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HUNTINGTON STREET
50' WIDE (NARROW STREET)

SMITH STREET

NINTH STREET

GOWANUS CANAL

APPROXIMATE LOCATION OF OVERHEAD RAIL (F, G TRAINS)

CONSTRUCTION YARD
PARKING SPACES: 7
CAR SHARE RESERVED SPACES: 3

MAIN ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY
RETAIL ENTRY

PARKING (6 SPACES)

30.00' SETBACK FROM SHORE PUBLIC WALKWAY

SHORE PUBLIC WALKWAY

AREA OF CIRCULATION PATH TO BE PAVED AS PEDESTRIAN CIRCULATION FOR FUTURE CONNECTION (NOT INCLUDED IN SPWW CALCULATIONS).

TEMPORARY PLANTERS (NOT INCLUDED IN SPWW CALCULATIONS).

40' SPW/ WATERFRONT YARD SETBACK

1 Zoning Lot Site Plan
1/16" = 1'-0"

LEGEND

- Zoning District Boundary
- Zoning Lot Line Boundary
- Visual Corridor
- Public Access Area
- Paved Area for Future Connection
- Street End Improvement Area
- Proposed Building
- Overhead Rail
- Waterfront Public Access Area/Shore Public Walkway
- Planting Area
- Stone Dust Pavement
- Cobble Stone Paving
- Patterned CIP Concrete
- Stainless Steel Metal Grate with Concrete Infill Pavement
- SPWW, Min. 12' Clear Primary Circulation Path
- MTA Fence
- Main Building Entry
- Proposed Street Light
- Proposed Fire Hydrant
- Direction of Traffic
- Steel Sheetpile Bulkhead with Concrete Cap
- Steel Sheetpile Planter Wall
- Waterfront Fence
- Waterfront Guardrail
- Proposed Canopy Tree
- Proposed Ornamental Tree
- Precast Concrete Ballast Block Bollard
- Trash/Recycling Receptacle
- Light Pole
- ADA Companion Seating
- Modular Aluminum Truss Arbor
- Sculpture
- Bundled Wood Bench
- Movable Chairs and Tables
- Shore Public Walkway Entry Signage and Zoning Lot Line Signage
- Shore Public Walkway Seating Signage
- Bicycle Rack
- CIP Concrete Stairs with Stainless Steel Handrails
- Hose Bib

0 8 16 32

GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPMENT ENVELOPE, THE SHAPE AND FOOTPRINT OF THE BUILDINGS, AND NOTATIONS ARE SUBJECT TO CHANGE. INTERIOR PARTITIONING AND LAYOUTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. BUILDING ENTRANCE LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

ZONING SUMMARY

GENERAL INFORMATION

BLOCK/LOT(S):	BLOCK 477/ LOT 18
ZONING MAP:	16C
ZONING DISTRICT:	**M2-3**
COMMUNITY DISTRICT:	BROOKLYN COMMUNITY DISTRICT 6

LOT AREA **49,854 SF** **1.14 ACRES**

ZR62-57 REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREAS

LOT AREA: **49,854 SF**
TOTAL REQUIRED WPAA REQUIRED (15% OF 49,854): **7,478 SF**

	PROPOSED
SHORE PUBLIC WALKWAY (SPW)	7,548 SF
SUPPLEMENTAL PUBLIC ACCESS AREAS (SPAA)	0 SF
TOTAL WPAA	**7,548 SF > 7,478 SF**
Public Access Area	**1,022 SF**

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

N 210050 ZCK
CERTIFICATION
ZR 62-811(b)

CHAIR APPROVED: 04/21/2021

N 210051 ZAK
AUTHORIZATION
ZR 62-822(b)

CPC APPROVED: 04/21/2021

EFFECTIVE DATE: 04/21/2021

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

Huntington Street

300 Huntington St.
Brooklyn, NY 11231

300 Huntington Street LLC
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Brooklyn, NY 11231

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BERNHEIMER ARCHITECTURE

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New York, NY 10007

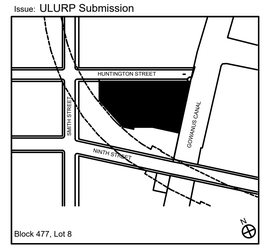
Lighting Consultant
Flux Studio Ltd.
49 Elizabeth Street, 4th Floor
New York, NY 10013

Lighting Consultant
Sighte Studio, LLC
98 8th Street, Ste. 302
Brooklyn, NY 11231

Structural Engineers
De Nardis Engineering, LLC
239 Central Avenue, Suite 200
White Plains, NY 10606

Revisions

Issue: ULURP Submission

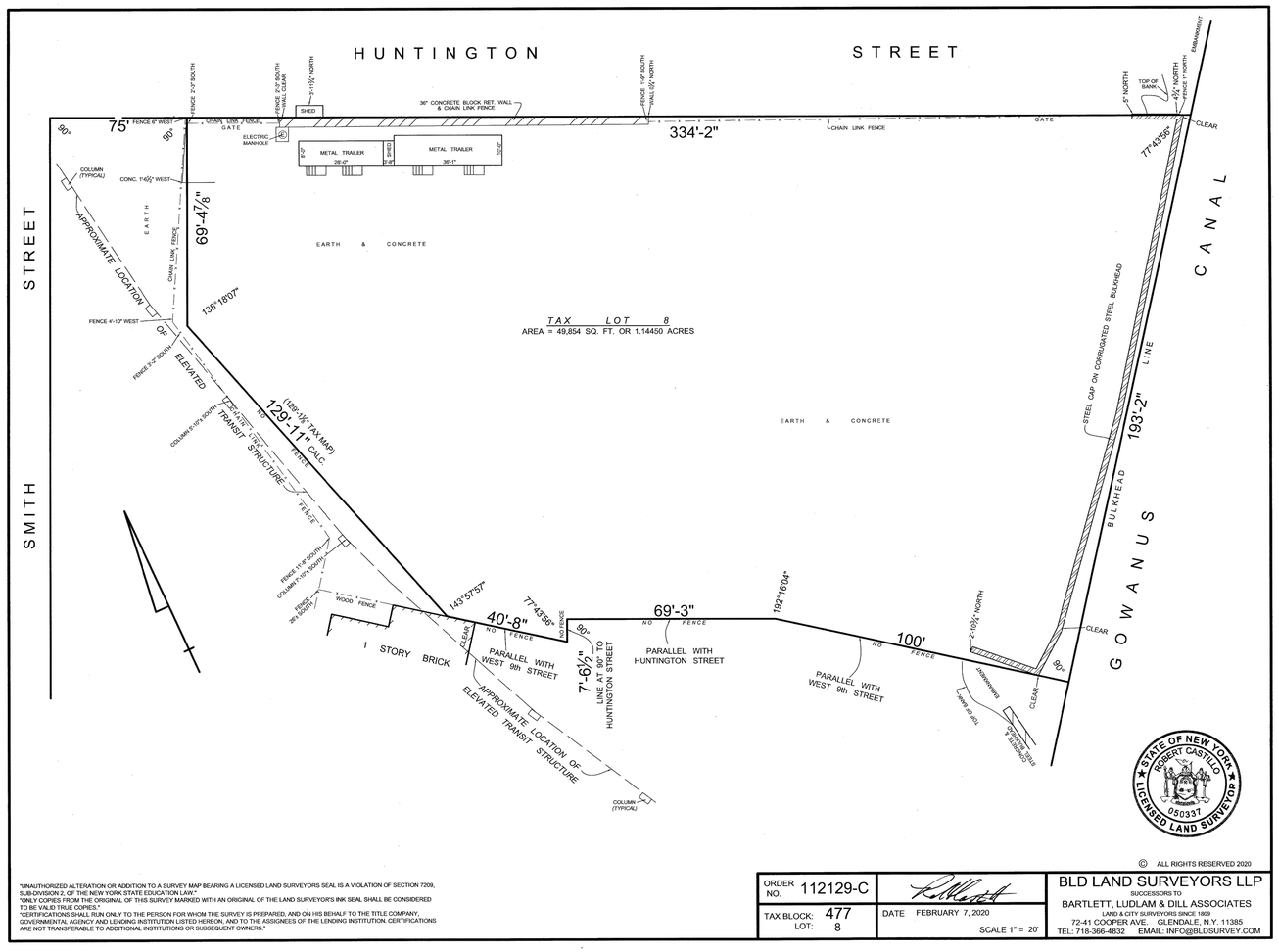


Key Plan
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ZONING LOT SITE PLAN

Date	09/22/2020
Scale	1/16" = 1'-0"
Drawn By	
Checked By	
Project No.	1738
Sheet No.:	U-002.00

