

MONITOR POINT
BROOKLYN, NEW YORK BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET,
BROOKLYN, NY

SPECIAL PERMIT DRAWING SET
SEPTEMBER 16, 2025

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PREPARED FOR APPLICANT

fxcollaborative

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

SITE OWNERS
LOT 1: NYCTA
LOT 25: THE GREENPOINT
MONITOR MUSEUM

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:
Z-000
COVER SHEET

Seal:



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SITE INFORMATION				
Address	40 and 56 Quay Street, Brooklyn			
Borough / Block	Brooklyn / 2590			
Lot	1 (MTA Site)*		25 (Monitor Site)**	TOTAL
Lot Area*	80,730		51,004	131,734
Proposed Zoning District	**R8/C2-4**	**R6/C2-4**	**R8**	**TOTAL**
Lot Area per Zoning District	77,023	3,707	51,004	131,734
Large Scale General Development Boundary Area	77,023	3,707	51,004	131,734
Special District	No			
Community District	Brooklyn CD 1			
Mandatory Inclusionary Housing	Yes			
Street Frontage Tier	Quay Street is a Tier B Street Frontage			
FRESH Zone	No			
Transit Zone	Inner Transit Zone			
Landmark Status	No			
Flood Zone	High Risk Flood Zone. BFE = +12' EL; FRCE = +14' EL			
Wide | Narrow Streets	Narrow Street: Quay Street (60'-wide)			
Zoning Map	12c			
Waterfront Access Plan (BK-1) per ZR 62-931	Parcel 15 (MTA Site) and Parcel 19 (Monitor Site)			

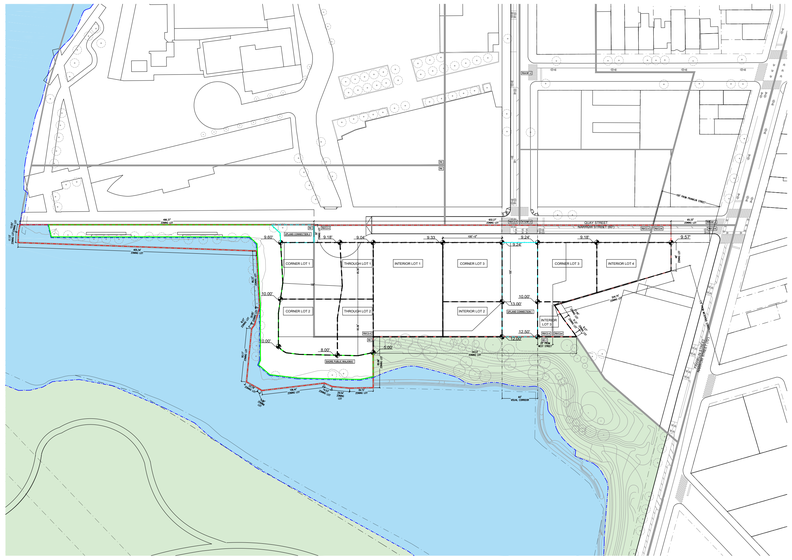
** MTA Site lot area per Montrose Surveying Co. Survey No. 55471-15*

Floor Area Schedule

		Total Permitted		Total Proposed			
		FAR	ZFA	Bldg 1	Bldg 2	Bldg 3	Total (ZFA)
R8/C2-4 & R8	Commercial	2.00	154,046	24,800	900	-	**25,700**
	Com. Facility	6.50	832,176	-	3,000	33,000	**36,000**
	Residential	7.20	921,794	716,900	137,988	-	**854,888**
	Total	7.20	921,794	741,700	141,888	33,000	**916,588**
R6/C2-4	Commercial	2.00	7,414	-	-	-	**-**
	Com. Facility	4.80	17,794	-	-	-	**-**
	Residential	3.90	14,457	-	23,000	-	**23,000**
	Total	4.80	17,794	-	23,000	-	**23,000**
Total	Commercial	1.23	161,460	24,800	900	-	**25,700**
	Com. Facility	6.45	849,969	-	3,000	33,000	**36,000**
	Residential	7.11	936,252	716,900	160,988	-	**877,888**
	Total	7.13	939,588	741,700	164,888	33,000	**939,588**

* Note: Location of uses, and floor area breakdown by use, zoning district and building is subject to change. The total floor area will not exceed the amount permitted by zoning.

2 SITE INFORMATION



ADJUSTED BASE PLANE - BUILDINGS 1 & 3

BASE PLANE CALCULATIONS

CORNER LOT 1	$\frac{(9.00 \times 8,850) + (9.00 \times 4,185)}{13,035}$	= 9.60
CORNER LOT 2	$\frac{(9.00 \times 10,000) + (9.00 \times 4,526)}{14,526}$	= 9.00
CORNER LOT 3	$\frac{(9.33 \times 8,950) + (9.24 \times 10,950)}{19,900}$	= 10.20
THROUGH LOT 1	$\frac{9.00 \times 8,850}{8,850}$	= 9.11
THROUGH LOT 2	$\frac{9.00 \times 4,526}{4,526}$	= 6.50
INTERIOR LOT 1	$\frac{9.00 \times 8,950}{8,950}$	= 9.19
INTERIOR LOT 2	$\frac{12.00 \times 3,700}{3,700}$	= 12.50

PORTION OF BUILDING	AREA (SQ FT)	PERCENTAGE
CORNER LOT 1	8,660	15.9%
CORNER LOT 2	6,365	11.7%
CORNER LOT 3	10,000	18.3%
THROUGH LOT 1	4,526	8.3%
THROUGH LOT 2	3,764	6.8%
INTERIOR LOT 1	17,525	32.1%
INTERIOR LOT 2	3,700	6.9%
	54,540	100%

ADJUSTED BASE PLANE CALCULATIONS

CORNER LOT 1	9.60	X 15.9%	=	1.53
CORNER LOT 2	9.50	X 11.7%	=	1.11
CORNER LOT 3	10.20	X 18.3%	=	1.87
THROUGH LOT 1	9.11	X 8.3%	=	0.77
THROUGH LOT 2	6.50	X 6.8%	=	0.44
INTERIOR LOT 1	9.19	X 32.1%	=	2.95
INTERIOR LOT 2	12.50	X 6.9%	=	0.86
			=	9.53 = ADJUSTED BASE PLANE

ADJUSTED BASE PLANE - BUILDING 2

BASE PLANE CALCULATIONS

CORNER LOT 3	$\frac{(9.33 \times 9,050) + (9.24 \times 10,950)}{20,000}$	= 9.42
INTERIOR LOT 3	$\frac{11.25 \times 15.00}{15.00}$	= 11.25
INTERIOR LOT 4	$\frac{9.38 \times 8.97}{8.97}$	= 9.38

PORTION OF BUILDING	AREA (SQ FT)	PERCENTAGE
CORNER LOT 3	5,535	39.8%
INTERIOR LOT 3	65	0.4%
INTERIOR LOT 4	8,330	59.8%
	13,930	100%

ADJUSTED BASE PLANE CALCULATIONS

CORNER LOT 3	9.42	X 39.8%	=	3.75
INTERIOR LOT 3	11.25	X 0.4%	=	0.05
INTERIOR LOT 4	9.38	X 59.8%	=	5.61
			=	9.41 = ADJUSTED BASE PLANE

3 BASE PLANE CALCULATION

LIST OF REQUESTED ACTIONS

I. A zoning map amendment to rezone Block 2590, Lots 1, 25 and the northern half of former Quay Street from (1) R6 to R8/C2-4; (2) a portion of R6/C2-4 to R8/C2-4; and (3) M3-1 to R8 and R6 (and modification of park boundary to exclude Lot 25 and the northern half of former Quay Street).

II. Zoning text amendments
A. to modify Appendix F to establish the Project Area as a Mandatory Inclusionary Housing (MIH) area.
B. to amend Zoning Resolution Section 62-361 to allow the underlying MIH FAR within BK-1.
C. to amend Zoning Resolution Section 62-363 to update special height and setback regulations for R8/MIH sites within BK-1.
D. to amend Zoning Resolution Section 62-931 to (i) remove the park identification of Block 2590, Lot 25 and the former Quay Street, and (ii) update maps BK-1a, BK-1b, and BK-1c.
E. to amend Zoning Resolution Section 74-745 to allow the waiver or reduction of required loading berths within Waterfront Access Plan BK-1.

III. Zoning special permit pursuant to Zoning Resolution Section 74-743(a)(1)(2) to allow modifications of height and setback (Sections 62-343(a) and 62-363(a)(b)(h)), maximum tower size (Section 62-363(d)), maximum tower width (Section 62-363(e)), waterfront yard (Section 62-332).

IV. Zoning special permit pursuant to Zoning Resolution Section 74-745(b), as modified under the zoning text amendment, to allow modifications of loading requirements (Section 36-62).

V. Zoning certification pursuant to Zoning Resolution Section 62-811(c) with respect to compliance with waterfront public access and visual corridor requirements.

Related Action: Amendment to the City Map to remove the existing park identification from Lot 25 and the northern half of former Quay Street.

4 PROPOSED ZONING ACTIONS

ZR SECTION	ITEM	R8	R8/C2-4	R6/C2-4	LSGD TOTAL	COMMENTS
	LOT AREA					
	Lot Area	51,004	77,023	3,707	131,734	
	USE					
	Permitted					
22-10, 32-00, 62-20	Permitted Uses	UG I, II, III	UG I-IV, VI-X	UG I-IV, VI-X	UG I-IV, VI-X	
62-363 (f)	Ground Floor Streetscape	Min depth of 25' (Off-street parking spaces located w/in 50' of a street be located behind commercial, community facility or residential space)				
	Proposed					
	Proposed Uses	UG III	UG II,III(B),VI	UG II, VI	UG II,III(B),VI	Complies
	Ground Floor Streetscape	no parking provided	All parking located in cellar	no parking provided		Complies

ZR SECTION	FAR & FLOOR AREA	R8	R8/C2-4	R6/C2-4	LSGD TOTAL	COMMENTS
	FAR Permitted					
62-361 (a) (1); 23-22	Residential	7.20	7.20	3.90	7.11	
62-324; 62-323; 24-11	Community Facility	6.50	6.50	4.80	6.45	
62-324; 33-121	Commercial	0.00	2.00	2.00	1.23	
	Maximum	7.20	7.20	4.80	7.13	
	FAR Proposed					
	Residential	-	11.10**	6.20	6.66	
	Community Facility	0.65	0.04	-	0.27	Complies
	Commercial	-	0.33	-	0.20	
	Total	0.65	11.47	6.20	7.13	
	Floor Area Permitted					
	Residential	367,229	554,566	14,457	936,252	
	Community Facility	331,526	500,650	17,794	849,969	
	Commercial	-	154,046	7,414	161,460	
	Maximum	367,229	554,566	17,794	939,588	
	Floor Area Proposed*					
	Residential	-	854,888	23,000	877,888	
	Community Facility	33,000	3,000	-	36,000	Complies
	Commercial		25,700	-	25,700	
	Total	33,000	883,588	23,000	939,588	

* Floor area may be located without regard to zoning district boundary lines pursuant to ZR 62-362
** Proposed residential FAR is 6.67 across R8 and R8/C2-4 districts

ZR SECTION	YARDS & LOT COVERAGE ON WATERFRONT BLOCKS		COMMENTS
62-333; 23-362	***Lot Coverage Permitted***	80% (excluding height up to 23') = 131,734*80% = 105,387 SF	
	Lot Coverage Proposed	68,500 SF	Complies
	Yard Permitted		
62-331; 35-51	Front Yards	no front yard shall be required	
62-331; 35-52; 24-35	Side Yards	no side yard shall be required; if any open area provided, min 5' width (or 8' width for community facility) shall be provided	
62-332 (a)	Waterfront Yard	Min 40'	
62-332 (a) (1)	Waterfront Yard - Shallow	Min 10'; reduced by 1' for each foot less than 80'-deep but no less than 10'	
	Yard Proposed		
	Front Yards	none provided	Complies
	Side Yards	none provided	Complies
	Waterfront Yard	Yard depth of **30'** to 40' provided	**Special permit** per 74-743(a)(2) to permit the location of buildings without regard for the applicable yard regulations.
	Waterfront Yard - Shallow	20.5'	Complies

	HEIGHT AND SETBACK				
	Permitted	**R8**	**R8/C2-4**	**R6/C2-4**	**COMMENTS**
62-343(b)(1)(ii); 23-431, 62-343 (b) (2) (ii); 23-414	Initial Setback Distance		- Narrow Street/ Quay Street: 15' (reduced 1' for 1' the street wall is beyond the street line but min 7' required)* - Visual Corridor or Upland Connection narrower than 75': 15' - Visual Corridor or Upland Connection wider than 75': 10' - Shore Public Walkway (SPW): 30'		
62-343(a); 62-363(a); 62-343(b)(2)(iv)	Max Base Height	105' or 85' (within 50' of shoreline)	105'	65' (or 6 stories, whichever is less)	
62-343(b)(1)(ii); 23-431, 23-413 (b) (1) (ii)	Permitted Obstructions: Dormers	max 40% (of street wall width)	max 40% (of street wall width)	max 40% (of street wall width)	
62-363 (b) (1), 62-363 (b) (3)	Max Building Height	500' & 600' (not more than half of bldgs exceed 500')	500' & 600' (not more than half of bldgs exceed 500')	75' (for buildings with Qualifying Affordable or Senior Housing)	
62-363 (d)	Max Tower Size	Above 100' ht, max 11,000 GSF floorplate	Above 100' ht, max 11,000 GSF floorplate	Above 85' ht, max. 8,100 GSF floorplate	
	Proposed	**R8**	**R8/C2-4**	**R6/C2-4**	
		Building 3	**Building 1**	**Building 2**	**Building 2**	
	Initial Setback Distance	n/a	- Quay St: min 15' provided except dormers - VC/ UC narrower than 75': min 15' provided except dormers	**Quay St: no setbacks provided**	**Quay St: no setbacks provided**	- Building 3: complies - Building 1: complies - Building 2: **Special permit** per 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
	Max Base Height	75'	60'	**- Quay St: 190' and 230'** **- UC/VC: 230'**	**130' and 190'**	- Building 3: complies - Building 1: complies - Building 2: **Special permit** per 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
	Permitted Obstructions: Dormers	n/a	Portions of building within the initial setback distance from Quay St and the UC/VC do not exceed 40% of the width of the street walls below the max base height. The proposed dormers are provided within the max envelope.	n/a	n/a	complies
	Max Building Height	75'	West Tower: 600' East Tower: 450'	230'	**130' and 190'**	- Building 3: complies - Building 1: complies - Building 2 (R8/C2-4): complies - Building 2 (R6/C2-4): **Special permit** per 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
	Max Tower Size	n/a	**Ht. of 100-152': 29,100 SF** Above 152' (West Tower): 11,000 SF Above 152' (East Tower): 10,700 SF	Ht of 85'-100': 8,770 SF (R8) + 2,230 SF (R6) = 11,000 SF (Total) Ht. of 100'-130': 8,770 SF (R8) + 2,230 SF (R6) = 11,000 SF (Total) Ht. of 130'-190' : 8,770 SF (R8) + 449 SF (R6) = 9,219 SF (Total) Ht. of 190'-230' : 6,810 SF (R8) + 0 SF (R6) =6,810 SF (Total)		- Building 3: complies - Building 1: **Special permit** per 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations. - Building 2: complies
	Permitted	**R8**	**R8/C2-4**	**R6/C2-4**	**COMMENTS**
62-363 (e)	Max Tower Width (Parallel to West St)	Max. width 110' above 85' ht			
62-363 (e)	Max Tower Width (Perpendicular to West St)	Max. width 170' above 100' ht			
62-363 (h)	Min Street Wall	Min height of 30'; Min. 70% of street wall (s facing a street and UC/VC that is not adjacent to a SPW/ SPAA must be located within 8')			
	Proposed	**R8**	**R8/C2-4**		**R6/C2-4**	
		Building 3	**Building 1**	**Building 2**	**Building 2**	
	Max Tower Width (Parallel to West St)	n/a	**Ht. of 85'-152': 134' wide** **West Tower 152'-478.25': 132.1' wide** **West Tower above 478.25': 116.3' wide** **East Tower above 152': 127.2' wide**	Ht. Above 85': 98.7' wide		- Building 3: complies - Building 1: **Special permit** per 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations. - Building 2: complies
	Max Tower Width (Perpendicular to West St)	n/a	**Ht. of 100'-152': 317.5' wide** West Tower 152'-478.25': 155.7' wide. West Tower above 478.25': 146.1' wide. East Tower above 152': 135' wide	**Ht. of 100'-130': 176.7' wide** Ht. of 130'-190': 146.8' wide Ht. above 190': 85.7' wide		- Building 3: complies - Building 1 & Building 2: **Special permit** per 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.
	Min Street Wall	75'	- Building 1 facing Quay St: 232 ft. (73%) of 317 ft. street wall; - Building 1 facing UC/VC: 109 ft. (72.97%) of 149 ft. street wall	- Building 2 facing Quay St.: 177 ft. (88.7%) of 199 ft. street wall; **- Building 2 facing UC/VC: 0 ft. (0%) of 106 ft. street wall**		- Building 3: complies - Building 1: complies - Building 2: **Special permit** per 74-743(a)(2) to permit the location of buildings without regard for the applicable height and setback regulations.

