

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

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A (PLAZA / ENTRY AREA)
- CONCRETE UNIT PAVER COLOR B (LANDSCAPE CORRIDOR)
- PLANTED AREA
- SYNTHETIC TURF PLAY SAFETY SURFACE
- CLIMBING FEATURES
- PAA — PUBLIC ACCESS AREA (PAA)
- PERFORATED PARAPET WALL
- FENCE & GATE, 6' HT. MAX
- CANOPY STREET TREE
- FASTIGIATE / ORNAMENTAL TREE
- SCULPTURAL VINE SCREEN
- FIXED BENCH WITH BACK
- MOVABLE CAFE TABLE AND CHAIRS
- FIXED SEAT WALL
- SWING SEATING
- TRASH RECEPTACLE
- BICYCLE PARKING
- PAA ENTRY/ INFORMATION SIGN
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

BROOKLYN YARDS

BROOKLYN YARDS - PUBLIC ACCESS AREA	
	AREA (SF))
PAA 1	2,037.68
PAA 2	511.57
PAA 3	1,134.61
TOTAL AREA	3,683.86
PLAY AREA	804.48

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41. THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
5. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS .
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.
7. POTENTIAL REMOVAL AND/OR RELOCATION OF EXISTING FIRE HYDRANT AT PROPOSED CURB CUT LOCATION TO BE COORDINATED WITH NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
BOROUGH PARK
BROOKLYN, NY
No. 15002

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York-NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE | DRAWN BY | CHECKED BY
BR

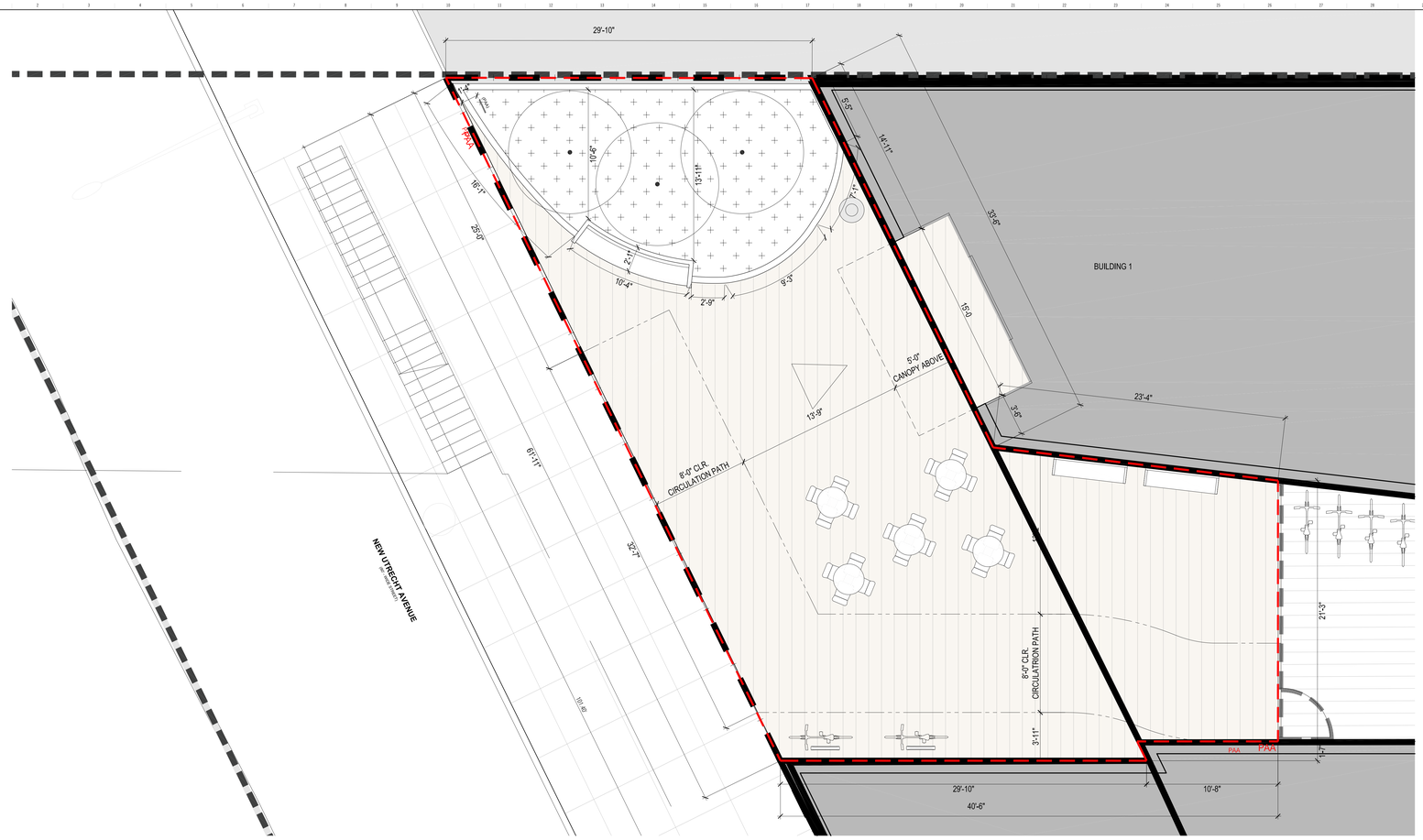
DRAFT

SHEET TITLE
LANDSCAPE ZONING LOT SITE PLAN

SCALE
1"=40'-0"

SHEET NO.
L-100.00
1 of

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, reviewed, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2023 STUDIO V Architecture, PLLC. All rights reserved.



1 PAA 1
1/4"= 1'-0"



2 PAA 2
1/4"= 1'-0"

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT, THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
5. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS ;
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A (PLAZA / ENTRY AREA)
- CONCRETE UNIT PAVER COLOR B (LANDSCAPE CORRIDOR)
- PLANTED AREA
- SYNTHETIC TURF PLAY SAFETY SURFACE
- CLIMBING FEATURES
- PAA — PUBLIC ACCESS AREA (PAA)
- BUILDING CANOPY ABOVE
- PERFORATED PARAPET WALL
- FENCE & GATE, 6' HT. MAX
- CANOPY STREET TREE
- FASTIGIATE / ORNAMENTAL TREE
- SCULPTURAL VINE SCREEN
- FIXED BENCH WITH BACK
- MOVABLE CAFE TABLE AND CHAIRS
- FIXED SEAT WALL
- SWING SEATING
- TRASH RECEPTACLE
- BICYCLE PARKING
- PAA ENTRY/ INFORMATION SIGN
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — no. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE — DRAWN BY — CHECKED BY
BR

KENNETH W. SMITH — LANDSCAPE ARCHITECT — 001355 — STATE OF NEW YORK

DRAFT

SHEET TITLE

LAYOUT PLANS -
PAA 1 & 2

SCALE

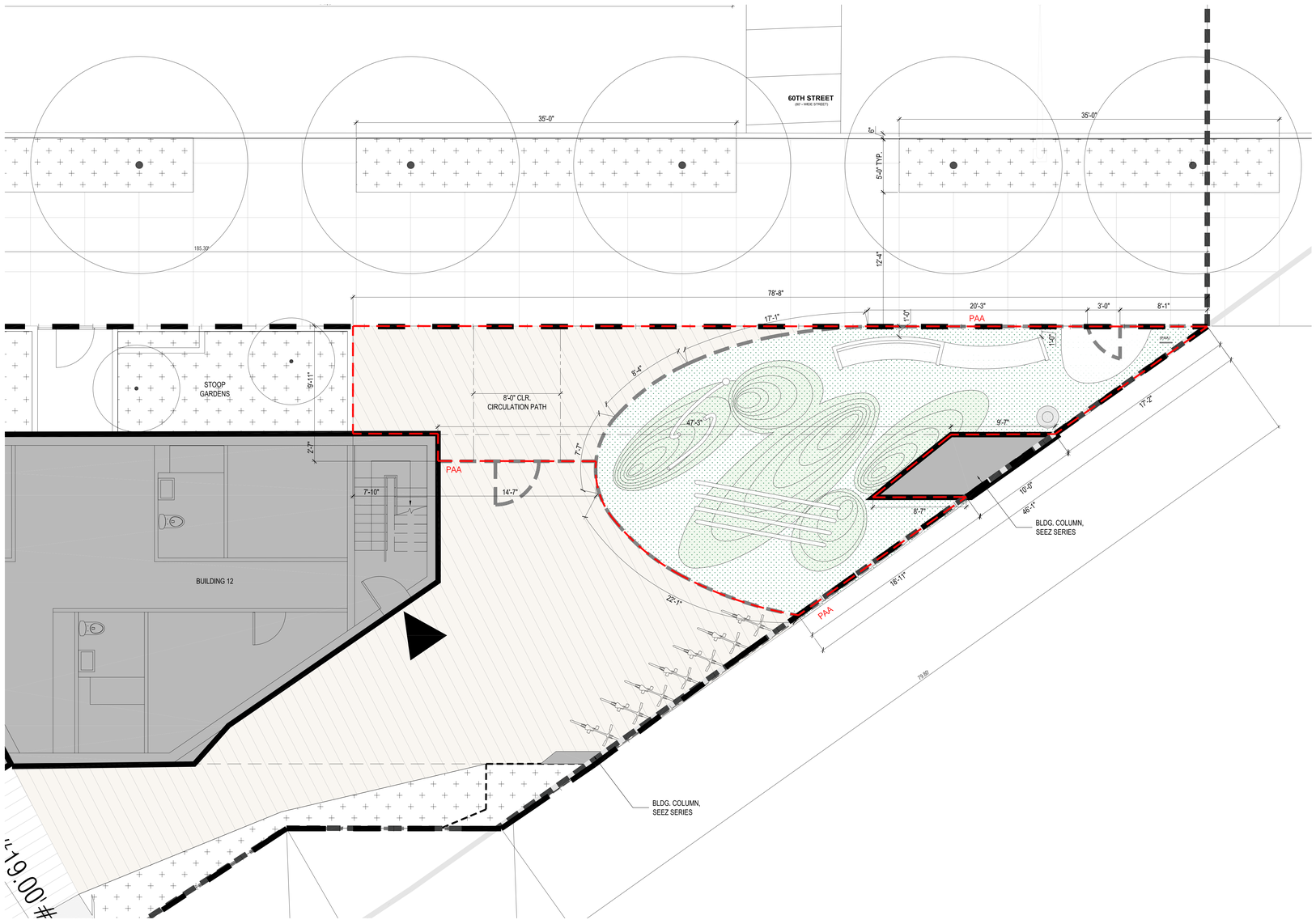
1/4"= 1'-0"

SHEET NO.