Seal



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
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ORDER NO. 112129-C		BLD LAND SURVEYORS LLP
TAX BLOCK: 477 LOT: 8	DATE FEBRUARY 7, 2020 SCALE 1" = 20'	SUCCESSORS TO BARTLETT, LUDLAM & DILL ASSOCIATES LAND & CITY SURVEYORS SINCE 1909 72-41 COOPER AVE. GLENDALE, N.Y. 11385 TEL: 718-366-4832 EMAIL: INFO@BLDSURVEY.COM

STATE OF NEW YORK ROBERT CASTILLO LICENSED LAND SURVEYOR 050937

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

N 210050 ZCK
CERTIFICATION
ZR 62-811(b)
CHAIR APPROVED: 04/21/2021

N 210051 ZAK
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ZR 62-822(b)
CPC APPROVED: 04/21/2021
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300 Huntington St.
Brooklyn, NY

300 Huntington Street LLC
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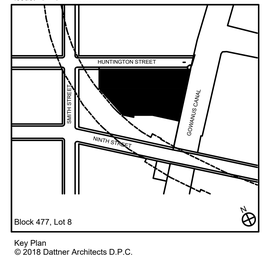
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98 8th Street, Ste. 302
Brooklyn, NY 11231

Structural Engineers
De Nardis Engineering, LLC
239 Central Avenue, Suite 200
White Plains, NY 10606

Revisions

Issue: ULURP Submission



Key Plan

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SURVEY

Date	09/22/2020
Scale	1"= 20'-0"
Drawn By	
Checked By	
Project No.	1816
Sheet No.:	L-001.00

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62-62 (1) (iii)	WHEN A DEDICATED BICYCLE PATH IS PROVIDED WITHIN A SPAA, A PLANTING AREA WITH A WIDTH OF AT LEAST 5' SHALL BE PROVIDED BETWEEN THE BICYCLE PATH AND ANY PAVED AREA FOR PEDESTRIAN USE	N/A	N/A	
62-62 (c) (2) (i) SCREENING BUFFERS	A SCREENING BUFFER SHALL BE PROVIDED WITHIN THE SPWW OR THE SPAA, RUNNING ALONG THE ENTIRE UPLAND BOUNDARY OF SUCH AREA WHERE IT ABUTS NON-PUBLICLY ACCESSIBLE AREAS OF THE ZONING LOT, EXCEPT AS WAIVED PURSUANT TO PARAGRAPH (c) (2) (iii) OF THIS SECTION. ANY SCREENING BUFFER PROVIDED PURSUANT TO THIS SECTION MAY BE USED TO MEET THE PLANTING REQUIREMENTS OF PARAGRAPH (c) (1) OF THIS SECTION.	A SCREENING BUFFER IS NOT PROVIDED AT THE NORTHEAST CORNER OF THE FACILITY WHERE A SECTION OF EXTERIOR WALL IS PROPOSED TO REMAIN UNGLAZED. ALL OTHER EXTERIOR WALLS LOCATED WITHIN 15' FROM THE WPAA ARE PROPOSED WITH GLAZED WINDOWS AND DOORS. A 10'-4" WIDE NON-PUBLICLY ACCESSIBLE AREA ADJOINING THE UPLAND BOUNDARY OF THE WPAA IS PROPOSED WITHOUT A SCREENING BUFFER. THE EXTENTS OF THE NON-PUBLICLY ACCESSIBLE AREA SHALL BE CLEARLY DELINEATED BY A CHANGE IN PAVING MATERIAL.	**DOES NOT COMPLY** REQUIRES AUTHORIZATION PURSUANT TO 62-822 (b)	L-100.00
62-62 (c)(2)(ii)	THE MINIMUM WIDTH OF THE SCREENING BUFFER SHALL BE 10 FEET.	10' WIDE SCREENING BUFFER IS NOT PROVIDED WITHIN THE SPWW WHERE REQUIRED.	**DOES NOT COMPLY** REQUIRES AUTHORIZATION PURSUANT TO 62-822 (b)	L-100.00
62-62 (c)(2)(iii)	NO SCREENING BUFFER SHALL BE REQUIRED: ADJACENT TO A PRIVATE DRIVE, A STREET OR AT THE ENTRANCES TO BUILDINGS 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	THE PROPOSED COMMERCIAL FACILITY LOCATED WITHIN 15FT OF THE WPAA IS PROVIDED WITH GLAZED WINDOWS AND DOORS ON THE EAST FACADE, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 37-34.	COMPLIES	L-100.00
62-62 (c)(3) (i) TREES AND ADDITIONAL PLANTING	A MINIMUM OF ONE CANOPY TREE SHALL BE PROVIDED FOR EVERY 2000 SF OF SHORE PUBLIC WALKWAY. IN NO EVENT MAY SHORE PUBLIC WALKWAY HAVE LESS THAN 2 CANOPY TREES PER 100 FEET OF SHORELINE. TOTAL SPWW PROVIDED: 7,548 SF 7,548 SF / 2,000 SF = 4 CANOPY TREES REQUIRED 194 LF / 100 LF = 2 * 2 = 4 CANOPY TREES REQUIRED	DESIGN PROVIDES 6 ADDITIONAL CANOPY TREES IN EXCESS OF THE 4 REQUIRED CANOPY TREES. ALL CANOPY TREES IN SHORE PUBLIC WALKWAY ARE DECIDUOUS CANOPY TREES.	COMPLIES	L-200.00
62-62 (c)(3) (ii)	IN ADDITION TO THE TREES REQUIRED PURSUANT TO PARAGRAPH (c)(3)(i) OF THIS SECTION, FOR EVERY 1,250 SF OF SPWW AND SPAA, ONE OF THE FOLLOWING MUST BE PROVIDED: A CANOPY TREE; AN ORNAMENTAL TREE OR A MULTI-STEMMED EQUIVALENT; 60 SF OF PLANTING BEDS; OR 110 SF OF ACCESSIBLE LAWN. 7,548 SF / 1,250 SF = 6 CANOPY TREES 7,548 SF / 1,250 SF = 6 ORNAMENTAL / MULTI-STEMMED TREES 7,548 SF / 1,250 SF = 6 * 60 = 362 SF OF PLANTING BED 7,548 SF / 1,250 SF = 6 * 110 = 664 SF OF ACCESSIBLE LAWN TREES AND ADDITIONAL PLANTING AREAS MAY BE LOCATED ANYWHERE WITHIN THE SHORE PUBLIC WALKWAY AND SHALL COMPLY WITH THE STANDARDS OF SECTION 62-655.	DESIGN PROVIDES 8 ADDITIONAL ORNAMENTAL TREES OR MULTI-STEMMED EQUIVALENTS, AND 6 ADDITIONAL CANOPY TREES IN SHORE PUBLIC WALKWAY.	COMPLIES	L-200.00
