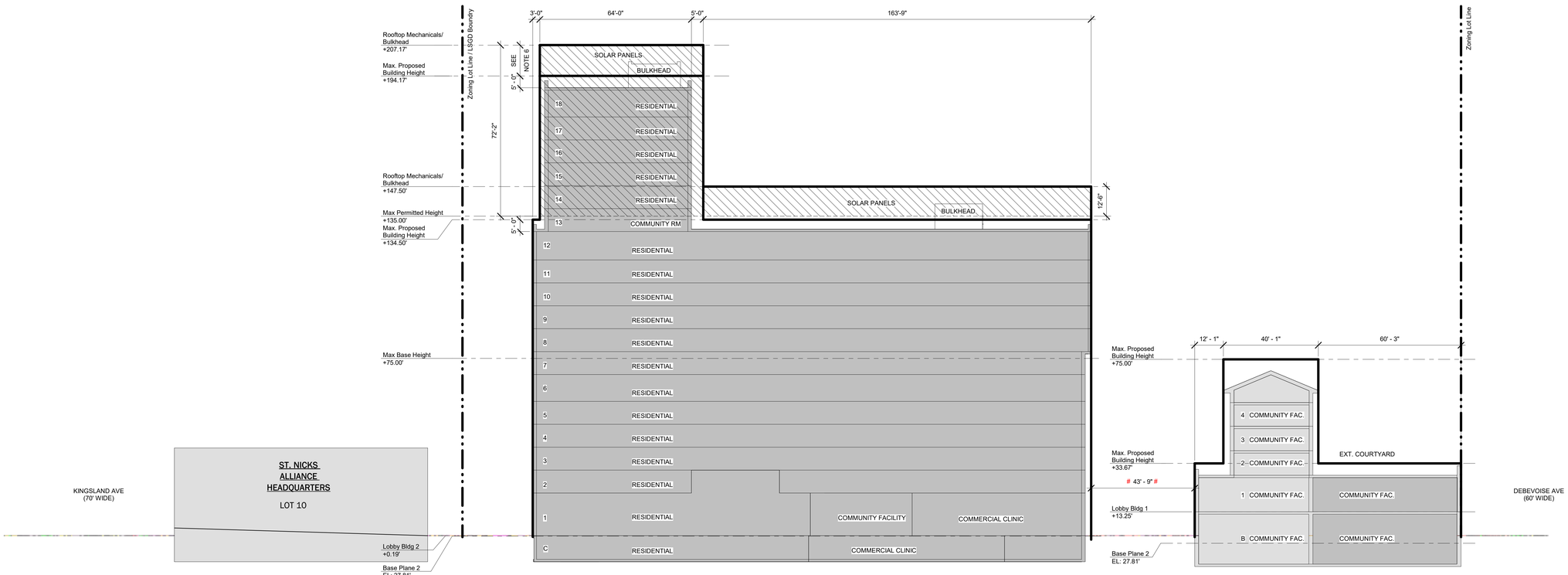
# WAIVER PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030614 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-030.00 |
| SCALE: | As indicated |



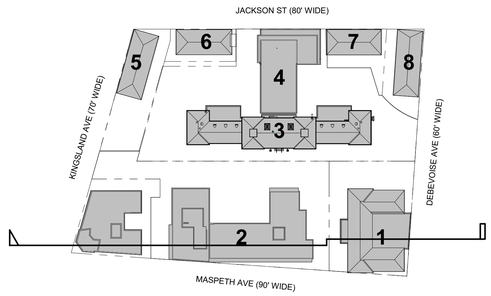

1 ZONING SECTION - BLDG 5, 2 AND 1
1" = 20'-0"

Legend:

- Zoning Lot Boundary
- Zoning Envelope
- Illustrative Building
- Existing Context Building
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 per 74-743 (a)(2)
- ## Min. Distance: Waiver of ZR 23-711 per 74-743 (a)(2)

Notes:

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88).
2. Illustrative Buildings within the Maximum Proposed Building envelopes are provided for illustrative purposes only.
3. Permitted obstructions, per zoning regulations, may exceed development envelope.
4. Locations of bulkheads are illustrative and subject to change.
5. Graphic scale applicable to all non-dimensioned elements.
6. Bulkheads, building equipment and solar energy system permitted to extend into zoning envelope area if such element is or is not a qualifying permitted obstruction.




KEY PLAN
Z-040.00

0' 10' 20' 40'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson | St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT**
**ZR SECTION 74-742(a)(2)**

**CPC APPROVED: 10/06/2021 (Cal. No. 22)**
**CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)**
**EFFECTIVE DATE: 11/23/2021**

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

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Issued:

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| 4 | 04/30/2021 | ULURP PLANS |
| 5 | 05/24/2021 | ULURP PLANS |
| 6 | 06/07/2021 | ULURP PLANS |

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# WEST - EAST SECTION 1

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILA 030815 STATE OF NEW YORK

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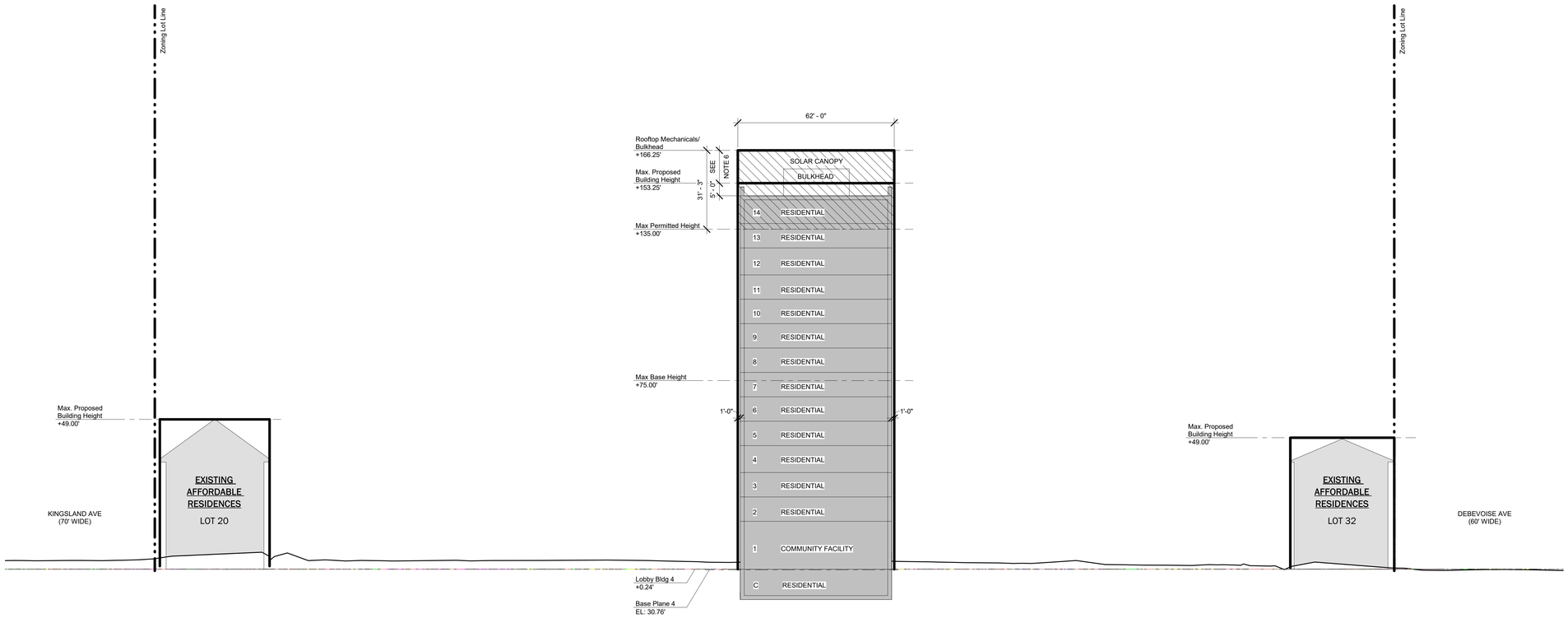
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-040.00 |
| SCALE: | As indicated |



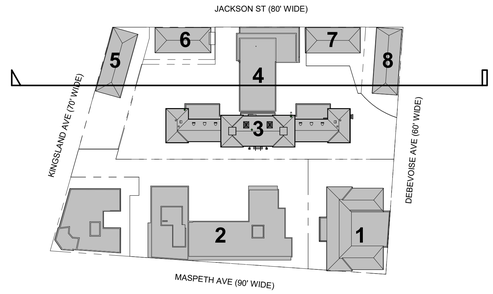

1 ZONING SECTION - BLDG 6, 4 AND 9
1" = 20'-0"

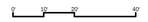
Legend:

- Zoning Lot Boundary
- Zoning Envelope
- Illustrative Building
- Existing Context Building
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 per 74-743 (a)(2)
- ## Min. Distance: Waiver of ZR 23-711 per 74-743 (a)(2)

Notes:

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88).
2. Illustrative Buildings within the Maximum Proposed Building envelopes are provided for illustrative purposes only.
3. Permitted obstructions, per zoning regulations, may exceed development envelope.
4. Locations of bulkheads are illustrative and subject to change.
5. Graphic scale applicable to all non-dimensioned elements.
6. Bulkheads, building equipment and solar energy system permitted to extend into zoning envelope area if such element is or is not a qualifying permitted obstruction.

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Brooklyn, NY 11211

Owner:

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c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT**
**ZR SECTION 74-742(a)(2)**

**CPC APPROVED: 10/06/2021 (Cal. No. 22)**
**CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)**
**EFFECTIVE DATE: 11/23/2021**

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

Key Plan:

Issued:

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|---|---|---|
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| 2 | 12/16/2020 | DRAFT PLANS |
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| 6 | 06/07/2021 | ULURP PLANS |

Revisions:


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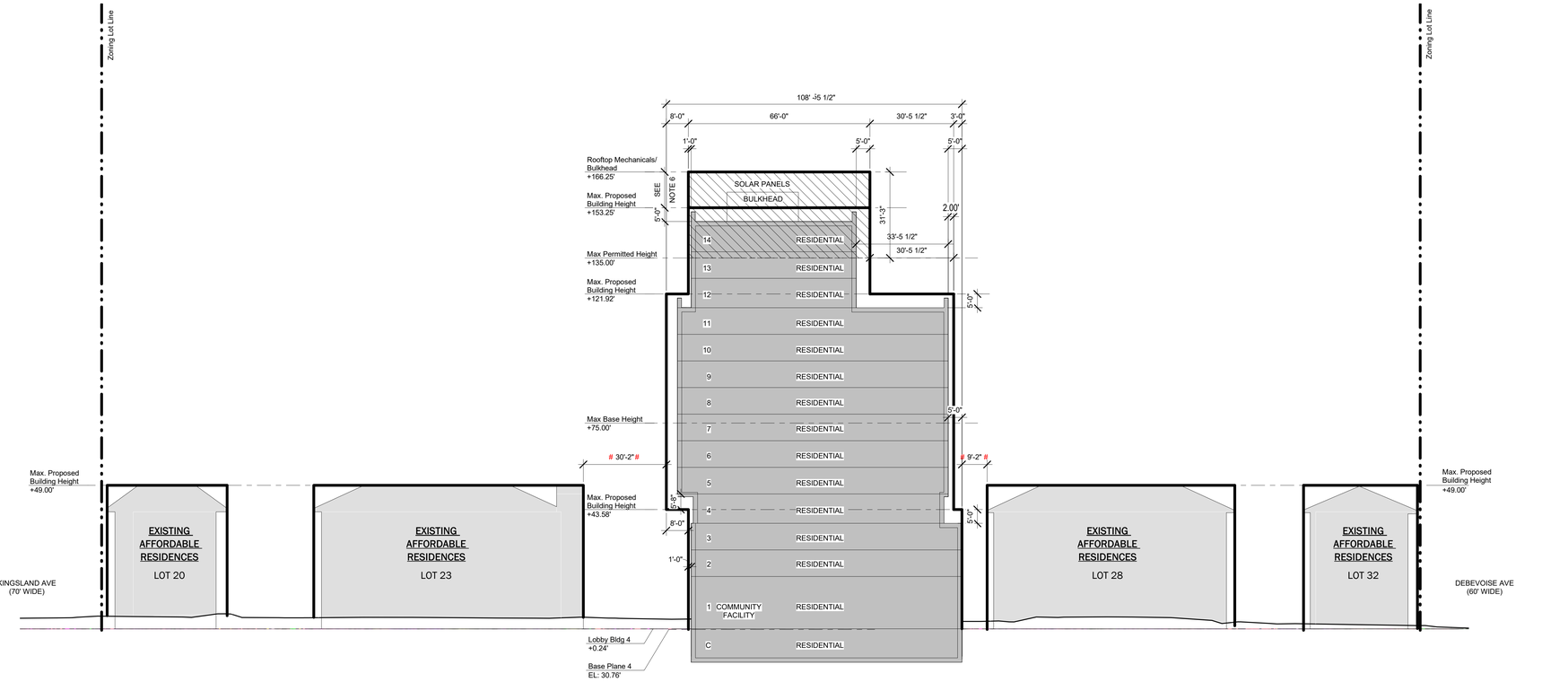
## WEST - EAST SECTION 2

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030815 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-041.00 |
| SCALE: | As indicated |




1 ZONING SECTION - BLDG 6,7,4,8 AND 9
1" = 20'-0"

Legend:

- Zoning Lot Boundary
- Zoning Envelope
- Illustrative Building
- Existing Context Building
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 per 74-743 (a)(2)
- # # Min. Distance: Waiver of ZR 23-711 per 74-743 (a)(2)

Notes:

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88).
2. Illustrative Buildings within the Maximum Proposed Building envelopes are provided for illustrative purposes only.
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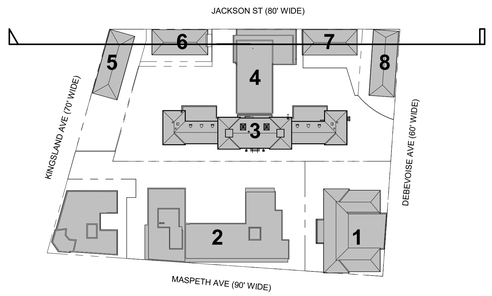


0' 10' 20' 40'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson | St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT -**
**ZR SECTION 74-742(a)(2)**

**CPC APPROVED: 10/06/2021 (Cal. No. 22)**
**CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)**
**EFFECTIVE DATE: 11/23/2021**

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

Key Plan:

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| 5 | 05/24/2021 | ULURP PLANS |
| 6 | 06/07/2021 | ULURP PLANS |

Revisions:


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# WEST - EAST SECTION 3

SEAL & SIGNATURE:

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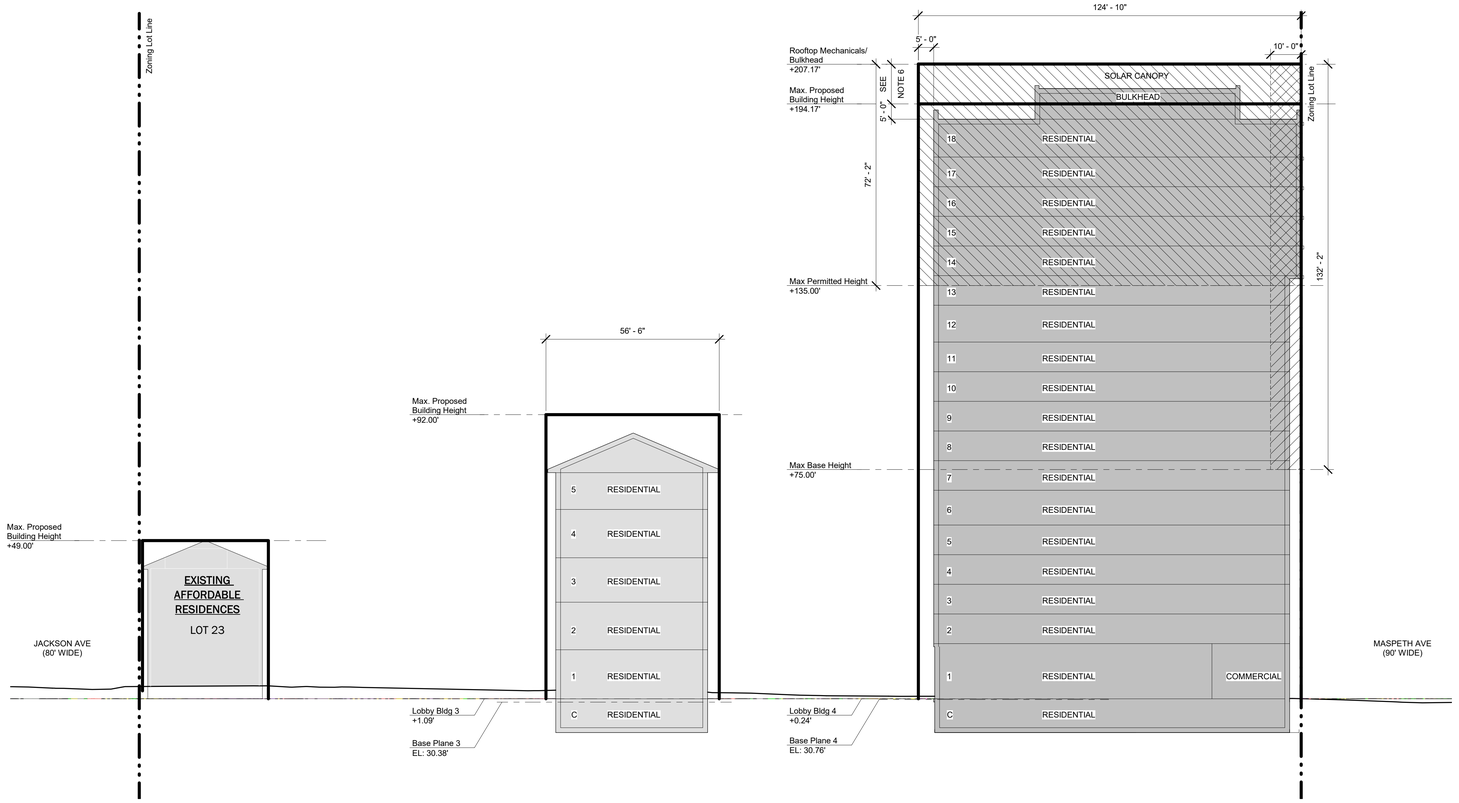
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-042.00 |
| SCALE: | As indicated |







Legend:

- Zoning Lot Boundary
- Zoning Envelope
- Illustrative Building
- Existing Context Building
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 per 74-743 (a)(2)
- ## Min. Distance: Waiver of ZR 23-711 per 74-743 (a)(2)

Notes:

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88).
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0' 10' 20' 40'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

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c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT -**
**ZR SECTION 74-742(a)(2)**

**CPC APPROVED: 10/06/2021 (Cal. No. 22)**
**CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)**
**EFFECTIVE DATE: 11/23/2021**

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

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# NORTH - SOUTH SECTION 1

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO TRUJILLO 930814 STATE OF NEW YORK

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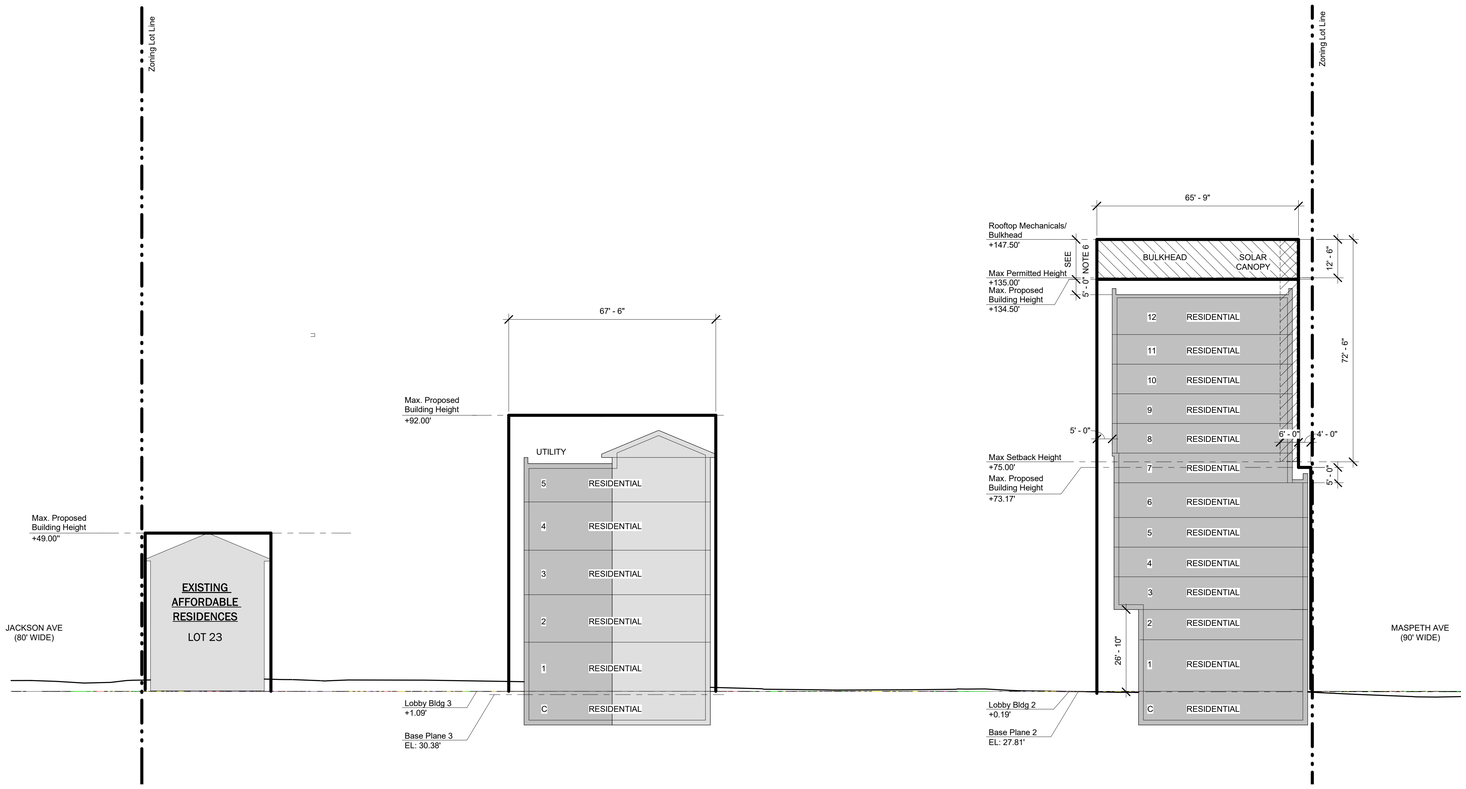
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-043.00 |
| SCALE: | As indicated |




1 ZONING SECTION 2 - BLDG 7, 3 AND 2
1" = 20'-0"

Legend:

- Zoning Lot Boundary
- Zoning Envelope
- Illustrative Building
- Existing Context Building
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 per 74-743 (a)(2)
- ## Min. Distance: Waiver of ZR 23-711 per 74-743 (a)(2)

Notes:

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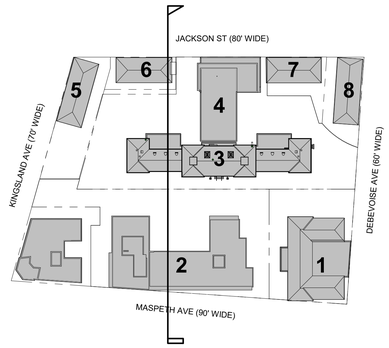


0' 10' 20' 40'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson | St. Nicks Alliance

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New York, NY 10003

NYC DOB # :

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
C 210481 ZSK
SPECIAL PERMIT -
ZR SECTION 74-742(a)(2)
CPC APPROVED: 10/06/2021 (Cal. No. 22)
CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)
EFFECTIVE DATE: 11/23/2021
SUBJECT TO VERIFICATION PLAN DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Key Plan:

Issued:

| # | DATE | DESCRIPTION |
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Revisions:


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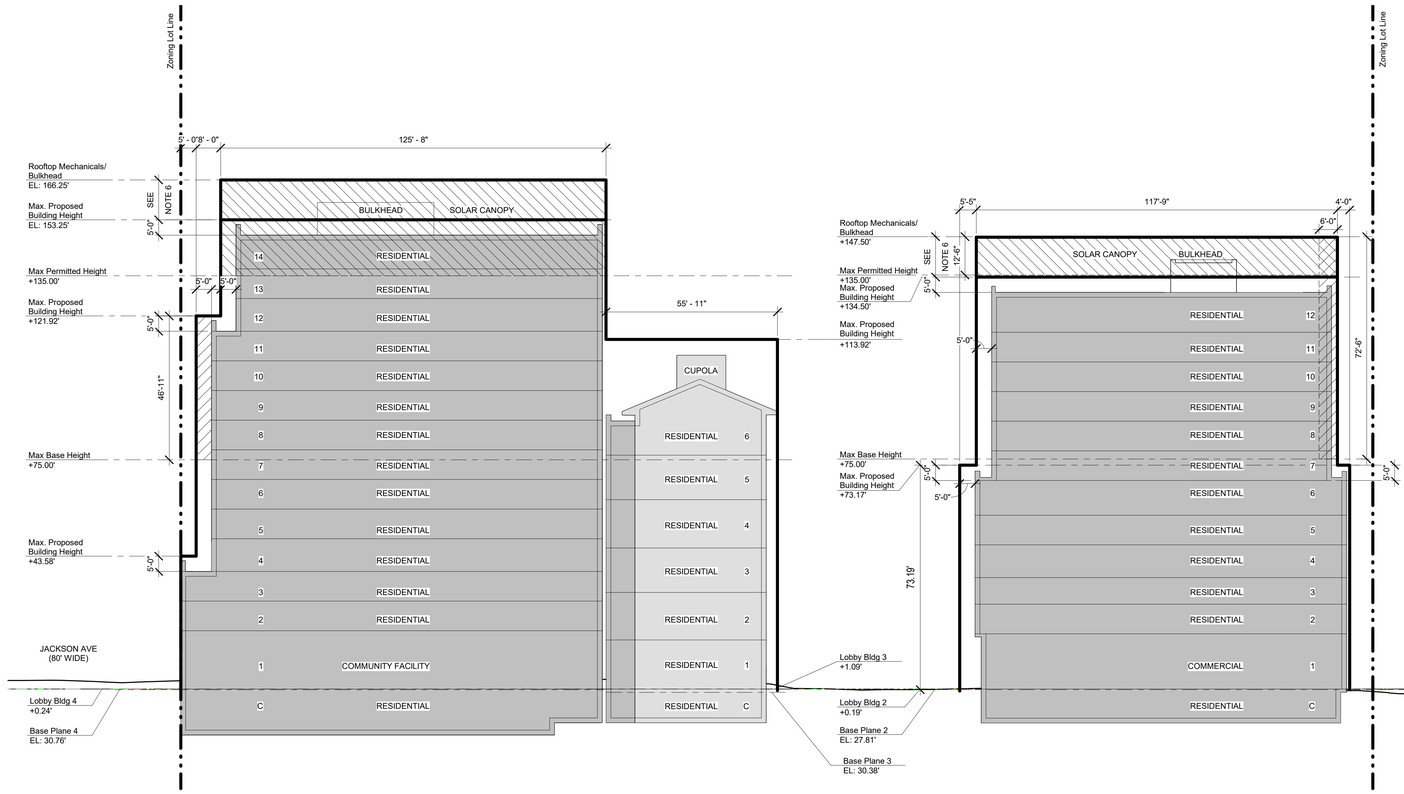
## NORTH - SOUTH SECTION 2

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO PIÑA 030818 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-044.00 |
| SCALE: | As indicated |




1 ZONING SECTION - BLDG 4, 3 AND 2
1" = 20'-0"

Legend:

- Zoning Lot Boundary
- Zoning Envelope
- Illustrative Building
- Existing Context Building
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 per 74-743 (a)(2)
- ## Min. Distance: Waiver of ZR 23-711 per 74-743 (a)(2)

Notes:

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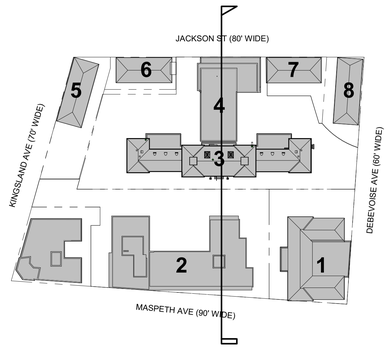


0' 10' 20' 40'

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826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT**
**ZR SECTION 74-742(a)(2)**

**CPC APPROVED: 10/06/2021 (Cal. No. 22)**
**CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)**
**EFFECTIVE DATE: 11/23/2021**

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

Key Plan:

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| 5 | 05/24/2021 | ULURP PLANS |
| 6 | 06/07/2021 | ULURP PLANS |

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Landscape Architect:
**Starr Whitehouse Landscape Architects and Planners, PLLC**
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# NORTH - SOUTH SECTION 3

SEAL & SIGNATURE:

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|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-045.00 |
| SCALE: | As indicated |

LEGEND:

ILLUSTRATIVE BUILDING HEIGHT RELATIVE TO BASE PLANE +00.00'

NOTES:

