U.L.U.R.P. L-SERIES DRAWINGS FOR

INNOVATION QNS OPEN SPACES
ASTORIA, QUEENS, NY

MARCH 18, 2022

swa/Balsley

NEW YORK
250 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7400

NO.	DATE	REVISION
	03.18.2022	ULURP

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BEDROCK REAL ESTATE PARTNERS

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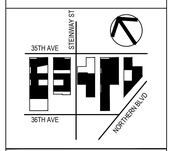
KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

COVER

L.000

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LEGEND

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	ZONING LOT LINE
	ILLUSTRATIVE BUILDING LINE
	PROPOSED MAX. BUILDING ENVELOPE
	ZONING DISTRICT BOUNDARY
	LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
℄	CENTER LINE
	ALIGN
XX / XXX	SECTION CALLOUT
PA	PLANTING AREA
	BREAKLINE
XX / XX	ENLARGEMENT
XX / XX	REFERENCE TO DETAIL DETAIL NUMBER SHEET NUMBER
XX	MATERIAL CALLOUT, SEE SCHEDULE
±0.00	SPOT GRADE

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
BSW	BOTTOM OF SEAT WALL
FFE	FINISH FLOOR ELEVATION
FS	FINISH SURFACE
FG	FINISH GRADE
WL	WATER LEVEL
GF	GROUND FLOOR
L.O.W	LIMIT OF WORK
M.E.P	SEE MECHANICAL DRAWING
MH	MANHOLE
(N)	NEW
N/A	NOT APPLICABLE
N.I.C	NOT IN CONTRACT
N.T.S	NOT TO SCALE
O.C.	ON CENTER
PA	PLANTING AREA
R.O.W	RIGHT OF WAY
S.A.D	SEE ARCHITECTURE DRAWING
S.C.D	SEE CIVIL DRAWING
S.D.D	SEE DRAINAGE DRAWING
S.E.D	SEE ELETRICAL DRAWING
S.I.D	SEE SIGNAGE DRAWING
S.L.D	SEE LIGHTING DRAWING
S.S	STAINLESS STEEL
S.S.D	SEE STRUCTURAL DRAWING
TC	TOP OF CURB
T.O.S	TOP OF SLAB
TPZ	TREE PROTECTION ZONE
TR	TOP OF RAMP
TS	TOP OF STAIR
TW	TOP OF WALL
TSW	TOP OF SEAT WALL
TYP.	TYPICAL
V.I.F	VERIFY IN FIELD
U.N.O	UNLESS NOTED OTHERWISE

GENERAL NOTES

1. DESIGN INTENT: THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
2. COMPOSITE BASE SHEET: THE PROPOSED IMPROVEMENTS SHOWN ON THE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE DESIGN TEAM. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING OR INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE SAME.
3. UTILITIES: PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND VERIFY THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY THE UTILITY COMPANY IN ADVANCE OF PERFORMING EXCAVATION WORK. EXCAVATION IS DEFINED AS BEING 18" OR MORE IN DEPTH BELOW THE EXISTING SURFACE.
4. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS REMINDED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, THE LANDSCAPE ARCHITECT CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS. LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO PLANTING IF ANY TREE LOCATIONS COINCIDE WITH UTILITY CORRIDORS.
5. ALL FOOTINGS SHOWN ARE FOR DESIGN INTENT ONLY. REFER TO CIVIL AND STRUCTURAL DWGS. FOR FOOTING DESIGN AND DETAILING.
6. TREE PROTECTION AND MAINTENANCE REQUIREMENTS: ALL TRENCHING AND EXCAVATION WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL BE BY HAND, WITH PRIOR APPROVAL OF LANDSCAPE ARCHITECT AND/OR ARBORIST, AND WITH CARE TAKEN NOT TO CUT OR DAMAGE ROOTS OVER ONE INCH IN DIAMETER. TREES TO REMAIN SHALL BE FENCED WITH TEMPORARY FENCING 60" HEIGHT, SUCH AS STEEL STAKES (MAXIMUM, 60" ON CENTER) WITH WIRE MESH FABRIC (6"X6" OPEN), CHAINLINK OR APPROVED EQUAL.
7. UNAUTHORIZED CHANGES AND USES: ALL PROPOSED CHANGES TO THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IN WRITING AND MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR IN ADVANCE.
8. CLEARING AND GRUBBING: CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING VEGETATION UNLESS OTHERWISE INDICATED, AS REQUIRED FOR SITE CONSTRUCTION, IRRIGATION AND PLANTING OPERATIONS. PRIOR TO COMMENCEMENT OF WORK, LIMIT OF CLEARING SHALL BE REVIEWED BY OWNER. STRIP ALL ORGANIC MATTER TO A SUFFICIENT DEPTH TO COMPLETELY REMOVE SUCH MATERIAL.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
10. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS, AND APPLICABLE REQUIREMENTS OF OTHER REGULATORY AGENCIES.
11. EXITING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOTE HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN. THE EXACT LOCATIONS AND ELEVATION OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR.
12. PROTECT EXISTING WATER, SEWER, DRAINAGE, AND TELEPHONE MAINLINES AND SERVICES THAT ARE TO REMAIN IN PLACE FROM DAMAGE.
13. IF LIVE UTILITIES ARE ENCOUNTERED, NOT INDICATED PREVIOUSLY, PROTECT THE SAME FROM DAME AND IMMEDIATELY NOTICE THE OWNER AN THE AFFECTED UTILITY PROVIDER. DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE RECEIVED.
14. BACKFILL UTILITY LINES EXPOSED BY WORK OPERATIONS AND REPAIR BEDDING AND BACKFILL MATERIALS OF UTILITIES THAT IS DISPLACED AND DAMAGED DURING WORK. REPLACE CONTAMINATED MATERIALS WITH NEW MATERIALS MATCHING THE EXISTING MATERIALS.
15. REPORT DISCREPANCIES IN DRAWINGS OR SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR CLARIFICATIONS AND ADJUSTMENTS BEFORE COMMENCING WORK. ANY DEVIATIONS OR CHANGES IN THESE DRAWINGS WITHOUT WRITTEN ACCEPTANCE OF THE LANDSCAPE ARCHITECT SHALL ABSOLVE THE LANDSCAPE ARCHITECT OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION AND CHANGE.
16. WRITTEN DIMENSIONS TAKE PRECEDENCE OF SCALED DRAWINGS.
17. OBTAIN ACCEPTANCE OF HORIZONTAL ALIGNMENT OF ELEMENTS IN THE FIELD FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
18. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE. MEASURED HORIZONTAL CONTROL DIMENSION ON LEVEL LINE, NOT PARALLE WITH GROUND SLOPE.
19. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
20. REFER TO CIVIL DRAWINGS FOR GRADING PLAN.
21. PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION VALVE BOX LOCATIONS. MOVE INSTALLED IRRIGATION VALVE BOXES CONFLICTING WITH ACCEPTED PLANT LOCATIONS.
22. OBTAIN ACCEPTANCE OF PLANT MATERIAL LOCATIONS IN THE FIELD PRIOR TO INSTALLATION OF TREE BUBBLER PIPE HEADS.
23. PLANTS AND WOOD CHIP MULCH ARE NOT SHOWN ON SOME DETAILS OF PURPOSED OF CLARIFY. SEE PLANTING PLAN FOR PLANT MATERIALS AREAS AND SEE TYPICAL PLANTING AREA DETAILS, THE MATERIALS PLAN, AND SPECIFICATIONS FOR LIMIT OF WOOD CHIP MULCH.
24. PROTECT EXISTING FEATURES TO REMAIN SUCH AS CURBS, GUTTERS, CATCH BASINS, VAULTS, VALVE BOXES, HAND HOLES, METERS, POLES, AND CENTENARY POLES, DURING CONSTRUCTION AND UNTIL FINAL COMPLETION.
25. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS THE ACCURACY OF COMPLETENESS OF THE INFORMATION SHOWN, THE EXACT LOCATION AND ELEVATIONS SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
26. PROTECT EXISTING WATER, SEWER, DRAINAGE AND TELEPHONE MAINLINES AND SERVICES THAT ARE TO REMAIN IN PLACE FROM DAMAGE.
27. MAKE TRANSITIONS BETWEEN CHANGES IN PAVING SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES UNLESS SHOWN OTHERWISE.
28. SET STRAIGHT LINE GRADES BETWEEN ELEVATIONS UNLESS SHOWN OTHERWISE.
29. OBTAIN AESTHETIC ACCEPTANCE OF FINE GRADING PRIOR TO PLANTING.
30. THESE DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION SHOULD CONDITIONS ARISE THAT WERE NOT APPARENT DURING DESIGN. ANY SUCH MODIFICATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR ACCEPTANCE.

NEW YORK
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KEY PLAN



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INDEX SHEET & NOTES

L.001



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- C6-4 — ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE

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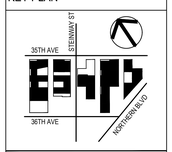

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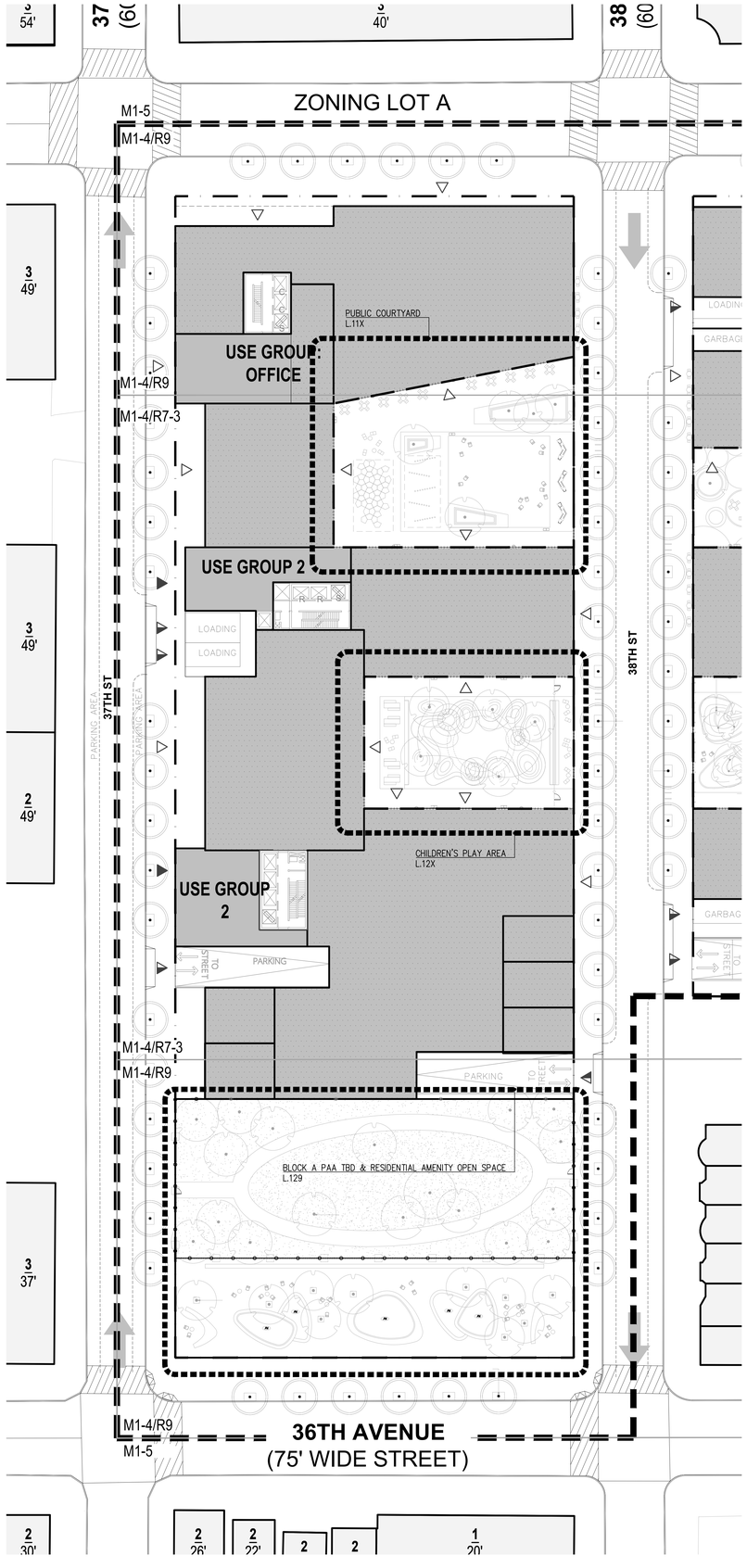
OVERALL SITE PLAN

L.002



1 ZONING LOT A – BLOCK PLAN
1" = 25'

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
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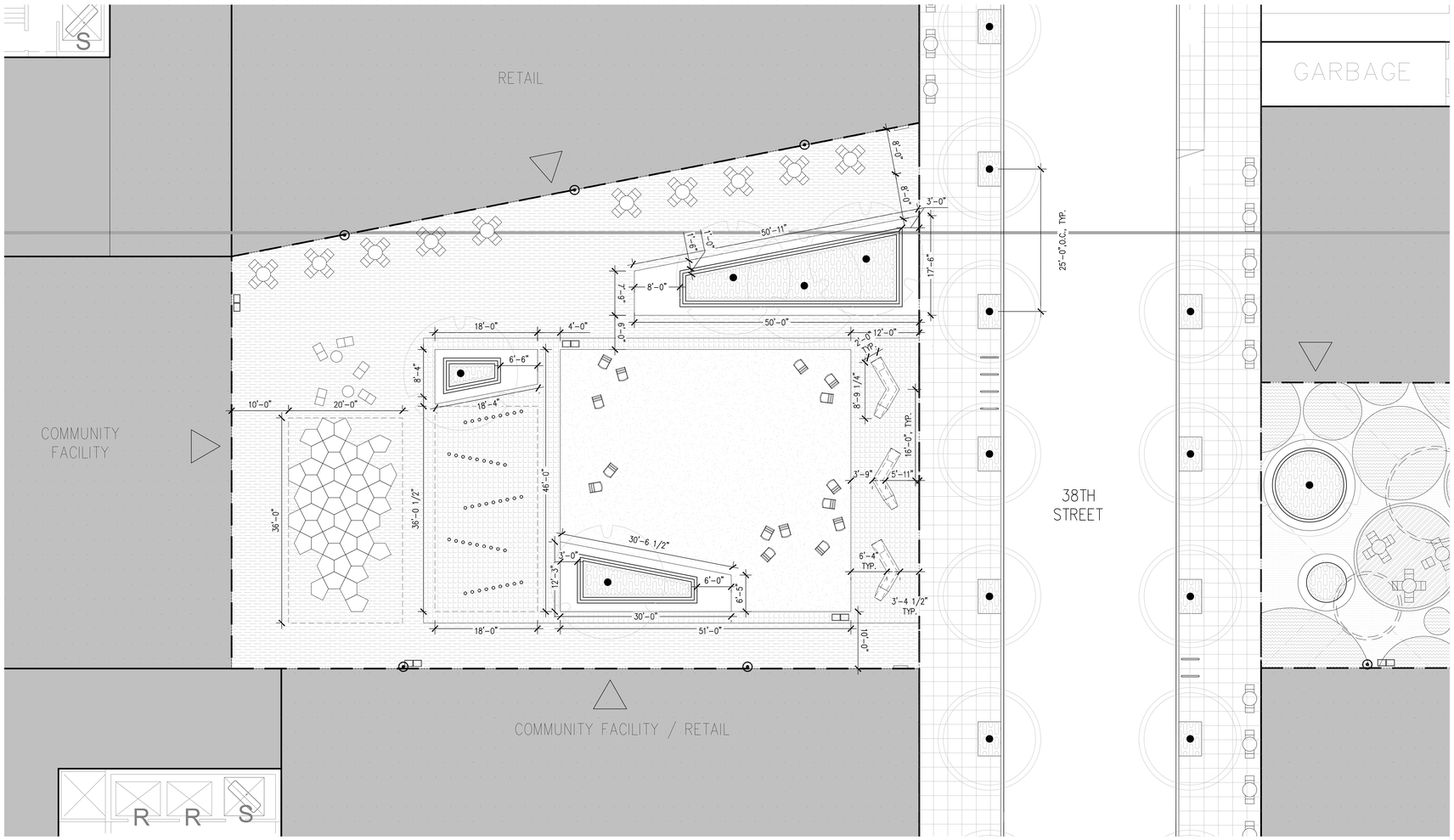
ZONING LOT A SITE PLAN

L.100

Amenities Information Table		
A)	Circulation	**Proposed:**
		Primary minimum 8'-0" unobstructed pedestrian circulation paths surrounding the site and connected to open street (38th Street)
B)	Seating	**Proposed variable types of seating:**
		Fixed planter bench with back - 255 LF
		Fixed double-sided bench - 68.7 LF
		Fixed occupiable public art seating - 267.5 LF
		Movable lounge chairs and cocktail tables - 5 chairs, 2 tables
		Movable tables and chairs - 40 chairs, 10 tables
		Movable chairs in multi-purpose lawn - 15 units
C)	Planting and Trees	**Proposed:**
		Trees - 5
		Planting area in raised planter - 485.7 SF
		Multi-purpose lawn/Synthetic turf - 2066 SF
D)	Litter Receptacles	Trash/recycling bins - 4 pairs
E)	Bicycle Racks	Bike rack parking spaces - 4
F)	Public Space Signage	**Public space signage systems to be provided:**
		Entry plaque
		Information plaque
		Hours of access plaque
G)	Additional Amenities	**Proposed:**
		Skim fountain
		Occupiable artwork
H)	Uses and Walls Fronting on Public Plaza	**Proposed:**
		Total Linear Feet of Building Fronting the Plaza - 315.45 LF
		Maximum Opacity - 50% (157.72 LF)



1 PUBLIC COURTYARD – LAYOUT PLAN
1/8" = 1'-0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
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- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- PARAPET-MOUNTED MOONLIGHTING
- CEILING LIGHT
- 4 SEATER CAFE TABLE
- 2 SEATER CAFE TABLE
- LOUNGE CHAIRS
- MOVABLE CHAIR
- COCKTAIL TABLE
- COMMUNAL TABLE SHORT
- COMMUNAL TABLE LONG
- BENCH
- POT
- OUTDOOR LOUNGE SOFA
- COFFEE TABLE
- TRIANGLE MOVABLE STOOL
- BACKLESS DOUBLE-SIDED BENCH
- BACKLESS DOUBLE-SIDED BENCH
- LITTER & RECYCLING RECEPTACLE
- BICYCLE RACK
- DOG RUN FENCE
- PLAYGROUND FENCE
- BOLLARD WITH REMOVABLE PANEL

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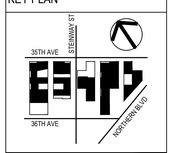

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PUBLIC COURTYARD LAYOUT PLAN

L.110

LEGEND

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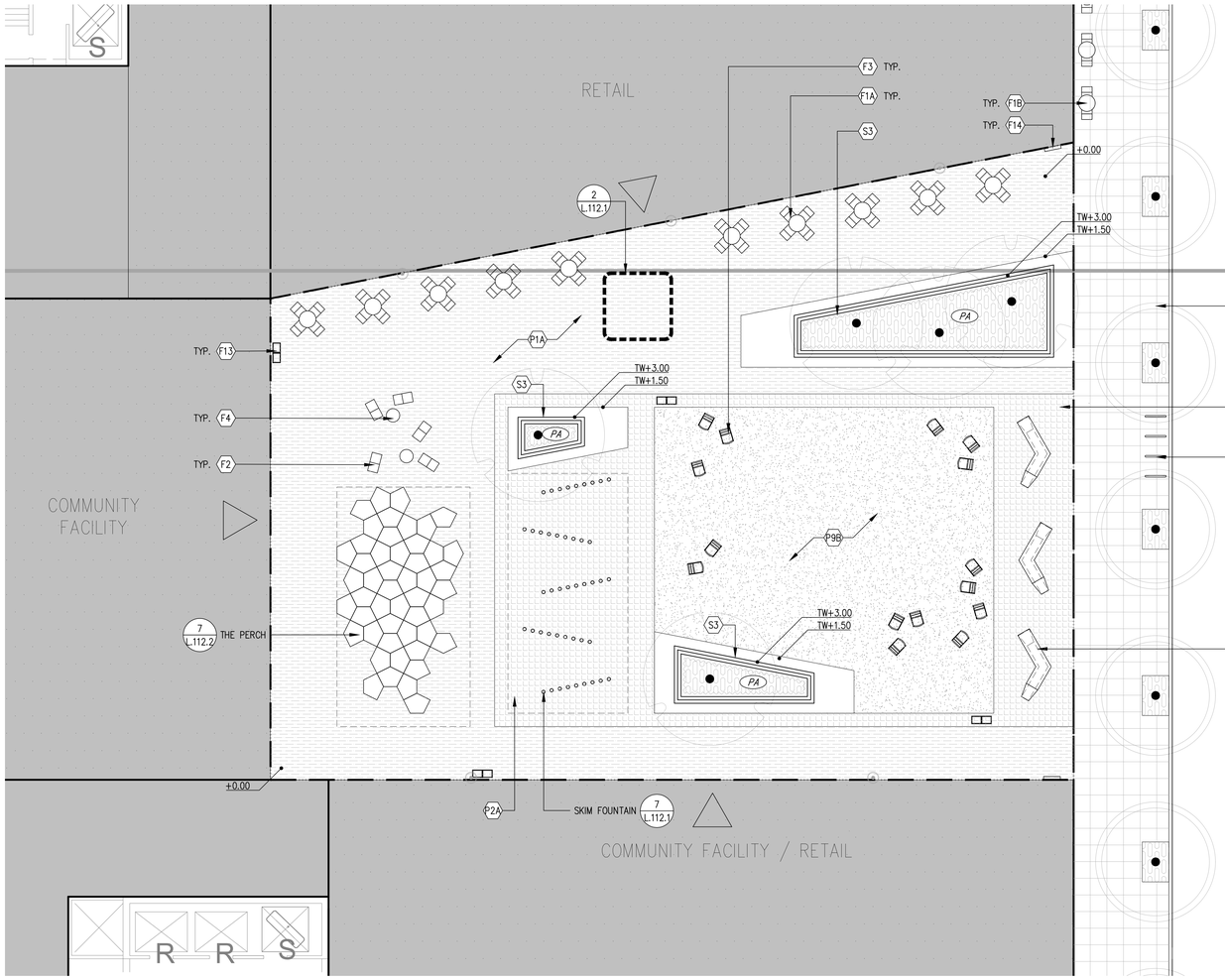

1 PUBLIC COURTYARD – MATERIALS PLAN
1/8" = 1'-0"

N

PAVING SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL	SIZE	COLOR	DETAIL
	P1A	PRECAST PAVER (3-TONE)	PRECAST CONCRETE	12"X36"	DARK GRAY MEDIUM GRAY LIGHT GRAY	1 L.112.1
	P2A	COBBLE PAVER (STACKED)	PRECAST CONCRETE	4"X4"	MEDIUM GRAY	1 L.112.1
	P9B	SYNTHETIC TURF	SYNTHETIC TURF	–	–	6 L.112.1
	P10	SIDEWALK	CIP CONCRETE	5'X5' SCORED JOINTS	–	5 L.112.1

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S3	WOOD PLANTER BENCH WITH BACK	8 L.112.1

FURNISHING SCHEDULE

SYMBOL	KEY	DESCRIPTION	DETAIL
	F1A	4 SEATER CAFE TABLE	1 L.112.2
	F1B	2 SEATER CAFE TABLE	1 L.112.2
	F2	LOUNGE CHAIRS	3 L.112.2
	F3	MOVABLE CHAIR	2 L.112.2
	F4	COCKTAIL TABLE	4 L.112.2
	F12	BACKLESS DOUBLE-SIDED BENCH	6 L.112.2
	F13	LITTER & RECYCLING RECEPTACLE	5 L.112.2
	F14	PARK SIGNAGE	10 L.112.1
	F15	BICYCLE RACK	9 L.112.1

OPA NEW YORK
250 Park Avenue South 3rd Fl.
New York, New York 10003
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	03.18.2022	ULURP

OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
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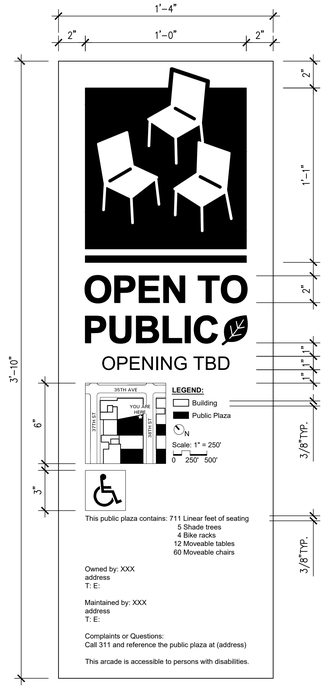
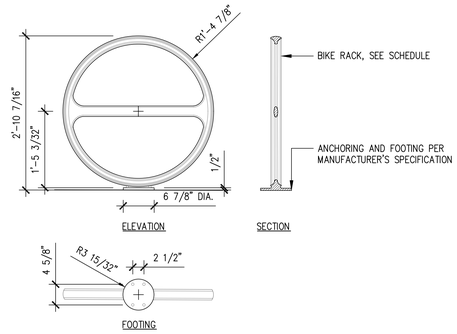
PROJECT NO: 1728.00 | SCALE:

PUBLIC COURTYARD
MATERIALS, FURNISHINGS, & DESIGN GRADES

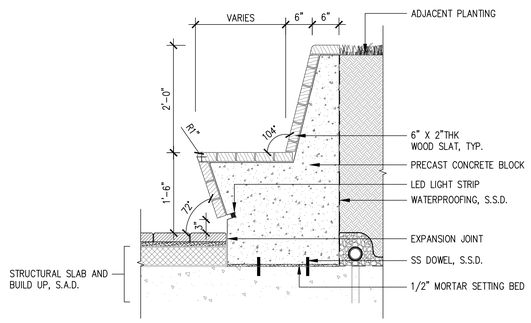
L.111



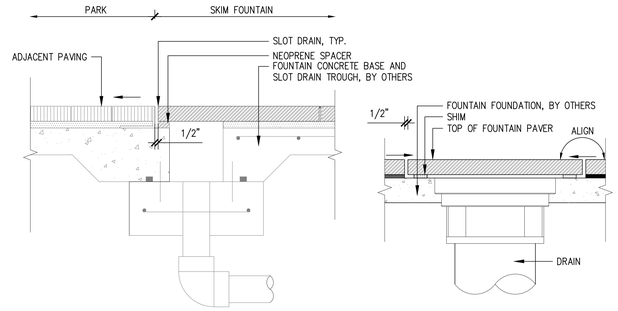
10 POPS INFORMATION AND ENTRY PLAQUE
3" = 1'-0"

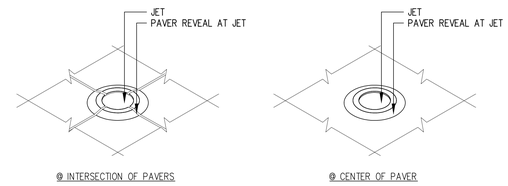


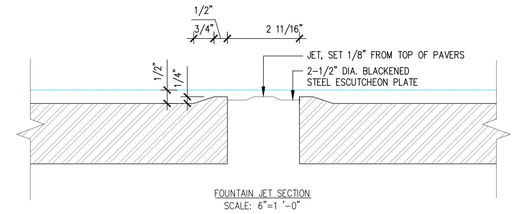
9 TYPICAL BIKE RACK ANCHORING DETAIL
1" = 1'-0"

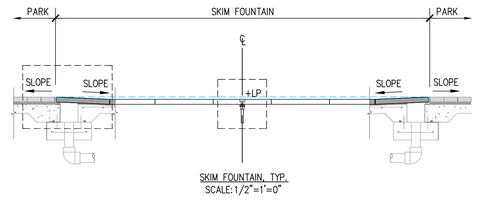


8 WOOD PLANTER BENCH WITH BACK
1" = 1'-0"

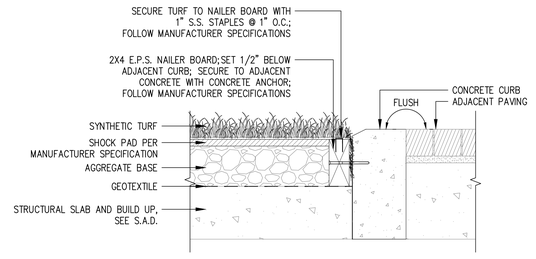




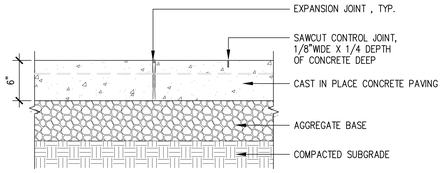




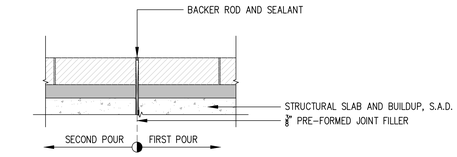
7 SKIM FOUNTAIN
AS INDICATED



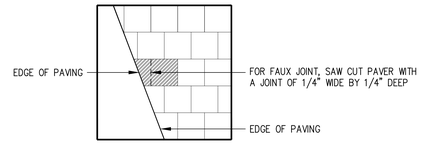
6 SYNTHETIC TURF WITH FLUSH CURB
1 1/2" = 1'-0"



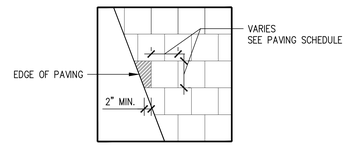
5 CIP CONCRETE PAVING
1 1/2" = 1'-0"



4 EXPANSION JOINT
1 1/2" = 1'-0"



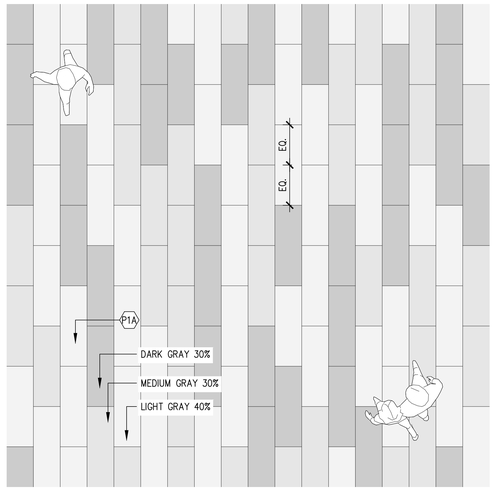
✔ UTILIZE OVERSIZED PAVING UNIT W/ FAUX JOINT AS NEEDED TO AVOID UNDERSIZED PAVING



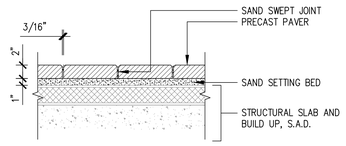
✖ NO PAVING UNIT TO BE TRIMMED TO LESS THAN 2"

AT EDGE CONDITION

3 PAVING RULES
1 1/2" = 1'-0"



2 DIGITAL SQUARE PAVING ENLARGEMENT
1/2" = 1'-0"



1 PRECAST PAVER
1 1/2" = 1'-0"

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KEY PLAN



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PROJECT NO: 1728.00 | SCALE:

PUBLIC COURTYARD HARDSCAPE & FURNISHINGS DETAILS

L.112.1

PAGE: 07 OF 80



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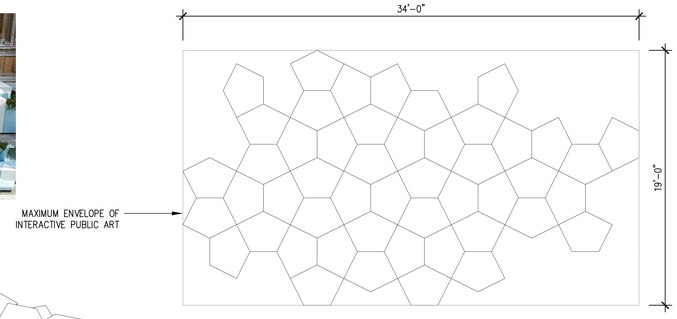
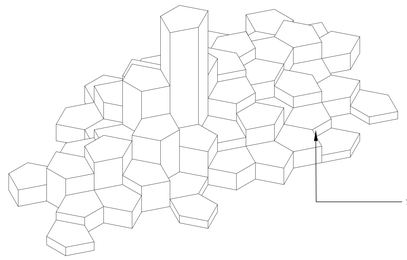
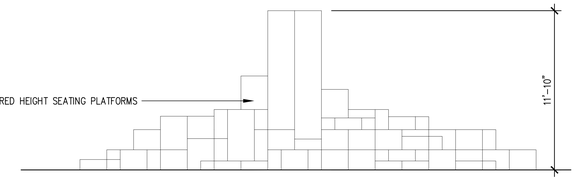


PLAN



AXONOMETRIC



ELEVATION

NOTES:

1. DRAWING INDICATE DESIGN INTENT ONLY. FINAL DESIGN TBD.

7 DIGITAL SQUARE – THE PERCH
1/4" = 1'-0"



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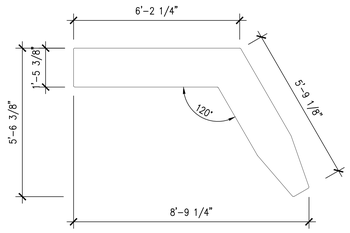
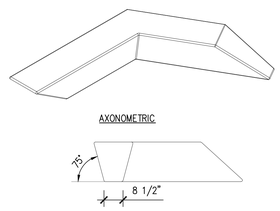


PLAN



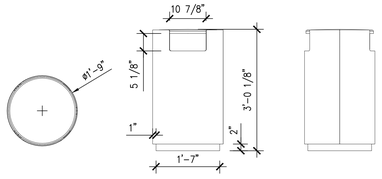
AXONOMETRIC

ELEVATION

6 BACKLESS DOUBLE-SIDED BENCH (LANDSCAPE FORMS-MILENIO)
1/2" = 1'-0"



REFERENCE IMAGE



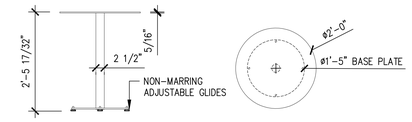
PLAN ELEVATION

SIDE VIEW

5 LITTER & RECYCLING BIN (LANDSCAPE FORMS-LAKESIDE)
3/4" = 1'-0"



REFERENCE IMAGE

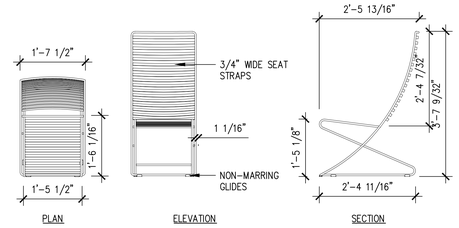


ELEVATION PLAN

4 COCKTAIL TABLE (LANDSCAPE FORMS-PARC CENTRE TABLE)
3/4" = 1'-0"



REFERENCE IMAGE

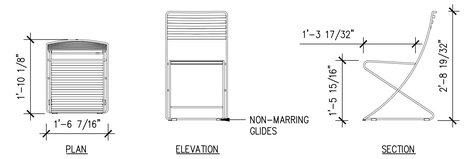


PLAN ELEVATION SECTION

3 LOUNGE CHAIR (LANDSCAPE FORMS-PARC CENTRE LOUNGE)
3/4" = 1'-0"

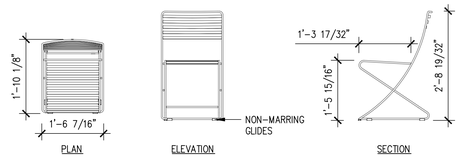


REFERENCE IMAGE



PLAN ELEVATION SECTION

2 MOVABLE CHAIR (LANDSCAPE FORMS-PARC CENTRE CHAIR)
3/4" = 1'-0"

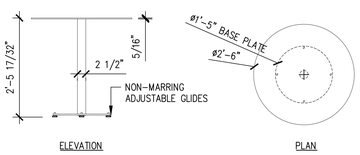


PLAN ELEVATION SECTION

LANDSCAPE FORMS - PARC CENTRE CHAIR



REFERENCE IMAGE



ELEVATION PLAN

LANDSCAPE FORMS - PARC CENTRE TABLE 30" DIA.

1 CAFE TABLES AND CHAIRS (LANDSCAPE FORMS-PARC CENTRE)
3/4" = 1'-0"

NEW YORK
250 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
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OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

CONSULTANTS

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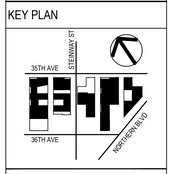
KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

PUBLIC COURTYARD HARDSCAPE & FURNISHINGS DETAILS

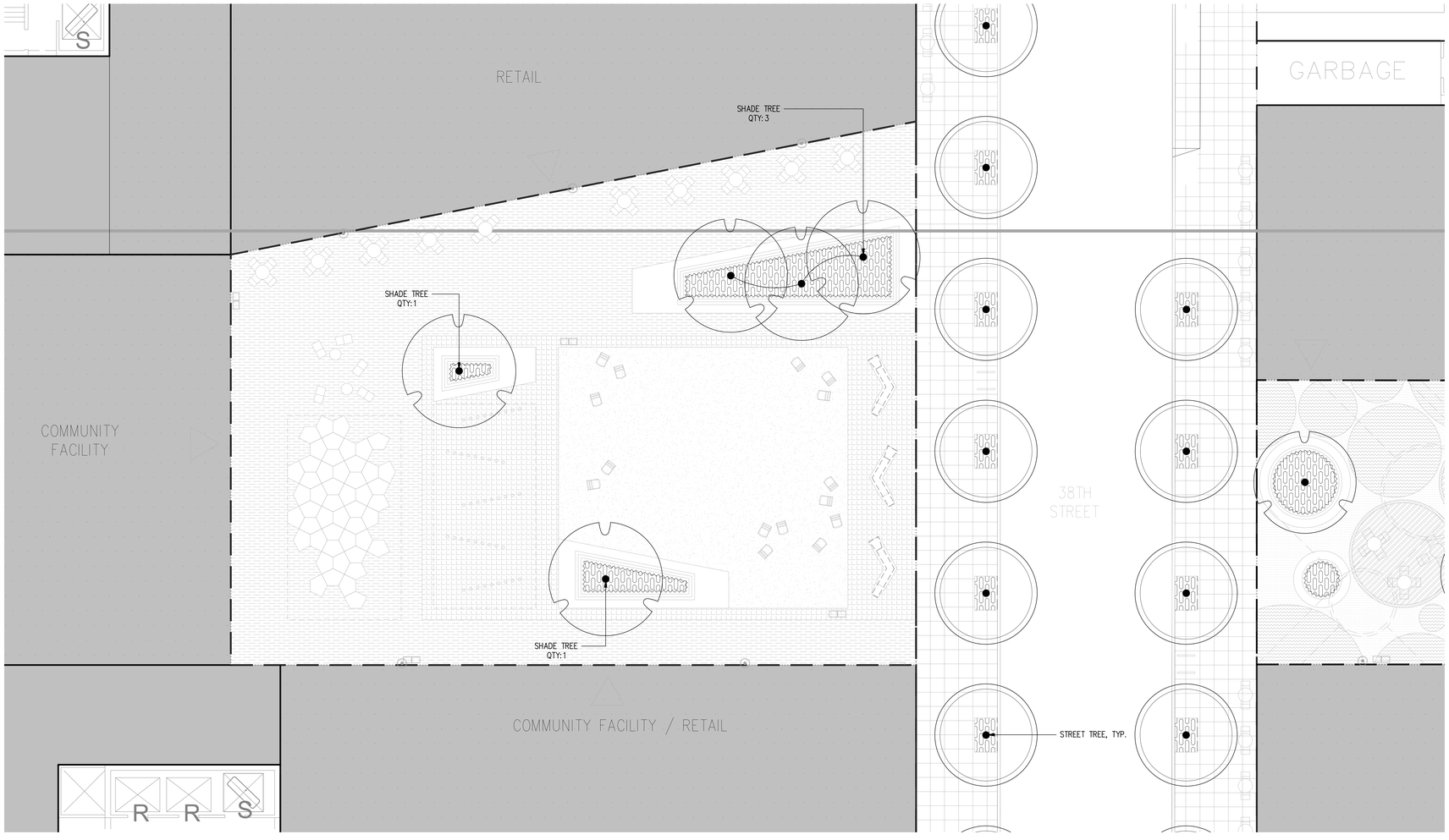
L.112.2

LEGEND

SYMBOL	DESCRIPTION
	STREET TREE
	SHADE TREE
	PLANTING AREA

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING



1 PUBLIC COURTYARD – PLANTING PLAN
1/8" = 1'-0"

N

PLANTING PALETTE

COMMON NAME	BOTANICAL NAME
SHADE TREES	
SUGAR MAPLE	ACER SACCHARUM
BLACK GUM	NYSSA SYLVATICA
JAPANESE ZELKOVA	ZELKOVA SERRATA
SWEET GUM	LIQUIDAMBAR STYRASIFLUA
PIN OAK	QUERCUS PALUSTRIS
MAIDENHAIR TREE	GINKGO BILOBA 'FASTIGIATA'
ORNAMENTAL TREES	
CANADIAN SERVICEBERRY	AMELANCHIER CANADENSIS
GRAY BIRCH	BETULA POPULIFOLIA
EASTERN REDBUD	CERCIS CANADENSIS
KATSURA TREE	CERCIDIPHYLLUM JAPONICUM
YOSHINO CHERRY	PRUNUS X YEDOENSIS 'AKEBONO'
JANE MAGNOLIA	MAGNOLIA X SOULANGIANA 'JANE'
SHRUBS, PERENNIALS	
LILY TURF	LIRIOPE MUSCARI
CULVER'S ROOT	VERONICASTRUM VIRGINICUM
PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'
NORTHERN BLUE FLAG	IRIS VERSICOLOR
SPOTTED JOE-PYE WEED	EUPATORIUM MACULATUM
RED TWIG DOGWOOD	CORNUS SERICEA
GROUNDCOVERS, GRASSES, FERNS	
PENNSYLVANIA SEDGE	CAREX PENSYLVANICA
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
HAY-SCENTED FERN	DENNSTAEDTIA PUNCTILOBULA
ALLEGHENY SPURGE	PACHYSANDRA PROCUMBENS
CREEPING JUNIPER	JUNIPERUS HORIZONTALIS

NEW YORK
200 Park Avenue South 3rd Fl.
New York, New York 10003
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New York, New York 10001

KEY PLAN



INNOVATION QNS

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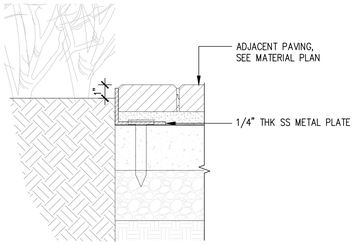
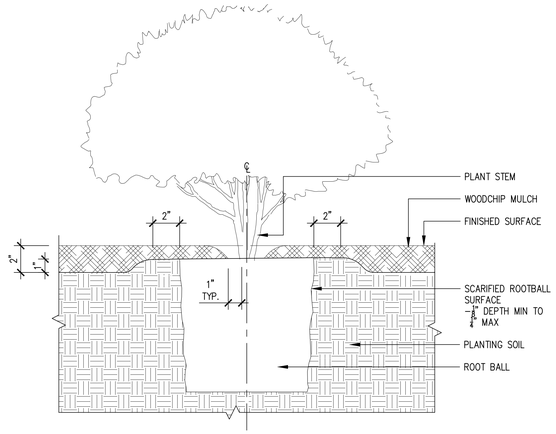
PROJECT NO: 1728.00 | SCALE:

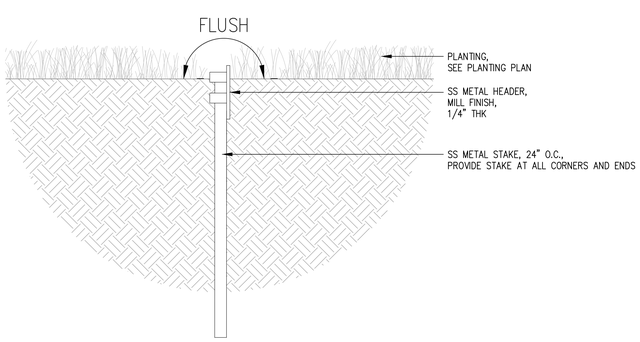
PUBLIC COURTYARD PLANTING PLAN

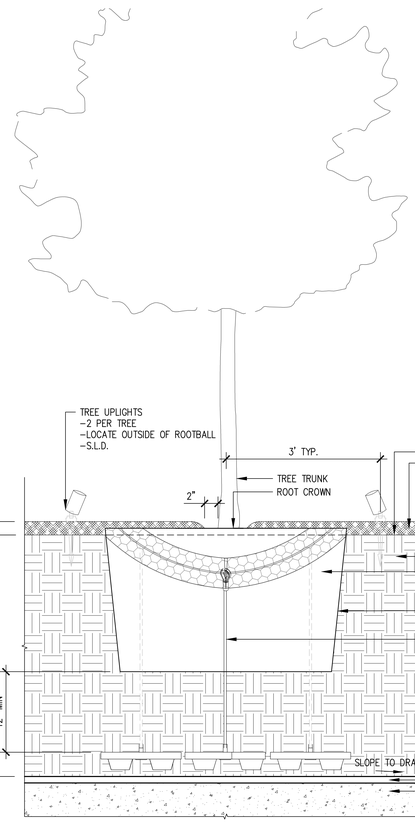
L.113

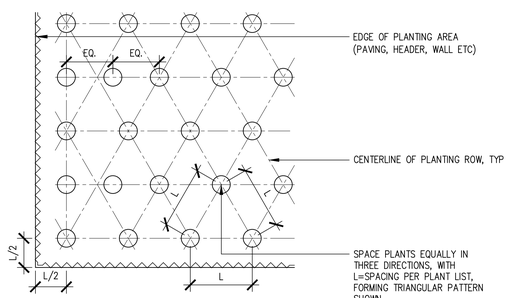


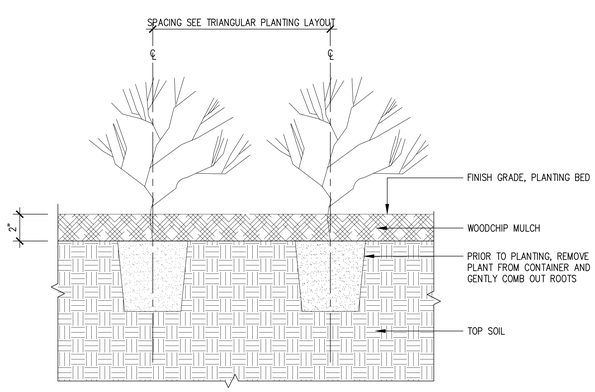


2 SHRUB PLANTING
3" = 1'-0"









4 METAL HEADER
3" = 1'-0"

5 TRIANGULAR PLANTING LAYOUT
1/2" = 1'-0"

3 GROUNDCOVER PLANTING
3" = 1'-0"

1 TREE PLANTING ON STRUCTURE
1 1/2" = 1'-0"

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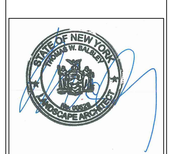

PROJECT NO: 1728.00 | SCALE:

PUBLIC COURTYARD PLANTING DETAIL

L.114

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
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- PROPOSED BUILDING
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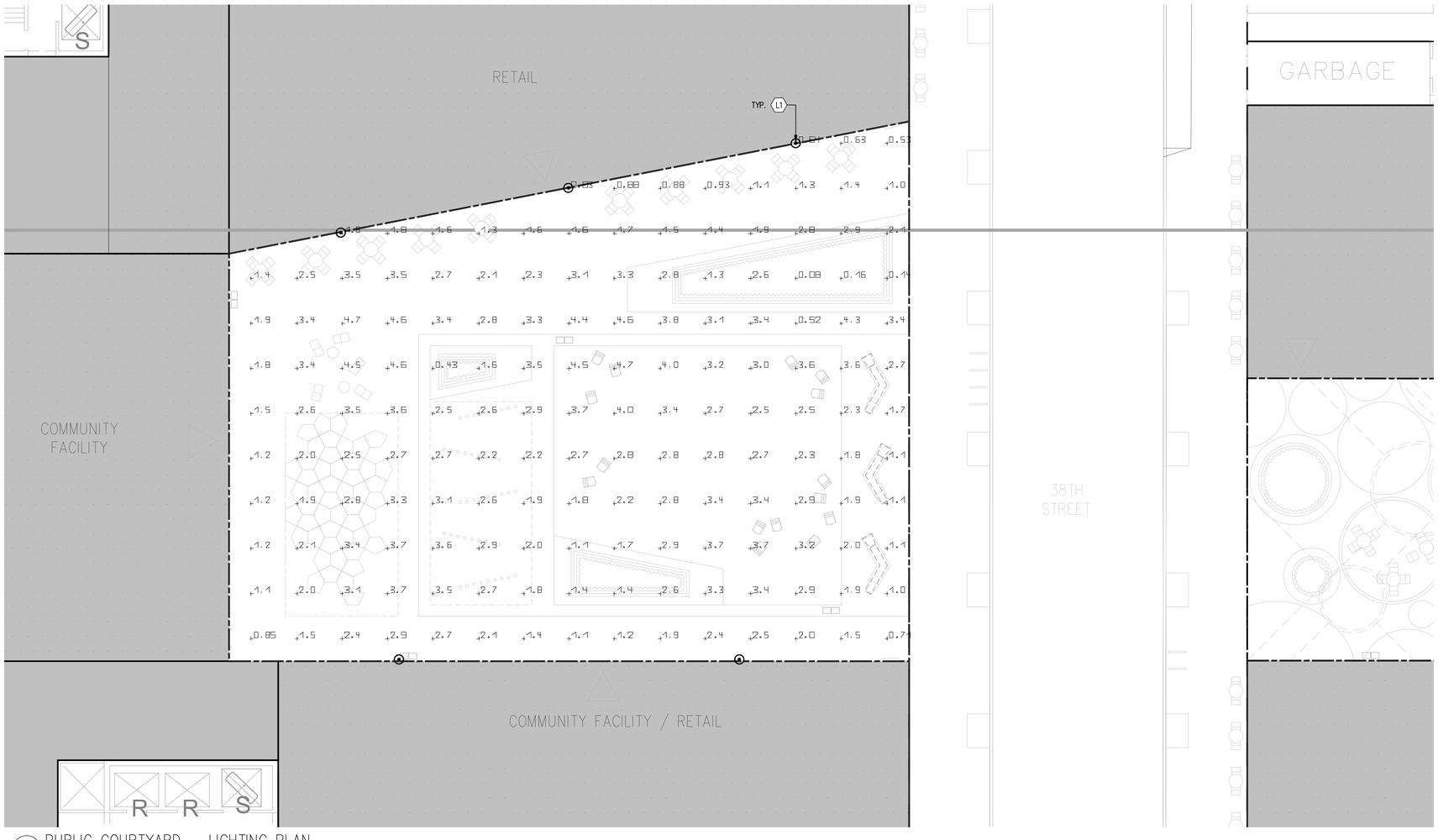
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

LIGHTING SCHEDULE

SYMBOL	KEY	DESCRIPTION	LUMINOUS FLUX	DETAIL
⊙	L1	PARAPET–MOUNDED MOONLIGHTING–SPOT	7671 LM	4 / L.116



1 PUBLIC COURTYARD – LIGHTING PLAN
1/8" = 1'-0"

N

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BEDROCK REAL ESTATE PARTNERS

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SWA/Balsley
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KEY PLAN



INNOVATION QNS

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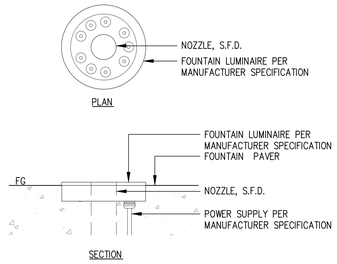
PROJECT NO: 1728.00 | SCALE:

PUBLIC COURTYARD LIGHTING PLAN

L.115



REFERENCE IMAGE



3 FOUNTAIN LIGHTING
3" = 1'-0"



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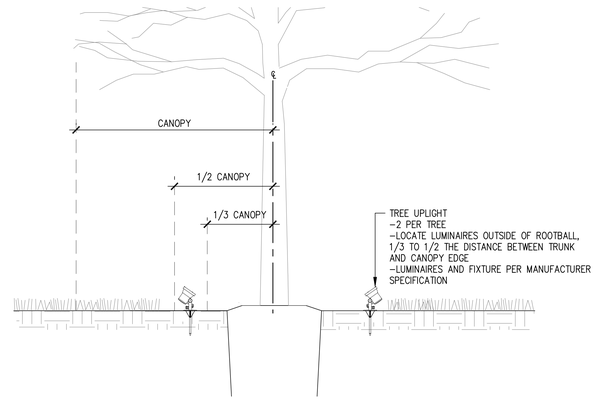
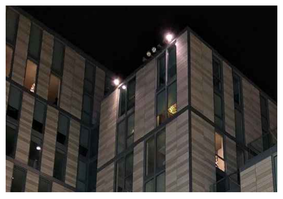


2 TREE UPLIGHTING
3/4" = 1'-0"





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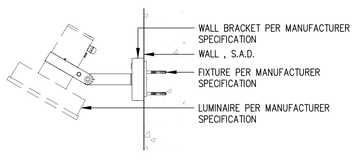
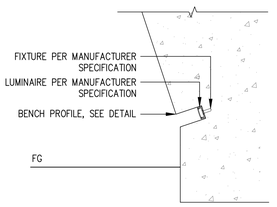


4 PARAPET-MOUNTED MOONLIGHTING (URBIDERMIS-ARNE 36 LED)
1 1/2" = 1'-0"



REFERENCE IMAGE



1 COVE LIGHT
3" = 1'-0"

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KEY PLAN



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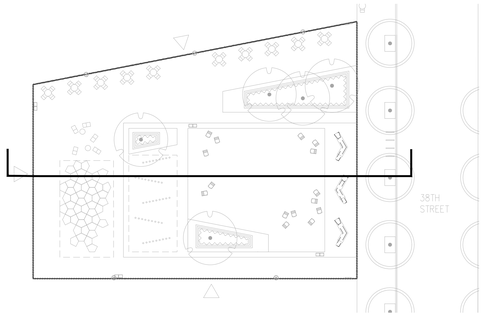
PROJECT NO: 1728.00 | SCALE:

PUBLIC COURTYARD LIGHTING DETAIL

L.116



KEY PLAN N 0 10' 20' 1" = 20'

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S3	WOOD PLANTER BENCH WITH BACK	8 / L.112.1

FURNISHING SCHEDULE

KEY	DESCRIPTION	DETAIL
F1A	4 SEATER CAFE TABLE	1 / L.112.2
F3	MOVABLE CHAIR	2 / L.112.2
F12	BACKLESS DOUBLE-SIDED BENCH	6 / L.112.2



1 PUBLIC COURTYARD SECTION
1/4" = 1'-0"

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KEY PLAN



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PROJECT NO: 1728.00 | SCALE:

PUBLIC COURTYARD SECTION

L.117



2 PUBLIC COURTYARD – 2
NOT TO SCALE



1 PUBLIC COURTYARD – 1
NOT TO SCALE

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KEY PLAN



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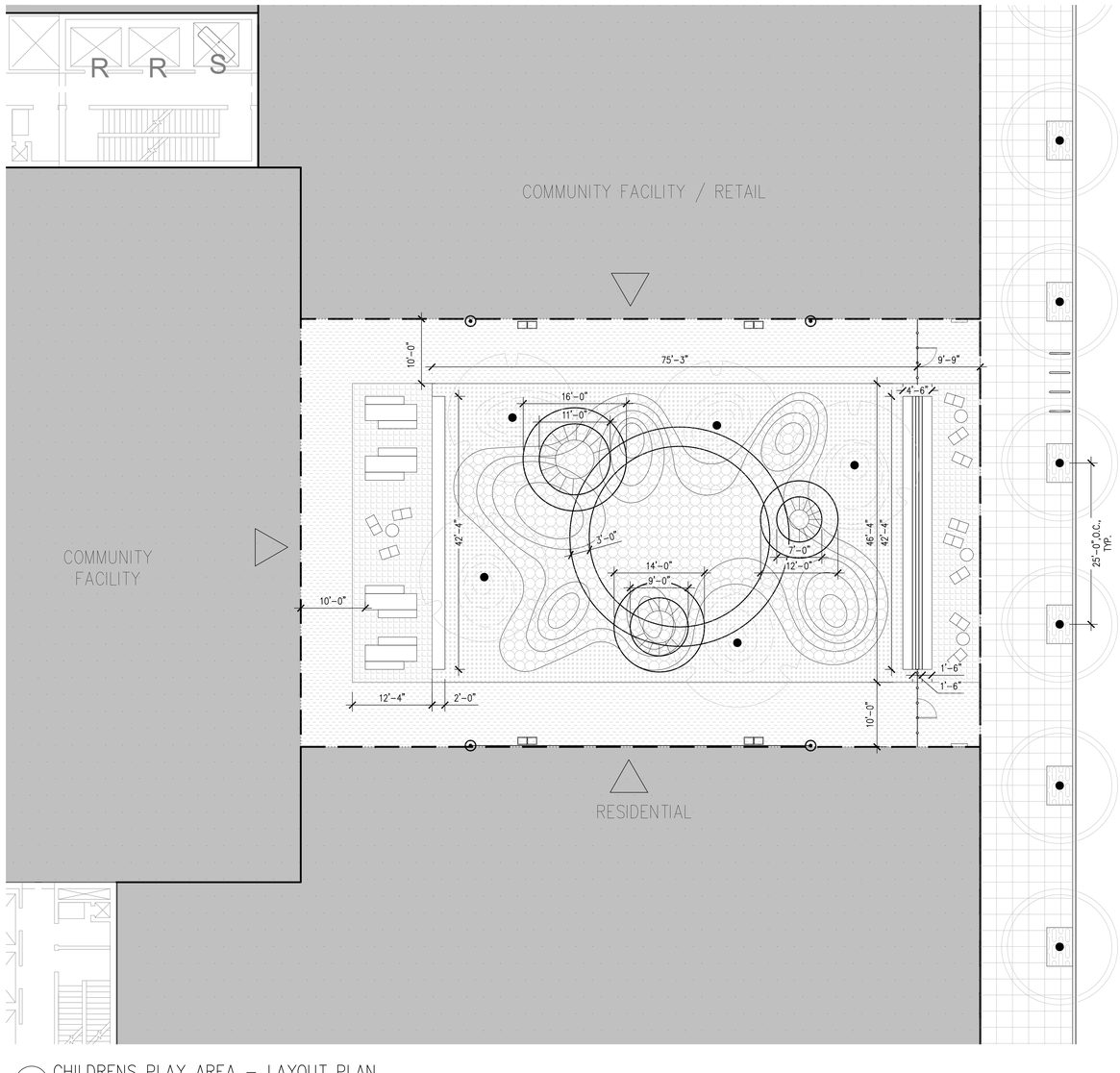
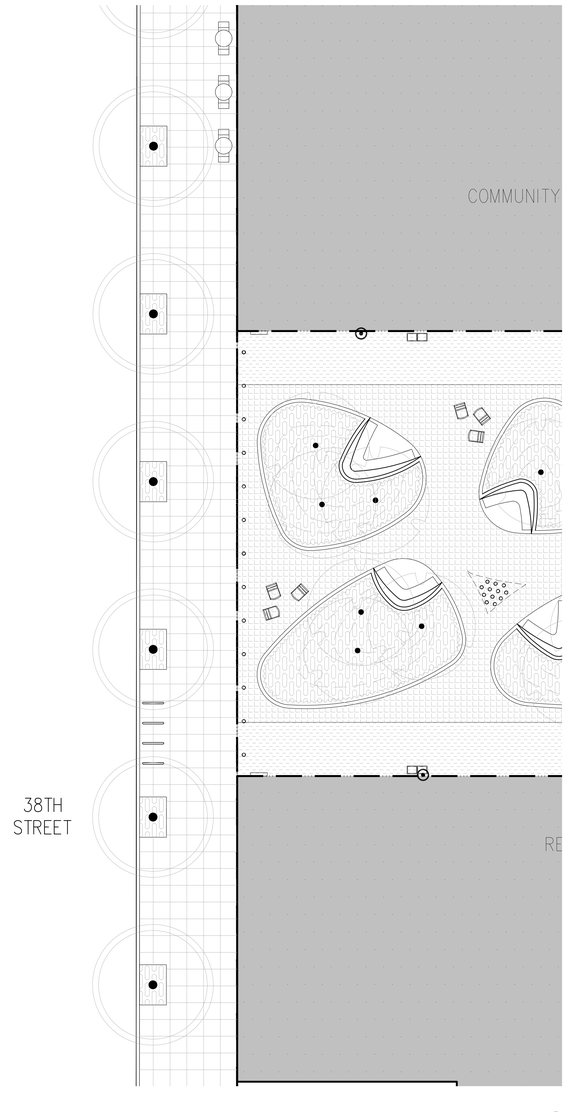
PROJECT NO: 1728.00 | SCALE:

PUBLIC COURTYARD OPEN SPACE VIEWS

L.118

Amenities Information Table		
A)	Circulation	**Proposed:**
		Primary mininum 8'-0" unobstructed pedestrian circulation paths surrounding the site and connected to open street (38th Street)
B)	Seating	**Proposed variable types of seating:**
		Fixed double-sided seatwall on West end of playground - 42.3 LF
		Fixed double-sided bench with backrest on East end of playground - 84.6 LF
		Fixed communal table with benches - 4 tables, 8 benches totaling 48 LF
		Movable lounge chairs with cocktail table - 11 chairs, 4 tables
C)	Planting and Trees	**Proposed:**
		5 trees
D)	Litter Receptacles	Trash/recycling bins - 4 pairs
E)	Bicycle Racks	Bike rack parking spaces - 4
F)	Public Space Signage	**Public space signage systems to be provided:**
		Entry plaque
		Information plaque
		Hours of access plaque
G)	Additonal Amenities	**Proposed:**
		Safe surface playground with topo mounds - 1861.6 SF
		Safety-rated synthetic turf grass with mounds - 1444.6 SF
		Tower and bridge play structures
H)	Uses and Walls Fronting on Public Plaza	**Proposed:**
		Total Linear Feet of Building Fronting the Plaza - 276.33 LF
		Maximum Opacity - 50% (138.165 LF)





1 CHILDRENS PLAY AREA – LAYOUT PLAN
1/8" = 1'-0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- PARAPET-MOUNTED MOONLIGHTING
- CEILING LIGHT
- 4 SEATER CAFE TABLE
- 2 SEATER CAFE TABLE
- LOUNGE CHAIRS
- MOVABLE CHAIR
- COCKTAIL TABLE
- COMMUNAL TABLE SHORT
- COMMUNAL TABLE LONG
- BENCH
- POT
- OUTDOOR LOUNGE SOFA
- COFFEE TABLE
- TRIANGLE MOVABLE STOOL
- BACKLESS DOUBLE-SIDED BENCH
- BACKLESS DOUBLE-SIDED BENCH
- LITTER & RECYCLING RECEPTACLE
- BICYCLE RACK
- DOG RUN FENCE
- PLAYGROUND FENCE
- BOLLARD WITH REMOVABLE PANEL

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KEY PLAN



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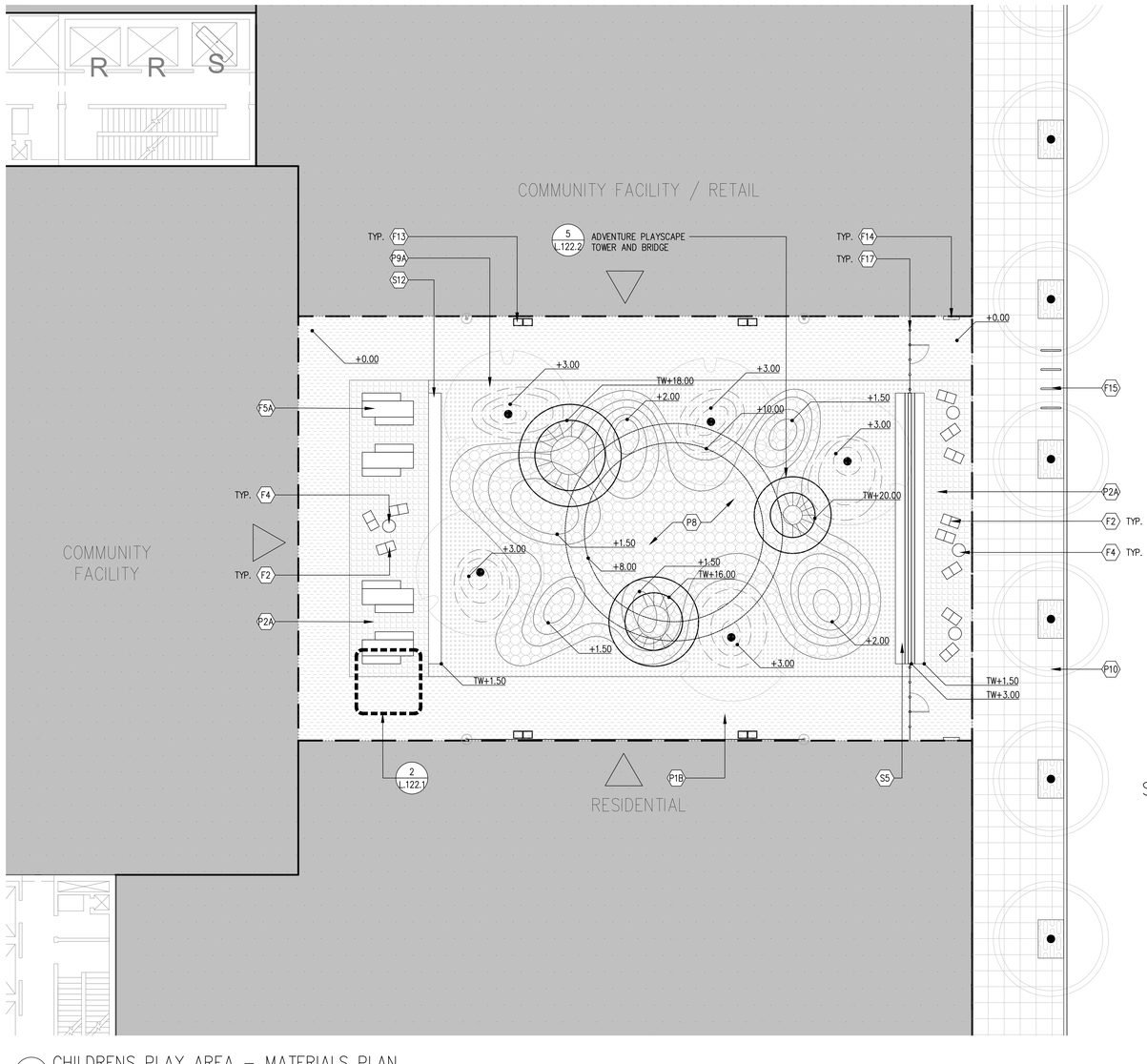
PROJECT NO: 1728.00 | SCALE:

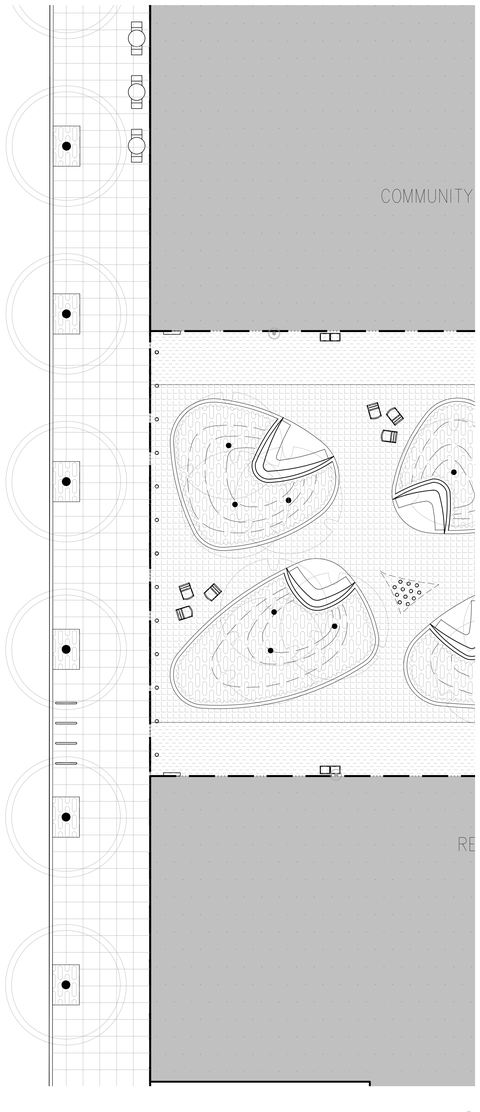
CHILDREN'S PLAY AREA
LAYOUT PLAN

L.120

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING





1 CHILDRENS PLAY AREA – MATERIALS PLAN
1/8" = 1'-0"

N

PAVING SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL	SIZE	COLOR	DETAIL
	P1B	PRECAST PAVER	PRECAST CONCRETE	12"X36"	MEDIUM GRAY	1 / L.122.1
	P2A	COBBLE PAVER (STACKED)	PRECAST CONCRETE	4"X4"	MEDIUM GRAY	1 / L.122.1
	P8	SAFETY PLAY SURFACE	RUBBERIZED SAFETY SURFACE	–	VARIES	6 / L.122.1
	P9A	SYNTHETIC SAFETY TURF	SYNTHETIC SAFETY TURF	–	–	7 / L.122.1
	P10	SIDEWALK	CIP CONCRETE	5'X5' SCORED JOINTS	–	5 / L.122.1

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S5	FREE–STANDING PRECAST SEATWALL WITH BACK	9 / L.122.1
S12	FREE–STANDING PRECAST SEATWALL	8 / L.122.1

FURNISHING SCHEDULE

SYMBOL	KEY	DESCRIPTION	DETAIL
	F2	LOUNGE CHAIRS	1 / L.122.2
	F4	COCKTAIL TABLE	2 / L.122.2
	F5A	COMMUNAL TABLE SHORT	3 / L.122.2
	F13	LITTER & RECYCLING RECEPTACLE	4 / L.122.2
	F14	PARK SIGNAGE	## / L.122.1
	F15	BICYCLE RACK	12 / L.122.1
	F17	PLAYGROUND FENCE	10 / L.122.1

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KEY PLAN



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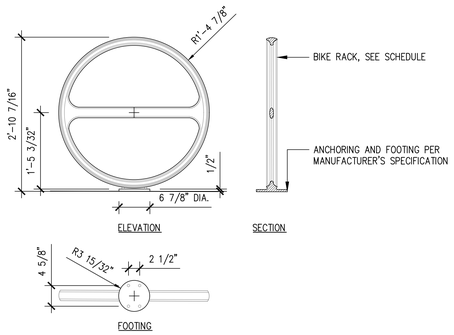
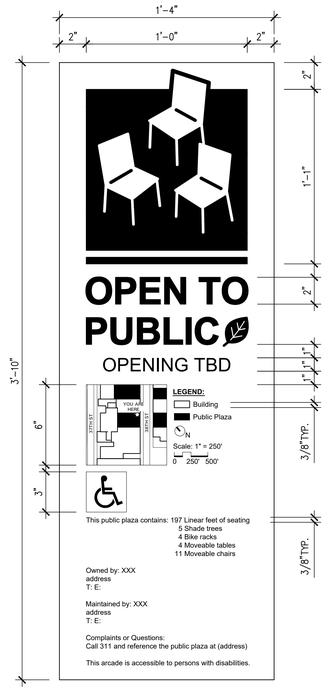
PROJECT NO: 1728.00 | SCALE:

CHILDREN'S PLAY AREA
MATERIALS, FURNISHINGS, & DESIGN GRADES

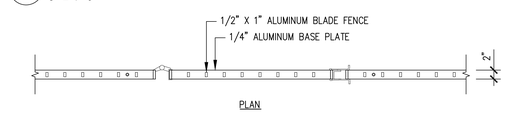
L.121

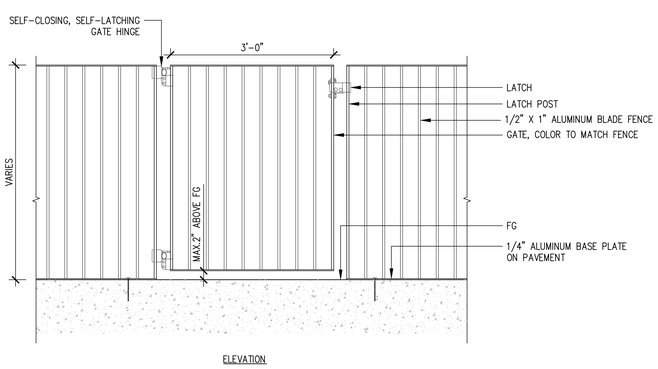


12 TYPICAL BIKE RACK ANCHORING DETAIL
1" = 1'-0"

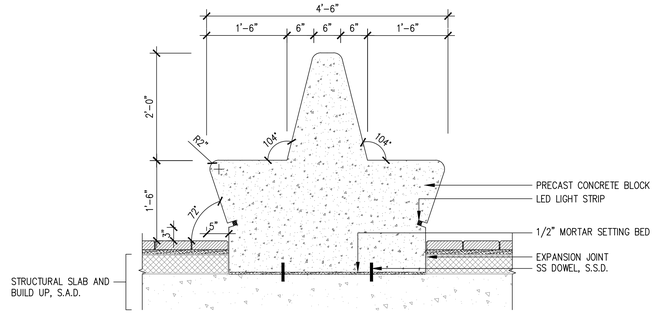


11 POPS INFORMATION AND ENTRY PLAQUE
3" = 1'-0"

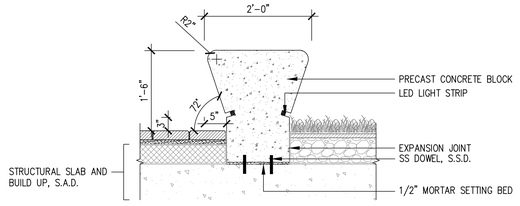




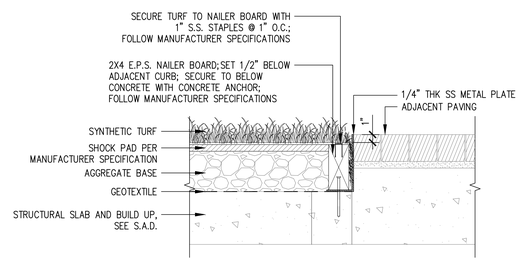
10 FENCE AND GATE
1" = 1'-0"



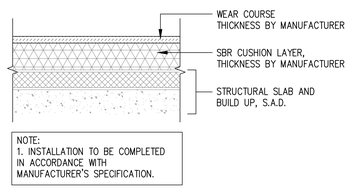
9 FREE-STANDING PRECAST SEATWALL WITH BACK
1" = 1'-0"



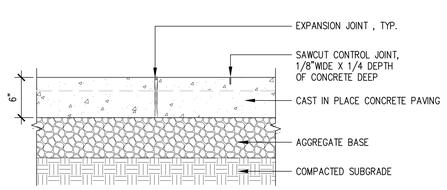
8 FREE-STANDING PRECAST SEATWALL
1" = 1'-0"



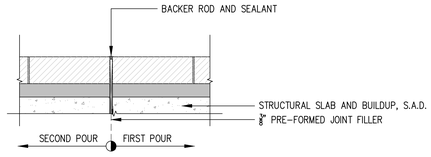
7 SYNTHETIC TURF WITH METAL EDGE
1 1/2" = 1'-0"



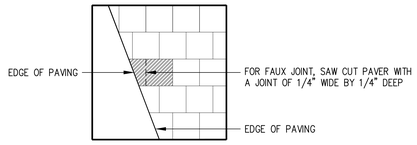
6 POURED-IN-PLACE PLAYGROUND SURFACE
1 1/2" = 1'-0"



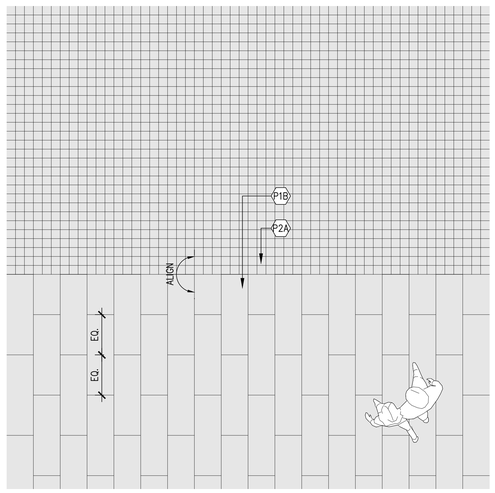
5 CIP CONCRETE PAVING
1 1/2" = 1'-0"



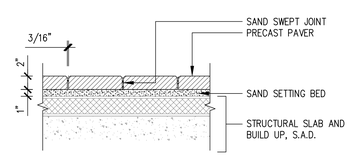
4 EXPANSION JOINT
1 1/2" = 1'-0"



3 PAVING RULES
1 1/2" = 1'-0"



2 ADVENTURE PLAYSCAPE PAVING ENLARGEMENT
1/2" = 1'-0"



1 PRECAST PAVER
1 1/2" = 1'-0"

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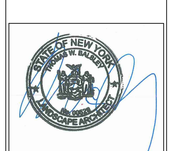

PROJECT NO: 1728.00 | SCALE:

CHILDREN'S PLAY AREA HARDSCAPE & FURNISHINGS DETAILS

L.122.1

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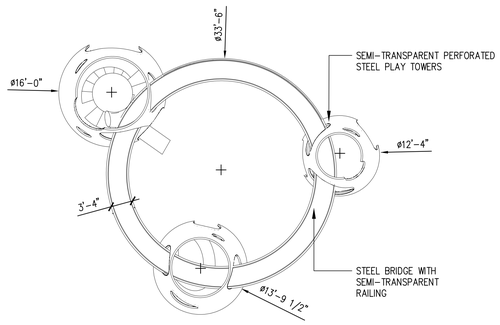
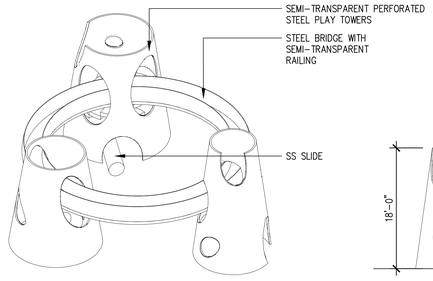
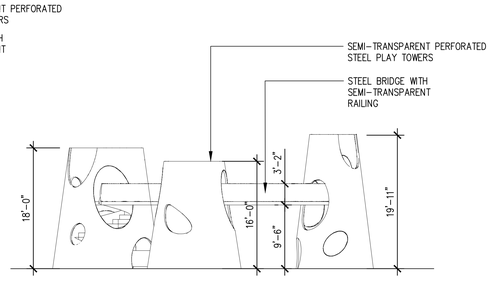


PLAN



AXONOMETRIC



ELEVATION

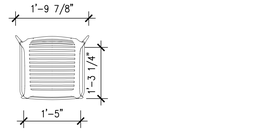
NOTES:

1. DRAWING INDICATE DESIGN INTENT ONLY. FINAL DESIGN TBD.

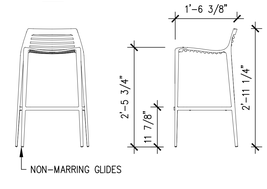
5 ADVENTURE PLAYSCAPE – TOWER AND BRIDGE
1/8" = 1'-0"



REFERENCE IMAGE

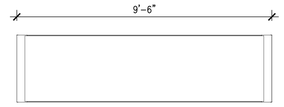


PLAN

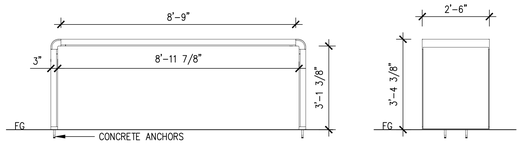


ELEVATION SECTION

LANDSCAPE FORMS – CHIPMAN STOOL
SCALE: 3/4"=1'-0"



PLAN



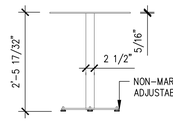
ELEVATION SIDE ELEVATION

LANDSCAPE FORMS – GO OUTDOOR TABLE
SCALE: 1/2"=1'-0"

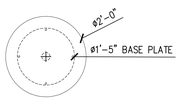
3 COMMUNAL TABLE – SHORT (LANDSCAPE FORMS–GO OUTDOOR&CHIPMAN STOOL)
AS INDICATED



REFERENCE IMAGE



ELEVATION

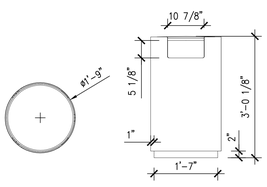


PLAN

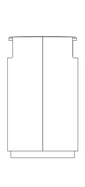
2 COCKTAIL TABLE (LANDSCAPE FORMS–PARC CENTRE TABLE)
3/4" = 1'-0"



REFERENCE IMAGE



PLAN ELEVATION

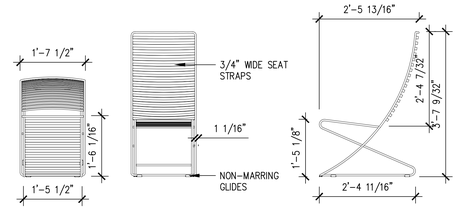


SIDE VIEW

4 LITTER & RECYCLING BIN (LANDSCAPE FORMS–LAKESIDE)
3/4" = 1'-0"



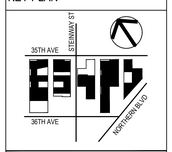
REFERENCE IMAGE



PLAN ELEVATION SECTION

1 LOUNGE CHAIR (LANDSCAPE FORMS–PARC CENTRE LOUNGE)
3/4" = 1'-0"

KEY PLAN



INNOVATION QNS

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ISSUED FOR ULURP



PROJECT NO: 1728.00 | SCALE:

CHILDREN'S PLAY AREA
HARDSCAPE & FURNISHINGS
DETAILS

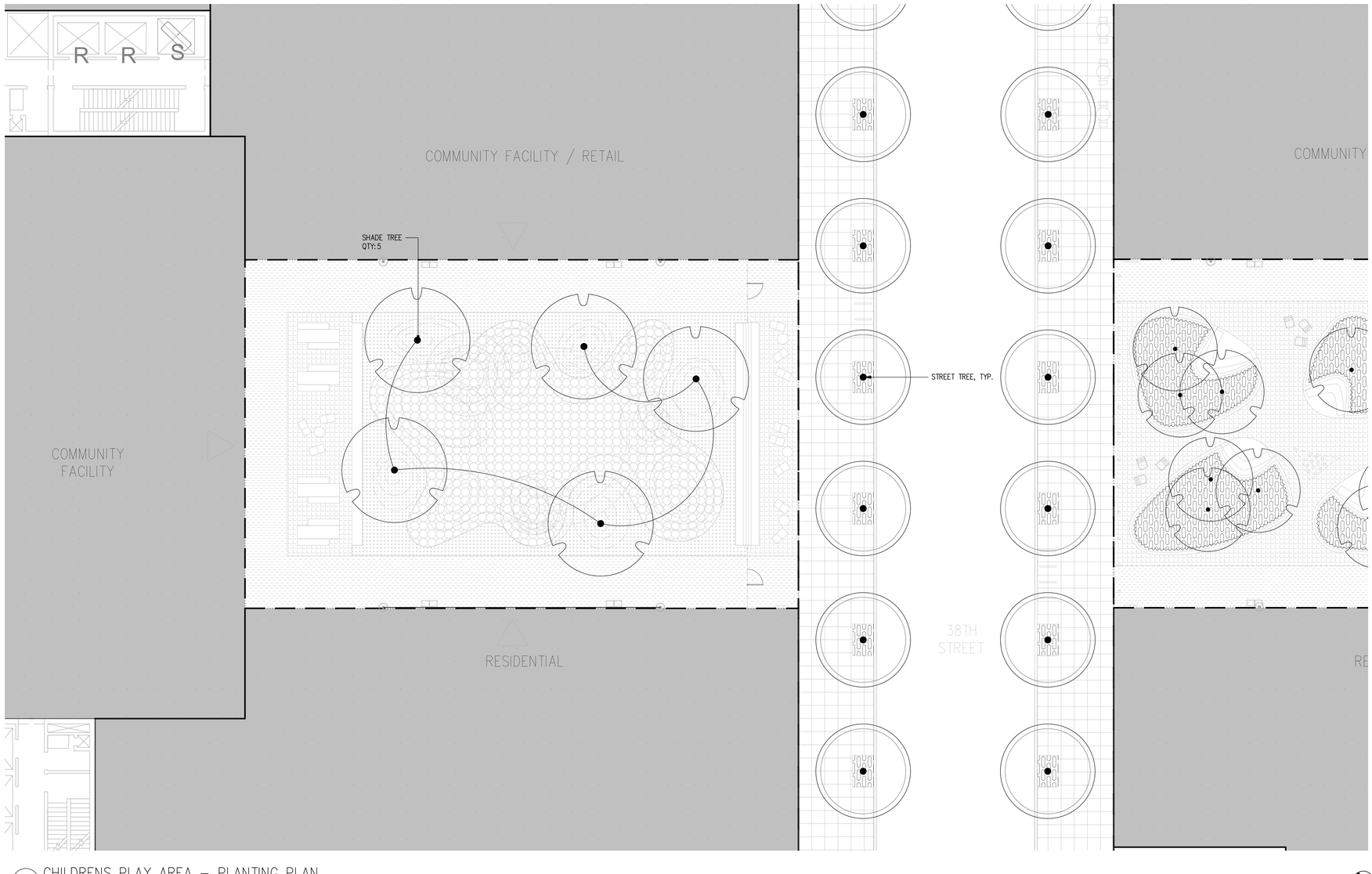
L.122.2

LEGEND

SYMBOL	DESCRIPTION
	STREET TREE
	SHADE TREE
	PLANTING AREA

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING



1 CHILDRENS PLAY AREA – PLANTING PLAN
1/8" = 1'-0"

N

PLANTING PALETTE

COMMON NAME	BOTANICAL NAME
SHADE TREES	
SUGAR MAPLE	ACER SACCHARUM
BLACK GUM	NYSSA SYLVATICA
JAPANESE ZELKOVA	ZELKOVA SERRATA
SWEET GUM	LIQUIDAMBAR STYRASIFLUA
PIN OAK	QUERCUS PALUSTRIS
MAIDENHAIR TREE	GINKGO BILOBA 'FASTIGIATA'
ORNAMENTAL TREES	
CANADIAN SERVICEBERRY	AMELANCHIER CANADENSIS
GRAY BIRCH	BETULA POPULIFOLIA
EASTERN REDBUD	CERCIS CANADENSIS
KATSURA TREE	CERCIDIPHYLLUM JAPONICUM
YOSHINO CHERRY	PRUNUS X YEDOENSIS 'AKEBONO'
JANE MAGNOLIA	MAGNOLIA X SOULANGIANA 'JANE'
SHRUBS, PERENNIALS	
LILY TURF	LIRIOPE MUSCARI
CULVER'S ROOT	VERONICASTRUM VIRGINICUM
PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'
NORTHERN BLUE FLAG	IRIS VERSICOLOR
SPOTTED JOE-PYE WEED	EUPATORIUM MACULATUM
RED TWIG DOGWOOD	CORNUS SERICEA
GROUNDCOVERS, GRASSES, FERNS	
PENNSYLVANIA SEDGE	CAREX PENSYLVANICA
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
HAY-SCENTED FERN	DENNSTAEDTIA PUNCTILOBULA
ALLEGHENY SPURGE	PACHYSANDRA PROCUMBENS
CREEPING JUNIPER	JUNIPERUS HORIZONTALIS

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BEDROCK REAL ESTATE PARTNERS

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KEY PLAN



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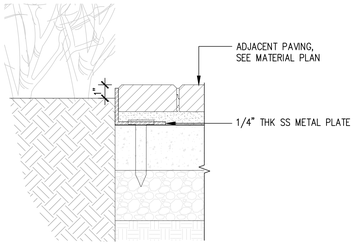
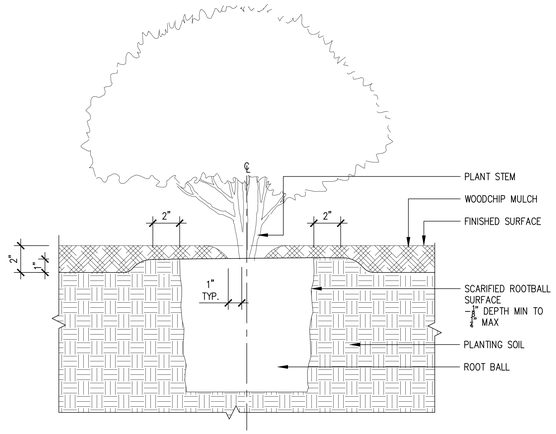
PROJECT NO: 1728.00 | SCALE:

CHILDREN'S PLAY AREA
PLANTING PLAN

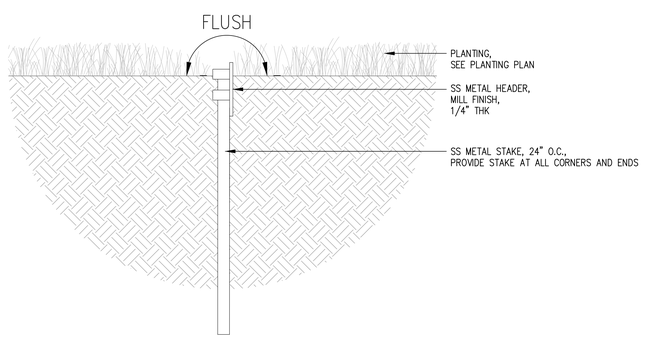
L.123



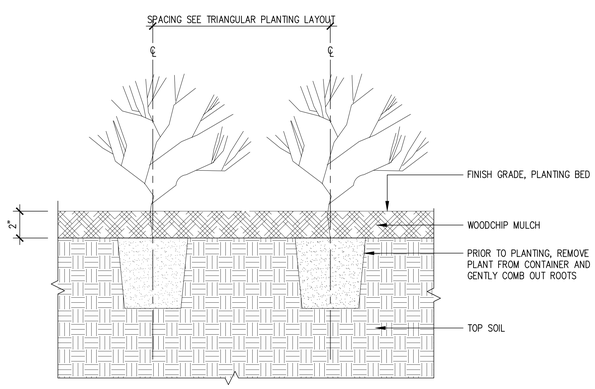


2 SHRUB PLANTING
3" = 1'-0"

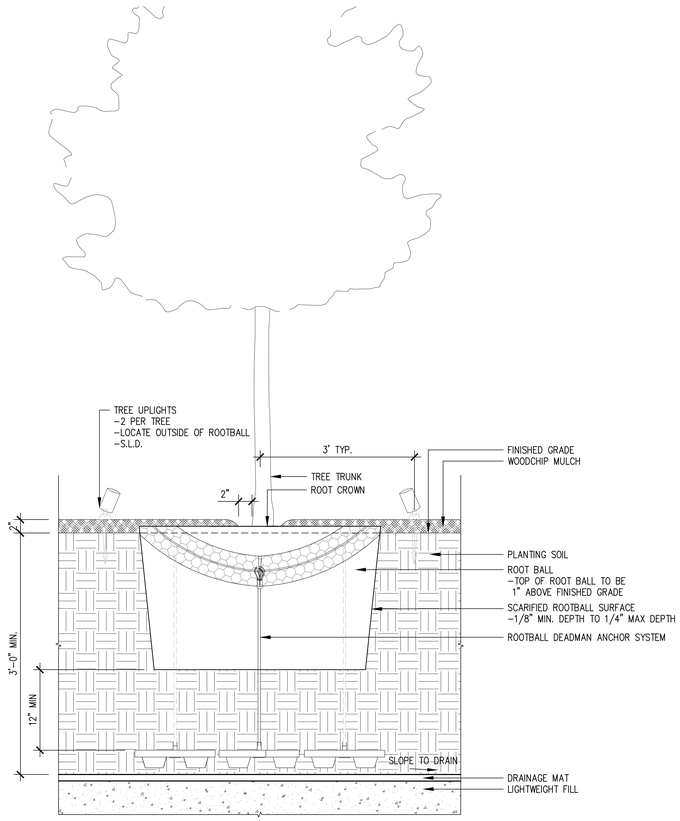
5 TRIANGULAR PLANTING LAYOUT
1/2" = 1'-0"



4 METAL HEADER
3" = 1'-0"



3 GROUNDCOVER PLANTING
3" = 1'-0"



1 TREE PLANTING ON STRUCTURE
1 1/2" = 1'-0"

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KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

CHILDREN'S PLAY AREA
PLANTING DETAIL

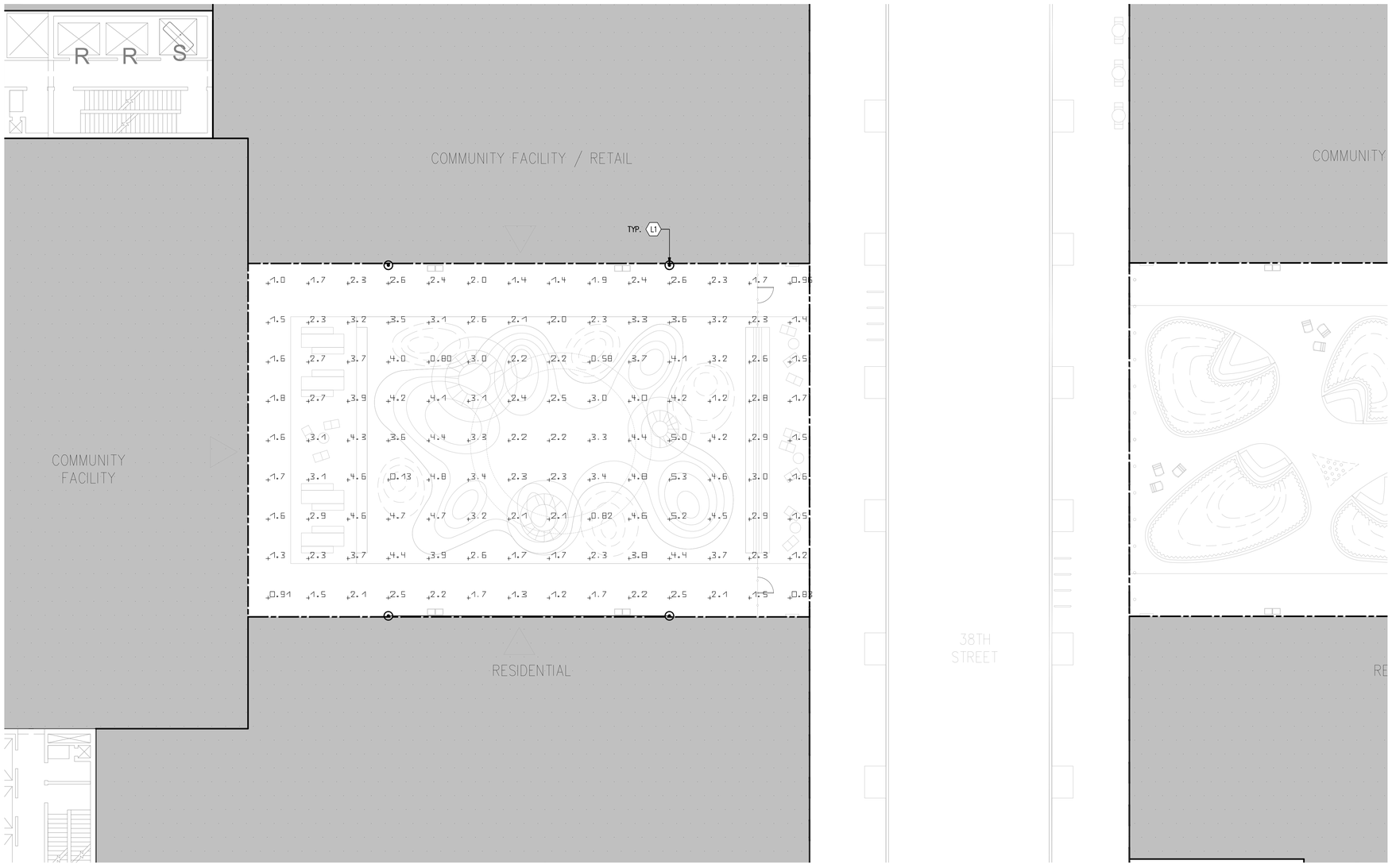
L.124

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

LIGHTING SCHEDULE

SYMBOL	KEY	DESCRIPTION	LUMINOUS FLUX	DETAIL
⊙	L1	PARAPET–MOUNDED MOONLIGHTING–SPOT	7671 LM	3 / L.126



1 CHILDRENS PLAY AREA – LIGHTING PLAN
1/8" = 1'-0"

N

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New York, New York 10001

KEY PLAN



INNOVATION QNS

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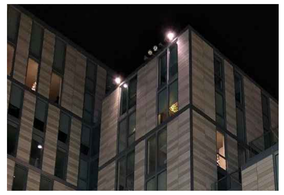
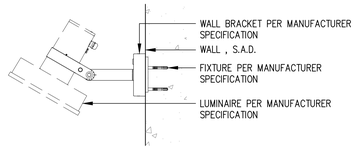
PROJECT NO: 1728.00 | SCALE:

CHILDREN'S PLAY AREA
LIGHTING PLAN

L.125





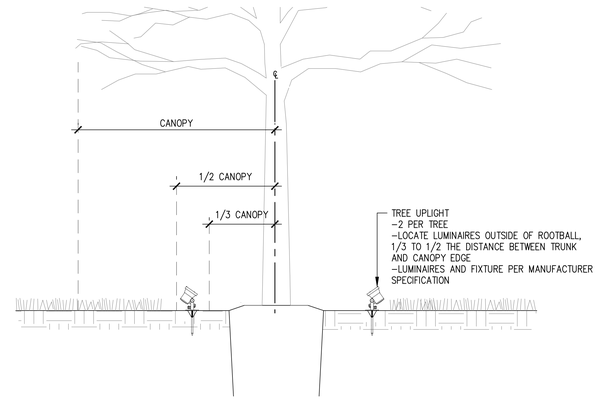


REFERENCE IMAGE

3 PARAPET-MOUNTED MOONLIGHTING (URBIDERMIS-ARNE 36 LED)
1 1/2" = 1'-0"

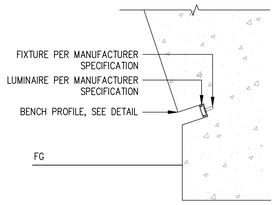


REFERENCE IMAGE



2 TREE UPLIGHTING
3/4" = 1'-0"





REFERENCE IMAGE

1 COVE LIGHT
3" = 1'-0"

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KEY PLAN



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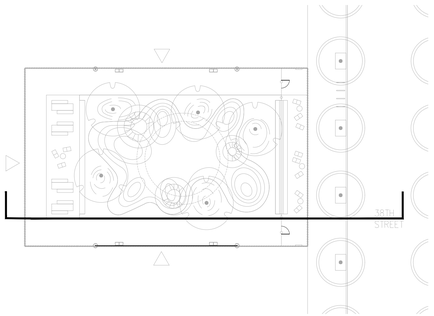
CHILDREN'S PLAY AREA LIGHTING DETAIL

L.126



KEY PLAN N

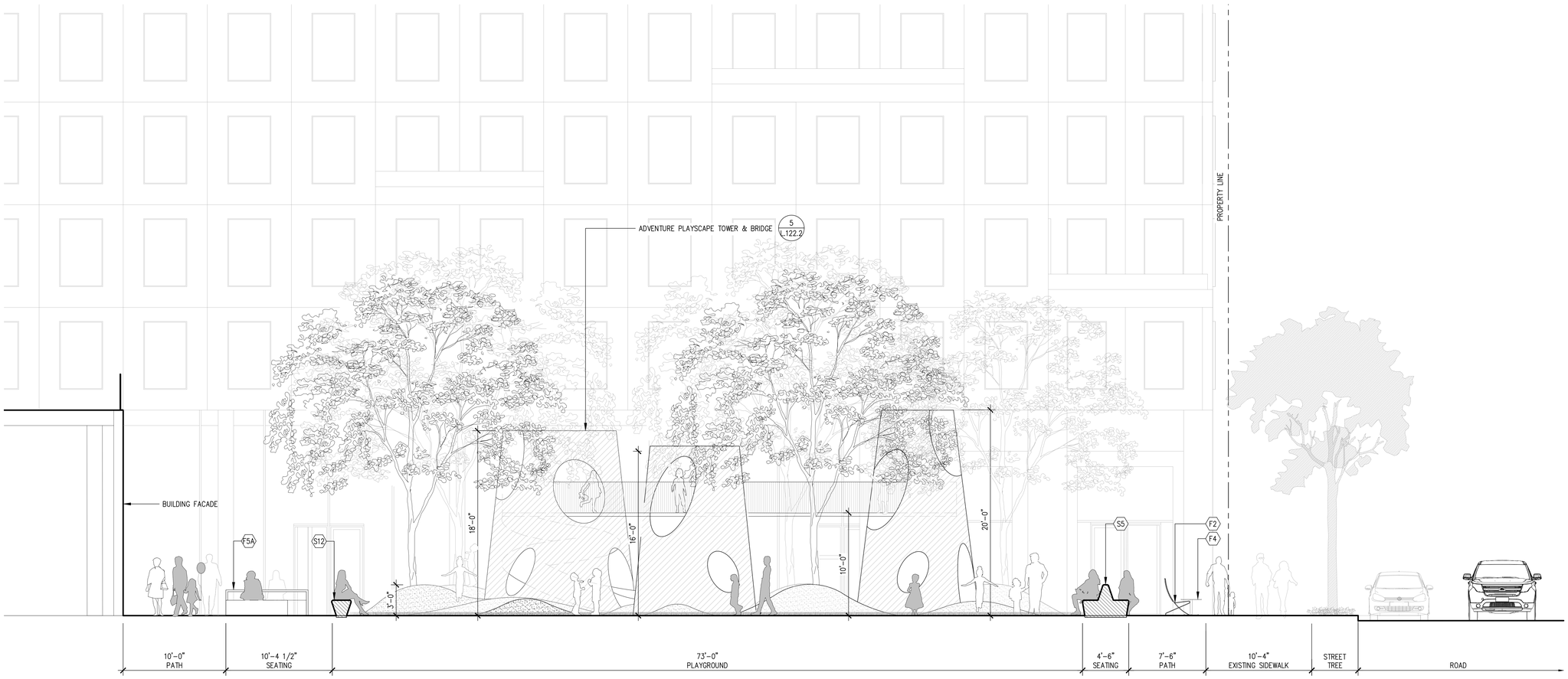
0 10' 20'
1" = 20'

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S5	FREE-STANDING PRECAST SEATWALL WITH BACK	9 / L.122.1
S12	FREE-STANDING PRECAST SEATWALL	8 / L.122.1

FURNISHING SCHEDULE

KEY	DESCRIPTION	DETAIL
F2	LOUNGE CHAIRS	1 / L.122.2
F4	COCKTAIL TABLE	2 / L.122.2
F5A	COMMUNAL TABLE SHORT	3 / L.122.2



1 CHILDREN'S PLAY AREA SECTION
###########

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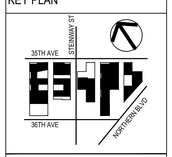
New York, New York 10001

KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

CHILDREN'S PLAY AREA SECTION

L.127



2 CHILDREN'S PLAY AREA – 2
NOT TO SCALE



1 CHILDREN'S PLAY AREA – 1
NOT TO SCALE

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LANDSCAPE ARCHITECT:
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31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

CHILDREN'S PLAY AREA OPEN SPACE VIEWS

L.128

ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE

EXISTING BUILDING

PROPOSED BUILDING

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

ZONING DISTRICT BOUNDARY

LARGE SCALE GENERAL DEVELOPMENT BOUNDARY

PUBLIC ACCESS AREA BOUNDARY

DIRECTION OF TRAFFIC

PROPOSED SIDEWALK WIDENING

PARAPET-MOUNTED MOONLIGHTING

MOVABLE CHAIR

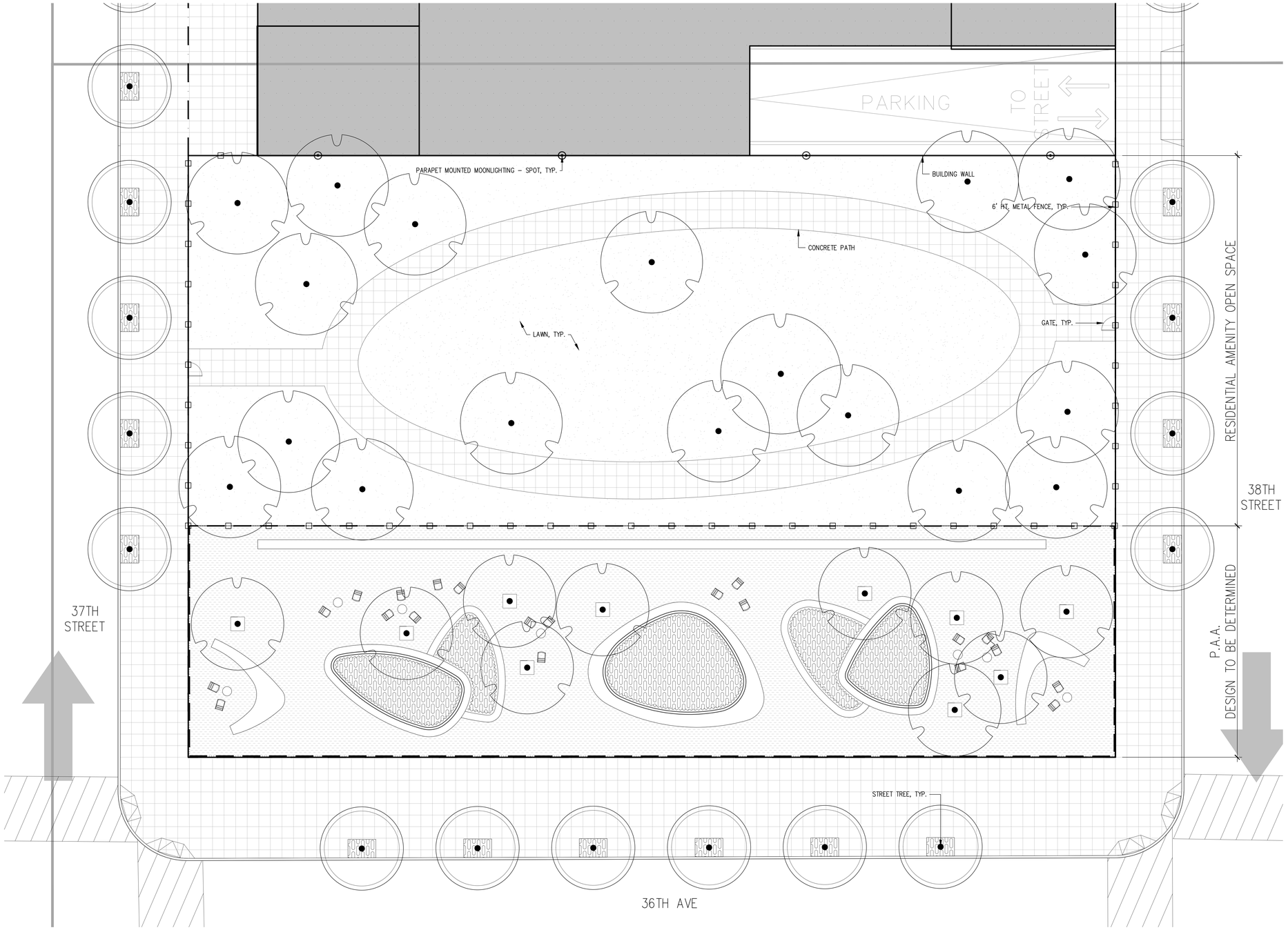
COCKTAIL TABLE

6' HT METAL FENCE

STREET TREE

SHADE TREE

TREE GRATE



1 BLOCK A PAA & RESIDENTIAL AMENITY OPEN SPACE PLAN
1/8" = 1'-0"

N

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KEY PLAN



INNOVATION QNS

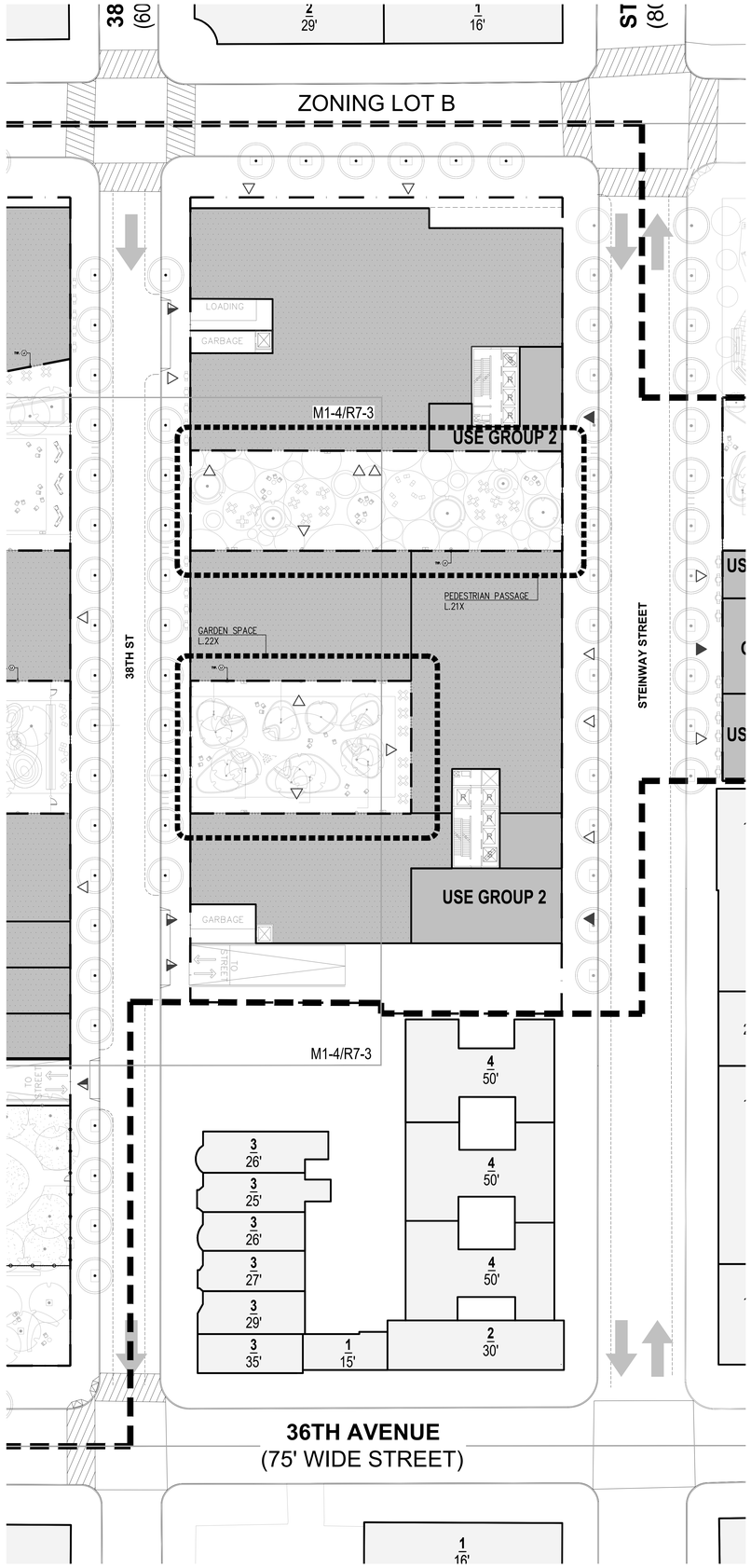
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

STATE OF NEW YORK
JASON W. BALSLEY
LANDSCAPE ARCHITECT

PROJECT NO: 1728.00 | SCALE:

BLOCK A P.A.A. T.B.D. & RESIDENTIAL AMENITY OPEN SPACE

L.129



1 ZONING LOT B – BLOCK PLAN
1" = 25'

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- C6-4 ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE

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New York, New York 10003
646-478-7400

NO.	DATE	REVISION
	03.18.2022	ULURP

OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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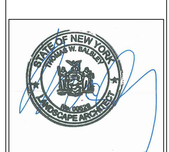
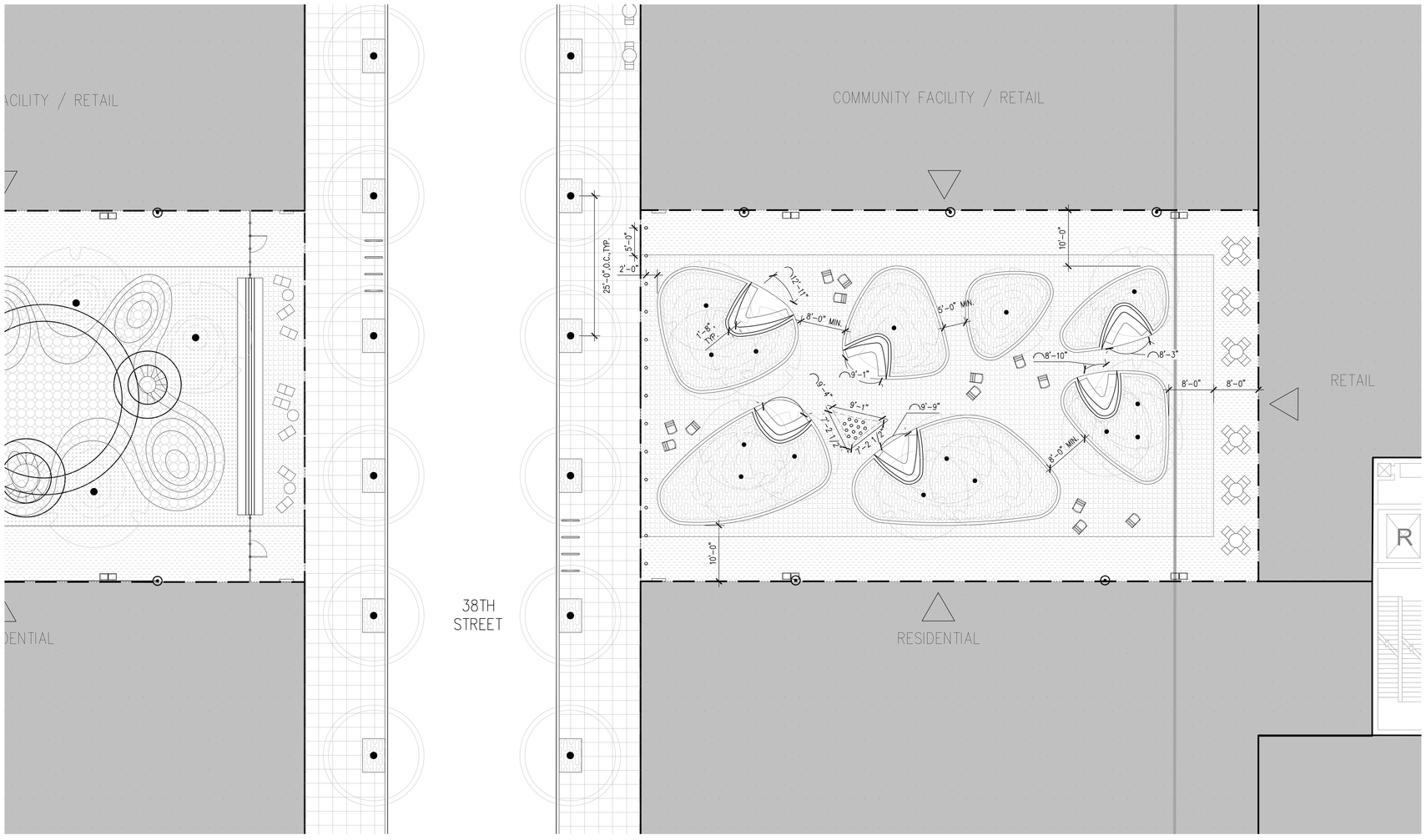


PROJECT NO: 1728.00 | SCALE:

ZONING LOT B SITE PLAN

L.200

Amenities Information Table		
A)	Circulation	**Proposed:** Primary minimum 8'-0" unobstructed pedestrian circulation paths surrounding the site and connected to open street (38th Street)
B)	Seating	**Proposed variable types of seating:** 18" wide seating ledge with back wall - 65 LF Movable chairs - 13 units Movable cafe tables and chairs - 24 chairs, 6 tables
C)	Planting and Trees	**Proposed:** 15 trees planted mounds - 1622.4 SF
D)	Litter Receptacles	Trash/recycling bins - 4 pairs
E)	Bicycle Racks	Bike rack parking spaces - 4
F)	Public Space Signage	**Public space signage systems to be provided:** Entry plaque Information plaque Hours of access plaque
G)	Additional Amenities	**Proposed:** Skim fountain
H)	Uses and Walls Fronting on Public Plaza	**Proposed:** Total Linear Feet of Building Fronting the Plaza - 286.33LF Maximum Opacity - 70% (200.43 LF)



1 GARDEN SPACE – LAYOUT PLAN
1/8" = 1'-0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- PARAPET-MOUNTED MOONLIGHTING
- CEILING LIGHT
- 4 SEATER CAFE TABLE
- 2 SEATER CAFE TABLE
- LOUNGE CHAIRS
- MOVABLE CHAIR
- COCKTAIL TABLE
- COMMUNAL TABLE SHORT
- COMMUNAL TABLE LONG
- BENCH
- POT
- OUTDOOR LOUNGE SOFA
- COFFEE TABLE
- TRIANGLE MOVABLE STOOL
- BACKLESS DOUBLE-SIDED BENCH
- BACKLESS DOUBLE-SIDED BENCH
- LITTER & RECYCLING RECEPTACLE
- BICYCLE RACK
- DOG RUN FENCE
- PLAYGROUND FENCE
- BOLLARD WITH REMOVABLE PANEL

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KEY PLAN



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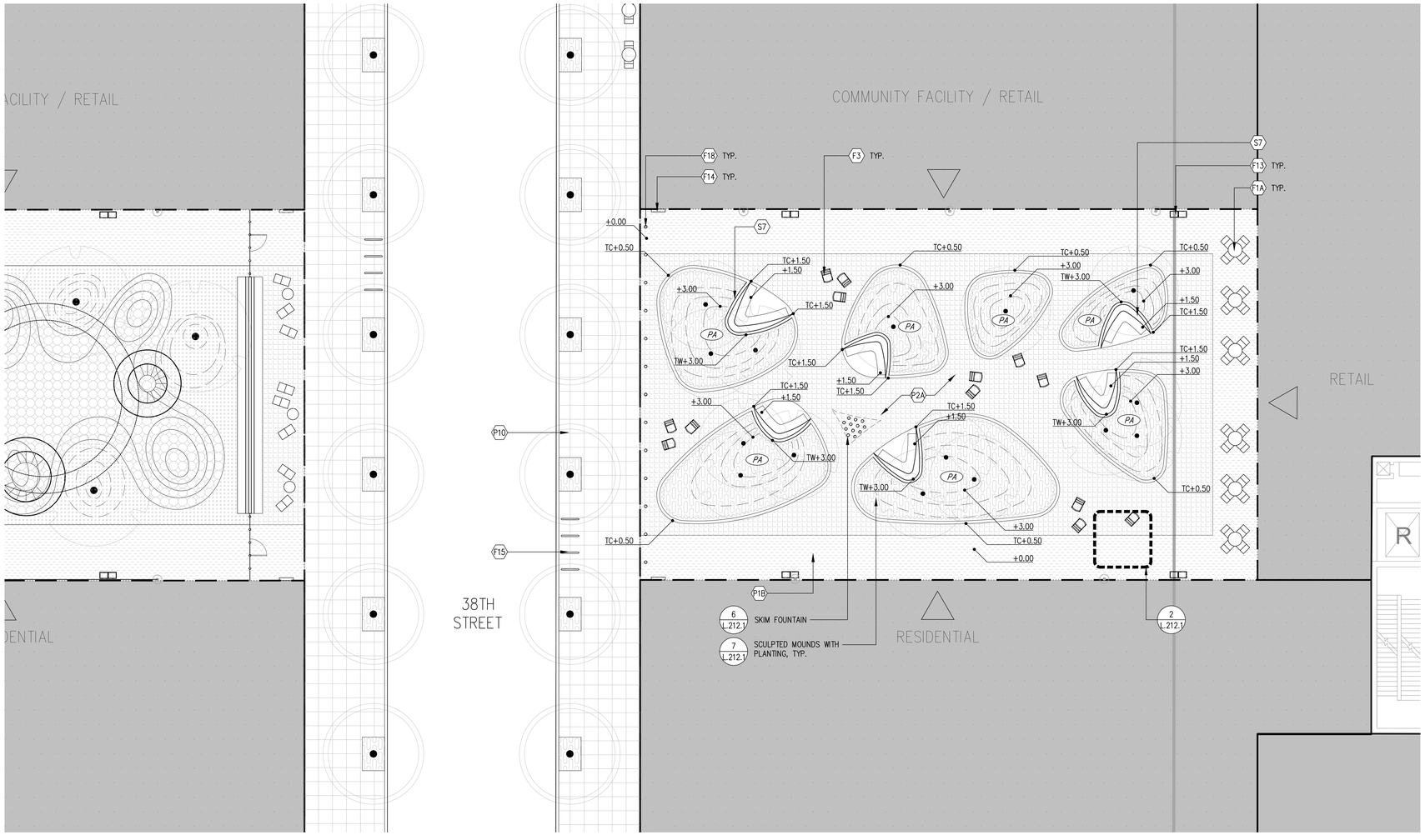
PROJECT NO: 1728.00 | SCALE:

GARDEN SPACE LAYOUT PLAN

L.210



1 GARDEN SPACE – MATERIALS PLAN
1/8" = 1'-0"

N

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- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
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- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

PAVING SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL	SIZE	COLOR	DETAIL
	P1B	PRECAST PAVER	PRECAST CONCRETE	12"X36"	MEDIUM GRAY	1 L.212.1
	P2A	COBBLE PAVER (STACKED)	PRECAST CONCRETE	4"X4"	MEDIUM GRAY	1 L.212.1
	P10	SIDEWALK	CIP CONCRETE	5'x5' SCORED JOINTS	–	5 L.212.1

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S7	READING NOOK SEATWALL	7 L.212.1

FURNISHING SCHEDULE

SYMBOL	KEY	DESCRIPTION	DETAIL
	F1A	4 SEATER CAFE TABLE	1 L.212.2
	F3	MOVABLE CHAIR	2 L.212.2
	F13	LITTER & RECYCLING RECEPTACLE	3 L.212.2
	F14	PARK SIGNAGE	# L.212.1
	F15	BICYCLE RACK	10 L.212.1
	F18	BOLLARD WITH REMOVABLE PANEL	9 L.212.1

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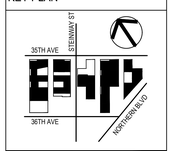
KEY PLAN



INNOVATION QNS

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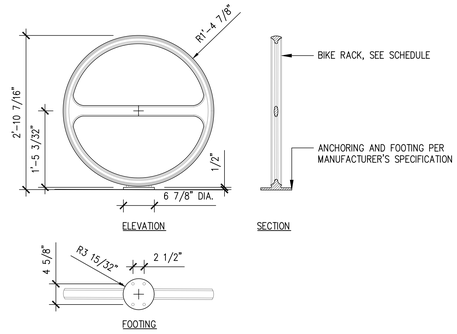
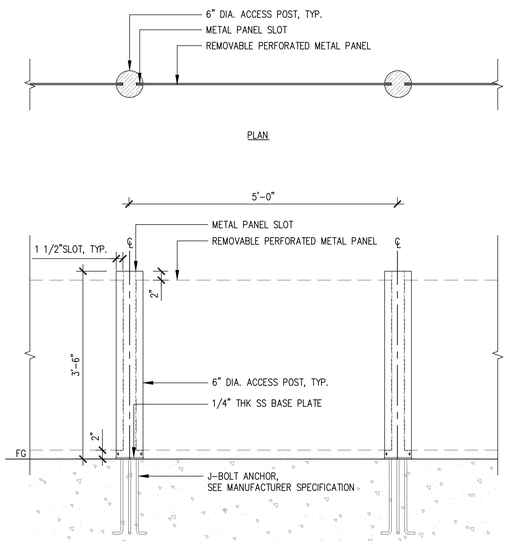
PROJECT NO: 1728.00 | SCALE:

GARDEN SPACE MATERIALS, FURNISHINGS, & DESIGN GRADES

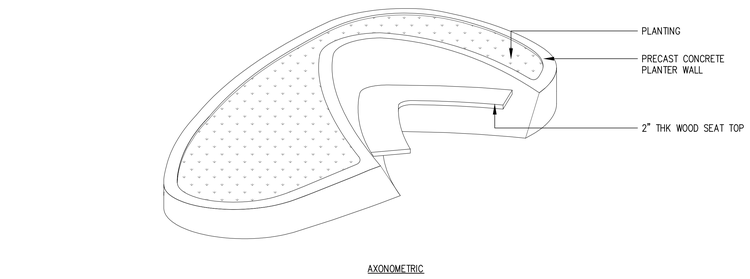
L.211



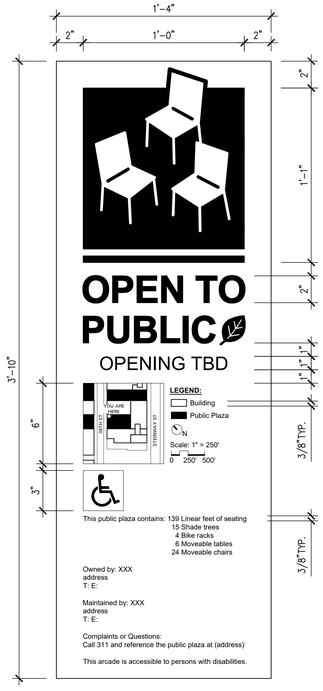
10 TYPICAL BIKE RACK ANCHORING DETAIL
1" = 1'-0"



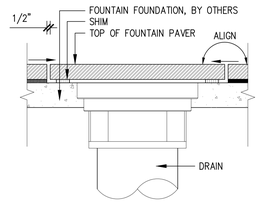
9 ACCESS POST WITH REMOVABLE METAL PANEL
1" = 1'-0"

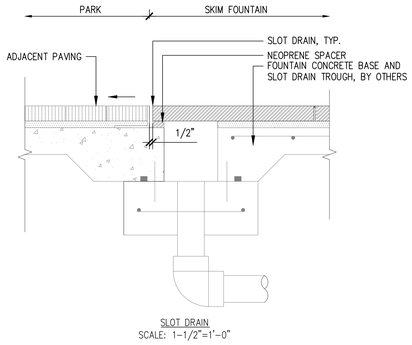


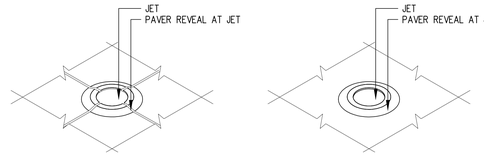
7 READING NOOK SEAT-WALL
1" = 1'-0"

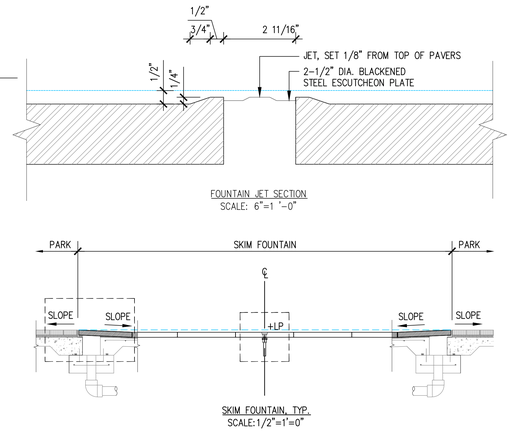


8 POPS INFORMATION AND ENTRY PLAQUE
3" = 1'-0"

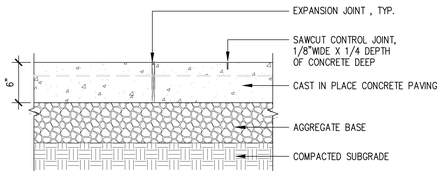




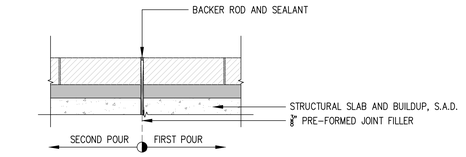




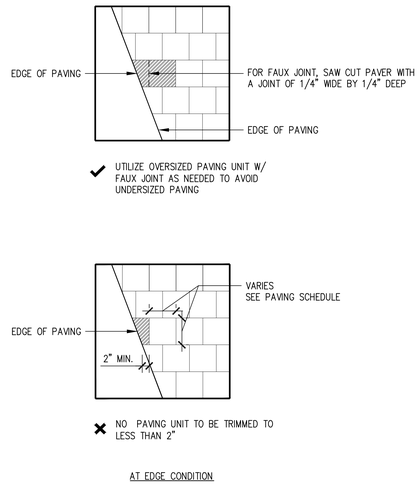
6 SKIM FOUNTAIN
AS INDICATED



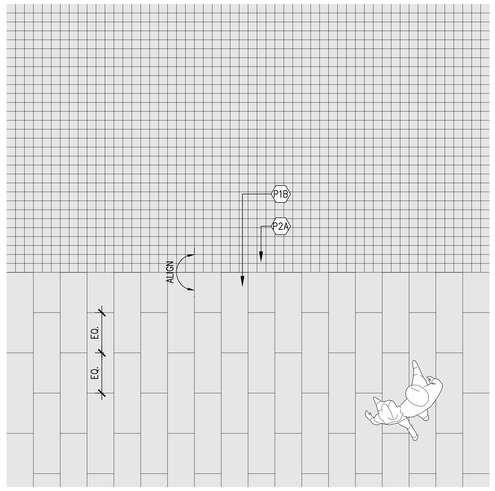
5 CIP CONCRETE PAVING
1 1/2" = 1'-0"



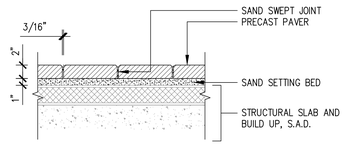
4 EXPANSION JOINT
1 1/2" = 1'-0"



3 PAVING RULES
1 1/2" = 1'-0"



2 GARDEN GROVE PAVING ENLARGEMENT
1/2" = 1'-0"



1 PRECAST PAVER
1 1/2" = 1'-0"

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KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
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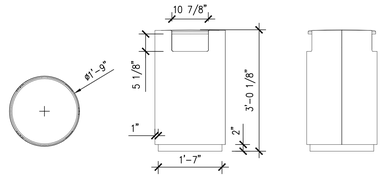
PROJECT NO: 1728.00 | SCALE:

GARDEN SPACE HARDSCAPE & FURNISHINGS DETAILS

L.212.1



REFERENCE IMAGE



PLAN ELEVATION

SIDE VIEW

3 LITTER & RECYCLING BIN (LANDSCAPE FORMS-LAKESIDE)
3/4" = 1'-0"



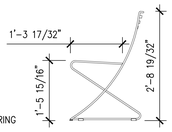
REFERENCE IMAGE



PLAN

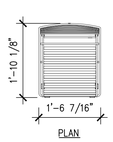


ELEVATION

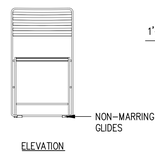


SECTION

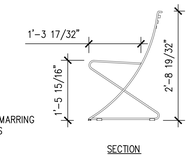
2 MOVABLE CHAIR (LANDSCAPE FORMS-PARC CENTRE CHAIR)
3/4" = 1'-0"



PLAN



ELEVATION



SECTION

LANDSCAPE FORMS - PARC CENTRE CHAIR



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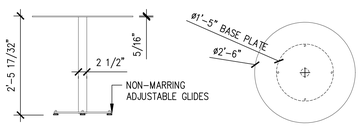

ELEVATION PLAN

LANDSCAPE FORMS - PARC CENTRE TABLE 30" DIA.

