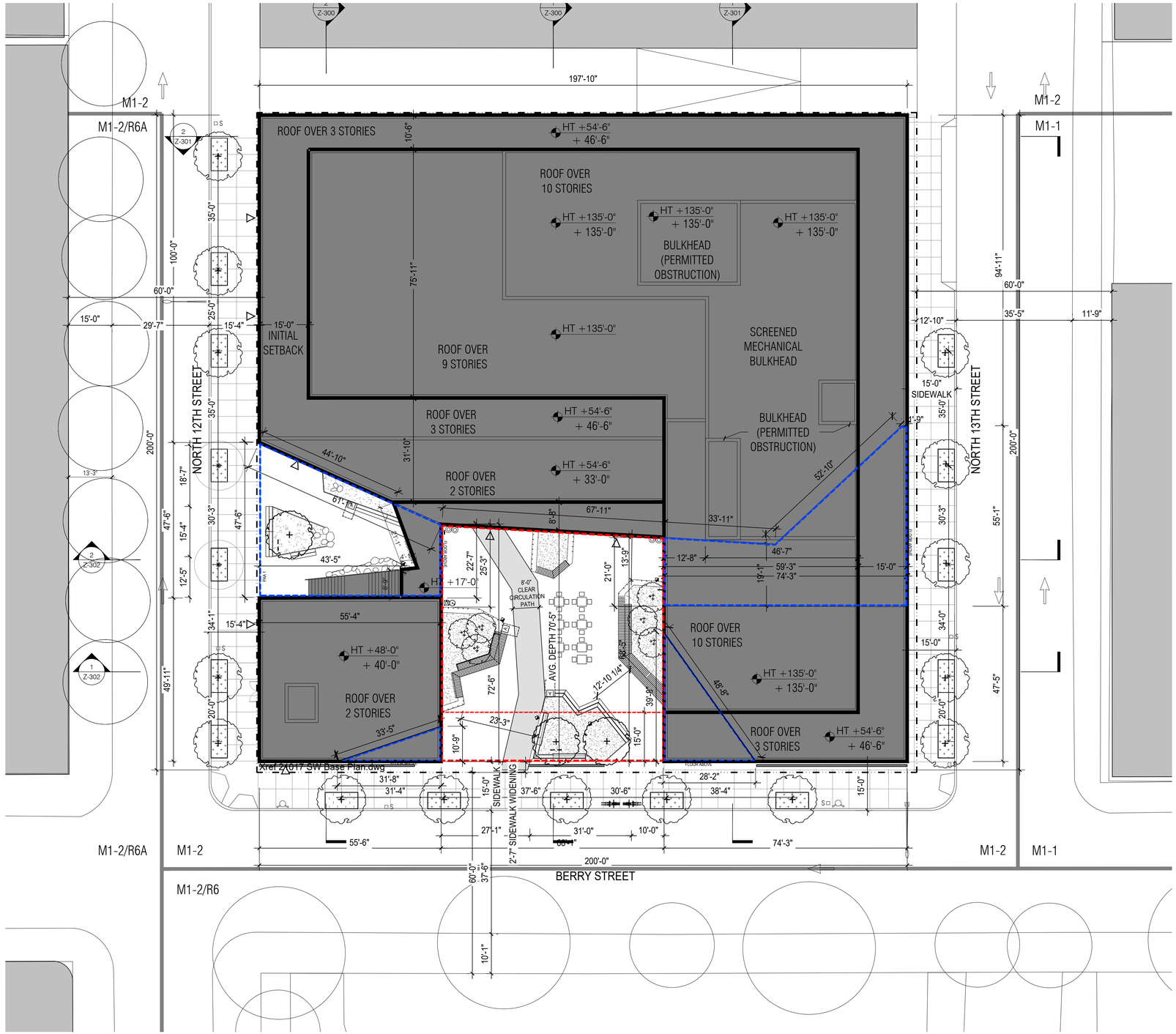

1 ZONING LOT SITE PLAN

1/16" = 1'-0"

0 4 8 16 32ft.

SCALE :: 1/16" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDINGS SHOWN WITHIN ZONING ENVELOPES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
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5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE.

LEGEND

- COMMERCIAL/RETAIL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 ZONING DISTRICT
- ROAD DIRECTION
- PUBLIC OPEN SPACE
- 15' STREET FRONTAGE OFFSET
- PUBLIC ACCESS AREA
- ILLUSTRATIVE BUILDING LINE (WALL / WINDOW)
- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE
- BUILDING / STAIR ABOVE LINE
- MOVABLE TABLE AND CHAIRS
- STREETLIFE SOLID TERRACE BENCH
- STREETLIFE BENCH TOPPER WITH BACK
- STREETLIFE HEAVY-HEAVY BACKLESS BENCH
- STREETLIFE HEAVY-HEAVY BENCH WITH BACK
- BOULDER
- PAVEMENT TYPE 1
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- SHOTCRETE PAVEMENT
- PROPOSED CATCH BASIN
- PROPOSED TRENCH DRAIN
- 8' CLEAR CIRCULATION PATH
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- PLAZA INFORMATION PLAQUE
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- BIKE RACK
- PROPOSED GROUNDCOVER
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- PROPOSED MAJOR TREE
- PROPOSED MINOR TREE

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PROJECT NAME

20 BERRY STREET

20 BERRY STREET.
BROOKLYN, NY, 11249

SPECIAL PERMIT DRAWING SET FOR ULURP

ARCHITECTS

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REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

PROFESSIONAL SEAL

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7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

ZONING LOT SITE PLAN

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	3/32" = 1'-0"
SHEET NO.	L-000
	01 OF 24

FILE: P:\19010_HastHigh_20BerrySheet\02_Drawing\02_Working\Rhino\02_Land Landscape\L-001 OPEN AREA PLAN.dwg SAVED: 10:40 AM Friday, March 28, 2025 BY GFURLANELLO

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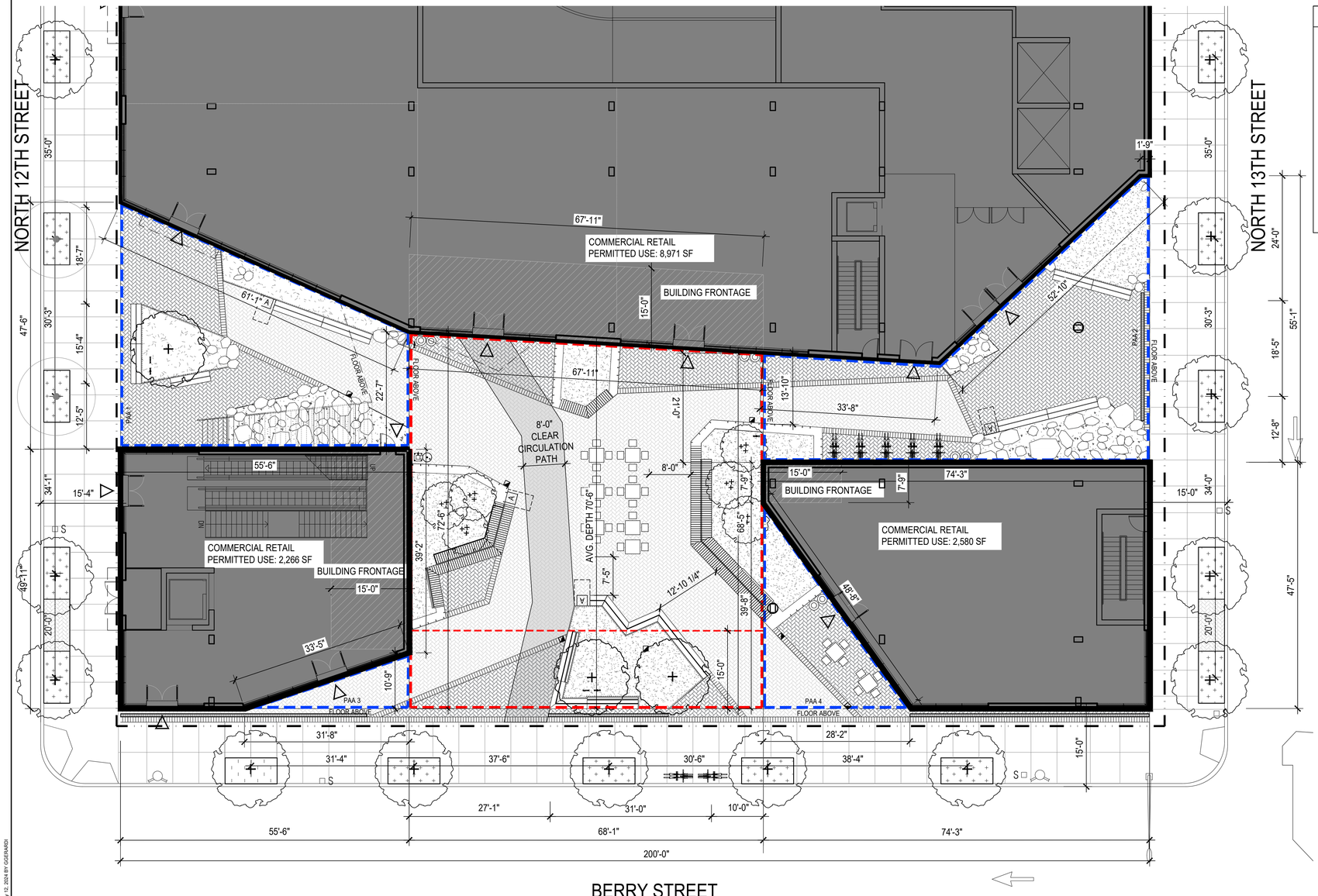

BERRY STREET

1 PUBLIC PLAZA PLAN

3/32" = 1'-0"

LEGEND

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- PROPOSED MINOR TREE
- PROPOSED CATCH BASIN
- PROPOSED TRENCH DRAIN
- 8' CLEAR CIRCULATION PATH
- PROPOSED BUILDING FOOTPRINT
- PROPOSED TREE PIT PLANTING

0 4 8 16 32ft. N

SCALE :: 3/32" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

PUBLIC PLAZA PLAN

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	3/32" = 1'-0"
SHEET NO.	L-001
02 OF 24	

FILE: P:\19\019_HadleEgle_206berry\Sheet\02_Drawings\02_Working\Plate\02_Land\Landscape\L-100 SITE LOCATION PLAN.dwg SAVED: 2:06 PM Friday, January 12, 2024 BY GGERARDI