L-110.00

1 of

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, received, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.



1 PAA 3
1/4"=1'-0"

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A (PLAZA / ENTRY AREA)
- CONCRETE UNIT PAVER COLOR B (LANDSCAPE CORRIDOR)
- PLANTED AREA
- SYNTHETIC TURF PLAY SAFETY SURFACE
- CLIMBING FEATURES
- PAA — PUBLIC ACCESS AREA (PAA)
- BUILDING CANOPY ABOVE
- PERFORATED PARAPET WALL
- FENCE & GATE, 6' HT. MAX
- CANOPY STREET TREE
- FASTIGIATE / ORNAMENTAL TREE
- SCULPTURAL VINE SCREEN
- FIXED BENCH WITH BACK
- MOVABLE CAFE TABLE AND CHAIRS
- FIXED SEAT WALL
- SWING SEATING
- TRASH RECEPTACLE
- BICYCLE PARKING
- PAA ENTRY/ INFORMATION SIGN
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
5. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS .
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, reviewed, and developed for use on, and in connection with the specified projects. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2018 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — No. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1221 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York-NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	BR	

DRAFT

SHEET TITLE

LAYOUT PLAN -
PAA 3

SCALE

1/4"=1'-0"

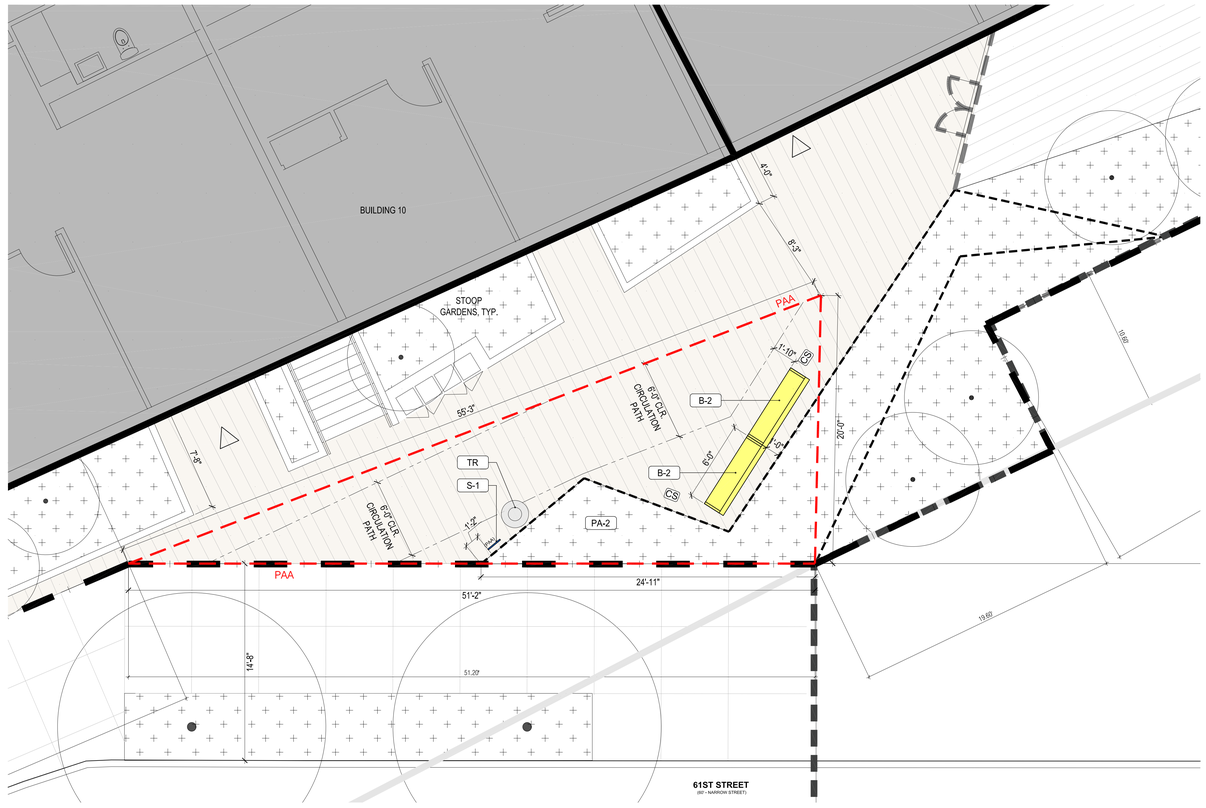
SHEET NO.

L-111.00
1 of



1 PAA 1
1/4"= 1'-0"

PAA-1 (2037.68 sf)				
SEATING				
KEY	TYPE	LENTH (LF)	QUANTITY	TOTAL LENGTH (LF)
B-1	FIXED PLANTER WA..L BENCH - WITH BACK	9.92	1	10.33
B-2	FIXED BENCH - WITH BACK	6	2	12.00
M	MOVABLE CHAIR	2.00	20	40.00
TOTAL PROPOSED SEATING				62.33
PLANTING AREA				
KEY	TYPE		QUANTITY	TOTAL AREA (SF)
PA-1	OUTDOOR PLANTED AREA		1	327.00
TOTAL PROPOSED PLANTED AREA				327.00
TREES				
KEY	TYPE			TOTAL QTY.
	ORNAMENTAL TREES			3
	* PAA 1 sits on the on the roll platform, so trees are planted in raised planter in order to provide required soil depth.			
ADDITIONAL AMENITIES				
KEY	TYPE			TOTAL QTY.
T	MOVABLE TABLE			5.00
S-1	POPS INFORMATION/ENTRY SIGN			1.00
BP	BICYCLE PARKING			2.00
TR	TRASH RECEPTACLE			1.00



2 PAA 2
1/4"= 1'-0"

PAA-2 (511.57 SF)				
SEATING				
KEY	TYPE	LENTH (LF)	QUANTITY	TOTAL LENGTH (LF)
B-2	FIXED SEATING - BENCH WITH BACK	6	2	12.00
TOTAL PROPOSED SEATING				12.00
PLANTING AREA				
KEY	TYPE		QUANTITY	TOTAL AREA (SF)
PA-2	OUTDOOR PLANTED AREA		1	120.12
TOTAL PROPOSED PLANTED AREA				120.12
ADDITIONAL AMENITIES				
KEY	TYPE			TOTAL QTY.
S-1	POPS INFORMATION/ENTRY SIGN			1.00
TR	TRASH RECEPTACLE			1.00

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
5. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS ;
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A (PLAZA / ENTRY AREA)
- CONCRETE UNIT PAVER COLOR B (LANDSCAPE CORRIDOR)
- PLANTED AREA
- SYNTHETIC TURF PLAY SAFETY SURFACE
- CLIMBING FEATURES
- PAA — PUBLIC ACCESS AREA (PAA)
- BUILDING CANOPY ABOVE
- PERFORATED PARAPET WALL
- FENCE & GATE, 6' HT. MAX
- CANOPY STREET TREE
- FASTIGIATE / ORNAMENTAL TREE
- SCULPTURAL VINE SCREEN
- FIXED BENCH WITH BACK
- MOVABLE CAFE TABLE AND CHAIRS
- FIXED SEAT WALL
- SWING SEATING
- TRASH RECEPTACLE
- BICYCLE PARKING
- PAA ENTRY/ INFORMATION SIGN
- CS — ADA COMPANION SEATING
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — No. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE — DRAWN BY — CHECKED BY
BR

KENNETH SMITH — LANDSCAPE ARCHITECT — 001355 — STATE OF NEW YORK

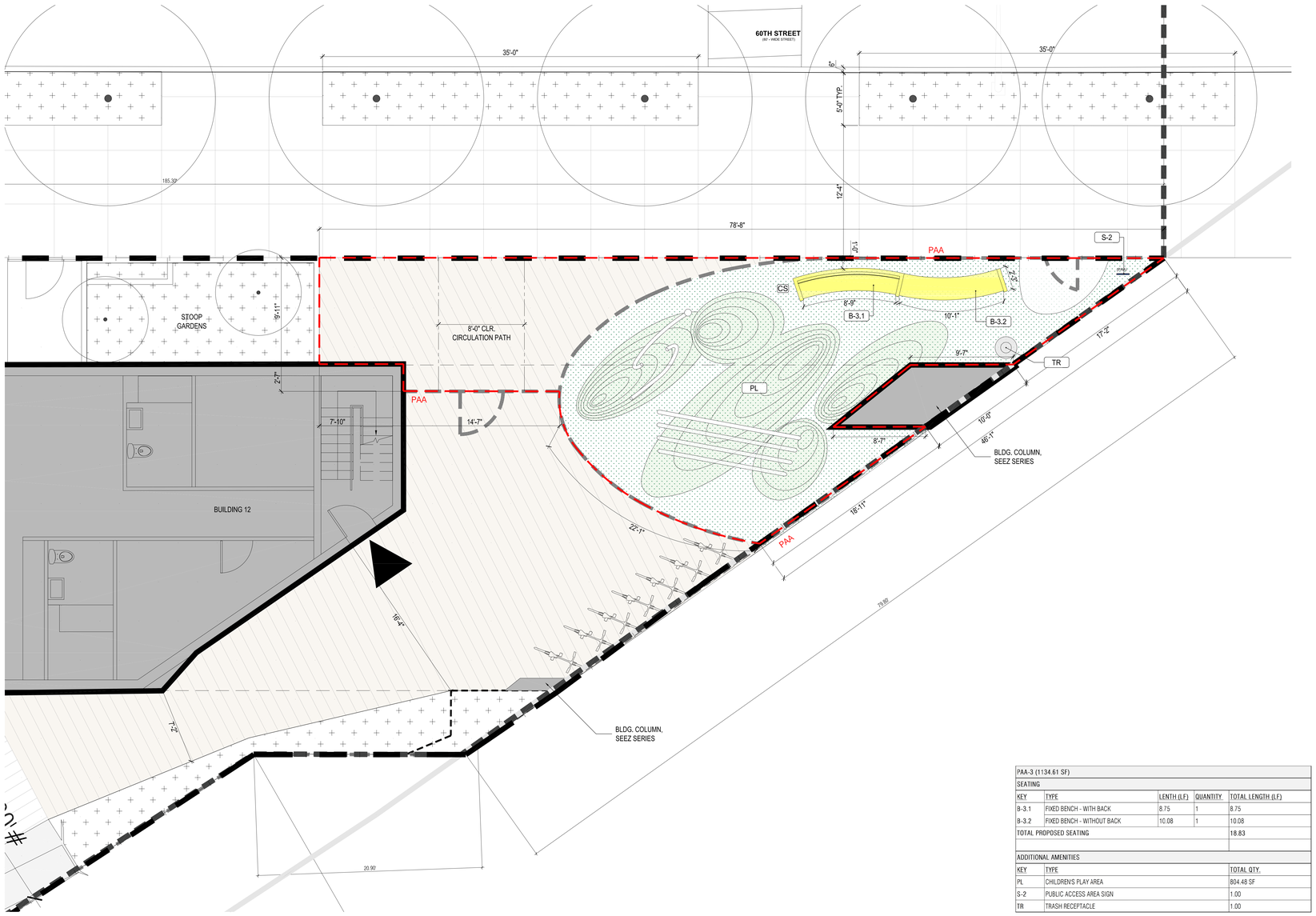
DRAFT

SHEET TITLE
FURNITURE & AMENITIES
PLANS - PAA 1 & 2

SCALE
1/4"= 1'-0"

SHEET NO.
L-120.00
1 of

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, received, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2023 STUDIO V Architecture, PLLC. All rights reserved.