1 CAFE TABLES AND CHAIRS (LANDSCAPE FORMS-PARC CENTRE)
3/4" = 1'-0"

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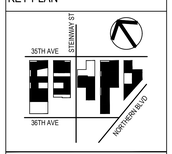

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PROJECT NO: 1728.00 | SCALE:

GARDEN SPACE HARDSCAPE & FURNISHINGS DETAILS

L.212.2

LEGEND

SYMBOL	DESCRIPTION
	STREET TREE
	SHADE TREE
	PLANTING AREA

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
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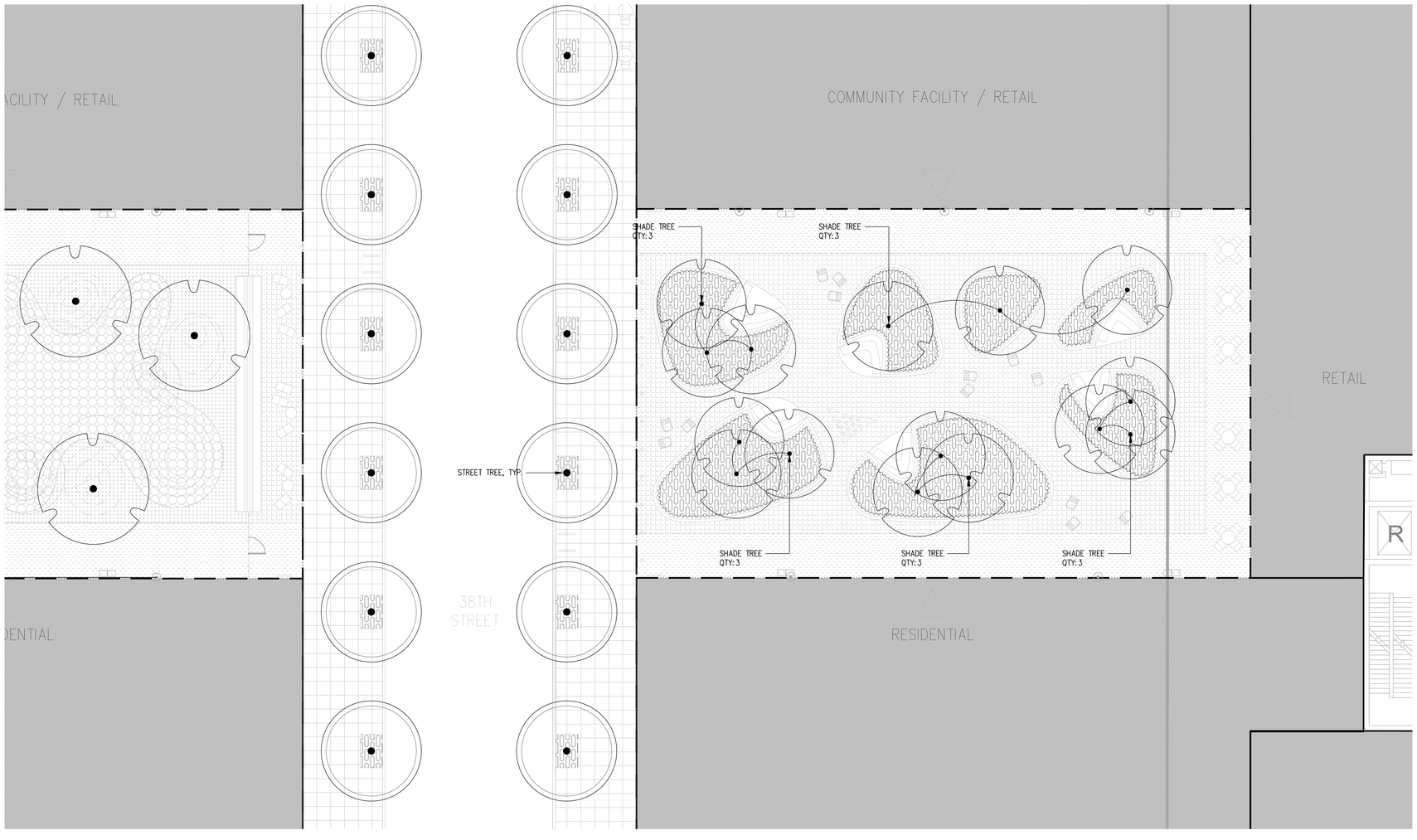

1 GARDEN SPACE – PLANTING PLAN
1/8" = 1'-0"

N

PLANTING PALETTE

COMMON NAME	BOTANICAL NAME
SHADE TREES	
SUGAR MAPLE	ACER SACCHARUM
BLACK GUM	NYSSA SYLVATICA
JAPANESE ZELKOVA	ZELKOVA SERRATA
SWEET GUM	LIQUIDAMBAR STYRASIFLUA
PIN OAK	QUERCUS PALUSTRIS
MAIDENHAIR TREE	GINKGO BILOBA 'FASTIGIATA'
ORNAMENTAL TREES	
CANADIAN SERVICEBERRY	AMELANCHIER CANADENSIS
GRAY BIRCH	BETULA POPULIFOLIA
EASTERN REDBUD	CERCIS CANADENSIS
KATSURA TREE	CERCIDIPHYLLUM JAPONICUM
YOSHINO CHERRY	PRUNUS X YEDOENSIS 'AKEBONO'
JANE MAGNOLIA	MAGNOLIA X SOULANGIANA 'JANE'
SHRUBS, PERENNIALS	
LILY TURF	LIRIOPE MUSCARI
CULVER'S ROOT	VERONICASTRUM VIRGINICUM
PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'
NORTHERN BLUE FLAG	IRIS VERSICOLOR
SPOTTED JOE-PYE WEED	EUPATORIUM MACULATUM
RED TWIG DOGWOOD	CORNUS SERICEA
GROUNDCOVERS, GRASSES, FERNS	
PENNSYLVANIA SEDGE	CAREX PENSYLVANICA
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
HAY-SCENTED FERN	DENNSTAEDTIA PUNCTILOBULA
ALLEGHENY SPURGE	PACHYSANDRA PROCUMBENS
CREEPING JUNIPER	JUNIPERUS HORIZONTALIS

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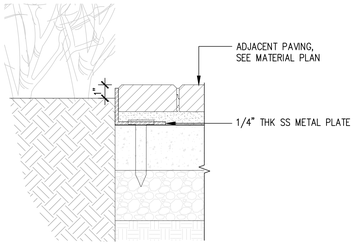
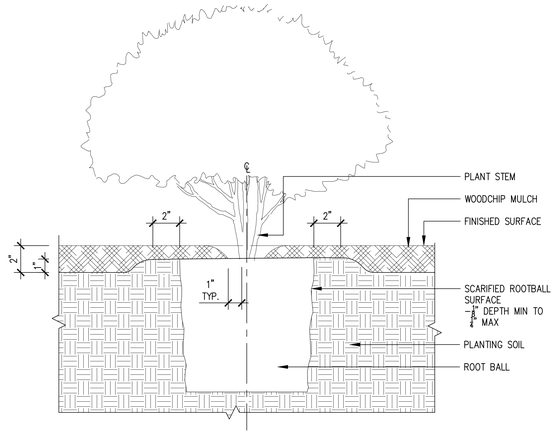
GARDEN SPACE PLANTING PLAN

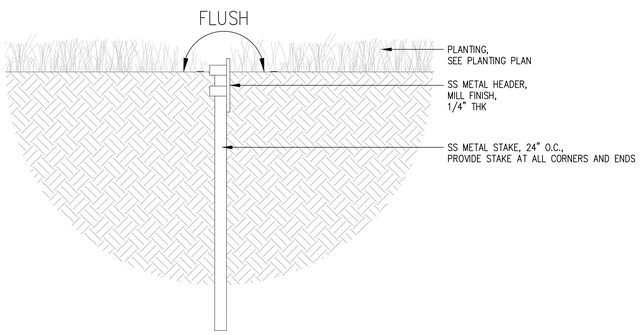
L.213



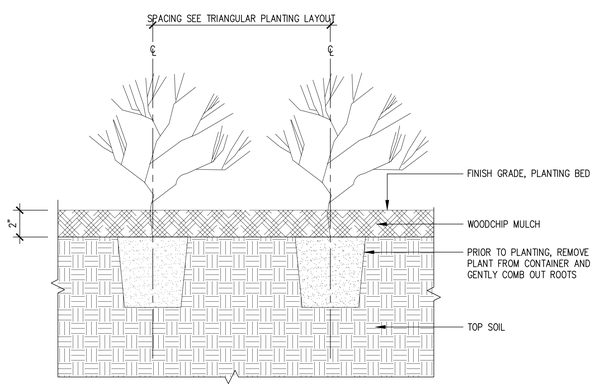


2 SHRUB PLANTING
3" = 1'-0"

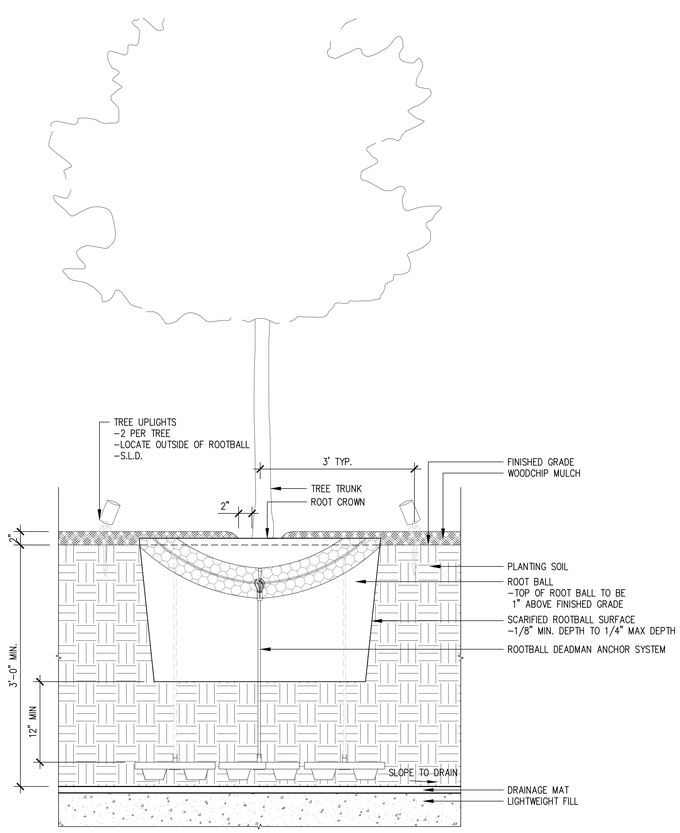
5 TRIANGULAR PLANTING LAYOUT
1/2" = 1'-0"



4 METAL HEADER
3" = 1'-0"



3 GROUNDCOVER PLANTING
3" = 1'-0"



1 TREE PLANTING ON STRUCTURE
1 1/2" = 1'-0"

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NO.	DATE	REVISION
	03.18.2022	ULURP

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SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

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Fox Rothschild LLP
101 Park Avenue 17th Floor
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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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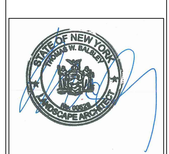

PROJECT NO: 1728.00 | SCALE:

GARDEN SPACE PLANTING DETAIL

L.214

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

LIGHTING SCHEDULE

SYMBOL	KEY	DESCRIPTION	LUMINOUS FLUX	DETAIL
⊙	L1	PARAPET–MOUNDED MOONLIGHTING–SPOT	7671 LM	3 / L.216



1 GARDEN SPACE – LIGHTING PLAN
1/8" = 1'-0"

N

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KEY PLAN



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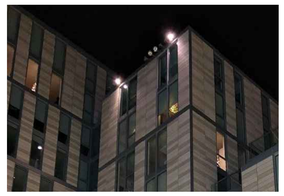
ROBIN W. BALSLEY
LANDSCAPE ARCHITECT

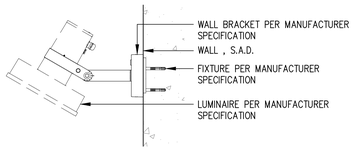
PROJECT NO: 1728.00 | SCALE:

GARDEN SPACE LIGHTING PLAN

L.215





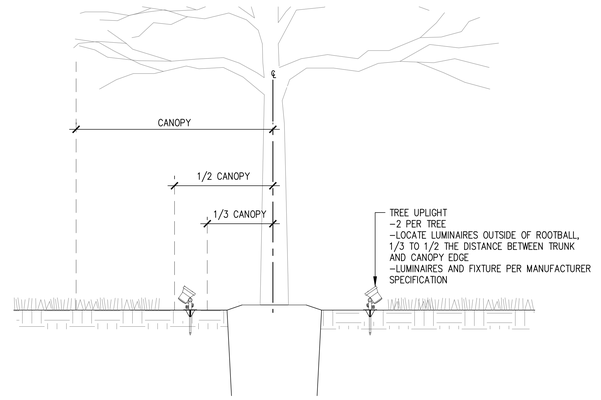


REFERENCE IMAGE

4 PARAPET-MOUNTED MOONLIGHTING (URBIDERMIS-ARNE 36 LED)
1 1/2" = 1'-0"



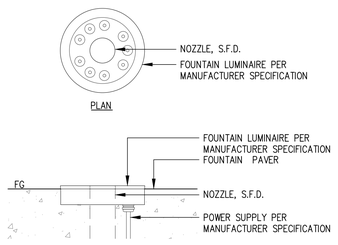
REFERENCE IMAGE



2 TREE UPLIGHTING
3/4" = 1'-0"



REFERENCE IMAGE

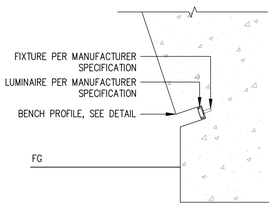


SECTION

3 FOUNTAIN LIGHTING
3" = 1'-0"



REFERENCE IMAGE



1 COVE LIGHT
3" = 1'-0"

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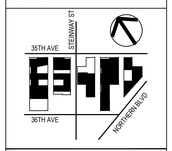
KEY PLAN



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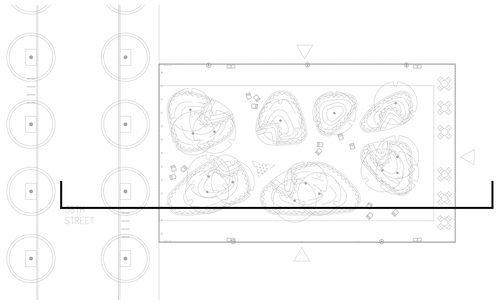
PROJECT NO: 1728.00 | SCALE:

GARDEN SPACE LIGHTING DETAIL

L.216



KEY PLAN N

0 15' 30'
1" = 30'

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S7	READING NOOK SEATWALL	7 / L.212.1

KEY	DESCRIPTION	DETAIL
F1A	4 SEATER CAFE TABLE	1 / L.212.2
F3	MOVABLE CHAIR	2 / L.212.2
F18	BOLLARD WITH REMOVABLE PANEL	9 / L.212.1



1 GARDEN SPACE SECTION

###########

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KEY PLAN



INNOVATION QNS

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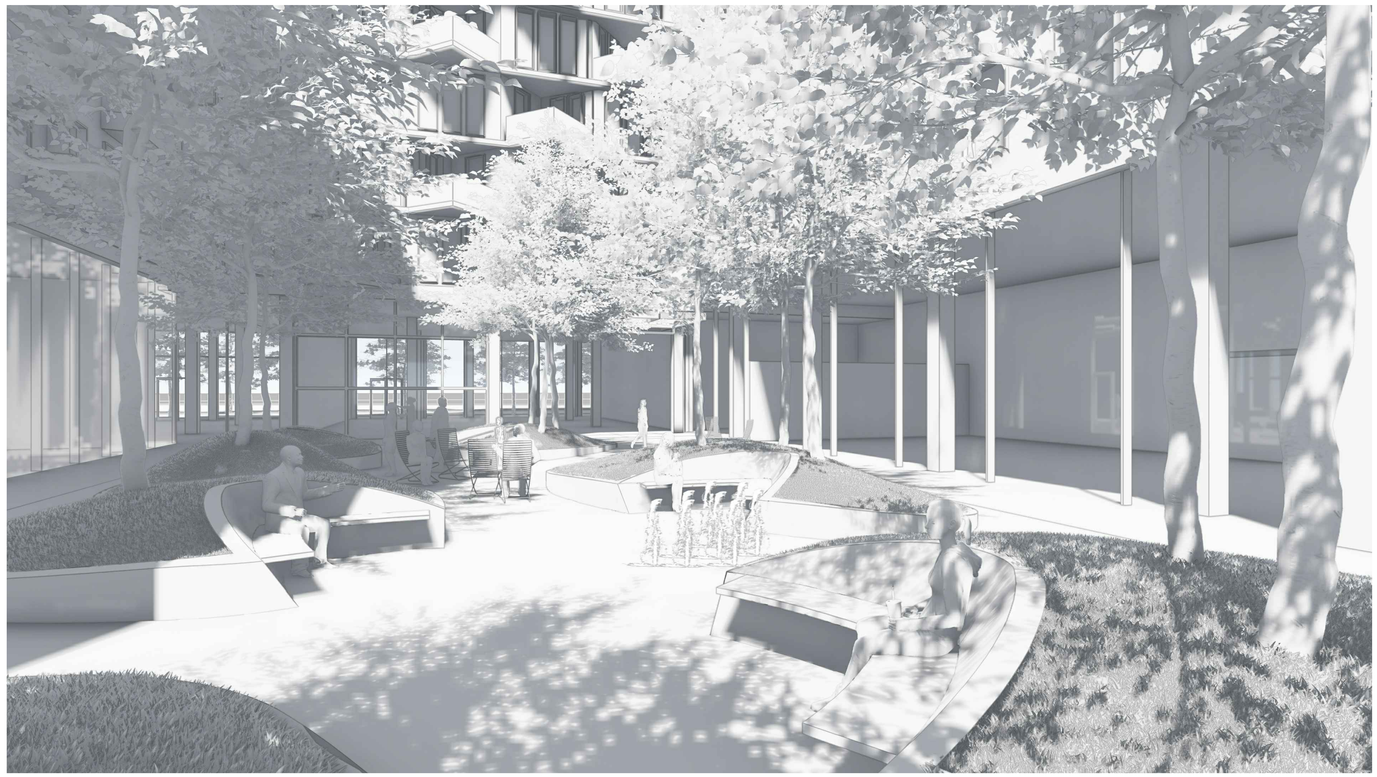
PROJECT NO: 1728.00 | SCALE:

GARDEN SPACE SECTION

L.217



2 GARDEN SPACE – 2
1" = 1'-0"



1 GARDEN SPACE – 1
NOT TO SCALE

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KEY PLAN



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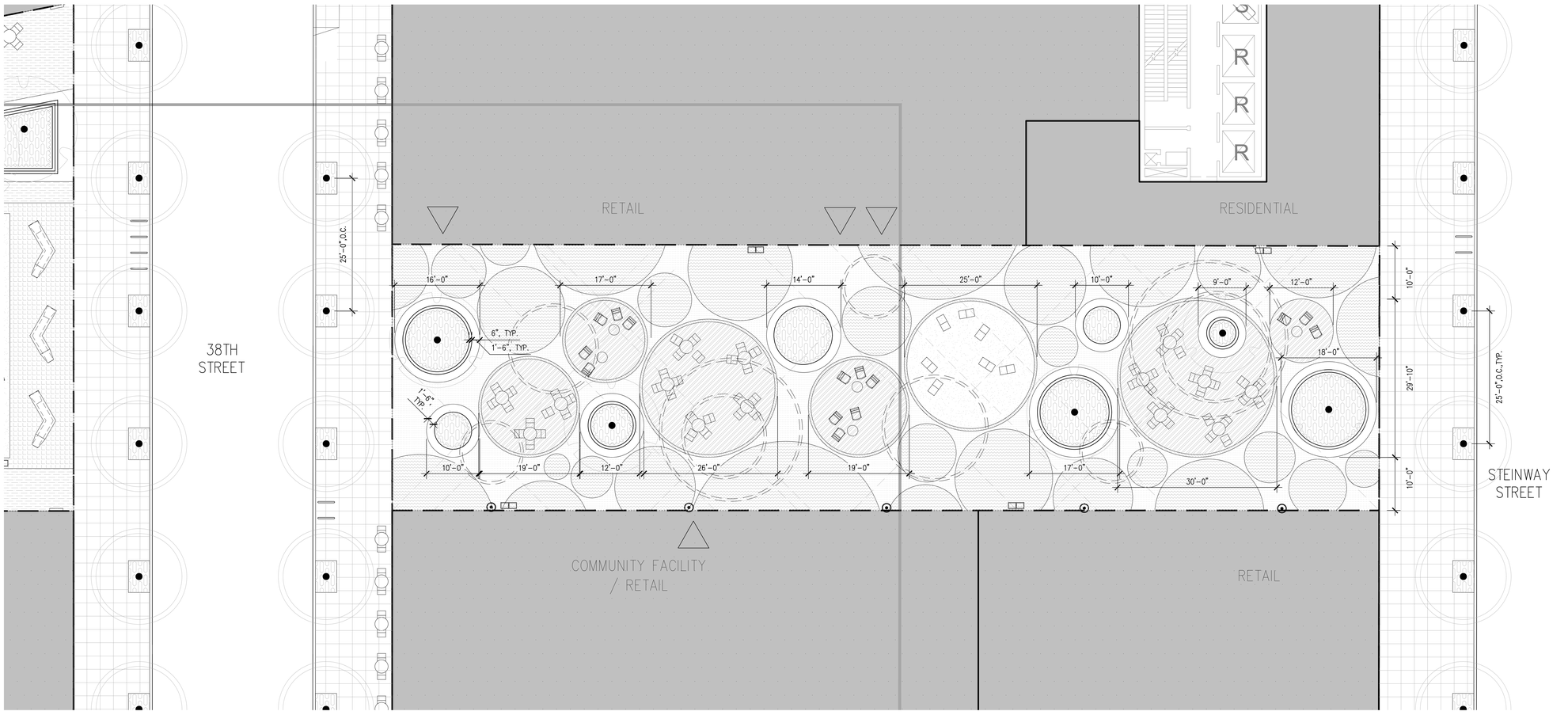
PROJECT NO: 1728.00 | SCALE:

GARDEN SPACE OPEN SPACE VIEWS

L.218

Amenities Information Table		
A)	Circulation	**Proposed:** Primary minimum 8' unobstructed pedestrian circulation path connected to the two streets which the throughblock plaza fronts (38th Street and Steinway Street)
B)	Seating	**Proposed various types of seating:** Bench surrounding raised garden planters - 106.8 LF Bench with backrest surrounding raised planters with tree - 226 LF Movable tables and chairs within designated outdoor dining areas - 64 chairs, 17 tables Movable chairs near West and East entry - 14 units Movable lounge chairs in multi-purpose lawn -7 units
C)	Planting and Trees	**Proposed:** 5 trees planted in 36"H raised planters planting in 18"H raised planters - 641.6 SF Multi-purpose lawn/Synthetic Turf - 452.4 SF
D)	Litter Receptacles	Trash/recycling bins - 4 pairs
E)	Bicycle Racks	Bike rack parking spaces - 4
F)	Public Space Signage	**Public space signage systems to be provided:** Entry plaque Information plaque Hours of access plaque
G)	Additional Amenities	**Proposed:** 2 wayfinding pylon/artwork at West and East end entry points Overhead lighting art installation
H)	Uses and Walls Fronting on Public Plaza	**Proposed:** Total Linear Feet of Building Fronting the Plaza - 371.9 LF Maximum Opacity - 60% (223.14 LF)



1 PEDESTRIAN PASSAGE – LAYOUT PLAN
1/8" = 1'-0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- PARAPET-MOUNTED MOONLIGHTING
- CEILING LIGHT
- 4 SEATER CAFE TABLE
- 2 SEATER CAFE TABLE
- LOUNGE CHAIRS
- MOVABLE CHAIR
- COCKTAIL TABLE
- COMMUNAL TABLE SHORT
- COMMUNAL TABLE LONG
- BENCH
- POT
- OUTDOOR LOUNGE SOFA
- COFFEE TABLE
- TRIANGLE MOVABLE STOOL
- BACKLESS DOUBLE-SIDED BENCH
- BACKLESS DOUBLE-SIDED BENCH
- LITTER & RECYCLING RECEPTACLE
- BICYCLE RACK
- DOG RUN FENCE
- PLAYGROUND FENCE
- BOLLARD WITH REMOVABLE PANEL

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LANDSCAPE ARCHITECT:
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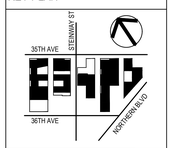
New York, New York 10001

KEY PLAN



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PROJECT NO: 1728.00 | SCALE:

PEDESTRIAN PASSAGE LAYOUT PLAN

L.220

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

STEP AND WALL SCHEDULE

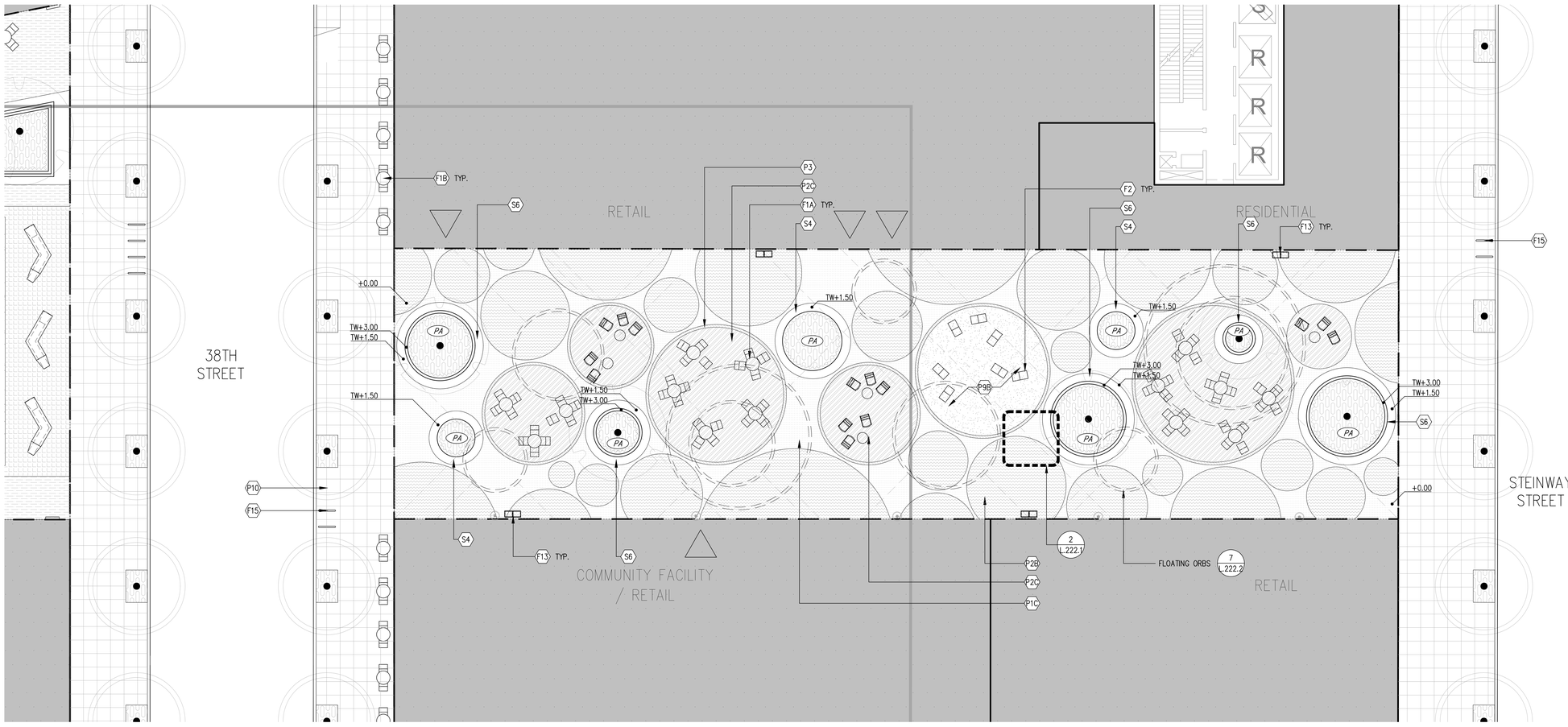
KEY	DESCRIPTION	DETAIL
S4	PRECAST PLANTER BENCH	8 / L.222.1
S6	PRECAST PLANTER BENCH WITH BACK	9 / L.222.1

PAVING SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL	SIZE	COLOR	DETAIL
	P1C	PRECAST PAVER	PRECAST CONCRETE	12"X36"	COOL GRAY	1 / L.222.1
	P2B	COBBLE PAVER (RADIAL)	PRECAST CONCRETE	4"X4"	WARM GRAY	1 / L.222.1
	P2C	COBBLE PAVE (RADIAL)	PRECAST CONCRETE	4"X4"	TAN	1 / L.222.1
	P3	FLUSH CURB	PRECAST CONCRETE	–	WHITE	7 / L.222.1
	P9B	SYNTHETIC TURF	SYNTHETIC TURF	–	–	6 / L.222.1
	P10	SIDEWALK	CIP CONCRETE	5'X5' SCORED JOINTS	–	5 / L.222.1

FURNISHING SCHEDULE

SYMBOL	KEY	DESCRIPTION	DETAIL
	F1A	4 SEATER CAFE TABLE	1 / L.222.2
	F1B	2 SEATER CAFE TABLE	1 / L.222.2
	F2	LOUNGE CHAIRS	3 / L.222.2
	F3	MOVABLE CHAIR	2 / L.222.2
	F4	COCKTAIL TABLE	4 / L.222.2
	F13	LITTER & RECYCLING RECEPTACLE	5 / L.222.2
	F14	PARK SIGNAGE	## / L.222.1
	F15	BICYCLE RACK	6 / L.222.2



1 PEDESTRIAN PASSAGE – MATERIALS PLAN
1/8" = 1'-0"

N

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KEY PLAN



INNOVATION QNS

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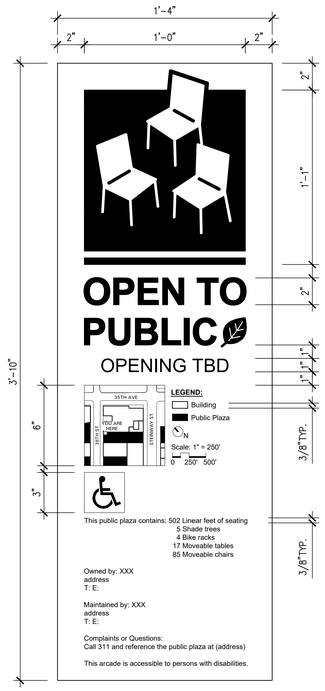
THOMAS W. BALSLEY
LANDSCAPE ARCHITECT

PROJECT NO: 1728.00 | SCALE:

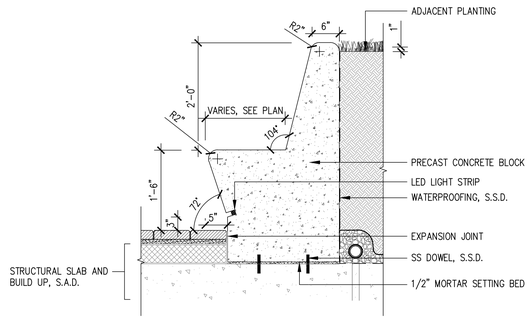
PEDESTRIAN PASSAGE MATERIALS, FURNISHINGS, & DESIGN GRADES

L.221

B1



10 POPS INFORMATION AND ENTRY PLAQUE
3" = 1'-0"



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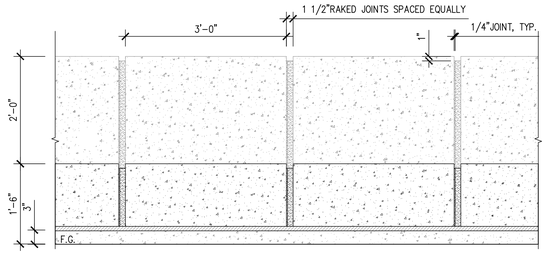
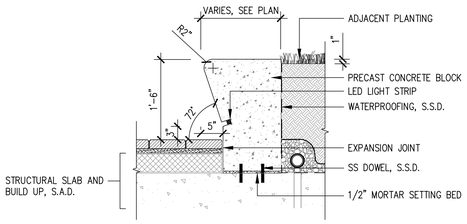


A – ELEVATION

9 PRECAST PLANTER BENCH WITH BACK
1" = 1'-0"



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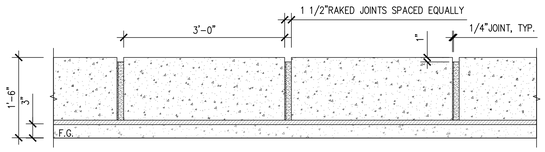
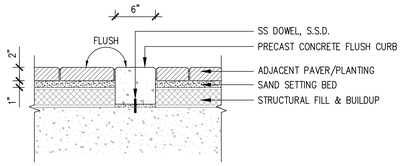
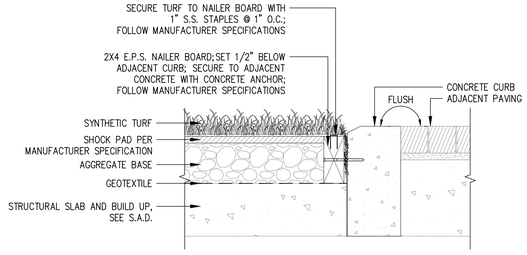


A – ELEVATION

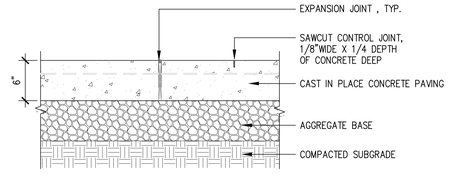
8 PRECAST PLANTER BENCH
1" = 1'-0"



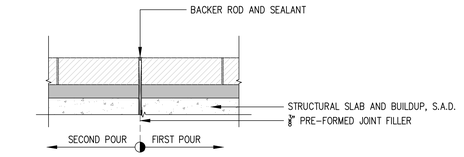
7 TYPICAL FLUSH CURB
1 1/2" = 1'-0"



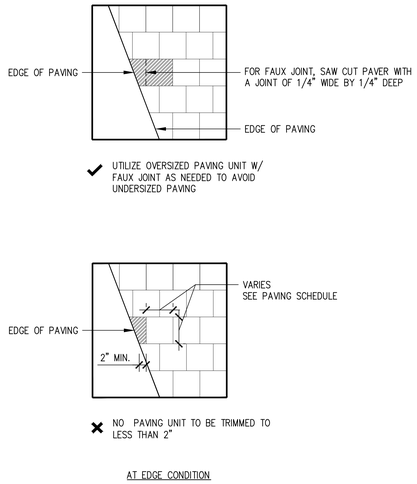
6 SYNTHETIC TURF WITH FLUSH CURB
1 1/2" = 1'-0"



5 CIP CONCRETE PAVING
1 1/2" = 1'-0"

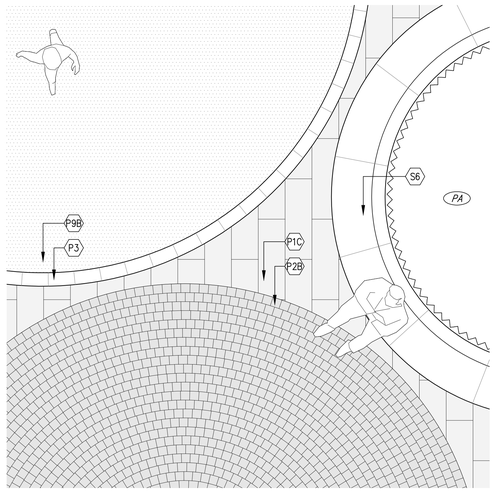


4 EXPANSION JOINT
1 1/2" = 1'-0"

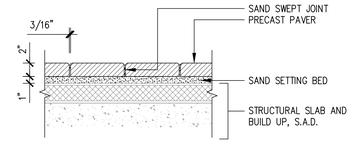


AT EDGE CONDITION

3 PAVING RULES
1 1/2" = 1'-0"



2 STEINWAY PASSAGE PAVING ENLARGEMENT
1/2" = 1'-0"



1 PRECAST PAVER
1 1/2" = 1'-0"

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KEY PLAN



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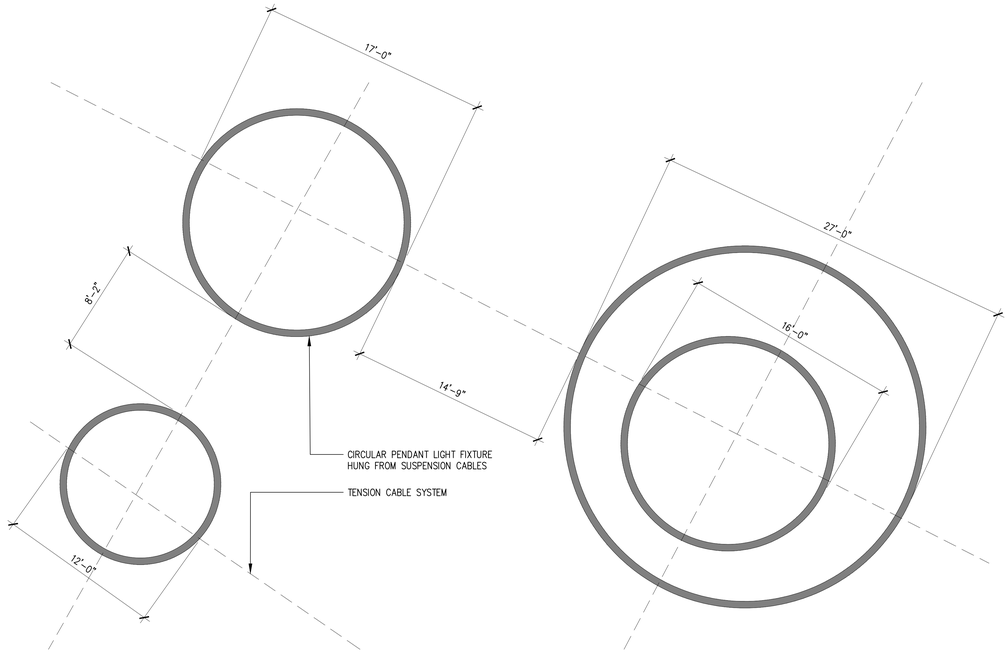
PROJECT NO: 1728.00 | SCALE:

PEDESTRIAN PASSAGE HARDSCAPE & FURNISHINGS DETAILS

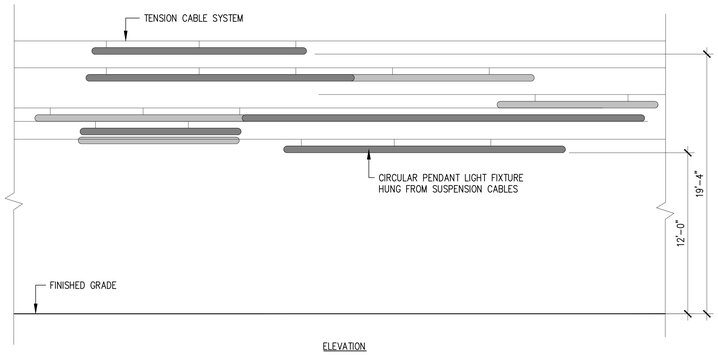
L.222.1



PARTIAL PLAN



REFERENCE IMAGE

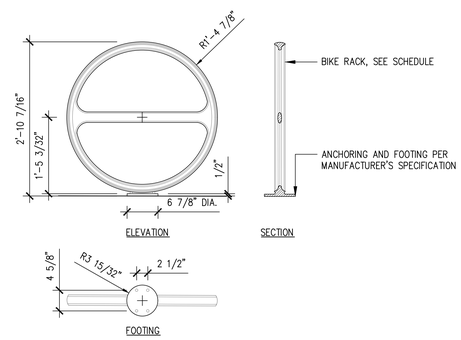


ELEVATION

NOTES:

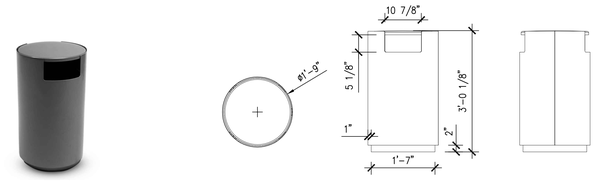
1. DRAWING INDICATE DESIGN INTENT ONLY. FINAL DESIGN TBD.

7 STEINWAY PASSAGE – FLOATING ORBS
1/4" = 1'-0"



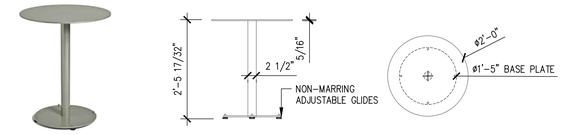
ELEVATION SECTION FOOTING

6 TYPICAL BIKE RACK ANCHORING DETAIL(2)
1" = 1'-0"



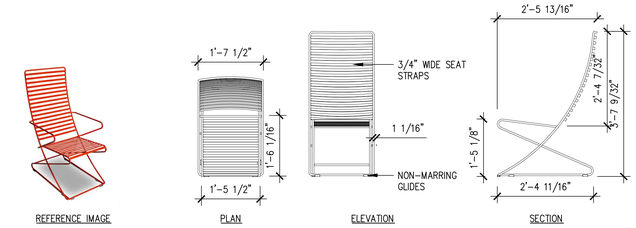
REFERENCE IMAGE PLAN ELEVATION SIDE VIEW

5 LITTER & RECYCLING BIN (LANDSCAPE FORMS–LAKESIDE)
3/4" = 1'-0"



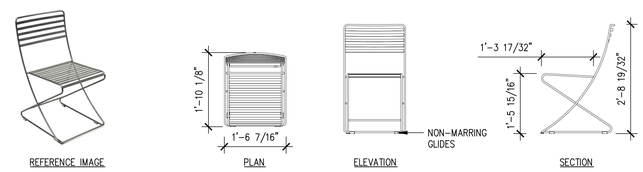
REFERENCE IMAGE ELEVATION PLAN

4 COCKTAIL TABLE (LANDSCAPE FORMS–PARC CENTRE TABLE)
3/4" = 1'-0"



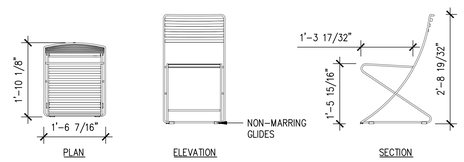
REFERENCE IMAGE PLAN ELEVATION SECTION

3 LOUNGE CHAIR (LANDSCAPE FORMS–PARC CENTRE LOUNGE)
3/4" = 1'-0"



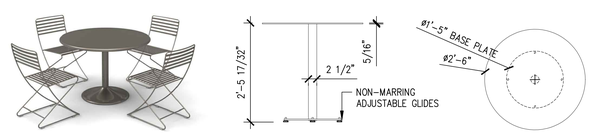
REFERENCE IMAGE PLAN ELEVATION SECTION

2 MOVABLE CHAIR (LANDSCAPE FORMS–PARC CENTRE CHAIR)
3/4" = 1'-0"



PLAN ELEVATION SECTION

LANDSCAPE FORMS – PARC CENTRE CHAIR



REFERENCE IMAGE ELEVATION PLAN

LANDSCAPE FORMS – PARC CENTRE TABLE 30" DIA.

