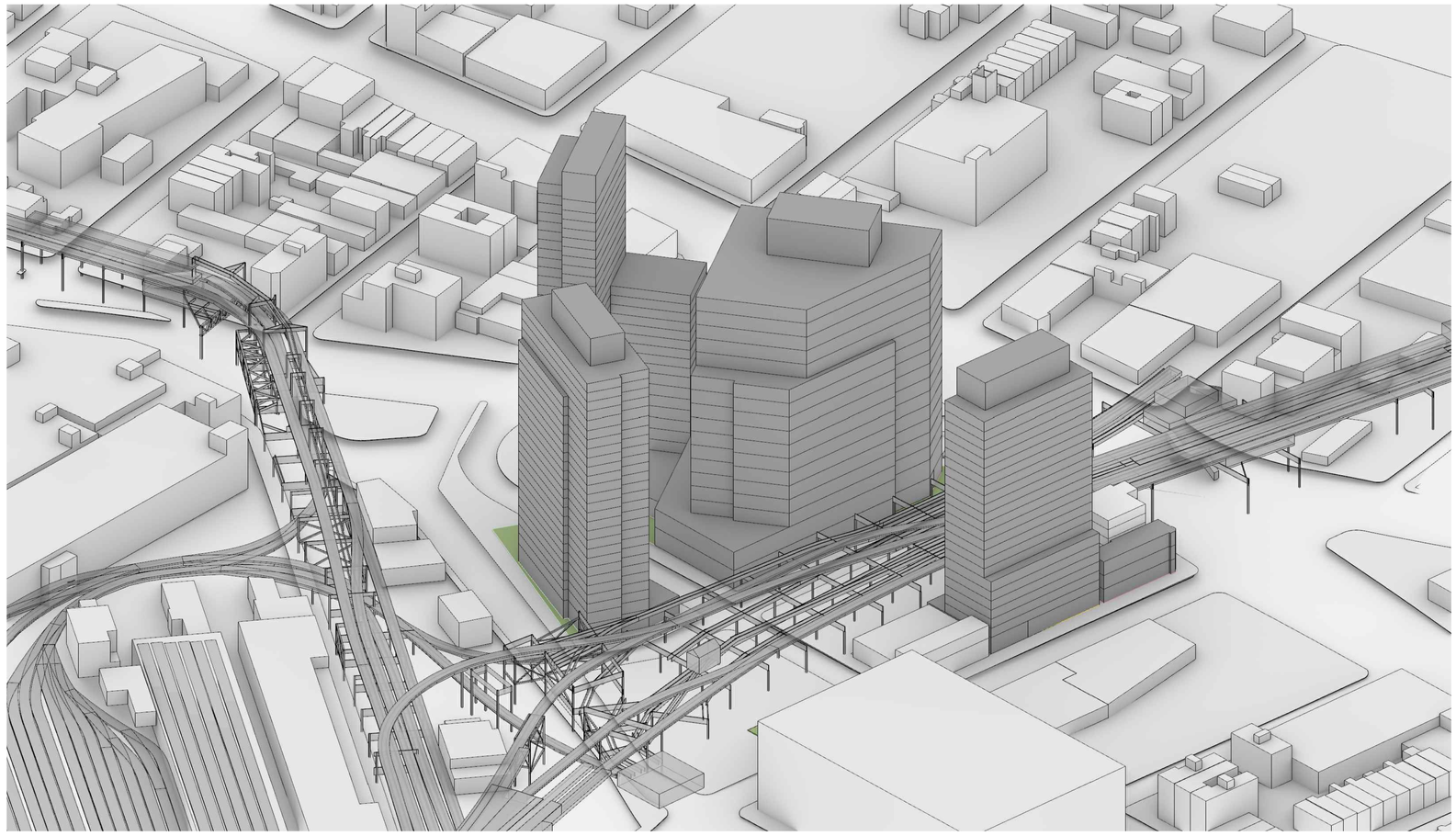


Herkimer Williams

Brooklyn, New York

ULURP Set - L Series
May 1, 2025

INDEX OF DRAWINGS

L-000	Cover Sheet
L-001	PAA Plan
L-010	PAA 1 Illustrative Site Plan
L-020	PAA 3 Planting Plan
L-021	PAA 3 Seating / Furniture Plan
L-022	PAA 3 Signage Plan and Details
L-030	PAA 4 Planting Plan
L-031	PAA 4 Seating / Furniture Plan
L-032	PAA 4 Signage Plan and Details
L-040	PAA 5A Planting Plan
L-041	PAA 5A Seating / Furniture Plan
L-042	PAA 5A Signage Plan and Details
L-050	PAA 5B Planting Plan
L-051	PAA 5B Seating / Furniture Plan
L-052	PAA 5B Signage Plan and Details

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

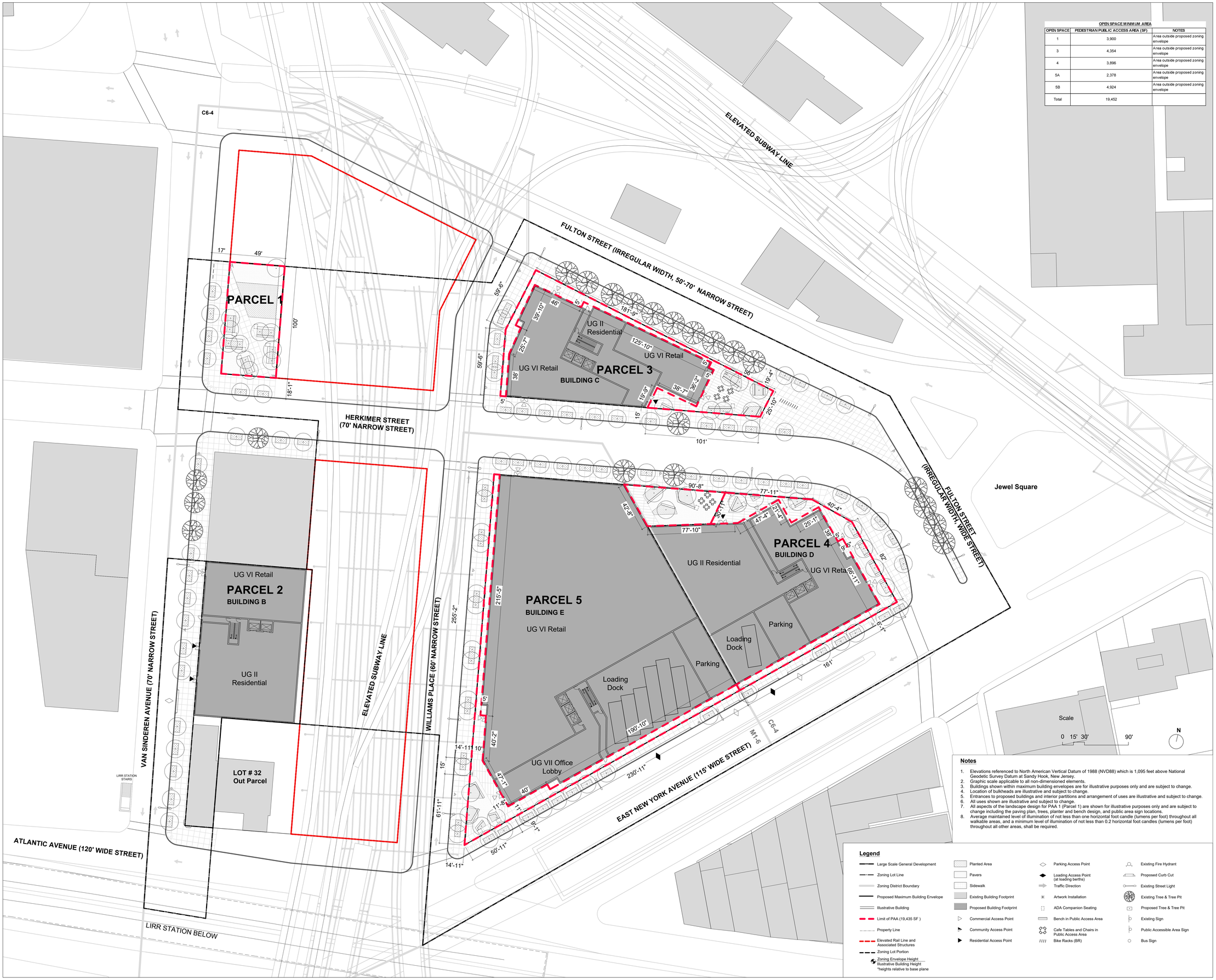
Seal



Drawing Title

Cover Page

Drawn by	
Checked by	
Date	May 1, 2025
Scale	NTS
Drawing Number	L-000.00
Sheet Number	1 OF 15
Sheet Size	ARCH E1