62-62 (c) (4) REDUCTION IN MINIMUM REQUIRED PLANTING AREA		N/A	N/A	
62-62 (d) BICYCLE PARKING	BICYCLE RACKS SUFFICIENT TO PROVIDE AT LEAST 4 BICYCLE PARKING SPACES SHALL BE PROVIDED IN A WATERFRONT PUBLIC ACCESS AREA. FURTHERMORE, WHEN THE COMBINED AREA OF THE SPWW AND SPAA IS GREATER THAN 8,000 SF, 2 ADDITIONAL BICYCLE PARKING SPACES SHALL BE PROVIDED FOR EVERY ADDITIONAL 2,000 SF OF SPWW OR SPAA. 4 BICYCLE PARKING SPACES REQUIRED FOR FIRST 8,000 SF OF SHORE PUBLIC WALKWAY TOTAL AREA OF SPWW: 7,548SF TOTAL BICYCLE PARKING SPACES REQUIRED = 4 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.	DESIGN PROVIDES 2 INDIVIDUAL BIKE RACK FIXTURES AND 4 BICYCLE PARKING SPACES. BICYCLE RACKS ADJACENT TO CIRCULATION PATHS AND AT LEAST 20 FEET FROM SHORELINE.	COMPLIES	L-102.00
62-62 (e) TRASH RECEPTACLES	1 TRASH RECEPTACLE SHALL BE PROVIDED FOR EVERY 4,000 SF OF SPWW AND SPAA, AND ALL TRASH RECEPTACLES SHALL BE LOCATED IN VISIBLE AND CONVENIENT LOCATIONS. ALL TRASH RECEPTACLES SHALL COMPLY WITH THE STANDARDS OF SECTION 62-658. 7,548 SF / 4,000 SF = 2 REQUIRED TRASH RECEPTACLES	2 TRASH RECEPTACLES AND 2 RECYCLING RECEPTACLES PROVIDED.	COMPLIES	L-102.00
PUBLIC ACCESS DESIGN REFERENCE STANDARDS				
62-65	NO HOLLOW PLASTIC MATERIALS, SUCH AS PVC (POLYVINYL CHLORIDE) OR SIMILAR MATERIAL SHALL BE PERMITTED IN GUARDRAILS, FENCES, SEATING, TRASH RECEPTACLES OR OTHER SIMILAR FURNITURE WITHIN A WATERFRONT PUBLIC ACCESS AREA. HOWEVER, HIGH-DENSITY POLYETHYLENE SHALL BE PERMITTED.	NO HOLLOW PLASTIC MATERIALS OR PVC IS PROPOSED.	COMPLIES	L-102.00
GUARDRAILS, GATES, AND OTHER PROTECTIVE BARRIERS				
62-651 (a) GUARDRAILS	'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" MEASURED FROM THE ADJOINING GRADE LEVEL, AND SHALL BE AT LEAST 70% OPEN. GUARDRAILS MAY BE MOUNTED ON A SOLID CURB NOT HIGHER THAN 6". A GUARDRAIL MAY BE SUBSTITUTED FOR A WALL PURSUANT TO PAR. (c) (3) OF THIS SECTION.	GUARDRAILS DO NOT EXCEED 42" HEIGHT. GUARDRAILS ARE MIN. 70% OPEN. GUARDRAILS MOUNTED ON CURBS THAT DO NOT EXCEED 6".	COMPLIES	L-403.00
62-651 (b)(1) BOLLARDS	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 (iii) ALONG THE BOUNDARIES OF A ROADWAY WITHIN AN UPLAND CONNECTION	NO BOLLARDS PROPOSED WITHIN WPAA	N/A	
62-651 (b)(2) BOLLARDS	BOLLARDS SHALL NOT EXCEED 30" IN HEIGHT AND SHALL BE BETWEEN 6"- 15" IN WIDTH. THE TOP OF BOLLARDS SHALL NOT CONSIST OF ANY SHARP EDGES. THE MINIMUM CLEARANCE BETWEEN TWO BOLLARDS SHALL BE 5'.	NO BOLLARDS PROPOSED WITHIN WPAA	N/A	
62-651 (c) (1) FENCES AND WALLS	FENCES AND WALLS, WHEN PROVIDED, ARE LIMITED TO THE FOLLOWING LOCATIONS: (i) ALONG THE BOUNDARY OF A WATERFRONT PUBLIC ACCESS AREA AND AN ADJOINING PRIVATE AREA ON THE ZONING LOT; (ii) AROUND THE PERIMETER OF A PLAYGROUND, TOT LOT OR DOG-RUN; (iii) ADJOINING WD USES; (iv) WITHIN A VISUAL CORRIDOR; (v) AND ALONG ANY GRADE LEVEL CHANGE OF 30" OR GREATER.	FENCING IS PROPOSED ALONG THE PRIMARY PATH WHERE THE PROPOSED GRADE LEVEL CHANGE EXCEEDS 30".	COMPLIES	L-100
62-651 (c) (2) FENCES AND WALLS	FENCES SHALL HAVE A MAXIMUM HEIGHT OF 36" MEASURED FROM THE ADJOINING GRADE LEVEL, AND BE AT LEAST 70% OPEN. FENCES MAY BE MOUNTED ON A SOLID CURB NOT HIGHER THAN SIX INCHES.	PROPOSED FENCING HAS A MAX. HEIGHT OF 42" MEASURED FROM THE ADJOINING GRADE LEVEL AND IS MIN. 70% OPEN. FENCE MOUNTED ON CURBS NOT HIGHER THAN 6"	**DOES NOT COMPLY** REQUIRES AUTHORIZATION PURSUANT TO 62-822 (b)	L-100
62-651 (c) (3) FENCES AND WALLS	WALLS SHALL NOT EXCEED A HEIGHT OF 21", AND MAY BE FULLY OPAQUE.	NO WALLS PROPOSED WITHIN WPAA.	N/A	
62-651 (c) (4) FENCES AND WALLS	CHAIN LINK FENCING OR BARBED OR RAZOR WIRE SHALL NOT BE PERMITTED.	NO CHAIN LINK, BARBED, OR RAZOR WIRE FENCING PROPOSED IN WPAA.	N/A	
62-651 (d) GATES	GATES ATTACHED TO FENCES AND WALLS THAT LIMIT PHYSICAL ACCESS TO WPAAs FROM STREETS, PUBLIC PARKS OR OTHER PUBLIC WAYS, OR FROM ADJACENT WPAAs ON ADJOINING ZONING LOTS, SHALL COMPLY WITH THE PROVISIONS OF THIS PARAGRAPH (d).	NO GATES PROPOSED IN WPAA.	N/A	