1 CAFE TABLES AND CHAIRS (LANDSCAPE FORMS–PARC CENTRE)
3/4" = 1'-0"

NEW YORK
250 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	03.18.2022	ULURP

OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

CONSULTANTS

LEGAL CONSULTANT:
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ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
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TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
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STATE OF NEW YORK
THOMAS W. BALSLEY
LANDSCAPE ARCHITECT
No. 000287

PROJECT NO: 1728.00 | SCALE:

PEDESTRIAN PASSAGE
HARDSCAPE & FURNISHINGS
DETAILS

L.222.2

LEGEND

SYMBOL	DESCRIPTION
	STREET TREE
	SHADE TREE
	PLANTING AREA

PLANTING PALETTE

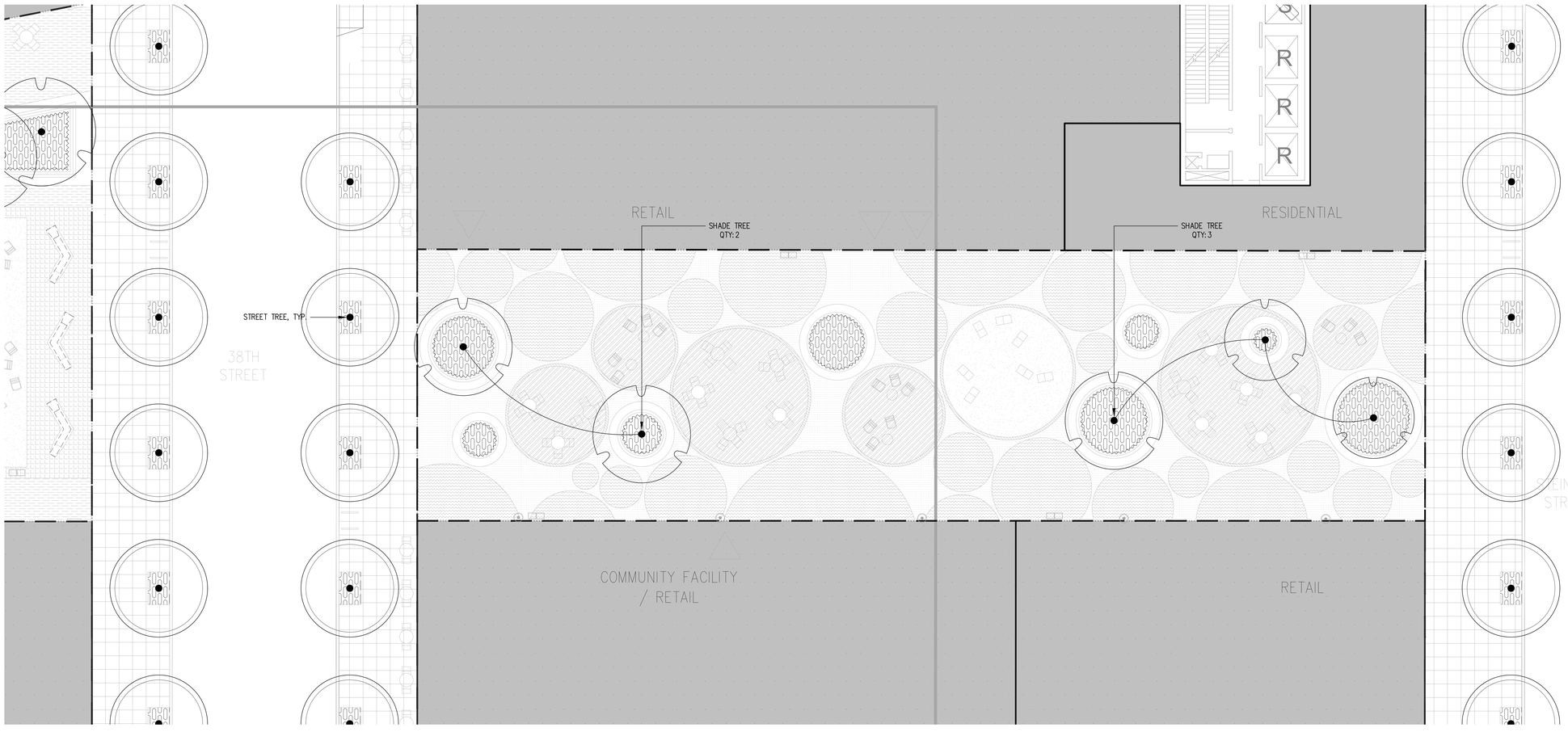
COMMON NAME	BOTANICAL NAME
SHADE TREES	
SUGAR MAPLE	ACER SACCHARUM
BLACK GUM	NYSSA SYLVATICA
JAPANESE ZELKOVA	ZELKOVA SERRATA
SWEET GUM	LIQUIDAMBAR STYRASIFLUA
PIN OAK	QUERCUS PALUSTRIS
MAIDENHAIR TREE	GINKGO BILOBA 'FASTIGIATA'
ORNAMENTAL TREES	
CANADIAN SERVICEBERRY	AMELANCHIER CANADENSIS
GRAY BIRCH	BETULA POPULIFOLIA
EASTERN REDBUD	CERCIS CANADENSIS
KATSURA TREE	CERCIDIPHYLLUM JAPONICUM
YOSHINO CHERRY	PRUNUS X YEDOENSIS 'AKEBONO'
JANE MAGNOLIA	MAGNOLIA X SOULANGIANA 'JANE'

PLANTING PALETTE

COMMON NAME	BOTANICAL NAME
SHRUBS, PERENNIALS	
LILY TURF	LIRIOPE MUSCARI
CULVER'S ROOT	VERONICASTRUM VIRGINICUM
PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'
NORTHERN BLUE FLAG	IRIS VERSICOLOR
SPOTTED JOE-PYE WEED	EUPATORIUM MACULATUM
RED TWIG DOGWOOD	CORNUS SERICEA
GROUNDCOVERS, GRASSES, FERNS	
PENNSYLVANIA SEDGE	CAREX PENSYLVANICA
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA
FOUNTAIN GRASS	PENNISETUM ALOPECURIODES 'HAMELN'
HAY-SCENTED FERN	DENNSTAEDTIA PUNCTILOBULA
ALLEGHENY SPURGE	PACHYSANDRA PROCUMBENS
CREEPING JUNIPER	JUNIPERUS HORIZONTALIS

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING



1 PEDESTRIAN PASSAGE – PLANTING PLAN
1/8" = 1'-0"

N

OLIN
NEW YORK
200 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
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OWNER

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KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

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LEGAL CONSULTANT:
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SWA/Balsley
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New York, New York 10001

KEY PLAN



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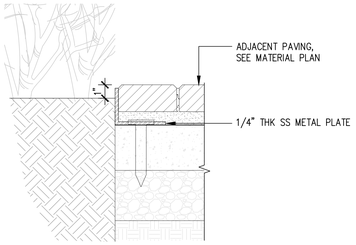
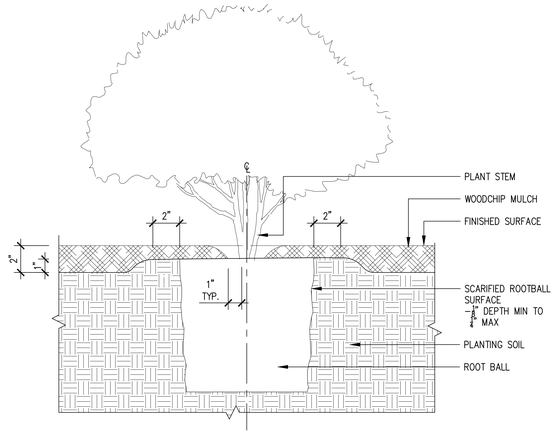
PROJECT NO: 1728.00 | SCALE:

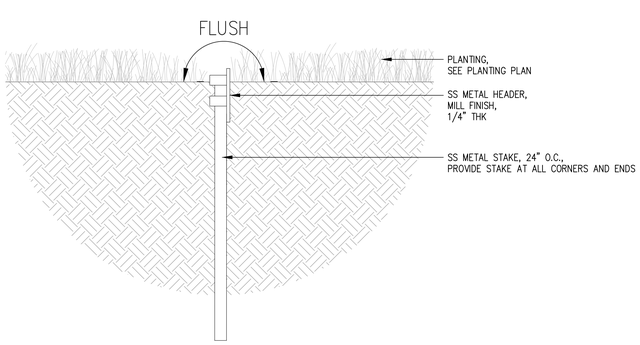
PEDESTRIAN PASSAGE
PLANTING PLAN

L.223

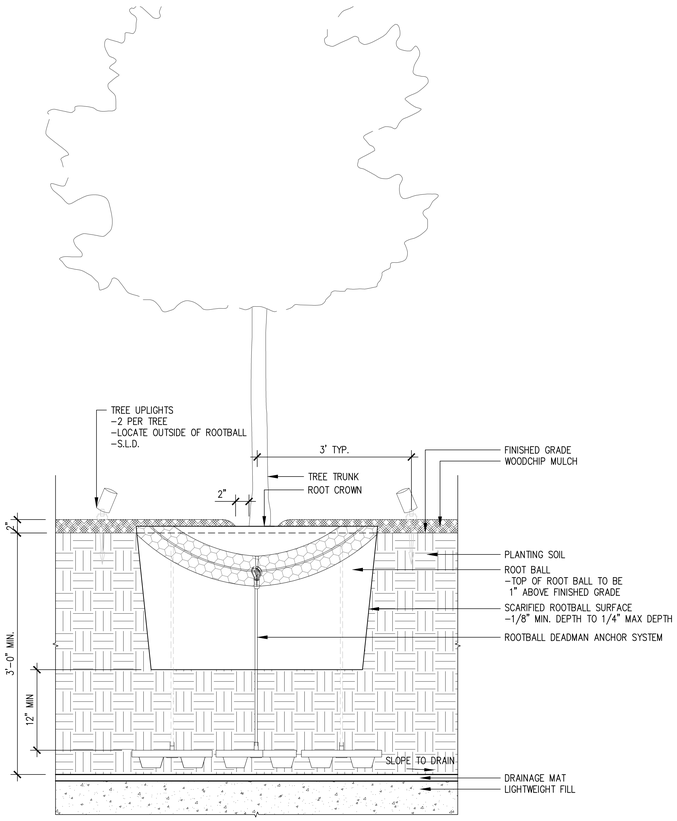


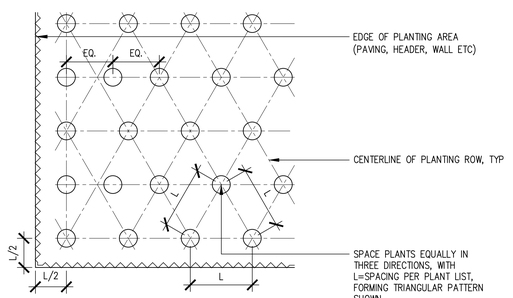


2 SHRUB PLANTING
3" = 1'-0"

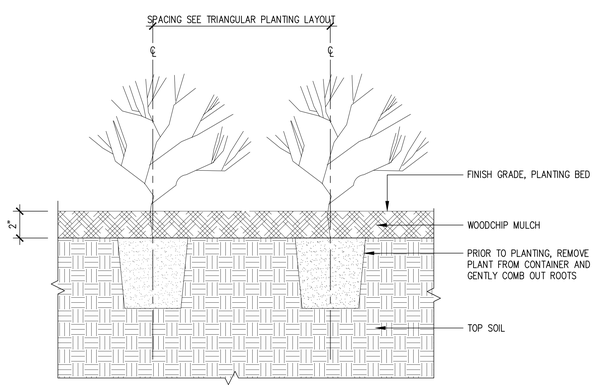


4 METAL HEADER
3" = 1'-0"





5 TRIANGULAR PLANTING LAYOUT
1/2" = 1'-0"



3 GROUNDCOVER PLANTING
3" = 1'-0"

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250 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7400

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	03.18.2022	ULURP

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SWA/Balsley
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New York, New York 10001

KEY PLAN



INNOVATION QNS

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ISSUED FOR ULURP

PROJECT NO: 1728.00 | SCALE:

PEDESTRIAN PASSAGE
PLANTING DETAIL

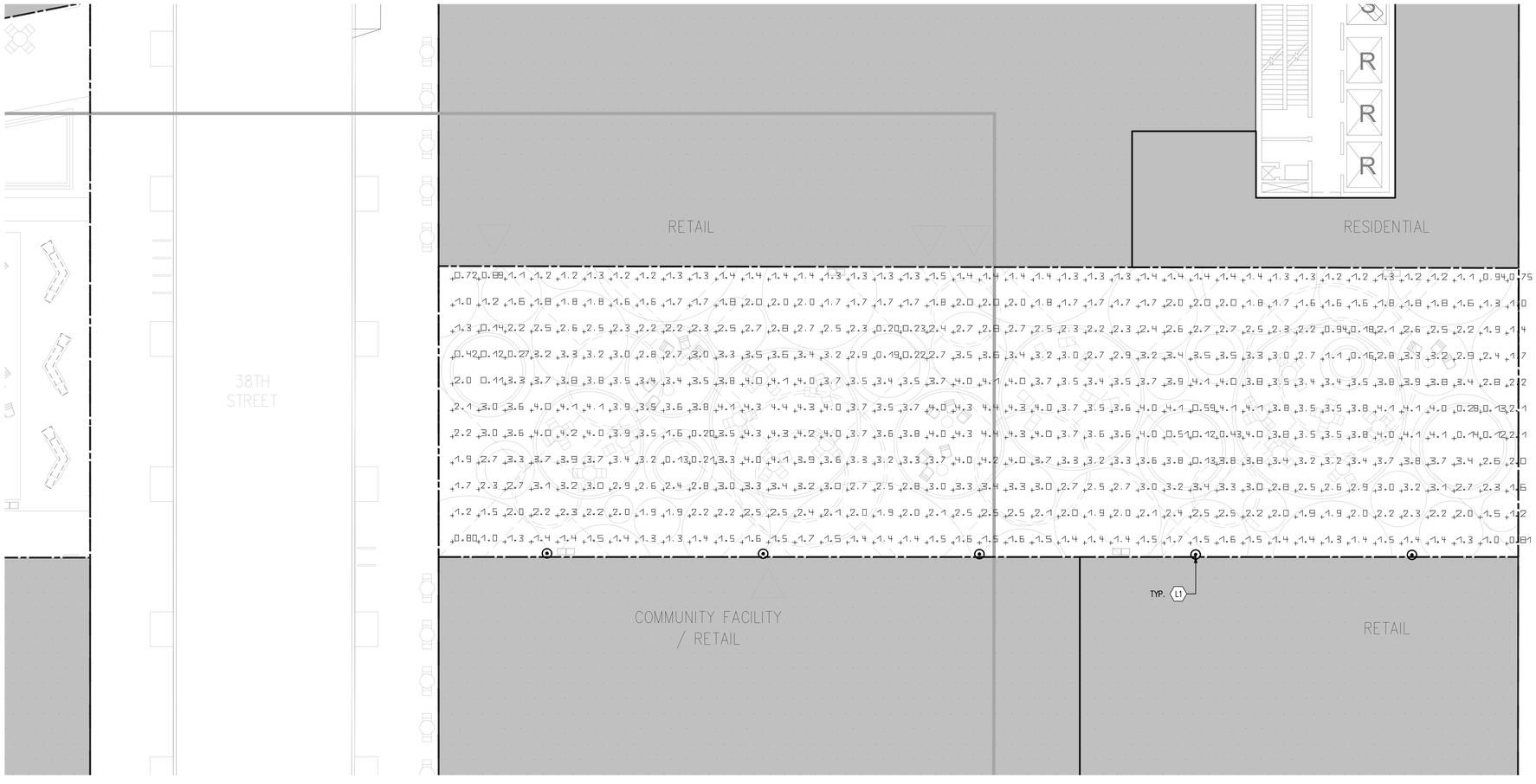
L.224

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

LIGHTING SCHEDULE

SYMBOL	KEY	DESCRIPTION	LUMINOUS FLUX	DETAIL
⊙	L1	PARAPET–MOUNDED MOONLIGHTING–SPOT	7671 LM	3 / L.226



1 PEDESTRIAN PASSAGE – LIGHTING PLAN
1/8" = 1'-0"

N

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New York, New York 10001

KEY PLAN



INNOVATION QNS

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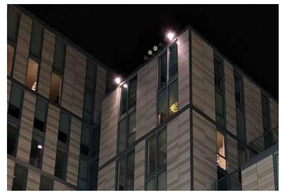
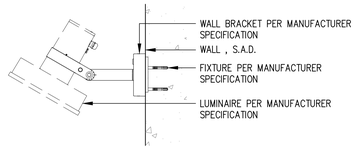
PROJECT NO: 1728.00 | SCALE:

PEDESTRIAN PASSAGE LIGHTING PLAN

L.225





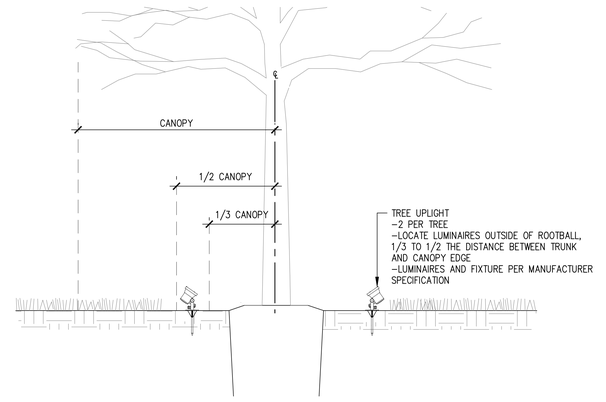


REFERENCE IMAGE

3 PARAPET-MOUNTED MOONLIGHTING (URBIDERMIS-ARNE 36 LED)
1 1/2" = 1'-0"

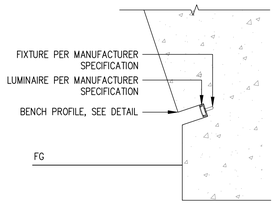


REFERENCE IMAGE



2 TREE UPLIGHTING
3/4" = 1'-0"





REFERENCE IMAGE

1 COVE LIGHT
3" = 1'-0"

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	03.18.2022	ULURP

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CONSULTANTS

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101 Park Avenue 17th Floor
New York, New York 10176

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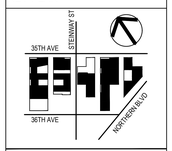
LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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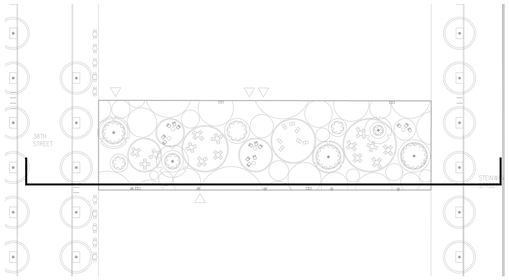
PROJECT NO: 1728.00 | SCALE:

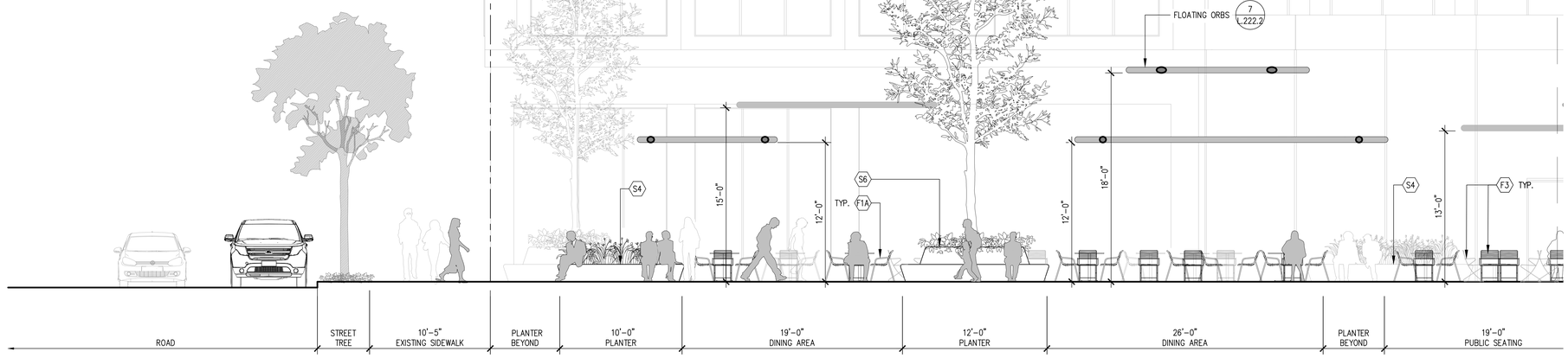
PEDESTRIAN PASSAGE LIGHTING DETAIL

L.226



KEY PLAN N

0 15' 30'
1" = 30'





STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S4	PRECAST PLANTER BENCH	8 L.222.1
S6	PRECAST PLANTER BENCH WITH BACK	9 L.222.1

FURNISHING SCHEDULE

KEY	DESCRIPTION	DETAIL
F1A	4 SEATER CAFE TABLE	1 L.222.2
F2	LOUNGE CHAIRS	3 L.222.2
F3	MOVABLE CHAIR	2 L.222.2
F4	COCKTAIL TABLE	4 L.222.2

1 PEDESTRIAN PASSAGE LONGITUDINAL SECTION
###########

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250 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7400

NO.	DATE	REVISION
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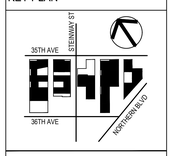
KEY PLAN



INNOVATION QNS

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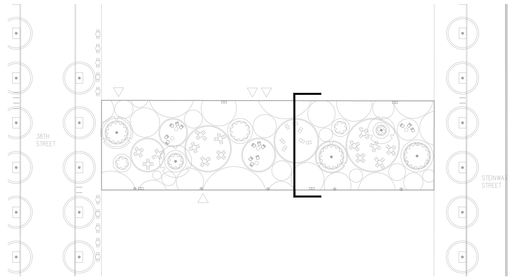
PROJECT NO: 1728.00 | SCALE:

PEDESTRIAN PASSAGE
LONGITUDINAL SECTION

L.227.1



KEY PLAN N

0 15' 30'
1" = 30'

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S4	PRECAST PLANTER BENCH	8 / L.222.1
S6	PRECAST PLANTER BENCH WITH BACK	9 / L.222.1

FURNISHING SCHEDULE

KEY	DESCRIPTION	DETAIL
F2	LOUNGE CHAIRS	3 / L.222.2



1 PEDESTRIAN PASSAGE CROSS SECTION
1/4" = 1'-0"

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250 Park Avenue South 3rd Fl.
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646-478-7400

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LANDSCAPE ARCHITECT:
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KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

PEDESTRIAN PASSAGE CROSS SECTION

L.227.2



2 PEDESTRIAN PASSAGE – 2
NOT TO SCALE



1 PEDESTRIAN PASSAGE – 1
NOT TO SCALE

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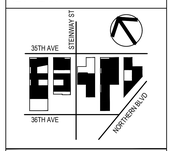
New York, New York 10001

KEY PLAN



INNOVATION QNS

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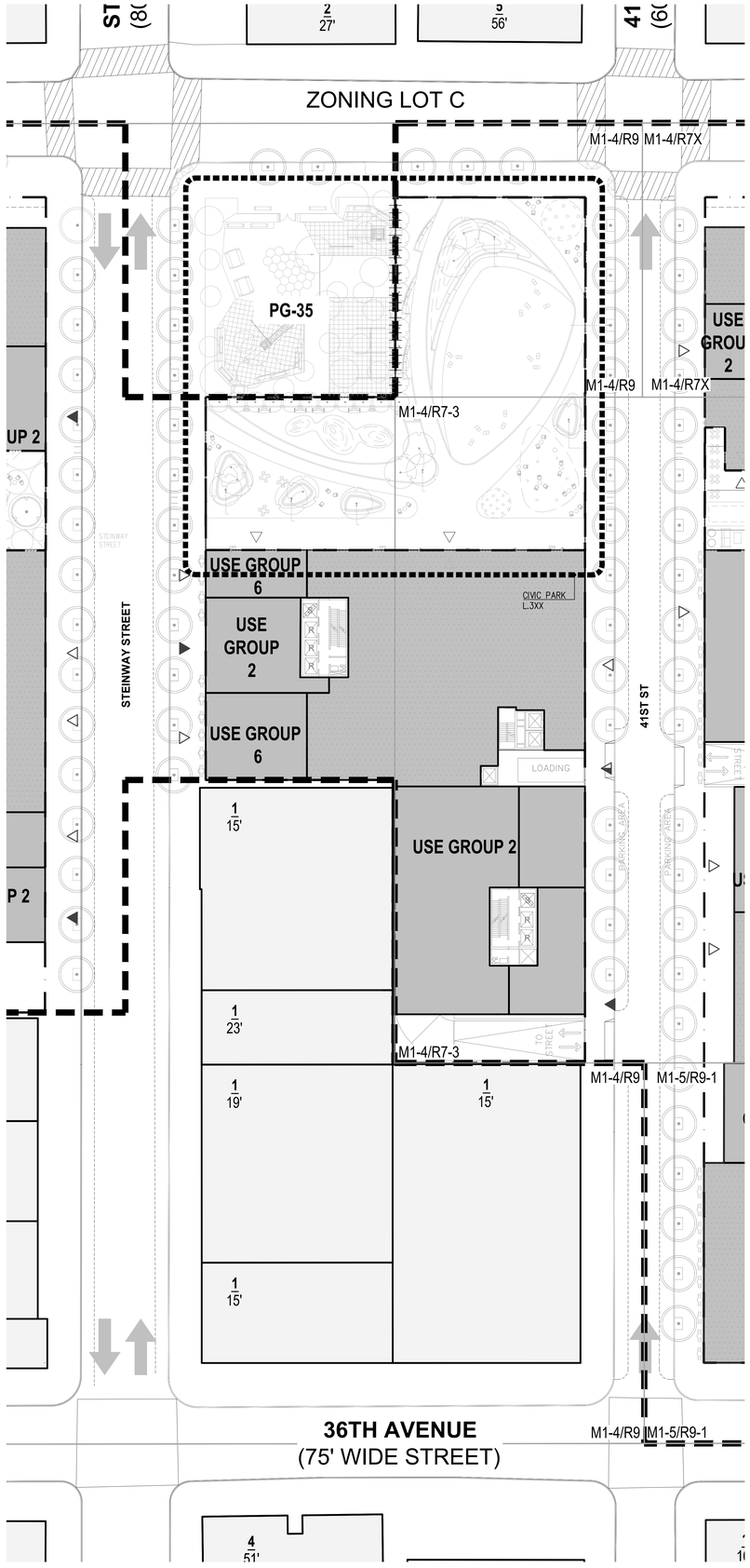
PROJECT NO: 1728.00 | SCALE:

PEDESTRIAN PASSAGE OPEN SPACE VIEWS

L.228



1 ZONING LOT C – BLOCK PLAN
1" = 25'

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- C6-4 ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE

NEW YORK
250 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	03.18.2022	ULURP

OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
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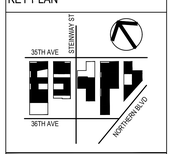
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

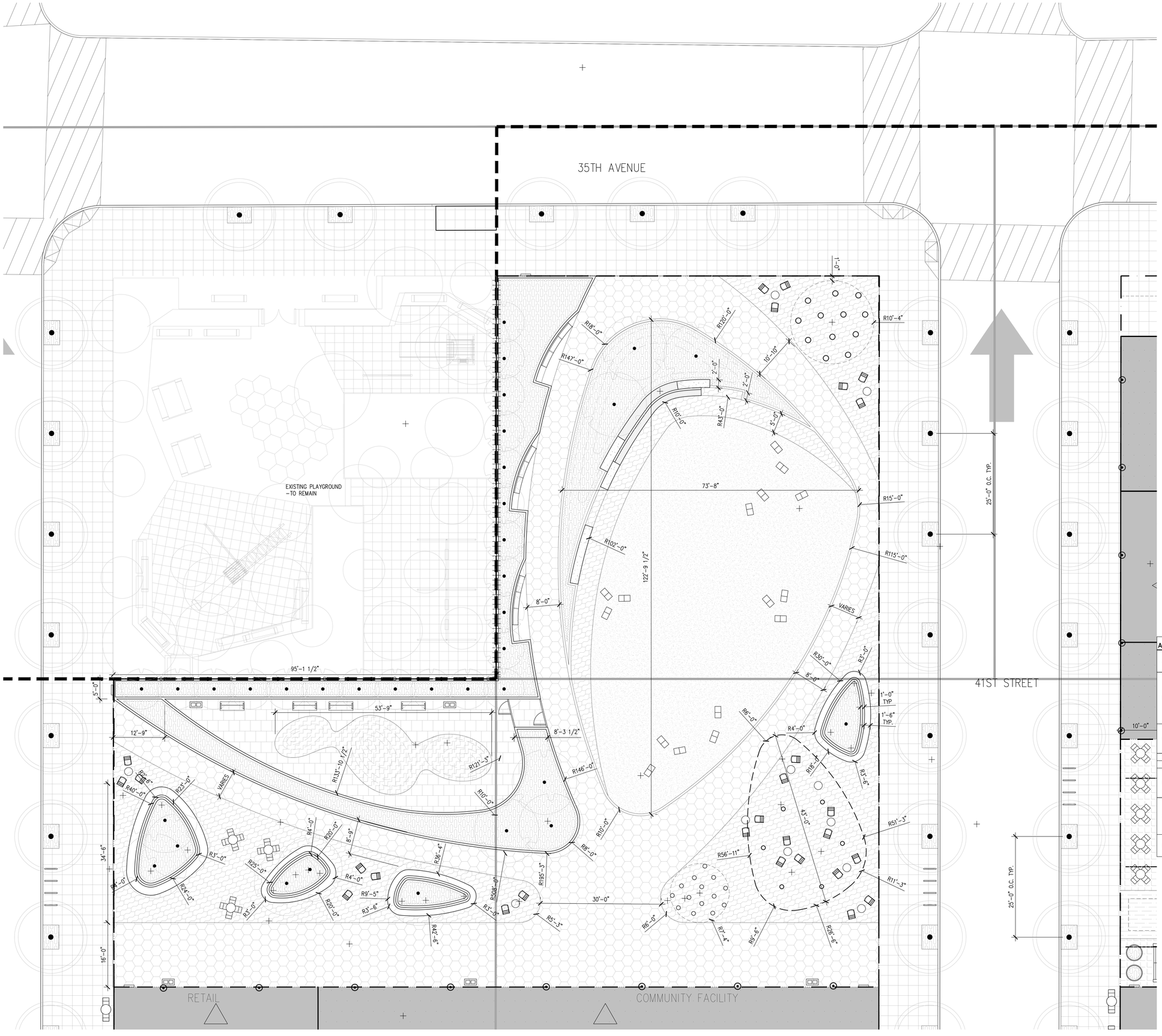
NOT FOR CONSTRUCTION
ISSUED FOR ULURP



PROJECT NO: 1728.00 | SCALE:

ZONING LOT C SITE PLAN

L.300



1 CIVIC PARK – LAYOUT PLAN
1/8" = 1'–0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- PARAPET-MOUNTED MOONLIGHTING
- CEILING LIGHT
- 4 SEATER CAFE TABLE
- 2 SEATER CAFE TABLE
- LOUNGE CHAIRS
- MOVABLE CHAIR
- COCKTAIL TABLE
- COMMUNAL TABLE SHORT
- COMMUNAL TABLE LONG
- BENCH
- POT
- OUTDOOR LOUNGE SOFA
- COFFEE TABLE
- TRIANGLE MOVABLE STOOL
- BACKLESS DOUBLE-SIDED BENCH
- BACKLESS DOUBLE-SIDED BENCH
- LITTER & RECYCLING RECEPTACLE
- BICYCLE RACK
- DOG RUN FENCE
- EXISTING 12' HT FENCE - TO BE MAINTAINED
- 4' HT STEEL PICKET FENCE

Amenities Information Table

A)	Circulation	**Proposed:** Primary minimum unobstructed pedestrian circulation - 8'-0" surrounding the site and connected to open street (Steinway St, 41st St, and 35th Ave.)
B)	Seating	**Proposed variable types of seating:** Seat steps - 98 LF Fixed planter bench with backrest - 227 LF Fixed bench along playground buffer - 48.75LF Movable cafe chairs and tables - 12 Chairs, 3 Tables Movable chairs and cocktail tables - 27 Chairs, 10 Tables Movable lounge chairs - 16 Chairs
C)	Planting and Trees	**Proposed:** Trees - 34 Planting Area - 2125.3 SF Multi-purpose Lawn/Synthetic Turf - 4541 SF
D)	Litter Recepticles	Trash/recycling bins - 7 pairs
E)	Bicycle Racks	Proposed bike rack parking - 8 units
F)	Public Space Signage	**Public space signage systems to be provided:** Entry Plaque Information Plaque Hours of Access Plaque
G)	Additional Amenities	**Proposed:** Interactive Public Art at Corner of 35th Ave. and 41st St. Dog Run with Turf Mound Fountain/Splash Plaza Shade pavilion
H)	Uses and Walls Fronting on Public Plaza	**Proposed:** Total Linear Feet of Building Fronting the Plaza - 189.86LF Maximum Opacity - 50% (94.93LF)

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KEY PLAN



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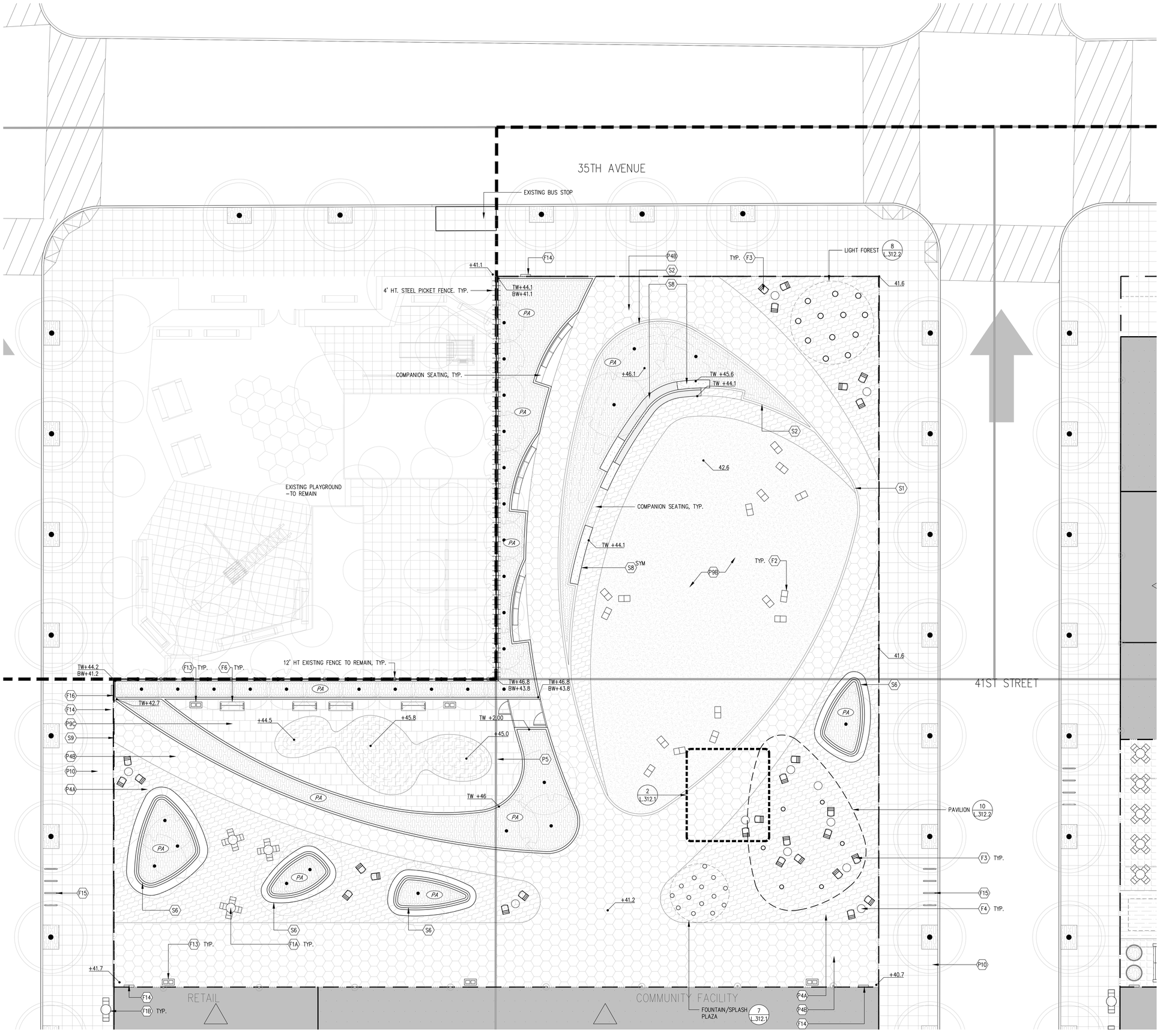
PROJECT NO: 1728.00 | SCALE:

CIVIC PARK LAYOUT PLAN

L.310



1 CIVIC PARK – MATERIALS PLAN
1/8" = 1'-0"

N

LEGEND

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- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

PAVING SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL	SIZE	COLOR	DETAIL
	P4A	PRECAST HEX PAVER	PRECAST CONCRETE	–	BEIGE	1 / L.312.1
	P4B	PRECAST HEX PAVER	PRECAST CONCRETE	–	TAN	1 / L.312.1
	P5	DOG RUN PRECAST PAVER	PRECAST CONCRETE	–	–	1 / L.312.1
	P9B	SYNTHETIC TURF	SYNTHETIC TURF	–	–	6 / L.312.1
	P9C	CANINE SYNTHETIC TURF	CANINE SYNTHETIC TURF	–	–	5 / L.312.1
	P10	SIDEWALK	CIP CONCRETE	5'X5' SCORED JOINTS	–	8 / L.312.1

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S1	CURB (FLUSH)	11 / L.312.1
S2	CURB (RAISED)	12 / L.312.1
S6	PRECAST PLANTER BENCH WITH BACK	10 / L.312.1
S8	TERRACED CONCRETE SEATWALL	1 / L.312.2
S9	PLANTER WALL	9 / L.312.1

FURNISHING SCHEDULE

SYMBOL	KEY	DESCRIPTION	DETAIL
	F1A	4 SEATER CAFE TABLE	2 / L.312.2
	F1B	2 SEATER CAFE TABLE	2 / L.312.2
	F2	LOUNGE CHAIRS	4 / L.312.2
	F3	MOVABLE CHAIR	3 / L.312.2
	F4	COCKTAIL TABLE	5 / L.312.2
	F6	BENCH	# / L.312.2
	F13	LITTER & RECYCLING RECEPTACLE	9 / L.312.2
	F14	PARK SIGNAGE	## / L.312.1
	F15	BICYCLE RACK	14 / L.312.1
	F16	DOG RUN FENCE	7 / L.312.2

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KEY PLAN



INNOVATION QNS

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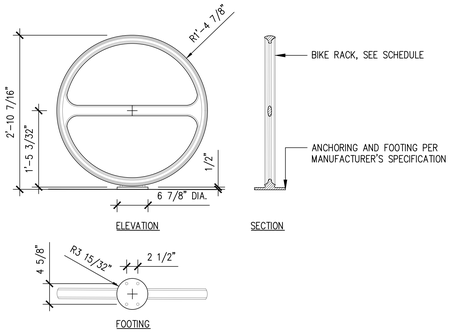
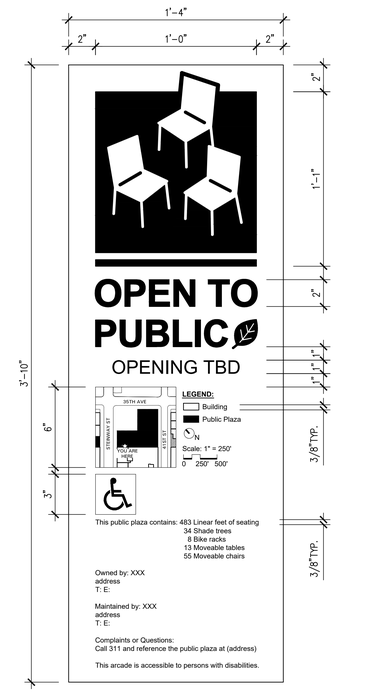
PROJECT NO: 1728.00 | SCALE:

CIVIC PARK MATERIALS, FURNISHINGS & DESIGN GRADES

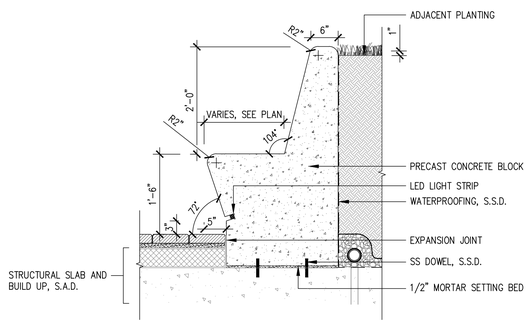
L.311



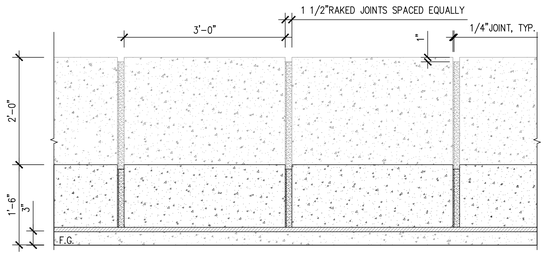
14 TYPICAL BIKE RACK ANCHORING DETAIL
1" = 1'-0"



13 POPS INFORMATION AND ENTRY PLAQUE
3" = 1'-0"

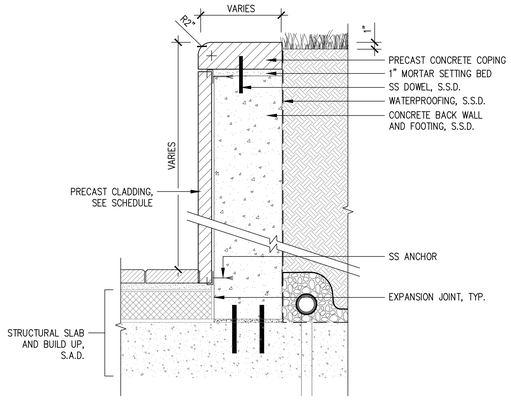


B – SECTION

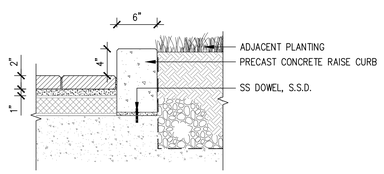


A – ELEVATION

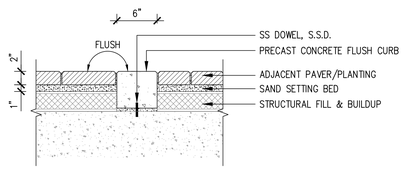
10 PRECAST PLANTER BENCH WITH BACK
1" = 1'-0"



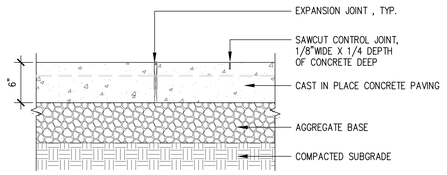
9 TYPICAL PLANTER WALL
1 1/2" = 1'-0"



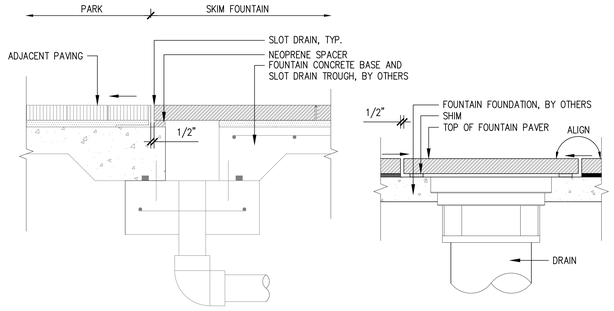
12 TYPICAL RAISED CURB
1 1/2" = 1'-0"



11 TYPICAL FLUSH CURB
1 1/2" = 1'-0"

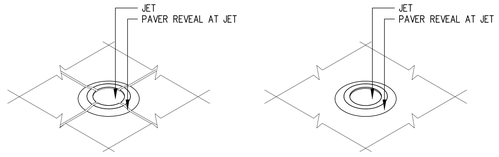


8 CIP CONCRETE PAVING
1 1/2" = 1'-0"



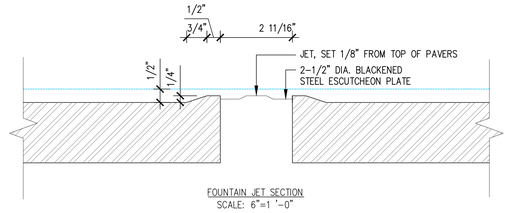
SLOT DRAIN
SCALE: 1-1/2"=1'-0"

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

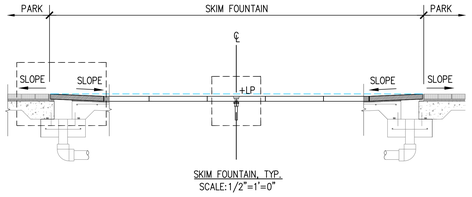


@ INTERSECTION OF PAVERS

@ CENTER OF PAVER

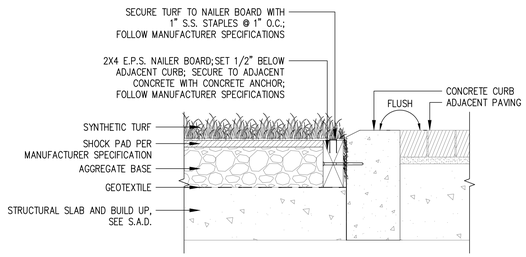


FOUNTAIN JET SECTION
SCALE: 6"=1 '-0"

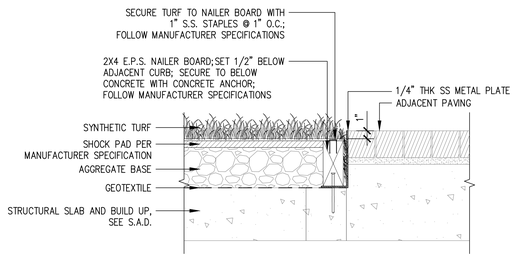


SKIM FOUNTAIN, TYP.
SCALE:1/2"=1'=0"

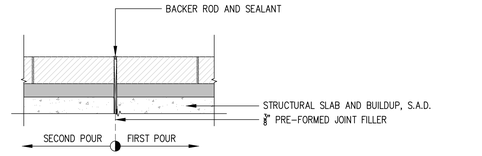
7 SKIM FOUNTAIN
AS INDICATED



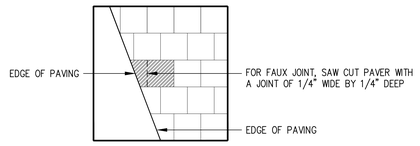
6 SYNTHETIC TURF WITH FLUSH CURB
1 1/2" = 1'-0"



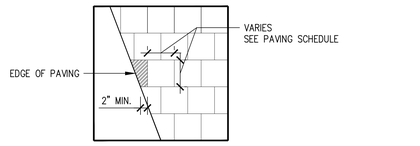
5 CANINE SYNTHETIC TURF
1 1/2" = 1'-0"



4 EXPANSION JOINT
1 1/2" = 1'-0"



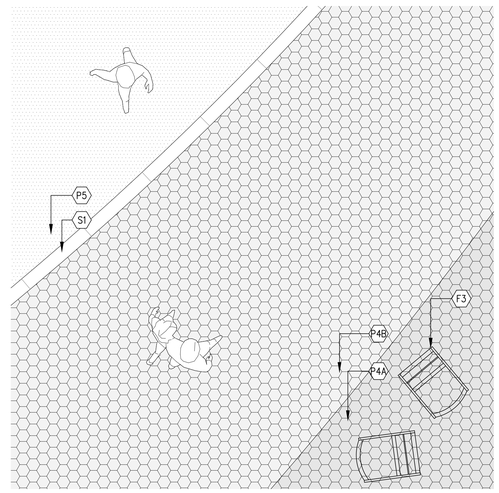
✔ UTILIZE OVERSIZED PAVING UNIT W/ FAUX JOINT AS NEEDED TO AVOID UNDERSIZED PAVING



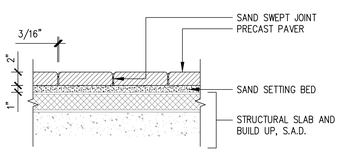
✖ NO PAVING UNIT TO BE TRIMMED TO LESS THAN 2"

AT EDGE CONDITION

8 CIP CONCRETE PAVING
1 1/2" = 1'-0"



2 ASTORIA COMMONS PAVING ENLARGEMENT
1/2" = 1'-0"



1 PRECAST PAVER
1 1/2" = 1'-0"

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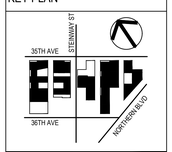
KEY PLAN



INNOVATION QNS

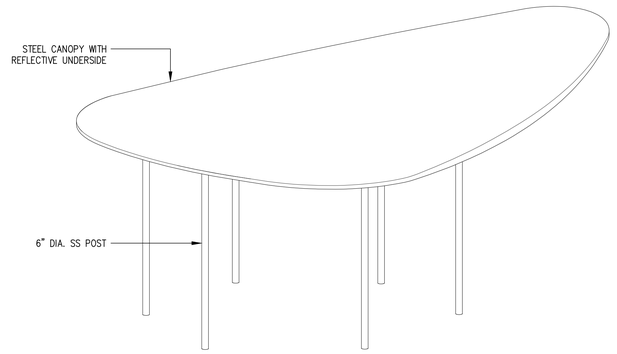
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

STATE OF NEW YORK
ROBIN W. BALSLEY
LANDSCAPE ARCHITECT

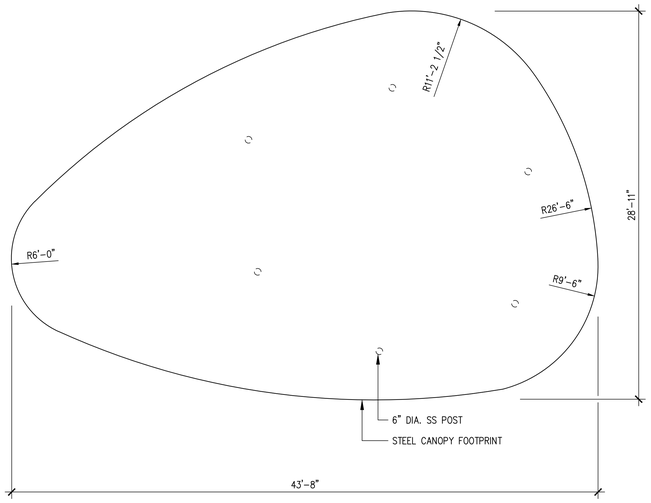
PROJECT NO: 1728.00	SCALE:

CIVIC PARK HARDSCAPE & FURNISHINGS DETAILS

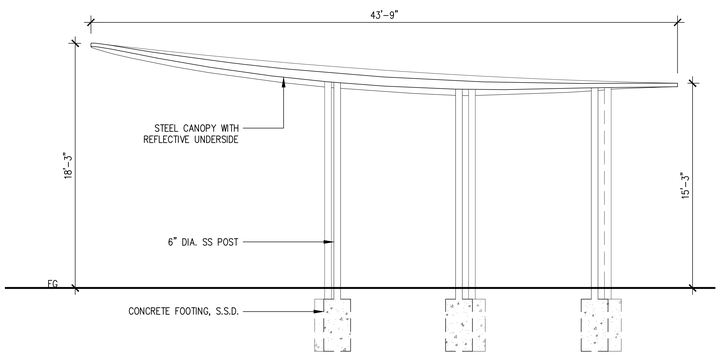
L.312.1



PAVILION AXONOMETRIC



PAVILION PLAN



PAVILION ELEVATION

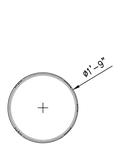
NOTES:

1. DRAWING INDICATE DESIGN INTENT ONLY. FINAL DESIGN TBD.

10 PAVILION
1/4" = 1'-0"



REFERENCE IMAGE



PLAN ELEVATION

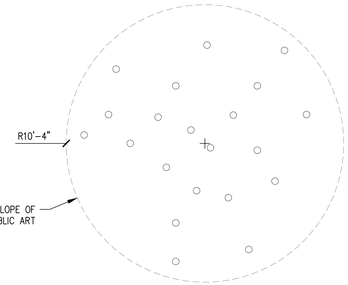


SIDE VIEW

9 LITTER & RECYCLING BIN (LANDSCAPE FORMS–LAKESIDE)
3/4" = 1'-0"



REFERENCE IMAGE



PLAN

NOTES:

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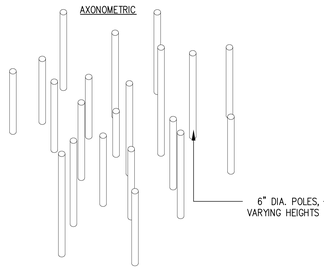
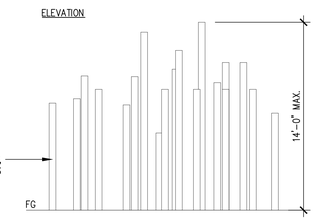
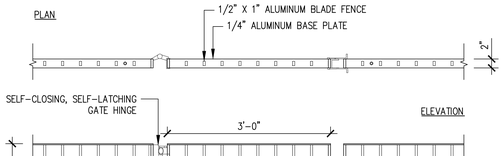
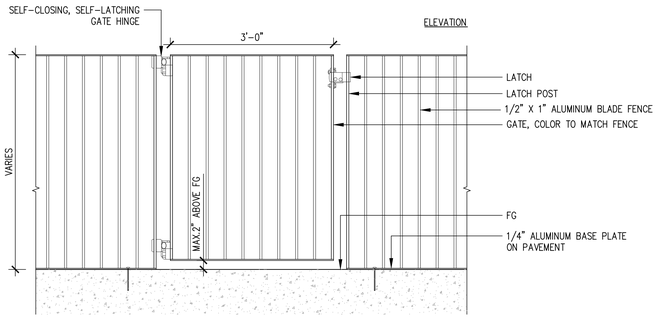




8 ASTORIA COMMONS – LIGHT FOREST
1/4" = 1'-0"

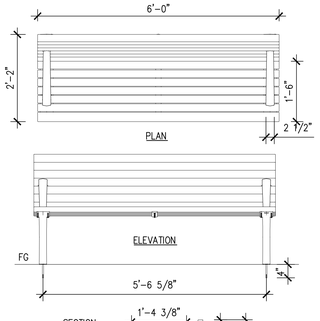




7 FENCE AND GATE
1" = 1'-0"

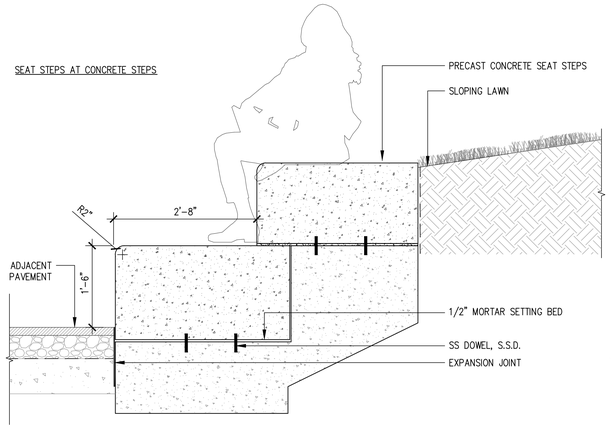


REFERENCE IMAGE

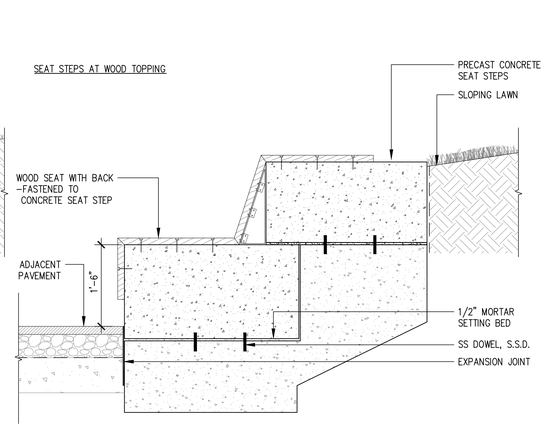


6 GENERATION 50 BENCH
3/4" = 1'-0"

SEAT STEPS AT CONCRETE STEPS



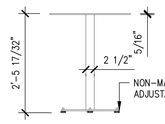
SEAT STEPS AT WOOD TOPPING



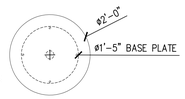
1 PRECAST SEAT STEPS
1" = 1'-0"



REFERENCE IMAGE



ELEVATION



PLAN

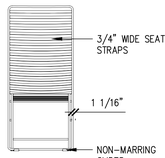
5 COCKTAIL TABLE (LANDSCAPE FORMS–PARC CENTRE TABLE)
3/4" = 1'-0"



REFERENCE IMAGE



PLAN



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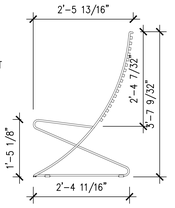
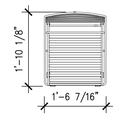


SECTION

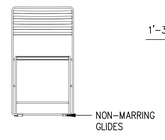
4 LOUNGE CHAIR (LANDSCAPE FORMS–PARC CENTRE LOUNGE)
3/4" = 1'-0"



REFERENCE IMAGE



PLAN



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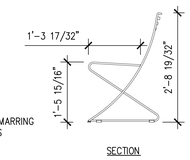


SECTION

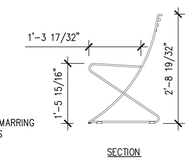
3 MOVABLE CHAIR (LANDSCAPE FORMS–PARC CENTRE CHAIR)
3/4" = 1'-0"



PLAN



ELEVATION

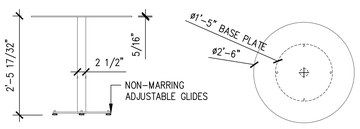


SECTION

LANDSCAPE FORMS – PARC CENTRE CHAIR



REFERENCE IMAGE



ELEVATION PLAN

LANDSCAPE FORMS – PARC CENTRE TABLE 30" DIA.

2 CAFE TABLES AND CHAIRS (LANDSCAPE FORMS–PARC CENTRE)
3/4" = 1'-0"

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OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

CONSULTANTS

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LANDSCAPE ARCHITECT:
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31 West 27th Street, 9th Floor
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KEY PLAN



INNOVATION QNS

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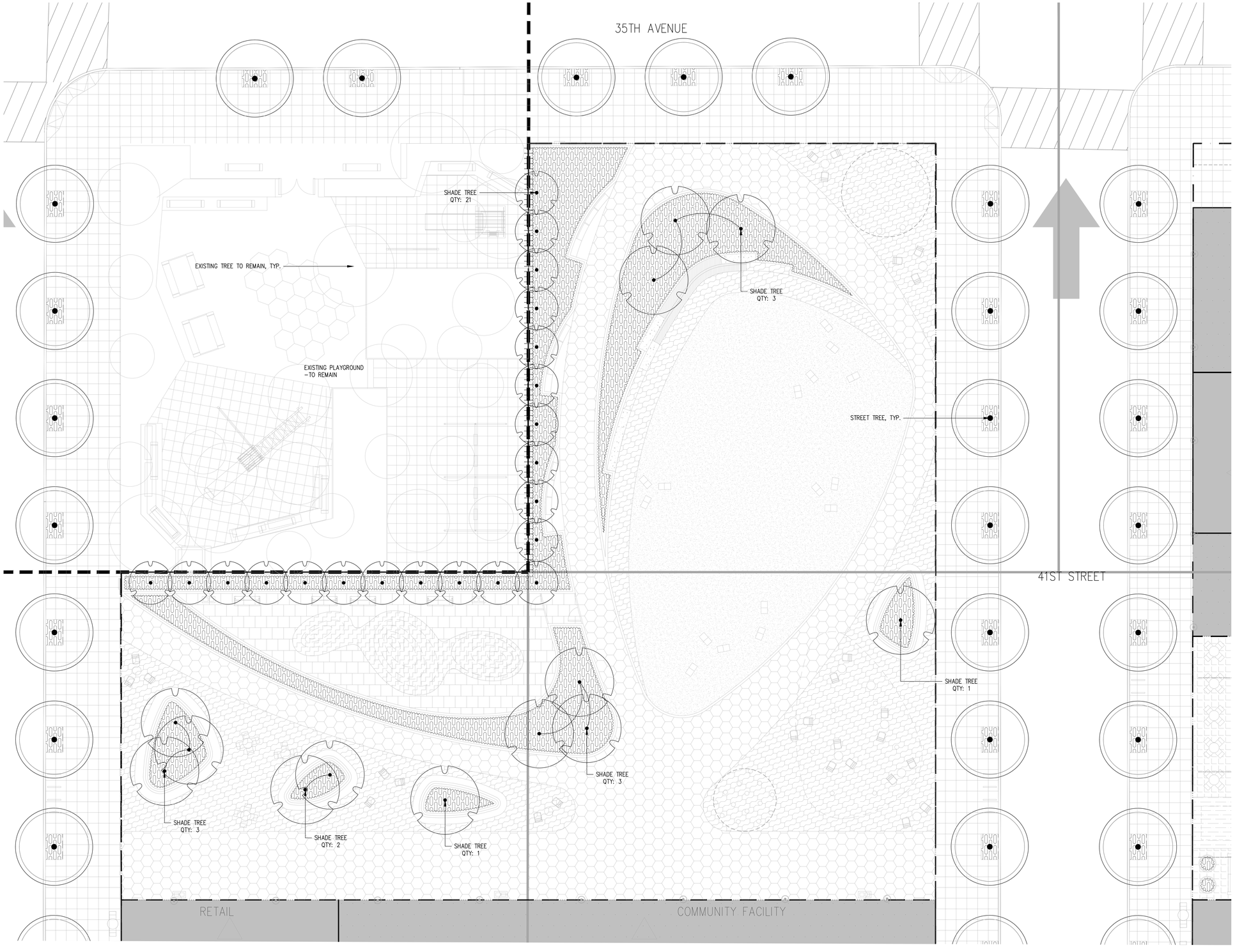
PROJECT NO: 1728.00 | SCALE:

CIVIC PARK HARDSCAPE & FURNISHINGS DETAILS

L.312.2

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING



1 CIVIC PARK – PLANTING PLAN
1/8" = 1'-0"

N

LEGEND

SYMBOL	DESCRIPTION
	STREET TREE
	SHADE TREE
	EXISTING TREE TO REMAIN
	PLANTING AREA

PLANTING PALETTE

COMMON NAME	BOTANICAL NAME
SHADE TREES	
SUGAR MAPLE	ACER SACCHARUM
BLACK GUM	NYSSA SYLVATICA
JAPANESE ZELKOVA	ZELKOVA SERRATA
SWEET GUM	LIQUIDAMBAR STYRASIFLUA
PIN OAK	QUERCUS PALUSTRIS
MAIDENHAIR TREE	GINKGO BILOBA 'FASTIGIATA'
ORNAMENTAL TREES	
CANADIAN SERVICEBERRY	AMELANCHIER CANADENSIS
GRAY BIRCH	BETULA POPULIFOLIA
EASTERN REDBUD	CERCIS CANADENSIS
KATSURA TREE	CERCIDIPHYLLUM JAPONICUM
YOSHINO CHERRY	PRUNUS X YEDOENSIS 'AKEBONO'
JANE MAGNOLIA	MAGNOLIA X SOULANGIANA 'JANE'
SHRUBS, PERENNIALS	
LILY TURF	LIRIOPE MUSCARI
CULVER'S ROOT	VERONICASTRUM VIRGINICUM
PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'
NORTHERN BLUE FLAG	IRIS VERSICOLOR
SPOTTED JOE-PYE WEED	EUPATORIUM MACULATUM
RED TWIG DOGWOOD	CORNUS SERICEA
GROUNDCOVERS, GRASSES, FERNS	
PENNSYLVANIA SEDGE	CAREX PENSYLVANICA
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
HAY-SCENTED FERN	DENNSTAEDTIA PUNCTILOBULA
ALLEGHENY SPURGE	PACHYSANDRA PROCUMBENS
CREEPING JUNIPER	JUNIPERUS HORIZONTALIS

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KEY PLAN



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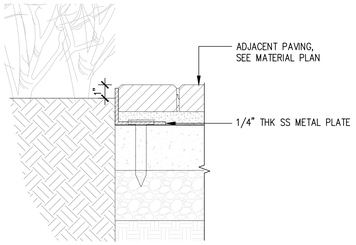
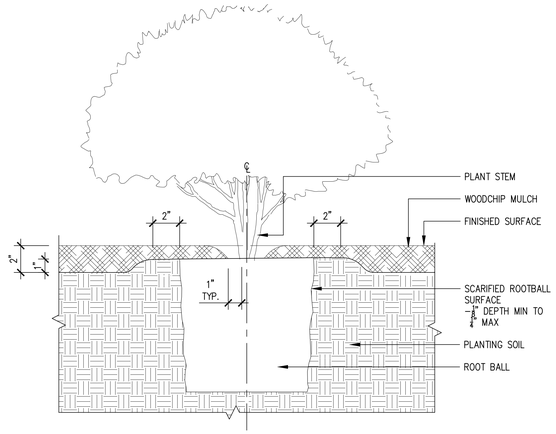
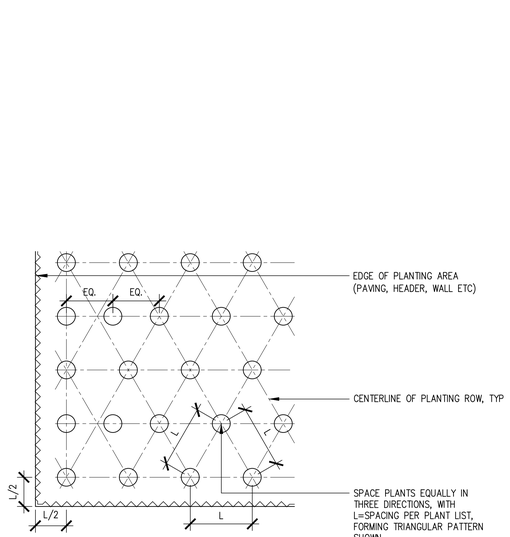
CIVIC PARK PLANTING PLAN

L.313

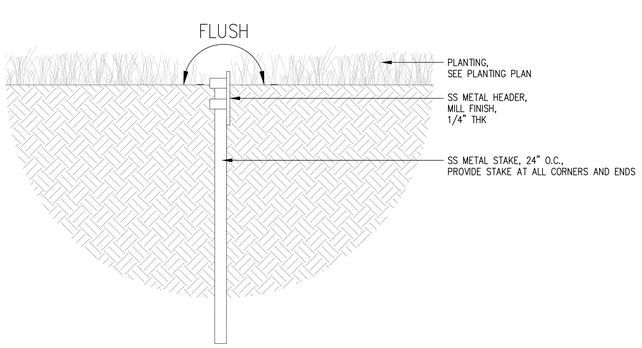




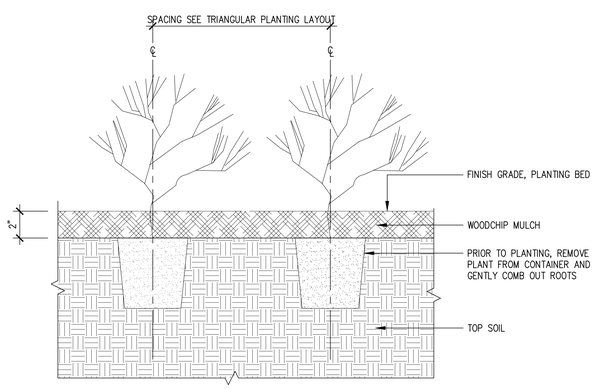
2 SHRUB PLANTING
3" = 1'-0"



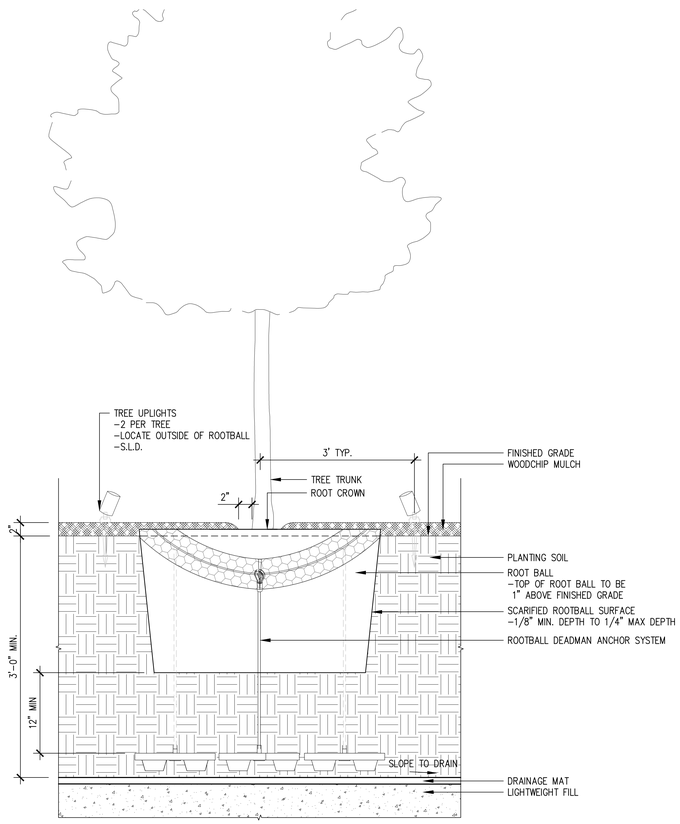
5 TRIANGULAR PLANTING LAYOUT
1/2" = 1'-0"



4 METAL HEADER
3" = 1'-0"



3 GROUNDCOVER PLANTING
3" = 1'-0"



1 TREE PLANTING ON STRUCTURE
1 1/2" = 1'-0"

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KEY PLAN



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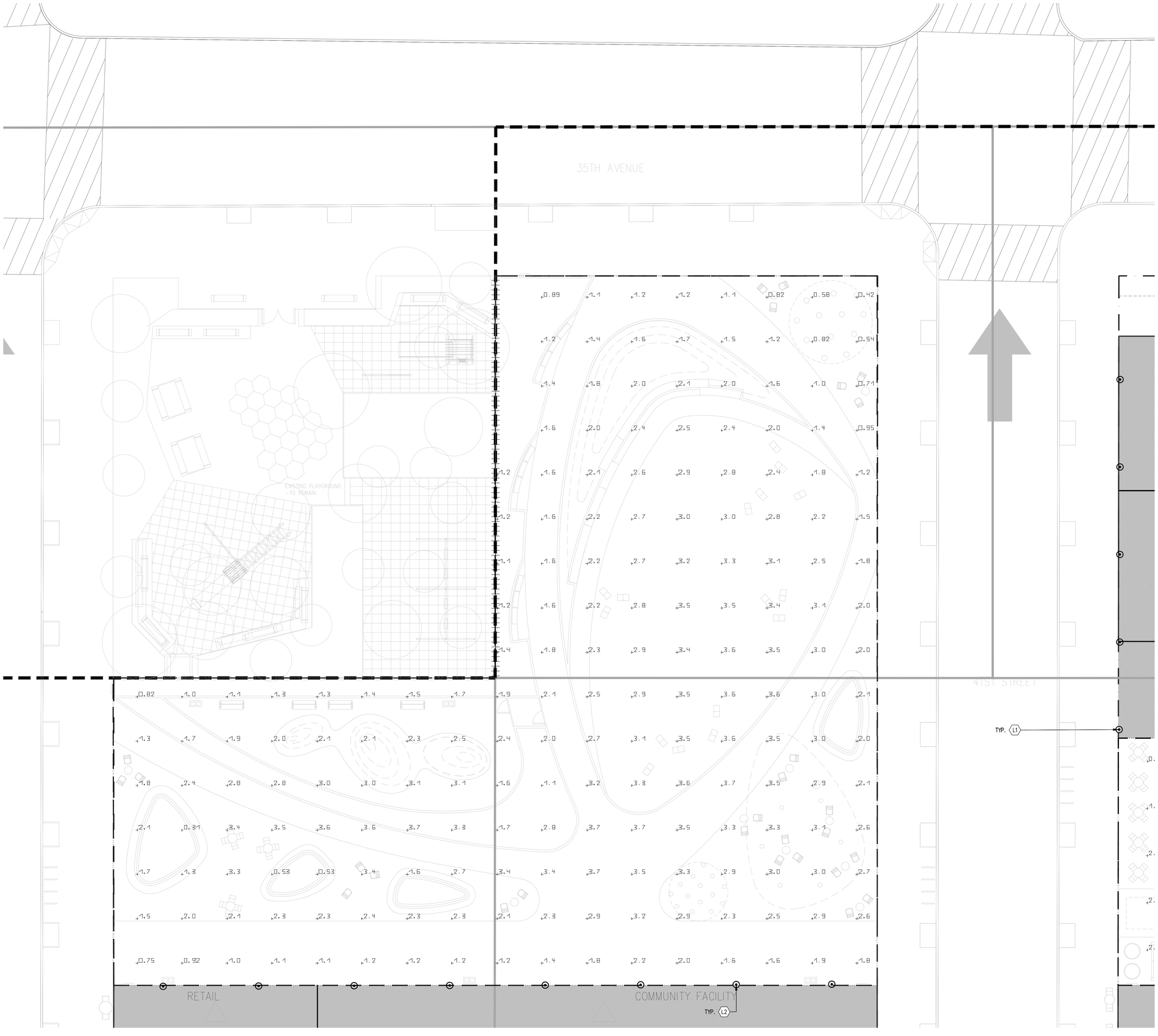
PROJECT NO: 1728.00 | SCALE:

CIVIC PARK PLANTING DETAIL

L.314



1 CIVIC PARK – LIGHTING PLAN
1/8" = 1'-0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
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- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

LIGHTING SCHEDULE

SYMBOL	KEY	DESCRIPTION	LUMINOUS FLUX	DETAIL
⊙	L1	PARAPET–MOUNDED MOONLIGHTING–SPOT	7671 LM	3 / L.316
⊙	L2	PARAPET–MOUNDED MOONLIGHTING–MEDIUM	7905 LM	3 / L.316

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KEY PLAN



INNOVATION QNS

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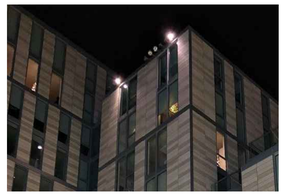
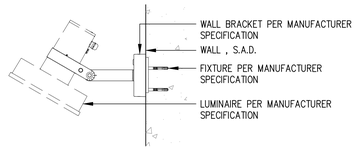
PROJECT NO: 1728.00 | SCALE:

CIVIC PARK LIGHTING PLAN

L.315





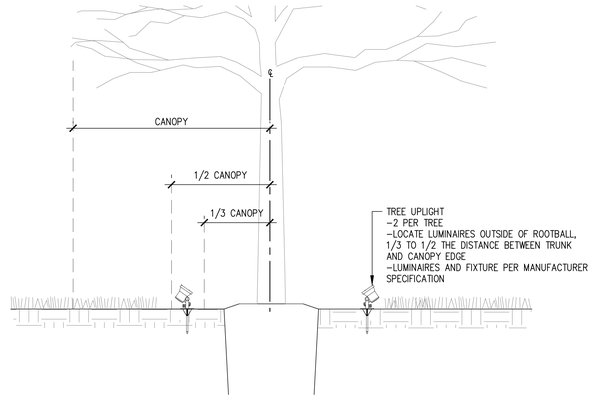


REFERENCE IMAGE

3 PARAPET-MOUNTED MOONLIGHTING (URBIDERMIS-ARNE 36 LED)
1 1/2" = 1'-0"



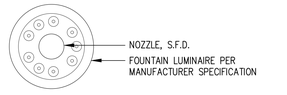
REFERENCE IMAGE



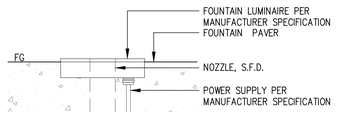
2 TREE UPLIGHTING
3/4" = 1'-0"



REFERENCE IMAGE



PLAN

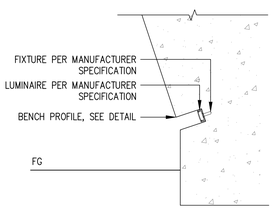


SECTION

4 FOUNTAIN LIGHTING
3" = 1'-0"



REFERENCE IMAGE



1 COVE LIGHT
3" = 1'-0"

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LANDSCAPE ARCHITECT:
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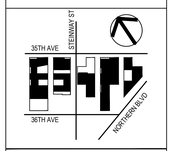
KEY PLAN



INNOVATION QNS

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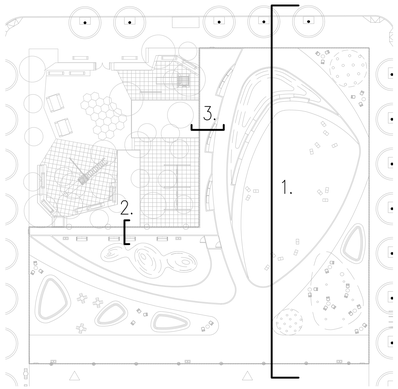
PROJECT NO: 1728.00 | SCALE:

CIVIC PARK LIGHTING DETAIL

L.316



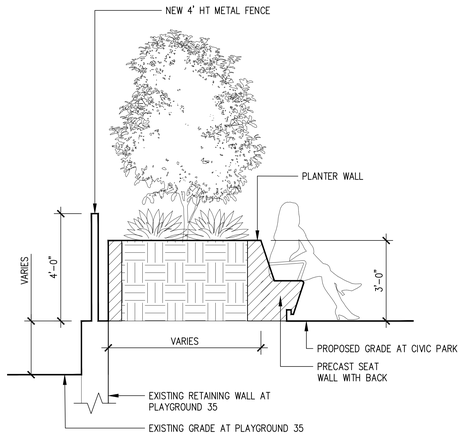
KEY PLAN N 0 20' 40' 1" = 40'

STEP AND WALL SCHEDULE

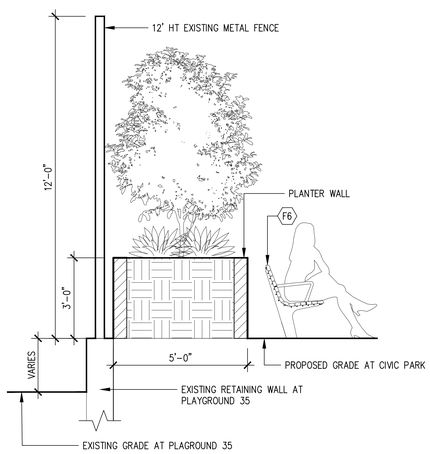
KEY	DESCRIPTION	DETAIL
S6	PRECAST PLANTER BENCH WITH BACK	10 / L.312.1
S8	TERRACED CONCRETE SEATWALL	1 / L.312.2

FURNISHING SCHEDULE

KEY	DESCRIPTION	DETAIL
F2	LOUNGE CHAIR	4 / L.312.2
F3	MOVABLE CHAIR	3 / L.312.2
F6	BENCH	9 / L.312.2



3 SECTION THROUGH CIVIC PARK PLANTER AT PLAYGROUND 35
1/2" = 1'-0"



2 SECTION THROUGH DOG RUN PLANTER AT PLAYGROUND 35
1/2" = 1'-0"



1 CIVIC PARK SECTION
1/4" = 1'-0"

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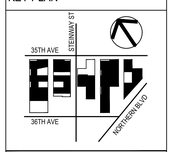
KEY PLAN



INNOVATION QNS

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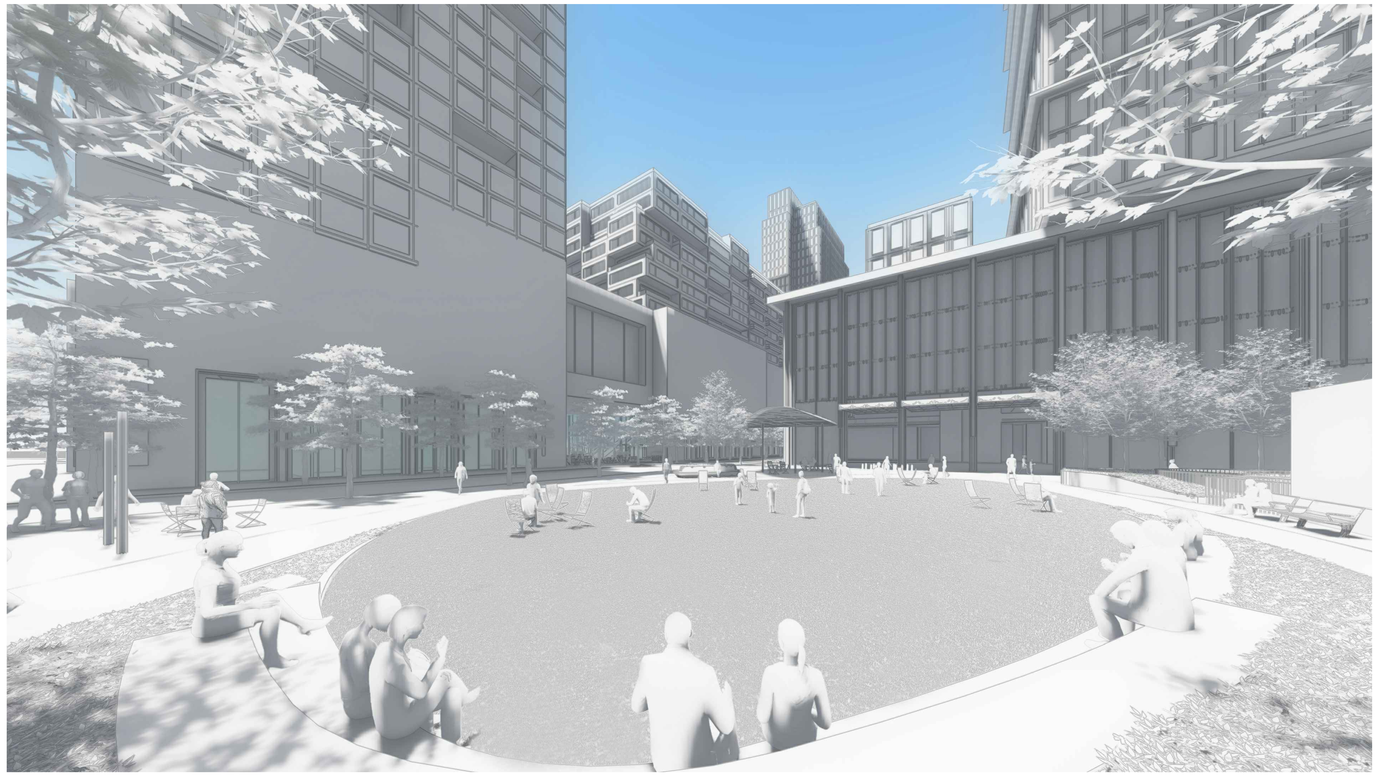
PROJECT NO: 1728.00 | SCALE:

CIVIC PARK SECTION

L.317



2 CIVIC PARK – 2
NOT TO SCALE



1 CIVIC PARK – 1
NOT TO SCALE

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KEY PLAN



INNOVATION QNS

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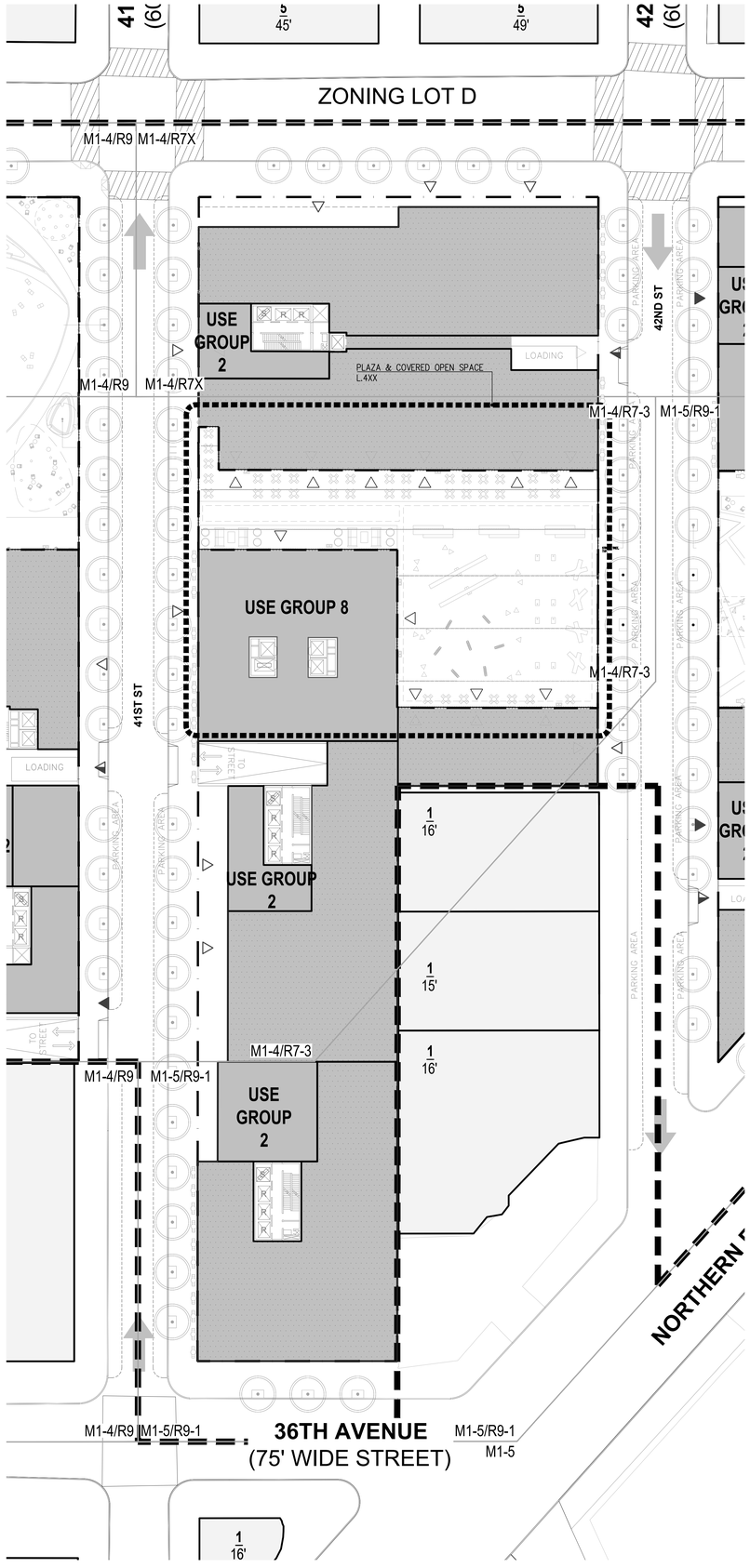
PROJECT NO: 1728.00 | SCALE:

CIVIC PARK OPEN SPACE VIEWS

L.318



1 ZONING LOT D – BLOCK PLAN
1" = 25'

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- C6-4 ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE

NEW YORK
250 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7400

NO.	DATE	REVISION
	03.18.2022	ULURP

OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

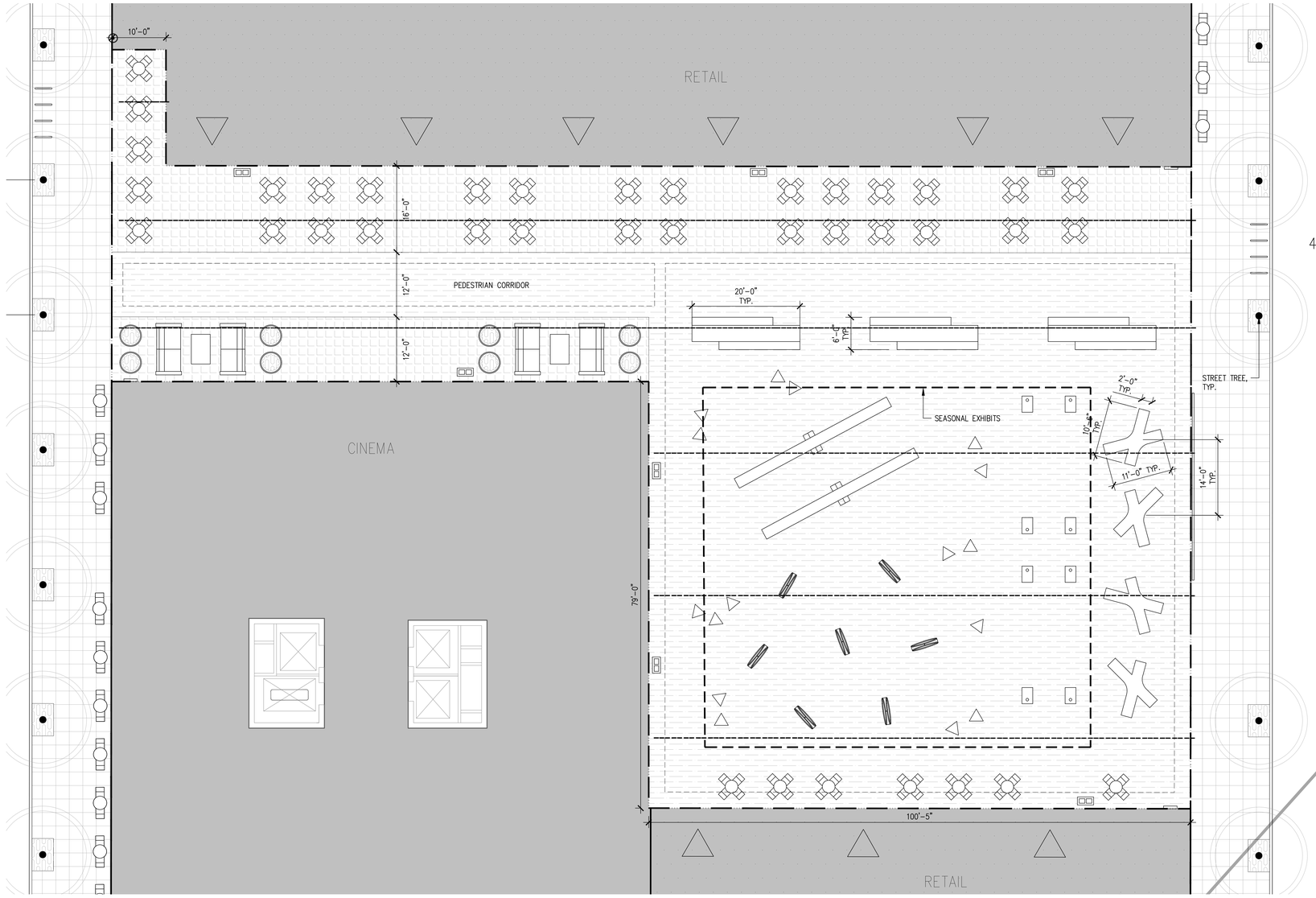


PROJECT NO: 1728.00 | SCALE:

ZONING LOT D SITE PLAN

L.400

Amenities Information Table		
A)	Circulation	**Proposed:** Primary minimum unobstructed pedestrian circulation of 8'-0" connected to open street (41st St and 42nd St.)
B)	Seating	**Proposed variable types of seating:** Movable Communal Bench - 90 LF Movable Backless Double Sided Bench - 74.3 LF Movable Lounge Sofa & Tables - 4 Sofa seats, 2 Tables Movable Cafe Chairs and Tables - 152 Chairs, 38 tables Movable Stools - 16 units
C)	Planting and Trees	**Proposed:** Planting Area - 84 SF
D)	Litter Recepticles	Trash/recycling bins - 7 pairs
E)	Bicycle Racks	Proposed bike rack parking - 8 units
F)	Public Space Signage	**Public space signage systems to be provided:** Entry Plaque Information Plaque Hours of Access Plaque
G)	Additional Amenities	**Proposed:** Digital Art Ceiling Digital Art and Culture Screen or Projection Movable Plaza Furnishing & Installations (Ex: See-saws, Swings, Cornhole)
H)	Uses and Walls Fronting on Public Plaza	**Proposed:** Total Linear Feet of Building Fronting the Plaza - 500.4 LF Maximum Opacity - 50% (250.2 LF)



1 PLAZA & COVERED OPEN SPACE – LAYOUT PLAN
1/8" = 1'-0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- PARAPET-MOUNTED MOONLIGHTING
- CEILING LIGHT
- 4 SEATER CAFE TABLE
- 2 SEATER CAFE TABLE
- LOUNGE CHAIRS
- MOVABLE CHAIR
- COCKTAIL TABLE
- COMMUNAL TABLE SHORT
- COMMUNAL TABLE LONG
- BENCH
- POT
- OUTDOOR LOUNGE SOFA
- COFFEE TABLE
- TRIANGLE MOVABLE STOOL
- BACKLESS DOUBLE-SIDED BENCH
- BACKLESS DOUBLE-SIDED BENCH
- LITTER & RECYCLING RECEPTACLE
- BICYCLE RACK
- DOG RUN FENCE
- PLAYGROUND FENCE
- BOLLARD WITH REMOVABLE PANEL

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KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

PLAZA & COVERED OPEN SPACE LAYOUT PLAN

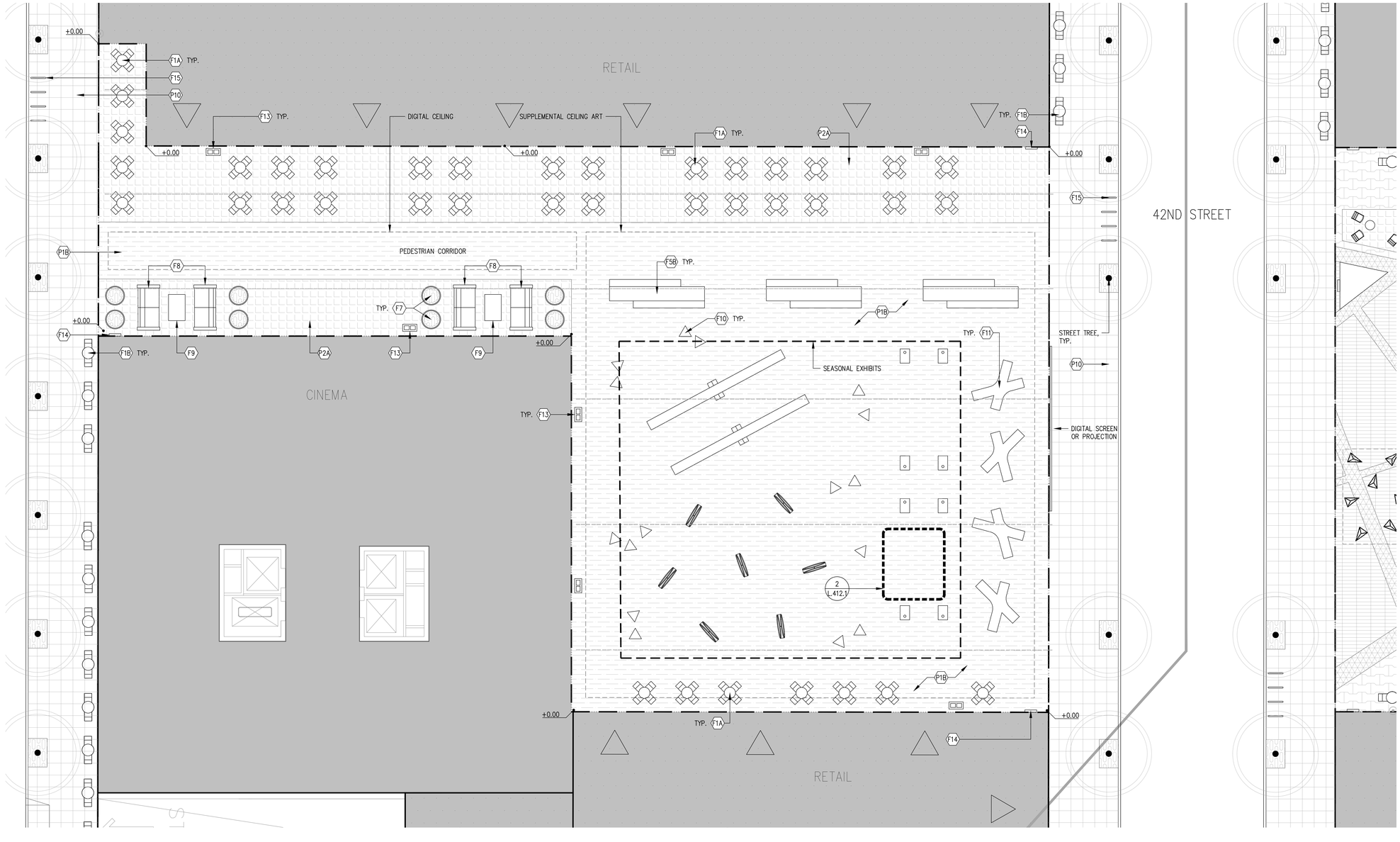
L.410

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

PAVING SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL	SIZE	COLOR	DETAIL
	P1B	PRECAST PAVER	PRECAST CONCRETE	12"X36"	MEDIUM GRAY	1 / L.412.1
	P2A	COBBLE PAVER (STACKED)	PRECAST CONCRETE	4"X4"	MEDIUM GRAY	1 / L.412.1
	P10	SIDEWALK	CIP CONCRETE	5'X5' SCORED JOINTS	–	5 / L.412.1