OPEN SPACE MINIMUM AREA

OPEN SPACE	PEDESTRIAN PUBLIC ACCESS AREA (SF)	NOTES
1	3,900	Area outside proposed zoning envelope
3	4,354	Area outside proposed zoning envelope
4	3,896	Area outside proposed zoning envelope
5A	2,378	Area outside proposed zoning envelope
5B	4,924	Area outside proposed zoning envelope
Total	19,452	

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height / Illustrative Building Height *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

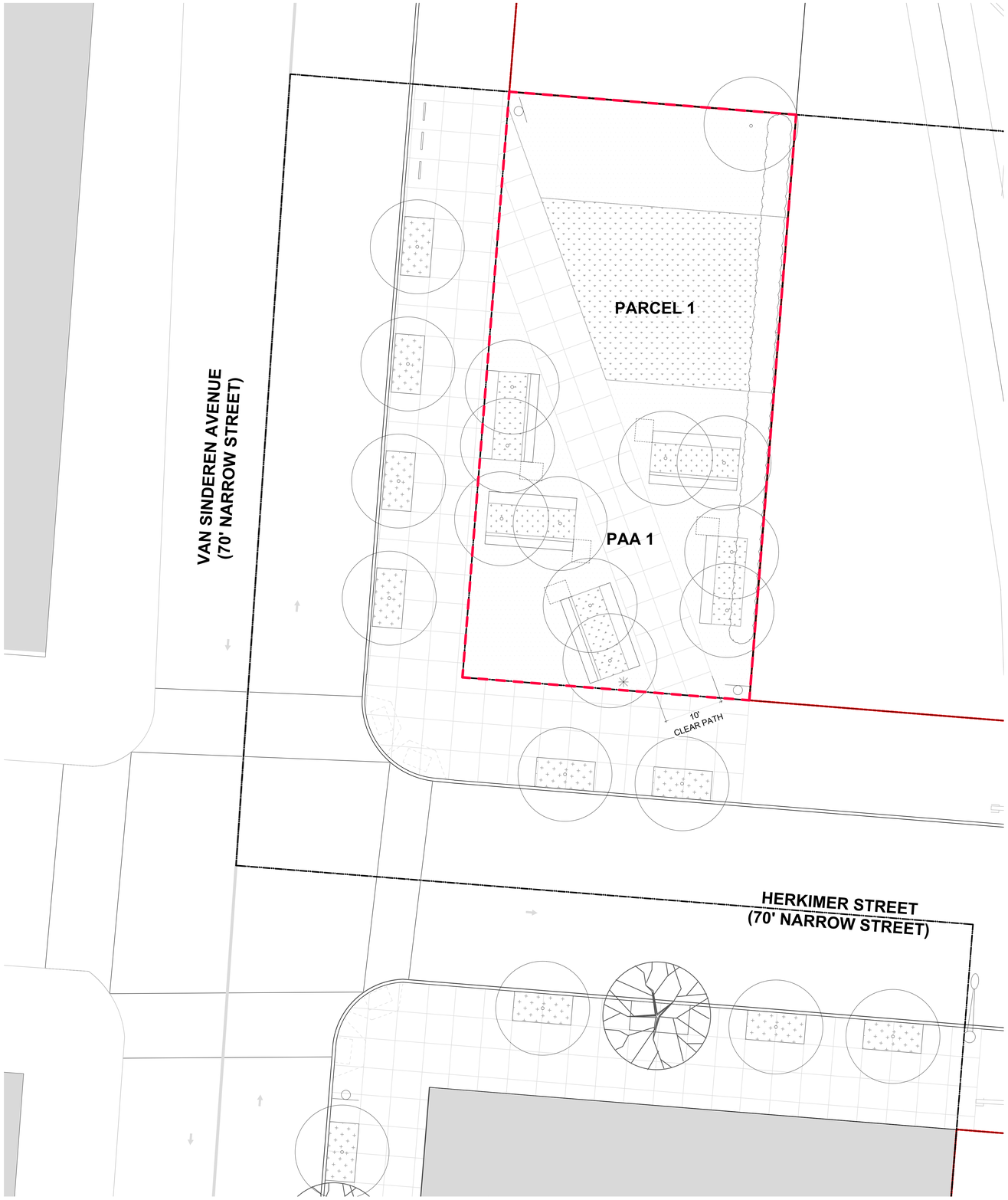
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

Drawing Title

PAA Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=30'
Drawing Number	L-001.00
Sheet Number	2 OF 15
Sheet Size	ARCH E1



0 15' 30' 90'

N

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height
  Illustrative Building Height
  *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

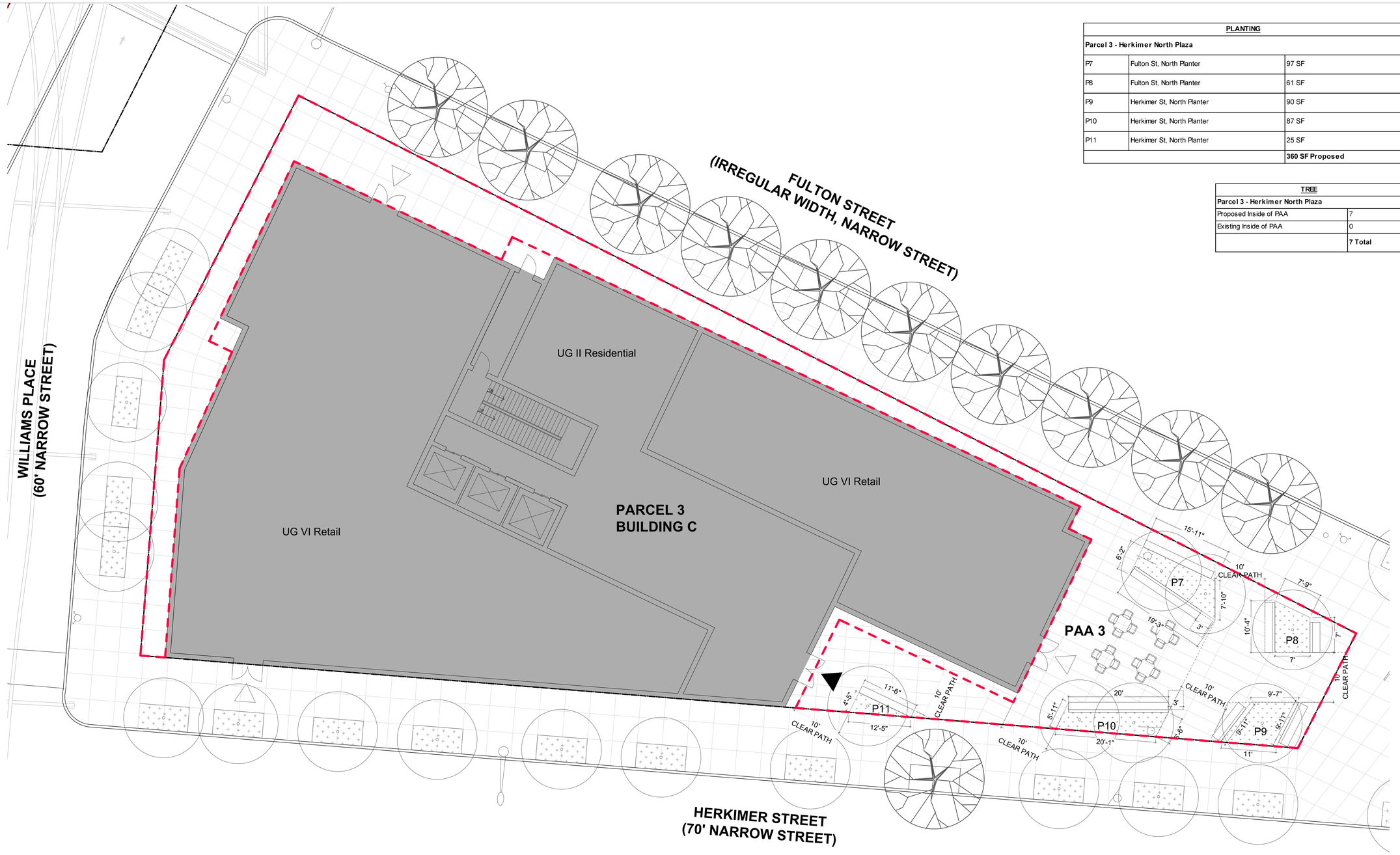
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