1 PAA 3
1/4" = 1'-0"

PAA-3 (1134.61 SF)				
SEATING				
KEY	TYPE	LENTH (LF)	QUANTITY	TOTAL LENGTH (LF)
B-3.1	FIXED BENCH - WITH BACK	8.75	1	8.75
B-3.2	FIXED BENCH - WITHOUT BACK	10.08	1	10.08
TOTAL PROPOSED SEATING				18.83
ADDITIONAL AMENITIES				
KEY	TYPE			TOTAL QTY.
PL	CHILDREN'S PLAY AREA			804.46 SF
S-2	PUBLIC ACCESS AREA SIGN			1.00
TR	TRASH RECEPTACLE			1.00

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A (PLAZA / ENTRY AREA)
- CONCRETE UNIT PAVER COLOR B (LANDSCAPE CORRIDOR)
- PLANTED AREA
- SYNTHETIC TURF PLAY SAFETY SURFACE
- CLIMBING FEATURES
- PAA — PUBLIC ACCESS AREA (PAA)
- BUILDING CANOPY ABOVE
- PERFORATED PARAPET WALL
- FENCE & GATE, 6' HT, MAX
- CANOPY STREET TREE
- FASTIGIATE / ORNAMENTAL TREE
- SCULPTURAL VINE SCREEN
- FIXED BENCH WITH BACK
- MOVABLE CAFE TABLE AND CHAIRS
- FIXED SEAT WALL
- SWING SEATING
- TRASH RECEPTACLE
- BICYCLE PARKING
- PAA ENTRY/ INFORMATION SIGN
- CS — ADA COMPANION SEATING
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION (R 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INDACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
5. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS .
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

PLAY EQUIPMENT REFERENCE IMAGES


PLAYA VISTA, CA PLAYGROUND




SPEGHETTINI (GORIC CREATIVE PLAY)


SPEGHETTINI (GORIC CREATIVE PLAY)


RAINBOW (GORIC CREATIVE PLAY)

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
BOROUGH PARK
BROOKLYN, NY
No. 15002

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1221 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	BR	

LANDSCAPE ARCHITECT KENNETH W. SMITH 001357 STATE OF NEW YORK

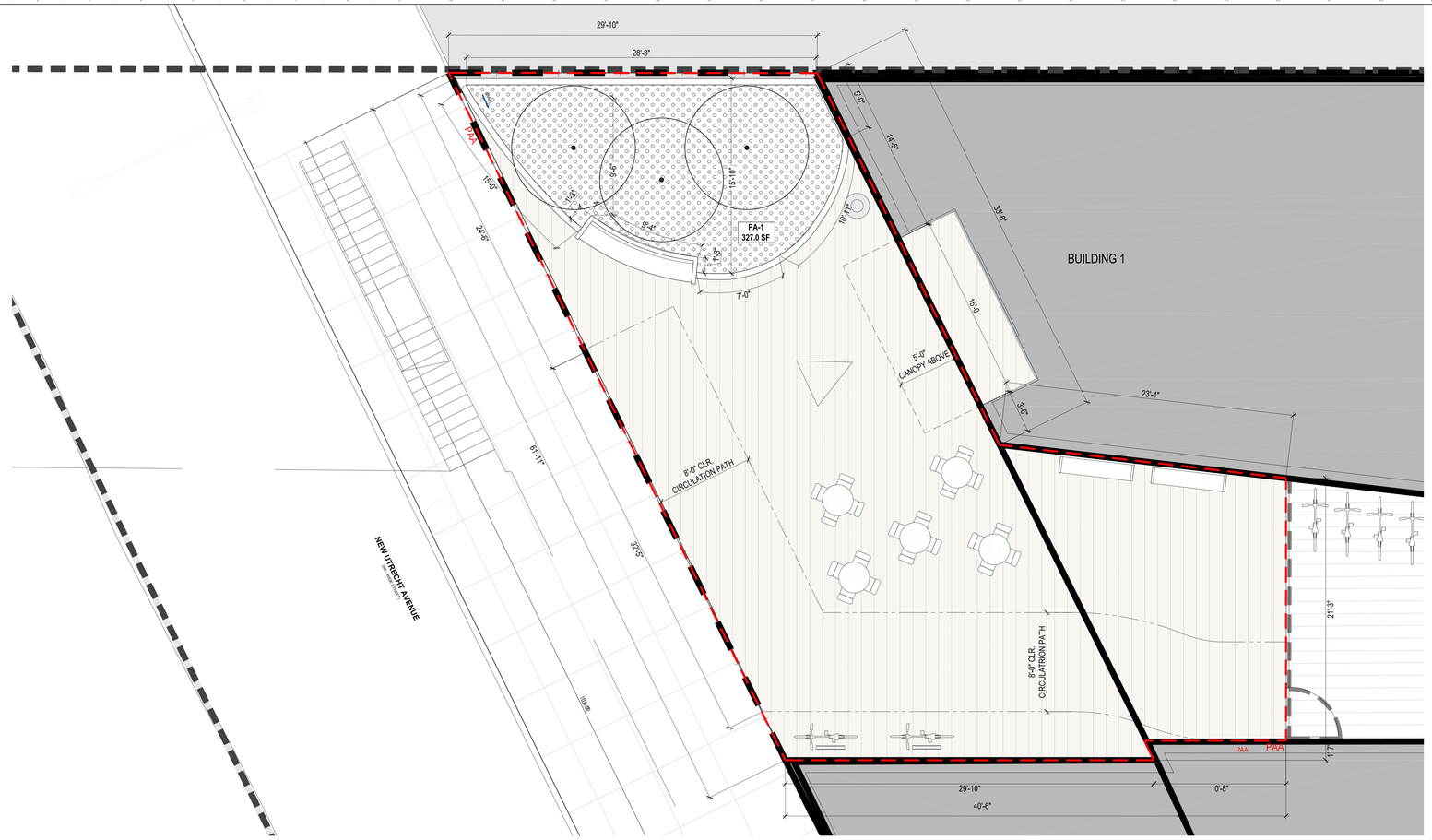
DRAFT

SHEET TITLE
FURNITURE & AMENITIES PLAN - PAA 3

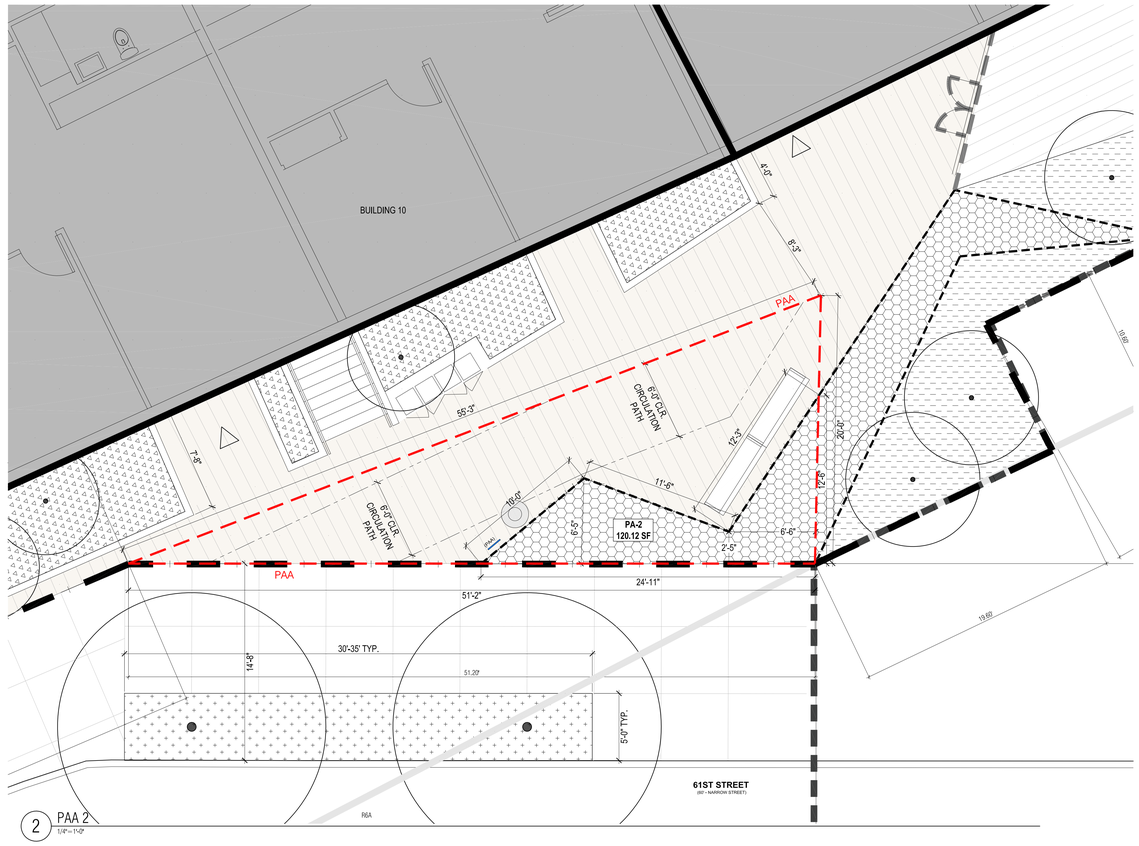
SCALE
1/4" = 1'-0"

SHEET NO.
L-121.00

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, retained, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2019 STUDIO V Architecture PLLC. All rights reserved.