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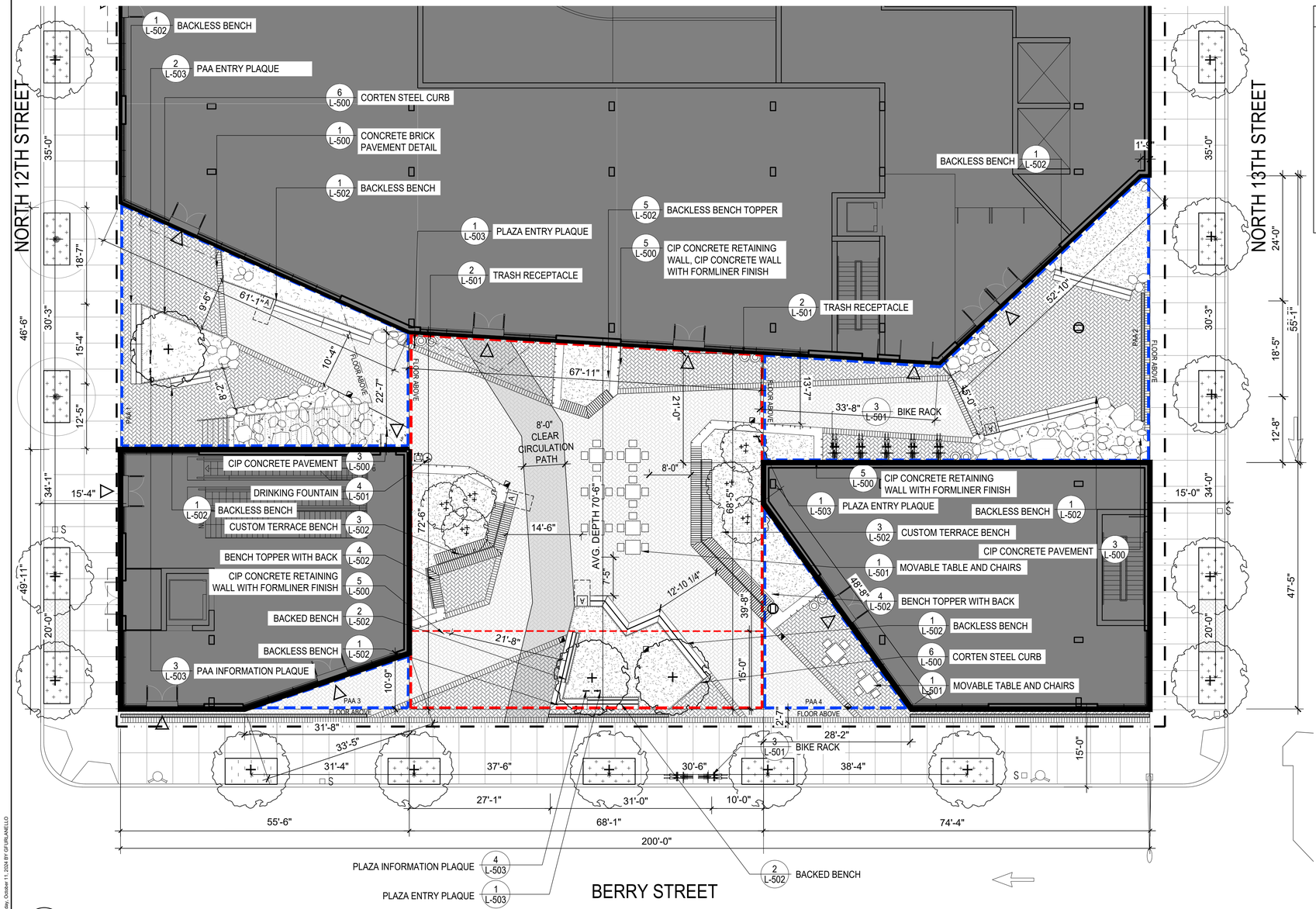

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1 KEY AND DIMENSION PLAN

3/32" = 1'-0"

LEGEND

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- R6-1/C2-3 ZONING DISTRICT
- ROAD DIRECTION
- PUBLIC OPEN SPACE
- 15' STREET FRONTAGE OFFSET
- PUBLIC ACCESS AREA
- ILLUSTRATIVE BUILDING LINE (WALL, WINDOW)
- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE
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0 4 8 16 32ft. N

SCALE :: 3/32" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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FILE: P:\19010_Hadrilagjr_20BerryStreet\02_Drawings\02_Working\Files\02_Links\Landscape\L-100 PUBLIC OPEN SPACE PLAN.dwg SAVED 4:33 PM Friday, October 11, 2024 BY GFURLANELLO

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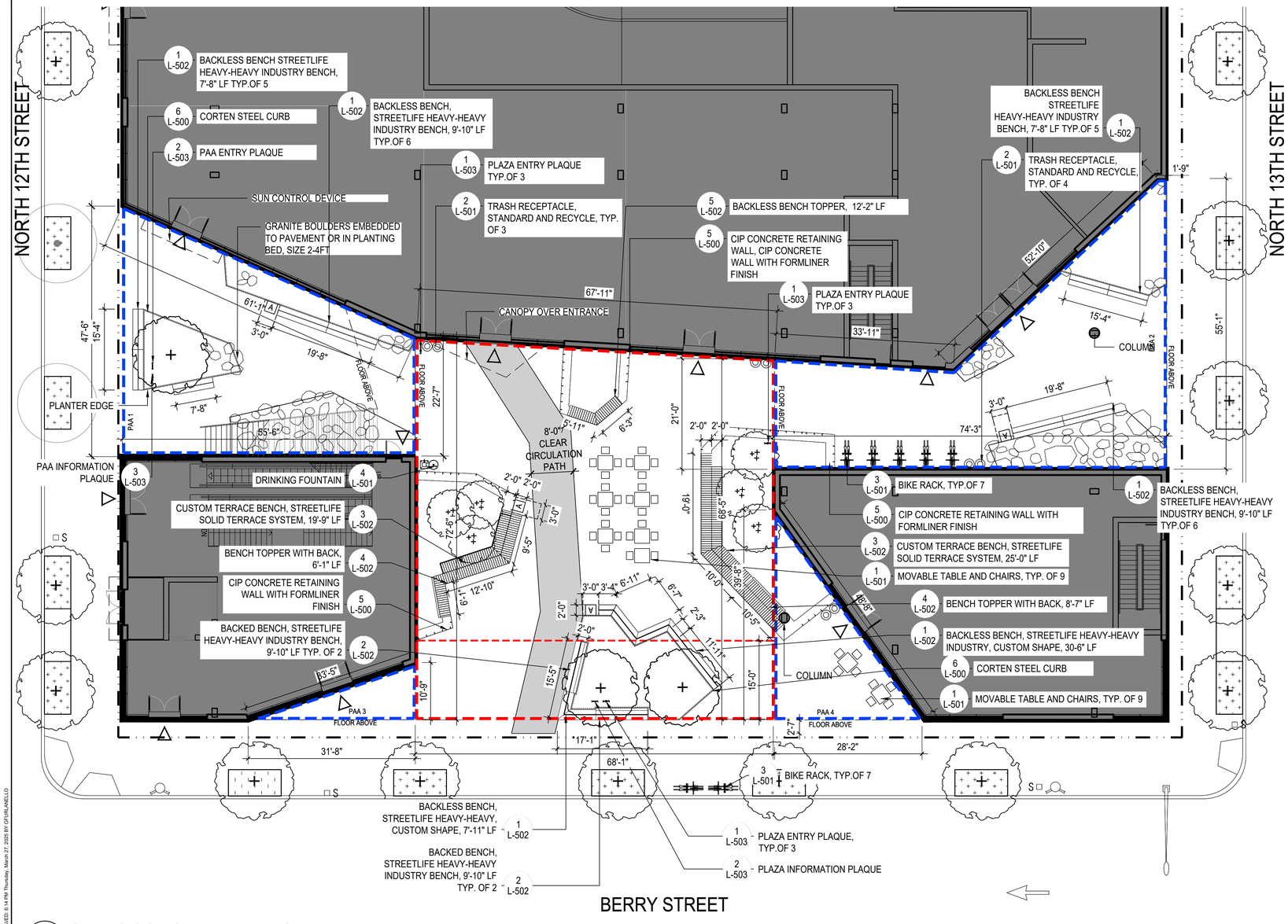
7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

KEY + DIMENSION PLAN

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	3/32" = 1'-0"
SHEET NO.	L-100
03 OF 24	



1 SEATING, SIGNAGE AND AMENITIES PLAN

3/32" = 1'-0"

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0 4 8 16 32ft. N

SCALE :: 3/32" = 1'-0"

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FILE: P:\19010_Hadrilagir_20BerrySteet\02_Drawings\02_Working\Files\02_Links\Landscape\L-101 MATERIALS PLAN, SEATING AND LIGHTING.dwg SAVED: 6:14 PM Thursday, March 27, 2025 BY: GIYURLANELLO

PUBLIC PLAZA
SEATING TYPES REQUIRED: PLAZA IS 4,800 SF: 2 SEATING TYPES REQUIRED, PROVIDES 3 TYPES.
SEATING REQUIRED: 4,800/30 = 160 LF OF SEATING REQUIRED
SEATING WITHIN 15' OF BERRY ST REQUIRED: 68 LF/2 = 34 LF REQUIRED
SEATING WITH BACKS WITHIN 15' OF BERRY ST REQUIRED: 34/2 = 17 LF REQUIRED
SEATING WITH BACKS FACING STREET WITHIN 15' OF BERRY ST REQUIRED: 17/2 = 8.5 LF REQUIRED
FIXED SEATING WITH BACKS REQUIRED: 160/2 = 80 LF REQUIRED
MAX MOVABLE SEATING: 160/2 = 80 LF

FIXED BENCH WITH BACK

TYPE	TOTAL LF PER TYPE IN PLAZA	LF WITHIN 15' OF STREET LINE
STREETLIFE HEAVY-HEAVY INDUSTRY	34.33	19.67
STREETLIFE SOLID TERRACE	44.75	0
TOTAL	**79.08**	19.67

FIXED BENCH WITHOUT BACK

TYPE	TOTAL LF PER TYPE	LF WITHIN 15' OF STREET LINE
STREETLIFE HEAVY-HEAVY INDUSTRY	38.50	19.83
STREETLIFE SOLID TERRACE	12.17	0
TOTAL	**50.67**	19.83

MOVABLE CHAIRS

TYPE	# CHAIRS	TOTAL LF	# CHAIRS WITHIN 15' OF STREET LINE	LF WITHIN 15' OF STREET LINE
TOTAL	**25**	**50**	**0**	**0**

MOVABLE TABLES

	# TABLES
TOTAL	**7**

	LF SEATING	LF SEATING WITHIN 15' OF STREET LINE	LF SEATING WITH BACKS WITHIN 15' OF STREET LINE	LF SEATING WITH BACKS FACING STREET WITHIN 15' OF STREET LINE
GRAND TOTAL	**179.75**	**39.50**	**19.67**	**9.83**

37-744: LITTER RECEPTACLES	
REQUIRED: 4,800/1,500 = 3.2 = 4 MINIMUM	
	QTY
TOTAL	**4**

37-745: BICYCLE PARKING

REQUIRED: 2 MINIMUM, PLAZA IS LESS THAN 10,000 SF.