Drawing Title

PAA 1 - Illustrative Site Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-010.00
Sheet Number	3 OF 15
Sheet Size	ARCH E1



PLANTING		
Parcel 3 - Herkimer North Plaza		
P7	Fulton St, North Planter	97 SF
P8	Fulton St, North Planter	61 SF
P9	Herkimer St, North Planter	90 SF
P10	Herkimer St, North Planter	87 SF
P11	Herkimer St, North Planter	25 SF
		360 SF Proposed

TREE	
Parcel 3 - Herkimer North Plaza	
Proposed Inside of PAA	7
Existing Inside of PAA	0
	7 Total

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height
  Illustrative Building Height
  *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

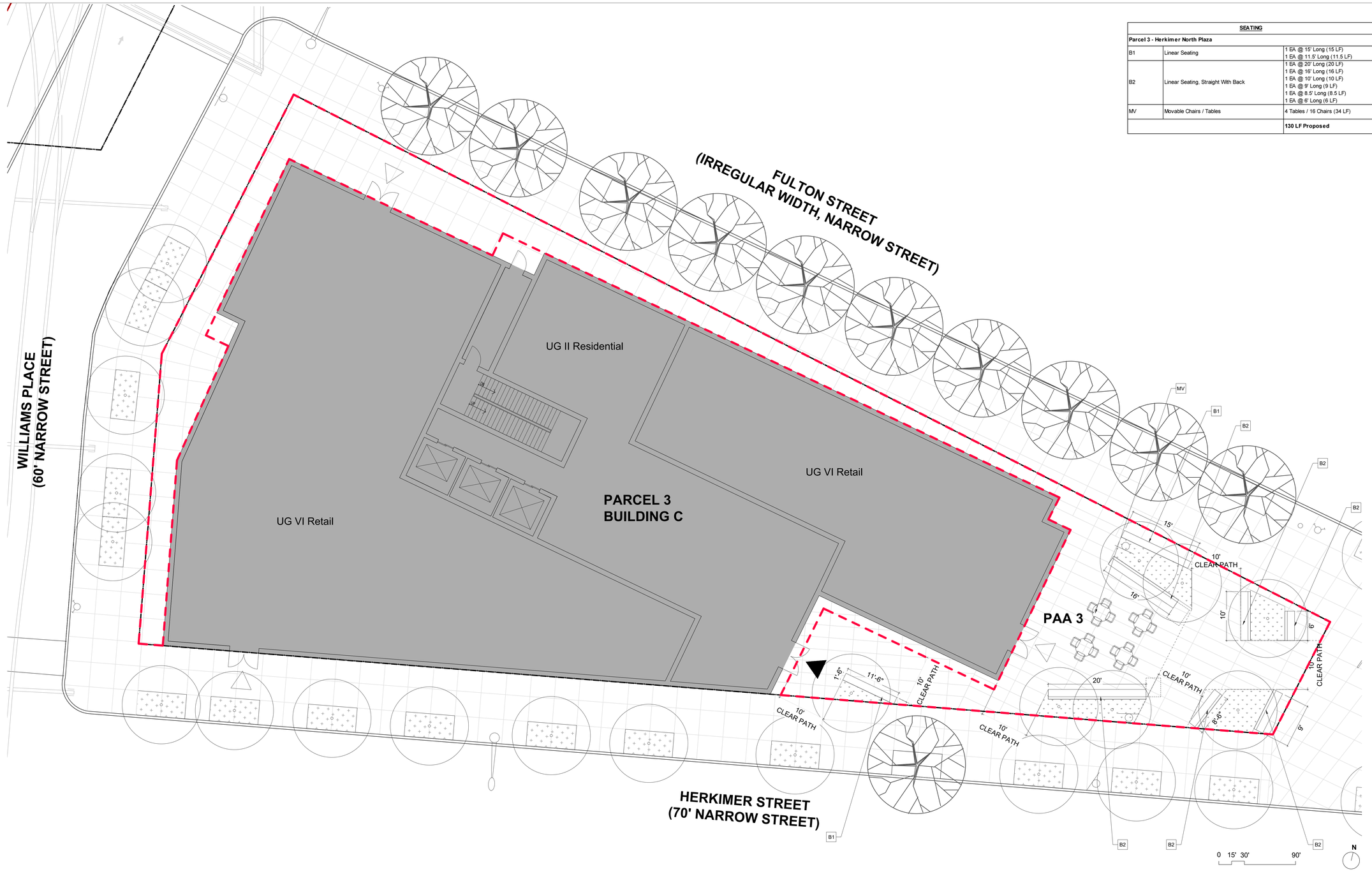
Seal



Drawing Title

PAA 3 Planting Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-020.00
Sheet Number	4 OF 15
Sheet Size	ARCH E1



SEATING		
Parcel 3 - Herkimer North Plaza		
B1	Linear Seating	1 EA @ 15' Long (15 LF) 1 EA @ 11.5' Long (11.5 LF)
B2	Linear Seating, Straight With Back	1 EA @ 20' Long (20 LF) 1 EA @ 16' Long (16 LF) 1 EA @ 10' Long (10 LF) 1 EA @ 9' Long (9 LF) 1 EA @ 8.5' Long (8.5 LF) 1 EA @ 6' Long (6 LF)
MV	Movable Chairs / Tables	4 Tables / 16 Chairs (34 LF)
		130 LF Proposed

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height
  Illustrative Building Height
  *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal

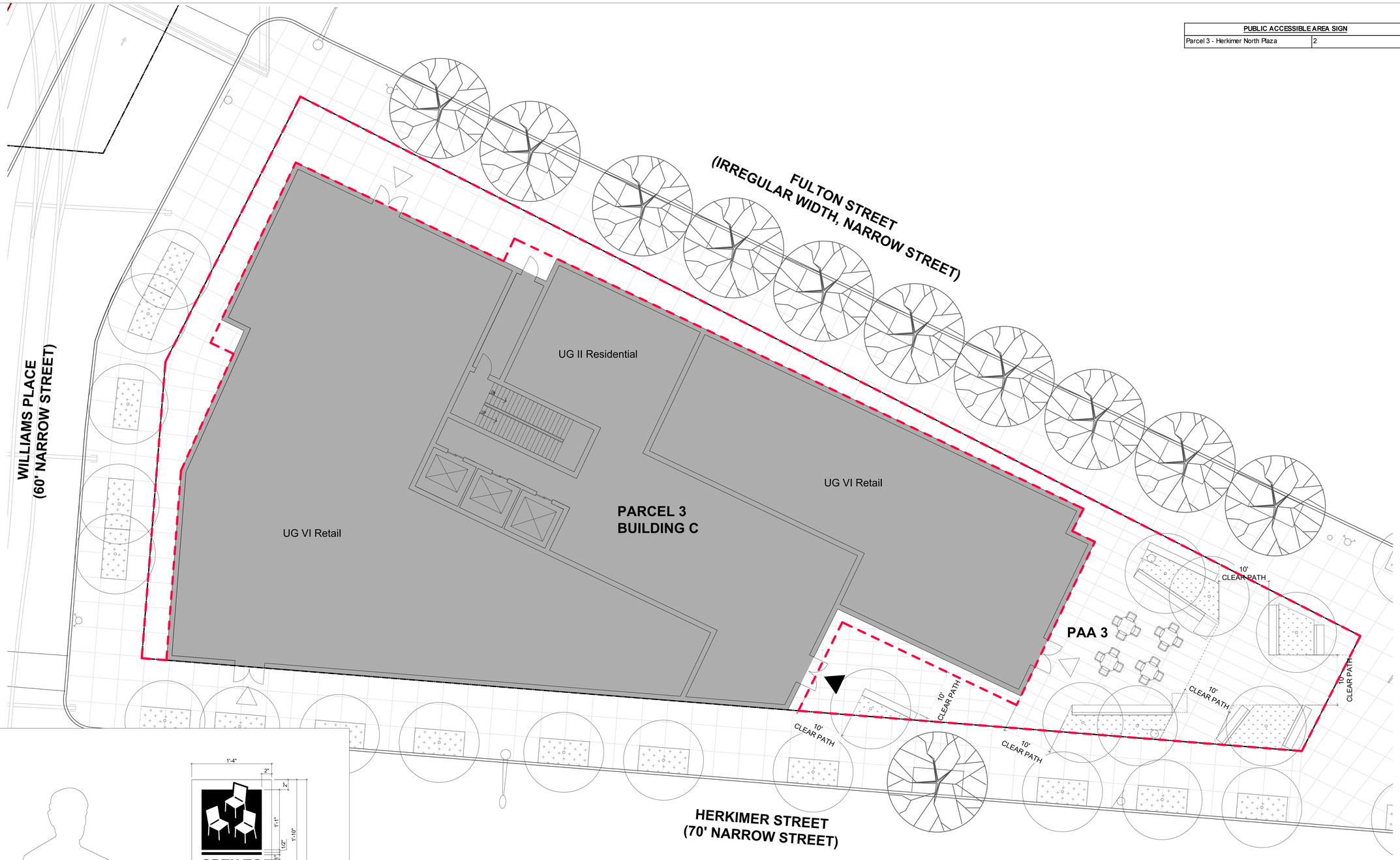
REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