SEATING				
62-652	ALL REQUIRED SEATING SHALL COMPLY WITH THE FOLLOWING STANDARDS:			
62-652 (a) SEATING WITH BACKS	AT LEAST 50% OF REQUIRED SEATING SHALL HAVE BACKS, AND AT LEAST 50% OF SUCH SEATING SHALL FACE IN THE GENERAL DIRECTION OF THE WATER. SEAT BACKS SHALL BE AT LEAST 14" HIGH. WALLS LOCATED ADJACENT TO A SEATING SURFACE SHALL NOT COUNT AS SEAT BACKS. ALL SEAT BACKS MUST EITHER BE CONTOURED IN FORM FOR COMFORT OR SHALL BE RECLINED FROM THE VERTICAL BETWEEN 10 TO 15 DEGREES. TOTAL SEATING REQUIRED: 101 LF (SEE 62-62 (b)) 101 LF * 0.5 = 51 LF OF REQUIRED BACKED SEATING 51 LF * 0.5 = 26 LF OF REQUIRED BACKED SEATING FACING WATER	TOTAL AMOUNT OF BACKED SEATING PROVIDED: 75 LF TOTAL AMOUNT OF BACKED SEATING FACING WATER: 68 LF HEIGHT OF SEAT BACK: 14-18" RECLINE ANGLE: 10 °	COMPLIES	L-102.00/L-401.00
62-652 (b) DEPTH	SEATING WITH OR WITHOUT BACKS SHALL HAVE A DEPTH NOT LESS THAN 18", AND FOR SEATING WITH BACKS, SUCH DEPTH SHALL NOT BE GREATER THAN 20". SEATING WITH A DEPTH OF AT LEAST 36", AND ACCESSIBLE FROM BOTH SIDES, MAY BE CREDITED AS DOUBLE SEATING. WHEN SEATING IS PROVIDED AT A PLANTER LEDGE, SUCH LEDGE MUST HAVE A MINIMUM DEPTH OF 22".	DEPTH OF SEATING WITHOUT BACKS FALLS BETWEEN 18" - 36". SEATING DEPTH WITH BACKS IS 18".	COMPLIES	L-401.00
62-652 (c) HEIGHT	AT LEAST 75% OF THE REQUIRED SEATING SHALL HAVE A HEIGHT NOT LESS THAN 16" NOR GREATER THAN 20" ABOVE THE LEVEL OF THE ADJACENT GRADE. 101 LF X 0.75 = 76 LF OF SEATING WITH HEIGHTS BETWEEN 16" - 20". SEATING HIGHER THAN 36" OR LOWER THAN 12" SHALL NOT QUALIFY TOWARD THE SEATING REQUIREMENTS. SEATING MAY BE MOUNTED ON A SOLID CURB NOT HIGHER THAN 6".	TOTAL AMOUNT OF SEATING HEIGHTS BETWEEN 16" - 20": 103 LF 100% OF REQUIRED SEATING HEIGHTS BETWEEN 16"-20" 0 LF SEATING COUNTED FALLS OUTSIDE THE 12" - 36" RANGE 0 LF SEATING MOUNTED ON A CURB NOT HIGHER THAN 6".	COMPLIES	L-401.00
62-652 (d) CLEARANCE	SEATING SHALL BE LOCATED A MINIMUM OF 22" FROM ANY CIRCULATION PATH OR PERMITTED OBSTRUCTION ALONG THE ACCESSIBLE SIDE OF SUCH SEATING, EXCEPT THAT SEATING WITHOUT BACKS MAY BE AS CLOSE TO A GUARDRAIL AS 12".	ALL COUNTED SEATING MAINTAINS CLEARANCES OF 22" FROM REQUIRED CIRCULATION PATHS AND PERMITTED OBSTRUCTIONS AS SHOWN ON PLANS AND SECTIONS.	COMPLIES	L-401.00
62-652 (e) TYPES OF SEATING	IN SPWWs AND SPAAs, AT LEAST TWO OF THE FOLLOWING TYPES OF SEATING ARE REQUIRED: MOVABLE SEATING, FIXED INDIVIDUAL SEATS, FIXED BENCHES WITH BACKS, FIXED BENCHES WITHOUT BACKS, LOUNGING CHAIRS, AND DESIGN FEATURE SEATING.	PROPOSED DESIGN PROVIDES 4 TYPES OF SEATING: MOVABLE SEATING, FIXED BENCHES W + W/O BACKS, AND SEAT WALL.	COMPLIES	L-102.00
62-652 (e) (1) DESIGN FEATURE SEATING	PLANTER LEDGES, SEATING WALLS, AND SEATING STEPS MAY BE PROVIDED, AND SHALL BE LIMITED TO 25% OF THE REQUIRED SEATING. WALLS AND PLANTER LEDGES SHALL BE FLAT AND SMOOTH WITH AT LEAST ONE INCH RADIUS ROUNDED EDGES. 101 LF X 0.25 = 25 LF	TOTAL AMOUNT OF SEAT WALL (NOT INCLUDED IN REQUIRED SEATING AMOUNT): 46LF ALL SEAT WALL ARE FLAT AND SMOOTH WITH AT LEAST 1" RADIUS ROUNDED EDGES.	COMPLIES	L-102.00
62-652 (e) (2) MOVEABLE SEATING	MOVABLE CHAIRS, EXCLUDING THOSE IN OPEN AIR CAFES, MAY BE CREDITED AS 18" OF LINEAR SEATING PER CHAIR; HOWEVER, NOT MORE THAN 50% OF REQUIRED LINEAR SEATING MAY BE IN MOVABLE CHAIRS. MOVEABLE CHAIRS MAY BE PLACED IN STORAGE OUTSIDE OF THE REQUIRED HOURS OF OPERATION, PURSUANT TO SECTION 62-71, PARAGRAPH (a). ALL MOVABLE 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. 101 LF X 0.50 = 51 LF	TOTAL AMOUNT OF MOVABLE SEATING PROPOSED: 12 CHAIRS X 18" = 18LF 18LF/103LF = .178 OR 18% OF SEATING. ALL MOVABLE CHAIRS HAVE BACKS.	COMPLIES.	L-402.00
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" NOR GREATER THAN 30" AND A DEPTH NOT LESS THAN 18".	PROPOSAL DOES NOT INCLUDE SEATING STEPS.	COMPLIES	L-401.00
62-652 (f) SOCIAL SEATING AND TABLES	AT LEAST 25% 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. 101LF X 0.25 = 25LF OF SOCIAL SEATING REQUIRED A MINIMUM OF 2 SF OF TABLES SHALL BE REQUIRED FOR EVERY THREE LINEAR FT OF SOCIAL SEATING. HOWEVER, ANY REQUIREMENT FOR TABLES THAT, IN TOTAL, IS LESS THAN 10SF SHALL BE WAIVED, AND NO MORE THAN 150SF OF TABLES SHALL BE REQUIRED IN ANY SITE. 25LF / 3 LF = 8.33 8 X 2 SF = 17 SF MIN 17 SF OF TABLES REQUIRED.	TOTAL SOCIAL SEATING PROVIDED: 46LF TOTAL AMOUNT OF TABLES PROVIDED: 3 3 TABLES PROVIDED AT 9 SF = 27 SF OF TABLES	COMPLIES	L-102.00
62-652 (g) SHADED SEATING	AT LEAST 20% 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' OF THE TRUNK OF A CANOPY TREE OR OF A SHADE STRUCTURE. 101LF X 0.20 = 20LF OF SHADED SEATING REQUIRED	TOTAL SHADED SEATING PROVIDED: 67 LF	COMPLIES	L-102.00
62-652 (h) SEAWARD SEATING	UP TO 25% OF SEATING MAY BE LOCATED SEAWARD OF THE SPWW PROVIDED IT IS DESIGNED AS: (1) A GENERALLY SMOOTH AND FLAT SURFACE WITHIN A STABILIZED NATURAL SHORELINE, IN THE FORM OF ROCK, STONE, WOOD OR OTHER SOLID MATERIAL THAT MEASURE AT LEAST 15" IN WIDTH AND DEPTH AND IS BETWEEN 12-30" HIGH MEASURED FROM THE ADJOINING ACCESSIBLE SURFACE. (2) STEPS, WITH A DEPTH AND HEIGHT BETWEEN 12-30", THAT FACILITATE ACCESS TO THE WATER. SEAWARD SEATING SHALL NOT BE SUBJECT TO THE PROVISIONS OF PARAGRAPHS (a) THROUGH (g) OF THIS SECTION. 101LF * 0.25 = 25LF OF SEATING MAY BE LOCATED SEAWARD OF THE SPWW SEATING IN OPEN AIR CAFES OR STAIRS SHALL NOT QUALIFY TOWARDS SEATING REQUIREMENTS. ALL SEATING LOCATED WITHIN A PLANTING AREA SHALL EBE ON PERMEABLE PAVEMENT AND SECURED FOR STABILITY.	NO SEATING LOCATED SEAWARD OF THE SPWW. SEATING IS NOT PROPOSED WITHIN PLANTING AREAS.	COMPLIES	L-102.00
LIGHTING				
62-653 LIGHTING	ALL WATERFRONT PUBLIC ACCESS AREAS SHALL PROVIDE LIGHTING IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: AN AVERAGE MAINTAINED LEVEL OF ILLUMINATION OF NOT LESS THAN 1 HORIZONTAL FOOT CANDLE (LUMENS PER FOOT) THROUGHOUT ALL WALKABLE AREAS, AND A MINIMUM LEVEL OF ILLUMINATION OF NOT LESS THAN 0.2 HORIZONTAL FOOT CANDLES (LUMENS PER FOOT) THROUGHOUT ALL OTHER AREAS, SHALL BE REQUIRED. SUCH LEVEL OF ILLUMINATION SHALL BE MAINTAINED FROM ONE HALF HOUR BEFORE SUNSET TO ONE HALF HOUR AFTER SUNRISE. THE AVERAGE ILLUMINATION TO MINIMUM FOOT CANDLE UNIFORMITY RATIO SHALL BE NO GREATER THAN 10:1 WITHIN A WATERFRONT PUBLIC ACCESS AREA. GLARE SHALL BE CONTROLLED TO A SEMI-CUTOFF STANDARD (NOT MORE THAN 5% OF PEAK FOOT CANDLE INTENSITY RADIATING ABOVE 90° AND 20% OF PEAK INTENSITY ABOVE 80°). THE LUMINAIRE SHALL BE EQUIPPED WITH LAMPS WITH A COLOR TEMPERATURE OF 3000K TO 4100K WITH A MINIMUM COLOR RENDERING INDEX OF 65. ALL LENSES AND GLOBES SHALL BE POLYCARBONATE OR EQUIVALENT. ALL LIGHTING SOURCES THAT ILLUMINATE A WATERFRONT PUBLIC ACCESS AREA AND ARE MOUNTED ON OR LOCATED WITHIN BUILDINGS ADJACENT TO THE WATERFRONT PUBLIC ACCESS AREA SHALL BE SHIELDED FROM DIRECT VIEW. IN ADDITION, ALL LIGHTING WITHIN THE WATERFRONT PUBLIC ACCESS AREA SHALL BE SHIELDED TO MINIMIZE ANY ADVERSE EFFECT ON SURROUNDING BUILDINGS CONTAINING RESIDENCES.	AVERAGE LEVEL OF ILLUMINATION THROUGHOUT WALKABLE AREAS IS 2.4 FOOT-CANDLES. MINIMUM LEVEL OF ILLUMINATION THROUGHOUT ALL OTHER AREAS IS 0.7 FOOT-CANDLES. LIGHTING WILL BE CONTROLLED ON A TIME CLOCK SYSTEM ITO PROVIDE ILLUMINATE FROM ONE HALF HOUR BEFORE SUNSET TO ONE HALF HOUR AFTER SUNRISE. THE AVG-TO-MIN FOOT-CANDLE UNIFORMITY RATIO IS 3:1. ALL SPECIFIED FIXTURES WILL HAVE SEMI-CUTOFF GLARE CONTROL. ALL SPECIFIED FIXTURES WILL HAVE A COLOR TEMPERATURE OF 3000K AND MINIMUM CRI OF 80. ALL SPECIFIED LENSES WILL BE POLYCARBONATE OR EQUIVALENT. ALL FIXTURES MOUNTED ON OR WITHIN BUILDINGS ADJACENT TO THE WATERFRONT PUBLIC ACCESS AREA WILL BE SHIELDED FROM DIRECT VIEW. ALL SPECIFIED FIXTURES WILL BE SHIELDED TO MINIMIZE LIGHT SPILL ON SURROUNDING RESIDENCES.	COMPLIES	L-600.00
SIGNAGE				