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NVD88).
2. BUILDINGS SHOWN WITHIN ZONING ENVELOPES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
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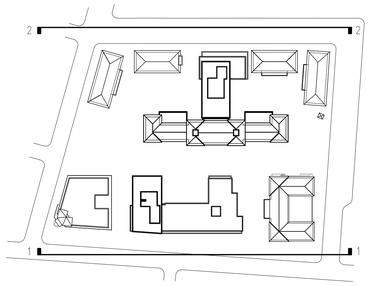
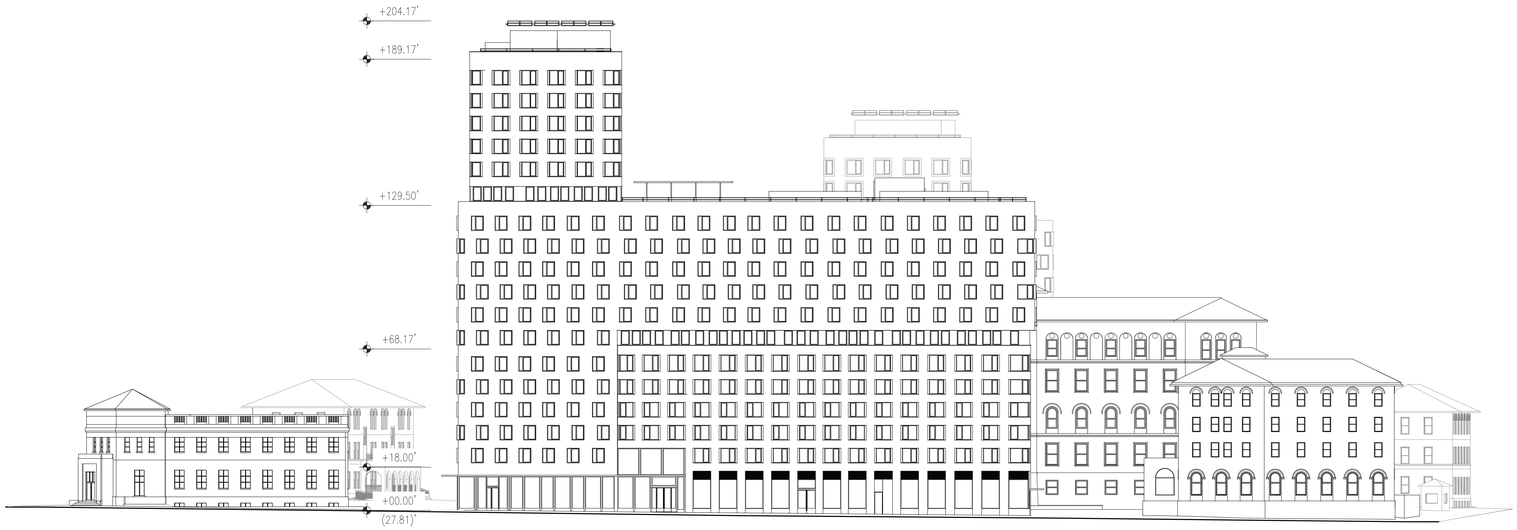
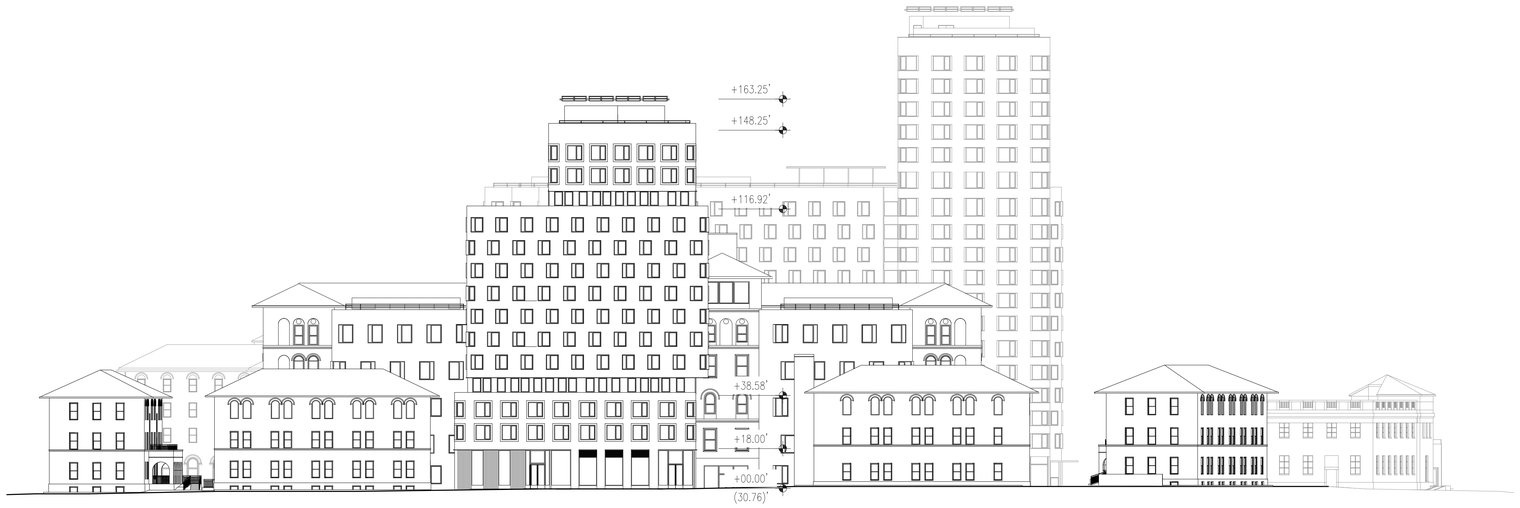
4. LOCATION OF BULKHEADS ILLUSTRATIVE AND SUBJECT TO CHANGE AND SUBJECT TO CHANGE
5. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS




1 SITE ELEVATION – MASPETH
SCALE: 1" = 25'-0"




2 SITE ELEVATION – JACKSON
SCALE: 1" = 25'-0"

0 25' 50'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson | St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

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| SCALE: | |

LEGEND:

ILLUSTRATIVE BUILDING HEIGHT RELATIVE TO BASE PLANE +00.00'

NOTES:

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NVD88).
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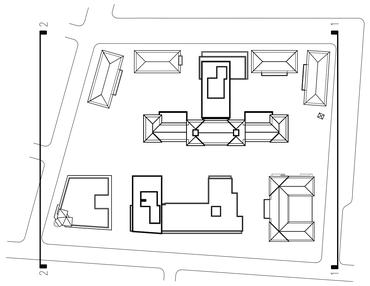
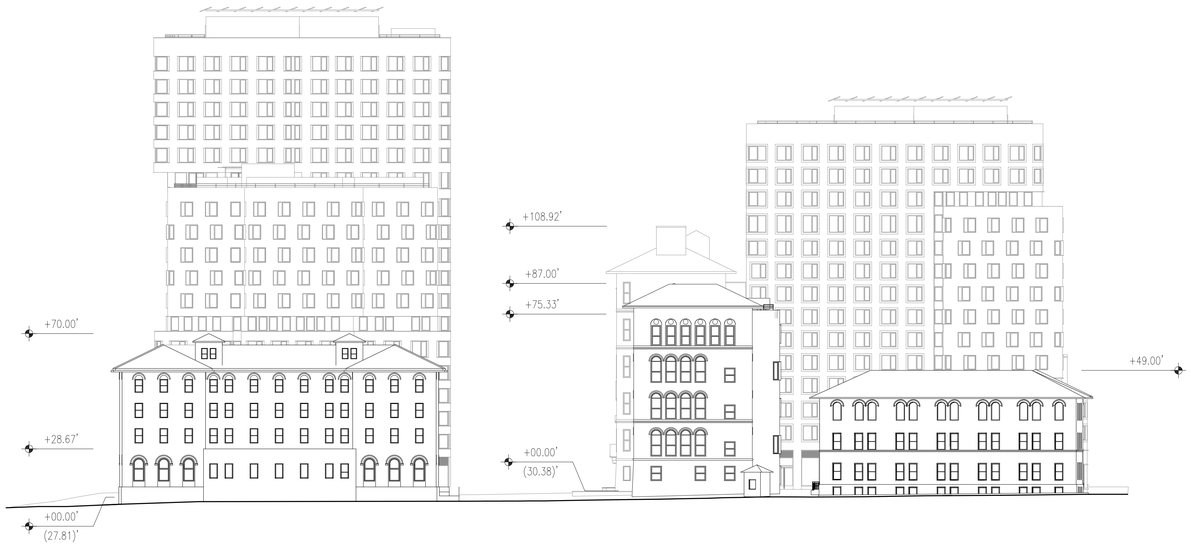
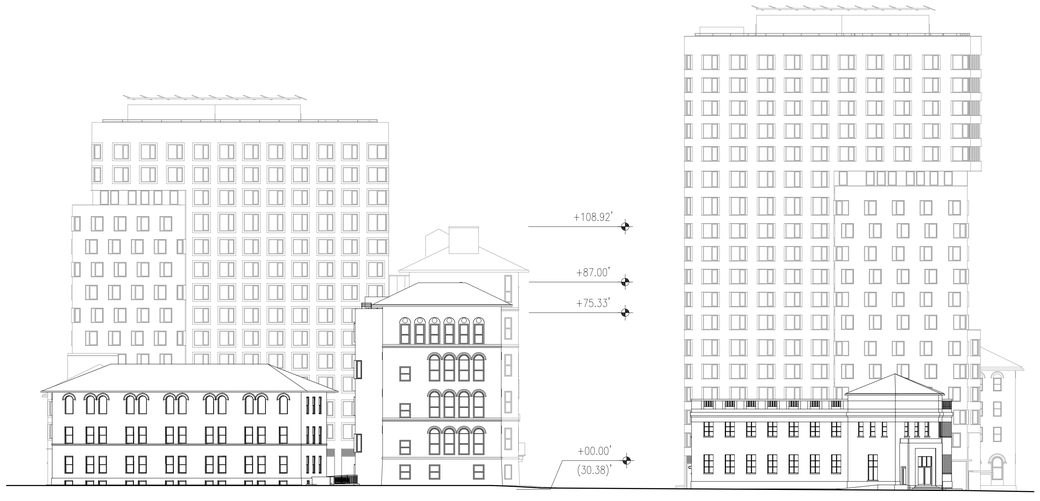
5. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS






1 SITE ELEVATION – DEBEVOISE
SCALE: 1" = 25'-0"




2 SITE ELEVATION – KINGSLAND
SCALE: 1" = 25'-0"

0 25' 50'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

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| CHK BY: | Checker |
| DWG No: | Z-051.00 |
| SCALE: | |

LEGEND:

ILLUSTRATIVE BUILDING HEIGHT RELATIVE TO BASE PLANE +00.00'

NOTES:

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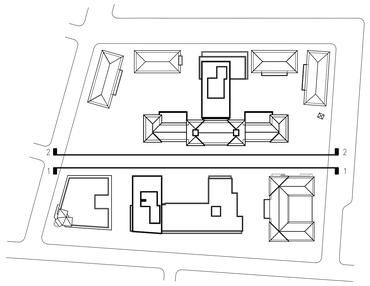

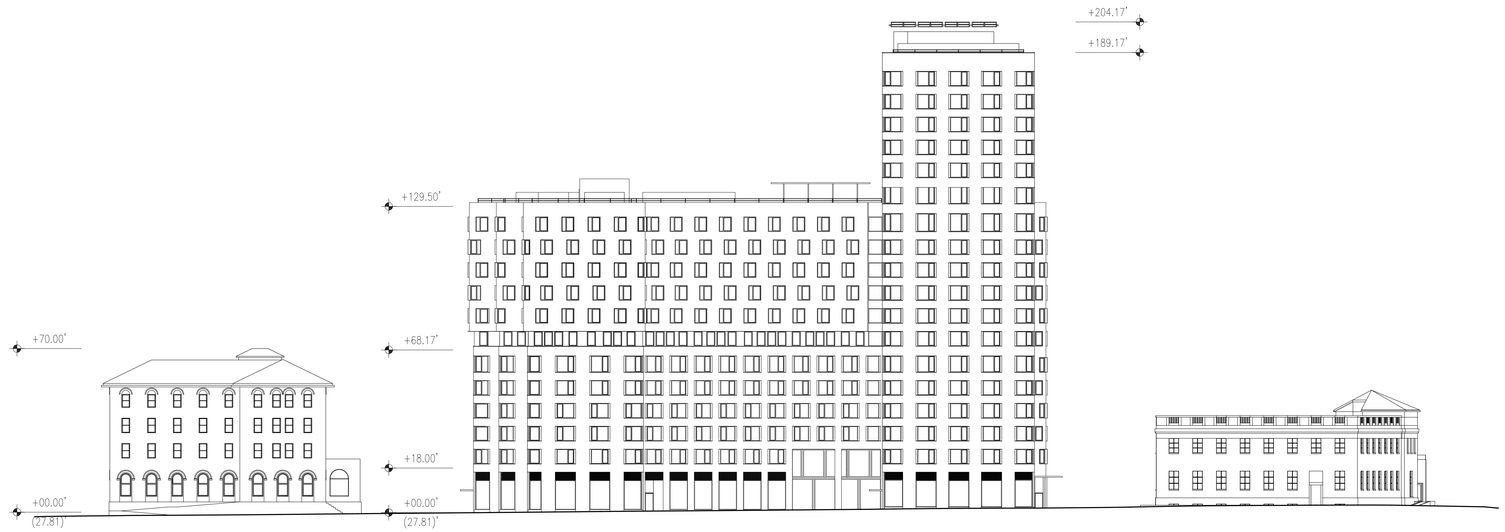


1 SITE ELEVATION – SKILLMAN (LOOKING SOUTH)
SCALE: 1" = 25'-0"




2 SITE ELEVATION – SKILLMAN (LOOKING NORTH)
SCALE: 1" = 25'-0"

0 25' 50'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
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| DWG No: | Z-052.00 |
| SCALE: | |

LEGEND:

ILLUSTRATIVE BUILDING HEIGHT RELATIVE TO BASE PLANE +00.00'

NOTES:

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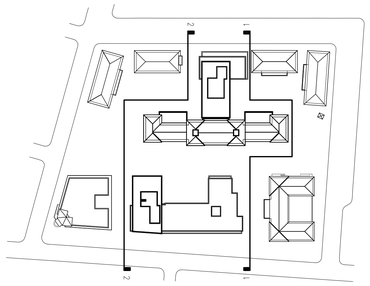
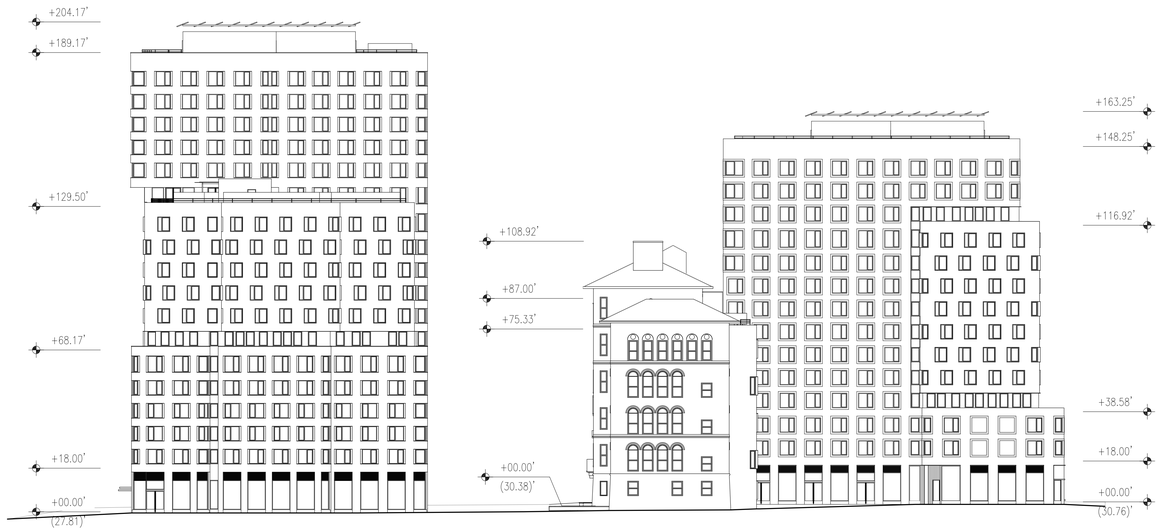
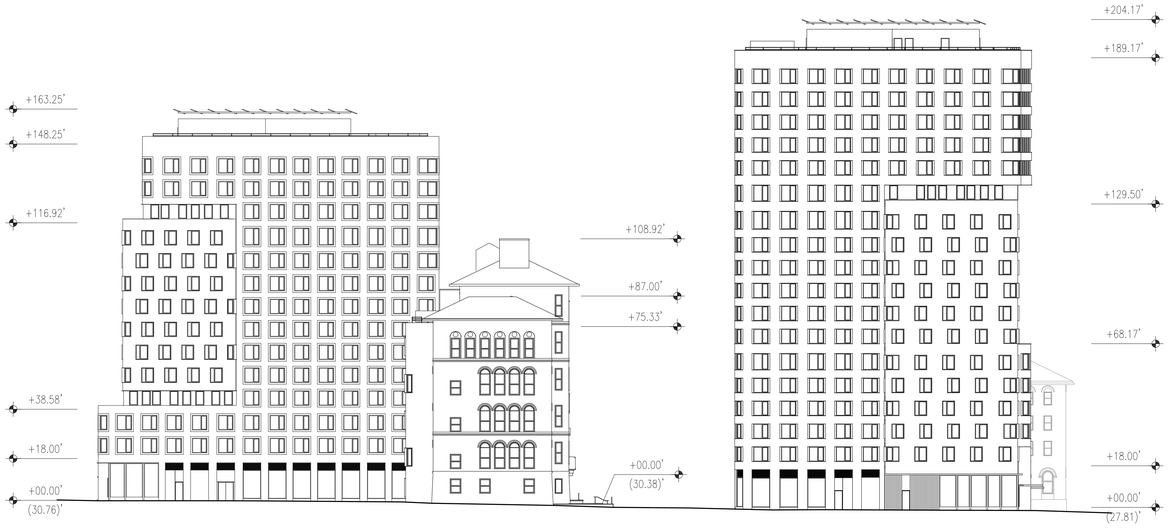