1 PAA 1
1/4"= 1'-0"



2 PAA 2
1/4"= 1'-0"

PLANTING AREA			
KEY	LOCATION	TOTAL AREA (SF)	% OF PAA
PA-1	PAA1	327.00	16.23%
PA-2	PAA2	120.12	26.32%
TOTAL PROPOSED PLANTED AREA		447.12	

PLAZA PLANTING		
KEY	COMMON NAME	BOTANICAL NAME
TREES & SHRUBS		
	Redbud	*Cercis canadensis*
	Amelanchier	*Serviceberry*
	Inkberry	*Ilex glabra*
ORNAMENTAL GRASSES AND WILDFLOWER MIX		
	Astilbe	*Astilbe*
	Blue Grama	*Bouteloua gracilis*
	Coral Bells	*Heuchera*
	Black Eyed Susan	*Rudbeckia*
	Autumn moor Grass	*Sesleria autumnalis*
	Ferns	*Ferns - type TBD*
	Sedum	*Sedums - type TBD*

LINEAR LANDSCAPE BUFFER PLANTING MIX		
KEY	COMMON NAME	BOTANICAL NAME
	Arborvitae	*Thuja occidentalis*
	Fastigiate Oak	*Quercus robur 'Fastigiata'*
	Inkberry	*Ilex glabra*
	Astilbe	*Astilbe*
	Blue Grama	*Bouteloua gracilis*
	Coral Bells	*Heuchera*
	Black Eyed Susan	*Rudbeckia*
	Autumn moor Grass	*Sesleria autumnalis*
	Ferns	*Ferns - type TBD*
	Sedum	*Sedums - type TBD*

SCULPTURAL VINE SCREEN PLANTING MIX		
KEY	COMMON NAME	BOTANICAL NAME
	Boston Ivy	*Parthenocissus tricuspidata 'Veitchii'*
	English Ivy	*Hedera helix*
	Trumpet Vine	*Lonicera*
	Virginia Creeper	*Parthenocissus quinquefolia*

STREET TREE RAIN GARDEN MIX		
KEY	COMMON NAME	BOTANICAL NAME
	Linden	*Tilia*
	Swamp White Oak	*Quercus bicolor*
	Sweetgum	*Liquidambar*
	Tupelo	*Nyssa sylvatica*
	ORNAMENTAL GRASSES AND WILDFLOWERS	

STOOP GARDEN MIX		
KEY	COMMON NAME	BOTANICAL NAME
TREES & SHRUBS		
	Redbud	*Cercis canadensis*
	Amelanchier	*Serviceberry*
	Inkberry	*Ilex glabra*
	Azalea	Azalea
	ORNAMENTAL GRASSES AND WILDFLOWERS	

GENERAL NOTES

1. BUILDINGS WITHIN THE PROPOSED ZONING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE
2. BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. STREET TREES ADJACENT TO THE PROJECT AREA WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING RESOLUTION ZR 26-41 THE LOCATION AND NUMBER OF WHICH WILL BE SUBJECT TO DEPARTMENT OF PARKS AND RECREATION DETERMINATION OF FEASIBILITY.
4. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.
5. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS .
6. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- CONCRETE UNIT PAVER COLOR A (PLAZA / ENTRY AREA)
- CONCRETE UNIT PAVER COLOR B (LANDSCAPE CORRIDOR)
- PAA — PUBLIC ACCESS AREA (PAA)
- BUILDING CANOPY ABOVE
- PERFORATED PARAPET WALL
- FENCE & GATE, 6' HT. MAX
- CANOPY STREET TREE
- FASTIGIATE / ORNAMENTAL TREE
- SCULPTURAL VINE SCREEN
- FIXED BENCH WITH BACK
- MOVABLE CAFE TABLE AND CHAIRS
- FIXED SEAT WALL
- SWING SEATING
- TRASH RECEPTACLE
- BICYCLE PARKING
- PAA ENTRY/ INFORMATION SIGN
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- LARGE SCALE GENERAL DEVELOPMENT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL — no. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE — DRAWN BY — CHECKED BY
BR

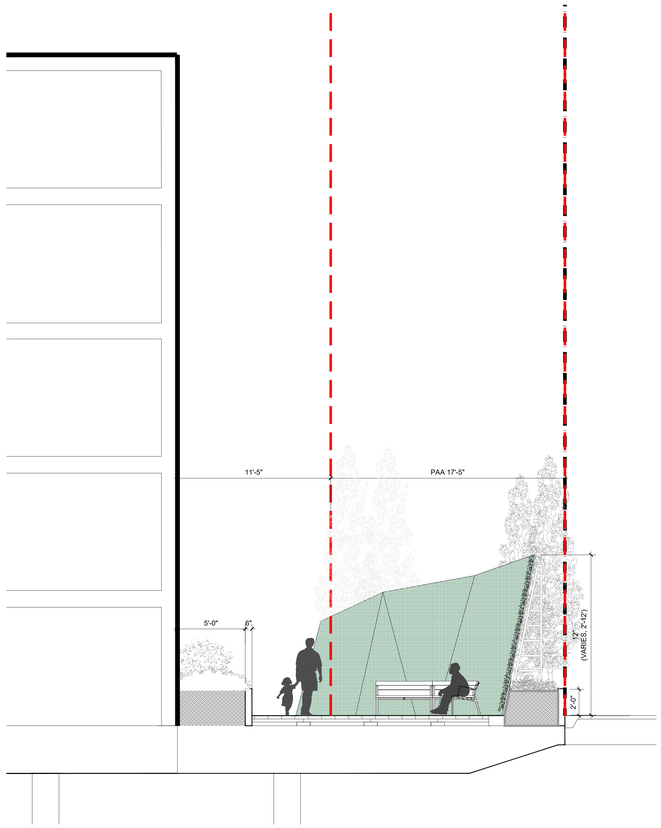
DRAFT

SHEET TITLE
PLANTING PLANS
PAA 1 & 2

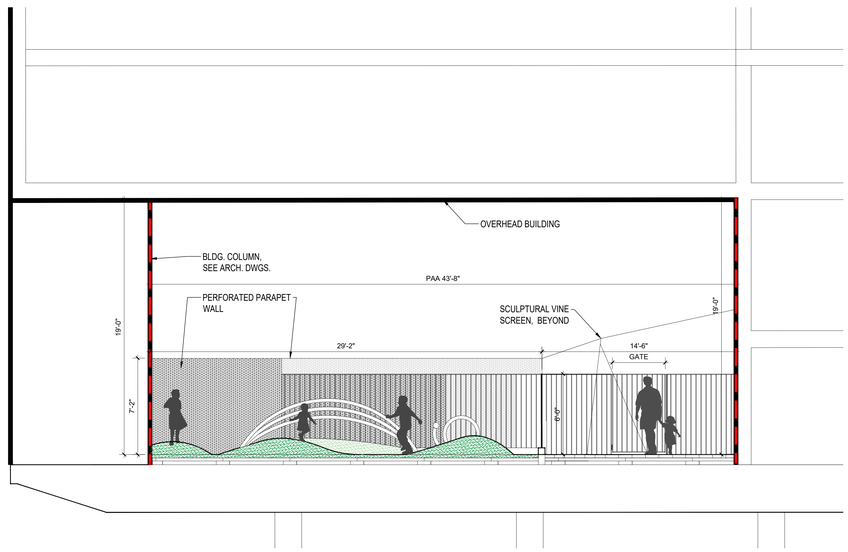
SCALE
1/4"= 1'-0"

SHEET NO.
L-130.00
1 of

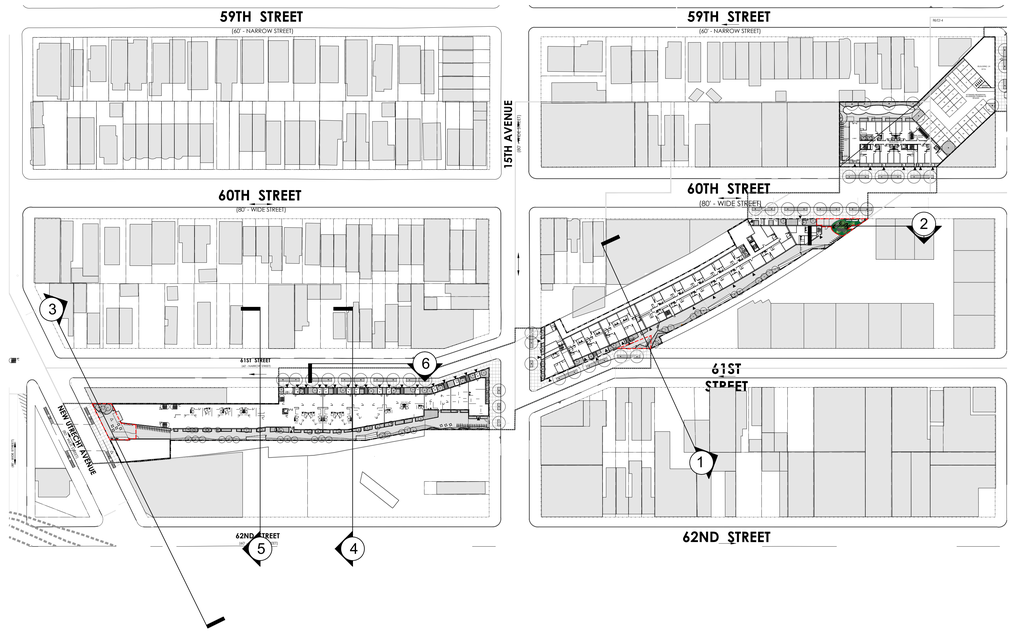
All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, retained, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2023 STUDIO V Architecture, PLLC. All rights reserved.