TYPE	QTY	# BIKES PER RACK	TOTAL BIKES
	2	2	4
TOTAL			**4**

37-746: DRINKING FOUNTAINS

REQUIRED: 1

	QTY
TOTAL	**1**

37-751: PUBLIC SPACE SIGNAGE SYSTEMS

ENTRY PLAQUES REQUIRED: 68 LF/40 = 2 SIGNS REQUIRED ON BERRY ST + 1 SIGN AT NORTH 12TH ENTRANCE + 1 SIGN AT NORTH 13TH ENTRANCE + 1 SIGN IN EACH PAA.

INFO PLAQUES REQUIRED: 1 IN PLAZA, 1 IN PAA.

TYPE	QTY
ENTRY PLAQUE	8
PLAZA INFO PLAQUE	1
PAA INFO PLAQUE	1

PUBLIC ACCESS AREAS	
FIXED BENCH WITH BACK	
	TOTAL LF PER PAA
PAA 1	0
PAA 2	0
PAA 3	0
PAA 4	0
TOTAL	**0**

FIXED BENCH WITHOUT BACK

	TOTAL LF PER PAA
PAA 1	42.65
PAA 2	34.99
PAA 3	0
PAA 4	0
TOTAL	**77.64**

MOVABLE CHAIRS

	# CHAIRS	TOTAL LF
PAA 1	0	0
PAA 2	0	0
PAA 3	0	0
PAA 4	8	16
TOTAL	**8**	**16**

MOVABLE TABLES

	# TABLES
TOTAL PAA#4	**2**

LF SEATING	
PAA 1	42.65
PAA 2	34.99
PAA 3	0
PAA 4	16
GRAND TOTAL	**93.64**

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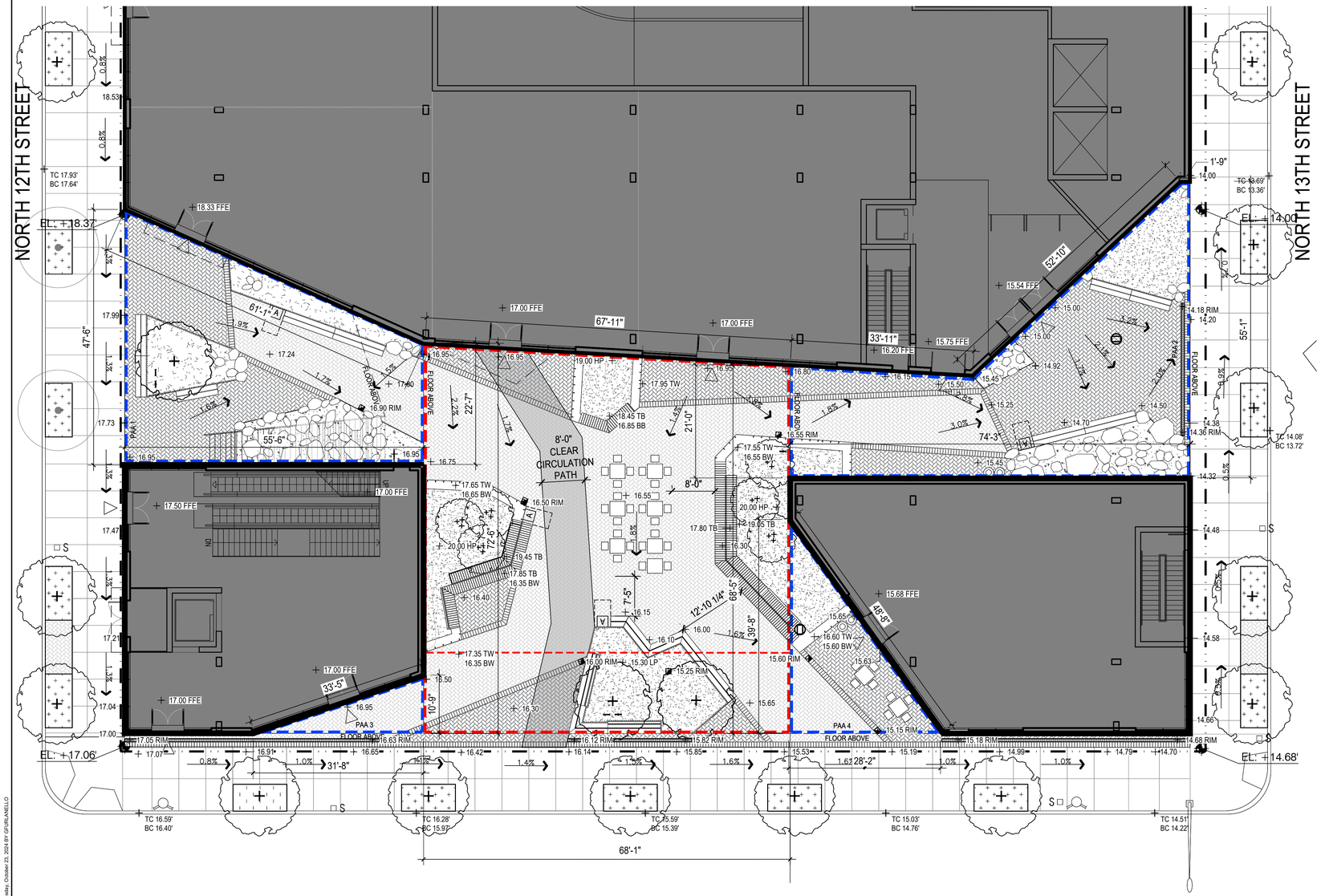
SHEET TITLE

SEATING, SIGNAGE AND AMENITIES PLAN

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	3/32" = 1'-0"
SHEET NO.	L-101



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1 MATERIALS, PAVING AND GRADING PLAN

3/32" = 1'-0"

LEGEND

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- PROPOSED MAJOR TREE
- PROPOSED SLOPE
- PROPOSED CATCH BASIN
- PROPOSED TRENCH DRAIN
- SPOT ELEVATION
- TOP OF WALL/BACK OF WALL ELEVATION
- TOP OF BENCH/BACK OF BENCH ELEVATION
- TOP OF CURB/BACK OF CURB ELEVATION; FINAL ELEVATIONS ARE ILLUSTRATIVE ONLY AND WILL BE VERIFIED IN THE BUILDERS PAVEMENT PLAN
- PAVEMENT TYPE 1
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0 4 8 16 32ft. N

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GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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FILE: P:\19\019_Hadrilaga_206berryStreet\02_Drawings\02_Working\Plan\02_Land\Landscape\L-102 MATERIALS, PAVING AND GRADING PLAN.dwg SAVED: 5:29 PM Wednesday, October 23, 2024 BY GFURLANELLO

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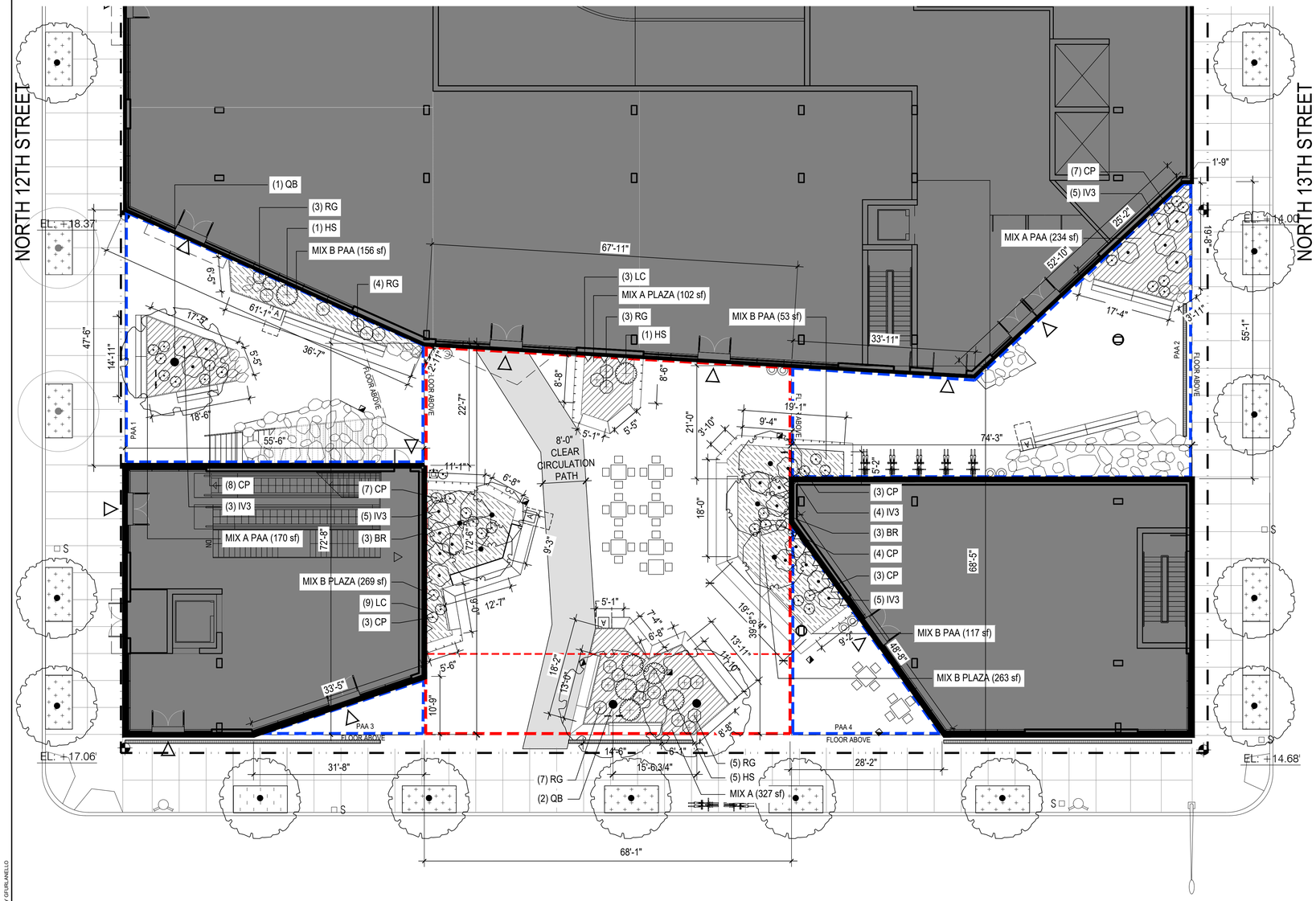
7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