1 SITE ELEVATION - SCALE: 1" = 25'-0"




2 SITE ELEVATION - SCALE: 1" = 25'-0"

0 25' 50'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson | St. Nicks Alliance

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| SCALE: | |

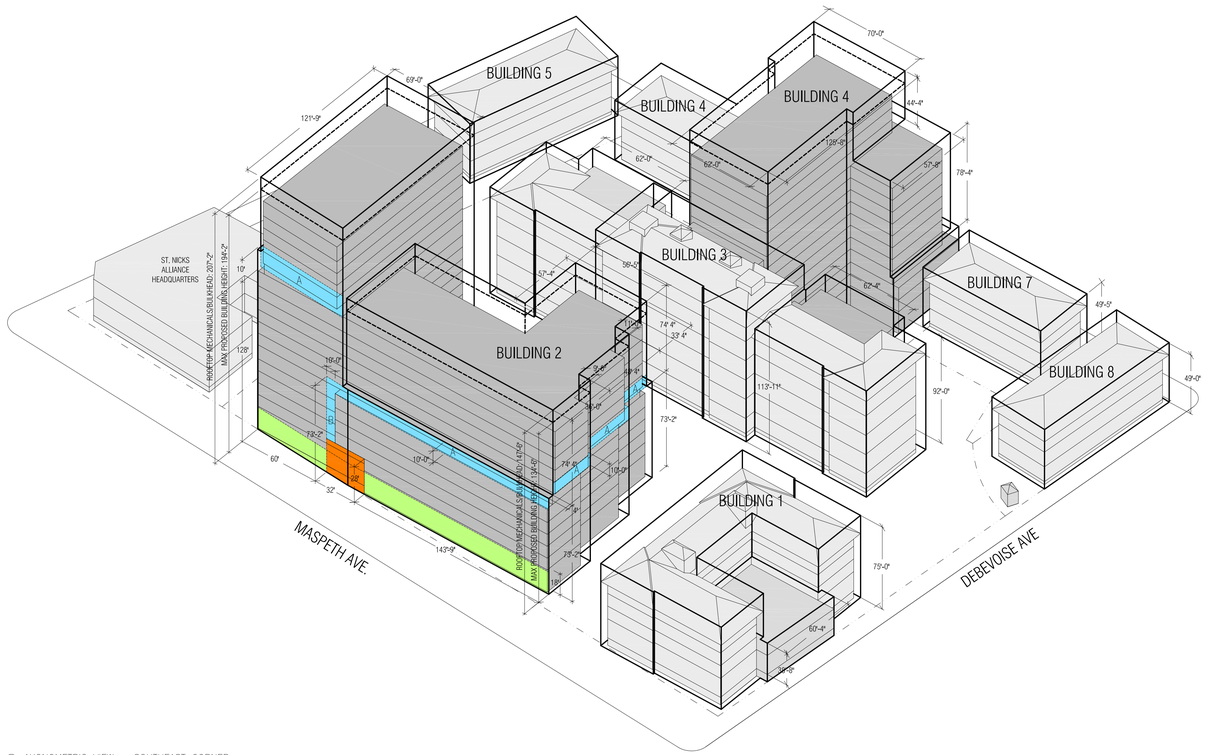
LEGEND:

EXISTING BUILDING TO REMAIN

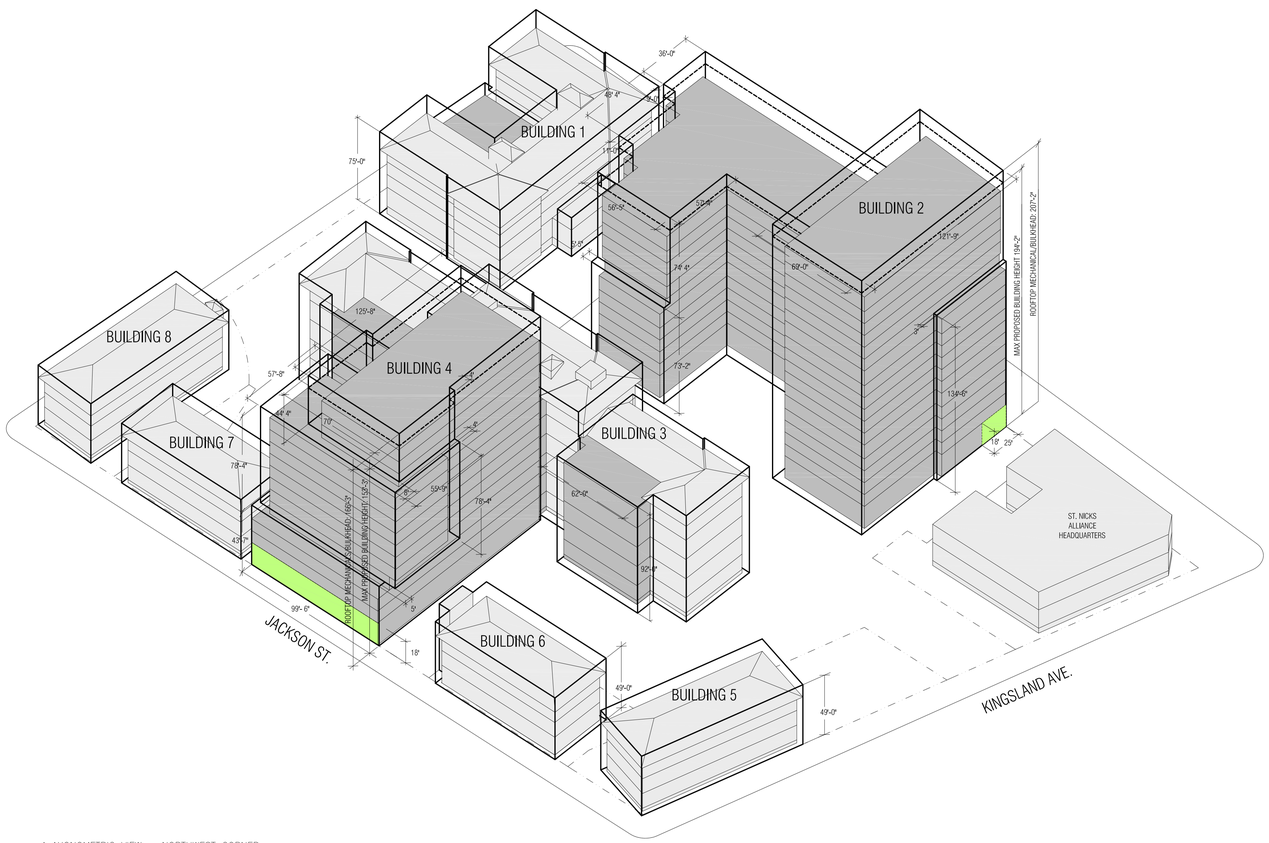
PROPOSED BUILDING

ZONING LOT LINE

PROPOSED ZONING ENVELOPE

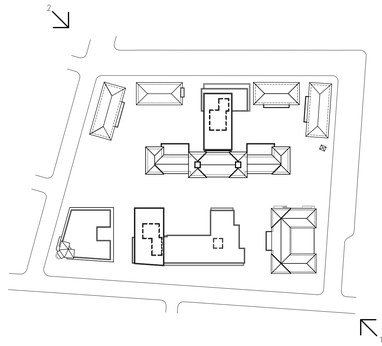



2 AXONOMETRIC VIEW – SOUTHEAST CORNER
SCALE: 1" = 50'-0"




1 AXONOMETRIC VIEW – NORTHWEST CORNER
SCALE: 1" = 50'-0"

0 50' 100'



NOTES:

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3. LOCATION OF BULKHEADS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

DESIGN NOTE: GROUND FLOOR CONTROLS

1. BUILDING 2 & 4 STREET WALLS ALONG MASPETH AVENUE AND JACKSON STREET RESPECTIVELY SHALL BE GLAZED WITH TRANSPARENT MATERIALS THAT OCCUPY 50% OF THE SURFACE AREA BETWEEN ELEVATION OF 2 FEET AND THE GROUND FLOOR CEILING OR 13' WHICH EVER IS GREATER (AS PER ZR 37-34).

2. BUILDING 2 TO HAVE RECESSED RESIDENTIAL ENTRYWAY WITH A MINIMUM DIMENSION OF 25' WIDE AND 25' TALL. THIS ENTRANCE SHALL HAVE TRANSPARENT MATERIALS THAT OCCUPY 50% OF THE SURFACE AREA.

DESIGN NOTE: BUILDING DESIGN CONTROLS

A 1. BUILDING 2 SHALL HAVE A DISTINCTIVE BREAK TO SEPARATE BETWEEN LOWER AND UPPER BUILDING SEGMENTS AT THE SOUTH & EAST FACING FACADES. THE BREAK WILL BE CONTINUOUS ALONG THE INDICATED LOCATION AND CAN CONSIST OF A CANTILEVER OR BUILDING RECESS OF A MAXIMUM HORIZONTAL DIMENSION OF 6'.

B 2. BUILDING 2 SHALL HAVE A DISTINCTIVE & CONTINUOUS VERTICAL BREAK ALONG THE SOUTH FACING FACADE. THE DIFFERENCE BETWEEN BUILDING PLANES SHALL BE A MINIMUM OF 5'.

# COOPER PARK COMMONS

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Brooklyn, NY 11211

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New York, NY 10003

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT**
**ZR SECTION 74-742(a)(2)**

CPC APPROVED: 10/06/2021 (CAL NO. 22)
CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)
EFFECTIVE DATE: 11/23/2021

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

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| DWG No: | Z-054.00 |
| SCALE: | |

LEGEND:

ILLUSTRATIVE BUILDING HEIGHT RELATIVE TO BASE PLANE — BLDG X 00.00'

ILLUSTRATIVE BUILDING HEIGHT OF NEIGHBORING BUILDINGS — # STORIES FEET

NOTES:

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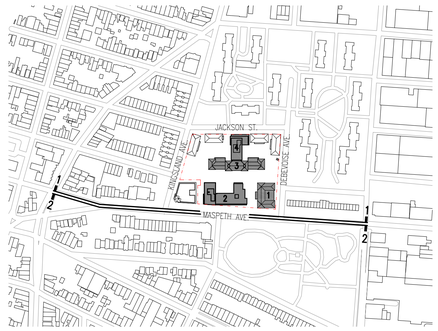


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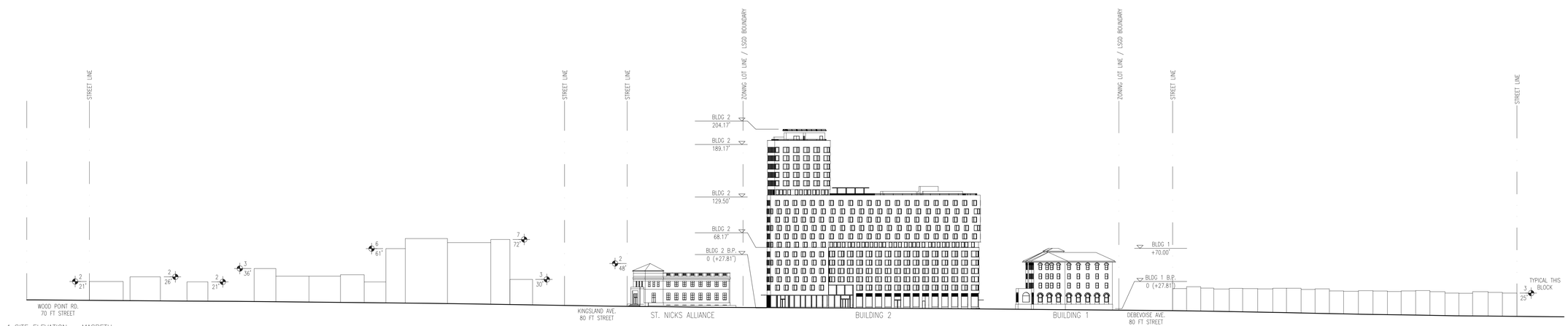
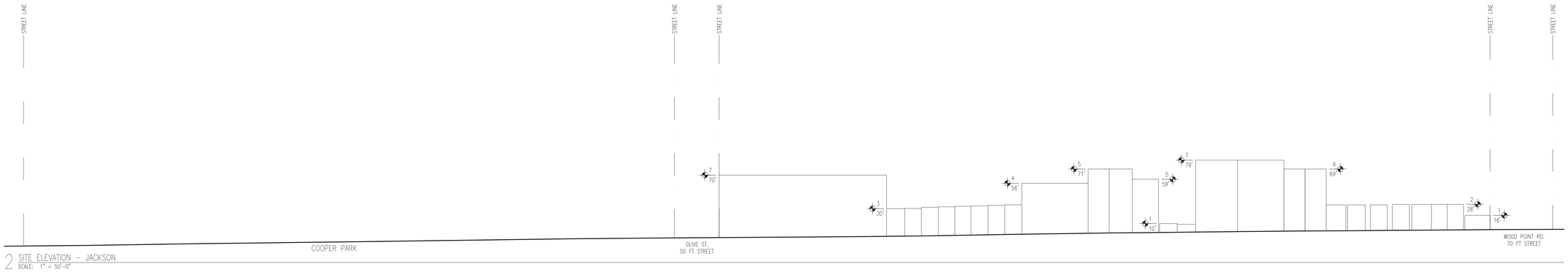



1 SITE ELEVATION – MASPETH
SCALE: 1" = 50'-0"




2 SITE ELEVATION – JACKSON
SCALE: 1" = 50'-0"

0 50' 100'

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# NEIGHBORHOOD CHARACTER DIAGRAMS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-060.00 |
| SCALE: | |

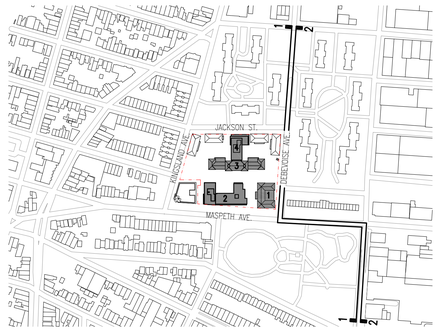
LEGEND:

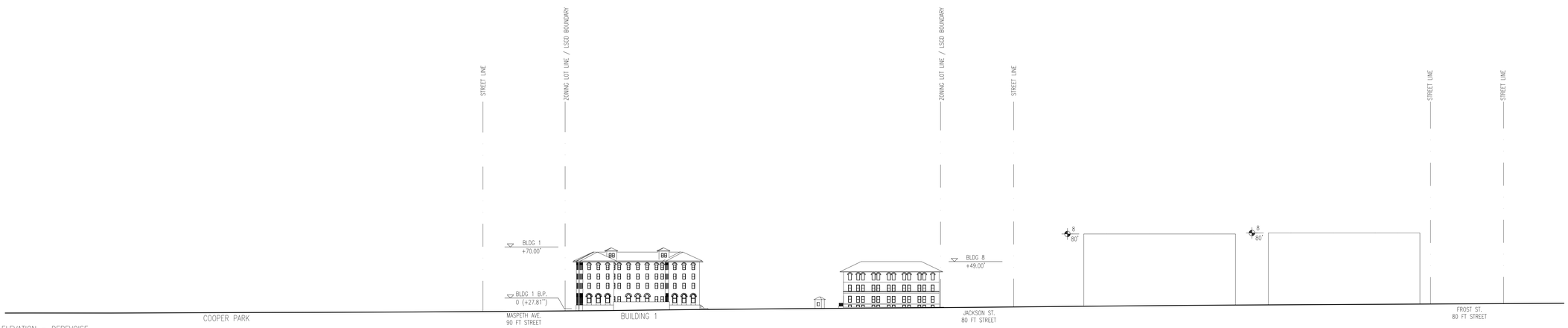
ILLUSTRATIVE BUILDING HEIGHT RELATIVE TO BASE PLANE — BLDG X 00.00'

ILLUSTRATIVE BUILDING HEIGHT OF NEIGHBORING BUILDINGS — # STORIES FEET

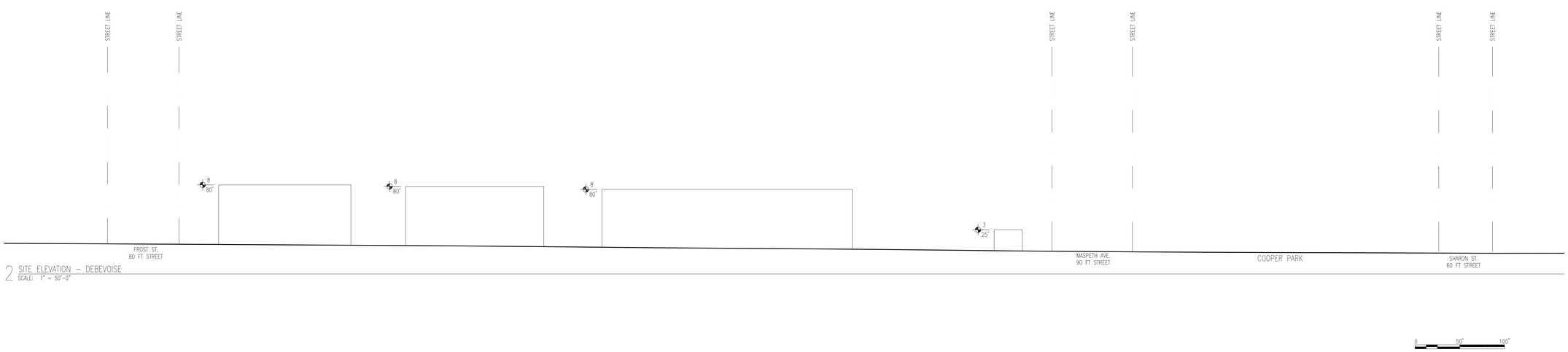
NOTES:

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NVD88).
2. BUILDINGS SHOWN WITHIN ZONING ENVELOPES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE
3. THE NUMBER OF STORIES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE
4. LOCATION OF BULKHEADS ILLUSTRATIVE AND SUBJECT TO CHANGE AND SUBJECT TO CHANGE
5. GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS




1 SITE ELEVATION – DEBEVOISE
SCALE: 1" = 50'-0"




2 SITE ELEVATION – DEBEVOISE
SCALE: 1" = 50'-0"

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

Key Plan:

Issued:

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/08/2020 | DRAFT PLANS |
| 2 | 12/16/2020 | DRAFT PLANS |
| 3 | 03/05/2021 | DRAFT PLANS |
| 4 | 04/30/2021 | ULURP PLANS |

Revisions:


MAP
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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211-215 Centre Street, 3rd Floor
New York NY 10013
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EDELMAN SULTAN KNOX WOOD / ARCHITECTS LLP
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Landscape Architect:
Starr Whitehouse Landscape Architects and Planners, PLLC
80 Broad Street, Suite 1700, New York, NY 10004
Tel. (212) 487 3272

Civil Engineering:
Philip Habib & Associates
102 Madison Avenue, 11th Floor, New York, NY 10016
Tel. (212) 929 5656


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## NEIGHBORHOOD CHARACTER DIAGRAMS

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REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-061.00 |
| SCALE: | |

LEGEND:

ILLUSTRATIVE BUILDING HEIGHT RELATIVE TO BASE PLANE — BLDG X 00.00'

ILLUSTRATIVE BUILDING HEIGHT OF NEIGHBORING BUILDINGS — # STORIES FEET

NOTES:

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NVD88).
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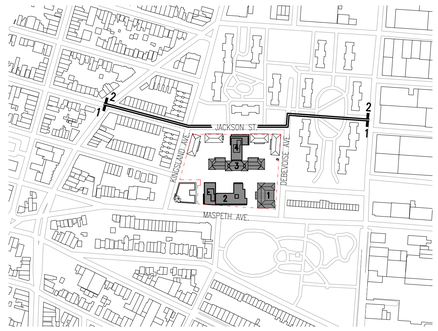
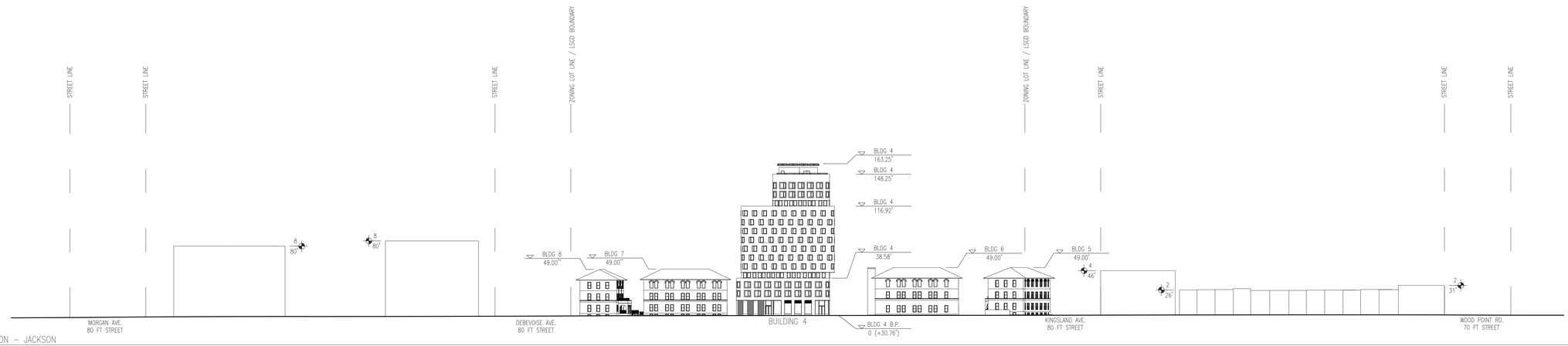
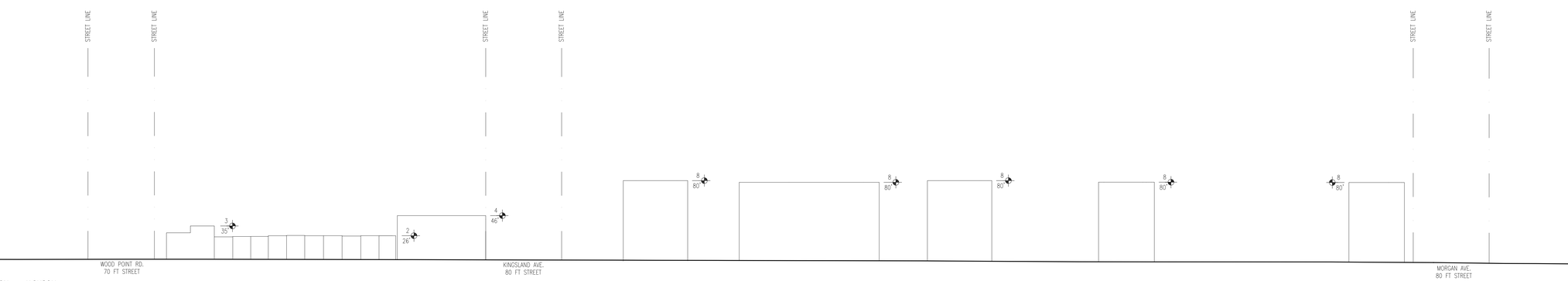



1 SITE ELEVATION – JACKSON
SCALE: 1" = 50'-0"




2 SITE ELEVATION – JACKSON
SCALE: 1" = 50'-0"

0 50' 100'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

Key Plan:

Issued:

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|---|---|---|
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# NEIGHBORHOOD CHARACTER DIAGRAMS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-062.00 |
| SCALE: | |

LEGEND:

ILLUSTRATIVE BUILDING HEIGHT RELATIVE TO BASE PLANE — BLDG X +00.00'

ILLUSTRATIVE BUILDING HEIGHT OF NEIGHBORING BUILDINGS — # STORIES / FEET

NOTES:

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NVD88).
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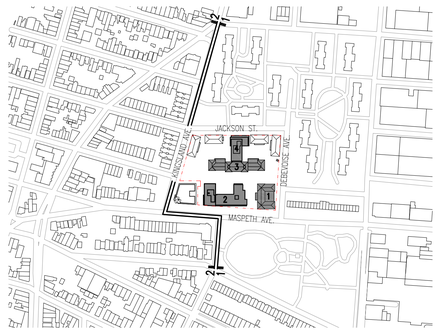
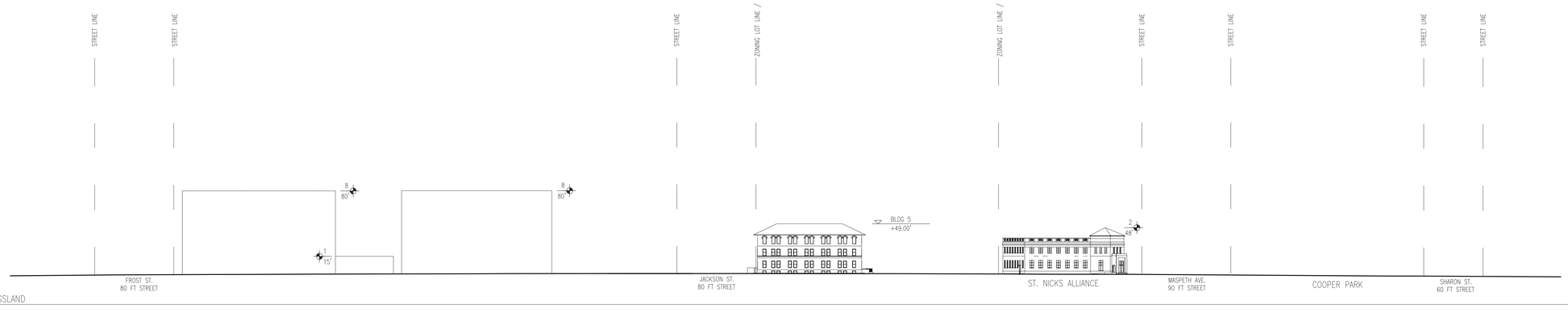
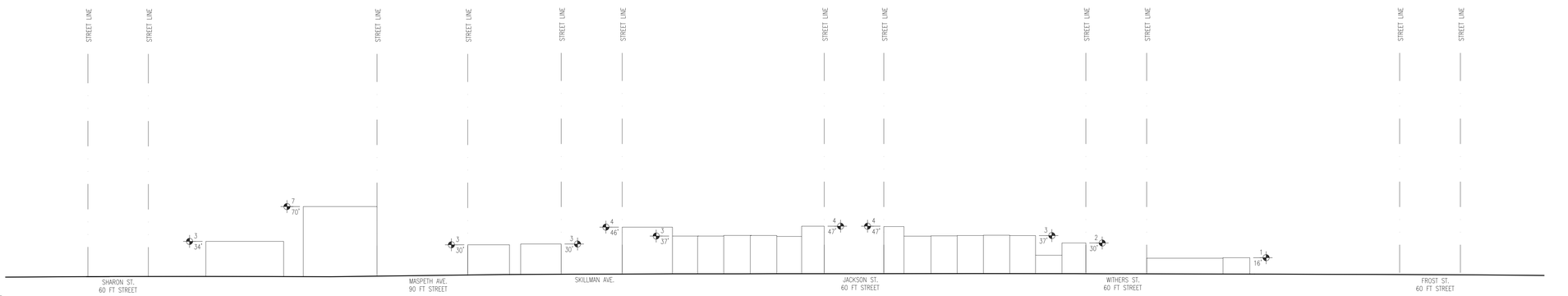



1 SITE ELEVATION – KINGSLAND
SCALE: 1" = 50'-0"




2 SITE ELEVATION – KINGSLAND
SCALE: 1" = 50'-0"

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson | St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

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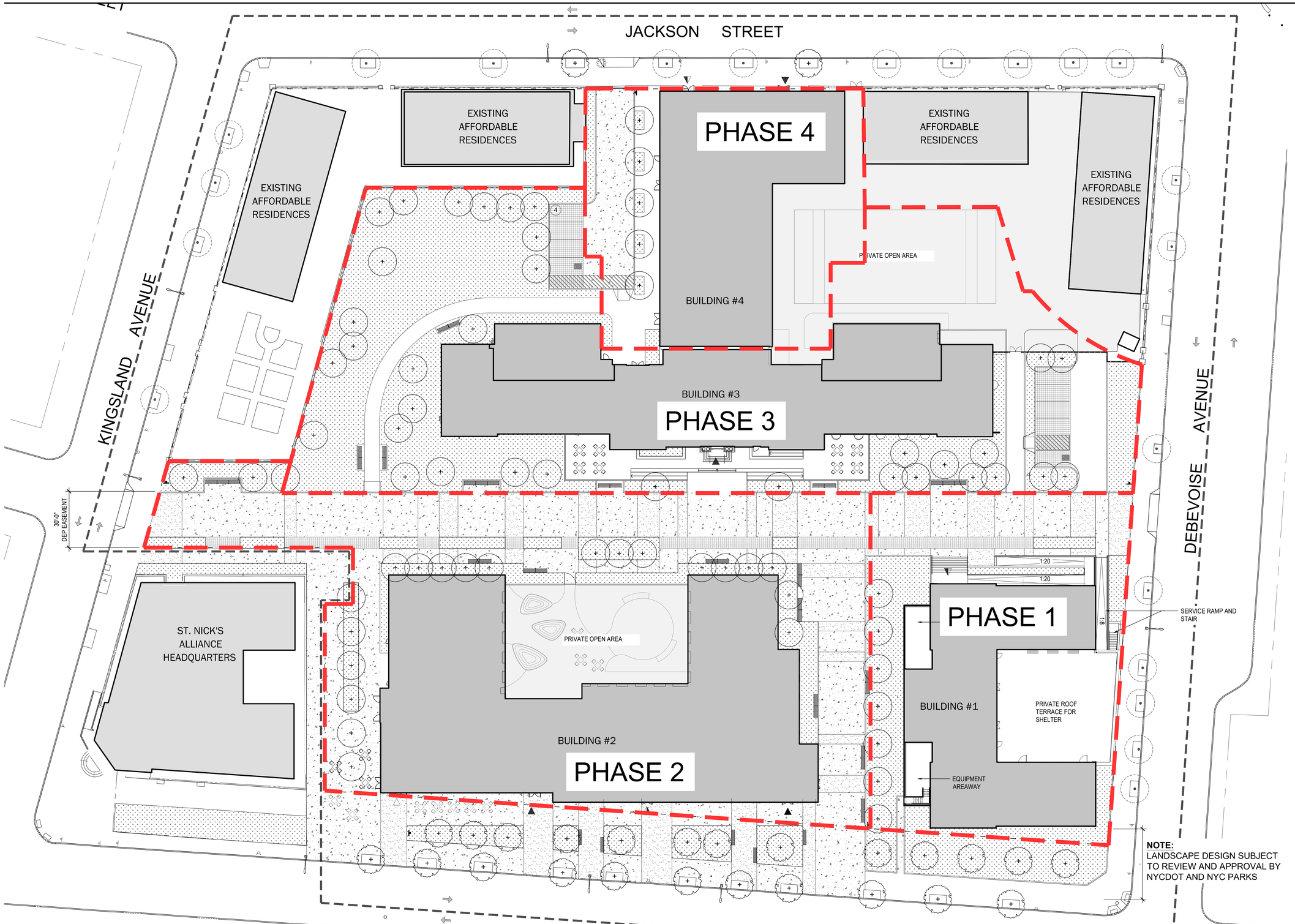
## NEIGHBORHOOD CHARACTER DIAGRAMS