	PARKING AND LOADING				
	Required Off-Street Parking				
12-10 Transit Zone, Inner; 25-21, 25-31; 36-21; 36-232	Market-Rate Residential	none required	none required	none required	
	Affordable Residential (Transit Zone)	none required	none required	none required	
	Monitor Museum (PRC G)	none required	none required	none required (1 per 2,000 SF)	
	Retail (PRC A2)	n/a	none required for 25,700 SF (1 per 1,000 SF; fewer than 40 spaces, parking waived)	none required (1 per 1,000 SF)	
	Total	none required	none required	none required	
	Proposed off-Street Parking	-	Approx. 140 parking spaces assuming stackers proposed at cellar level	-	Complies
36-62	***Required Off-Street Loading***				
	Retail (LRC-B)	1 Berth Required for 25,700 SF (first 25k sf=0, next 15k sf=1, next 60k sf=1, each add. 150k sf=1)		No berths required (first 8k sf=0, next 17k sf=1, next 15k sf=1, next 20k sf=1, next 40k sf=1, each additional 150k sf=1)	
	Proposed Off-Street Loading				
	Retail (LRC-B)	**No loading berths provided**		No loading berths provided	**Special permit** pursuant to 74-745(b) to permit the waiver of loading berth requirements.
36-711	***Required Bicycle Parking***				
	Residential	600 Spaces Required for 1,200 Units (1 per 2 dwelling units)			
	Community Facility/ Museum	2 Spaces Required for 36,000 SF (1 per 20,000 SF)			
	Retail/ service	3 Spaces Required for 25,700 SF (1 per 10,000 SF)			
	Total	605 Spaces Required			
	Proposed Bicycle Parking				
	Residential	605 spaces to be provided in the Building 1 cellar level			Complies
	Museum				
	Retail/ service				

	STREET TREE REQUIREMENTS		COMMENTS
26-40	***Required Street Trees***	24 Trees Required (street tree provided every 25' of street frontage; 602' of street frontage; 602' / 25' = 24.08)	Complies
	Proposed Street Trees	2 existing street trees; 13 proposed street trees; 9 trees to be paid into a fund or provided off-site per ZR 26-41	

1 ZONING ANALYSIS

MONITOR POINT
BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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

SITE OWNERS — LOT 1: NYCTA; LOT 25: THE GREENPOINT MONITOR MUSEUM

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:
Z-001
ZONING ANALYSIS

Seal:
REGISTERED ARCHITECT DANIEL J. KAPLAN 019691 STATE OF NEW YORK

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TITLE NO.

SURVEY NO. 55471–15

55471–15.DWG
55471–15.CRD

SHEET 1 OF 2

RIVER

EAST

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

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

ZONE X

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

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

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

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

BLOCK 2570
TAX LOT 1

BLOCK 2590
TAX LOT 100

BLOCK 2590
TAX LOT 101

LAND UNDER WATER

EASEMENT

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

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

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

HIGH 1 STORY BRICK BUILDING
MTA MOBILE CAR WASH
BLOCK 2590
TAX LOT 1

ST. NO. 40-56

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

FORMER US PIERHEAD AND BULKHEAD LINE

MATCH LINE See Sheet 2

SEE DETAIL A

BROOKLYN HIGHWAY DATUM	
BROOKLYN SEWER DATUM	0.84'
MEAN SEA LEVEL 0.00 (NAVD 1988)	1.46
MEAN SEA LEVEL 0.00 (NGVD1929)	

NAVD 1988 DATUM IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM

GRAPHIC SCALE – FEET
20 0 20 40 60

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

DRAWN: J.R.

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MENIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*MeTSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	06-09-23	TOPOGRAPHICAL SURVEY	
A	---	DIMENSIONS IN DECIMAL OF FOOT ADDED	
B	---	BOUNDARY LINE ALONG BULKHEAD LINE REVISED AND MESEROLE AVENUE LOCATION ADDED	

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

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STATE OF NEW YORK SAUL JAILWALA 050236 LICENSED LAND SURVEYOR

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

SCALE: 1" = 20'

TITLE NO.

SURVEY NO. 55471–15

55471–15.DWG
55471–15.CRD

SHEET 2 OF 2

LEGEND

ASPH.....ASPHALT
BK.....BRICK
BSMT.....BASEMENT
CC.....CURB CUT
CCR.....CONCRETE CURB ROUND
CD.....CELLAR DOOR
CLF.....CHAIN LINK FENCE
CO.....CATCH BASIN CLEAN OUT
CONC.....CONCRETE
CRF.....CHAIN ROPE FENCE
CWA.....CELLAR WINDOW AREA
DR.....DRAIN
EL.....ELEVATION
FAB.....FIRE ALARM BOX
FC.....FILL CAP
FL EL.....FLOOR ELEVATION
GP.....GUARD POLE
GV.....GAS VALVE
IF.....IRON FENCE
INL.....CATCH BASIN INLET ELEVATION
INV.....SEWER INVERT ELEVATION
.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
MHW MEAN HIGH WATER LINE
MLW MEAN LOW WATER LINE
OF.....OIL FILL
OHW.....OVERHEAD WIRES
P.....POLE
PAVT.....PAVEMENT
PM.....PARKING METER
PMULT.....POLE, MULTIPLE USAGE
BG.....BUMPER GUARD
PR.....PEDESTRIAN RAMP
RET.....RETAINING
RIM.....RIM ELEVATION SEWER MANHOLE
SFCR....STEEL FACED CURB ROUND
STY.....STORY
TB.....TOP OF BANK ELEVATION
.....TRAFFIC LIGHT
TEL.....TELEPHONE
TP.....TREE PIT
.....TRAFFIC SIGN
TW.....ELEVATION AT TOP OF WALL
UP.....UTILITY POLE
VU.....VALVE UNKNOWN
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WV.....WATER VALVE
12"G.....GAS MAIN WITH SIZE
12"S.....SEWER MAIN WITH SIZE
12"W.....WATER MAIN WITH SIZE
.....CATCH BASIN
E.....ELECTRIC MANHOLE / VAULT
F.....FIRE MANHOLE
G.....GAS MANHOLE
S.....SEWER MANHOLE
T.....TELEPHONE MANHOLE
W.....WATER MANHOLE
TR.....TRAFFIC VAULT
.....HYDRANT
T8.....TREE WITH SIZE
17.0 .....ESTABLISHED GRADE
(rim 15.06) (inv. 2.8) .....ELEVATIONS IN BOROUGH SEWER DATUM
.....PEDESTRIAN PAD

60' WIDE

WEST STREET

QUAY STREET

141'

NO TITLE VESTED IN THE CITY OF NEW YORK

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

SEWER EASEMENT
LIBER 7797 CP 218

SEWER EASEMENT AS ON MAP X-1642

60' WIDE

No Curb
No Walk

Concrete Walk
Edge of Asphalt
No Curb
Asphalt Pavement
66" City Sewer Overflow
CHANGE IN GRADE (SLIGHT)
10.81
10.03
Parking Striping (Typ.)
3°G (Ret.)
Chain Link Fence
Garage Door
Steel Faced Concrete Curb
Concrete Curb
Grating (Typ.)
Bike Line
Electric Vault
Clean-Out
Rail (Typ.)
Chain Link Fence
Not Found
Fl. El. 9.77
Parapet El. 32.55
ENT.
586.66'
602'-9 1/4" (OR 602.77')
602'-3 1/2" L.S. (OR 602.29')
ST. NO. 40-56
0.46' west
65'-4 1/2" (OR 65.38')
65'-4" L.S.(OR 65.33')
14°51'3"
(OR 48.96')
48'-0 1/2" L.S.
48'-1" (OR 48.96')
106°22'42"
Parapet EL. 32.51
0.46' west
Asphalt Pavement (Parking Lot)
Chain Link Fence
70' WIDE
204'-8 7/8" L.S. (OR 204.74')
204'-10 3/4" (OR 204.90')
286°29'37"
27°-5'-34"
(OR 27.40')
183°53'12"
Asphalt Pavement
31'-2'-7/8"
(OR 31.21')
Fence 1.87' west of west R.O.W. line
Fence 2.74' west
FRANKLIN STREET
HIGH 2 STORY CONC. BLOCK BUILDING
175'
MESEROLE AVENUE
60' WIDE
414.61'
Asphalt Pavement
Edge of Conc.
442'-10 1/4" L.S. (OR 442.85')
443'-2 7/8" (OR 443.24')
Earth
Chain Link Fence
Asphalt Pavement
Curb
VLTU
176°55'17"
56°19'12"
6'-3 3/4" L.S.
(OR 6.29')
6'-3 1/4" L.S.
(OR 6.27')
343'-2 7/8" (OR 343.24')
342'-10 1/4" L.S. (OR 342.85')
fence 2.50' north
fence 0.13' north
fence 0.19' north
fence 2.47' north
fence 0.15' north
fence 0.13' north
fence 3.68' north
INLET PARK
(AS PER MAP NO. Y-2673, ADOPTED JULY 28, 2005)
30'
48in City Combined Sewer
SEWER EASEMENT
HIGH 1 STORY BRICK BUILDING
MTA MOBILE CAR WASH
BLOCK 2590
TAX LOT 1
PARCEL AREA 80,730 SQ. FT
OR 1.85331 ACRES
ZONE AE
(EL10.0 NGVD1929)
(EL8.9 NAVD1988)
MATCH LINE See Sheet 1
Mean Low Water Line (EL -2.38)
MLW
LAND UNDER WATER

N
W
E
S

490'-6 1/4" (OR 490.52')
43'-4 3/8" (OR 43.36')
SEWER CORRIDOR
(AS PER MAP NO. Y-2675, SEPTEMBER 28, 2004)
60'
17'-5" (OR 17.42')
(OR 499.42')
499'-5"
US BULKHEAD LINE APPROVED BY THE SECRETARY OF THE ARMY ON MARCH 1, 1917
FORMER US PIERHEAD AND BULKHEAD LINE
DETAIL "A"
(Not to Scale)

GENERAL NOTES

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

FLOOD HAZARD NOTE

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

PRELIMINARY FLOOD HAZARD NOTE

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

DRAWN: J.R.

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MEINKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.* WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

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

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	06–09–23	TOPOGRAPHICAL SURVEY	
A	---	DIMENSIONS IN DECIMAL OF FOOT ADDED	
B	---	BOUNDARY LINE ALONG BULKHEAD LINE REVISED AND MESEROLE AVENUE LOCATION ADDED	

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

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

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

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

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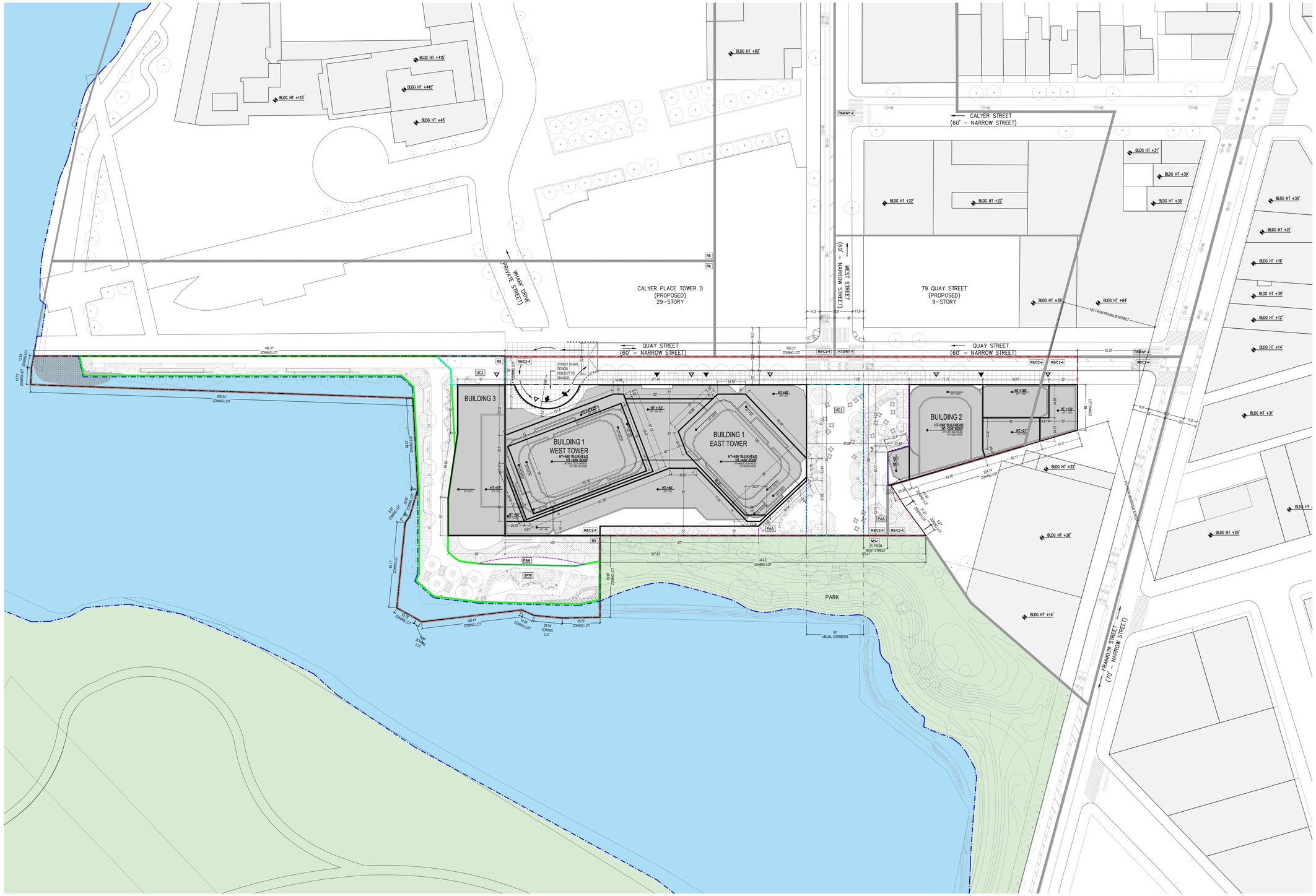
STATE OF NEW YORK
SAMUD JAILLAL
050238
LICENSED LAND SURVEYOR