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

N 210050 ZCK
CERTIFICATION
ZR 62-811(b)

CHAIR APPROVED: 04/21/2021

N 210051 ZAK
AUTHORIZATION
ZR 62-822(b)

CPC APPROVED: 04/21/2021

EFFECTIVE DATE: 04/21/2021

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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Revisions

Issue: ULURP Submission



Key Plan

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WATERFRONT ZONING CALCULATIONS

Date	09/22/2020
Scale	N/A
Drawn By	
Checked By	
Project No.	1816
Sheet No.:	L-004.00

Seal

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Plotted: 10/26/2019 8:07 AM

62-654 SIGNAGE	ALL SIGNS REQUIRED IN WATERFRONT PUBLIC ACCESS AREAS SHALL BE LOCATED IN DIRECTLY VISIBLE LOCATIONS, WITHOUT ANY OBSTRUCTION AT ANY TIME. SUCH SIGNS SHALL BE FULLY OPAQUE, NON REFLECTIVE, AND CONSTRUCTED OF PERMANENT, HIGHLY DURABLE MATERIALS SUCH AS METAL OR STONE. ALL LETTERING SHALL BE IN A CLEAR, SANS-SERIF, NON-NARROW FONT SUCH AS ARIAL, HELVETICA, OR VERDANA, SOLID IN COLOR WITH A MINIMUM HEIGHT OF 1/4", UNLESS OTHERWISE SPECIFIED IN THIS SECTION, AND SHALL HIGHLY CONTRAST WITH THE BACKGROUND COLOR. DRAWINGS DOCUMENTING THE SIZE, FORMAT, AND ORIENTATION OF ALL REQUIRED SIGNS SHALL BE INCLUDED IN THE APPLICATION. SUCH DRAWINGS SHALL INCLUDE DETAILED INFORMATION ABOUT DIMENSIONS OF THE SIGN, LETTERING SIZE, COLOR AND MATERIALS.	PROPOSED SIGNAGE IS LOCATED IN DIRECTLY VISIBLE AREAS, FABRICATED FROM FULLY OPAQUE, NON REFLECTIVE, PERMANENT AND HIGHLY DURABLE MATERIALS (METAL). ALL PROPOSED LETTERING IS IN A CLEAR, SANS-SERIF, NON-NARROW FONT, SOLID IN COLOR WITH A MINIMUM HEIGHT OF 1/2" AND CONTRASTS HIGHLY WITH THE BACKGROUND COLOR.	COMPLIES	L-402.00
62-654 (a) ENTRY SIGNAGE	ALL WATERFRONT PUBLIC ACCESS AREAS SHALL CONTAIN AN ENTRY SIGN MOUNTED ON A PERMANENT STRUCTURE. SUCH SIGN SHALL BE LOCATED WITHIN 5' OF THE BOUNDARY OF THE ENTRANCE FROM A STREET, PUBLIC PARK, OR OTHER PUBLIC WAY. INFORMATION IN PARAGRAPHS (a) (1) AND (a) (2) MAY BE INSCRIBED IN PAVEMENT OR ON ANY PERMITTED APPROPRIATE AMENITY, SUCH AS SEATING WALL OR SCULPTURE. ALL INFORMATION REQUIRED IN THIS PARAGRAPH, (a), SHALL BE INCLUDED ON SIGNS WITH A MAXIMUM DIMENSION IN ONE DIRECTION OF 16" . THE MAXIMUM HEIGHT OF A SIGN ABOVE THE ADJOINING GRADE SHALL BE 3' FOR A HORIZONTAL SIGN AND 5' FOR A VERTICAL SIGN. THE BOTTOM OF ALL SIGNS SHALL BE AT LEAST 18" ABOVE ADJOINING GRADE, EXCEPT FOR SIGNS ANGLED 45° OR LESS AS MEASURED FROM ADJACENT GRADE. HOWEVER, THE WATERFRONT SYMBOL REQUIRED PURSUANT TO PARAGRAPH (a) (1) NEED NOT BE INCLUDED IN SUCH SIGNAGE IS SUCH SYMBOL IS INSCRIBED NEARBY IN PAVEMENT OR ANY APPROPRIATE AMENITY.	ENTRY SIGNAGE IS LOCATED WITHIN 5' OF THE BOUNDARY OF THE ENTRANCE TO THE SPWW ON BOTH SIDES AND IS MOUNTED ON A STRUCTURE WITH PERMANENT FOUNDATION. MAX DIMENSION OF THE ENTRY SIGN IS 16" WIDE AND 5' TALL. BOTTOM OF SIGN IS 18" ABOVE ADJACENT GRADE.	COMPLIES	L-402.00
62-654 (a) (1-10)	REQUIRED SIGNAGE SHALL CONTAIN: (1) THE NEW YORK CITY WATERFRONT SYMBOL, 12" SQUARE IN DIMENSION, AS PROVIDED IN THE REQUIRED SIGNAGE SYMBOLS FILE AT THE DCP WEBSITE; (2) LETTERING AT LEAST 1 1/2" IN HEIGHT, STATING "OPEN TO PUBLIC" IN BOLD TYPE; (3) LETTERING AT LEAST 3/4" IN HEIGHT STATING THE APPROVED HOURS OF OPERATION AS REQUIRED PURSUANT TO SECTION 62-71 (OPERATIONAL REQUIREMENTS), PARAGRAPH (a); (4) LETTERING AT LEAST 3/4" IN HEIGHT STATING "DO NOT ENTER OUTSIDE OF HOURS OF OPERATION"; (5) THE INTERNATIONAL SYMBOL OF ACCESS FOR PERSONS WITH PHYSICAL DISABILITIES, AT LEAST 3" 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).	SIGNAGE CONTAINS NYC WATERFRONT SYMBOL, 12" SQUARE IN DIMENSION; LETTERING IS 1 1/2" IN HEIGHT, STATING "OPEN TO PUBLIC" IN BOLD TYPE; LETTERING IS 3/4" IN HEIGHT STATING THE APPROVED HOURS OF OPERATION AS REQUIRED PURSUANT TO SECTION 62-71 (OPERATIONAL REQUIREMENTS), PARAGRAPH (a); LETTERING IS 3/4" IN HEIGHT STATING "DO NOT ENTER OUTSIDE OF HOURS OF OPERATION"; CONTAINS THE STATEMENT: "THIS PUBLIC ACCESS AREA IS ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES"; CONTAINS THE ADDRESS OF THE PROPERTY WHERE THE WATERFRONT PUBLIC ACCESS AREA IS LOCATED; CONTAINS 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; CONTAINS THE STATEMENT: "FOR COMPLAINTS OR QUESTIONS: CALL 311"; CONTAINS THE STATEMENT: "FOR MORE INFORMATION GO TO HTTP://NYC.GOV/PLANNING"; AND RULES OF CONDUCT AS SPECIFIED IN SECTION 62-71, PARAGRAPH (b).	COMPLIES	L-402.00