MATERIALS, PAVING AND GRADING PLAN

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	3/32" = 1'-0"
SHEET NO.	L-102



BERRY STREET

1 PLANTING PLAN

3/32" = 1'-0"

LEGEND

- COMMERCIAL/RETAIL ACCESS POINT BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- ROAD DIRECTION
- PUBLIC OPEN SPACE
- 15' STREET FRONTAGE OFFSET
- PUBLIC ACCESS AREA
- ILLUSTRATIVE BUILDING LINE (WALL / WINDOW)
- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE
- BUILDING / STAIR ABOVE LINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- EXISTING SIGN
- PLAZA INFORMATION PLAQUE
- PLAZA ENTRY PLAQUE
- PROPOSED TREE PIT PLANTING
- 8' CLEAR CIRCULATION PATH
- PROPOSED CATCH BASIN
- PROPOSED TRENCH DRAIN
- BOULDER
- PROPOSED BUILDING FOOTPRINT
- BETULA NIGRA
- QUERCUS BICOLOR
- EXISTING STREET TREE
- PROPOSED STREET TREE

0 4 8 16 32ft. N

SCALE :: 3/32" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

PLANT SCHEDULE PUBLIC PLAZA AREA

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOTBALL	SIZE	SPACING
BR	6	BETULA NIGRA	RIVER BIRCH	5 GAL	3 - 3 1/2" CAL.	10-12' HT.
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	3.5"CAL	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOTBALL	SIZE	SPACING
CP	17	COMPTONIA PEREGRINA	SWEET FERN	5 GAL		24" O.C.
HS	6	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'	SIKE'S DWARF OAKLEAF HYDRANGEA	7 GAL		36" O.C.
IV3	10	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	5 GAL		24" O.C.
LC	15	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	1 GAL		
RG	15	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL		30" O.C.

CONCEPT PLANT SCHEDULE PUBLIC PLAZA AREA

MIX A — 415 SF
- AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE EASTERN BLUESTAR — 1 GAL, 12" O.C.
- CAREX RADIATA / EASTERN STAR SEDGE — 1 GAL, 18" O.C.
- CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO — 1 QUART, 12" O.C.
- CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS — 1 GAL, 18" O.C.
- HEUCHERA AMERICANA 'DALE'S STRAIN' / AMERICAN ALUMROOT — FLAT, 12" O.C.
- PACHYSANDRA PROCUMBENS / ALLEGHENY SPURGE — 4"POT, 6"O.C.

MIX B — 638 SF
- AMSONIA HUBRICHTII 'BUTTERSCOTCH' / BUTTERSCOTCH ARKANSAS BLUESTAR — 1 GAL, 18" O.C.
- CAREX FLACCOSPERMIA / BLUE WOOD SEDGE — 1 QUART, 12" O.C.
- DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS — 1 GAL, 18" O.C.
- DRYOPTERIS ERYTHROSORA 'BRILLIANCE' / BRILLIANCE AUTUMN FERN — 1 GAL, 18" O.C.
- GERANIUM MACULATUM 'ESPRESSO' / SPOTTED GERANIUM — 1 GAL, 12" O.C.
- HELLEBORUS ORIENTALIS 'BLACK MAGIC' / BLACK MAGIC LENTEN ROSE — 1 GAL, 12" O.C.
- MERTENSIA VIRGINICA / VIRGINIA BLUEBELLS — 1 QUART, 12" O.C.

PLANT SCHEDULE PAA

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOTBALL	SIZE	SPACING
QB	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	3.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOTBALL	SIZE	SPACING
CP	21	COMPTONIA PEREGRINA	SWEET FERN	5 GAL		24" O.C.
HS	1	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'	SIKE'S DWARF OAKLEAF HYDRANGEA	7 GAL		36" O.C.
IV3	12	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	5 GAL		24" O.C.
LC	15	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	1 GAL		
RG	7	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL		30" O.C.

CONCEPT PLANT SCHEDULE PAA

MIX A — 404 SF
- AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE EASTERN BLUESTAR — 1 GAL, 12" O.C.
- CAREX RADIATA / EASTERN STAR SEDGE — 1 GAL, 18" O.C.
- CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO — 1 QUART, 12" O.C.
- CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS — 1 GAL, 18" O.C.
- HEUCHERA AMERICANA 'DALE'S STRAIN' / AMERICAN ALUMROOT — FLAT, 12" O.C.
- PACHYSANDRA PROCUMBENS / ALLEGHENY SPURGE — 4"POT, 6"O.C.

MIX B — 156 SF
- AMSONIA HUBRICHTII 'BUTTERSCOTCH' / BUTTERSCOTCH ARKANSAS BLUESTAR — 1 GAL, 18" O.C.
- CAREX FLACCOSPERMIA / BLUE WOOD SEDGE — 1 QUART, 12" O.C.
- DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS — 1 GAL, 18" O.C.
- DRYOPTERIS ERYTHROSORA 'BRILLIANCE' / BRILLIANCE AUTUMN FERN — 1 GAL, 18" O.C.
- GERANIUM MACULATUM 'ESPRESSO' / SPOTTED GERANIUM — 1 GAL, 12" O.C.
- HELLEBORUS ORIENTALIS 'BLACK MAGIC' / BLACK MAGIC LENTEN ROSE — 1 GAL, 12" O.C.
- MERTENSIA VIRGINICA / VIRGINIA BLUEBELLS — 1 QUART, 12" O.C.

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
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5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE.

PUBLIC PLAZA

37-742: PLANTING AND TREES

TREES REQUIRED: 4

TREES REQUIRED FLUSH TO GRADE: 4 X 50% = 2

MIN PLANTING AREA REQUIRED: 4,800 X 20% = 960 SF

1'6" DEPTH PLANTING BED WITHOUT TREES

TYPE	SF EACH	QTY	TOTAL SF	SF WITHIN 15' OF STREET LINE
MIX A	102	1	102	0
TOTAL			**102**	**0**

3'-3"6" DEPTH PLANTING BED WITH/WITHOUT TREES

TYPE	SF EACH	QTY	TOTAL SF	SF WITHIN 15' OF STREET LINE	TOTAL # OF TREES
MIX A	327	1	327	**301.6**	2
MIX B	269	1	269	0	3
MIX B	263	1	263	0	3
TOTAL			**859**	**301.6**	8
			SF PLANTING	**SF PLANTING WITHIN 15' OF STREET LINE**	**# OF TREES**
GRAND TOTAL			**961**	**301.6**	**8**
TOTAL PLANTING BY PERCENTAGE OF TOTAL AREA			**20.02%**	**6.28%**	

PUBLIC ACCESS AREAS

37-742: PLANTING AND TREES

1'6" DEPTH PLANTING BED WITHOUT TREES

	TYPE	SF EACH	QTY		TOTAL SF
PAA 1	MIX B	156	1		156
PAA 2	MIX A	234	1		234
TOTAL					**390**

3' DEPTH PLANTING BED WITH/WITHOUT TREES

	TYPE	SF EACH	QTY	TOTAL SF	TOTAL # OF TREES
PAA 1	MIX A	170	1	170	1
PAA 2	MIX B	53	1	53	0
PAA 4	MIX B	117	1	117	0
TOTAL				**340**	**1**
				SF PLANTING	# OF TREES
GRAND TOTAL				**730**	**1**
TOTAL PLANTING BY PERCENTAGE OF TOTAL AREA				**15.21%**	

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PROJECT NAME

20 BERRY STREET

20 BERRY STREET.
BROOKLYN, NY, 11249

SPECIAL PERMIT DRAWING SET FOR ULURP

ARCHITECTS

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REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

PROFESSIONAL SEAL

REVISIONS

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SHEET TITLE

PLANTING PLAN

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	3/32" = 1'-0"
SHEET NO.	L-103
06 OF 24	

FILE: P:\19010_Hudridge_20BerryStreet\02_Drawings\02_Working\Files\02_Links\Landscape\L-103 PLANTING PLAN.dwg SAVED: 5:38 PM Wednesday, October 23, 2024 BY GFURLANELLO