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA 030817 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 18021 |
| DRAWING BY: | Author |
| CHK BY: | Checker |
| DWG No: | Z-063.00 |
| SCALE: | |




**NOTE:**
LANDSCAPE DESIGN SUBJECT TO REVIEW AND APPROVAL BY NYCDOT AND NYC PARKS

LEGEND

- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING
- EXISTING CONTEXT BUILDING
- PRIVATE OPEN SPACE
- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ACCESS POINT
- LOADING ACCESS (AT LOADING BERTHS)
- TRAFFIC DIRECTION
- EXISTING FIRE HYDRANT
- PROPOSED CURB CUT
- EXISTING CURB CUT
- EXISTING STREET LIGHT
- EXISTING SIGN
- PUBLIC ACCESSIBLE AREA SIGN
- EXISTING TREE AND TREE PIT
- PROPOSED TREE
- PROPOSED TREE ON PUBLIC STREET
- PERMEABLE UNIT PAVERS (ADA COMPLIANT)
- PAVEMENT TYPE 1
- PAVEMENT TYPE 2
- PLANTED AREA
- BENCH IN PUBLIC ACCESS AREA (222 LF)

NOTES:
1. LANDSCAPE DESIGN OUTSIDE OF PUBLICLY ACCESSIBLE AREAS IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. LANDSCAPE DESIGN WITHIN THE MAPPED STREET IS SUBJECT TO REVIEW AND APPROVAL BY PDC, NYC PARKS AND NYC DOT.

| Phase | Public Access Area (Pedestrian) | Percentage Public Access Area (Pedestrian) | Public Access Area (Driveway and Parking) | Percentage Public Access Area (Driveway and Parking) | Public Access Area (Subtotal) | Percentage of Public Access Area (Subtotal) | Private Access Area | Percentage of Private Access Area | Total |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 7,597 | 14% | 3,263 | 18% | 10,860 | 15% | - | 0% | 10,860 |
| 2 | 15,907 | 30% | 8,972 | 50% | 24,879 | 35% | 4,114 | 29% | 28,993 |
| 3 | 26,533 | 50% | 3,375 | 19% | 29,908 | 42% | 6,440 | 46% | 36,348 |
| 4 | 2,752 | 5% | 2,251 | 13% | 5,003 | 7% | 3,465 | 25% | 8,468 |
| Total | 52,789 | 100% | 17,861 | 100% | 70,650 | 100% | 14,019 | 100% | 84,669 |

0 20 40

1" = 20'

1 PAA PHASING PLAN

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY

Owner:

Hudson | St. Nicks Alliance

BLOCK: 2885 LOT: 1

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT**
**ZR SECTION 74-742(a)(2)**

**CPC APPROVED: 10/06/2021 (Cal. No. 22)**
**CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)**
**EFFECTIVE DATE: 11/23/2021**

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

Key Plan:

Issued:

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/08/2020 | DRAFT PLANS |
| 2 | 12/16/2020 | DRAFT PLANS |
| 3 | 03/05/2021 | DRAFT PLANS |
| 4 | 04/30/2021 | ULURP PLANS |
| 5 | 05/24/2021 | ULURP PLANS |
| 6 | 06/07/2021 | ULURP PLANS |
| 7 | 11/10/2021 | ULURP PLANS |

Revisions:


**Magnusson Architecture & Planning PC**
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

**ARCHITECTURE OUTFIT**
211-215 Centre Street, 3rd Floor
New York NY 10013
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**EDELMAN SULTAN KNOX WOOD / ARCHITECTS LLP**
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Civil Engineering:
**Philip Habib & Associates**
102 Madison Avenue, 11th Floor, New York, NY 10016
Tel. (212) 929 5656


Do Not Scale Plans
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## PAA PHASING PLAN

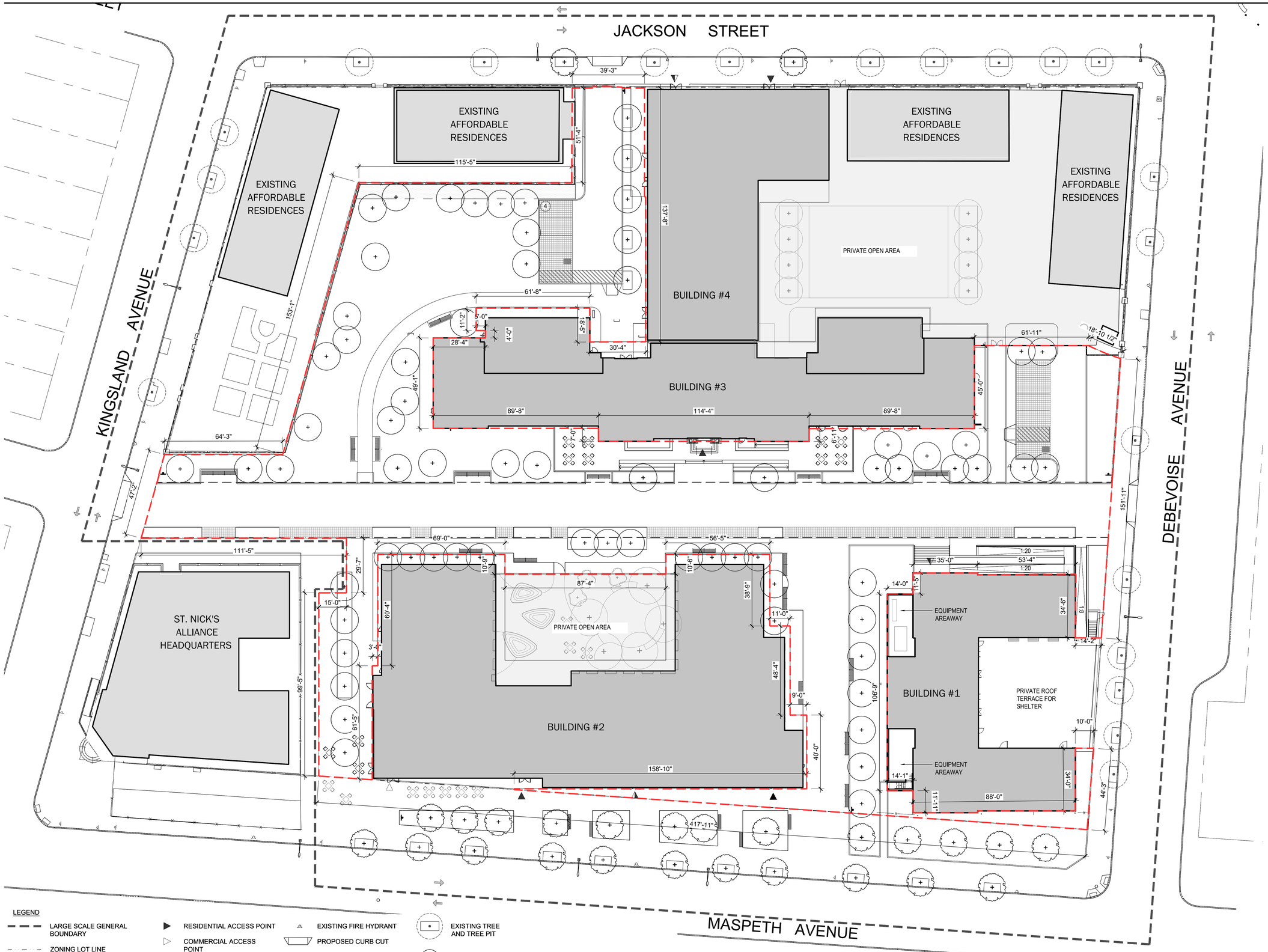
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA 030814 STATE OF NEW YORK

PROJECT No: 19001.10
DRAWING BY: AG
CHK BY: SW
DWG No: XX OF XXX

**P-001.00**

SCALE: X"=1'-0"




LEGEND

- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- LIMIT OF PAA (70,650 SF)
- ILLUSTRATIVE BUILDING
- EXISTING CONTEXT BUILDING
- PRIVATE OPEN SPACE
- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ACCESS POINT
- LOADING ACCESS (AT LOADING BERTHS)
- TRAFFIC DIRECTION
- EXISTING FIRE HYDRANT
- PROPOSED CURB CUT
- EXISTING CURB CUT
- EXISTING STREET LIGHT
- EXISTING SIGN
- PUBLIC ACCESSIBLE AREA SIGN
- EXISTING TREE AND TREE PIT
- PROPOSED TREE
- PROPOSED TREE ON PUBLIC STREET

NOTES:

1. LANDSCAPE DESIGN OUTSIDE OF PUBLICLY ACCESSIBLE AREAS IS FOR ILLUSTRATIVE PURPOSES ONLY.

1 PUBLICLY ACCESSIBLE AREA PLAN

1" = 20'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY

Owner:

Hudson | St. Nicks Alliance

BLOCK: 2885 LOT: 1

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT -**
**ZR SECTION 74-742(a)(2)**

CPC APPROVED: 10/06/2021 (Cal. No. 22)
CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)
EFFECTIVE DATE: 11/23/2021

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

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## PUBLICLY ACCESSIBLE AREA PLAN

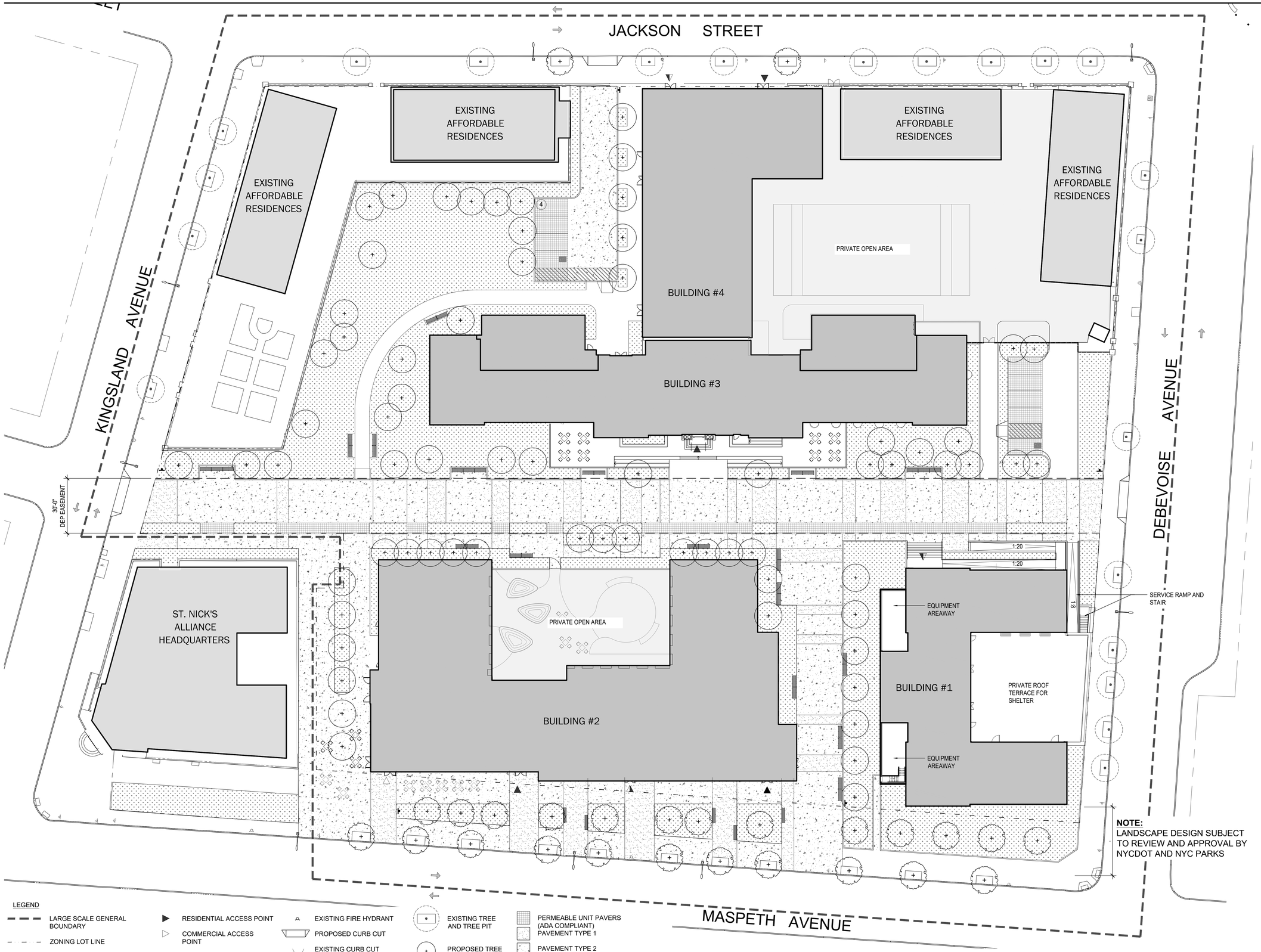
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELEZ GARCIA STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 19001.10 |
| DRAWING BY: | AG |
| CHK BY: | SW |
| DWG No: | XX OF XXX |

P-002.00

SCALE: X"=1'-0"




LEGEND

- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING
- EXISTING CONTEXT BUILDING
- PRIVATE OPEN SPACE
- RESIDENTIAL ACCESS POINT
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- PROPOSED TREE
- PROPOSED TREE ON PUBLIC STREET
- PERMEABLE UNIT PAVERS (ADA COMPLIANT) PAVEMENT TYPE 1
- PAVEMENT TYPE 2
- PLANTED AREA

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0 20 40

1" = 20'

1 MATERIALS PLAN

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY

Owner:

Hudson St. Nicks Alliance

BLOCK: 2885 LOT: 1

NYC DOB # :