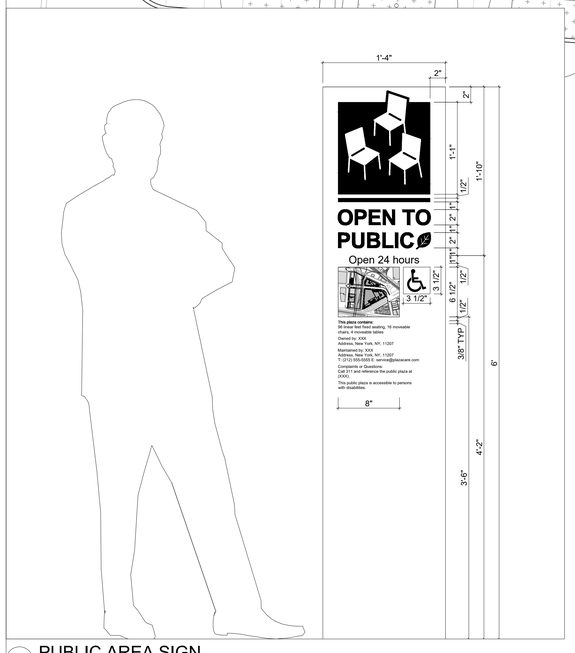
Drawing Title

PAA 3 Seating/ Furniture Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-021.00
Sheet Number	5 OF 15
Sheet Size	ARCH E1

PUBLIC ACCESSIBLE AREA SIGN	
Parcel 3 - Herkimer North Plaza	2





01 PUBLIC AREA SIGN
1-1/2" = 1'-0"

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height
  Illustrative Building Height
  *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

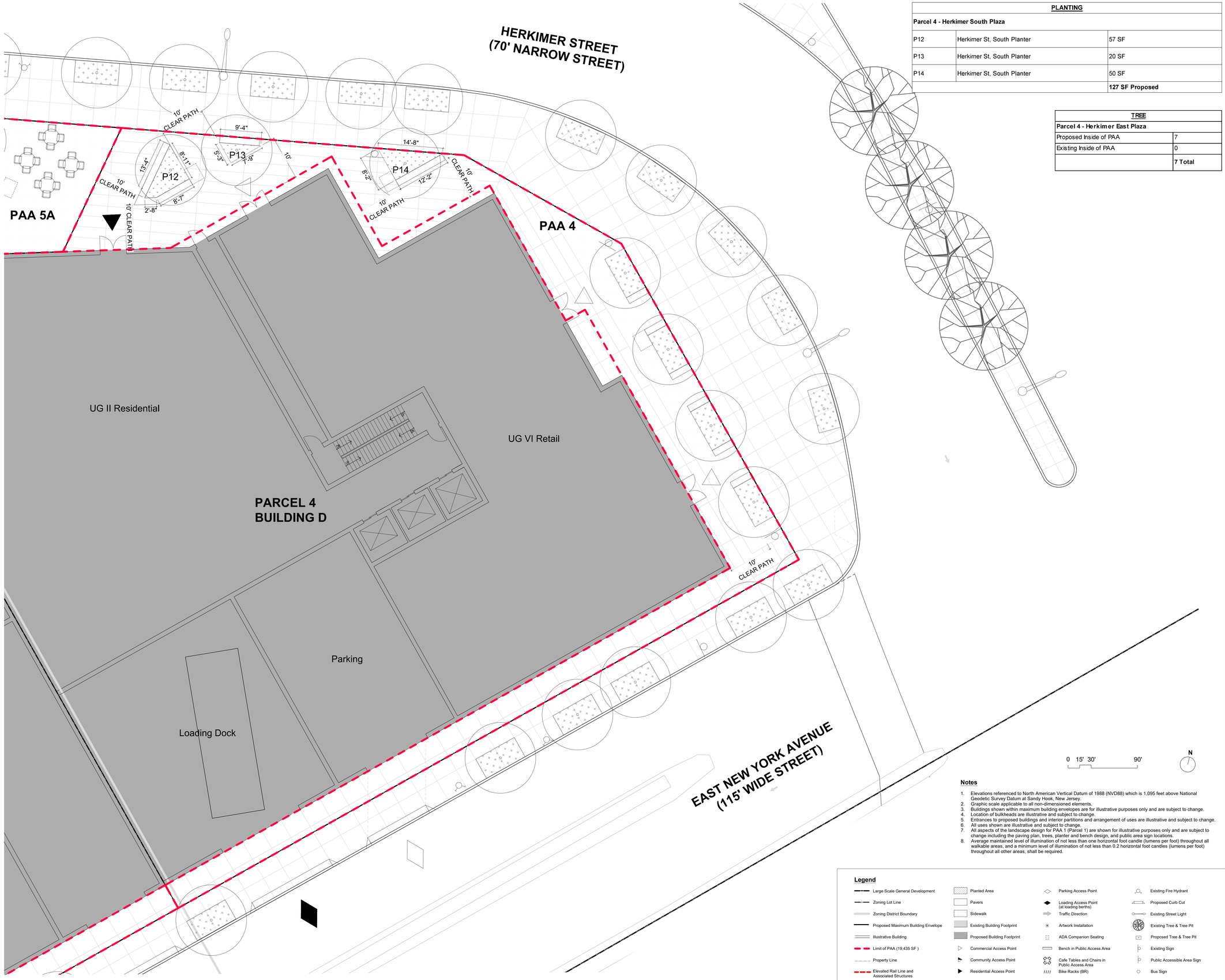
Seal



Drawing Title

PAA 3 Signage Plan and Details

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-022.00
Sheet Number	6 OF 15
Sheet Size	ARCH E1



PLANTING		
Parcel 4 - Herkimer South Plaza		
P12	Herkimer St, South Planter	57 SF
P13	Herkimer St, South Planter	20 SF
P14	Herkimer St, South Planter	50 SF
		127 SF Proposed

TREE	
Parcel 4 - Herkimer East Plaza	
Proposed Inside of PAA	7
Existing Inside of PAA	0
	7 Total

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height / Illustrative Building Height *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