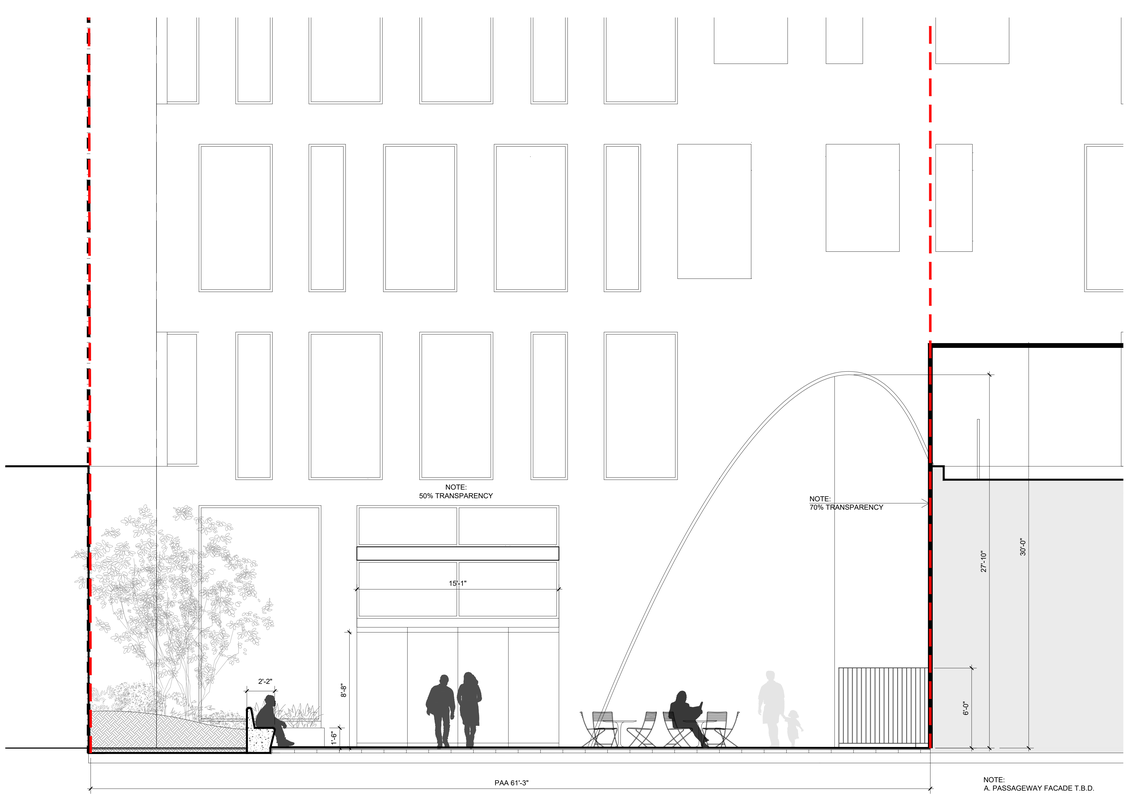


1 SECTION - PAA 2
1/4" = 1'-0"



2 SECTION - PAA 3
1/4" = 1'-0"





3 SECTION - NEW UTRECHT PLAZA - PAA 1
1/4" = 1'-0"

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE | DRAWN BY | CHECKED BY
BR

KENNETH M. SMITH LANDSCAPE ARCHITECT 001355 STATE OF NEW YORK

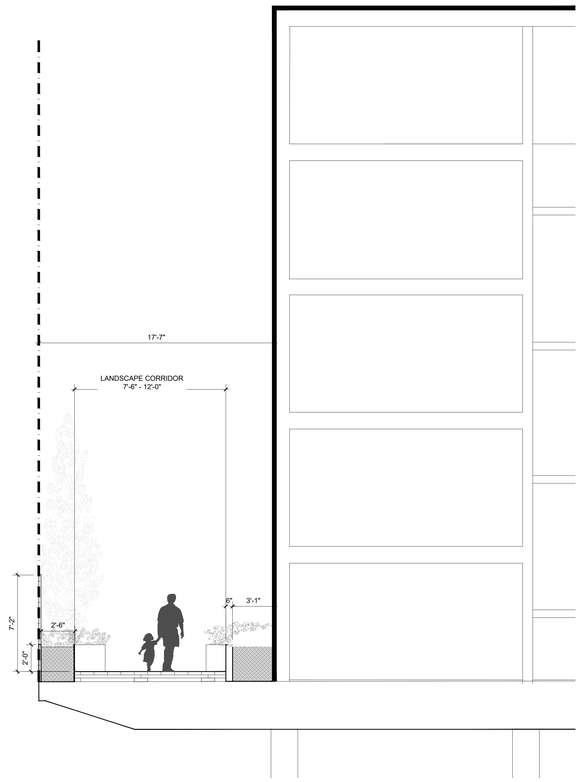
DRAFT

SHEET TITLE
SECTIONS AND ELEVATIONS

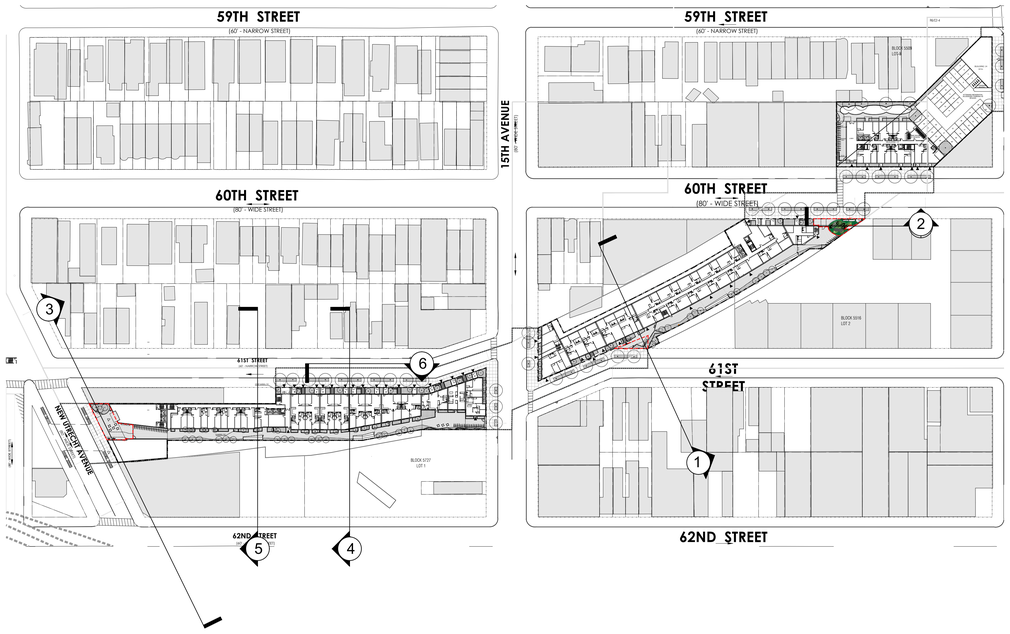
SCALE
AS SHOWN

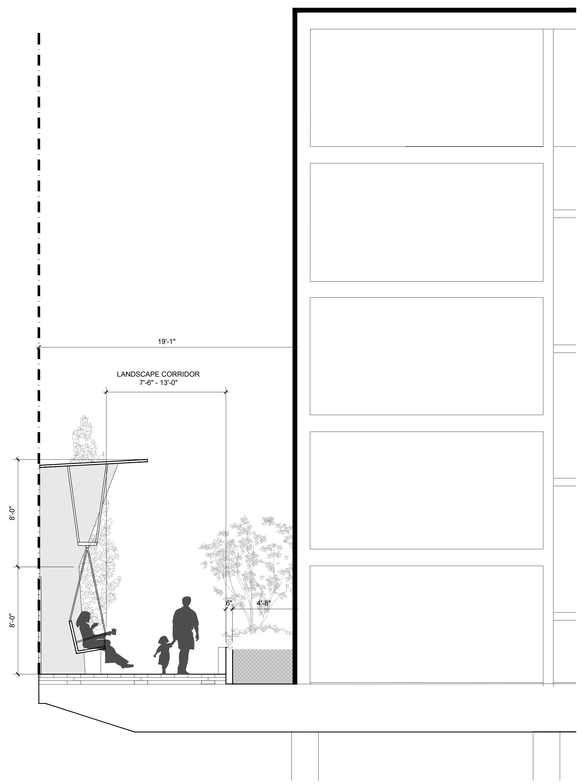
SHEET NO.
L-200.00
9 of 9

Articles, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, created, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2018 STUDIO V Architecture, PLLC. All rights reserved.



4 SECTION - LANDSCAPE CORRIDOR
1/4" = 1'-0"





5 SECTION - LANDSCAPE CORRIDOR AND SWING SEATING
1/4" = 1'-0"



6 ELEVATION - STREETSCAPE
1/4" = 1'-0"

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 7288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE DRAWN BY CHECKED BY
BR

LANDSCAPE ARCHITECT KENNETH W. SMITH 001955 STATE OF NEW YORK

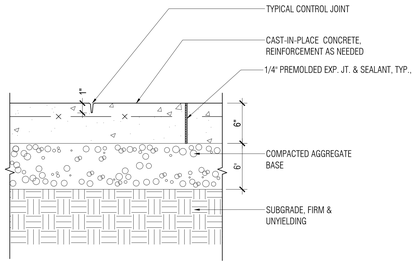
DRAFT

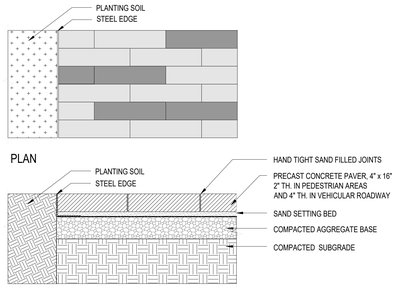
SHEET TITLE
SECTIONS AND ELEVATIONS

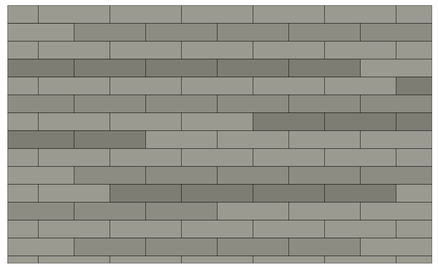
SCALE
AS SHOWN

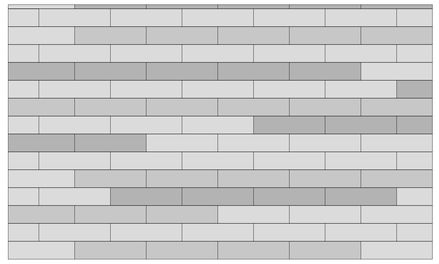
SHEET NO.
L-201.00
9 of 9

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, invented, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.