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

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## SITE PLAN

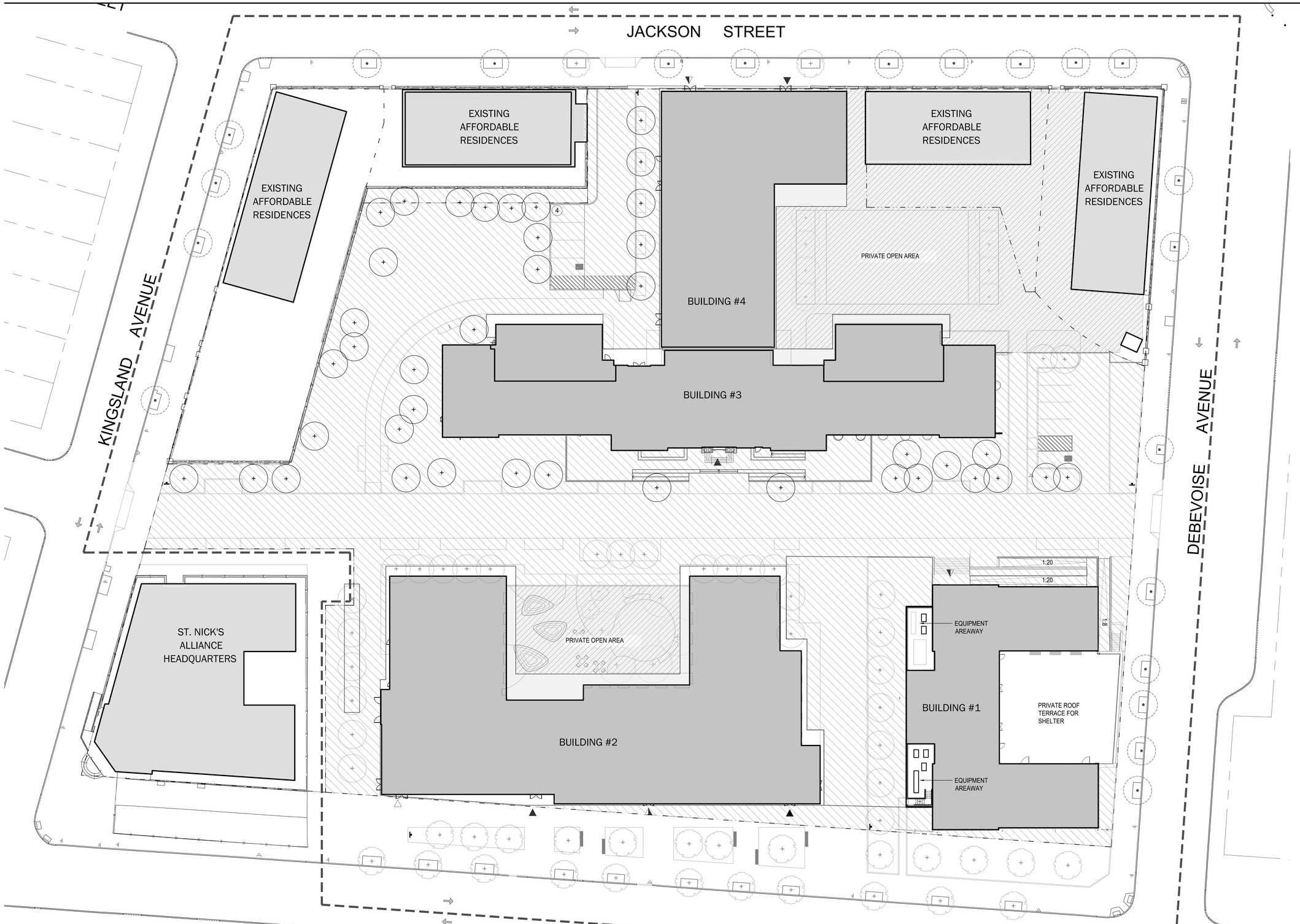
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO TELLA 030814 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 19001.10 |
| DRAWING BY: | AG |
| CHK BY: | SW |
| DWG No: | XX OF XXX |

# L-001.00

SCALE: 1"=20'-0"




LEGEND

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- ZONING LOT LINE
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- EXISTING CURB CUT
- EXISTING STREET LIGHT
- EXISTING SIGN
- PUBLIC ACCESSIBLE AREA SIGN
- EXISTING TREE AND TREE PIT
- PROPOSED TREE
- PROPOSED TREE ON PUBLIC STREET
- PUBLIC ACCESS AREA
- PRIVATE ACCESS AREA

| Accessible Area | Square Feet | Percentage |
|---|---|---|
| Public Access Area (Pedestrian) | 52,789 | 75% |
| Public Access Area (Driveway and Parking) | 17,861 | 25% |
| Public Access Area (Subtotal) | 70,650 | 100% |
| Public Access Area (Subtotal) | 70,650 | 78% |
| Private Access Area (includes portions of Lots 28 and 32) | 20,300 | 22% |
| Total | 90,950 | 100% |

NOTES:

1. LANDSCAPE DESIGN OUTSIDE OF PUBLICLY ACCESSIBLE AREAS IS FOR ILLUSTRATIVE PURPOSES ONLY.

0 20 40

1" = 20'

1 OPEN AREA PLAN

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY

Owner:

Hudson | St. Nicks Alliance

BLOCK: 2885 LOT: 1

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT -**
**ZR SECTION 74-742(a)(2)**

CPC APPROVED: 10/06/2021 (Cal. No. 22)
CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)
EFFECTIVE DATE: 11/23/2021

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

Key Plan:

Issued:

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/08/2020 | DRAFT PLANS |
| 2 | 12/16/2020 | DRAFT PLANS |
| 3 | 03/05/2021 | DRAFT PLANS |
| 4 | 04/30/2021 | ULURP PLANS |
| 5 | 05/24/2021 | ULURP PLANS |
| 6 | 06/07/2021 | ULURP PLANS |
| 7 | 11/10/2021 | ULURP PLANS |

Revisions:


MAP
**Magnusson Architecture & Planning PC**
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

AO
**ARCHITECTURE OUTFIT**
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New York NY 10013
Tel (917) 513 0793

/A
**EDELMAN SULTAN KNOX WOOD / ARCHITECTS LLP**
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Tel (212) 431 4901

Landscape Architect:
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Tel. (212) 487 3272

Civil Engineering:
**Philip Habib & Associates**
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Tel. (212) 929 5656


Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

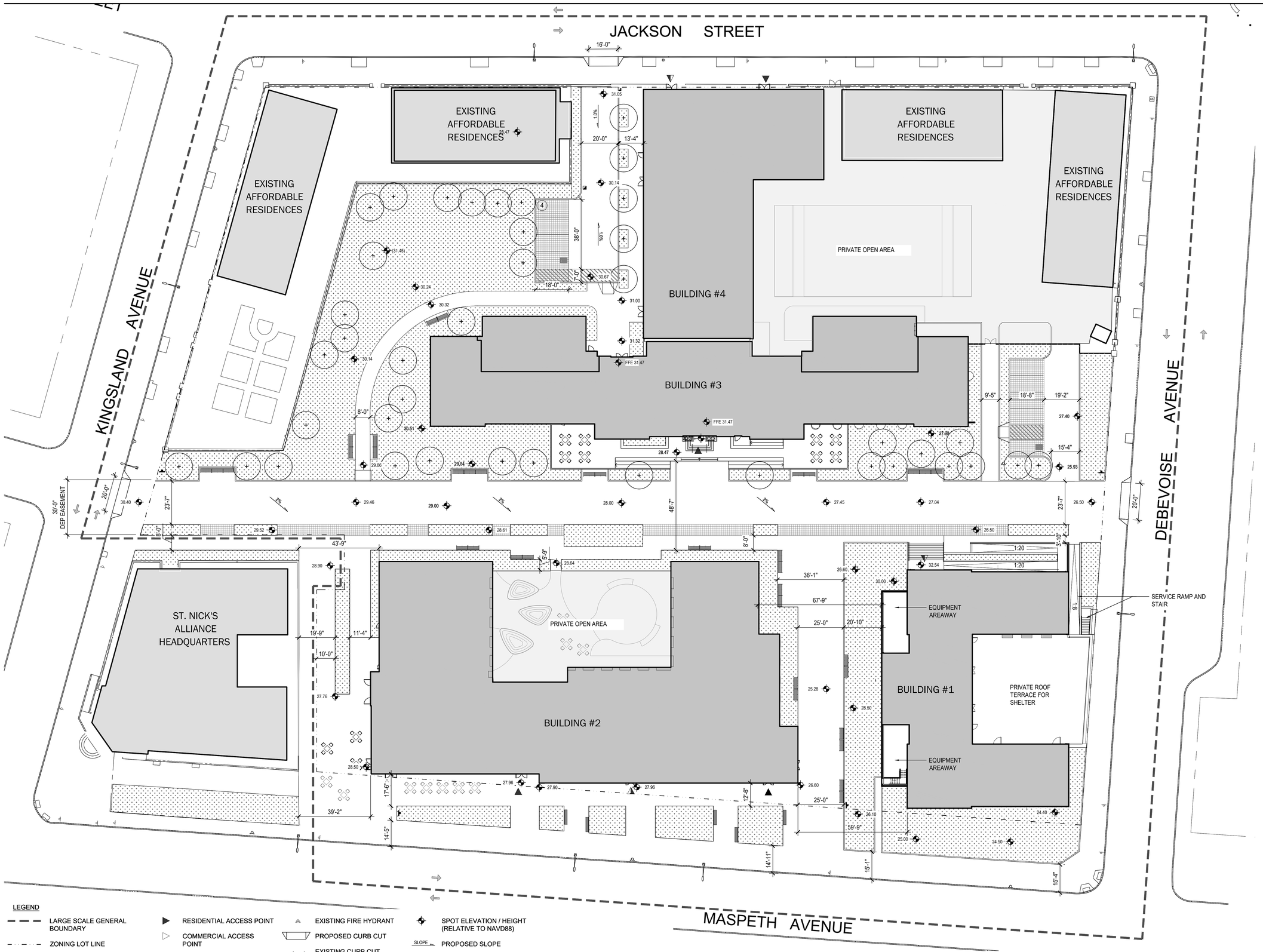
## OPEN AREA PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VELA 030814 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 19001.10 |
| DRAWING BY: | AG |
| CHK BY: | SW |
| DWG No: | XX OF XXX |
| SCALE: | X"=1'-0" |

L-101.00




LEGEND

- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING
- EXISTING CONTEXT BUILDING
- PRIVATE OPEN SPACE
- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ACCESS POINT
- LOADING ACCESS (AT LOADING BERTHS)
- TRAFFIC DIRECTION
- EXISTING FIRE HYDRANT
- PROPOSED CURB CUT
- EXISTING CURB CUT
- EXISTING STREET LIGHT
- EXISTING SIGN
- PUBLIC ACCESSIBLE AREA SIGN
- SPOT ELEVATION / HEIGHT (RELATIVE TO NAVD88)
- SLOPE PROPOSED SLOPE
- PLANTED AREA (38,556 SF)
- CATCH BASIN
- PERMEABLE UNIT PAVERS (ADA COMPLIANT)

NOTES:

1. LANDSCAPE DESIGN OUTSIDE OF PUBLICLY ACCESSIBLE AREAS IS FOR ILLUSTRATIVE PURPOSES ONLY.

0 20 40

1" = 20'

1 LAYOUT AND GRADING PLAN

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY

Owner:

Hudson St. Nicks Alliance

BLOCK: 2885 LOT: 1

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT -**
**ZR SECTION 74-742(a)(2)**

**CPC APPROVED: 10/06/2021 (Cal. No. 22)**
**CITY COUNCIL ADOPTED: 11/23/2021 (Res. No. 1829)**
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Tel. (212) 929 5656


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## LAYOUT AND GRADING PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO PUJOL 030814 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 19001.10 |
| DRAWING BY: | AG |
| CHK BY: | SW |
| DWG No: | XX OF XXX |

L-201.00

SCALE: X"=1'-0"




LEGEND

- LARGE SCALE GENERAL BOUNDARY
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING
- EXISTING CONTEXT BUILDING
- PRIVATE OPEN SPACE
- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ACCESS POINT
- LOADING ACCESS (AT LOADING BERTHS)
- TRAFFIC DIRECTION
- EXISTING FIRE HYDRANT
- PROPOSED CURB CUT
- EXISTING CURB CUT
- EXISTING STREET LIGHT
- EXISTING SIGN
- PUBLIC ACCESSIBLE AREA SIGN
- EXISTING TREE AND TREE PIT
- PROPOSED MAJOR TREE INSIDE LARGE SCALE PLAN (COUNT = 70)
- PROPOSED TREES ON PUBLIC STREET (COUNT = 26)
- PLANTED AREA (32,096 SF)
- LAWN AREA (6,487 SF)

NOTES:

1. LANDSCAPE DESIGN OUTSIDE OF PUBLICLY ACCESSIBLE AREAS IS FOR ILLUSTRATIVE PURPOSES ONLY.

| TREE SCHEDULE |
|---|
| BOTANICAL/COMMON NAME |
| AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY |
| CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK |
| NYSSA SYLVATICA / TUPELO |
| PRUNUS VIRGINIANA / CHOKECHERRY |
| QUERCUS BICOLOR / SWAMP WHITE OAK |

1 PLANTING PLAN

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY

Owner:

Hudson St. Nicks Alliance

BLOCK: 2885 LOT: 1

NYC DOB # :

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

**C 210481 ZSK**
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## PLANTING PLAN

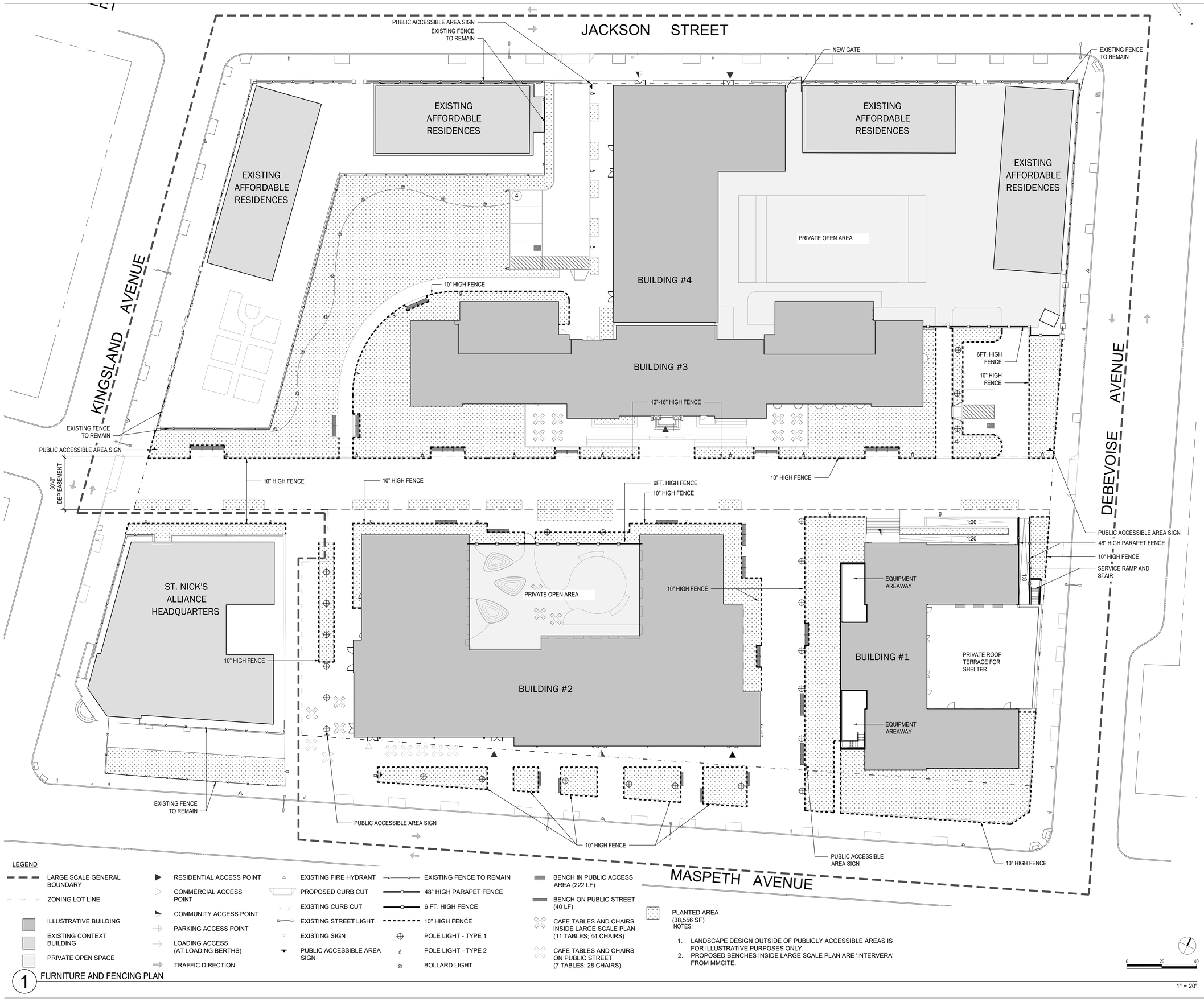
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VILLA 030814 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 19001.10 |
| DRAWING BY: | AG |
| CHK BY: | SW |
| DWG No: | XX OF XXX |

**L-301.00**

SCALE: X"=1'-0"




LEGEND

- LARGE SCALE GENERAL BOUNDARY
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- TRAFFIC DIRECTION
- EXISTING FIRE HYDRANT
- PROPOSED CURB CUT
- EXISTING CURB CUT
- EXISTING STREET LIGHT
- EXISTING SIGN
- PUBLIC ACCESSIBLE AREA SIGN
- EXISTING FENCE TO REMAIN
- 48" HIGH PARAPET FENCE
- 6 FT. HIGH FENCE
- 10" HIGH FENCE
- POLE LIGHT - TYPE 1
- POLE LIGHT - TYPE 2
- BOLLARD LIGHT
- BENCH IN PUBLIC ACCESS AREA (222 LF)
- BENCH ON PUBLIC STREET (40 LF)
- CAFE TABLES AND CHAIRS INSIDE LARGE SCALE PLAN (11 TABLES; 44 CHAIRS)
- CAFE TABLES AND CHAIRS ON PUBLIC STREET (7 TABLES; 28 CHAIRS)
- PLANTED AREA (38,556 SF)

NOTES:

1. LANDSCAPE DESIGN OUTSIDE OF PUBLICLY ACCESSIBLE AREAS IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. PROPOSED BENCHES INSIDE LARGE SCALE PLAN ARE 'INTERVERA' FROM MMCITE.