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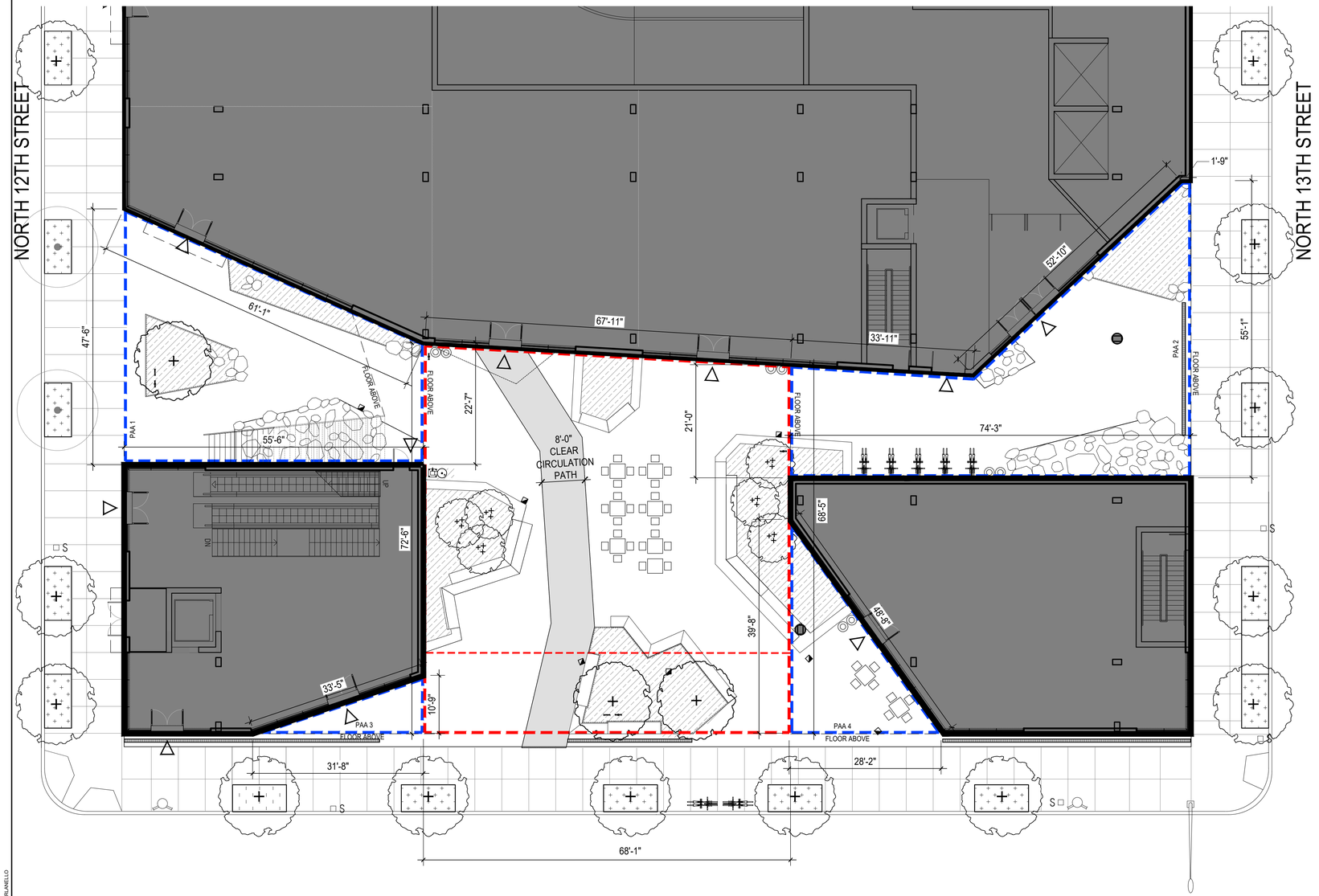

1 IRRIGATION PLAN

3/32" = 1'-0"

LEGEND

COMMERCIAL/RETAIL ACCESS POINT BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY	STREET LAMP	PROPOSED MAJOR TREE
R6-1/C2-3 ZONING DISTRICT	TRAFFIC LIGHT	
ROAD DIRECTION	FIRE HYDRANT	PROPOSED MINOR TREE
PUBLIC OPEN SPACE	EXISTING SIGN	
15' STREET FRONTAGE OFFSET	PLAZA INFORMATION PLAQUE	AREA TO RECEIVE DRIP IRRIGATION
PUBLIC ACCESS AREA	PLAZA ENTRY PLAQUE	8' CLEAR CIRCULATION PATH
ILLUSTRATIVE BUILDING LINE (WALL / WINDOW)	DRINKING FOUNTAIN	PROPOSED CATCH BASIN
ZONING LOT LINE	ADA COMPANION SEATING (3' x 5')	PROPOSED TRENCH DRAIN
MAXIMUM BUILDING ENVELOPE	BOULDER	EXISTING STREET TREE
BUILDING / STAIR ABOVE LINE	PROPOSED BUILDING FOOTPRINT	
	PROPOSED TREE PIT PLANTING	PROPOSED STREET TREE

0 4 8 16 32ft. N

SCALE :: 3/32" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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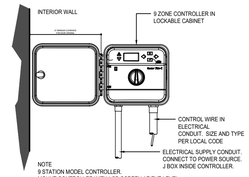
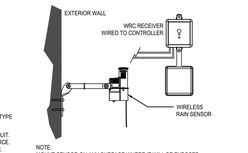
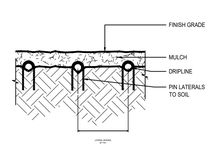


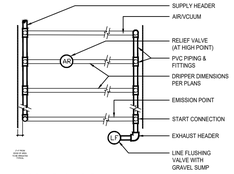
1 IRRIGATION CONTROLLER — NOT TO SCALE



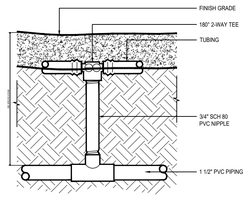
2 WIRELESS RAIN SENSOR — NOT TO SCALE



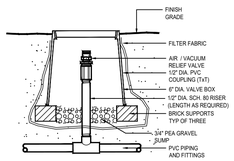
3 DRIPLINE INSTALLATION — NOT TO SCALE



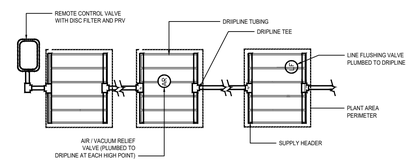
4 DRIPLINE - SAMPLE LAYOUT — NOT TO SCALE



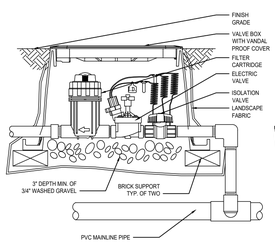
5 START CONNECTION (WITH PVC RISER) — NOT TO SCALE



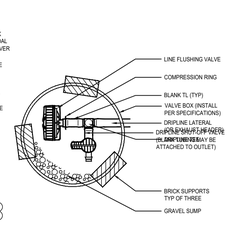
6 AIR / VACUUM RELIEF (PLUMBED TO PVC) — NOT TO SCALE



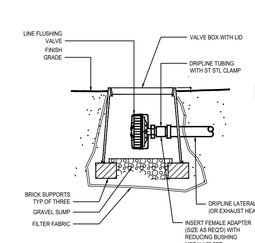
7 MULTI-PLANTER LAYOUT — NOT TO SCALE



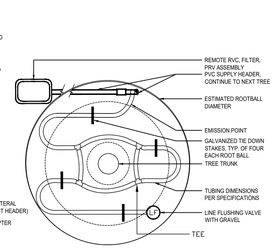
8 CONTROL VALVE WITH FILTER — NOT TO SCALE



9 DRIPLINE FLUSHING VALVE WITH SHUT-OFF — NOT TO SCALE



10 DRIPLINE FLUSHING VALVE (PLUMBED TO PVC) — NOT TO SCALE



11 TREE PLANTING TUBING AND ACCESSORIES — NOT TO SCALE

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REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

PROFESSIONAL SEAL

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DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	3/32"=1'-0"
SHEET NO.	L-104

07 OF 24

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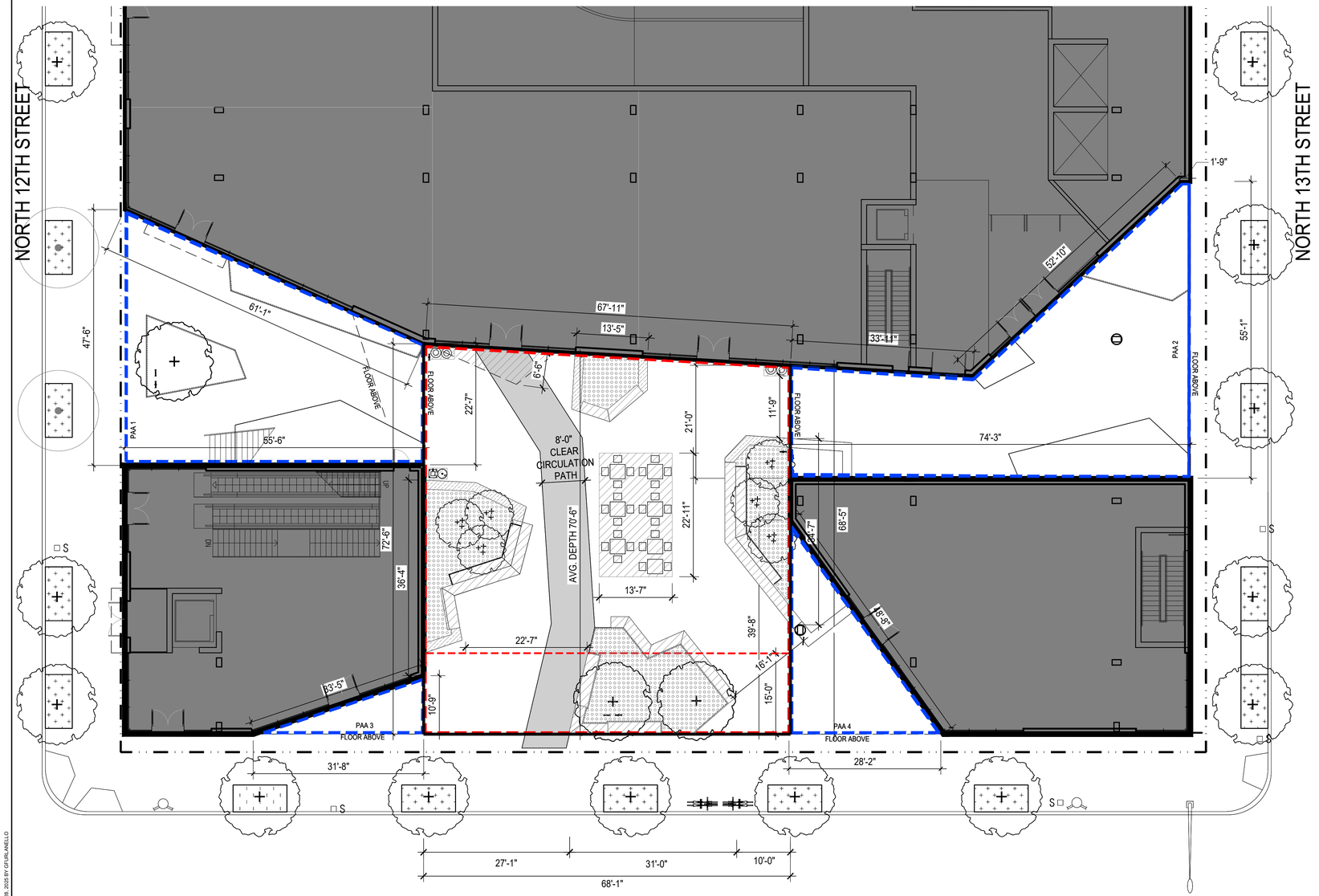