62-654 (b) SIGNAGE AT ZONING LOT LINE	A SIGN SHALL BE REQUIRED TO BE LOCATED WITHIN 5' OF ANY ZONING LOT LINE ADJACENT TO ANOTHER ZONING LOT WITHIN A SPWW AND AT A DISTANCE NO GREATER THAN 5' 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". THE MAXIMUM HEIGHT OF A SIGN ABOVE ADJOINING GRADE SHALL BE 3'. THE BOTTOM OF ALL SIGNS SHALL BE AT LEAST 18" ABOVE ADJOINING GRADE, EXCEPT FOR SIGNS ANGLED 45° OR LESS, AS MEASURED FROM ADJACENT GRADE. HOWEVER, THE WATERFRONT SYMBOL REQUIRED PURSUANT TO PARAGRAPH (a) (1) NEED NOT BE INCLUDED IN SUCH SIGNAGE IS SUCH SYMBOL IS INSCRIBED NEARBY IN PAVEMENT OR ANY APPROPRIATE AMENITY, SUCH AS A SEATING WALL OR SCULPTURE.	SIGNAGE IS LOCATED 5' FROM ADJACENT ZONING LOT LINE AND 18" FROM THE REQUIRED CIRCULATION PATH. ALL INFORMATION REQUIRED IN PARAGRAPH (a) OF THIS SECTION SHALL BE INCLUDED ON A 16" WIDE SIGN. PROPOSED SIGNAGE IS 3' ABOVE ADJOINING GRADE. THE BOTTOM OF THE PROPOSED SIGNAGE IS 18" ABOVE ADJOINING GRADE. THE WATERFRONT SYMBOL REQUIRED PURSUANT TO PARAGRAPH (a) (1) IS INCLUDED IN THE PROPOSED SIGNAGE.	COMPLIES	L-100.00
62-654 (c) OTHER SIGNAGE	SEATING AREAS WITHIN WPAAs ALLOWED PURSUANT TO PARAGRAPH (b) OF SECTION 62-62 SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS "SEATING OPEN TO PUBLIC" IN LETTERING AT LEAST 1" HIGH. SUCH SIGN SHALL BE CLEARLY VISIBLE FROM THE WPAA. SUCH SIGN SHALL BE NO GREATER THAN 60 SQUARE INCHES, NO HIGHER THAN 18" 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.	PROPOSED SEATING SIGNAGE CONTAINS THE WORDS "SEATING OPEN TO PUBLIC" IN 1" HT. LETTER. THE PROPOSED SIGNAGE IS CLEARLY VISIBLE FROM THE WPAA. SIGNAGE IS 54 SQUARE INCHES AND LOCATED 6"-18" ABOVE ADJACENT GRADE. SIGNAGED IS ATTACHED TO A CURB/RETAINING WALL WITHIN THE WPAA. NO ADVERTISING SIGNS ARE LOCATED WITHIN THE WPAA.	COMPLIES	L-402.00
PLANTING AND TREES				
62-655	A DETAILED LANDSCAPE PLAN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT SHALL BE SUBMITTED TO THE DEPARTMENT OF PARKS AND RECREATION PRIOR TO SEEKING CERTIFICATION. SUCH PLANS SHALL INCLUDE PLANTS SUITED FOR WATERFRONT CONDITIONS AND INCLUDE A DIVERSITY OF SPECIES WITH EMPHASIS ON NATIVE PLANTS, SALT TOLERANCE 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. ALL PLANTED AREAS SHALL CONTAIN A BUILT-IN IRRIGATION SYSTEM OR CONTAIN HOSE BIBS WITHIN 100' OF ALL PLANTING AREAS.	A DETAILED LANDSCAPE PLAN HAS BEEN SUBMITTED TO THE DEPARTMENT OF PARKS AND RECREATION FOR REVIEW. ALL PLANTS ARE SUITABLE FOR WATERFRONT CONDITIONS AND MEET ALL REQUIREMENTS BY THE DEPARTMENT OF PARKS AND RECREATION. HOSE BIBS ARE LOCATED WITHIN 100' OF ALL PLANTING AREAS.	COMPLIES	L-100.00
62-655 (a) PLANTING AREAS	A CURB WITH A MAXIMUM HEIGHT OF 6" IS PERMITTED ALONG THE PERIMETER OF ANY PLANTING AREA. ANY EDGING HIGHER THAN 6" ABOVE ADJACENT GRADE SHALL BE CONSIDERED A RETAINING WALL. RETAINING WALLS SHALL NOT EXCEED 60% OF THE PERIMETER OF A PLANTING AREA OR A MAXIMUM HEIGHT OF 18" MEASURE FROM THE ADJACENT GRADE. AT LEAST ONE CONTINUOUS LENGTH, EQUAL TO 40% OF THE PLANTING AREA'S PERIMETER, SHALL HAVE A GRADE LEVEL WITHIN 6" OF THE ADJACENT GRADE LEVEL. 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.	TWO PLANTING BEDS LOCATED BETWEEN THE PRIMARY PATHWAY AND THE BULKHEAD ARE DESIGNED WITH A RETAINING WALL THAT EXCEEDS 18" HEIGHT OF RETAINING WALL. RANGE FROM 29"-39". SOUTH PLANTING BED: 9LF OUT OF TOTAL 105LF (9%) PERIMETER EDGE EXCEEDS 18" NORTH PLANTING BED: 105LF/225LF= .47 OR 47% PERIMETER EDGE EXCEEDS 18" TOTAL PLANTER EDGE = 390LF 0-6" = 215 LF OR 55% 6"-18" = 12 LF OR 3% OVER 18" = 114 LF OR 29% TWO PLANTING BEDS LOCATED BETWEEN THE PRIMARY PATH AND THE BUILDING ARE DESIGNED WITHOUT A RETAINING WALL. ALL PLANTING AREAS SHALL BE LOCATED ON UNDISTURBED SUBSOIL OR CLEAN FILL.	**DOES NOT COMPLY** REQUIRES AUTHORIZATION PURSUANT TO 62-822 (b)	L-200.00
62-655 (a) (1) SINGLE TREE PITS	A SINGLE TREE PIT SHALL HAVE A MINIMUM DIMENSION OF 5' WITH A MINIMUM AREA OF 30 SF AND A MINIMUM DEPTH OF 3'-6". ONLY TREE PITS PLANTED WITH GROUNDCOVER SHALL COUNT TOWARDS MEETING A MINIMUM PLANTING AREA REQUIREMENT.	TREE PITS DO NOT MEET THE REQUIRED MINIMUM DIMENSIONS.	**DOES NOT COMPLY** REQUIRES AUTHORIZATION PURSUANT TO 62-822 (b)	L-200.00
62-655 (a) (2) CONTINUOUS TREE PITS		CONTINUOUS TREE PITS ARE NOT PROPOSED.	N/A	
62-655 (a) (3) PLANTING BEDS	PLANTING BEDS FOR TURF GRASS OR GROUNDCOVERS SHALL HAVE MINIMUM DIMENSIONS OF 2' IN ANY DIRECTION AND A MINIMUM DEPTH OF 2'. PLANTING BEDS FOR SHRUBS SHALL HAVE MIN. DIMENSIONS OF 3' BY 3' FOR EACH SHRUB AND A MIN. DEPTH OF 2'-6". PLANTING BEDS CONTAINING TREES SHALL HAVE A MIN. DIMENSION OF 5' AND A MINIMUM AREA OF 30 SF FOR EACH TREE, WITH A MINIMUM SOIL DEPTH OF 3'-6". TREES, SHRUBS OR GROUNDCOVERS MAY BE COMBINED IN A SINGLE PLANTING BED ONLY IF SUCH BED MEETS THE MINIMUM DEPTH REQUIRED FOR THE LARGEST PLANT. RETAINING WALLS ARE PERMITTED ALONG THE PERIMETER OF A PLANTING BED IN ACCORDANCE WITH THE REGULATIONS OF PARAGRAPH (a) OF THIS SECTION.	PLANTING BEDS CONTAINING GROUNDCOVERS AND SHRUBS HAVE A MINIMUM DIMENSION OF 3'-3". PLANTING BEDS CONTAINING GROUNDCOVERS, SHRUBS, AND TREES HAVE A MINIMUM DIMENSION OF 12'-1". TREES HAVE A MINIMUM AREA OF 95 SF FOR EACH TREE. ALL PLANTING BEDS MEET MINIMUM DEPTH REQUIREMENTS.	COMPLIES	L-200.00
62-655 (a) (4) RAISED PLANTING BEDS		RAISED PLANTING BEDS NOT PROPOSED IN THE WPAA.	N/A	
62-655 (a) (5) BERMS		NO BERMS PROPOSED IN WPAA.	N/A	
62-655 (a) (6) LAWNS		NO LAWNS PROPOSED IN WPAA.	N/A	