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

SCALE: 1" = 20'



1 ZONING SITE PLAN
1" = 40'-0"

LEGEND

0 20' 40' 80'
1" = 40'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL/COMMUNITY FACILITY ACCESS POINT
- PARKING/LOADING ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- HT +80' (HT +80') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- ROAD DIRECTION
- R8 / C2-4 ZONING DISTRICT
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- SHORELINE/MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- MINIMUM SETBACK LINE
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- BOLLARD
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA
- WATER
- OPEN SPACE

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDINGS 1 (WESTERN BUILDING), 2 (EASTERN BUILDING), AND 3 (MONITOR MUSEUM BUILDING) SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5. PROJECT HEIGHTS ARE MEASURED FROM THE REFERENCE PLANE.
6. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM ENVELOPE FOR DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
7. THE NUMBER OF STORIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
8. LOCATION OF INTERIOR PARTITIONS AND GROUND FLOOR USES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
9. CONTEXT BUILDING LINES ARE ILLUSTRATIVE AND HEIGHTS TAKEN FROM ZOLA AND GOOGLE EARTH.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

fxcollaborative

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

SITE OWNERS
LOT 1: NYCTA
LOT 25: THE GREENPOINT MONITOR MUSEUM

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:
Z-002 ZONING LOT SITE PLAN

Seal:



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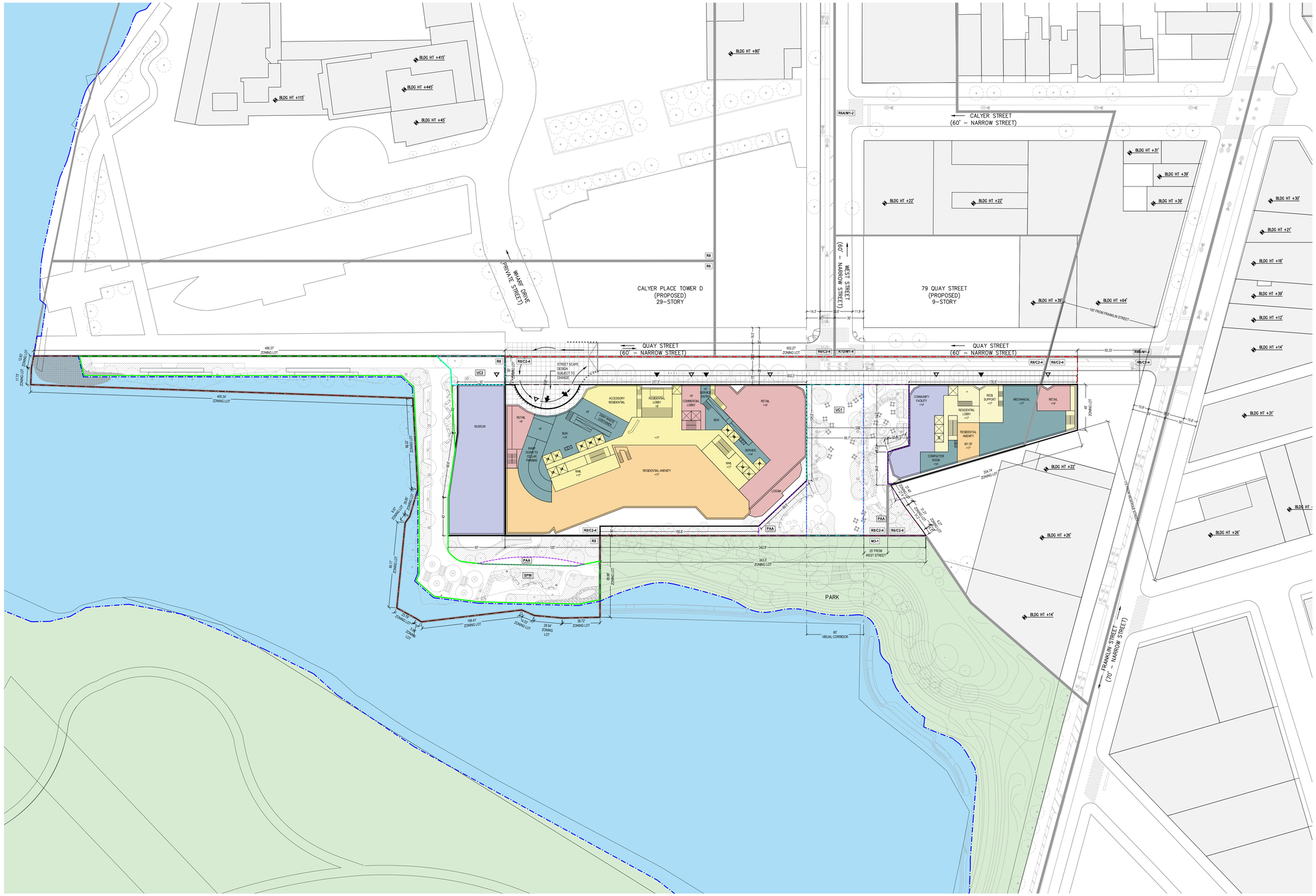

1 ILLUSTRATIVE GROUND FLOOR PLAN
1" = 40'-0"

LEGEND

0 20' 40' 80'
1" = 40'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL/COMMUNITY FACILITY ACCESS POINT
- PARKING/LOADING ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- HT +80' (HT +80') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- ROAD DIRECTION
- R8 / C2-4 ZONING DISTRICT
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- SHORELINE/MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- MINIMUM SETBACK LINE
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- BOLLARD
- EXISTING BUILDING FOOTPRINT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA
- COMMUNITY FACILITY
- RESIDENTIAL
- AMENITY
- RETAIL
- BOH/LOADING/PARKING
- WATER
- OPEN SPACE

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
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6. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM ENVELOPE FOR DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
7. THE NUMBER OF STORIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
8. LOCATION OF INTERIOR PARTITIONS AND GROUND FLOOR USES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
9. CONTEXT BUILDING LINES ARE ILLUSTRATIVE AND HEIGHTS TAKEN FROM ZOLA AND GOOGLE EARTH.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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NO.	REVISIONS | SUBMISSIONS	DATE
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DRAWING TITLE:
Z-010 GROUND FLOOR PLAN

Seal:



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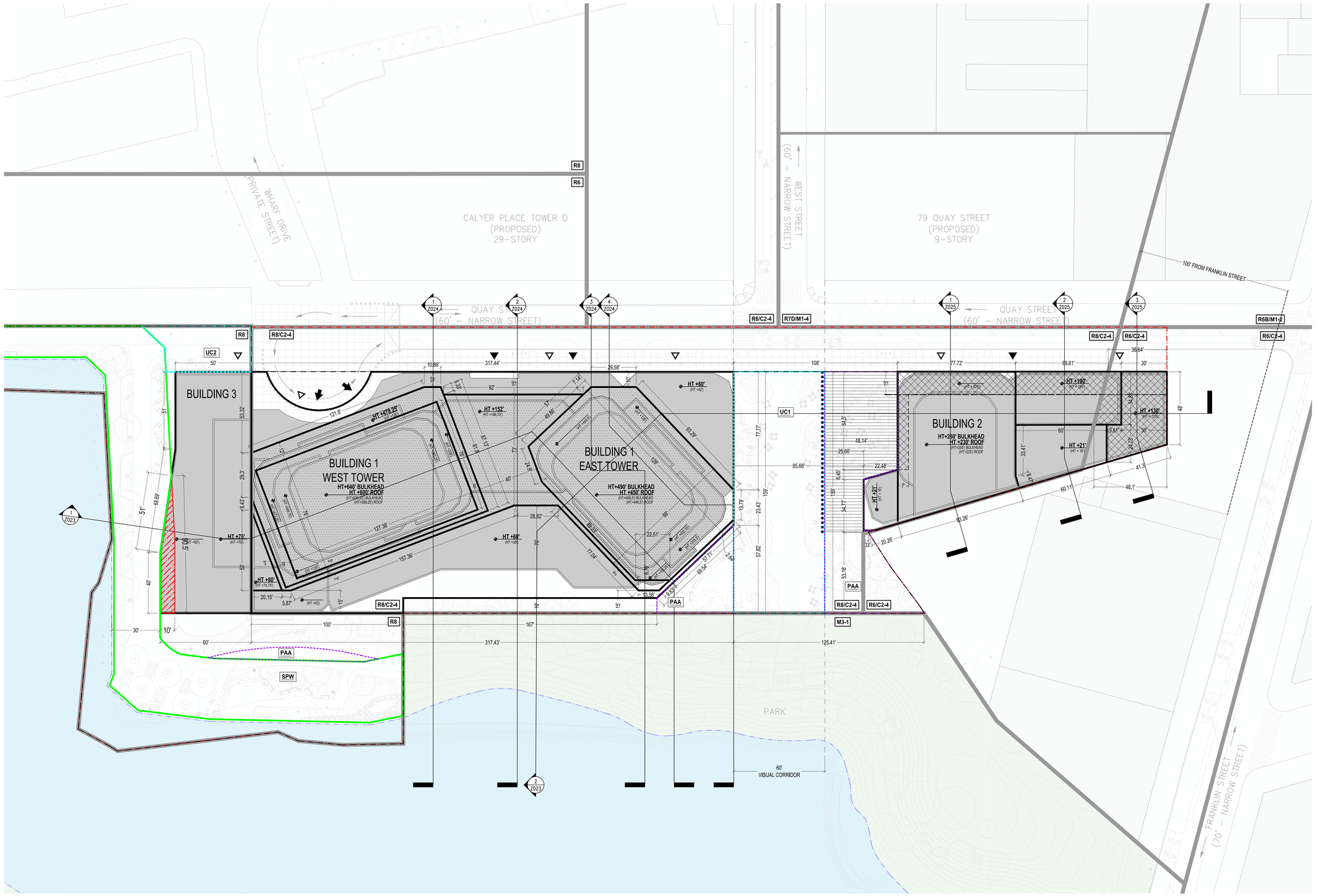

1 WAIVER PLAN
1" = 25'-0"

LEGEND

0 12.5' 25' 50'
1" = 25'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL/COMMUNITY FACILITY ACCESS POINT
- PARKING/LOADING ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- HT +80' (HT +80') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- ROAD DIRECTION
- R8 / C2-4 ZONING DISTRICT
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- SHORELINE/MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
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- TRAFFIC LIGHT
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- EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- BOLLARD
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA

WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE ABOVE 100' (R8) AND 85' (R6) PURSUANT TO ZR 62-363 (d)
- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-343(a), ZR 62-363(a), ZR 62-363(b)(1)
- WATERFRONT YARD WAIVER
- STREET WALL LOCATION WAIVER
- STREET WALL HEIGHT WAIVER

GENERAL NOTES

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9. CONTEXT BUILDING LINES ARE ILLUSTRATIVE AND HEIGHTS TAKEN FROM ZOLA AND GOOGLE EARTH.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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LOT 1: NYCTA
LOT 25: THE GREENPOINT MONITOR MUSEUM

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DRAWING TITLE:
Z-020 WAIVER PLAN

Seal:



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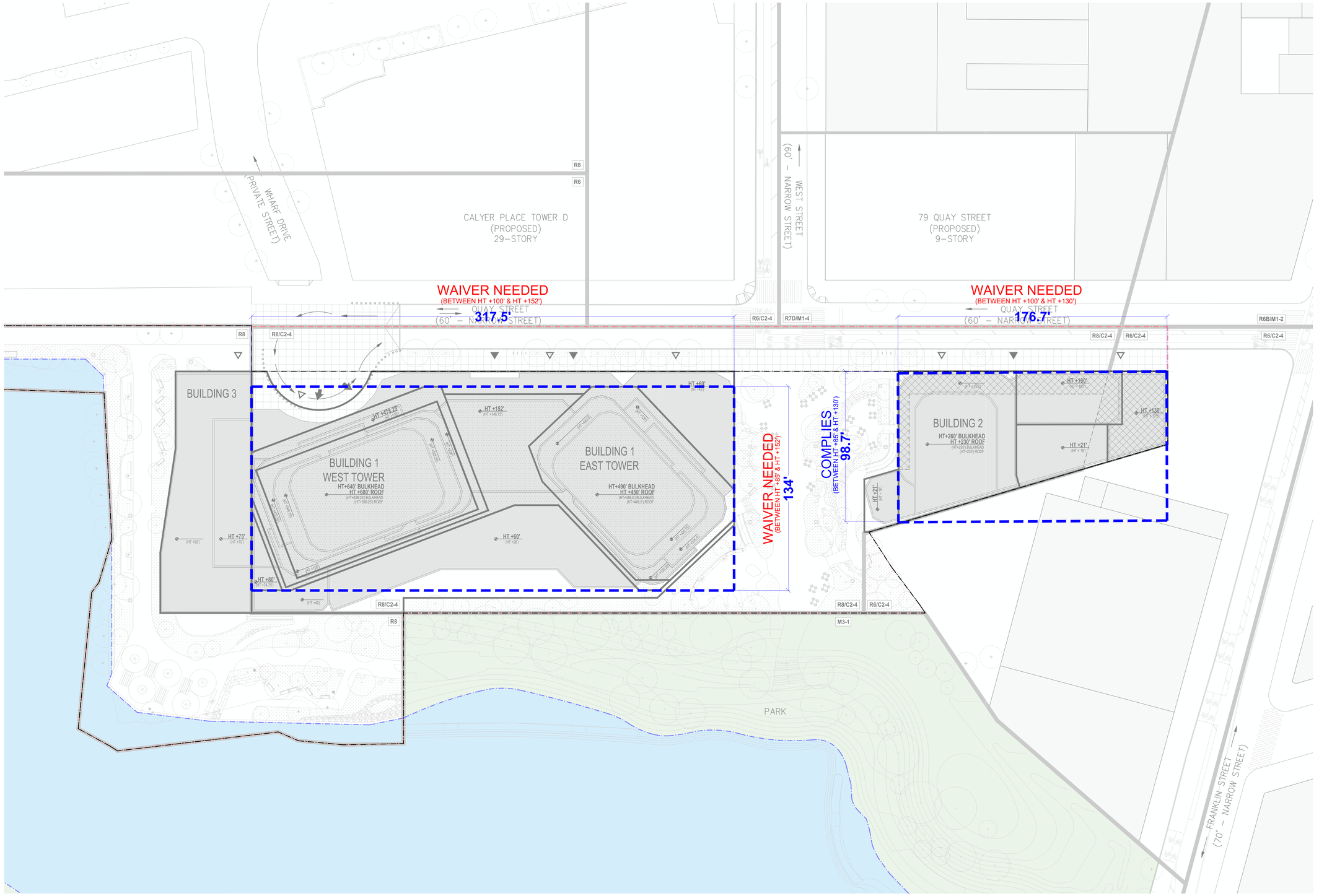