0 20 40

1" = 20'

## 1 FURNITURE AND FENCING PLAN

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY

Owner:

Hudson | St. Nicks Alliance

BLOCK: 2885 LOT: 1

NYC DOB # :

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

**C 210481 ZSK**
**SPECIAL PERMIT -**
**ZR SECTION 74-742(a)(2)**

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# FURNITURE AND FENCING PLAN

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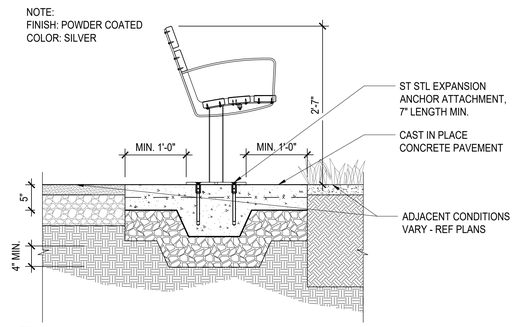
| DRAWING BY: | AG |
| CHK BY: | SW |
| DWG No: | XX OF XXX |

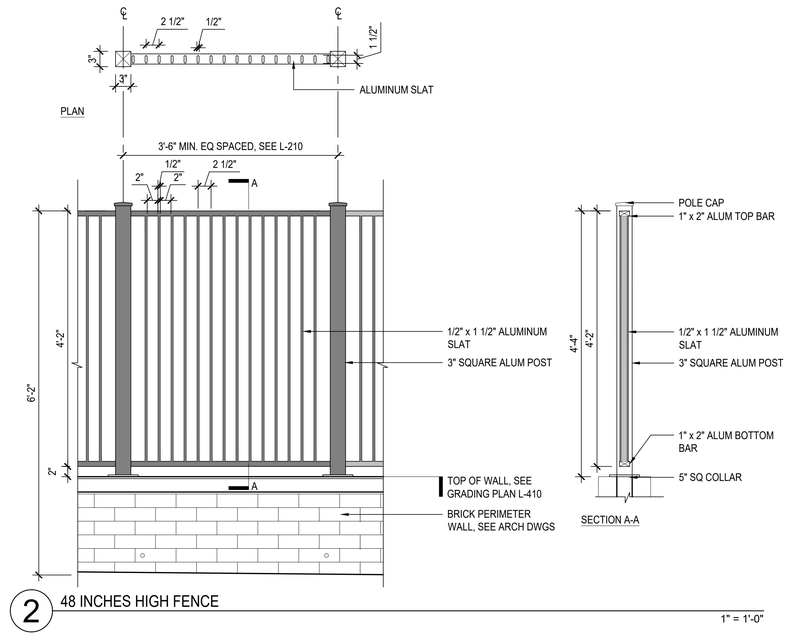
**L-401.00**

SCALE: 1"=20'-0"



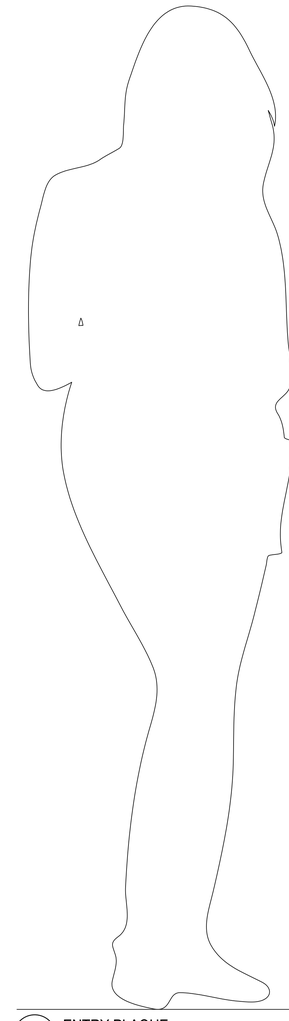

1 BENCH ON CONCRETE PAVEMENT

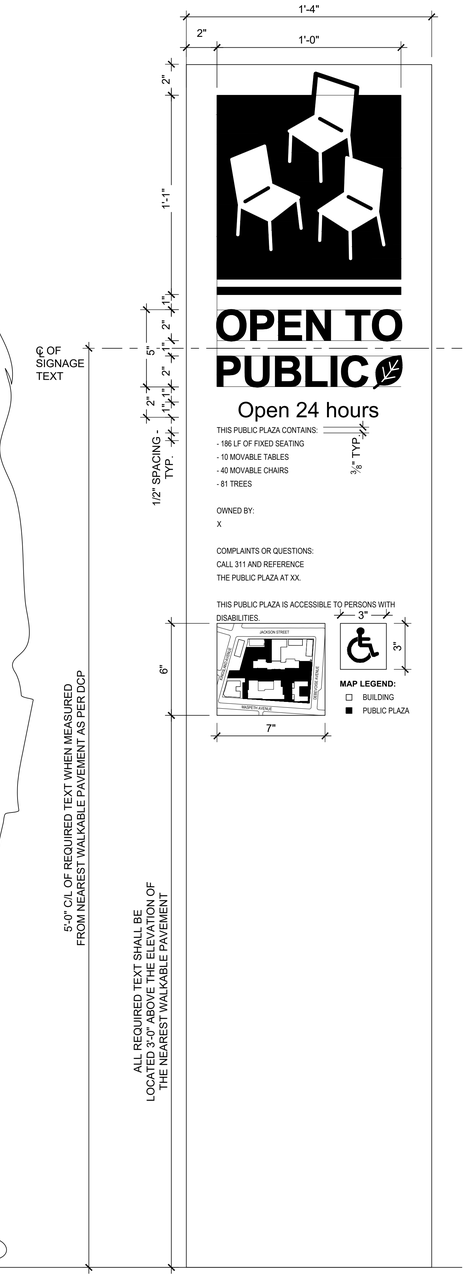
1" = 1'-0"




2 48 INCHES HIGH FENCE

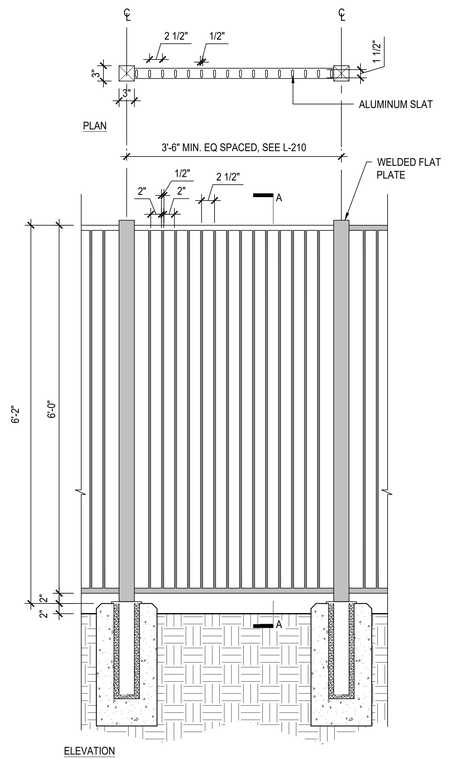
1" = 1'-0"

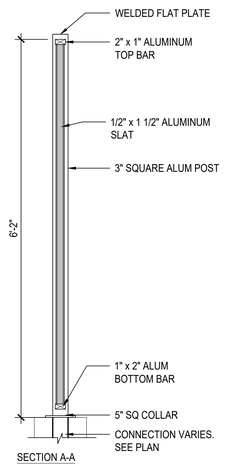



5 ENTRY PLAQUE

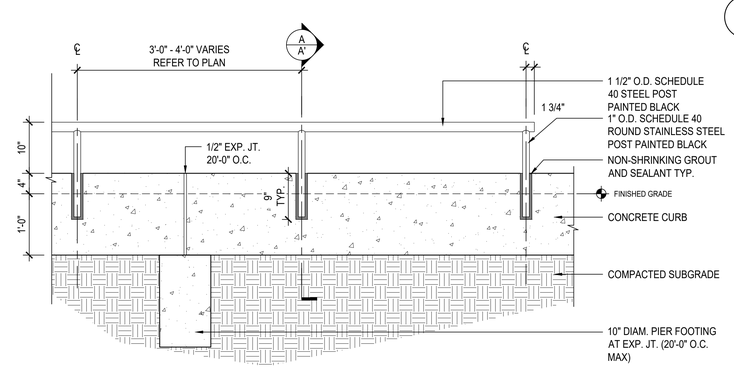
3" = 1'-0"



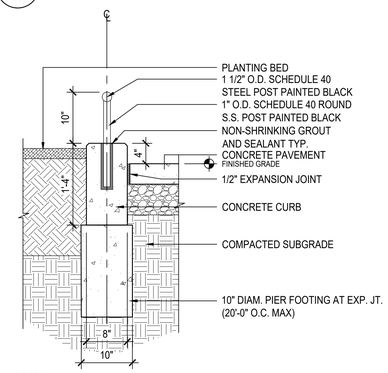

3 6FT HIGH FENCE

1" = 1'-0"




6 18-INCH PIPE RAIL

1" = 1'-0"




SECTION A - A'

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY

Owner:

Hudson | St. Nicks Alliance

BLOCK: 2885 LOT: 1

NYC DOB # :

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

C 210481 ZSK
- SPECIAL PERMIT -
ZR SECTION 74-742(a)(2)

CPC APPROVED: 10/06/2021 (Cal. No. 22)
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# FENCE AND FURNISHING DETAILS

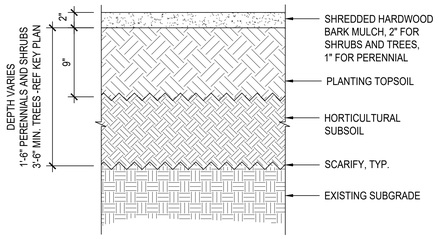
SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO DIAZ 030814 STATE OF NEW YORK

| | |
|---|---|
| PROJECT No: | 19001.10 |
| DRAWING BY: | AG |
| CHK BY: | SW |
| DWG No: | XX OF XXX |

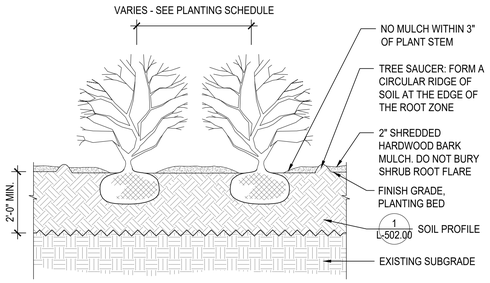
**L-501.00**

SCALE: X"=1'-0"



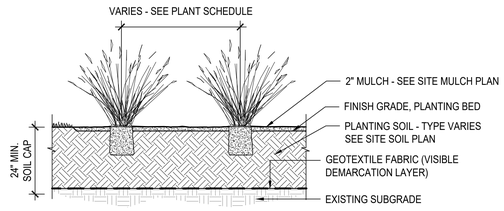

1 SOIL PROFILE

1 1/2" = 1'-0"



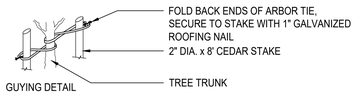

2 SHRUB PLANTING

1/2" = 1'-0"

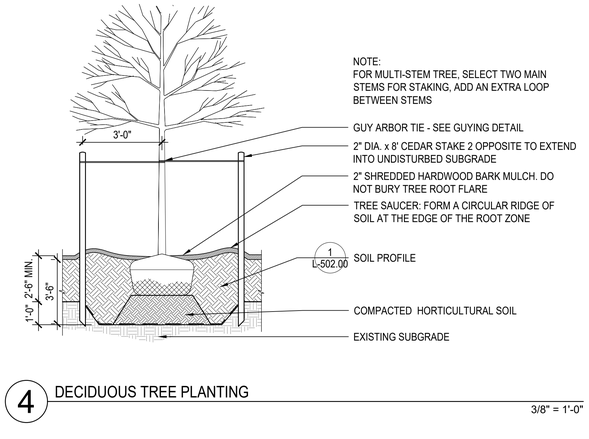



3 PERENNIAL PLANTING

1/2" = 1'-0"




GUYING DETAIL




4 DECIDUOUS TREE PLANTING

3/8" = 1'-0"

# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY

Owner:

Hudson St. Nicks Alliance

BLOCK: 2885 LOT: 1

NYC DOB # :

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

C 210481 ZSK
SPECIAL PERMIT -
ZR SECTION 74-742(a)(2)

CPC APPROVED: 10/06/2021 (Cal. No. 22)
CITY COUNCIL ADOPTED: 11/23/2021 (Res No. 1829)
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SEAL & SIGNATURE:

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| | |
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| DRAWING BY: | AG |
| CHK BY: | SW |
| DWG No: | XX OF XXX |

L-502.00

SCALE: X"=1'-0"




# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson | St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

NYC DOB # :

Key Plan:

Issued:

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|---|---|---|
| 1 | 10/08/2020 | DRAFT PLANS |
| 2 | 12/16/2020 | DRAFT PLANS |
| 3 | 03/05/2021 | DRAFT PLANS |
| 4 | 04/30/2021 | ULURP PLANS |
| 5 | 05/24/2021 | ULURP PLANS |
| 6 | 06/07/2021 | ULURP PLANS |

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# COOPER PARK COMMONS

Greenpoint Hospital Site
Brooklyn, NY 11211

Owner:

Hudson | St. Nicks Alliance

MASPETH MANAGER LLC
c/o The Hudson Companies, Inc.
826 Broadway, 11th Floor
New York, NY 10003

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