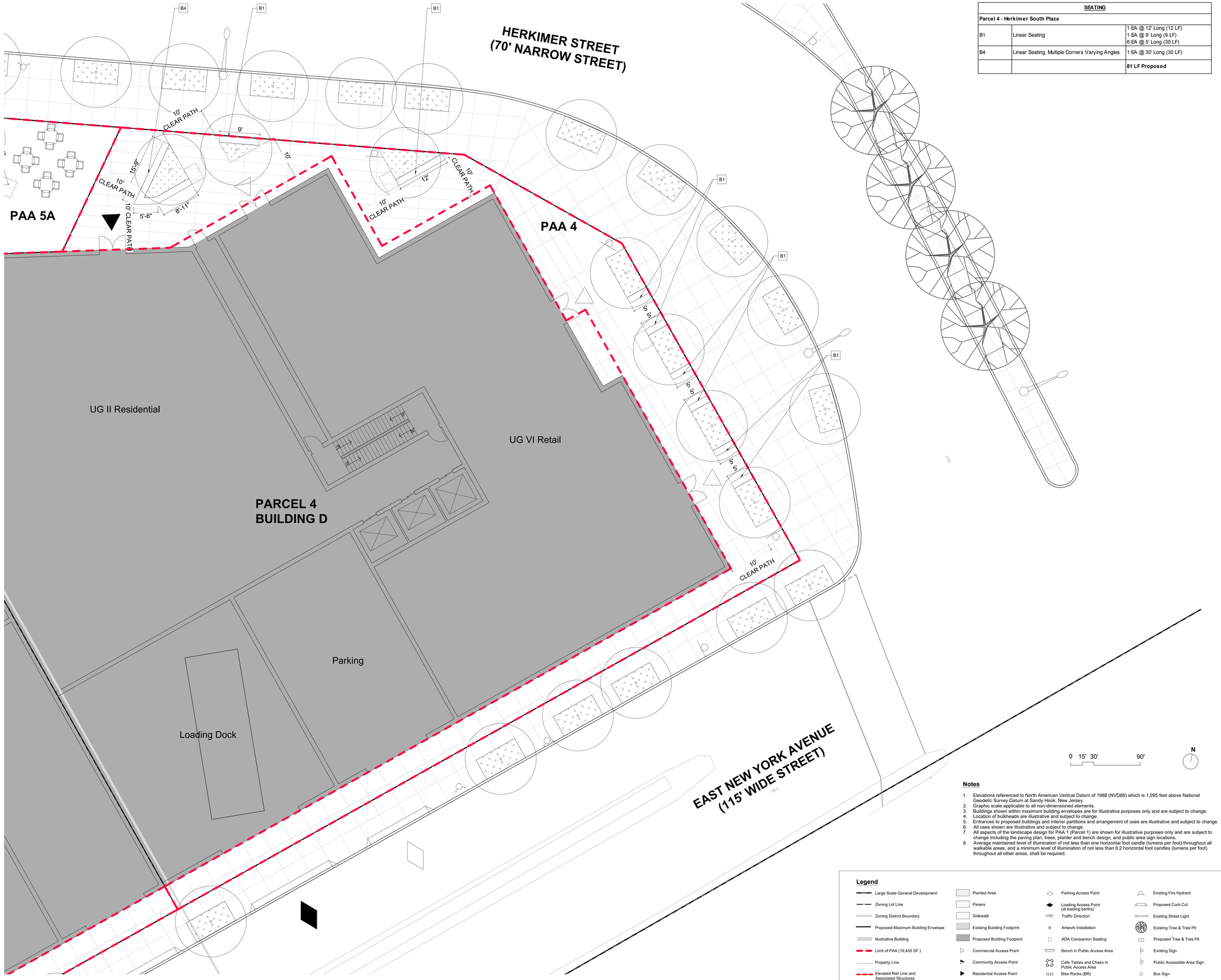
Seal



Drawing Title

PAA 4 Planting Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-030.00
Sheet Number	7 OF 15
Sheet Size	ARCH E1



SEATING		
Parcel 4 - Herkimer South Plaza		
B1	Linear Seating	1 EA @ 12' Long (12 LF) 1 EA @ 9' Long (9 LF) 6 EA @ 5' Long (30 LF)
B4	Linear Seating, Multiple Corners Varying Angles	1 EA @ 30' Long (30 LF)
		81 LF Proposed

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height / Illustrative Building Height *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal



Drawing Title

PAA 4 Seating/ Furniture Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-031.00
Sheet Number	8 OF 15
Sheet Size	ARCH E1

PUBLIC ACCESSIBLE AREA SIGN	
Parcel 4 - Herkimer South Plaza	3

HERKIMER STREET
(70' NARROW STREET)

PAA 5A

PAA 4

10' CLEAR PATH

PARCEL 4
BUILDING D

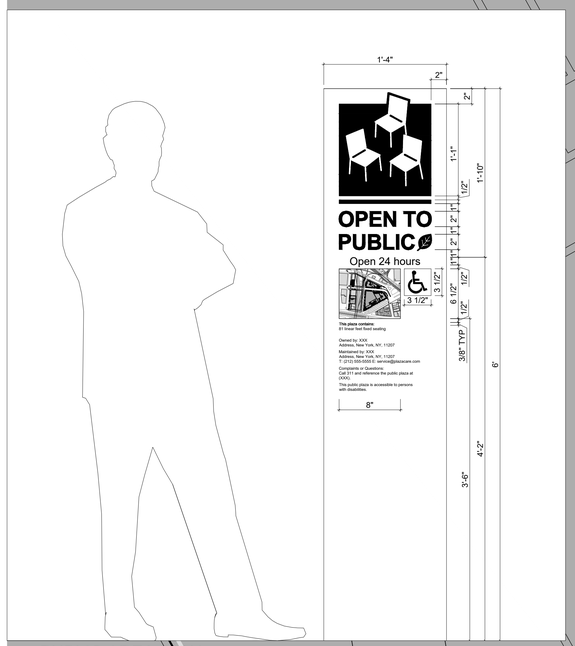
UG II Residential

UG VI Retail

Parking

Loading Dock

EAST NEW YORK AVENUE
(115' WIDE STREET)



01 PUBLIC AREA SIGN
1-1/2" = 1'-0"

0 15' 30' 90'

N

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height / Illustrative Building Height *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

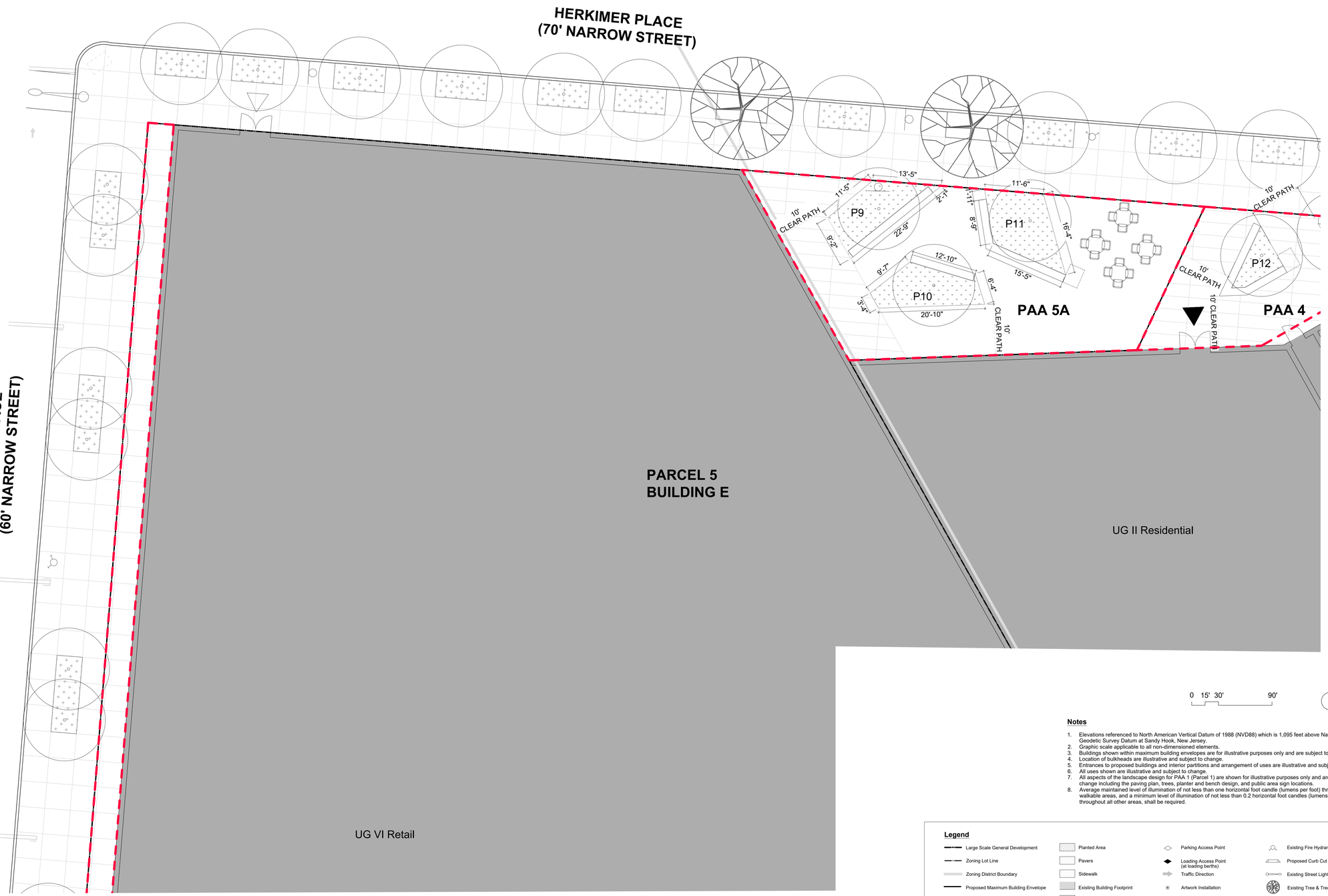
Drawing Title

PAA 4 Signage Plan and Details

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-032.00
Sheet Number	9 OF 15
Sheet Size	ARCH E1