1 OBSTRUCTIONS PLAN

3/32" = 1'-0"

LEGEND

- COMMERCIAL/RETAIL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- ROAD DIRECTION
- PUBLIC OPEN SPACE
- 15' STREET FRONTAGE OFFSET
- PUBLIC ACCESS AREA
- WALL / WINDOW — ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE
- BUILDING / STAIR ABOVE LINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- S — EXISTING SIGN
- PLAZA INFORMATION PLAQUE
- PLAZA ENTRY PLAQUE
- AWNING + SUN CONTROL DEVICES OBSTRUCTION 78 SF
- MOVABLE TABLES OBSTRUCTION 311 SF
- PLANTING OBSTRUCTION 974.8 SF
- CONCRETE RETAINING WALL OBSTRUCTION 100.3 SF
- FIXED SEATING OBSTRUCTION 377.6 SF
- DRINKING FOUNTAIN OBSTRUCTION 7 SF
- RECYCLING AND TRASH RECEPTACLES OBSTRUCTION 19 SF
- 8' CLEAR CIRCULATION PATH
- PROPOSED BUILDING FOOTPRINT
- EXISTING STREET TREE
- PROPOSED STREET TREE
- PROPOSED TREE PIT PLANTING

0 4 8 16 32ft. N

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PUBLIC PLAZA FRONTAGE

37-721: OBSTRUCTION AREA WITHIN 15 FT OF SIDEWALK FRONTAGE

AREA WITHIN 15' FRONTAGE ZONE = 68' X 15' = 1020 SF, 1020/2 = 510 MAX SF OBSTRUCTED

TYPE	ITEM	AREA (SF)	QTY	TOTAL SF
SEATING		65	1	65
SEATING		22	1	22
PLANTER		298	1	298
TOTAL				385
TOTAL PRECENTAGE OF 15' FRONTAGE OBSTRUCTED				**37.75%**

37-721: OBSTRUCTION LINEAR FEET OF SIDEWALK FRONTAGE

REQUIRED FREE OF OBSTRUCTION = 68'-1" X 50% = 34'-1/2"

27'-1" + 10'	37'-1"
TOTAL	37'-1"
TOTAL PERCENTAGE OF FRONTAGE LENGTH CLEAR	**54.47%**

PUBLIC PLAZA

37-726: PERMITTED OBSTRUCTION AREAS

TOTAL AREA = 4,800 SF; 4,800 X 40% = 1,920 MAX SF OBSTRUCTED

SEATING

ITEM	LENGTH	WIDTH	AREA (SF)	QTY	TOTAL SF
FIXED BENCH WITH BACK	VARIES	2'0"	193.99		193.99
FIXED BENCH WITHOUT BACK	VARIES	2'0"	194.01		194.01
MOVABLE TABLES & CHAIRS CLUSTER	22'11"	13'7"	311	1	311
TOTAL SEATING OBSTRUCTION AREA					**699**
TOTAL SEATING OBSTRUCTION AREA BY PERCENTAGE OF TOTAL PLAZA					**14.56%**

PLANTING

ITEM	LENGTH	WIDTH	AREA (SF)	QTY	TOTAL SF
3'-3'6" DEPTH PLANTING BED WITH/WITHOUT TREES	VARIES	VARIES	859	1	859
1'6 DEPTH PLANTING BED WITHOUT TREES	VARIES	VARIES	102	1	102
TOTAL PLANTING OBSTRUCTION AREA					**961**
TOTAL PLANTING OBSTRUCTION AREA BY PERCENTAGE OF TOTAL PLAZA					**20.02%**

AMENITIES & MISCELLANEOUS

ITEM	LENGTH	WIDTH	AREA (SF)	QTY	TOTAL SF
LITTER RECEPTACLES			4.75	4	19
DRINKING FOUNTAIN			6.9	1	6.9
CONCRETE WALL			109		109
AWNINGS + SUN CONTROL DEVICES			78	1	78
TOTAL AMENITIES & MISCELLANEOUS OBSTRUCTION AREA					**212.9**
TOTAL AMENITIES & MISCELLANEOUS OBSTRUCTION AREA BY PERCENTAGE OF TOTAL PLAZA					**4.44%**
GRAND TOTAL OBSTRUCTIONS					**1872.9**
GRAND TOTAL OBSTRUCTIONS BY PERCENTAGE OF TOTAL PLAZA AREA					**39.02 %**

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PROJECT NAME

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REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

PROFESSIONAL SEAL

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SHEET TITLE

PERMITTED OBSTRUCTION PLAN

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	3/32" = 1'-0"
SHEET NO.	L-105

08 OF 24

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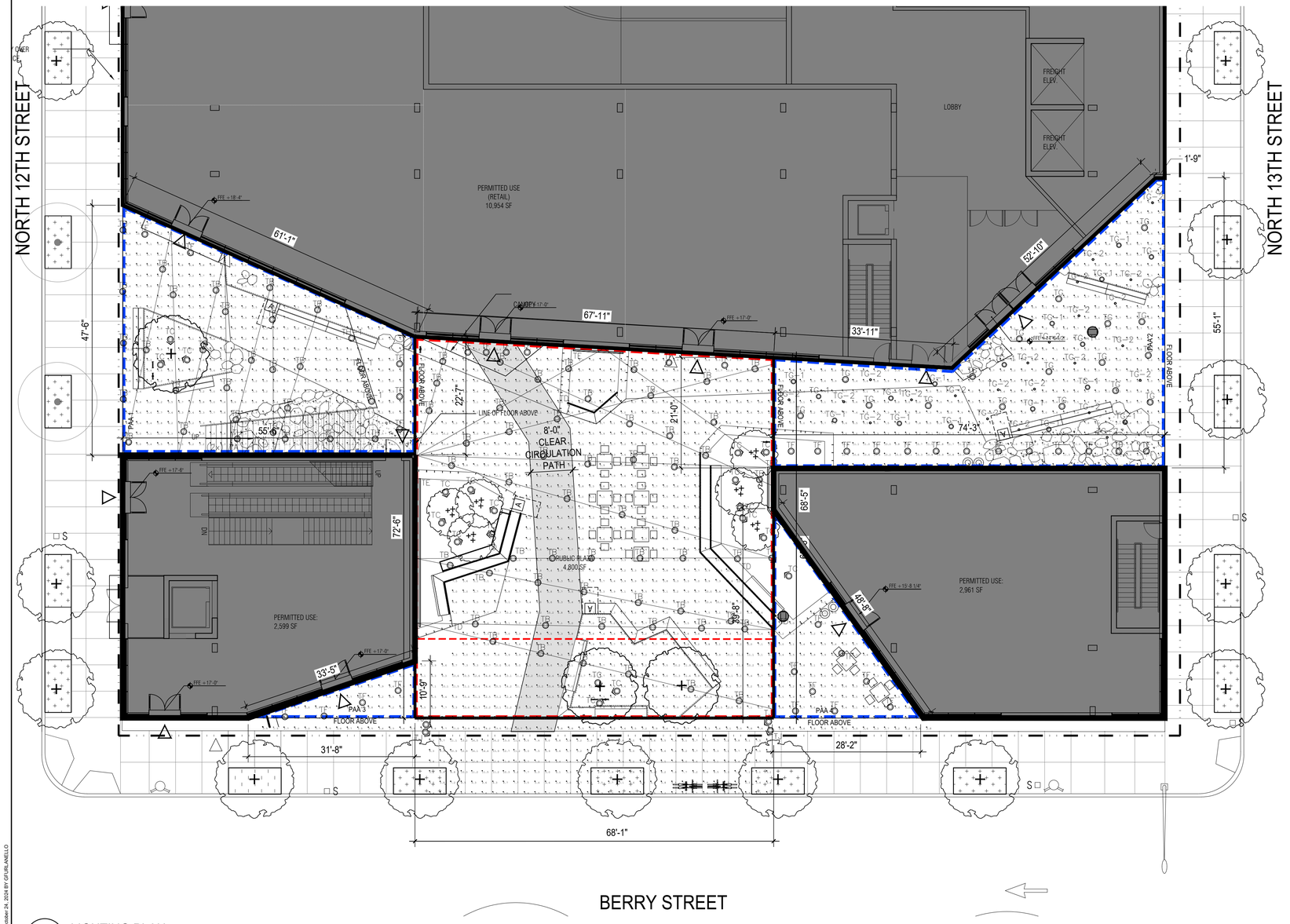
FILE: P:\19010_Hadrilaje_20BerrySStreet\02_Drawings\02_Working\Files\02_Links\Landscape\L-106 PERMITTED OBSTRUCTION PLAN.dwg SAVED: 10:40 AM Friday, March 28, 2025 BY GFURLANELLO



1 LIGHTING PLAN

3/32" = 1'-0"

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDINGS SHOWN WITHIN ZONING ENVELOPES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE.