1 PLAZA & COVERED OPEN SPACE – MATERIALS PLAN
1/8" = 1'-0"

FURNISHING SCHEDULE

SYMBOL	KEY	DESCRIPTION	DETAIL
	F1A	4 SEATER CAFE TABLE	1 / L.412.2
	F1B	2 SEATER CAFE TABLE	1 / L.412.2
	F5B	COMMUNAL TABLE LONG	9 / L.412.1
	F7	POT	2 / L.412.2
	F8	OUTDOOR LOUNGE SOFA	11 / L.412.1
	F9	COFFEE TABLE	8 / L.412.1
	F10	TRIANGLE MOVABLE STOOL	4 / L.412.2
	F11	BACKLESS DOUBLE-SIDED BENCH	10 / L.412.1
	F13	LITTER & RECYCLING RECEPTACLE	3 / L.412.2
	F14	PARK SIGNAGE	8 / L.412.1
	F15	BICYCLE RACK	7 / L.412.1

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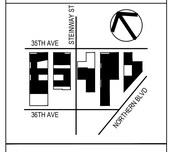
KEY PLAN



INNOVATION QNS

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ISSUED FOR ULURP



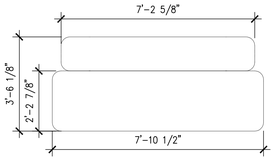
PROJECT NO: 1728.00 | SCALE:

PLAZA & COVERED OPEN SPACE MATERIAL, FURNISHINGS & DESIGN GRADES

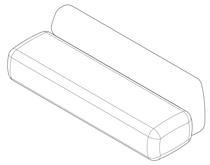
L.411



REFERENCE IMAGE



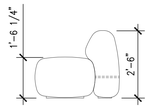
PLAN



AXONOMETRIC



ELEVATION

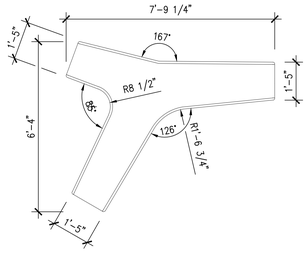


SECTION

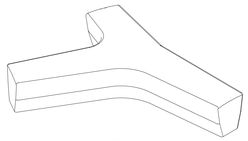
11 OUTDOOR LOUNGE SOFA (LANDSCAPE FORMS–FORTUNATO)
1/2" = 1'-0"



REFERENCE IMAGE



PLAN

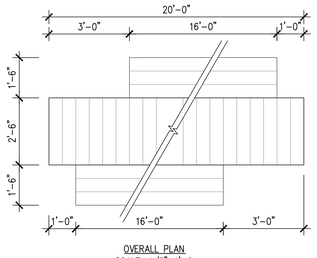


AXONOMETRIC



ELEVATION

10 BACKLESS DOUBLE–SIDED BENCH (LANDSCAPE FORMS–TWIG)
1/2" = 1'-0"



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

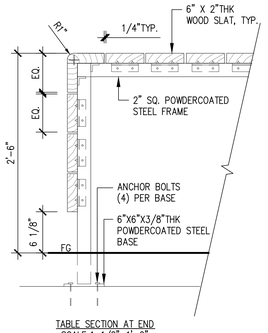
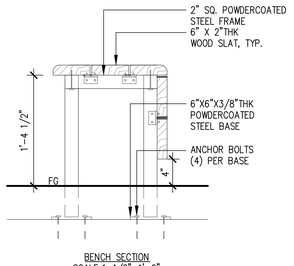


TABLE SECTION AT END
SCALE:1-1/2"=1'-0"



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

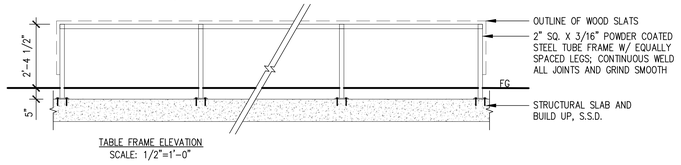


TABLE FRAME ELEVATION
SCALE: 1/2"=1'-0"

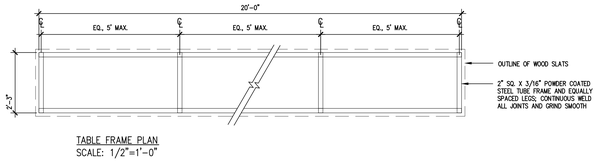
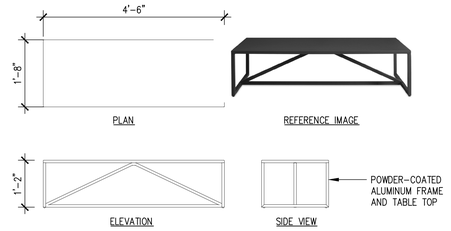


TABLE FRAME PLAN
SCALE: 1/2"=1'-0"

9 COMMUNAL TABLE – LONG
AS INDICATED



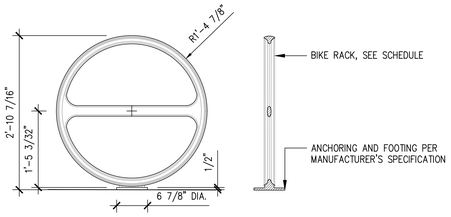
PLAN

REFERENCE IMAGE

ELEVATION

SIDE VIEW

8 COFFEE TABLE (BLU DOT–STRUT)
3/4" = 1'-0"

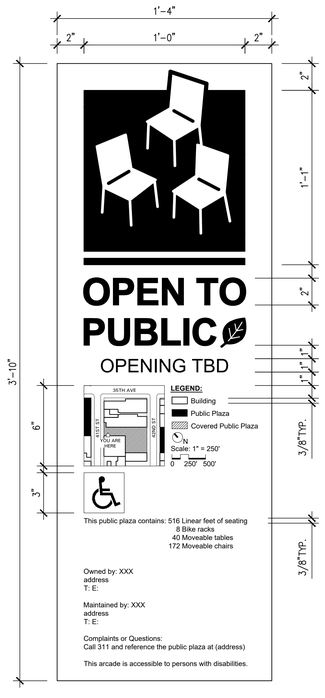


ELEVATION

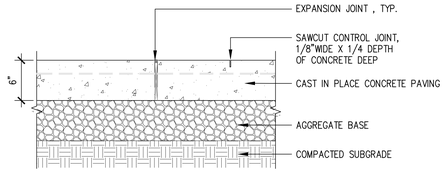
SECTION

FOOTING

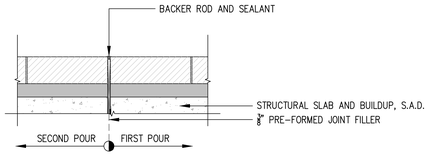
7 TYPICAL BIKE RACK ANCHORING DETAIL
1" = 1'-0"



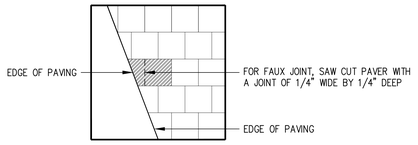
6 POPS INFORMATION AND ENTRY PLAQUE
3" = 1'-0"



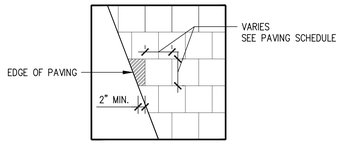
5 CIP CONCRETE PAVING
##########



4 EXPANSION JOINT
1 1/2" = 1'-0"



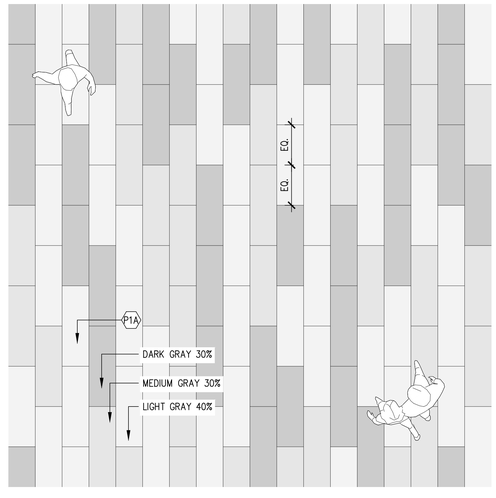
✔ UTILIZE OVERSIZED PAVING UNIT W/
FAUX JOINT AS NEEDED TO AVOID
UNDERSIZED PAVING



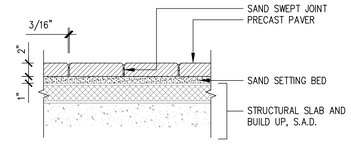
✖ NO PAVING UNIT TO BE TRIMMED TO
LESS THAN 2"

AT EDGE CONDITION

3 PAVING RULES
1 1/2" = 1'-0"



2 MARKET PLAZA PAVING PATTERN
1/2" = 1'-0"



1 PRECAST PAVER
1 1/2" = 1'-0"

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KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

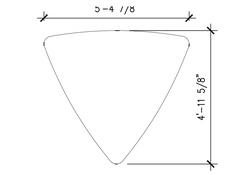
PLAZA & COVERED OPEN SPACE
HARDSCAPE & FURNISHINGS
DETAILS

L.412.1

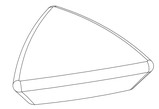
PAGE: 62 OF 80



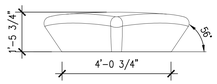
REFERENCE IMAGE



PLAN



AXONOMETRIC



ELEVATION

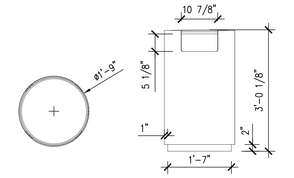


ELEVATION

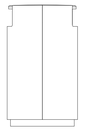
4 TRIANGLE MOVABLE SEATING (LANDSCAPE FORMS-EXTASI)
1/2" = 1'-0"



REFERENCE IMAGE

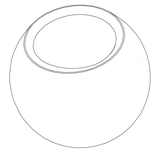


PLAN ELEVATION



SIDE VIEW

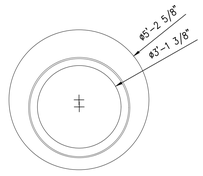
3 LITTER & RECYCLING BIN (LANDSCAPE FORMS-LAKESIDE)
3/4" = 1'-0"



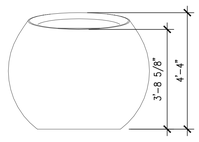
AXONOMETRIC



REFERENCE IMAGE

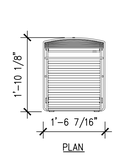


PLAN

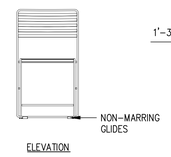


ELEVATION

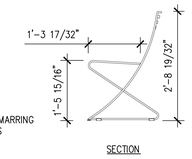
2 POT (ESCOFET-ESFERA)
1/2" = 1'-0"



PLAN



ELEVATION

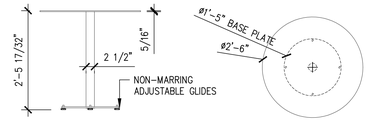


SECTION

LANDSCAPE FORMS - PARC CENTRE CHAIR



REFERENCE IMAGE



ELEVATION PLAN

LANDSCAPE FORMS - PARC CENTRE TABLE 30" DIA.

1 CAFE TABLES AND CHAIRS (LANDSCAPE FORMS-PARC CENTRE)
3/4" = 1'-0"

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250 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	03.18.2022	ULURP

OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
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TRAFFIC ENGINEER:
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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

PLAZA & COVERED OPEN SPACE HARDSCAPE & FURNISHINGS DETAILS

L.412.2

LEGEND

USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE

EXISTING BUILDING

PROPOSED BUILDING

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

ZONING DISTRICT BOUNDARY

LARGE SCALE GENERAL DEVELOPMENT BOUNDARY

PUBLIC ACCESS AREA BOUNDARY

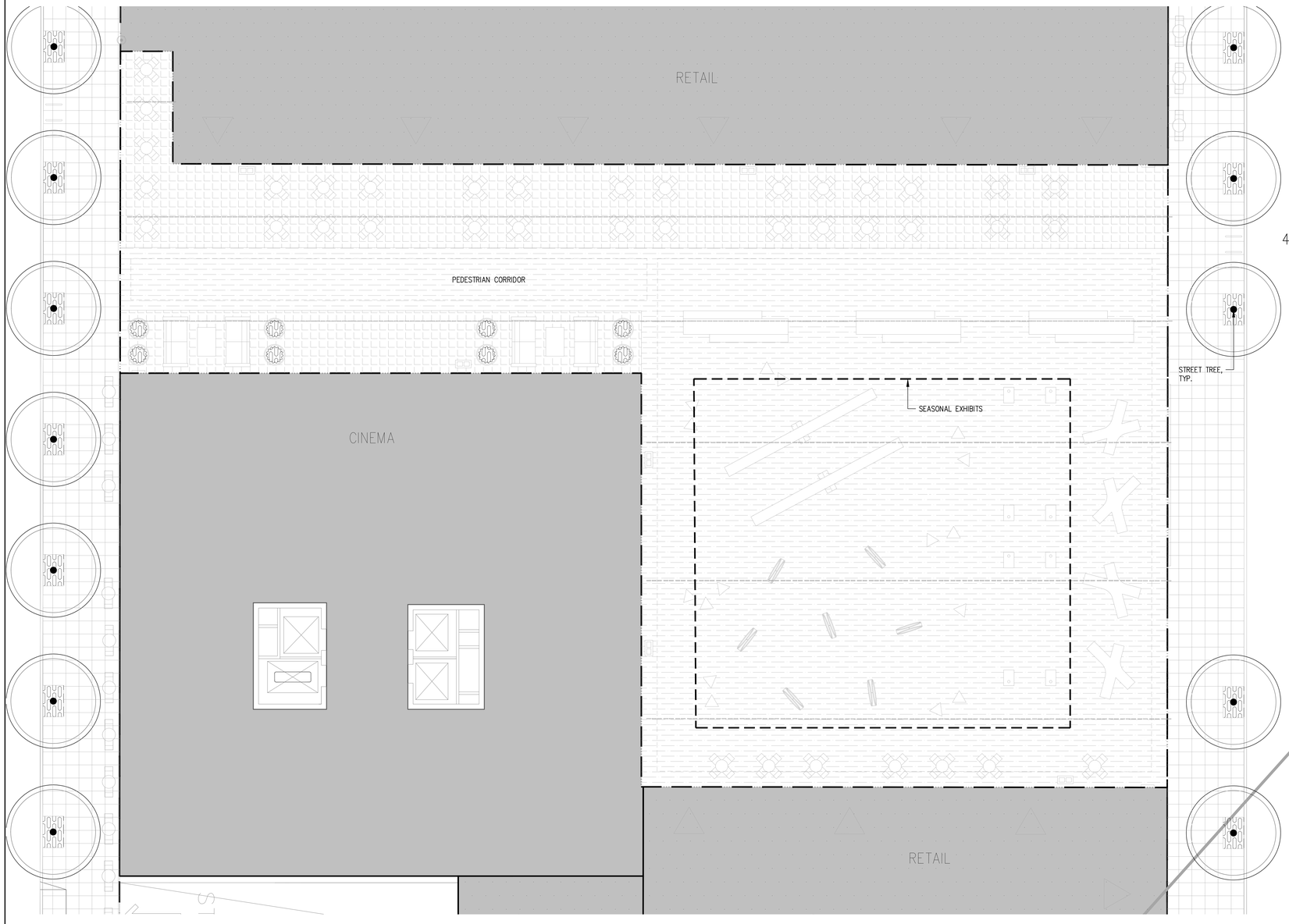
ACCESS POINT

DIRECTION OF TRAFFIC

PROPOSED SIDEWALK WIDENING

LEGEND

SYMBOL	DESCRIPTION
	STREET TREE
	PLANTING AREA



1 PLAZA & COVERED OPEN SPACE – PLANTING PLAN
1/8" = 1'-0"

N

PLANTING PALETTE

COMMON NAME	BOTANICAL NAME
SHADE TREES	
SUGAR MAPLE	ACER SACCHARUM
BLACK GUM	NYSSA SYLVATICA
JAPANESE ZELKOVA	ZELKOVA SERRATA
SWEET GUM	LIQUIDAMBAR STYRASIFLUA
PIN OAK	QUERCUS PALUSTRIS
MAIDENHAIR TREE	GINKGO BILOBA 'FASTIGIATA'
ORNAMENTAL TREES	
CANADIAN SERVICEBERRY	AMELANCHIER CANADENSIS
GRAY BIRCH	BETULA POPULIFOLIA
EASTERN REDBUD	CERCIS CANADENSIS
KATSURA TREE	CERCIDIPHYLLUM JAPONICUM
YOSHINO CHERRY	PRUNUS X YEDOENSIS 'AKEBONO'
JANE MAGNOLIA	MAGNOLIA X SOULANGIANA 'JANE'
SHRUBS, PERENNIALS	
LILY TURF	LIRIOPE MUSCARI
CULVER'S ROOT	VERONICASTRUM VIRGINICUM
PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'
NORTHERN BLUE FLAG	IRIS VERSICOLOR
SPOTTED JOE-PYE WEED	EUPATORIUM MACULATUM
RED TWIG DOGWOOD	CORNUS SERICEA
GROUNDCOVERS, GRASSES, FERNS	
PENNSYLVANIA SEDGE	CAREX PENSYLVANICA
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA
FOUNTAIN GRASS	PENNISETUM ALOPECURIODES 'HAMELN'
HAY-SCENTED FERN	DENNSTAEDTIA PUNCTILOBULA
ALLEGHENY SPURGE	PACHYSANDRA PROCUMBENS
CREEPING JUNIPER	JUNIPERUS HORIZONTALIS

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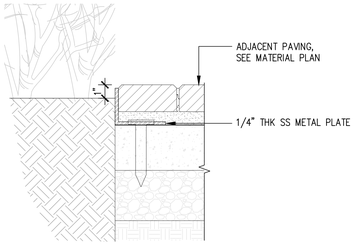
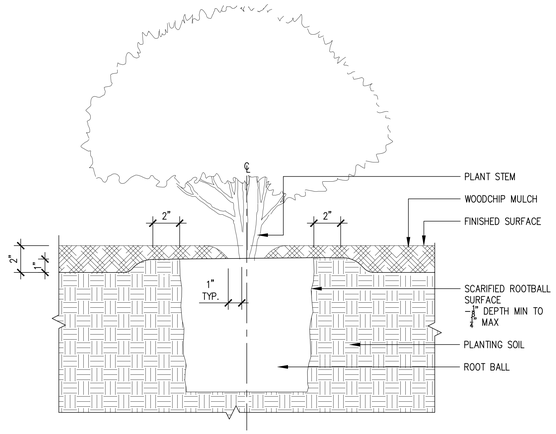
PROJECT NO: 1728.00 | SCALE:

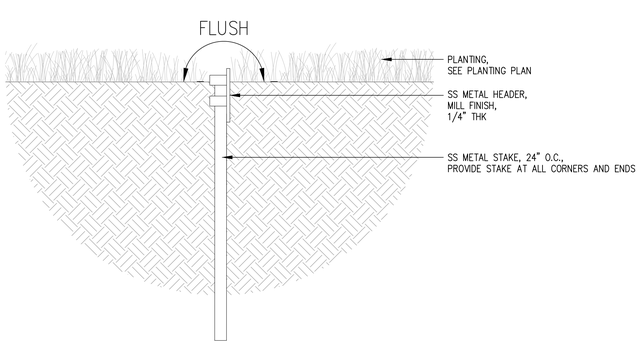
PLAZA & COVERED OPEN SPACE PLANTING PLAN

L.413

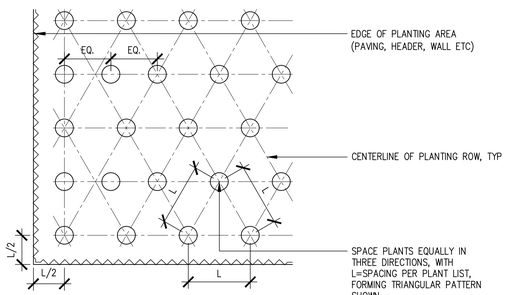




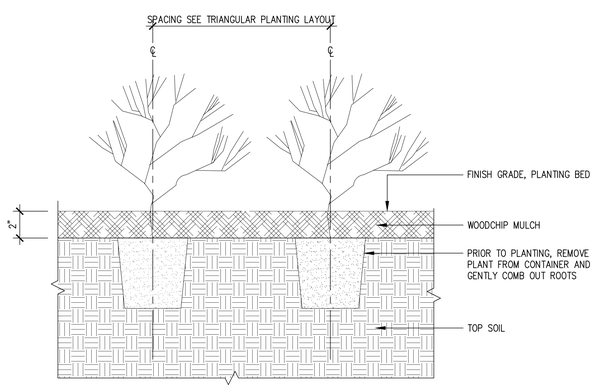
2 SHRUB PLANTING
3" = 1'-0"



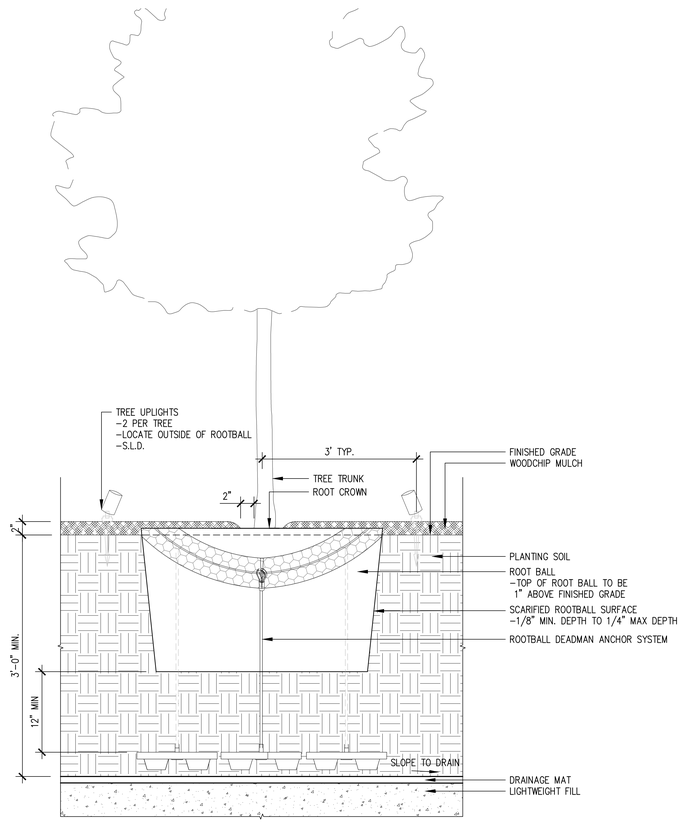
4 METAL HEADER
3" = 1'-0"



5 TRIANGULAR PLANTING LAYOUT
1/2" = 1'-0"



3 GROUNDCOVER PLANTING
3" = 1'-0"



1 TREE PLANTING ON STRUCTURE
1 1/2" = 1'-0"

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KEY PLAN



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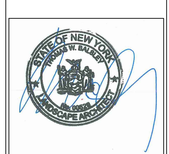
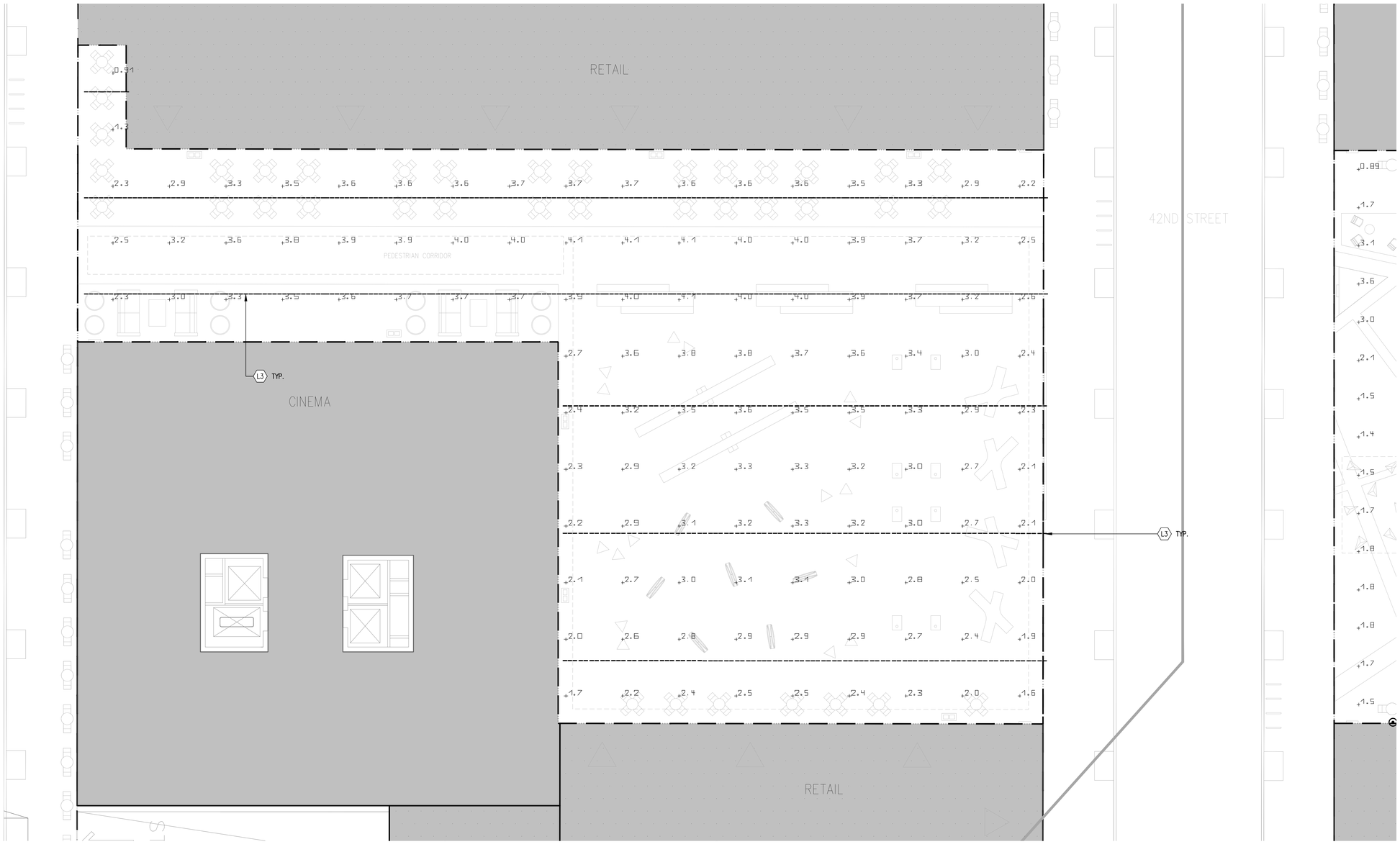


PROJECT NO: 1728.00 | SCALE:

PLAZA & COVERED OPEN SPACE
PLANTING DETAIL

L.414



1 PLAZA & COVERED OPEN SPACE – LIGHTING PLAN
1/8" = 1'-0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

LIGHTING SCHEDULE

SYMBOL	KEY	DESCRIPTION	LUMINOUS FLUX	DETAIL
	L3	CEILING LIGHT	169 LM	1 / L.416

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KEY PLAN



INNOVATION QNS

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PROJECT NO: 1728.00 | SCALE:

PLAZA & COVERED OPEN SPACE LIGHTING PLAN

L.415

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REFERENCE IMAGE

1 MARKET PLAZA – CEILING LIGHT (KELVIX–PL3K–24V+CH–409+WHITE)
6" = 1'–0"

KEY PLAN



INNOVATION QNS

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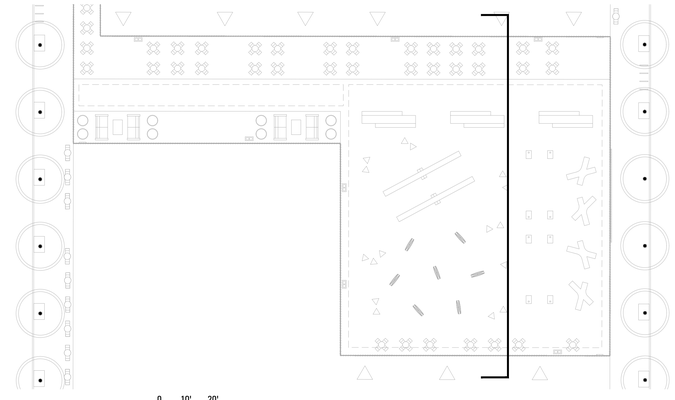
PROJECT NO: 1728.00 | SCALE:

PLAZA & COVERED OPEN SPACE LIGHTING DETAIL

L.416

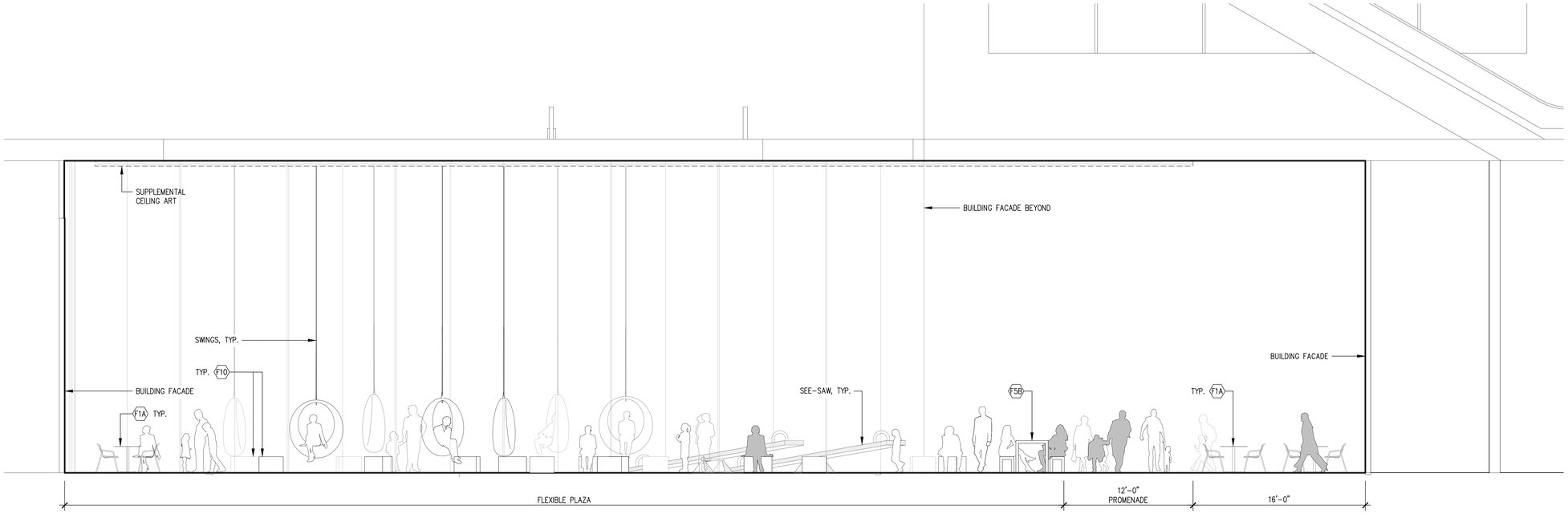


KEY PLAN N

0 10' 20'
1" = 20'

FURNISHING SCHEDULE

KEY	DESCRIPTION	DETAIL
F1A	4 SEATER CAFE TABLE	1 / L.412.2
F5B	COMMUNAL TABLE LONG	9 / L.412.1
F10	TRIANGLE MOVABLE STOOL	4 / L.412.2



1 MARKET PLAZA SECTION
1/4" = 1'-0"

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KEY PLAN



INNOVATION QNS

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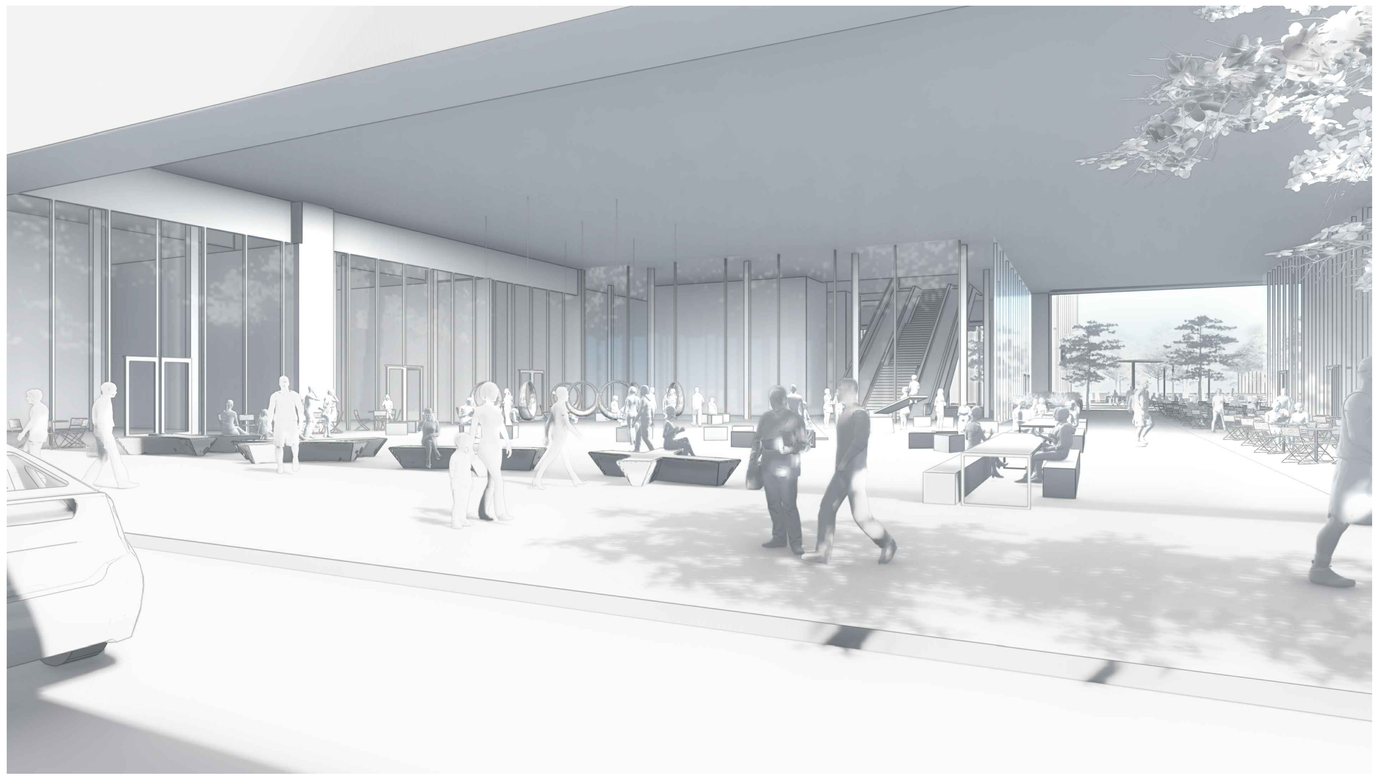
PLAZA & COVERED OPEN SPACE SECTION

L.417



2 PLAZA & COVERED OPEN SPACE – 2

AS INDICATED



1 PLAZA & COVERED OPEN SPACE – 1

NOT TO SCALE

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KEY PLAN



INNOVATION QNS

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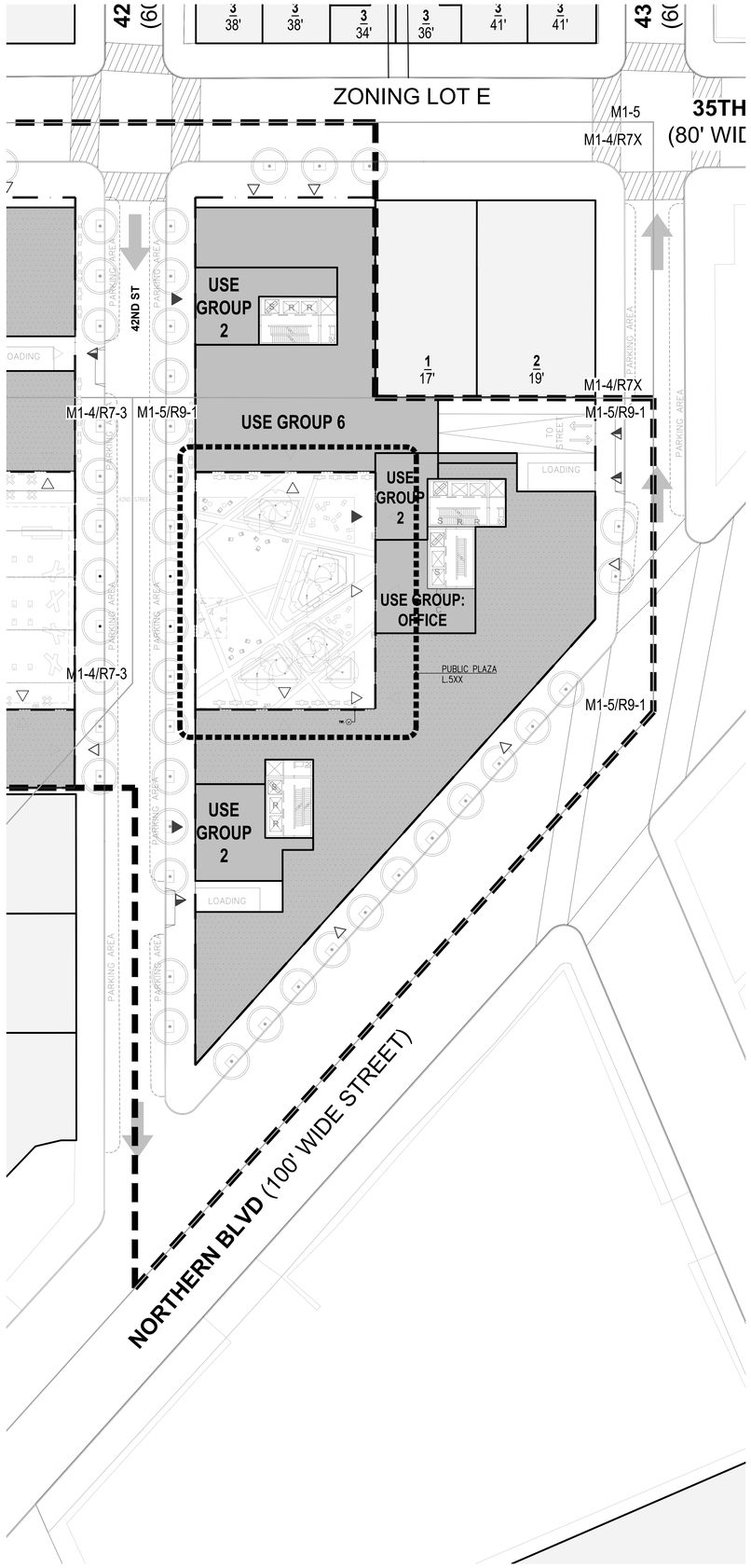
PLAZA & COVERED OPEN SPACE VIEWS

L.418



1 ZONING LOT E – BLOCK PLAN
1" = 25'

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- C6-4 ZONING DISTRICT
- LSRD PARCEL NUMBER
- BUILDING NUMBER
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE

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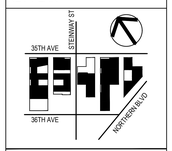
KEY PLAN



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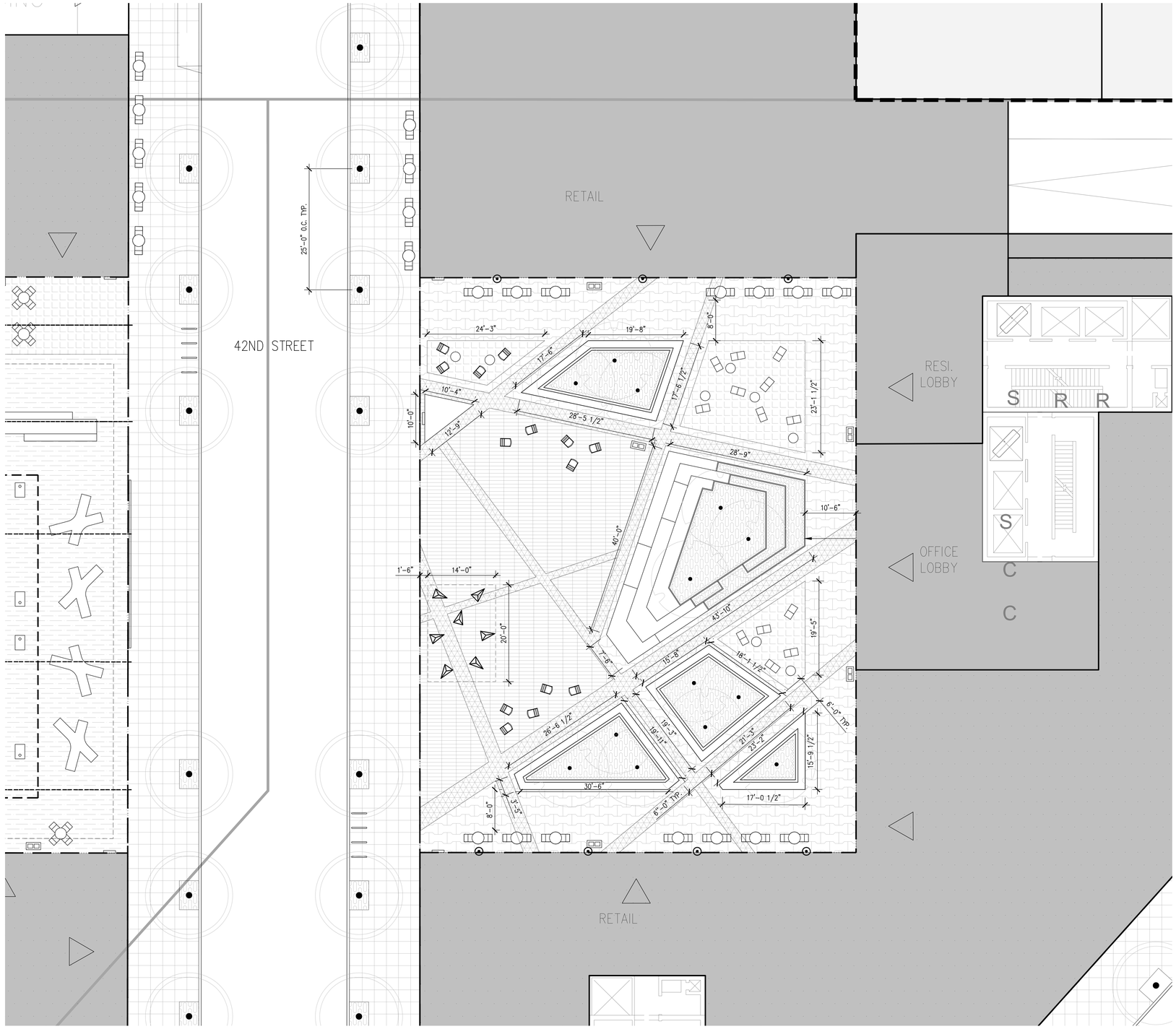
PROJECT NO: 1728.00 | SCALE:

ZONING LOT E SITE PLAN

L.500



1 PUBLIC PLAZA – LAYOUT PLAN
1/8" = 1'-0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- PARAPET-MOUNTED MOONLIGHTING
- CEILING LIGHT
- 4 SEATER CAFE TABLE
- 2 SEATER CAFE TABLE
- LOUNGE CHAIRS
- MOVABLE CHAIR
- COCKTAIL TABLE
- COMMUNAL TABLE SHORT
- COMMUNAL TABLE LONG
- BENCH
- POT
- OUTDOOR LOUNGE SOFA
- COFFEE TABLE
- TRIANGLE MOVABLE STOOL
- BACKLESS DOUBLE-SIDED BENCH
- BACKLESS DOUBLE-SIDED BENCH
- LITTER & RECYCLING RECEPTACLE
- BICYCLE RACK
- DOG RUN FENCE
- PLAYGROUND FENCE
- BOLLARD WITH REMOVABLE PANEL