1 TOWER WIDTH WAIVER PLAN
1" = 25'-0"

LEGEND

0 12.5' 25' 50'
1" = 25'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL/COMMUNITY FACILITY ACCESS POINT
- PARKING/LOADING ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- HT +80' (HT +80') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- ROAD DIRECTION
- R8 / C2-4 ZONING DISTRICT
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- SHORELINE/MEAN HIGH WATER LINE
- VISUAL CORRIDOR
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- ILLUSTRATIVE BUILDING LINE
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- EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- BOLLARD
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA

WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE ABOVE 100' (R8) AND 85' (R6) PURSUANT TO ZR 62-363 (d)
- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-343(a), ZR 62-363(a), ZR 62-363(b)(1)
- WATERFRONT YARD WAIVER
- STREET WALL LOCATION WAIVER
- STREET WALL HEIGHT WAIVER
- MAXIMUM WIDTH OF TOWER WALLS: 110' WIDTH ABOVE 85' PARALLEL TO WEST STREET & 170' WIDTH ABOVE 100' PERPENDICULAR TO WEST STREET PURSUANT TO ZR 62-363(e)

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDINGS 1 (WESTERN BUILDING), 2 (EASTERN BUILDING), AND 3 (MONITOR MUSEUM BUILDING) SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5. PROJECT HEIGHTS ARE MEASURED FROM THE REFERENCE PLANE.
6. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM ENVELOPE FOR DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
7. THE NUMBER OF STORIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
8. LOCATION OF INTERIOR PARTITIONS AND GROUND FLOOR USES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
9. CONTEXT BUILDING LINES ARE ILLUSTRATIVE AND HEIGHTS TAKEN FROM ZOLA AND GOOGLE EARTH.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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

SITE OWNERS
LOT 1: NYCTA
LOT 25: THE GREENPOINT MONITOR MUSEUM

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-021 TOWER WIDTH (BUILDING 1 AT HT +100', BUILDING 2 AT HT +85') WAIVER PLAN

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 019561 STATE OF NEW YORK

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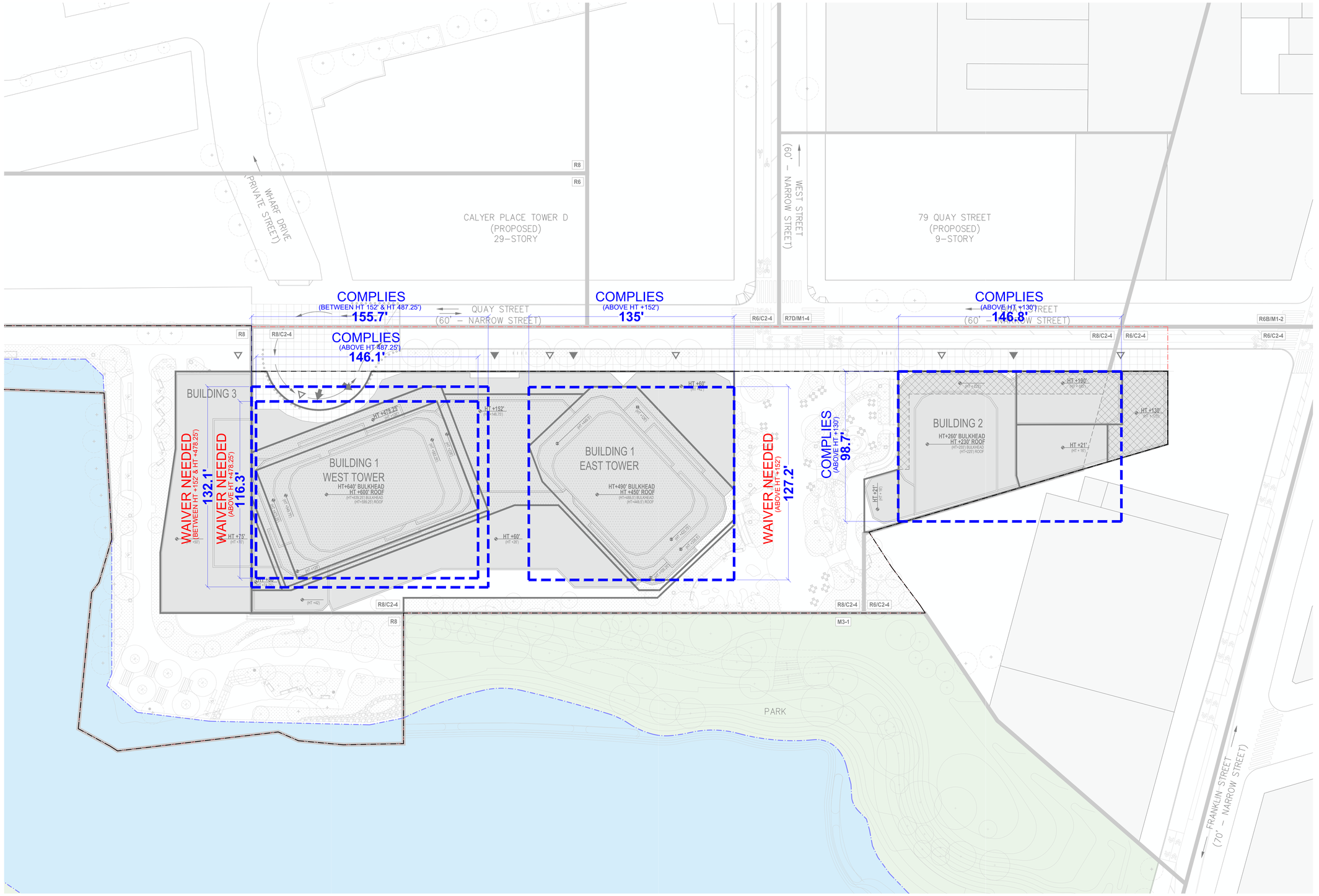

1 TOWER WIDTH WAIVER PLAN
1" = 25'-0"

LEGEND

0 12.5' 25' 50'
1" = 25'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL/COMMUNITY FACILITY ACCESS POINT
- PARKING/LOADING ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- HT +80' (HT +80') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT, ILLUSTRATIVE BUILDING HEIGHT
- ROAD DIRECTION
- R8 / C2-4 ZONING DISTRICT
- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- SHORELINE/MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- MINIMUM SETBACK LINE
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP
- EXISTING SIDEWALK VENT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- BOLLARD
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA

WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE ABOVE 100' (R8) AND 85' (R6) PURSUANT TO ZR 62-363 (d)
- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-343(a), ZR 62-363(a), ZR 62-363(b)(1)
- WATERFRONT YARD WAIVER
- STREET WALL LOCATION WAIVER
- STREET WALL HEIGHT WAIVER
- MAXIMUM WIDTH OF TOWER WALLS: 110' WIDTH ABOVE 85' PARALLEL TO WEST STREET & 170' WIDTH ABOVE 100' PERPENDICULAR TO WEST STREET PURSUANT TO ZR 62-363(e)

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
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9. CONTEXT BUILDING LINES ARE ILLUSTRATIVE AND HEIGHTS TAKEN FROM ZOLA AND GOOGLE EARTH.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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SITE OWNERS
LOT 1: NYCTA
LOT 25: THE GREENPOINT MONITOR MUSEUM

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-022 TOWER WIDTH (BUILDING 1 AT HT +152', BUILDING 2 AT HT +130') WAIVER PLAN

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 019681 STATE OF NEW YORK

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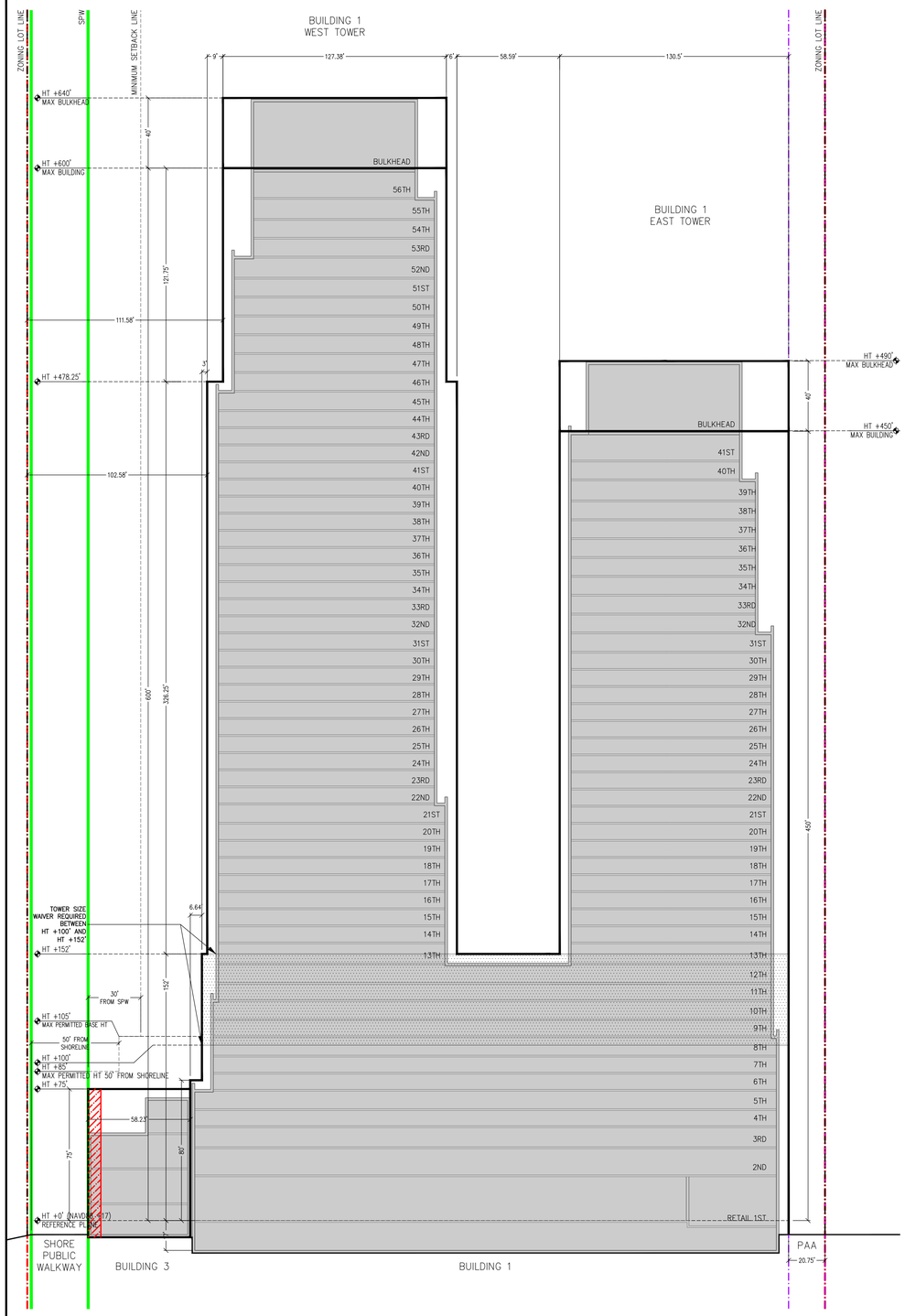

1 SECTION A
1/32" = 1'-0"

2 SECTION B
1/32" = 1'-0"

LEGEND

0 16' 32' 64'
1/32"=1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

C6-4 / DB ZONING DISTRICT

HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- SHORELINE/MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- MINIMUM SETBACK LINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA

WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE ABOVE 100' (RB) AND 85' (R6) PURSUANT TO ZR 62-363 (d)
- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-343(a), ZR 62-363(a), ZR 62-363(b)(1)
- WATERFRONT YARD WAIVER
- STREET WALL LOCATION WAIVER
- STREET WALL HEIGHT WAIVER
- MAXIMUM WIDTH OF TOWER WALLS: 110' WIDTH ABOVE 85' PARALLEL TO WEST STREET & 170' WIDTH ABOVE 100' PERPENDICULAR TO WEST STREET PURSUANT TO ZR 62-363(e)

GENERAL NOTES

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MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

fxcollaborative

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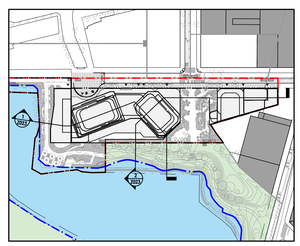
LANDSCAPE ARCHITECT	SCAPE LANDSCAPE ARCHITECTURE DPC 277 Broadway, 7th Floor New York, NY 10007 T + 212 462 2628
CO-APPLICANTS	GO QUAY, LLC MTA, AN AFFILIATE OF NYCTA
SITE OWNERS	LOT 1: NYCTA LOT 25: THE GREENPOINT MONITOR MUSEUM



KEY PLAN NOT TO SCALE

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01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-023 WAIVER SECTIONS

Seal:



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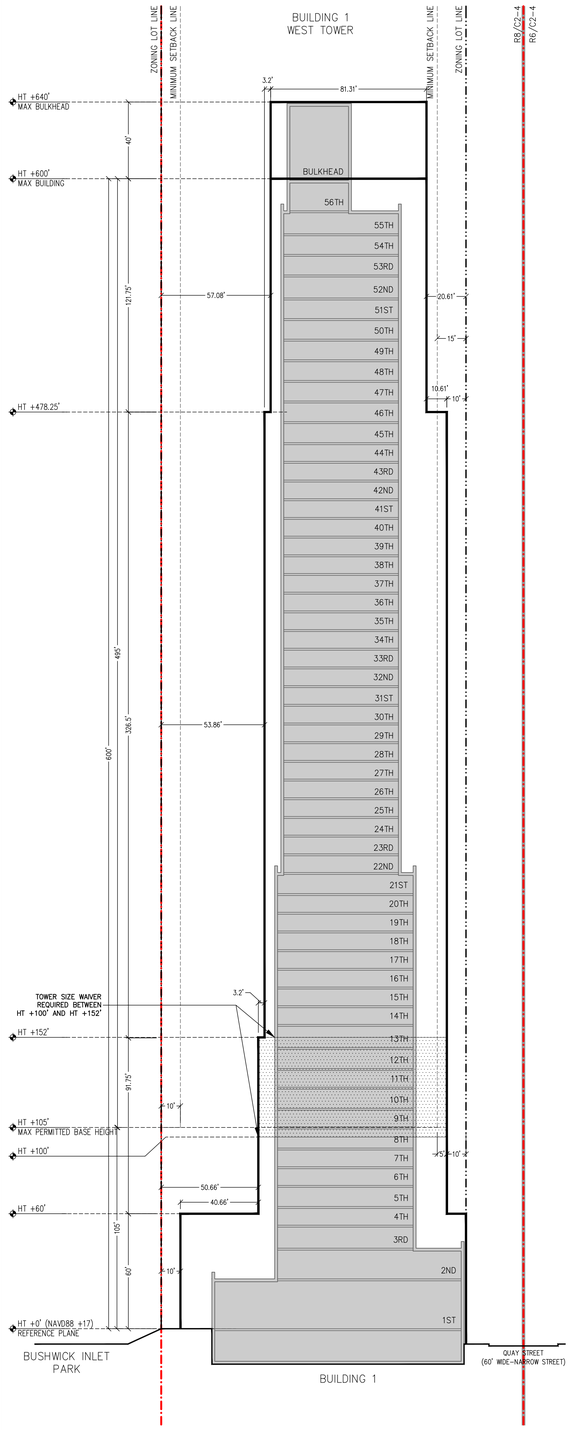
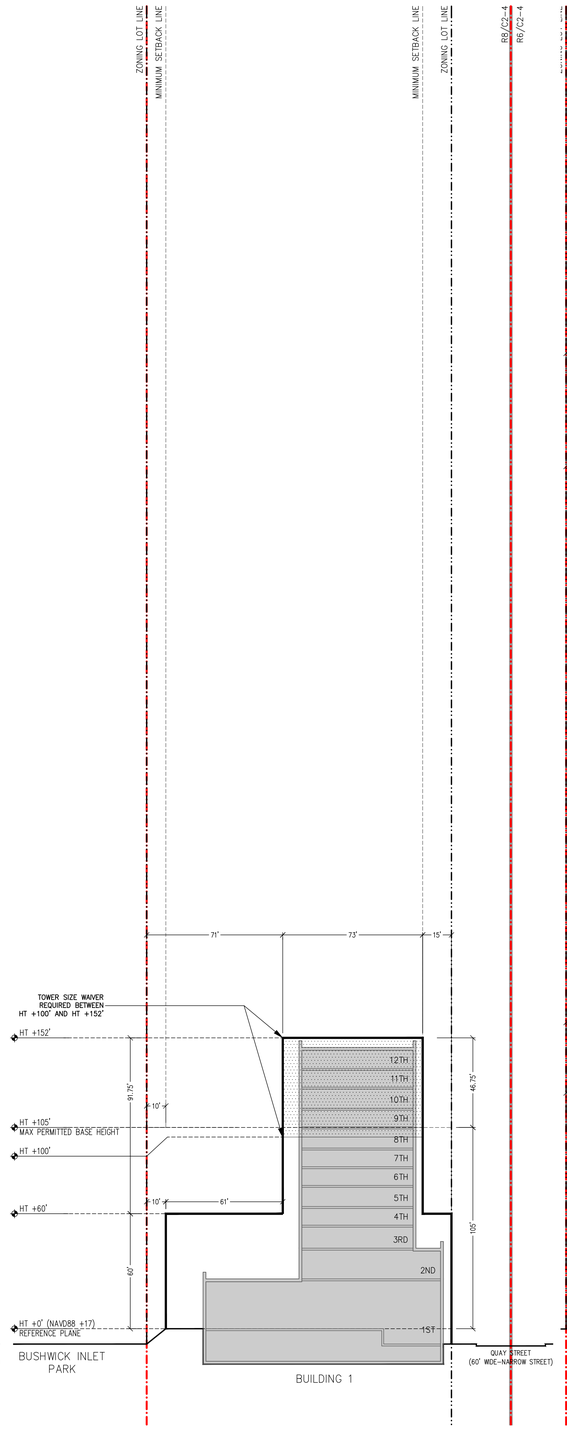
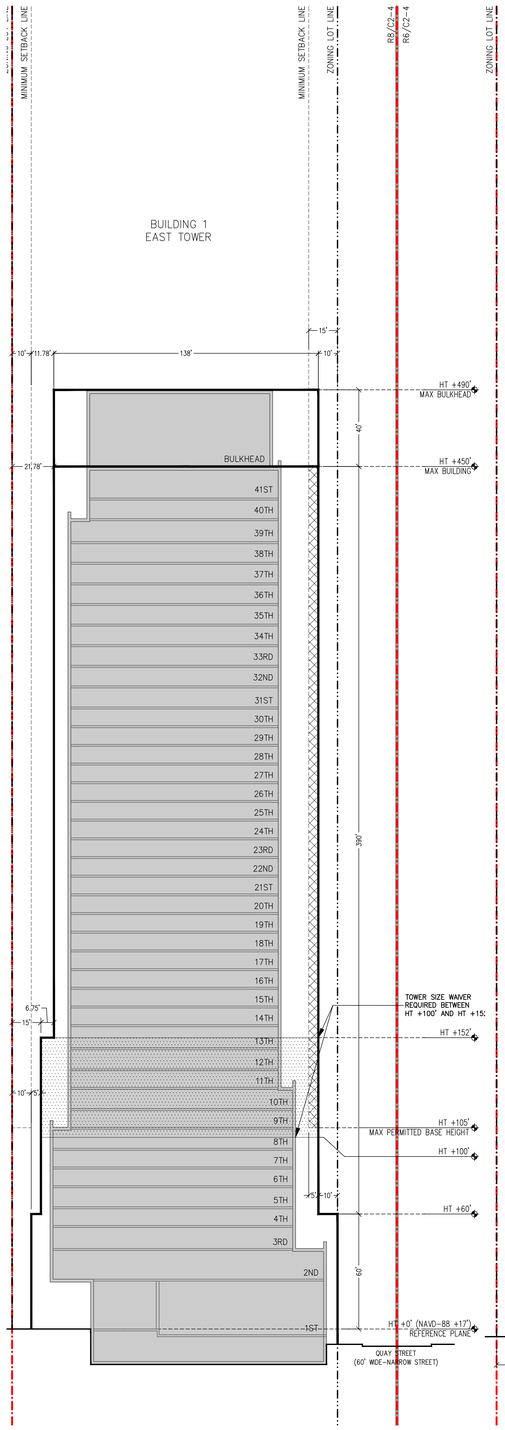


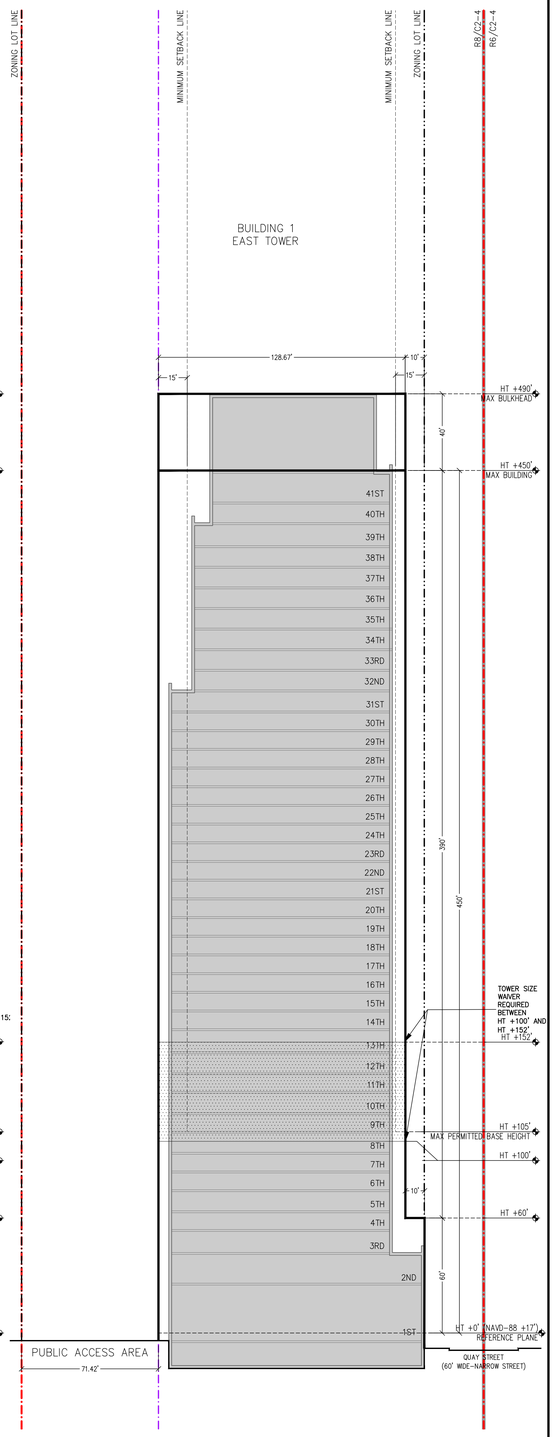
1 SECTION C
1/32" = 1'-0"



2 SECTION D
1/32" = 1'-0"



3 SECTION E
1/32" = 1'-0"



4 SECTION F
1/32" = 1'-0"

LEGEND

0 16' 32' 64'
1/32"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

C6-4 / DB ZONING DISTRICT
HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- SHORELINE/MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- MINIMUM SETBACK LINE

- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA

WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE ABOVE 100' (R8) AND 85' (R6) PURSUANT TO ZR 62-363 (d)
- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-343(a), ZR 62-363(a), ZR 62-363(b)(1)
- WATERFRONT YARD WAIVER
- STREET WALL LOCATION WAIVER
- STREET WALL HEIGHT WAIVER
- MAXIMUM WIDTH OF TOWER WALLS: 110' WIDTH ABOVE 85' PARALLEL TO WEST STREET & 170' WIDTH ABOVE 100' PERPENDICULAR TO WEST STREET PURSUANT TO ZR 62-363(e)

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
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MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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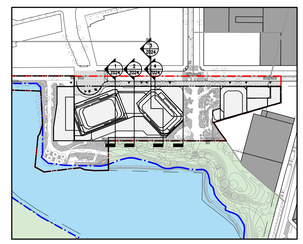

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-024 WAIVER SECTIONS

Seal:



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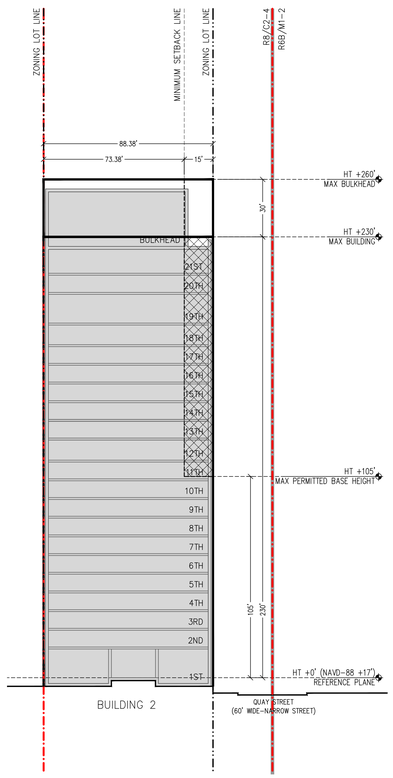
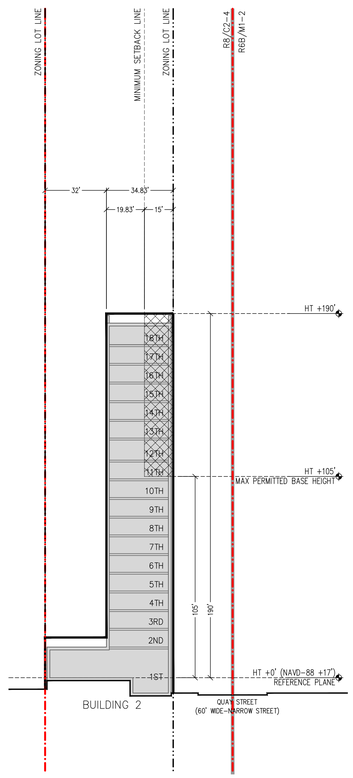
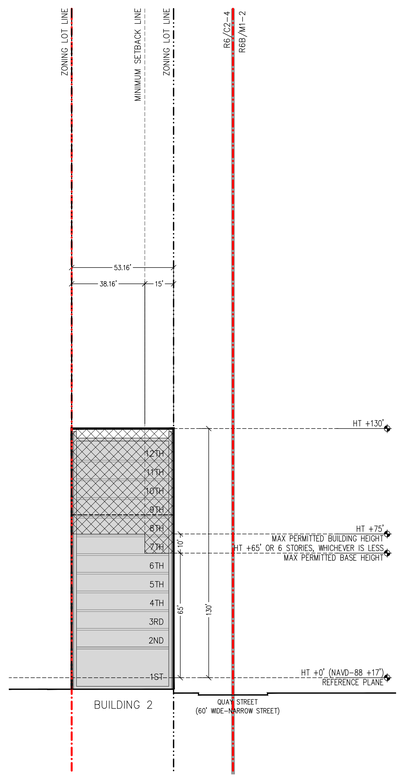


1 SECTION G
1/32" = 1'-0"



2 SECTION H
1/32" = 1'-0"



3 SECTION I
1/32" = 1'-0"

LEGEND

0 16' 32' 64'

1/32"=1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

C6-4 / D2 ZONING DISTRICT

HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

- ZONING LOT LINE
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- SHORELINE/MEAN HIGH WATER LINE
- VISUAL CORRIDOR
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- STREET LINE
- MINIMUM SETBACK LINE

- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
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- PUBLIC ACCESS AREA

WAIVER LEGEND

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MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
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BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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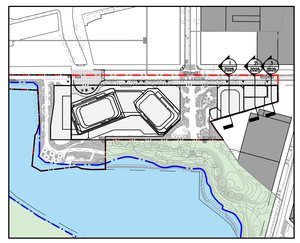

KEY PLAN NOT TO SCALE

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-025 WAIVER SECTIONS

Seal:



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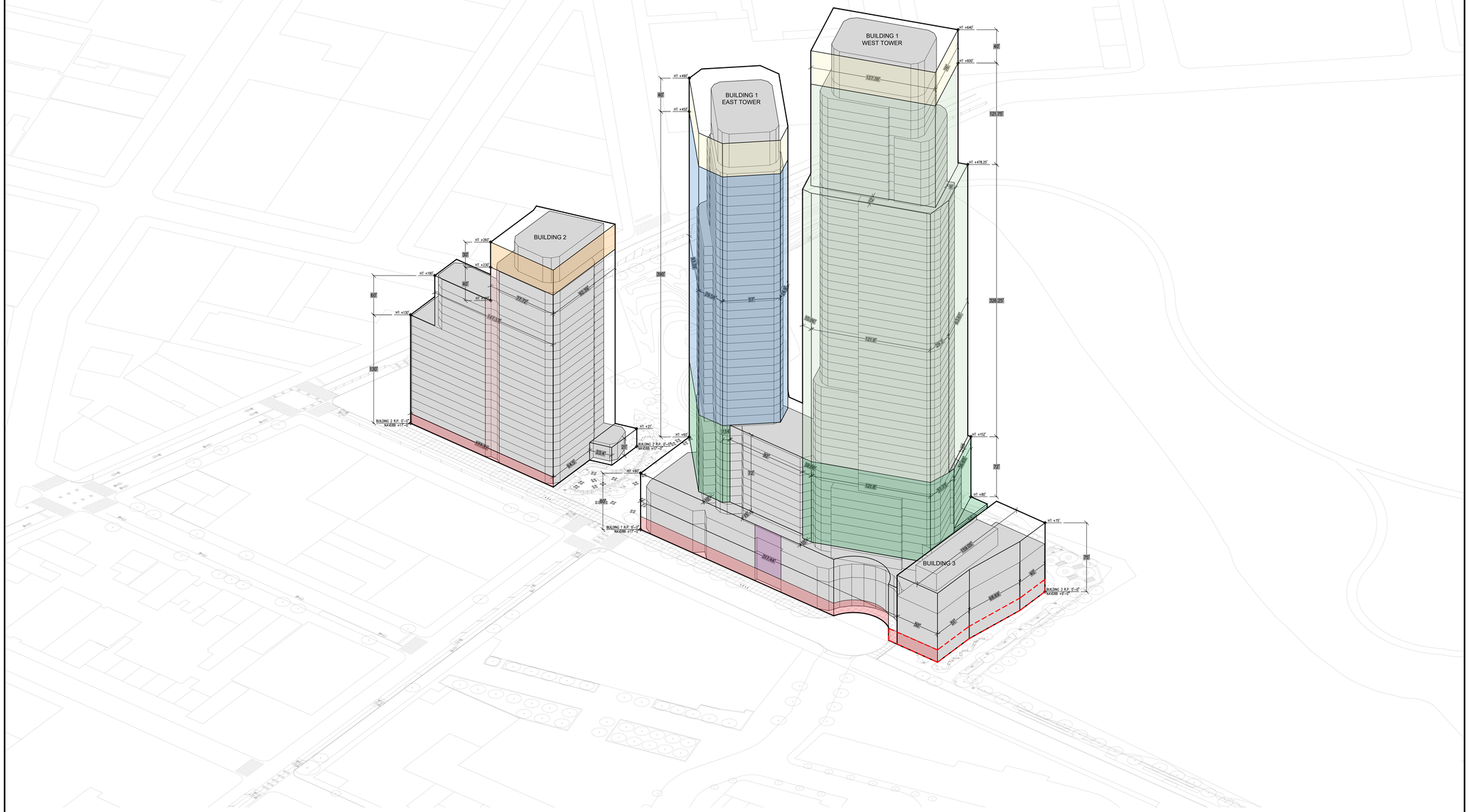

1 NORTHWEST AXONOMETRIC

LEGEND

- PROPOSED BUILDING FOOTPRINT
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

DESIGN GUIDELINES

1. BULKHEAD SCREENING

1.1 BUILDING 1:THE TOWER TOP BULKHEAD STRUCTURE AND MECHANICAL EQUIPMENT MAY BE SCREENED ALL SIDES. SUCH SCREENS SHALL BE LOCATED WITHIN 6' OF THE PERIMETER BELOW AND BE A MINIMUM OF 75% OF THE HEIGHT OF THE TALLEST PART OF THE BULKHEAD. THE SCREEN MATERIALS MAY SHOW CONSISTENCY AND CONTINUITY WITH THE FAÇADE ARTICULATION AND MATERIALS OF THE BUILDING BELOW.

1.2. BUILDING 2:THE TOWER TOP BULKHEAD STRUCTURE AND MECHANICAL EQUIPMENT MAY BE SCREENED ON ALL SIDES. SUCH SCREENS SHALL BE A MINIMUM OF 75% OF THE HEIGHT OF THE TALLEST PART OF THE BULKHEAD. THE SCREEN MATERIALS MAY SHOW CONSISTENCY AND CONTINUITY WITH THE FAÇADE ARTICULATION AND MATERIALS OF THE BUILDING BELOW. .

2. BUILDING SETBACKS

2.1. BUILDING 1 WEST TOWER SHALL PROVIDE A MINIMUM OF TWO DISTINCT SETBACKS BETWEEN ELEVATIONS OF 152 FEET AND 600 FEET. EACH SETBACK SHALL BE A MINIMUM OF 3 FEET FROM THE STREET WALL OF THE FLOOR DIRECTLY BELOW AND SHALL SPAN AT LEAST 25 PERCENT OF THE AGGREGATE WIDTH OF THE PERIMETER DIRECTLY BELOW.

2.2. BUILDING 1 EAST TOWER SHALL PROVIDE A MINIMUM OF ONE DISTINCT SETBACK BETWEEN ELEVATIONS OF 152 FEET AND 450 FEET. EACH SETBACK SHALL BE A MINIMUM OF 3 FEET FROM THE STREET WALL OF THE FLOOR DIRECTLY BELOW AND SHALL SPAN AT LEAST 25 PERCENT OF THE AGGREGATE WIDTH OF THE PERIMETER DIRECTLY BELOW.

2.3. BUILDING 1: BETWEEN A HEIGHT OF APPROXIMATELY 80 FEET AND 152 FEET, THE PORTION OF THE BUILDING BELOW THE EAST AND WEST TOWERS SHALL BE ARTICULATED AS FOLLOWS:

BELOW THE WEST TOWER: A MINIMUM OF 20 PERCENT OF THE SURFACE AREA OF THE NORTH-, WEST- AND SOUTH-FACING FACADES SHALL EITHER RECESS OR PROJECT A MINIMUM OF THREE FEET FROM THE FACADES.

BELOW THE EAST TOWER: A MINIMUM OF 20 PERCENT OF THE SURFACE AREA OF THE NORTH-, EAST-AND SOUTH-FACING FACADES SHALL EITHER RECESS OR PROJECT A MINIMUM OF THREE FEET FROM THE FACADES.

3. STREET WALL ARTICULATIONS

3.1. BUILDING 1 STREET WALL ALONG QUAY ST SHALL PROVIDE A RECESSED AREA AT THE LOCATION OF THE MAIN BUILDING ENTRANCE. SUCH RECESS SHALL BE A MINIMUM OF 30 FEET IN WIDTH AND AT LEAST 5 FEET IN DEPTH, MEASURED PERPENDICULAR TO THE STREET WALL. THIS REQUIREMENT IS INTENDED TO ENHANCE PEDESTRIAN EXPERIENCE AND BUILDING ARTICULATION AT THE GROUND LEVEL.

3.2. BUILDING 2 SHALL INCORPORATE A VERTICAL RECESS ALONG THE QUAY STREET FRONTAGE. THE RECESS SHALL HAVE A MINIMUM WIDTH OF 8 FEET AND A MINIMUM DEPTH OF 3 FEET. THE VERTICAL RECESS SHALL BE INTEGRATED INTO THE BUILDING'S PRIMARY FAÇADE DESIGN AND BE A MINIMUM OF 75% OF THE HEIGHT OF THE STREET WALL WHERE PROVIDED. THE LOCATION OF THE RECESS MAY VARY AND CAN BE POSITIONED ANYWHERE ALONG THE QUAY STREET FRONTAGE.

4. GROUND FLOOR TRANSPARENCY AND BLANK WALL TREATMENT

4.1. BUILDINGS 1, 2, AND 3 GROUND FLOOR STREET WALLS ALONG QUAY STREET, BETWEEN THE LEVEL OF THE TWO FEET ABOVE THE ADJOINING GRADE AND A HEIGHT OF TWELVE FEET ABOVE ADJOINING GRADE, SHALL BE GLAZED WITH TRANSPARENT MATERIALS. THESE MAY INCLUDE SHOW WINDOWS, TRANSOM WINDOWS, OR GLAZED PORTIONS OF DOORS. TRANSPARENT MATERIALS MUST OCCUPY AT LEAST 50 PERCENT OF THE GROUND FLOOR SURFACE AREA, EXCLUDING ENTRANCES, EGRESS DOORS, AND VEHICLE OR SERVICE ENTRANCES. DEPLOYABLE WET AND DRY FLOODPROOFING PROTECTIONS, AS PERMITTED UNDER APPENDIX G OF THE BUILDING CODE, MAY BE INSTALLED WITHIN THE TRANSPARENT AREAS.

4.2. BUILDING 3: FOR THE PORTIONS OF THE GROUND FLOOR WALLS THAT DO NOT CONTAIN TRANSPARENT ELEMENTS, AT LEAST 50 PERCENT OF THE SURFACE AREA, EXCLUDING ENTRANCES AND EGRESS DOORS, BETWEEN THE HEIGHT OF TWO FEET ABOVE THE ADJOINING GRADE AND TWELVE FEET ABOVE ADJOINING GRADE, SHALL CONTAIN WALL TREATMENT IN THE FORM OF (A) VARIED SURFACE TEXTURE AND/OR MATERIALS, (B) PERMITTED SIGNS, (C) MURALS OR OTHER VISUAL ARTWORK AND/OR (D) LIVING PLANT MATERIALS.

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDINGS 1 (WESTERN BUILDING), 2 (EASTERN BUILDING), AND 3 (MONITOR MUSEUM BUILDING) SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINTS ARE PER NYC PLUTO DATABASE.
6. PROJECT HEIGHTS ARE MEASURED FROM THE REFERENCE PLANE.
7. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM ENVELOPE FOR DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
8. THE NUMBER OF STORIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
9. LOCATION OF INTERIOR PARTITIONS AND GROUND FLOOR USES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
10. CONTEXT BUILDING LINES ARE ILLUSTRATIVE AND HEIGHTS TAKEN FROM ZOLA AND GOOGLE EARTH.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

fxcollaborative

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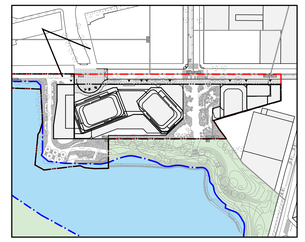
CO-APPLICANTS
GO QUAY, LLC
MTA, AN AFFILIATE OF NYCTA

SITE OWNERS
LOT 1: NYCTA
LOT 25: THE GREENPOINT MONITOR MUSEUM



KEY PLAN NOT TO SCALE

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-026 NORTHWEST AXONOMETRIC

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 019681 STATE OF NEW YORK

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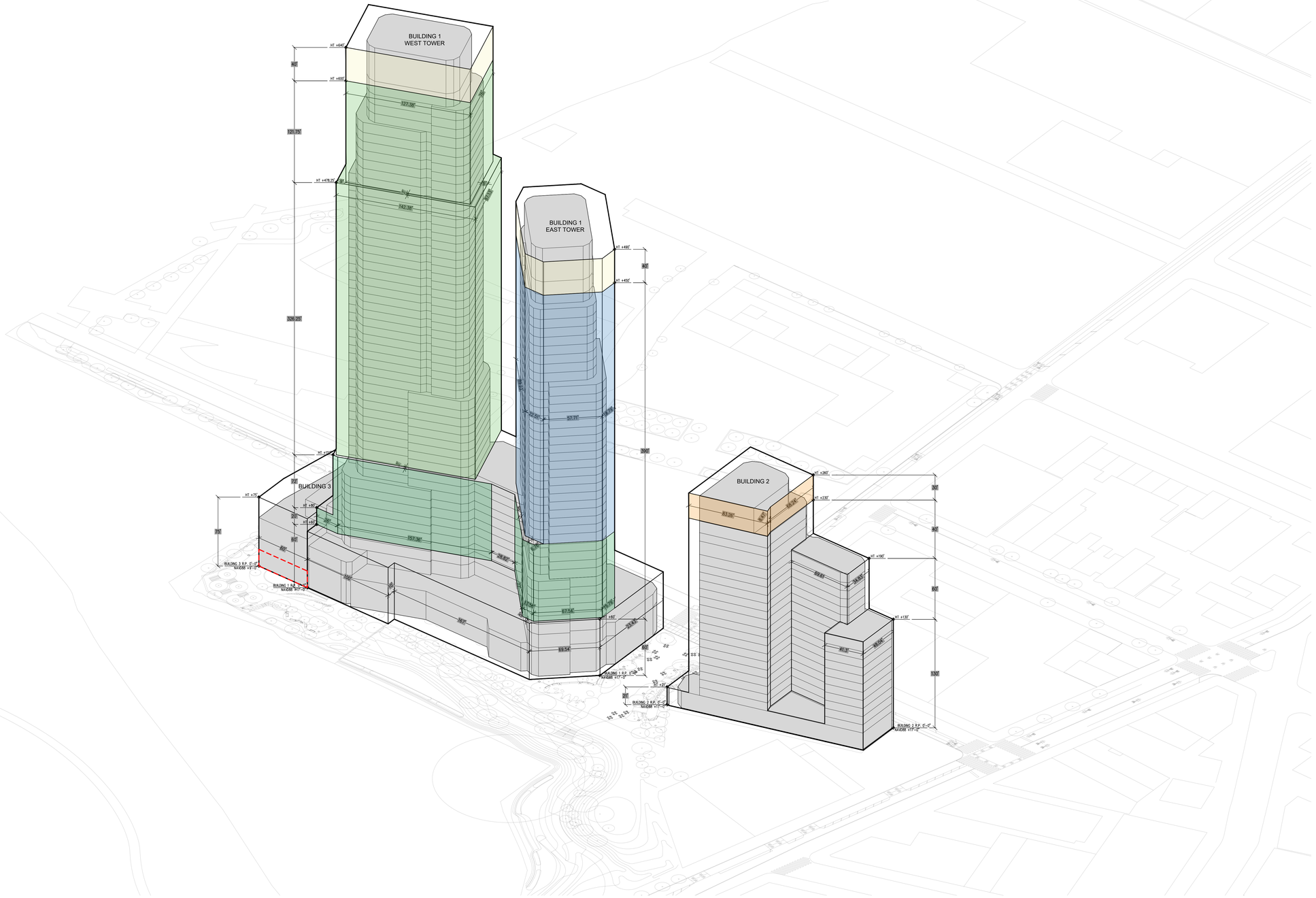