COLOR A


COLOR B

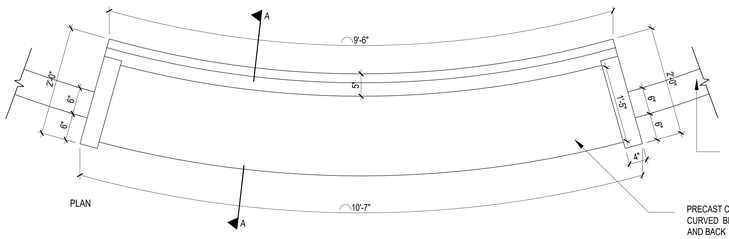
1 PIGMENTED CONCRETE PAVING

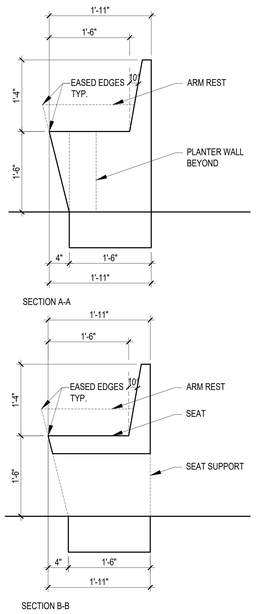
Scale: 1-1/2" = 1'-0"

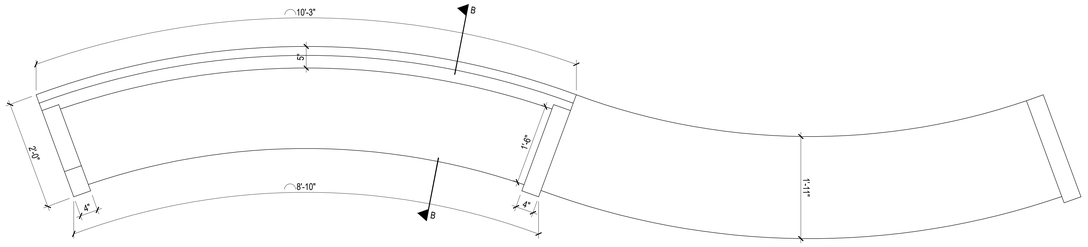
DISTINCTIVE PAVING

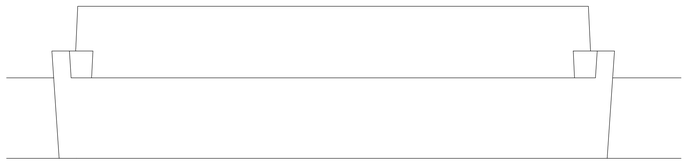
2 PRECAST CONCRETE PAVER

Scale: 1" = 1'-0"



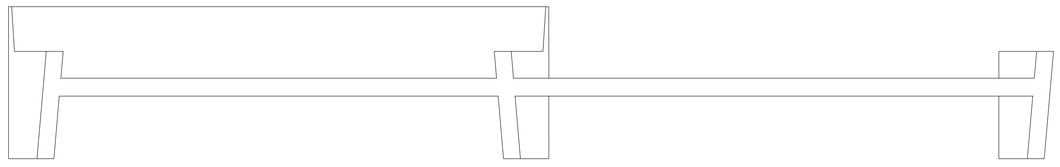






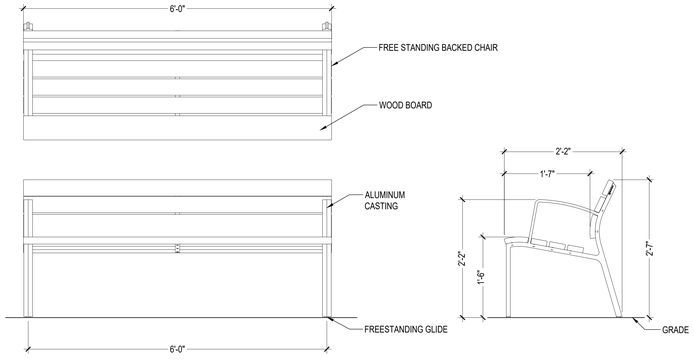
3A FIXED CONCRETE SEATWALL (B-1) - PAA 1

Scale: 1"=1'-0"



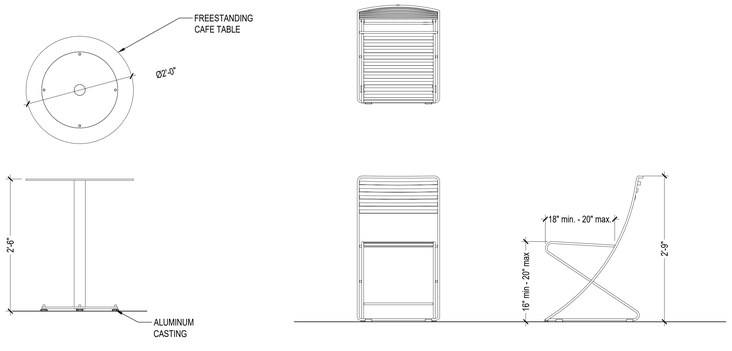
3B FIXED BENCH WITH AND WITHOUT BACK (B-3.1, b-3.2) - PAA 3

Scale: 1"=1'-0"



4 BENCH WITH BACK (B-2)

Scale: 1"=1'-0"



6 MOVABLE TABLE AND CHAIRS

Scale: 1"=1'-0"

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL
NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 7288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595
COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900
RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000
COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999
FINANCIAL MODELING/ JAMES LIMA PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637
ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656
LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE | DRAWN BY | CHECKED BY

BR



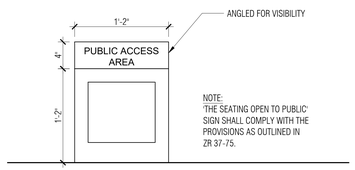
DRAFT

SHEET TITLE
PAA PAVING AND FURNISHING DETAILS

SCALE
AS SHOWN

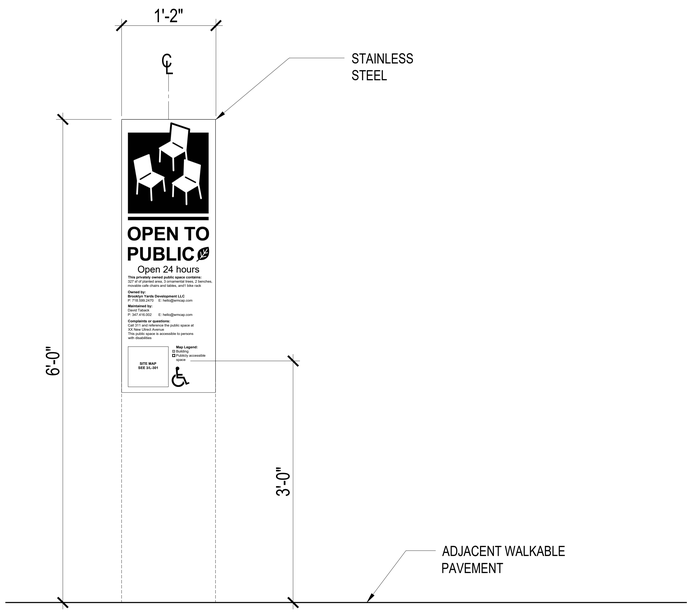
SHEET NO.
L-300.00
9 of 9

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC. of any deviation from dimensions and conditions depicted in these drawings. © 2024 STUDIO V Architecture PLLC. All rights reserved.



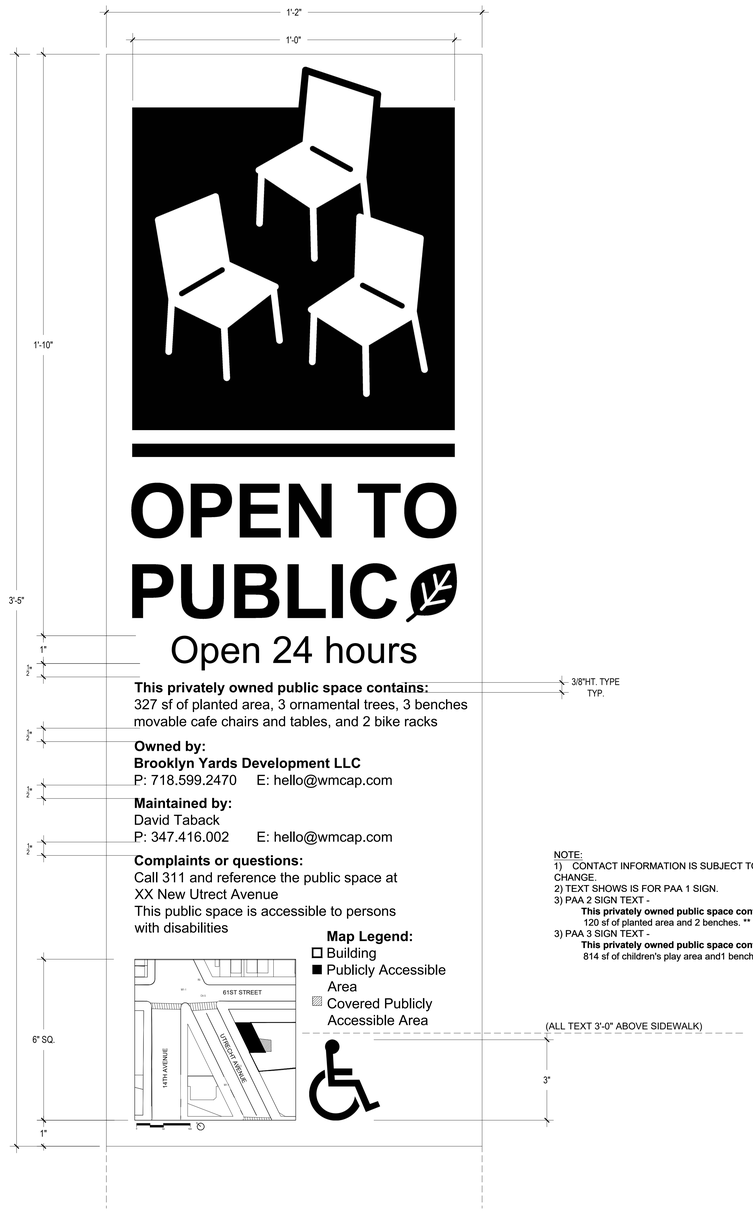
1 PAA SIGN

Scale: 1 1/2"=1'-0"



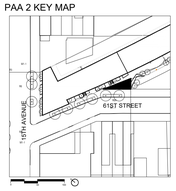
2 POPS ENTRANCE / INFORMATIN SIGN

1 1/2" = 1'-0"

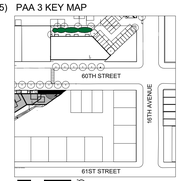


NOTE:
1) CONTACT INFORMATION IS SUBJECT TO CHANGE.
2) TEXT SHOWS IS FOR PAA 1 SIGN.
3) PAA 2 SIGN TEXT -
This privately owned public space contains:
120 sf of planted area and 2 benches. **
3) PAA 3 SIGN TEXT -
This privately owned public space contains:
814 sf of children's play area and1 bench. **

(4) PAA 2 KEY MAP



(5) PAA 3 KEY MAP



3 LETTERING DETAIL - ENTRY / INFORMATION PLAQUE (SN-1)

6" = 1'-0"

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002

BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT

ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT

STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 7288

CONSULTANTS

LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +1212972999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE	DRAWN BY	CHECKED BY
	BR	

DRAFT

SHEET TITLE

PAA SIGNAGE DETAILS

SCALE

AS NOTED

SHEET NO.