Amenities Information Table

A)	Circulation	**Proposed:** Primary minimum unobstructed pedestrian circulation of 8'-0" connected to open street (42nd St.)
B)	Seating	**Proposed variable types of seating:** Planter Bench with Backrest - 298 LF Seat Steps - 175 LF Movable chairs and cocktail table - 14 chairs, 8 tables Movable lounge chairs - 13 units Movable cafe tables and chairs - 14 tables, 28 chairs
C)	Planting and Trees	**Proposed:** Trees - 13 Planting Area - 1084 SF
D)	Litter Recepticles	Trash/recycling bins - 5 pairs
E)	Bicycle Racks	Proposed bike rack parking - 4 units
F)	Public Space Signage	**Public space signage systems to be provided:** Entry Plaque Information Plaque Hours of Access Plaque
G)	Additional Amenities	**Proposed:** Triangular Digital Art Screen or Projection Interactive Art
H)	Uses and Walls Fronting on Public Plaza	**Proposed:** Total Linear Feet of Building Fronting the Plaza - 298.66 LF Maximum Opacity - 60% (179.19 LF)

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KEY PLAN



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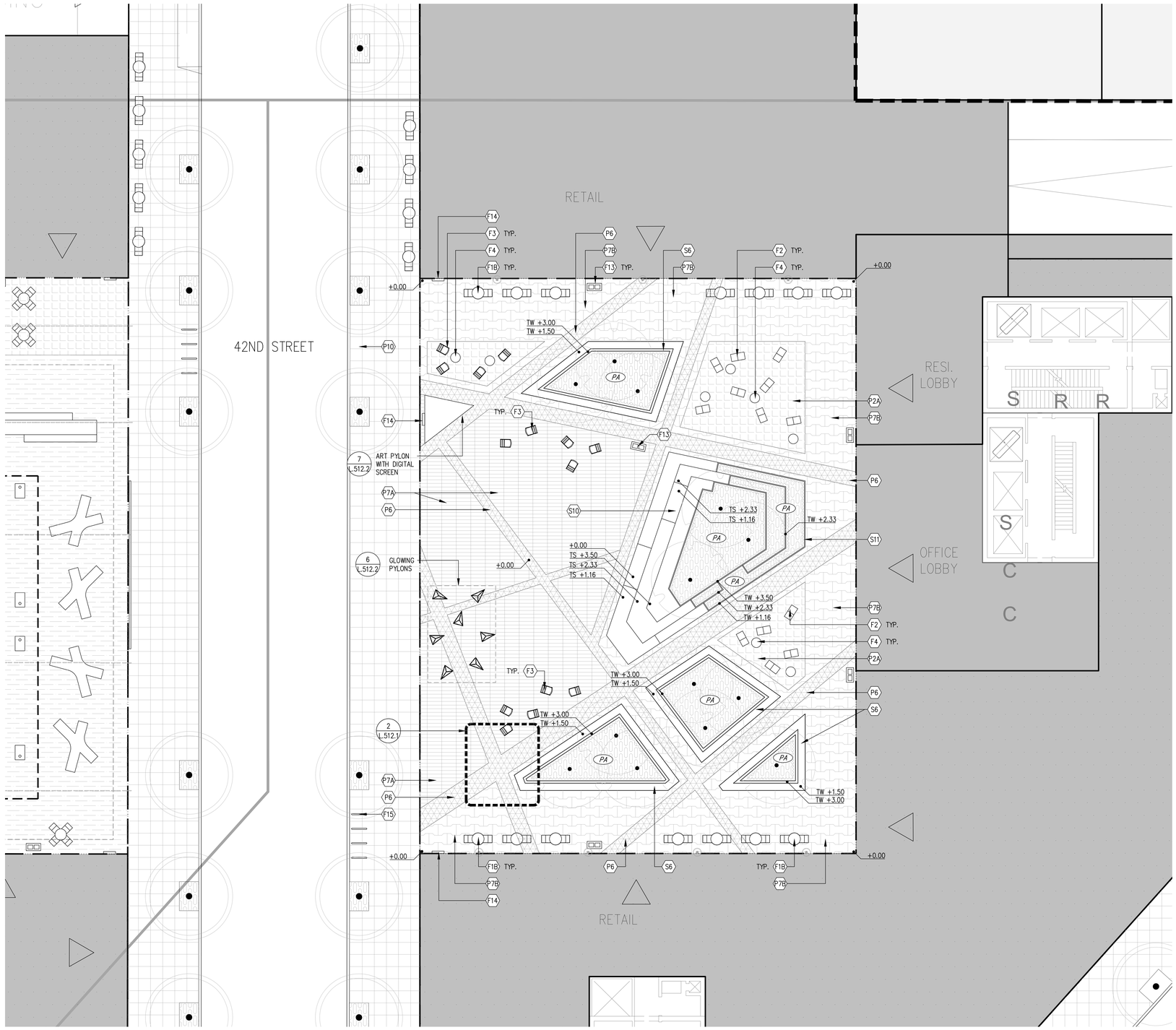
PROJECT NO: 1728.00 | SCALE:

PUBLIC PLAZA LAYOUT PLAN

L.510



1 PUBLIC PLAZA – MATERIALS PLAN
1/8" = 1'-0"

N

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- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

PAVING SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL	SIZE	COLOR	DETAIL
	P2A	COBBLE PAVER (STACKED)	PRECAST CONCRETE	4"X4"	MEDIUM GRAY	1 L.512.1
	P6	PRECAST PAVER	PRECAST CONCRETE	18"X36"	–	1 L.512.1
	P7A	PRECAST PAVER	PRECAST CONCRETE	6"X18"	DARK WARM GREY	1 L.512.1
	P7B	PRECAST PAVER	PRECAST CONCRETE	6"X18"	LIGHT WARM GREY	1 L.512.1
	P10	SIDEWALK	CIP CONCRETE	5'X5' SCORED JOINTS	–	5 L.512.1

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S6	PRECAST PLANTER BENCH WITH BACK	6 L.512.1
S10	WOOD SEAT STEPS	8 L.512.1
S11	METAL PLANTER WALL	7 L.512.1

FURNISHING SCHEDULE

SYMBOL	KEY	DESCRIPTION	DETAIL
	F1B	2 SEATER CAFE TABLE	1 L.512.2
	F2	LOUNGE CHAIRS	3 L.512.2
	F3	MOVABLE CHAIR	2 L.512.2
	F4	COCKTAIL TABLE	5 L.512.2
	F13	LITTER & RECYCLING RECEPTACLE	5 L.512.2
	F14	PARK SIGNAGE	## L.512.1
	F15	BICYCLE RACK	9 L.512.1

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KEY PLAN



INNOVATION QNS

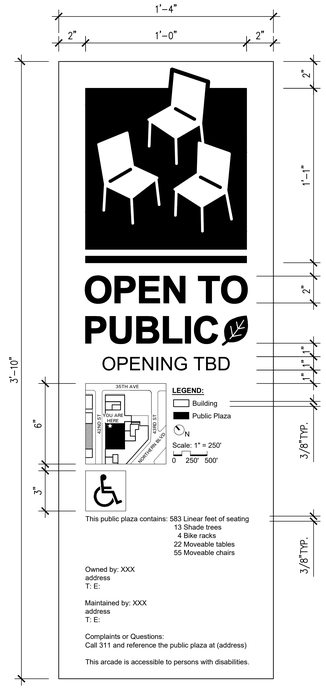
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

STATE OF NEW YORK
ROBIN W. BALSLEY
LANDSCAPE ARCHITECT
No. 000000

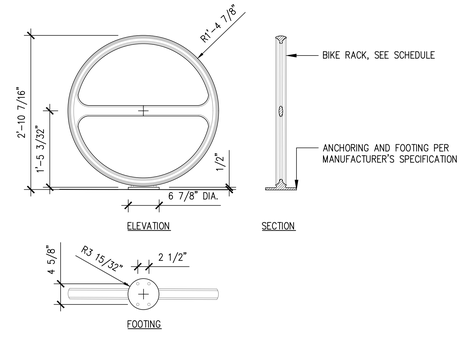
PROJECT NO: 1728.00 | SCALE:

PUBLIC PLAZA MATERIALS, FURNISHINGS & DESIGN GRADES

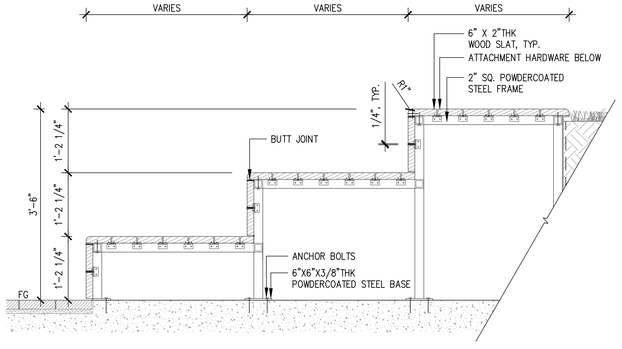
L.511



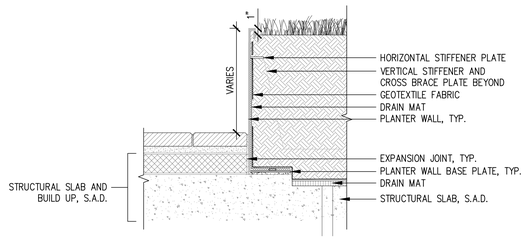
10 POPS INFORMATION AND ENTRY PLAQUE
3" = 1'-0"



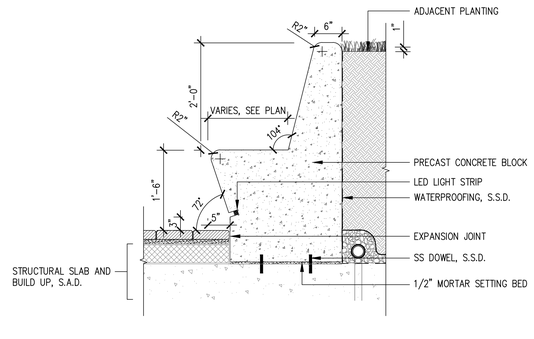
9 TYPICAL BIKE RACK ANCHORING DETAIL
1" = 1'-0"



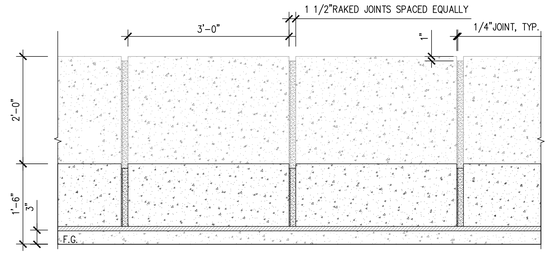
8 WOOD SEAT STEPS
1" = 1'-0"



7 TYPICAL METAL PLANTER WALL
1 1/2" = 1'-0"

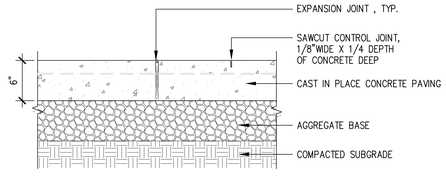


B – SECTION

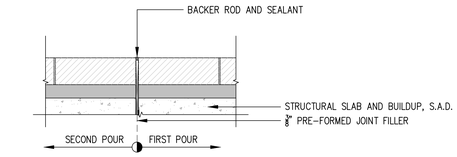


A – ELEVATION

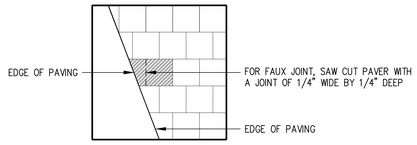
6 PRECAST PLANTER BENCH WITH BACK
1" = 1'-0"



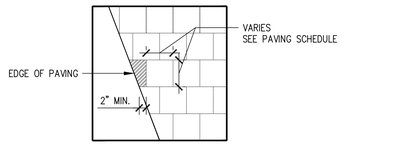
5 CIP CONCRETE PAVING
1 1/2" = 1'-0"



4 EXPANSION JOINT
1 1/2" = 1'-0"



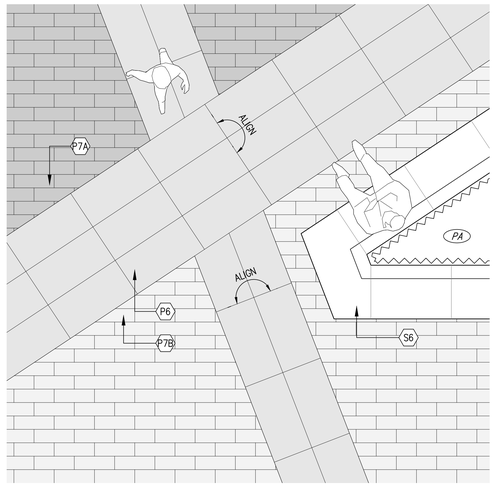
✔ UTILIZE OVERSIZED PAVING UNIT W/
FAUX JOINT AS NEEDED TO AVOID
UNDERSIZED PAVING



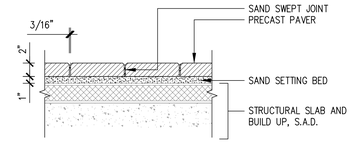
✖ NO PAVING UNIT TO BE TRIMMED TO
LESS THAN 2"

AT EDGE CONDITION

3 PAVING RULES
1 1/2" = 1'-0"



2 INNOVATION SQUARE PAVING ENLARGEMENT
1/2" = 1'-0"



1 PRECAST PAVER
1 1/2" = 1'-0"

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250 Park Avenue South 3rd Fl.
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NO.	DATE	REVISION
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OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

CONSULTANTS

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31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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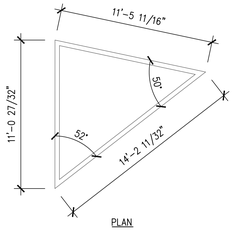
PROJECT NO: 1728.00 | SCALE:

PUBLIC PLAZA HARDSCAPE & FURNISHINGS DETAILS

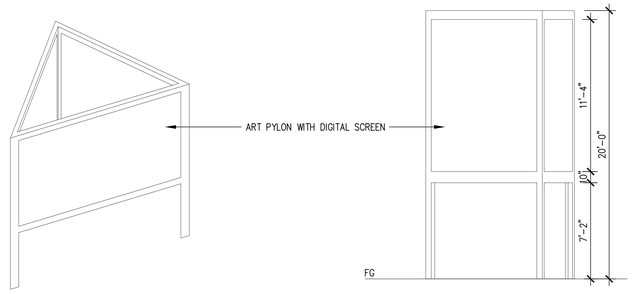
L.512.1



REFERENCE IMAGE



PLAN



AXONOMETRIC

ELEVATION

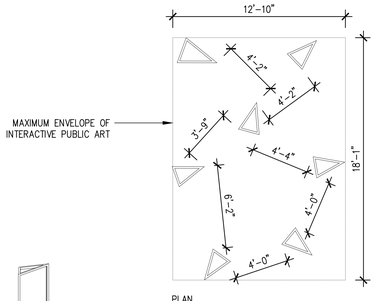
NOTES:

1. DRAWING INDICATE DESIGN INTENT ONLY. FINAL DESIGN TBD.

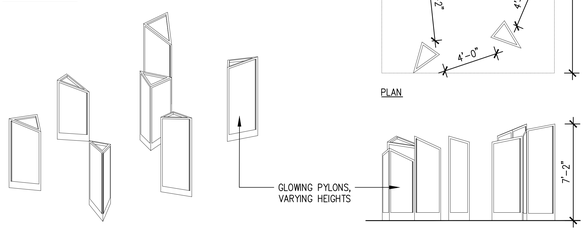
7 INNOVATION SQUARE – ART PYLON WITH DIGITAL SCREEN
1/4" = 1'-0"



REFERENCE IMAGE



PLAN



AXONOMETRIC

ELEVATION

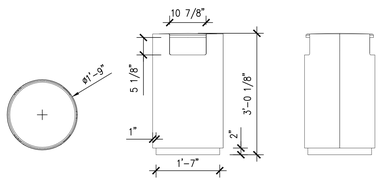
NOTES:

1. DRAWING INDICATE DESIGN INTENT ONLY. FINAL DESIGN TBD.

6 INNOVATION SQUARE – GLOWING PYLONS
1/4" = 1'-0"



REFERENCE IMAGE



PLAN

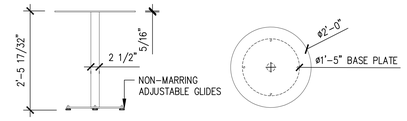
ELEVATION

SIDE VIEW

5 LITTER & RECYCLING BIN (LANDSCAPE FORMS–LAKESIDE)
3/4" = 1'-0"



REFERENCE IMAGE



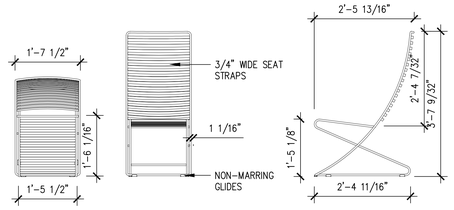
ELEVATION

PLAN

4 COCKTAIL TABLE (LANDSCAPE FORMS–PARC CENTRE TABLE)
3/4" = 1'-0"



REFERENCE IMAGE



PLAN

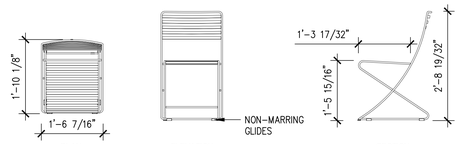
ELEVATION

SECTION

3 LOUNGE CHAIR (LANDSCAPE FORMS–PARC CENTRE LOUNGE)
3/4" = 1'-0"



REFERENCE IMAGE

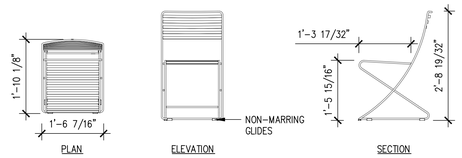


PLAN

ELEVATION

SECTION

2 MOVABLE CHAIR (LANDSCAPE FORMS–PARC CENTRE CHAIR)
3/4" = 1'-0"



PLAN

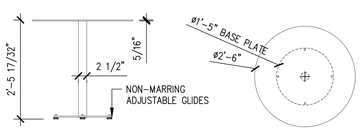
ELEVATION

SECTION

LANDSCAPE FORMS – PARC CENTRE CHAIR



REFERENCE IMAGE



ELEVATION

PLAN

LANDSCAPE FORMS – PARC CENTRE TABLE 30" DIA.

1 CAFE TABLES AND CHAIRS (LANDSCAPE FORMS–PARC CENTRE)
3/4" = 1'-0"

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KAUFMAN ASTORIA STUDIOS
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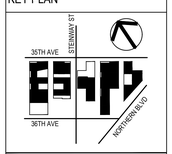
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

STATE OF NEW YORK
THOMAS W. BALSLEY
LANDSCAPE ARCHITECT

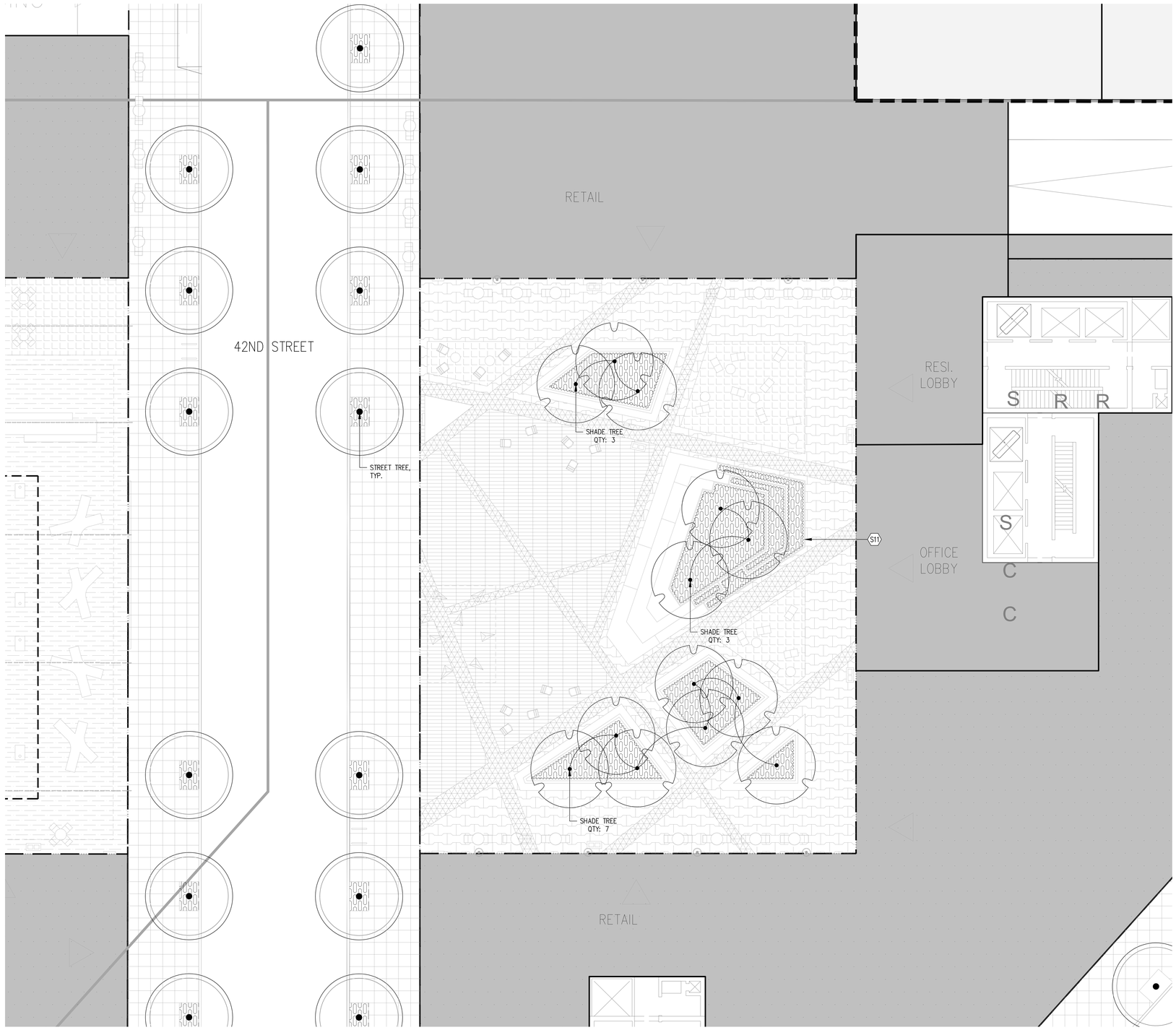
PROJECT NO: 1728.00 | SCALE:

PUBLIC PLAZA HARDSCAPE & FURNISHINGS DETAILS

L.512.2

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING



1 PUBLIC PLAZA – PLANTING PLAN
1/8" = 1'-0"

N

LEGEND

SYMBOL	DESCRIPTION
	STREET TREE
	SHADE TREE
	PLANTING AREA

PLANTING PALETTE

COMMON NAME	BOTANICAL NAME
SHADE TREES	
SUGAR MAPLE	ACER SACCHARUM
BLACK GUM	NYSSA SYLVATICA
JAPANESE ZELKOVA	ZELKOVA SERRATA
SWEET GUM	LIQUIDAMBAR STYRASIFLUA
PIN OAK	QUERCUS PALUSTRIS
MAIDENHAIR TREE	GINKGO BILOBA 'FASTIGIATA'
ORNAMENTAL TREES	
CANADIAN SERVICEBERRY	AMELANCHIER CANADENSIS
GRAY BIRCH	BETULA POPULIFOLIA
EASTERN REDBUD	CERCIS CANADENSIS
KATSURA TREE	CERCIDIPHYLLUM JAPONICUM
YOSHINO CHERRY	PRUNUS X YEDOENSIS 'AKEBONO'
JANE MAGNOLIA	MAGNOLIA X SOULANGIANA 'JANE'
SHRUBS, PERENNIALS	
LILY TURF	LIRIOPE MUSCARI
CULVER'S ROOT	VERONICASTRUM VIRGINICUM
PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'
NORTHERN BLUE FLAG	IRIS VERSICOLOR
SPOTTED JOE-PYE WEED	EUPATORIUM MACULATUM
RED TWIG DOGWOOD	CORNUS SERICEA
GROUNDCOVERS, GRASSES, FERNS	
PENNSYLVANIA SEDGE	CAREX PENSYLVANICA
FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
HAY-SCENTED FERN	DENNSTAEDTIA PUNCTILOBULA
ALLEGHENY SPURGE	PACHYSANDRA PROCUMBENS
CREEPING JUNIPER	JUNIPERUS HORIZONTALIS

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New York, New York 10003
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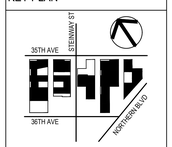
KEY PLAN



INNOVATION QNS

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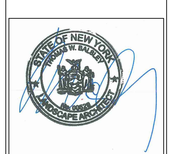
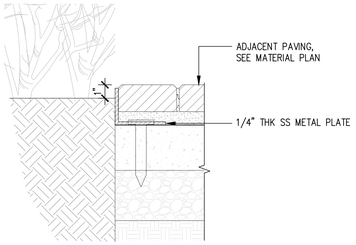
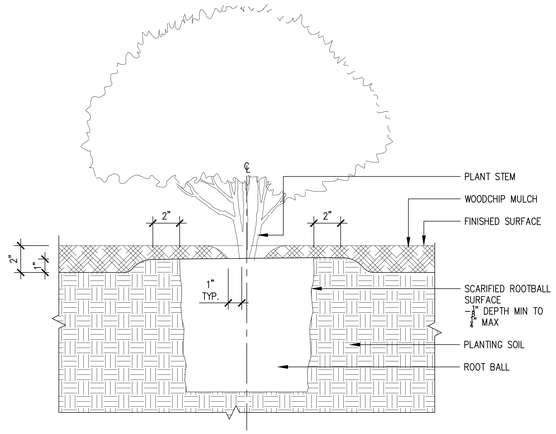


PROJECT NO: 1728.00 | SCALE:

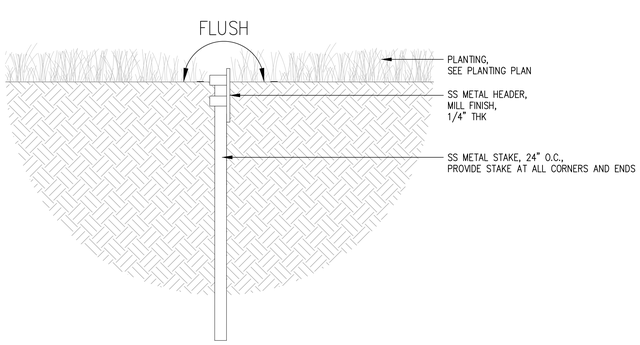
PUBLIC PLAZA PLANTING PLAN

L.513

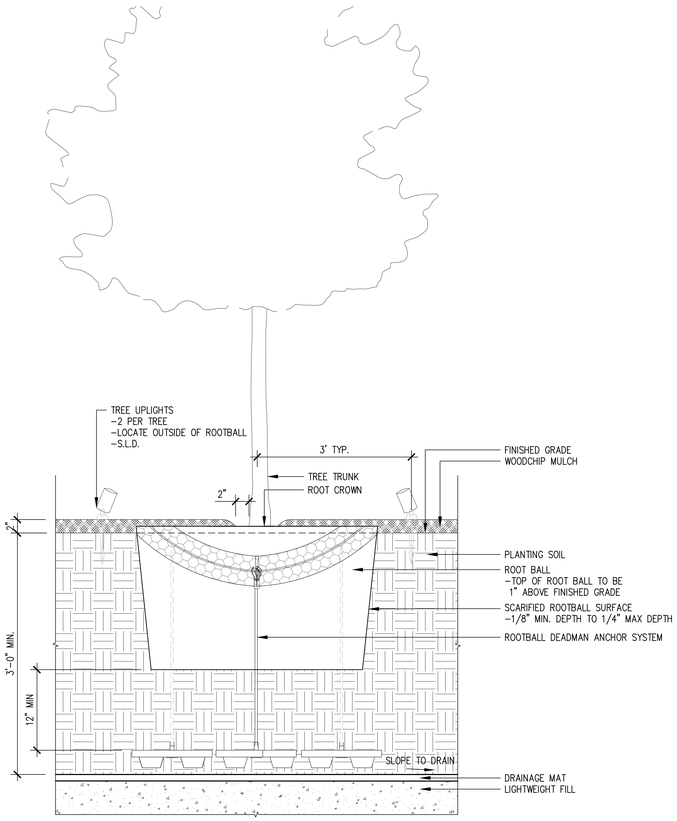


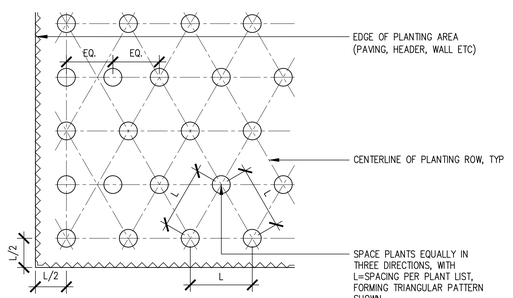


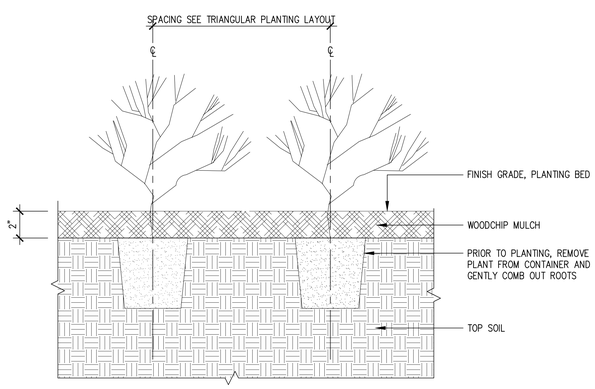
2 SHRUB PLANTING
3" = 1'-0"



4 METAL HEADER
3" = 1'-0"







3 GROUNDCOVER PLANTING
3" = 1'-0"

5 TRIANGULAR PLANTING LAYOUT
1/2" = 1'-0"

1 TREE PLANTING ON STRUCTURE
1 1/2" = 1'-0"

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KEY PLAN



INNOVATION QNS

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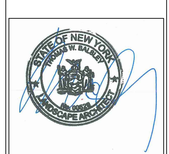
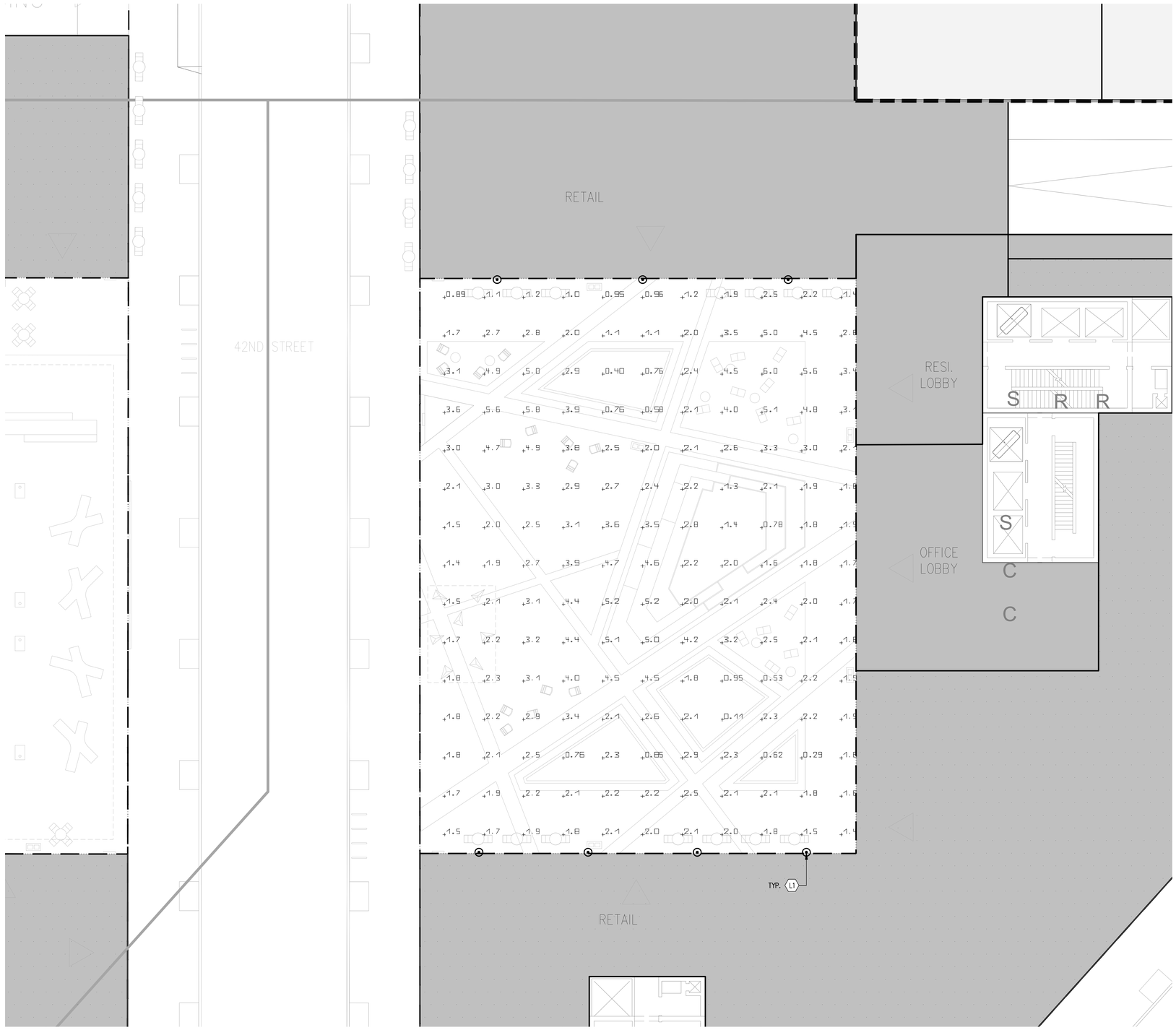


PROJECT NO: 1728.00 | SCALE:

PUBLIC PLAZA PLANTING DETAIL

L.514



1 PUBLIC PLAZA – LIGHTING PLAN
1/8" = 1'-0"

N

LEGEND

- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
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- PROPOSED BUILDING
- ZONING LOT LINE
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- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- PUBLIC ACCESS AREA BOUNDARY
- ACCESS POINT
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

LIGHTING SCHEDULE

SYMBOL	KEY	DESCRIPTION	LUMINOUS FLUX	DETAIL
⊙	L1	PARAPET–MOUNDED MOONLIGHTING–SPOT	7671 LM	3 / L.516

OPA NEW YORK
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New York, New York 10003
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KEY PLAN



INNOVATION QNS

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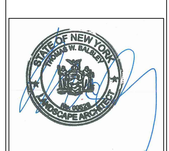
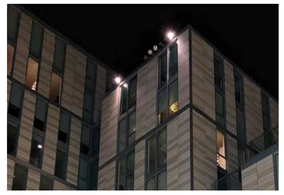
ISSUED FOR ULURP



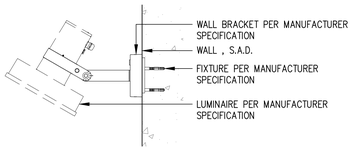
PROJECT NO: 1728.00 | SCALE:

PUBLIC PLAZA LIGHTING PLAN

L.515





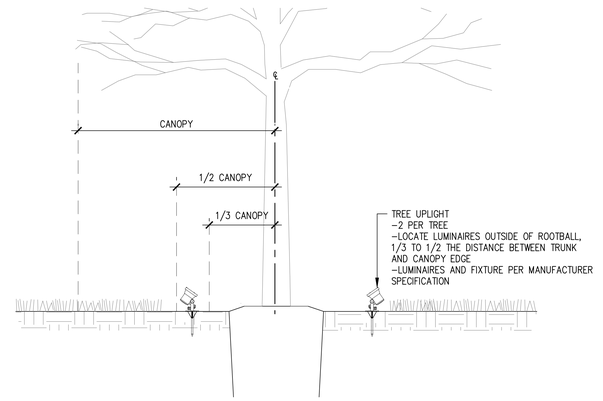


REFERENCE IMAGE

3 PARAPET-MOUNTED MOONLIGHTING (URBIDERMIS-ARNE 36 LED)
1 1/2" = 1'-0"



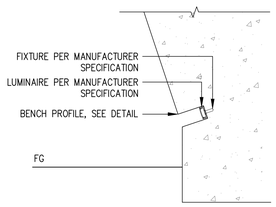
REFERENCE IMAGE



2 TREE UPLIGHTING
3/4" = 1'-0"



REFERENCE IMAGE



1 COVE LIGHT
3" = 1'-0"

NEW YORK
250 Park Avenue South 3rd Fl.
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	03.18.2022	ULURP

OWNER

SILVERSTEIN PROPERTIES
KAUFMAN ASTORIA STUDIOS
BEDROCK REAL ESTATE PARTNERS

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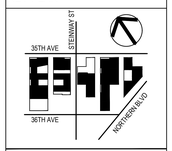
ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
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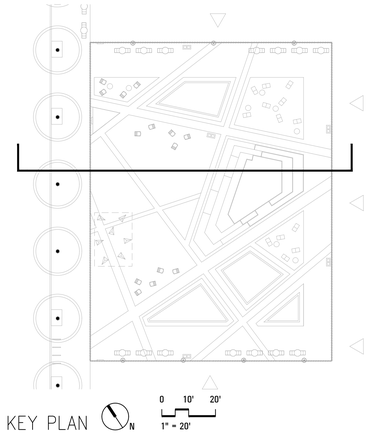
PROJECT NO: 1728.00 | SCALE:

PUBLIC PLAZA LIGHTING DETAIL

L.516



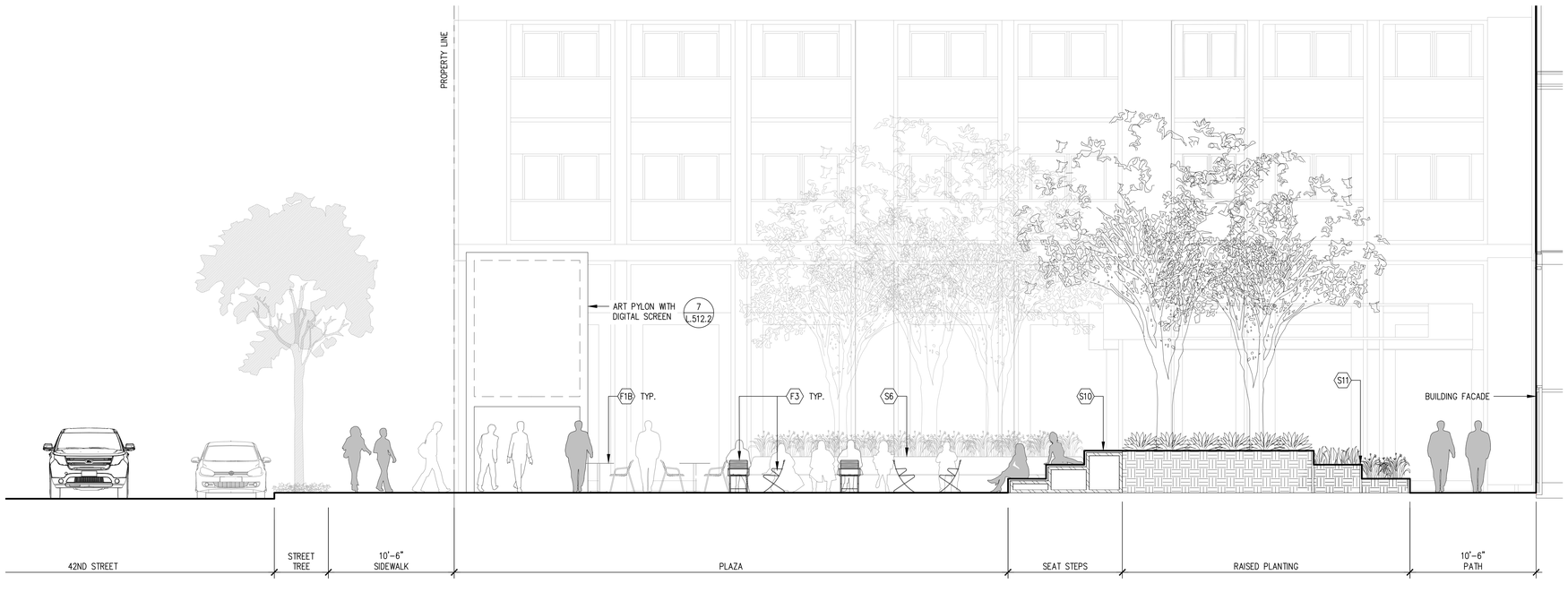
KEY PLAN N 0 10' 20' 1" = 20'

STEP AND WALL SCHEDULE

KEY	DESCRIPTION	DETAIL
S6	PRECAST PLANTER BENCH WITH BACK	6 / L.512.1
S10	WOOD SEAT STEPS	8 / L.512.1
S11	METAL PLANTER WALL	7 / L.512.1

FURNISHING SCHEDULE

KEY	DESCRIPTION	DETAIL
F1B	2 SEATER CAFE TABLE	1 / L.512.2
F3	MOVABLE CHAIR	2 / L.512.2



1 PUBLIC PLAZA SECTION
1/4" = 1'-0"

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646-478-7400

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KEY PLAN



INNOVATION QNS

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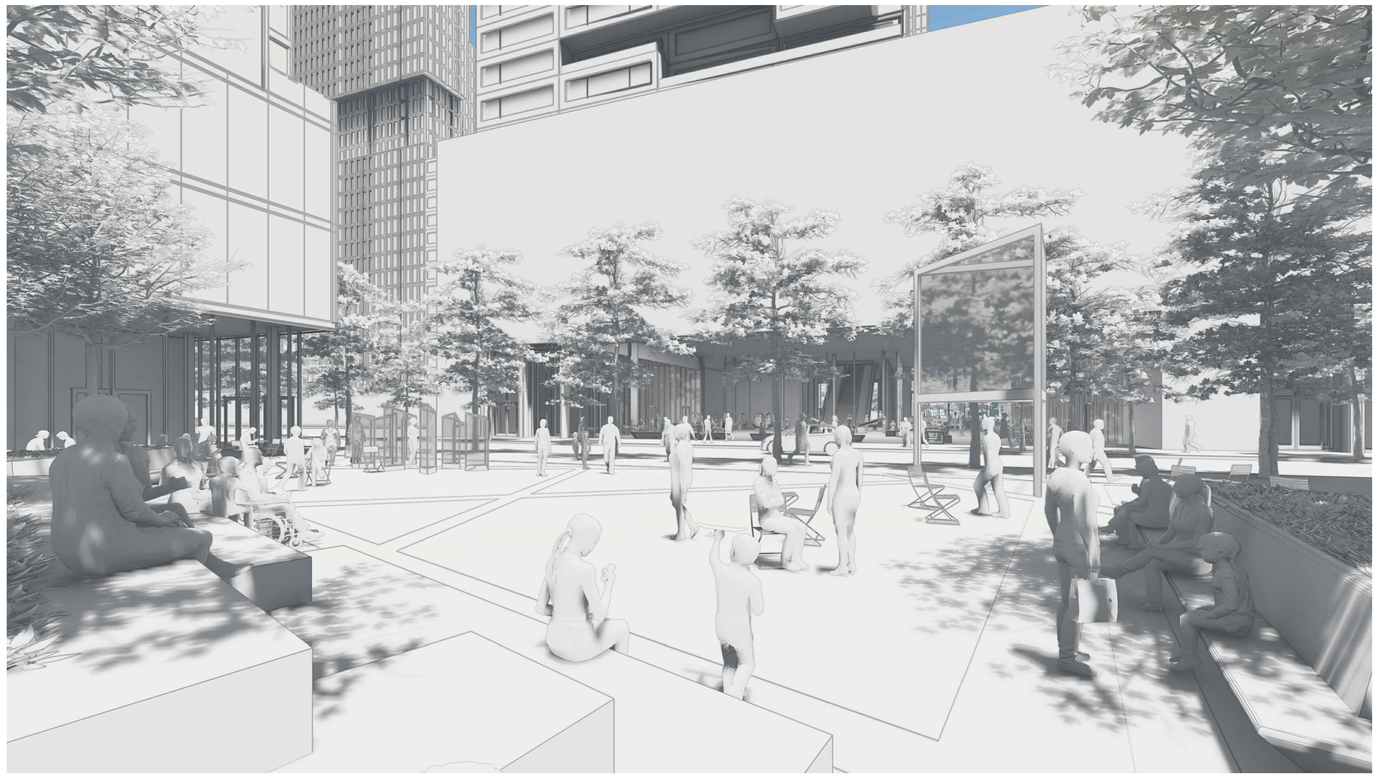
PUBLIC PLAZA SECTION

L.517



2 PUBLIC PLAZA – 2
NOT TO SCALE



1 PUBLIC PLAZA – 1
NOT TO SCALE

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New York, New York 10003
646-478-7455

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KEY PLAN



INNOVATION QNS

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PUBLIC PLAZA OPEN SPACE VIEWS

L.518