62-655 (a) (7) SCREENING	SCREENING IS INTENDED TO CREATE A LANDSCAPED BUFFER BETWEEN THE WPAAs AND ADJOINING NON-PUBLIC USES TO PROTECT THE PRIVACY OR MINIMIZE THE VISUAL IMPACT OF BLANK WALLS, EQUIPMENT, LOADING AND PARKING AREAS OR SIMILAR CONDITIONS.	SCREENING BUFFER NOT PROVIDED.	**DOES NOT COMPLY** REQUIRES AUTHORIZATION PURSUANT TO 62-822 (b)	L-200.00
62-655 (a) (7) (i) SCREENING BUFFERS	SCREENING BUFFERS SHALL CONSIST OF DENSELY PLANTED SHRUBS OR MULTI-STEMMED SCREENING PLANTS, WITH AT LEAST 50% BEING EVERGREEN SPECIES. SHRUBS SHALL HAVE A HEIGHT OF AT LEAST 4' AT THE TIME OF PLANTING.	SCREENING BUFFER NOT PROVIDED.	COMPLIES	
62-655 (a) (7) (ii) BLANK WALLS AND SERVICE AREAS	BLANK WALLS HIGHER THAN 4' MEASURED FROM AN ADJACENT GRADE LEVEL AND SERVICE AREAS ANYWHERE IN THE WPAA SHALL BE SCREENED WITH ANY COMBINATION OF EVERGREEN TREES, VINES OR ESPALIERED SHRUBS, AND AN ARCHITECTURAL TREATMENT SUCH AS A PERGOLA, STONE RUSTICATION, OR GRILLS OR SCULPTURAL FEATURES.	BLANK WALLS AND SERVICE AREAS ARE NOT PROPOSED IN THE WPAA.	N/A	
62-655 (a) (7) (iii) PARKING GARAGE SCREENING		PARKING GARAGE NOT PROPOSED.	N/A	
62-655 (b) TREES				
62-655 (b) (1) TREE CALIPER	AT TIME OF PLANTING, CANOPY TREES SHALL BE A MINIMUM OF 3" CALIPER AND ORNAMENTAL TREES SHALL BE A MINIMUM OF 2" CALIPER.	CANOPY TREES PROVIDED RANGE FROM 3.5"-5" CALIPER. ORNAMENTAL TREES PROVIDED RANGE FROM 2-2.5" CALIPER.	COMPLIES	
62-655 (b) (2) TREES IN SINGLE TREE PITS	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 4" DEPTH SHALL BE INSTALLED IN ACCORDANCE WITH NYC 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 NYC DPR STANDARDS FOR STREET TREES FOR GRATE SIZE; OR (iii) THE ROOT ZONE SHALL BE SURROUNDED WITH A BARRIER HEDGE PLANTING	TREE PITS NOT PROPOSED.	N/A	
PAVING				
62-656 PAVING	PAVING IN WPAAs SHALL COMPLY WITH THE FOLLOWING AND ALL MAY BE INSTALLED TO FACILITATE STORM WATER MANAGEMENT APPROPRIATE FOR SPECIFIC SITE CONDITIONS.			
62-656 (a) (1) LOCATIONAL REQUIREMENTS WITHIN CIRCULATION PATHS	ALL PAVING MATERIAL FOR A REQUIRED CIRCULATION PATH SHALL BE PERMANENT, DURABLE, ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES, AND SHALL CONSIST OF THE COMBINATION OF THE FOLLOWING: (i) UNIT PAVERS CONSTITUTED OF STONE, CONCRETE, GRANITE, ASPHALT,OR A MIX OF THESE MATERIALS WITH OTHER AGGREGATES; (ii) CONCRETE, PRE FABRICATED, POURED, OR PERMEABLE; (iii) WOOD PLANKS FOR BOARDWALK OR DECKING, EXCEPT THAT TROPICAL HARDWOOD SHALL NOT BE PERMITTED; (iv) SOLID PLASTIC, SUCH AS "PLASTIC LUMBER", HIGH DENSITY POLYETHYLENE, WOOD COMPOSITE PLASTIC,OR FIBER REINFORCED PLASTIC	PAVEMENT IN THE SHORE PUBLIC WALKWAY CONSISTS OF POURED CONCRETE.	COMPLIES	L-103.00
62-656 (a) (2) OTHER THAN WITHIN REQUIRED CIRCULATION PATHS	IN ADDITION TO THE PERMITTED PAVING MATERIALS OF PARAGRAPH (a) (1) OF THIS SECTION, THE FOLLOWING MATERIALS SHALL BE PERMITTED ANYWHERE IN A WPAA: (i) BLOCKS SUCH AS BELGIAN BLOCKS, COBBLE STONES, CONCRETE COBBLES OR EUROCOBBLE; (ii) GRAVEL, LOOSE, INSTALLED OVER A SOLID SURFACE OR BOUND WITH RESIN; (iii) WOOD CHIPS OR OTHER SIMILAR MATERIAL; (iv) METAL GRATING, LIMITED TO AREAS THAT REQUIRE DRAINAGE AND FOR PLATFORMS; (v) ASPHALT, IMPERMEABLE OR POROUS, WHICH MAY BE IMPRINTED WITH THERMOPLASTIC PATTERNS.	OUTSIDE OF THE REQUIRED CIRCULATION PATHS, THE FOLLOWING PAVING MATERIALS ARE ALSO PROPOSED: - COBBLESTONES - LOOSE GRAVEL - METAL GRATING WITH CONCRETE INFILL	COMPLIES	L-103.00
62-656 (b) DIMENSIONAL REQUIREMENTS	(1) ALL UNIT PAVERS SHALL HAVE MINIMUM THICKNESS DIMENSION OF 2" FOR PEDESTRIAN USE AND 3" FOR VEHICULAR USE AND SHALL NOT EXCEED A MAX. OF 4SF IN AREA. (2) WOOD PLANKS OR PLASTIC LUMBER FOR BOARDWALK OR DECKING SHALL BE MINIMUM OF 3" THICK (NOMINAL DIMENSION). THE DIRECTION OF PLANKS SHALL NOT BE PARALLEL TO DIRECTION OF TRAFFIC. (3) CONCRETE SLABS, OTHER THAN IN UPLAND CONNECTIONS, SHALL BE A MAXIMUM OF 2' IN ANY ONE DIMENSION.	(1) ALL UNIT PAVERS ARE 3" THICK FOR VEHICULAR USE AND DO NOT EXCEED 4SF IN AREA. (2) DECKING IS NOT PROPOSED. (3) CONCRETE SLABS NOT PROPOSED.	COMPLIES	L-400.00
BICYCLE RACKS				
62-657 BICYCLE RACKS	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. 30" OF MANEUVERABLE SPACE SHALL BE PROVIDED BETWEEN PARALLEL BICYCLE RACKS AND AN 8' WIDE AISLE SHALL BE PROVIDED BETWEEN BICYCLE RACK AREAS.	BICYCLE RACKS MEET REQUIRED MIN. CLEARANCES. PROVIDED BICYCLE RACKS ARE PARALLEL WITH 31" MANUVERABLE SPACE.	COMPLIES	L-402.00
62-658 TRASH RECEPTACLES	TRASH RECEPTACLES SHALL BE PLACED WITHIN 50' OF A SEATING AREA, HAVE A MINIMUM CAPACITY OF 25 GALLONS AND HAVE EITHER TOP OPENINGS THAT MEASURE AT LEAST 12" WIDE OR SIDE OPENINGS THAT INSCRIBE A RECTANGLE MEASURING AT LEAST 12" WIDE AND 6" HIGH. TRASH RECEPTACLES SHALL USE STANDARD BAGS.	TRASH RECEPTACLES ARE PLACED BETWEEN 2'-8" AND 37'-6" OF A SEATING AREA. THEIR CAPACITY IS 39 GALLONS. TOP OPENING IS 12". TRASH RECEPTACLES USE STANDARD BAGS.	COMPLIES	L-402.00