LEGEND

- COMMERCIAL/RETAIL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- ROAD DIRECTION
- PUBLIC OPEN SPACE
- 15' STREET FRONTAGE OFFSET
- PUBLIC ACCESS AREA
- WALL / WINDOW — ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- MAXIMUM BUILDING ENVELOPE
- BUILDING / STAIR ABOVE LINE
- PROPOSED TREE PIT PLANTING
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- □ S — EXISTING SIGN
- PLAZA INFORMATION PLAQUE
- PLAZA ENTRY PLAQUE
- ADA COMPANION SEATING (3' x 5')
- 8' CLEAR CIRCULATION PATH
- PROPOSED BUILDING FOOTPRINT
- EXISTING STREET TREE
- PROPOSED STREET TREE

0 4 8 16 32ft. N

SCALE :: 3/32" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

LUMINAIRE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	LAMP LUMENS	WATTAGE	MANUFACTURER AND ORDERING CODE
———	TA	LINEAR LED WALL GRAZER	163/LF	5/LF	Lumenpulse: LOG ASHRAE-*-*-30K-10x30-SAM-BK*-DIM
○	TB	CATENARY MOUNTED CYLINDER DOWNLIGHT	462	7	BK Lighting: CY-AR-LED-RM-e65-WFL-A9-*-12-11-F + remote tranformer
⏚	TC	STAKE MOUNTED TREE LANDSCAPE UPLIGHT	462	7	BK Lighting: AR-LED-RM-e65-MFL-A9-*-12-11-A-3"-PP/SF + remote transformer
———	TD	LINEAR LED STRIP LIGHT	250/LF	3/LF	LED Linear: XOOLINE-HYD-HD10-W8-22-*-OL-Cl0-IP67 + remote drivers
———	TE	LINEAR LED WALL GRAZER	163/LF	5/LF	Lumenpulse: LOG ASHRAE-*-*-30K-10x30-SAM-BK*-DIM
○	TF	RECESSED WALL WASHER	677	14	Lucifer: F4R-TWW-2-*-*-90C14A-30-WW-*-*-EA2
○	TG	RECESSED DOWNLIGHT LARGE	829	14	Lucifer: F4R-TAD-2-*-*-90C14A-30-40-*-*-EA2-04
○	TG-1	RECESSED DOWNLIGHT MEDIUM	936	14	Lucifer: F3R-T-2-F-*-*-90C14A-30-40-*-*-SG-04
○	TG-2	RECESSED DOWNLIGHT SMALL	122	2	Luce Light: ESEM 2.6-3000K-80
○	TH	SURFACE MOUNTED ADJUSTABLE CYLINDER	676	10	Lucifer: CY1-AD-2-CF*-BK-90C10A-30-40-CA2-4-CMJB
⏚	TJ	SURFACE MOUNTED FLOOD LIGHT	4445	51	We-ef: 139-2045

CALCULATION SUMMARY

AREA	CALC TYPE	UNITS	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PLAZA	ILLUMINANCE	FC	6.81	30.7	2	3.41	15.35
PAA 1	ILLUMINANCE	FC	6.84	25.1	2	2.75	12.55
PAA 2	ILLUMINANCE	FC	6.51	11.8	2.1	3.1	5.62
PAA 3	ILLUMINANCE	FC	5.96	8.5	2.7	2.21	3.15
PAA 4	ILLUMINANCE	FC	5.32	7.2	2.8	1.9	2.57

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SHEET TITLE

LIGHTING PLAN

DRAWN BY: MH, MN
CHECKED BY: JP
PROJECT NO.: 21017
ISSUE DATE: 06/05/25
SCALE: 3/32"=1'-0"
SHEET NO.: L-106
9 OF 24

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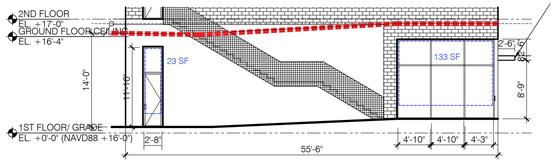
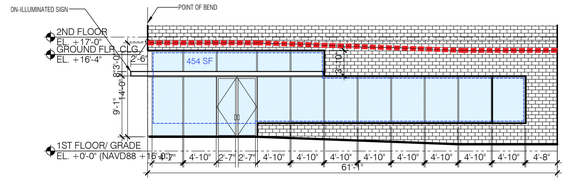


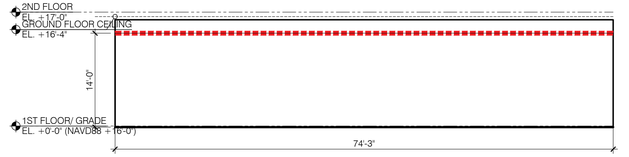
1 PAA 1 DETAIL ELEVATION

3/32" = 1'-0"



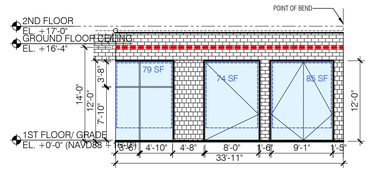
2 PAA 1 DETAIL ELEVATION 2

3/32" = 1'-0"



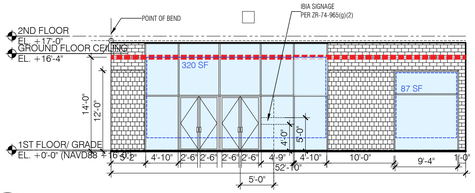
3 PAA 2 DETAIL ELEVATION

3/32" = 1'-0"



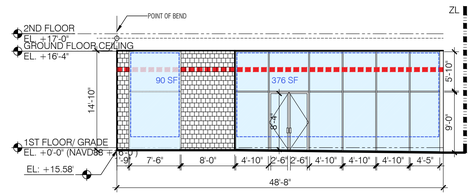
4 PAA 2 DETAIL ELEVATION 2

3/32" = 1'-0"



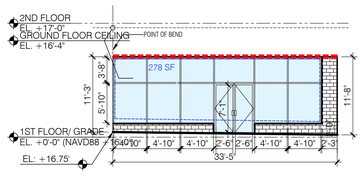
5 PAA 2 DETAIL ELEVATION 3

3/32" = 1'-0"



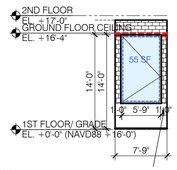
6 PAA 3 DETAIL ELEVATION

3/32" = 1'-0"



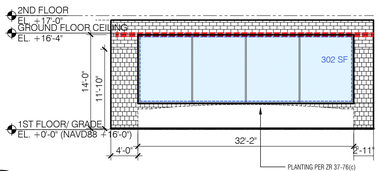
7 PAA 4 DETAIL ELEVATION

3/32" = 1'-0"



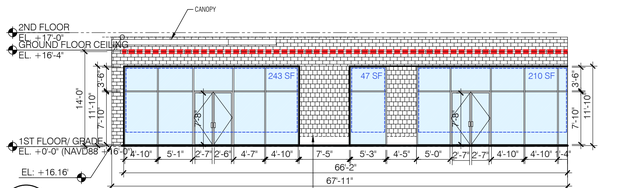
8 PUBLIC PLAZA DETAIL ELEVATION

3/32" = 1'-0"



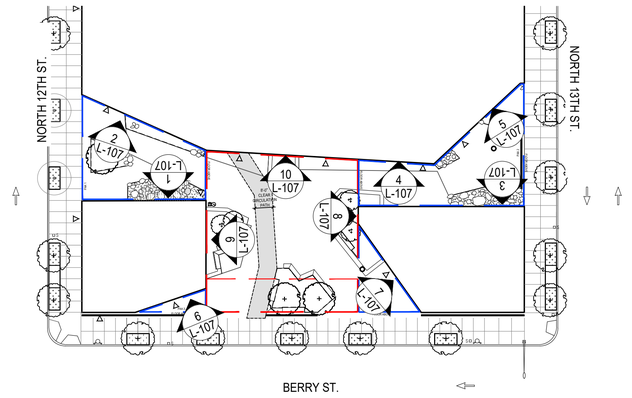
9 PUBLIC PLAZA DETAIL ELEVATION 2

3/32" = 1'-0"



10 PUBLIC PLAZA DETAIL ELEVATION 3

3/32" = 1'-0"



11 KEY PLAN

1/32" = 1'-0"

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- CALCULATION AREA
- VISION GLASS

GENERAL NOTES

1. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

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7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

PLAZA ELEVATIONS

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	AS SHOWN
SHEET NO.	L-107

10 OF 24

FILE: P:\19010_HadHagar_20BerrySt\sset02_Drawings\02_Working\Files\02_Links\Landscape\L-108 PLAZA ELEVATIONS.dwg SAVED: 3:20 PM Thursday, October 24, 2024 BY GFURLANELLO

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37-71	BASIC DESIGN CRITERIA				
37-712	AREA DIMENSIONS	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] A public plaza shall contain an area of not less than 2,000 square feet.	The public plaza must be at least 2,000 SF.	The public plaza proposes a total of 4,800 SF, an additional 2,800 SF than the minimum.	Complies	PAA proposes a total of 4,890 SF. PAA 1 is 1,950 SF, PAA 2 is 2,210.5 SF, PAA 3 is 170.5 SF, PAA 4 is 559 SF.
	[2] In no case shall spaces between existing buildings remaining on the zoning lot qualify as public plazas.	Spaces between existing buildings do not qualify as public plazas.	No exisiting buildings to remain.	Complies	N/A
	[3] In addition, in order to preserve the provisions relating to the boundaries, proportions and obstructions of public plazas, on any one zoning lot, an open area which does not qualify for bonus floor area may not be located between two public plazas, or between a public plaza and a building wall or arcade.	An open area which does not qualify for bonus floor area may not be located between two public plazas, or between a public plaza and a building wall or arcade.	Does not apply, there is only one public plaza.	N/A	PAA is an open area bounding a street line and is not between two public plazas.
	[4] Any non-bonused open area located adjacent to a public plaza, other than an open area bounding a street line used for pedestrian access, must either: (a) be separated from the public plaza by a buffer, such as a wall, decorative fence, or opaque plantings at least six feet in height; or (b) meet all requirements for minor portions of public plazas related to size, configuration, orientation, as specified in Section 37-716.	Non bonus open area that is not bound by a street line must either be separated from the public plaza by a buffer or meet all requirements for minor portions of public plazas.	Does not apply, adjacent non bonus open areas are bounding a street line.	N/A	PAA is an open area bounding a street line used for pedestrian access.
37-713	LOCATIONAL RESTRICTIONS	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] No public plaza, or portion thereof, shall be located within 175 feet of an existing publicly accessible open area or public park as measured along the street line on which the existing amenity fronts if the public plaza is to be located on the same side of the street, or as measured along the directly opposite street line if the public plaza is to be located on the other side of the street. Such distance shall include the width of any street that intersects the street on which the amenity fronts. However, such location restriction may be waived if the public plaza is located directly across the street from the existing publicly accessible open area or public park and if the Chairperson of the City Planning Commission finds that the location of the public plaza at such location would create or contribute to a pedestrian circulation network connecting the two or more open areas. Additional provisions regarding the location of a public plaza are set forth in the Special Midtown District, the Special Lower Manhattan District and the Special Downtown Brooklyn District.	175' clearance required from open space.	Plaza is across the street from a publicly accesible open space, McCarren Park. Approximate distance is 60'-0"	Waiver needed, persuant to 74-96	N/A
37-714	RESTRICTIONS ON ORIENTATION	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] For purposes of the orientation requirements, a "north-facing," "south-facing," "east-facing" or "west-facing" street line means a street line facing within 45 degrees of the direction indicated. To front on a street means to be contiguous to the street line or to a sidewalk widening along the street line.	-	-	-	-
	[a] Where the major portion of a public plaza fronts on only one street line, such major portion is not permitted to front on a north-facing street line of a zoning lot.	Plaza must face south.	Plaza will face S-SE along Berry Street.	Complies	N/A
	[b] No major portion of a public plaza shall only front on a west-facing street line or an east-facing street line if the zoning lot also has frontage that is 40 feet or more in length on a south-facing street line.	Plaza must face south.	Plaza will face S-SE along Berry Street.	Waiver needed, persuant to 74-96	N/A
	[c] A corner public plaza must have its major portion, as defined in paragraph (b) of Section 37-715, front on the south-facing street line. In the case of a zoning lot having frontage on a south-facing street line of less than 40 feet, or having its frontage at the intersection of a north-facing street line with either an east- or west-facing street line, the major portion must front on the east- or west-facing street line. However, the orientation restrictions may be modified if the Chairperson of the City Planning Commission finds that the orientation regulations would conflict with mandatory street wall regulations or that the modifications would result in better access to light and air for the public plaza.	Corner plazas must face south.	Public plaza is not a corner plaza.	N/A	N/A