PLANTING		
Parcel 5A - Herkimer South Plaza		
P9	Herkimer St, South Planter	126 SF
P10	Herkimer St, South Planter	134 SF
P11	Herkimer St, South Planter	158 SF
		418 SF Proposed

TREE	
Parcel 5A - Herkimer South Plaza	
Proposed Inside of PAA	3
Existing Inside of PAA	0
	3 Total



0 15' 30' 90'

N

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height / Illustrative Building Height *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal

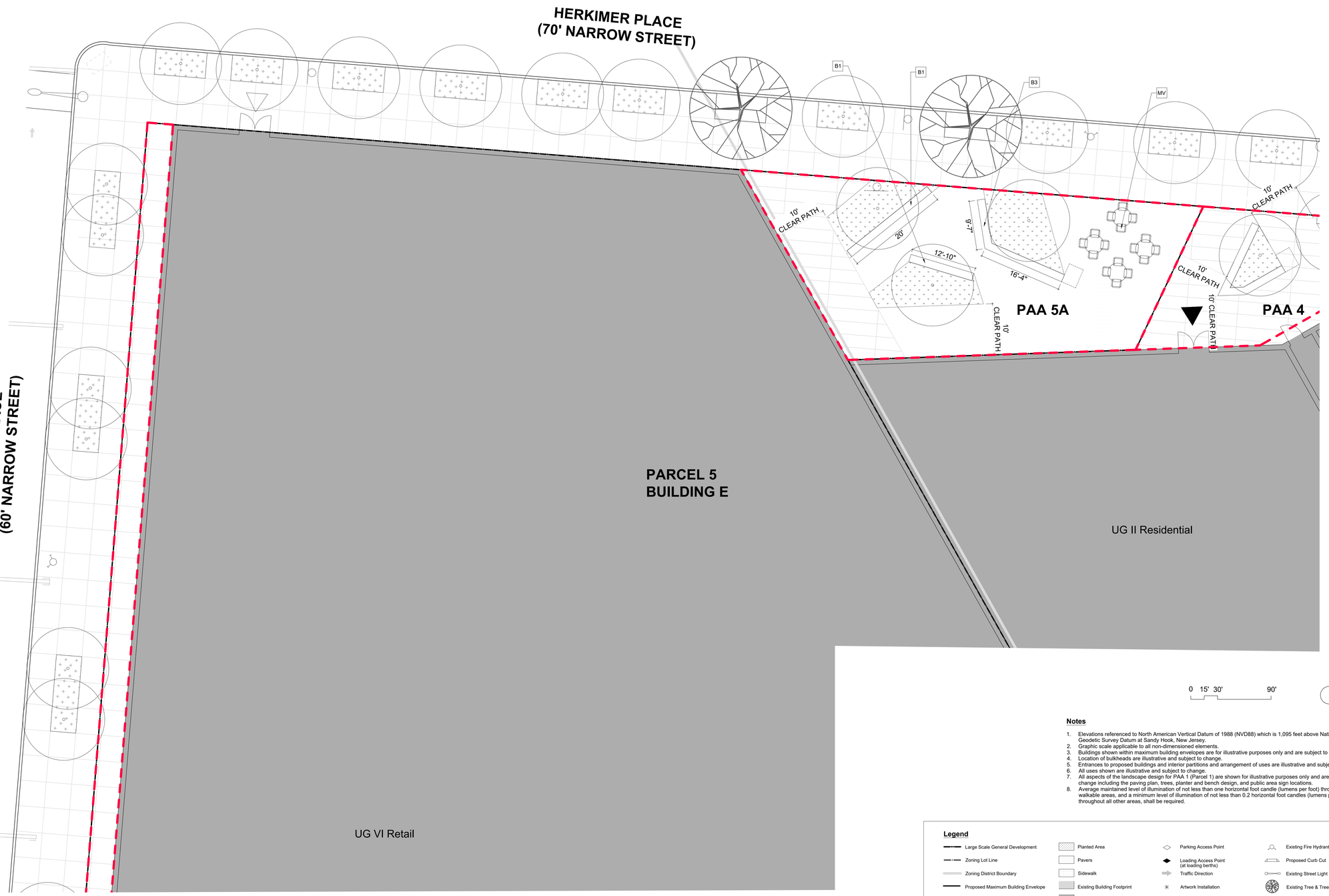
REGISTERED ARCHITECT CLAIRE D. WEISZ 023758-1 STATE OF NEW YORK

Drawing Title

PAA 5A Planting Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-040.00
Sheet Number	10 OF 15
Sheet Size	ARCH E1

SEATING		
Parcel 5A - Herkimer South Plaza		
B1	Linear Seating	1 EA @ 13' Long (13 LF) 1 EA @ 20' Long (20 LF)
B3	Linear Seating, Corner Varying Angles	1 EA @ 26' Long (26 LF)
MV	Movable Chairs / Tables	4 Tables / 16 Chairs (34 LF)
		93 LF Proposed



Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height / Illustrative Building Height *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal

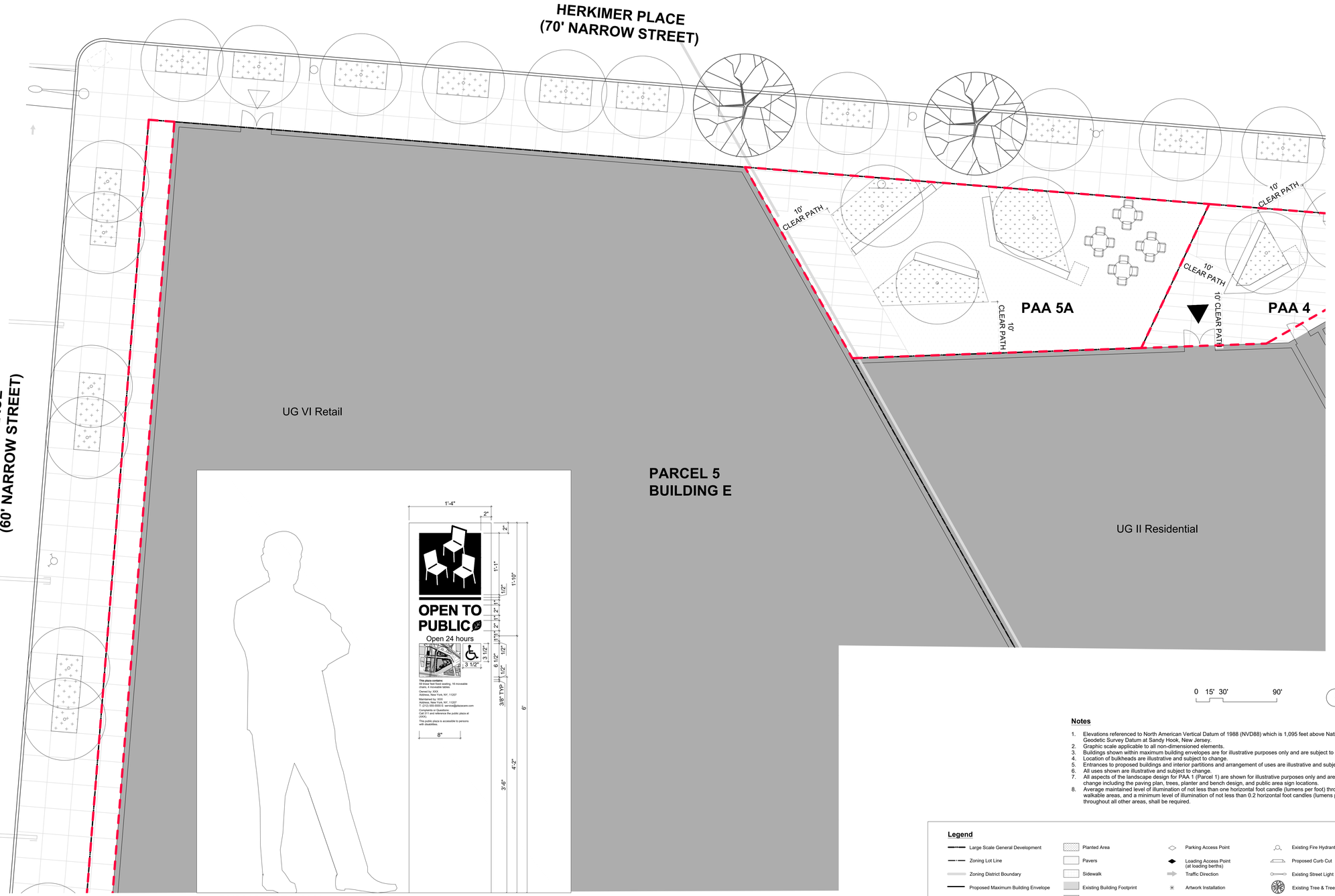
REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