*NOTE: APPLICANT TO PAY INTO PARK'S TREE FUND IN LIEU OF PROVIDING NEW STREET TREES UNDER THE ZONING RESOLUTION.

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ZR 62-811(b)
CHAIR APPROVED: 04/21/2021

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AUTHORIZATION
ZR 62-822(b)
CPC APPROVED: 04/21/2021
EFFECTIVE DATE: 04/21/2021

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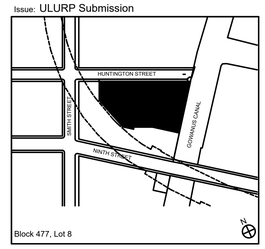
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WATERFRONT ZONING CALCULATIONS

Date	09/22/2020
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Project No.	1816
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TEMPORARY PLANTERS (NOT INCLUDED IN SPWW CALCULATIONS)

AREA OF CIRCULATION PATH TO BE PAVED AS PEDESTRIAN CIRCULATION PATH FOR FUTURE CONNECTION (NOT INCLUDED IN SPWW CALCULATIONS)

STAINLESS STEEL HANDRAILS, TYP FOR ALL STAIR CONDITIONS

PRIVATE AREA

HUNTINGTON STREET

MOUNTABLE CURB

DOT STREET CURB

FDNY TURNING CIRCLE- 76'-0" DIAMETER

SHORE PUBLIC WALKWAY

EDGE OF STEEL SHEET PILE BULKHEAD

EDGE OF STEEL SHEET PILE BULKHEAD

LEGEND

- ZONING LOT LINE
- LIMIT OF SPWW - SHORE PUBLIC WALKWAY / WPAA
- VISUAL CORRIDOR
- PAVED AREA FOR FUTURE CONNECTION
- STEEL SHEET PILE BULKHEAD WITH CONCRETE CAP
- PUBLIC ACCESS AREA
- STREET END IMPROVEMENT AREA
- PROPOSED TREE, SEE L-200
- PROPOSED UNDERSTORY TREE, SEE L-200
- SPWW, MIN. 12' CLEAR PRIMARY CIRCULATION PATH
- BUILDING ENTRANCE
- MTA FENCE
- 2 / L-400.00 — COBBLESTONE PAVING ON REINFORCED CONCRETE BASE
- 3 / L-400.00 — STONE DUST PAVEMENT
- 7 / L-400.00 — STAINLESS STEEL METAL GRATE WITH CONCRETE INFILL PAVEMENT
- 1 / L-400.00 — PATTERNED CIP CONCRETE PAVEM
- PLANTING AREA, SEE L-200
- 2 / L-401.00 — CIP CONCRETE SEAT WALL WITH WOOD TOP
- 1 / L-401.00 — SEATING WITH BACK TYPE A
- 3 / L-401.00 — SEATING WITH BACK TYPE B
- 4 / L-401.00 — CIP CONCRETE SEAT WALL
- MOUNTABLE CURB TO FDNY AND DOT STANDARDS
- 3 / L-403.00 — 42 INCH HIGH WATERFRONT GUARDRAIL
- 3 / L-403.00 — 42 INCH HIGH FENCE
- 5 / L-401.00 — CIP CONCRETE RETAINING WALL
- 6 / L-401.00 — STEEL SHEET PILE PLANTER WALL
- LIGHT POLE
- 1 / L-403.00 — MODULAR ALUMINUM TRUSS ARBOR
- 8 / L-400.00 and 9 / L-400.00 — PRECAST CONCRETE BALLAST BLOCKS
- 3 / L-402.00 — BACKLESS SEATING
- # / L-402.00 and 5 / L-402.00 — MOVABLE TABLES AND CHAIRS
- 1 / L-402.00 — SHORE PUBLIC WALKWAY ENTRY SIGNAGE AND ZONING LOT LINE SIGNAGE
- 2 / L-402.00 — SHORE PUBLIC WALKWAY SEATING SIGNAGE
- 7 / L-402.00 — BICYCLE RACK
- 6 / L-402.00 — TRASH AND RECYCLE RECEPTACLES
- A — ADA COMPANION SEATING, 3' x 5'
- CIP CONCRETE STAIRS WITH STAINLESS STEEL HANDRAILS
- HOSE BIB
- SCULPTURE

0 4' 8' 16' 24'

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

GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

BUILDING FOOTPRINT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

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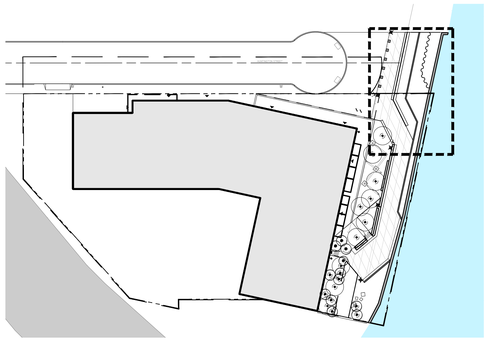
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WATERFRONT PUBLIC ACCESS PLAN

Date	09/22/2020
Scale	1/8" = 1'-0"
Drawn By	
Checked By	
Project No.	1816
Seal	
Sheet No.:	L-100.00



KEY PLAN ENLARGEMENT

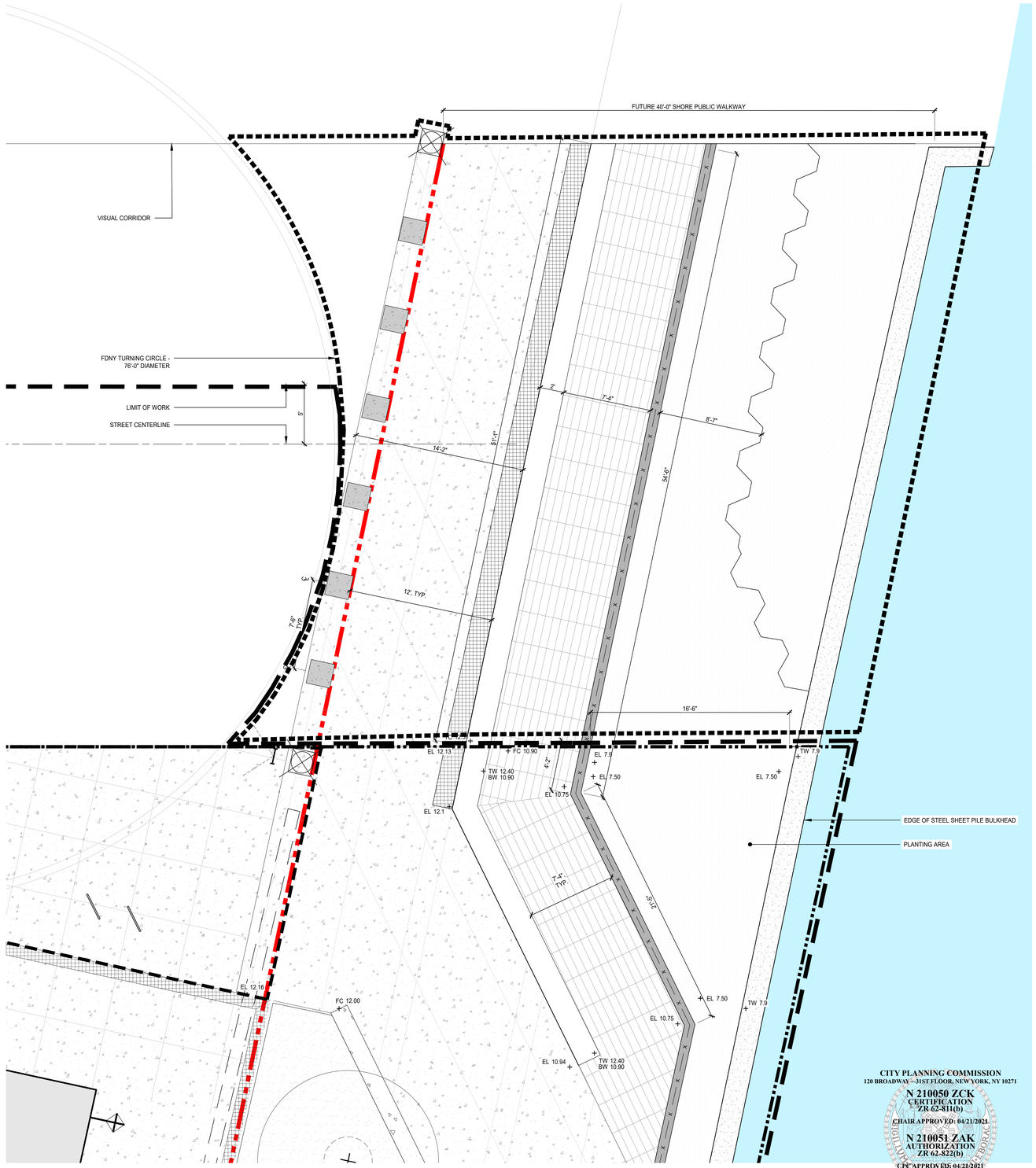
NOTES:

1. REFER TO L-100 SITE PLAN FOR FULL BUILD-OUT CONDITION AT STREET END.

2. AREA WITHIN PROPERTY LINE TO REMAIN THE SAME THROUGHOUT INTERIM-STREET END CONDITION AND FULL BUILD-OUT CONDITION.

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- STREET END IMPROVEMENT AREA
- LIMIT OF SPWW - SHORE PUBLIC WALKWAY / WPAA
- VISUAL CORRIDOR
- STEEL SHEET PILE BULKHEAD WITH CONCRETE CAP
- SPWW, MIN. 12' CLEAR PATH
- PUBLIC ACCESS AREA
- 2 / L-400.00 — COBBLESTONE PAVING ON REINFORCED CONCRETE BASE
- 7 / L-400.00 — STAINLESS STEEL METAL GRATE WITH CONCRETE INFILL PAVEMENT
- 1 / L-400.00 — PATTERNED CIP CONCRETE PAVEMENT
- PLANTING AREA, SEE L-200 SERIES
- 4 / L-401.00 — CIP CONCRETE SEAT WALL
- 3 / L-403.00 — 42 INCH HIGH FENCE
- 9 / L-400.00 — PRECAST CONCRETE BALLAST BLOCK BOLLARDS
- LIGHT POLE
- 1 / L-402.00 — SHORE PUBLIC WALKWAY ENTRY SIGN & ZONING LOT LINE SIGNAGE
- 2 / L-402.00 — SHORE PUBLIC WALKWAY SEATING SIGNAGE



1 STREET END ENLARGEMENT
SCALE: 1/4" = 1'-0"

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0 2' 4' 8' 12'

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

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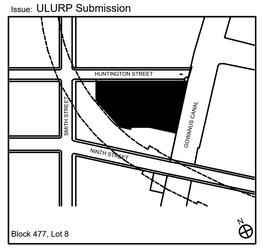
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LANDSCAPE PLAN - STREET END IMPROVEMENTS

Date	09/22/2020
Scale	AS NOTED
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