1 SOUTHEAST AXONOMETRIC

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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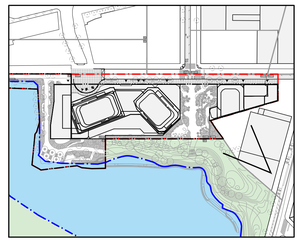

KEY PLAN NOT TO SCALE

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NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-027 SOUTHEAST AXONOMETRIC

Seal:



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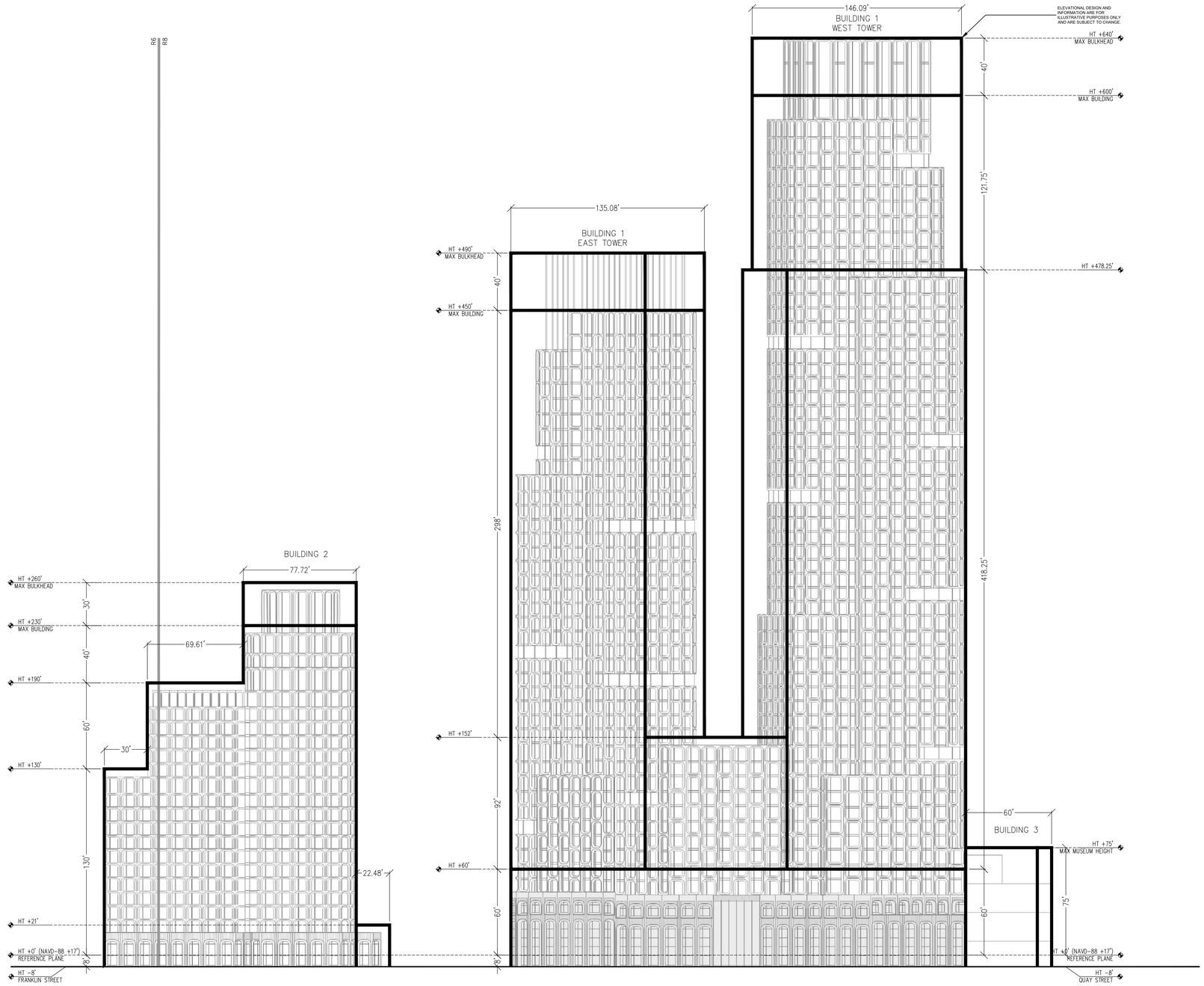

1 QUAY STREET (SOUTH) ELEVATION - ILLUSTRATIVE PURPOSES ONLY
1/32" = 1'-0"

LEGEND

0 16' 32' 64'
1/32"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDINGS
- HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
2. Buildings 1 (Western building), 2 (Eastern building), and 3 (Monitor Museum building) shown within the proposed maximum building envelope are for illustrative purposes only and are subject to change.
3. Additional entrances for ground floor residential, community facilities and secondary entry and egress permitted.
4. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only, and may not be exact. The architect bears no responsibility for inexact information on surrounding properties.
5. All existing context buildings footprints are per NYC PLUTO database.
6. Project heights are measured from the reference plane.
7. The zoning envelope represents the maximum envelope for development, excluding permitted obstructions.
8. The number of stories is for illustrative purposes only.
9. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
10. Context building lines are illustrative and heights taken from ZoLa and Google Earth.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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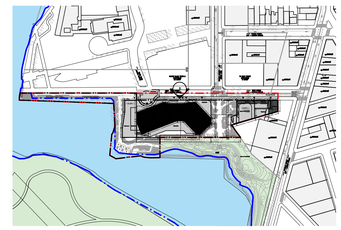
LOT 25: THE GREENPOINT MONITOR MUSEUM



KEY PLAN NOT TO SCALE

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-030 ILLUSTRATIVE ELEVATIONS

Seal:



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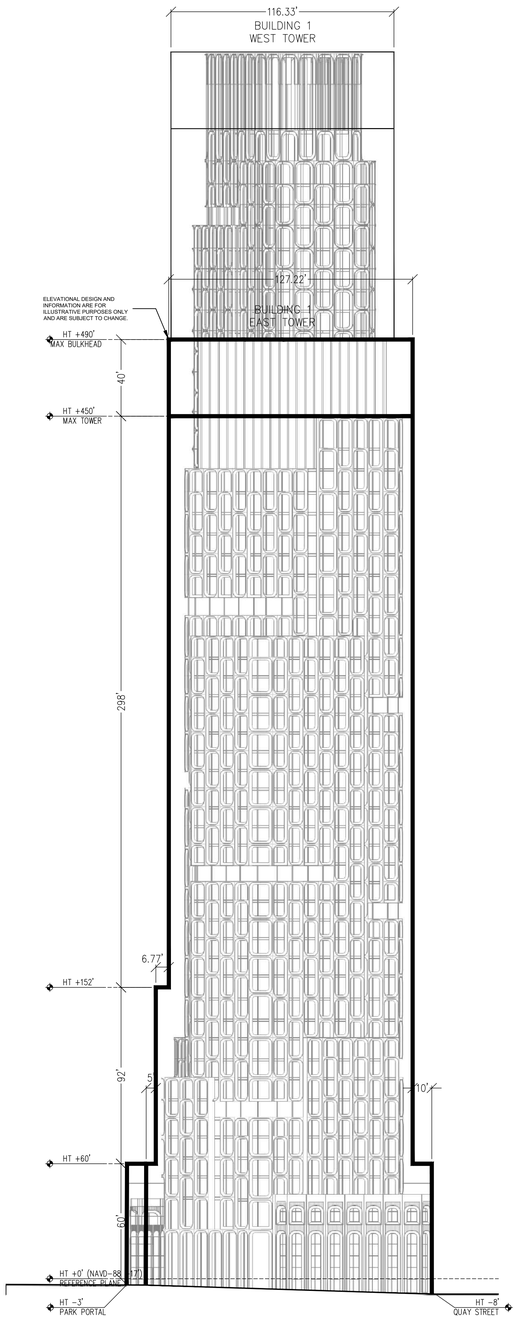
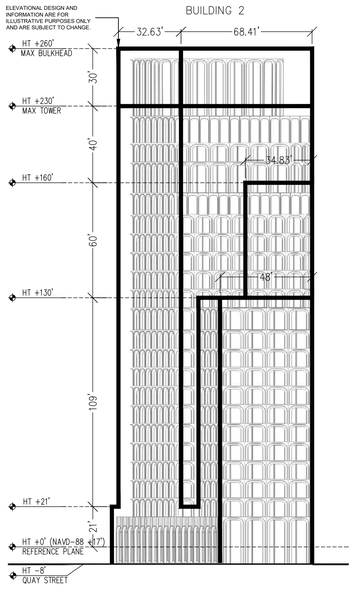
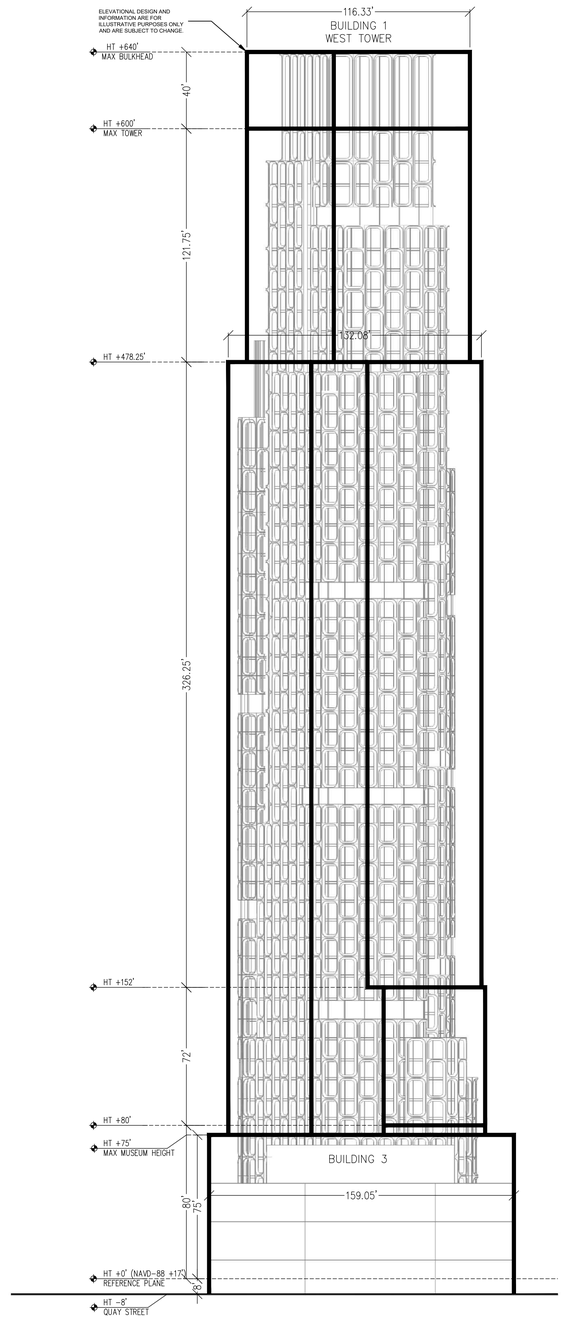


1 UPLAND CONNECTION (WEST) ELEVATION - ILLUSTRATIVE PURPOSES ONLY
1/32" = 1'-0"



2 FRANKLIN STREET (WEST) ELEVATION - ILLUSTRATIVE PURPOSES ONLY
1/32" = 1'-0"



3 WATERFRONT (EAST) ELEVATION - ILLUSTRATIVE PURPOSES ONLY
1/32" = 1'-0"

LEGEND

0 16' 32' 64'
1/32"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDINGS
- HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

GENERAL NOTES

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2. Buildings 1 (Western building), 2 (Eastern building), and 3 (Monitor Museum building) shown within the proposed maximum building envelope are for illustrative purposes only and are subject to change.
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8. The number of stories is for illustrative purposes only.
9. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
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MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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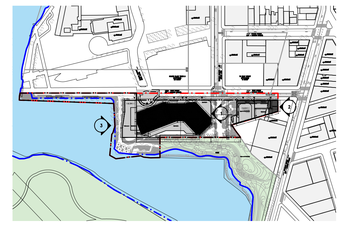

KEY PLAN NOT TO SCALE

NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-031 ILLUSTRATIVE ELEVATIONS

Seal:



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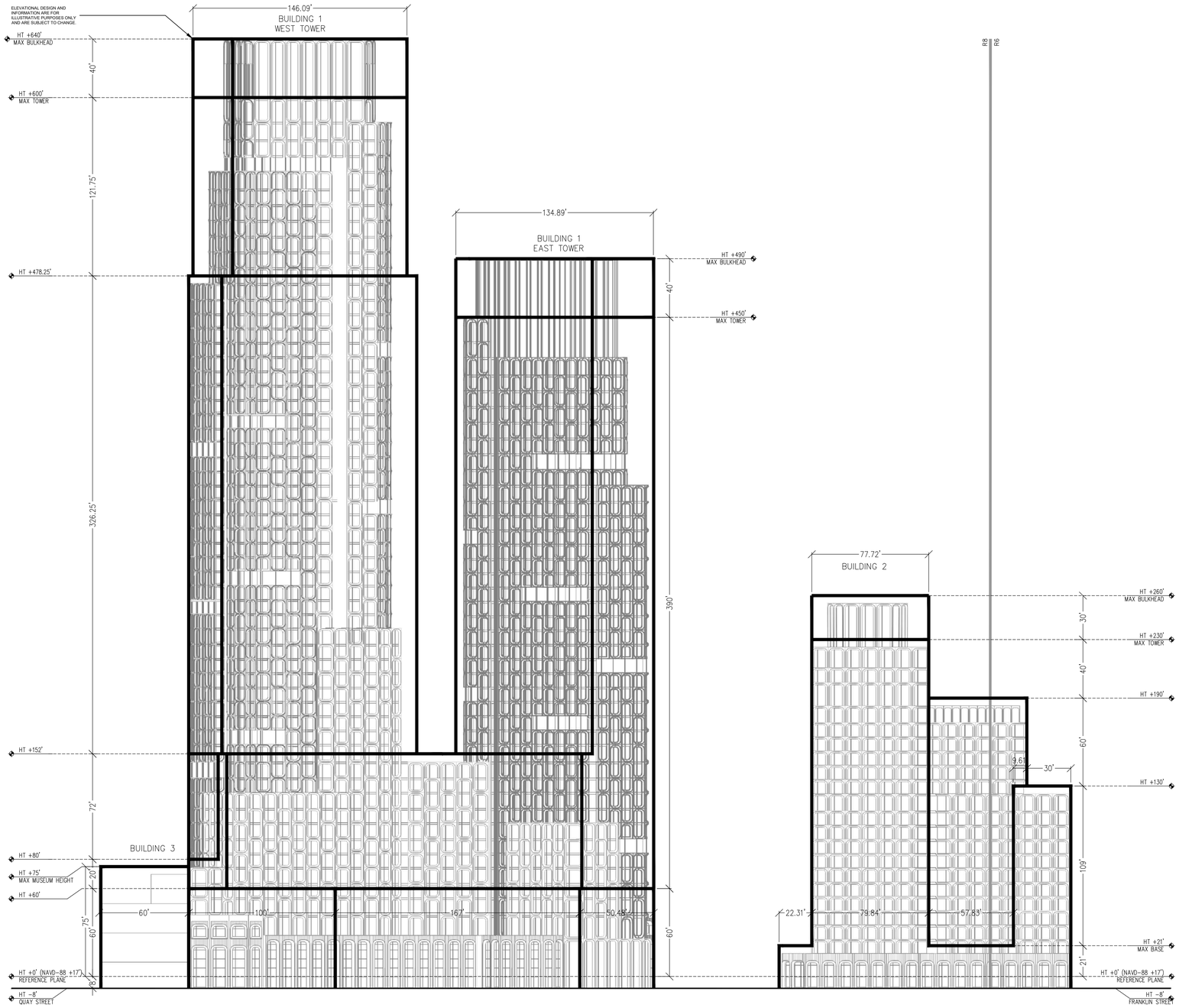