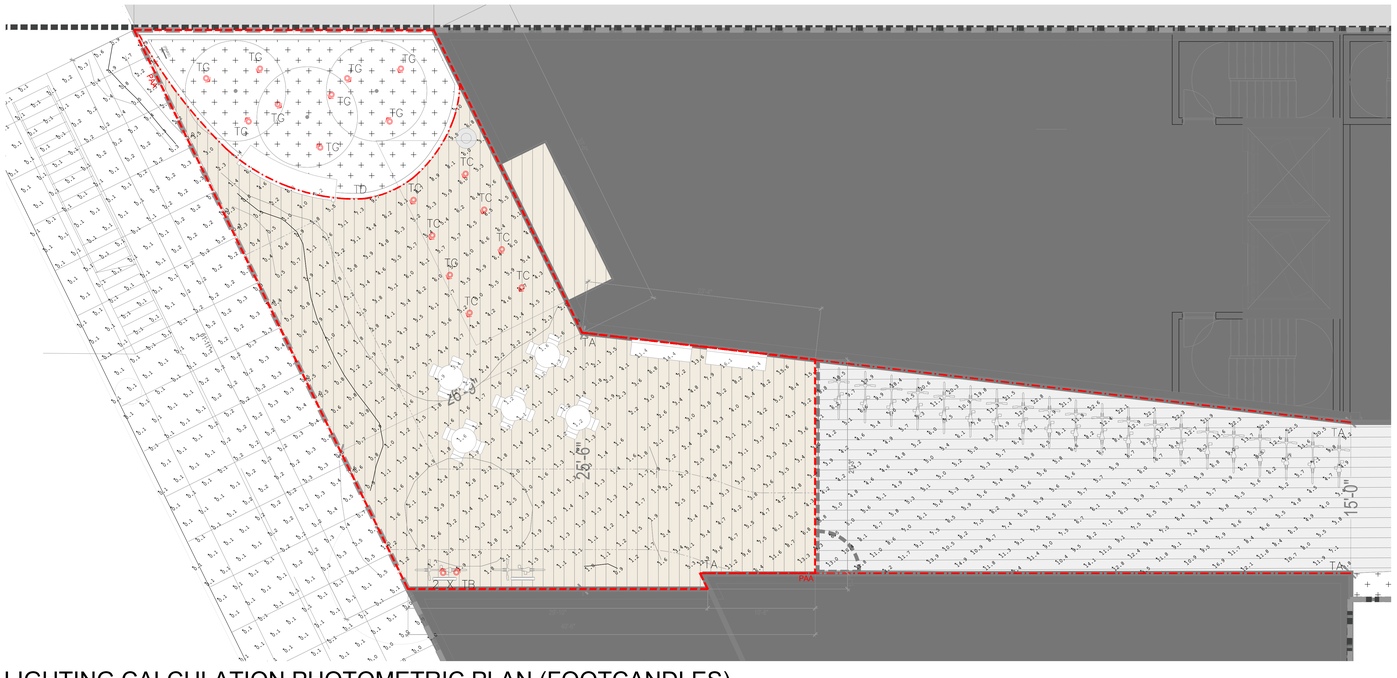
L-301.00

9 of 9

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2023 STUDIO V Architecture, PLLC. All rights reserved.



LIGHTING PLAN



LIGHTING CALCULATION PHOTOMETRIC PLAN (FOOTCANDLES)
CALCULATION POINTS ARE AT GROUND LEVEL

Luminaire Schedule					
Symbol	Type	Description	lamp lumens	wattage	Manufacturer and Ordering Code
	TA	Linear wall grazer in architectural floor trough	504 /lf	8.5 /lf	Lumenpulse: LOGRO-120/277-per plans -30K-30x30-UMAS-BK-DIM
	TB	Surface mounted exterior flood light	1650	12	Erco: 34074.023
	TC	Recessed adjustable accent light	683	10	Lucifer: F3R-M-2-A-CF-CF-90C10A-30-60-X-SG-04
	TD	Flexible linear LED strip light	60 /lf	1.8 /lf	LED Linear: VarioLED FLex VENUS-W827-per plans-SV-IP67 + remote drivers
	TE	small adjustable flood light in architectural slot	543	6	Stoane Lighting: MSL-Frog M-Oslon Type M-95CRI-3000K-543lm-flood + remote drivers
	TF	wall mounted adjustable cylinder over door	676	10	Lucifer: CY1-9D-1-CF-BK-90C10A-30-60-CA2-4-JBMP
	TG	ground mounted adjustable landscape flood light	406	7	BK Lighting: AR-LED-RM-e65-MFL-A9-BZP-12-11-A + remote drivers

Calculation Summary							
Area	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
City Sidewalk - outside scope	Illuminance	Fc	0.16	5.7	0.0	N.A.	N.A.
Walking Surface	Illuminance	Fc	2.76	9.7	0.3	9.20	32.33
Tunnel Walking Surface	Illuminance	Fc	9.14	22.9	1.8	5.08	12.72

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 7288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TEHMAN
100 Park Avenue I New York, NY 10017
T +1(212)7329999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +1(347)5758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE DRAWN BY CHECKED BY

LANDSCAPE ARCHITECT KENNETH N. SMITH 001356 STATE OF NEW YORK

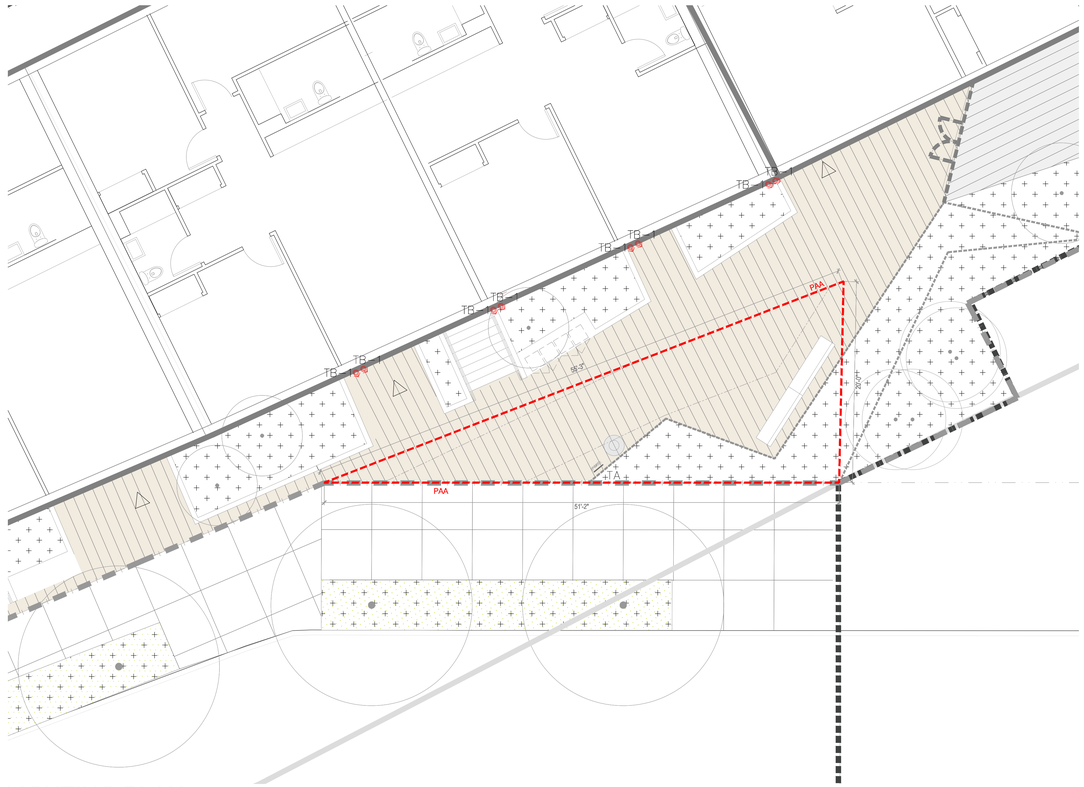
DRAFT

SHEET TITLE
ARCH 1 LIGHTING PLAN

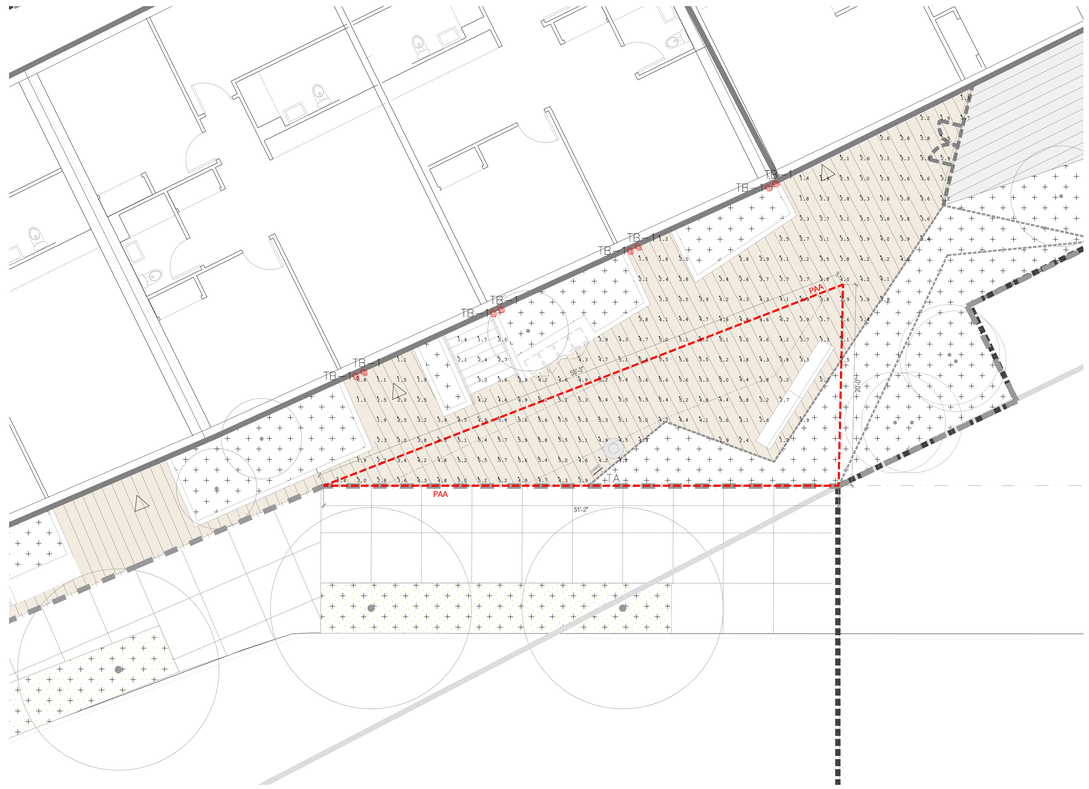
SCALE
3/16" = 1'-0"

SHEET NO.
LC-100

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2018 STUDIO V Architecture, PLLC. All rights reserved.