Drawing Title

PAA 5A Seating/ Furniture Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-041.00
Sheet Number	11 OF 15
Sheet Size	ARCH E1

PUBLIC ACCESSIBLE AREA SIGN	
Parcel 5A - Herkimer South Plaza	1



01 PUBLIC AREA SIGN
1-1/2" = 1'-0"

0 15' 30' 90'

N

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height / Illustrative Building Height *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

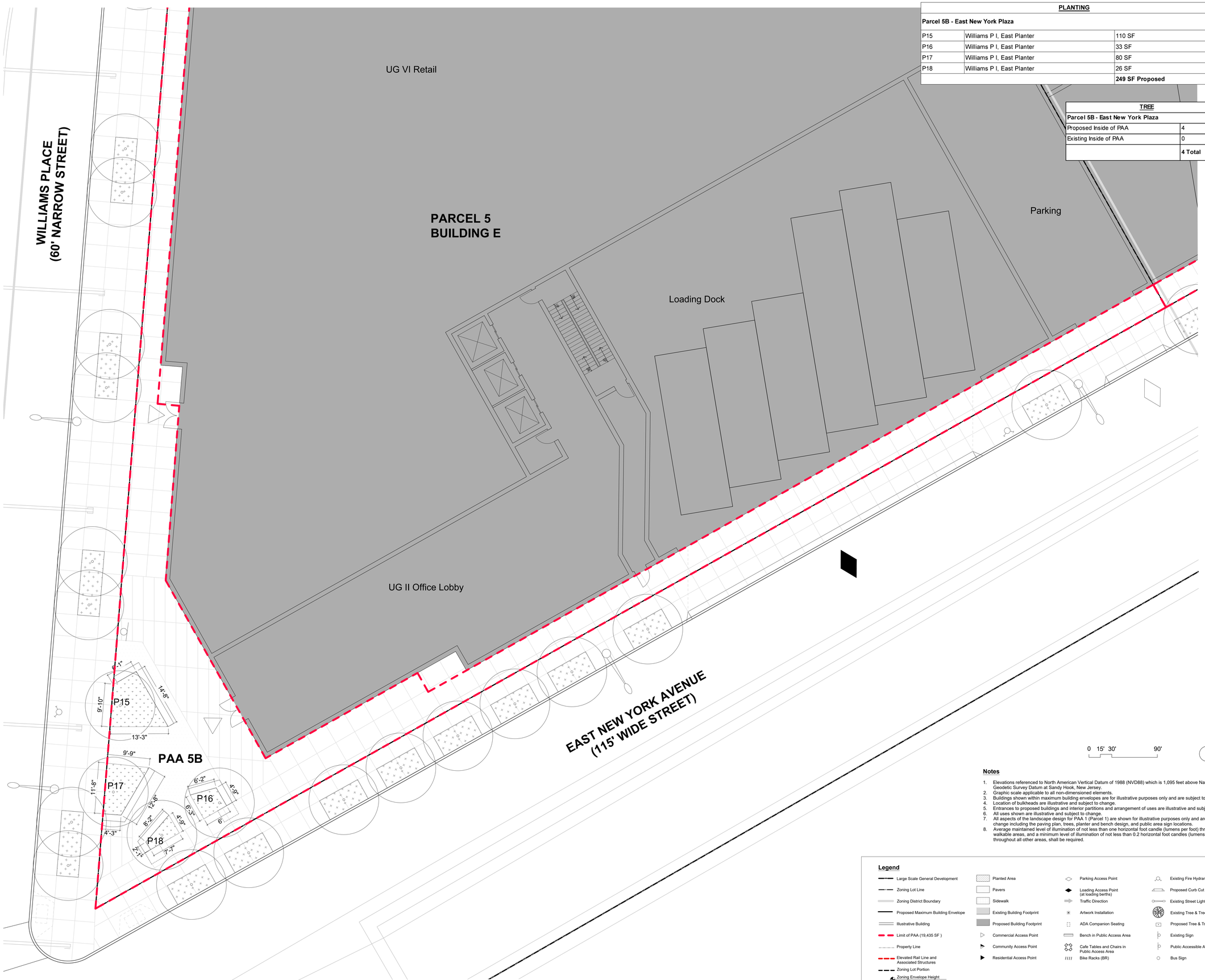
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

Drawing Title

PAA 5A Signage Plan and Details

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-042.00
Sheet Number	12 OF 15
Sheet Size	ARCH E1



PLANTING		
Parcel 5B - East New York Plaza		
P15	Williams P I, East Planter	110 SF
P16	Williams P I, East Planter	33 SF
P17	Williams P I, East Planter	80 SF
P18	Williams P I, East Planter	26 SF
		249 SF Proposed

TREE	
Parcel 5B - East New York Plaza	
Proposed Inside of PAA	4
Existing Inside of PAA	0
	4 Total

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height
  Illustrative Building Height
  *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

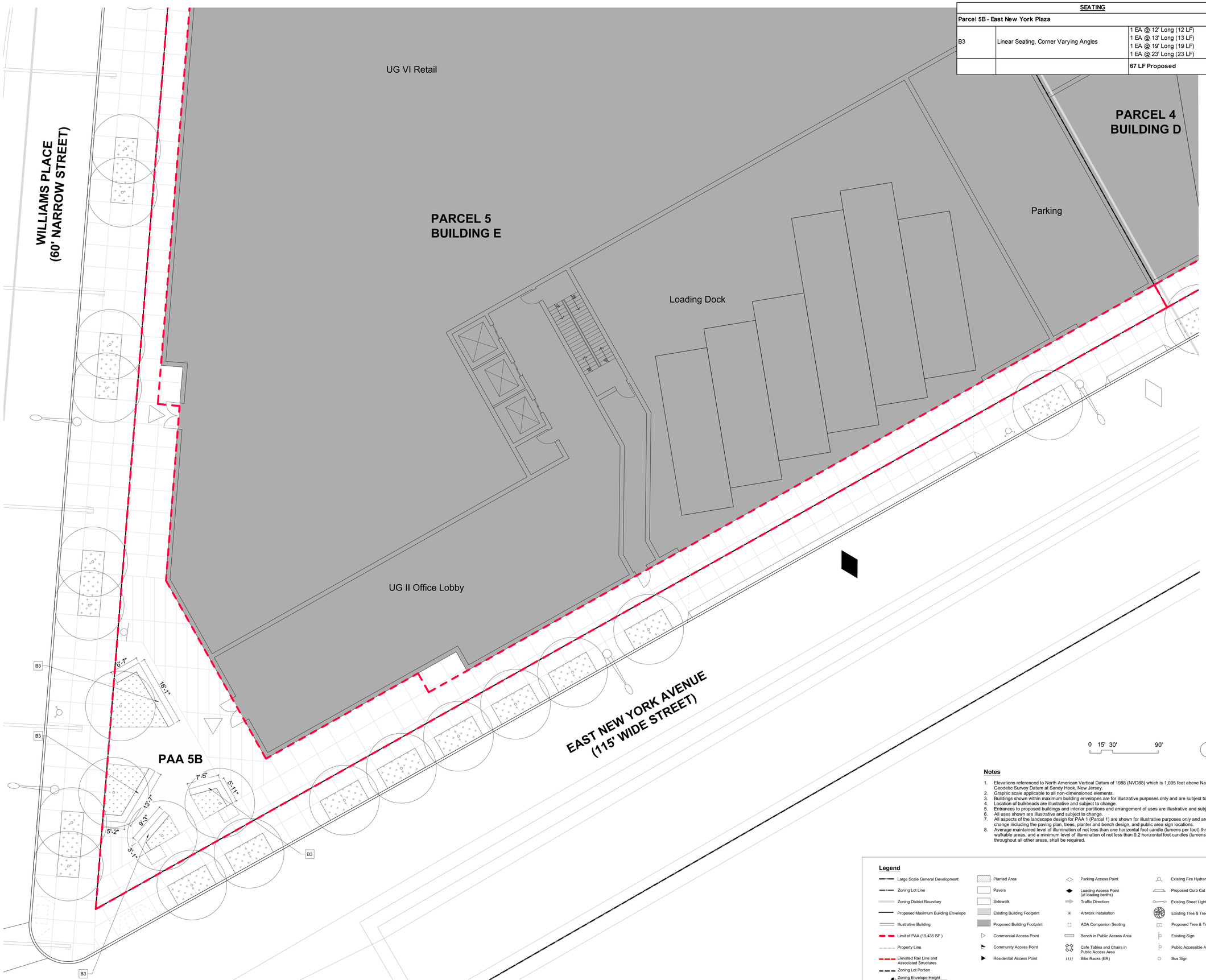
Seal



Drawing Title

PAA 5B Planting Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-050.00
Sheet Number	13 OF 15
Sheet Size	ARCH E1