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0 16' 32' 64'
1/32"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
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SPECIAL PERMIT DRAWING SET

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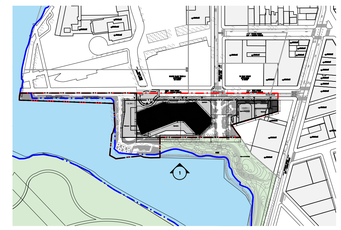
CO-APPLICANTS
GO QUAY, LLC
MTA, AN AFFILIATE OF NYCTA

SITE OWNERS
LOT 1: NYCTA
LOT 25: THE GREENPOINT MONITOR MUSEUM



KEY PLAN NOT TO SCALE

01 SPECIAL PERMIT SUBMISSION 09/16/2025

NO. REVISIONS | SUBMISSIONS DATE

DRAWING TITLE:

Z-032 ILLUSTRATIVE ELEVATIONS

Seal:



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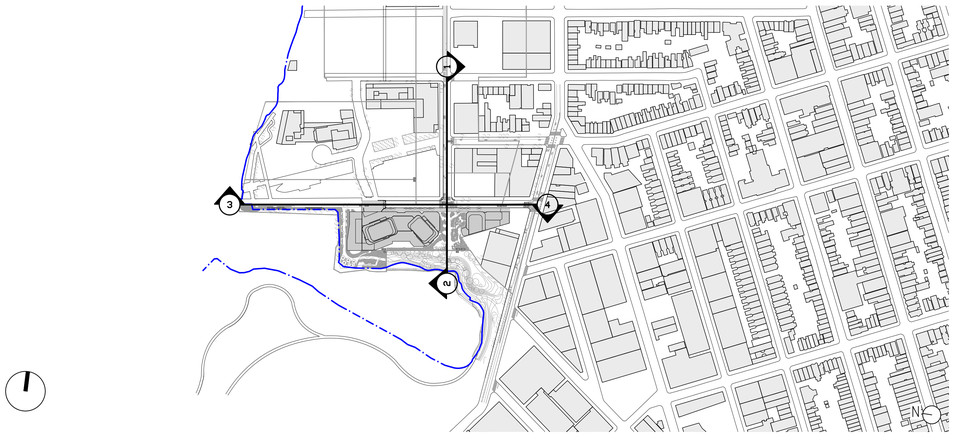
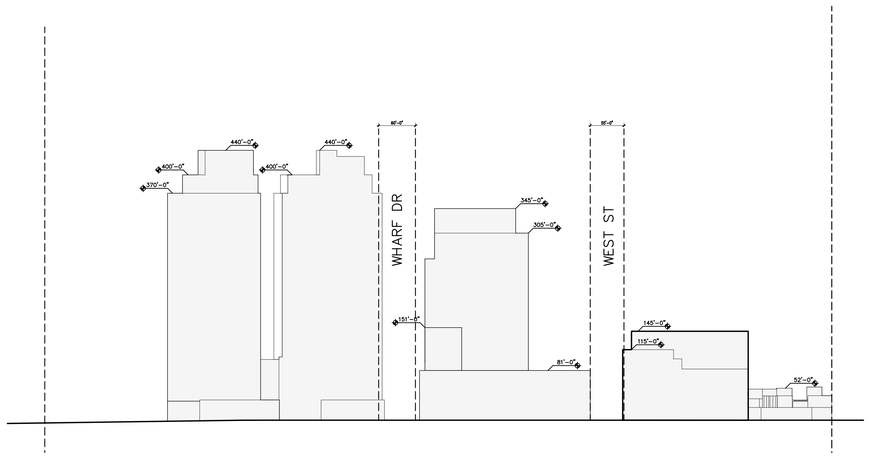
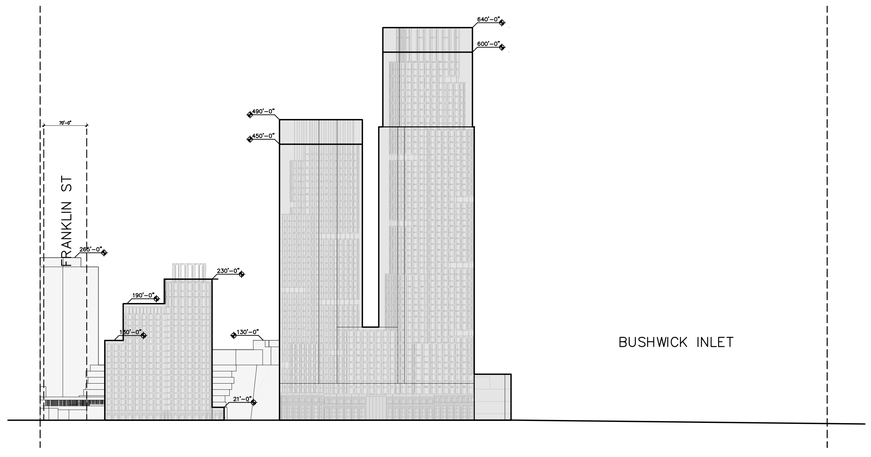


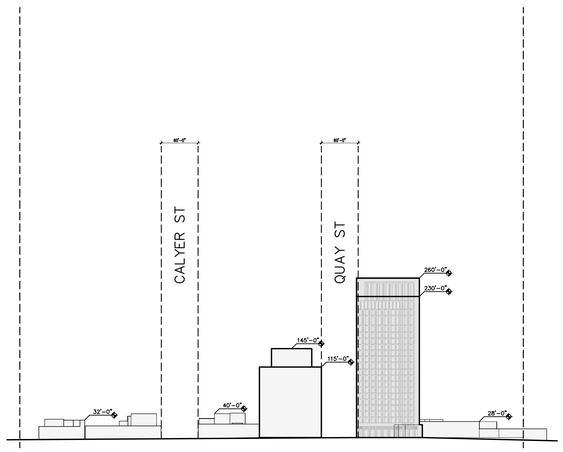
5 KEY PLAN
1" = 250'-0"



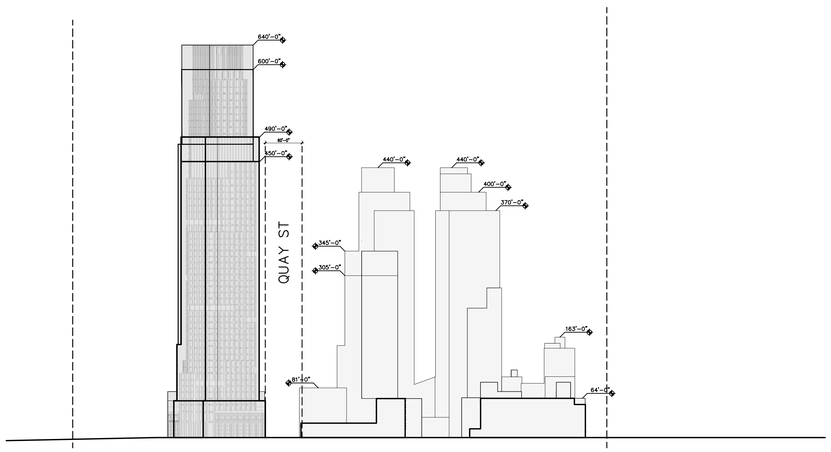
3 QUAY STREET (NORTH) ELEVATION
1" = 100'-0"



4 QUAY STREET (SOUTH) ELEVATION
1" = 100'-0"



1 WEST STREET (EAST) ELEVATION
1/100" = 1'-0"



2 WEST STREET (WEST) ELEVATION
1/100" = 1'-0"

LEGEND

0 20' 50' 100' 200'
1/100"=1'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- EXISTING BUILDINGS
- TAX LOT LINE
- HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDINGS 1 (WESTERN BUILDING), 2 (EASTERN BUILDING), AND 3 (MONITOR MUSEUM BUILDING) SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINTS ARE PER NYC PLUTO DATABASE.
6. PROJECT HEIGHTS ARE MEASURED FROM THE REFERENCE PLANE.
7. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM ENVELOPE FOR DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
8. THE NUMBER OF STORIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
9. LOCATION OF INTERIOR PARTITIONS AND GROUND FLOOR USES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
10. CONTEXT BUILDING LINES ARE ILLUSTRATIVE AND HEIGHTS TAKEN FROM ZOLA AND GOOGLE EARTH.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

PROPOSED MIXED-USE BUILDINGS
40 AND 56 QUAY STREET
BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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NO.	REVISIONS | SUBMISSIONS	DATE
01	SPECIAL PERMIT SUBMISSION	09/16/2025

DRAWING TITLE:

Z-040 NEIGHBORHOOD CHARACTER DIAGRAMS

Seal:



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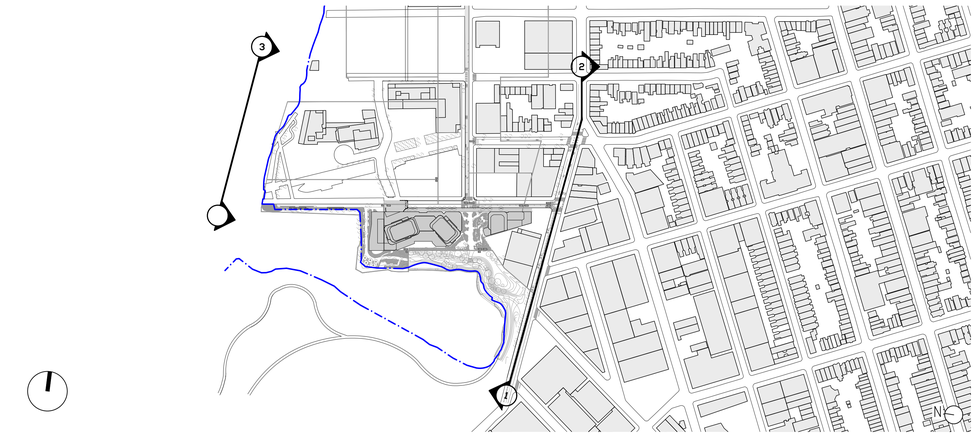

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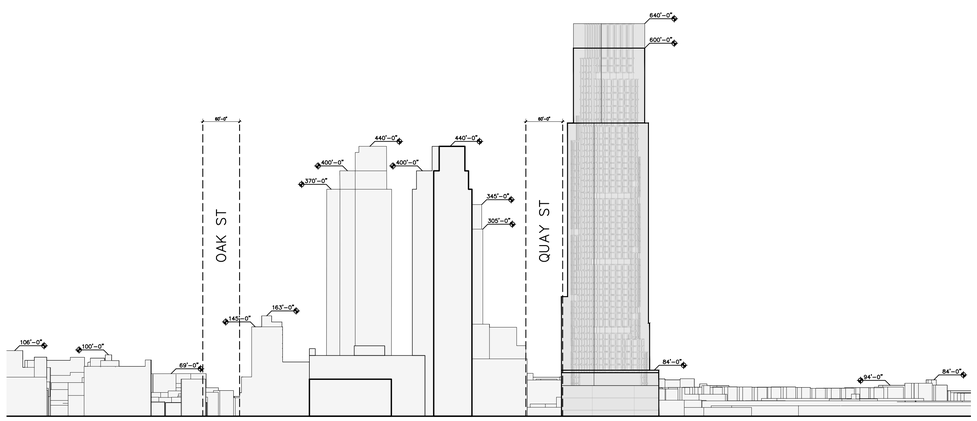
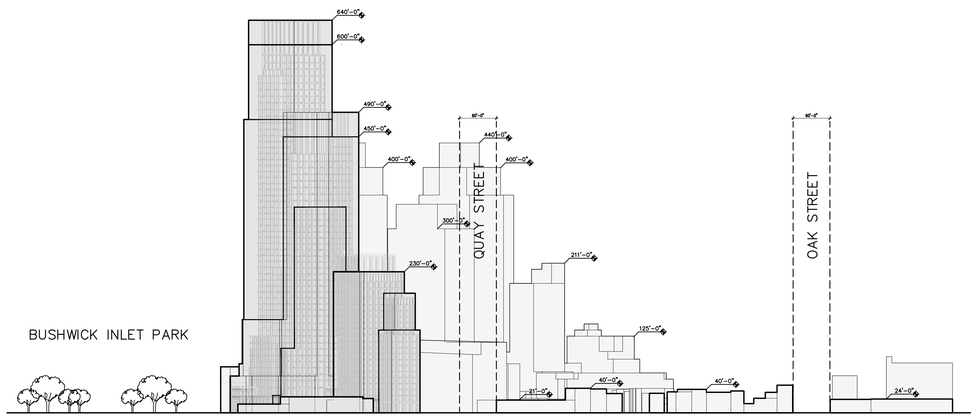
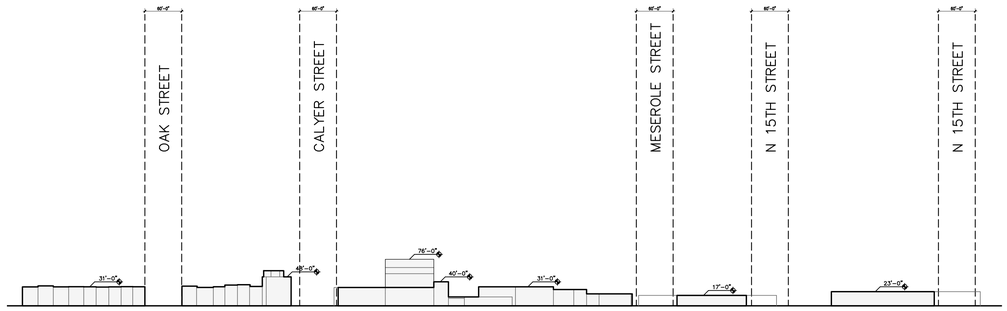


3 EAST RIVER (EAST) ELEVATION
1" = 100'-0"



1 FRANKLIN STREET (WEST) ELEVATION
1" = 100'-0"



2 FRANKLIN STREET (EAST) ELEVATION
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LEGEND

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