LIGHTING PLAN



LIGHTING CALCULATION PHOTOMETRIC PLAN (FOOTCANDLES)
CALCULATION POINTS ARE AT GROUND LEVEL

Luminaire Schedule					
Symbol	Type	Description	lamp lumens	wattage	Manufacturer and Ordering Code
	TB-1	Surface mounted exterior spot light	1650	12	Erco: 34013.023

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Walking Surface_Top	Illuminance	Fc	3.77	5.9	0.8	4.71	7.38

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2018 STUDIO V Architecture, PLLC. All rights reserved.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 7288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ ACCOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE DRAWN BY CHECKED BY

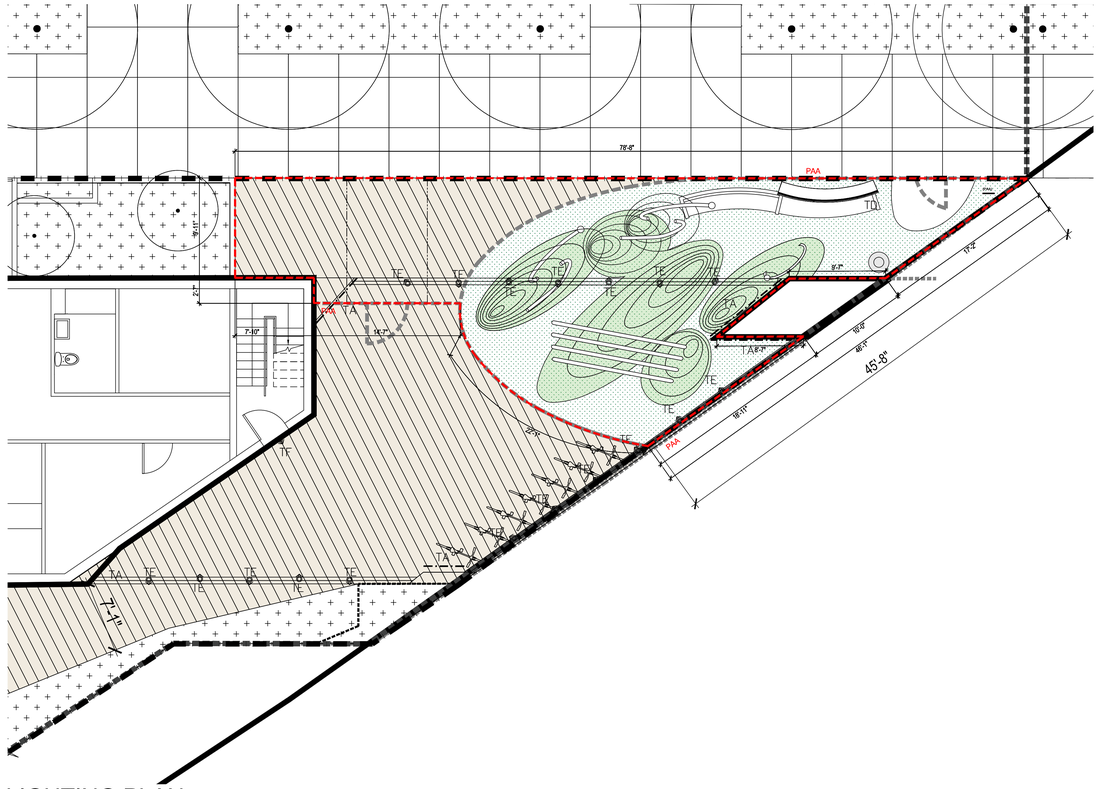
LANDSCAPE ARCHITECT KENNETH W. SMITH 001395 STATE OF NEW YORK

DRAFT

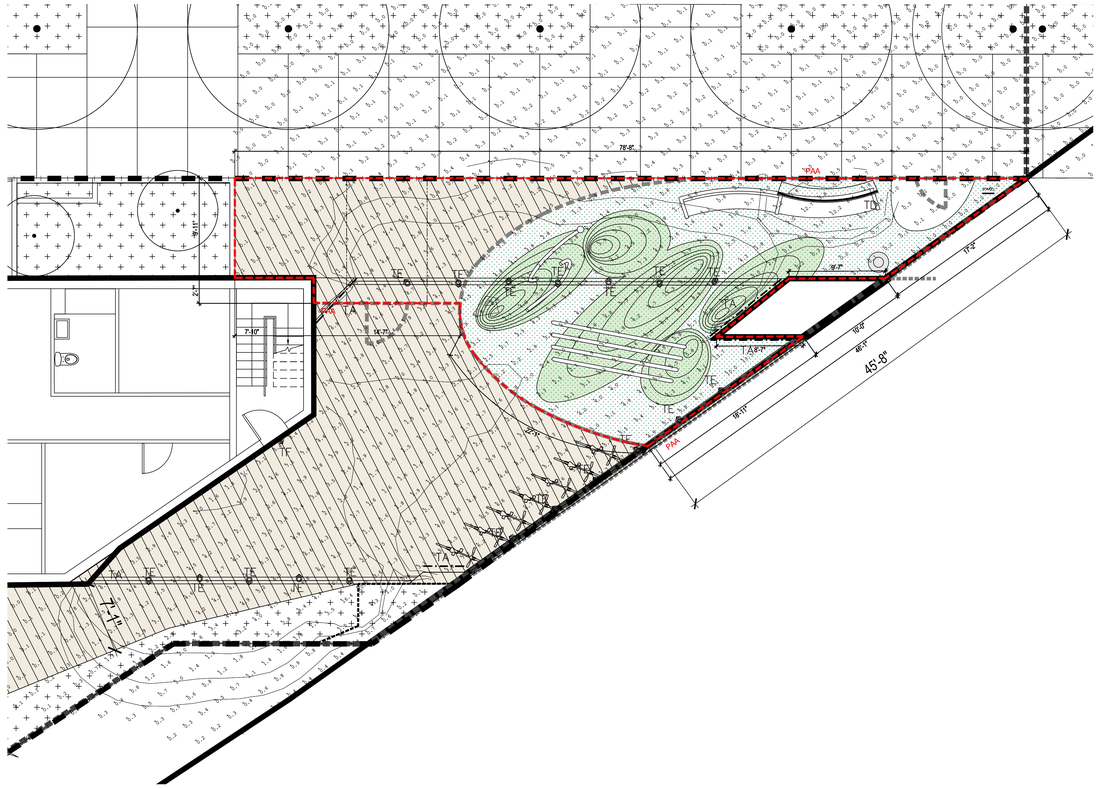
SHEET TITLE
ARCH 2 LIGHTING PLAN

SCALE
3/16" = 1'-0"

SHEET NO.
LC-101



LIGHTING PLAN



LIGHTING CALCULATION PHOTOMETRIC PLAN (FOOTCANDLES)
CALCULATION POINTS ARE AT GROUND LEVEL

Luminaire Schedule

Symbol	Type	Description	lamp lumens	wattage	Manufacturer and Ordering Code
	TA	Linear wall grazer in architectural floor trough	504 /lf	8.5 /lf	Lumenpulse: LOGRO-120/277-per plans -30K-30x30-UMAS-BK-DIM
	TB	Surface mounted exterior flood light	1650	12	Erco: 34074.023
	TC	Recessed adjustable accent light	683	10	Lucifer: F3R-M-2-A-CF-CF-90C10A-30-60-X-SG-04
	TD	Flexible linear LED strip light	60 /lf	1.8 /lf	LED Linear: VarioLED FLex VENUS-W827-per plans-SV-IP67 + remote drivers
	TE	small adjustable flood light in architectural slot	543	6	Stoane Lighting: MSL-Frog M-Oslon Type M-95CRI-3000K-543lm-flood + remote drivers
	TF	wall mounted adjustable cylinder over door	676	10	Lucifer: CY1-9D-1-CF-BK-90C10A-30-60-CA2-4-JBMP
	TG	ground mounted adjustable landscape flood light	406	7	BK Lighting: AR-LED-RM-e65-MFL-A9-BZP-12-11-A + remote drivers

Calculation Summary

Area	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
City Sidewalk - outside scope	Illuminance	Fc	0.10	0.9	0.0	N.A.	N.A.
Walking Surface	Illuminance	Fc	2.89	13.7	0.0	N.A.	N.A.

STUDIO V
DESIGN + PLANNING

WERNER CAPITAL BROOKLYN RAIL NO. 15002
BOROUGH PARK
BROOKLYN, NY

OWNER/CLIENT
ML ESTATE HOLDINGS LLC
1271 45th Street, Brooklyn NY 11219
T +1 718 686 1616

ARCHITECT
STUDIO V DESIGN + PLANNING LLC.
44 E 32nd Street
New York NY 10016
T +1 212 779 2288

CONSULTANTS
LANDSCAPE ARCHITECT/ KEN SMITH WORKSHOP
450 W 31st St, New York, NY 10001
T +1 212 791 3595

COUNSEL/ COZEN O'CONNOR
277 Park Avenue, New York NY 10172
T +1 212 883 4900

RAIL STRUCTURAL ENGINEER/ ARUP
77 Water St, New York NY 10005
T +1 212 896 3000

COST ESTIMATOR/ AECOM TISHMAN
100 Park Avenue I New York, NY 10017
T +12129732999

FINANCIAL MODELING/ JAMES LIMA
PLANNING+DEVELOPMENT
120 Fifth Avenue I New York, NY 10011
T +13476758637

ENVIRONMENTAL ENGINEER/ PHILIP HABIB & ASSOCIATES
102 Madison Avenue I New York, NY 10016
T +1212 929 5656

LIGHTING DESIGN/ TILLOTSON DESIGN ASSOCIATES
40 Worth Street I New York, NY 10013
T +1212 675 7760

REVISIONS

01	01.04.23	DRAFT ULURP
02	06.08.22	ULURP REVISIONS
03	01.04.23	ULURP REVISIONS
04	06.05.23	ULURP REVISIONS
05	12.22.23	ULURP REVISIONS

DATE DRAWN BY CHECKED BY

LANDSCAPE ARCHITECT
KENNETH W. SMITH
001355
STATE OF NEW YORK

DRAFT

SHEET TITLE
ARCH 3 LIGHTING PLAN

SCALE
$\frac{3}{16}$" = 1'-0"

SHEET NO.
LC-102