SEATING		
Parcel 5B - East New York Plaza		
B3	Linear Seating, Corner Varying Angles	1 EA @ 12' Long (12 LF) 1 EA @ 13' Long (13 LF) 1 EA @ 19' Long (19 LF) 1 EA @ 23' Long (23 LF)
		67 LF Proposed

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height / Illustrative Building Height *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

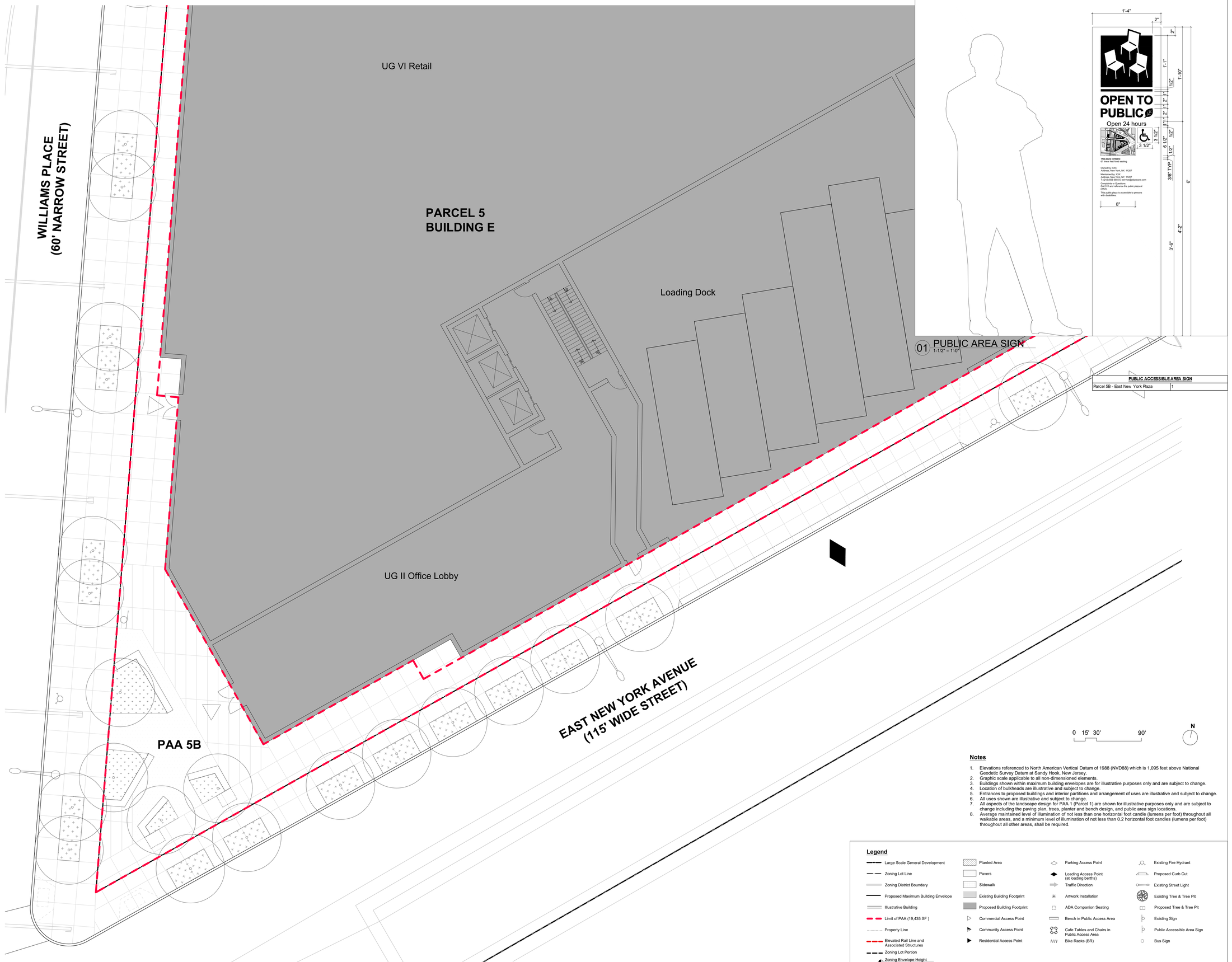
Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

Drawing Title

PAA 5B Seating/ Furniture Plan

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-051.00
Sheet Number	14 OF 15
Sheet Size	ARCH E1



01 PUBLIC AREA SIGN
1-1/2" = 1'-0"

PUBLIC ACCESSIBLE AREA SIGN	
Parcel 5B - East New York Plaza	1

0 15' 30' 90'

N

Notes

1. Elevations referenced to North American Vertical Datum of 1988 (NVD88) which is 1,095 feet above National Geodetic Survey Datum at Sandy Hook, New Jersey.
2. Graphic scale applicable to all non-dimensioned elements.
3. Buildings shown within maximum building envelopes are for illustrative purposes only and are subject to change.
4. Location of bulkheads are illustrative and subject to change.
5. Entrances to proposed buildings and interior partitions and arrangement of uses are illustrative and subject to change.
6. All uses shown are illustrative and subject to change.
7. All aspects of the landscape design for PAA 1 (Parcel 1) are shown for illustrative purposes only and are subject to change including the paving plan, trees, planter and bench design, and public area sign locations.
8. Average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required.

Legend

- Large Scale General Development
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Illustrative Building
- Limit of PAA (19,435 SF)
- Property Line
- Elevated Rail Line and Associated Structures
- Zoning Lot Portion
- Zoning Envelope Height
  Illustrative Building Height
  *heights relative to base plane
- Planted Area
- Pavers
- Sidewalk
- Existing Building Footprint
- Proposed Building Footprint
- Commercial Access Point
- Community Access Point
- Residential Access Point
- Parking Access Point
- Loading Access Point (at loading berths)
- Traffic Direction
- Artwork Installation
- ADA Companion Seating
- Bench in Public Access Area
- Cafe Tables and Chairs in Public Access Area
- Bike Racks (BR)
- Existing Fire Hydrant
- Proposed Curb Cut
- Existing Street Light
- Existing Tree & Tree Pit
- Proposed Tree & Tree Pit
- Existing Sign
- Public Accessible Area Sign
- Bus Sign

Architect

WXY

WXY architecture + urban design
25 Park Place, Fifth Floor
New York, NY 10007
P (212) 219-1953
F (212) 334-1952

Rev.	Date	Description
1	06/20/2023	Draft Plans
2	09/29/2024	Draft Plans
3	03/21/2025	Draft Plans
4	05/01/2025	ULURP PLANS

Project

Herkimer Williams

Brooklyn, New York
Block 1555 Lot 1, 19
Block 1576 Lot 1, 9, 13, 32, 34
Block 1577 Lot 1, 7, 17, 26, 32, 35, 51, 53, 56, 58

Client

Seal

REGISTERED ARCHITECT
CLAIRE D. WEISZ
023758-1
STATE OF NEW YORK

Drawing Title

PAA 5B Signage Plan and Details

Drawn by	
Checked by	
Date	May 1, 2025
Scale	1"=1/8"
Drawing Number	L-052.00
Sheet Number	15 OF 15
Sheet Size	ARCH E1