37-715	REQUIREMENTS FOR MAJOR PORTIONS OF PUBLIC PLAZAS	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] The major portion of a public plaza is the largest area of the public plaza and the area of primary use.	Major portion of a plaza is the largest area.	-	-	N/A
	[2] Major portions shall be generally regular in shape, easily and directly accessible from adjoining buildings and public spaces, and continuously visible from within all portions of the public plaza and from adjoining public spaces.	Plaza must be regularly shaped and visible from public spaces and within itself.	The entire public plaza is a major portion. The plaza is regular in shape and entrances face the plaza.	Complies	
	[3] Major portions shall occupy no less than 75 percent of the total public plaza area.	Major portions must be at least three quarters of the area of the public plaza.	The entire public plaza is a major portion.	Complies	
	[a] All contiguous public plaza areas on a zoning lot shall be considered as one public plaza.	All contiguous public plaza areas are considered one public plaza.	-	-	
	[b] The shape and dimensions of a public plaza shall be such that all points within the major portion shall be visible when viewed perpendicular from each adjacent street.	All points within public plaza must be visible when viewed perpendicular from street.	The public plaza will be visible perpendicularly from Berry Street.	Complies	
	[4] Corner public plazas that front on two streets that do not meet at a 90 degree angle must be fully visible when viewed perpendicular from one adjoining street and at least 50 percent of the public plaza must be visible when viewed perpendicular to the other adjoining street.	Corner plazas must be visible from perpendicular street.	The public plaza is not a corner plaza.	N/A	
	[5] For the purposes of this regulation, points that when viewed in plan may be joined by a straight line shall be considered visible one from the other; visibility between points shall not be affected by permitted obstructions or by changes of grade.	Straight lines in plan must be free of obstructions and changes in grade.	There are no obstructed sight lines in the public plaza.	N/A	
	[6] Points within public plazas that front on three intersecting streets shall be treated as two corner public plazas.	Plaza that fronts 3 intersecting streets will be a corner plaza.	The public plaza does not front on three intersecting streets.	N/A	
	[c] - The major portion of a public plaza shall have a minimum average width and depth of 40 feet	Plaza must be a minimum of 40' x 40' average.	The public plaza depth varies between 68'-5" and 72'-6". Western edge of the public plaza is angled, 70'-5" is average depth of the public plaza.	Complies	
	[7] For public plazas that front on only one street, no more than 20 percent of the public plaza area may have a width of less than 40 feet.	Width must be a minumum of 40' for 80% of the plaza.	The width of the public plaza is 68'-1".	Complies	
	[8] Dimensions shall be measured parallel and perpendicular to the street line on which the public plaza fronts.	Dimensions shall be measured parallel and perpendicular to the street line on which the public plaza fronts.	Public plaza dimensions are measured parallel and perpendicular to Berry St.	Complies	
	(d) For major portions of public plazas, the maximum width measured parallel to any one street shall not be greater than three times the average depth of the public plaza measured perpendicular to the street line or the average width measured parallel to any one street shall not be greater than three times the maximum depth of the public plaza measured perpendicular to the street line.	Plazas cannot be more than three times as wide as they are deep.	The public plaza will be 68'-1" x 70'-5"	Complies	
37-716	REQUIREMENTS FOR MINOR PORTIONS OF PUBLIC PLAZAS	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] Minor portions of public plazas are secondary areas that allow for additional flexibility in the shape and configuration of a public plaza. Minor portions shall not occupy more than 25 percent of the total area of the public plaza. The width of a minor portion shall be measured parallel to the line separating the major and minor portions. The depth of a minor portion shall be measured perpendicular to the line separating the major and minor portions. The provisions of Section 37-715 (Requirements for major portions of public plazas) shall not apply to such minor portions and the following regulations shall apply:	Minor areas must be less than 25% of total area of public plaza.	The public plaza does not have a minor portion.	N/A	N/A
	[a] The minor portion shall have a minimum average width and depth of 15 feet.	Minor areas will be at least 15' wide and deep.			
	[b] The minor portion must be directly adjacent to the major portion.	Minor portion must be adjacent to the major portion.			
	[c] - All points within the minor portion must be visible from within the major portion when viewed perpendicular to the line separating the major and minor portions.	All points within the minor portion must be visible from the major portion when viewed along a perpendicular bisector.			
	[d] - The minor portion must front directly on a street adjoining the major portion, unless the minor portion has:	-			
	[i] - a width to depth ratio of at least 3:1; and	Minor portions must front directly onto the same street unless they are 3 times as wide as they are deep or is contigious alongside a major portion.			
	[ii]- its longest dimension contiguous with the major portion.	-			
37-717	REGULATIONS FOR THROUGH BLOCK PUBLIC PLAZAS	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] Through block public plazas shall be treated as two public plazas separated at a line drawn within 25 feet of the midblock line.	Through block plazas are considered as two separate plazas seperated down the midblock line.	The public plaza is not a through block plaza.	N/A	N/A
	[2] Where any building wall or walls adjoin a through block public plaza or through block portion of a public plaza and where such wall or walls exceed 120 feet aggregate length, a minimum 10 foot setback at a height between 60 and 90 feet is required for the full length of the building wall.	Setback required for buildings with an 120' aggregate length.			
	[3] Through block public plazas shall contain a circulation path at least 10 feet in width, connecting the two streets on which the public plaza fronts, as specified in Section 37-723.	Through block plazas will contain a 10' wide path connecting streets with frontage.			

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PROJECT NAME

20 BERRY STREET

20 BERRY STREET.
BROOKLYN, NY, 11249

SPECIAL PERMIT DRAWING SET FOR ULURP

ARCHITECTS

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PROFESSIONAL SEAL

REVISIONS

NO.	DATE	DESCRIPTION
1.	10/16/2020	PRE APPLICATION STATEMENT
2.	12/21/2021	DRAFT LAND USE APPLICATION
3.	03/31/2023	DRAFT LAND USE APPLICATION
4.	02/08/2024	FILED LAND USE APPLICATION V1
5.	11/05/2024	FILED LAND USE APPLICATION V2
6.	04/21/2025	FILED LAND USE APPLICATION V3
7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

COMPLIANCE CHART 1

DRAWN BY	MH, MN
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11 OF 24

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FILE: P:\19010_HastHagar_20BerryStreet\02_Drawings\02_Working\Files\02_Lyra\Landscape\L-108 COMPLIANCE CHART 1.dwg SAVED: 6:01 PM Monday, January 22, 2024 BY GGERARDI

	37-718	PAVING	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
		[1] The paving of the public plaza shall be of non-skid durable materials that are decorative and compatible in color and pattern with other design features of the public plaza.	Paving will be non-skid, durable, and compatible with the other design features of the public plaza.	The public plaza will have concrete brick pavers in two colors, Quarry Red and Natural Charcoal Blend. Materials are coordinated with furnishing and building façade design.	Complies	Public access areas will have concrete brick pavers in two colors, Quarry Red and Natural Charcoal Blend. Materials are coordinated with furnishing and building façade design.
37-72	ACCESS AND CIRCULATION					
	37-721	SIDEWALK FRONTAGE	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
		[1] To facilitate pedestrian access to a public plaza, the following rules shall apply to the area of the public plaza located within 15 feet of a street line or sidewalk widening line:	-	-	-	-
		[a] At least 50 percent of such area shall be free of obstructions and comply with the following provisions:	At least 50% of the 15' frontage will be free of obstructions.	The public plaza within the 15' frontage has an area of 1020 SF. 385 SF is obstructed, which is 37.75%.	Complies	N/A
		[i] - at least 50 percent of the public plaza frontage along each street line or sidewalk widening line shall be free of obstructions; and	At least 50% of the sidewalk frontage will be free of obstructions.	The public plaza length along Berry St. is 68'-1" and 37'-1" along Berry Street will be free of obstructions.	Complies	N/A
		[ii] - such unobstructed access area shall extend to a depth of 15 feet measured perpendicular to the street line. The width of such access area need not be contiguous provided that no portion of such area shall have a width of less than five feet measured parallel to the street line, and at least one portion of such area shall have a width of at least eight feet measured parallel to the street line.	A 15' area of unobstructed access is required from the street line. Unobstructed access must be at least 5' wide in all places and 8' in at least one place.	Two unobstructed areas are provided along Berry St., one of which is 27'2" wide, the other is 10'.	Complies	N/A
		No portion of unobstructed access shall have a width of less than 5' and at least one portion shall have a width of at least 8'	Unobstructed access must be at least 5' wide in all places and 8' in at least one place.	Two unobstructed areas are provided along Berry St., one of which is 27'2" wide, the other is 10'.	Complies	Circulation paths from north 12th st and north 13th st are at least 8' for entire depth.
		[b] In the remaining 50 percent of such area, only those obstructions listed in Section 37-726 (Permitted obstructions) shall be allowed, provided such obstructions are not higher than two feet above the level of the public sidewalk fronting the public plaza, except for light stanchions, public space signage, railings for steps, exterior wall thickness pursuant to Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), trash receptacles, trees and fixed or moveable seating and tables. Furthermore, planting walls or trellises, water features and artwork may exceed a height of two feet when located within three feet of a wall bounding the public plaza. For corner public plazas, the requirements of this Section shall apply separately to each street frontage, and the area within 15 feet of the intersection of any two or more streets on which the public plaza fronts shall be at the same elevation as the adjoining public sidewalk and shall be free of obstructions.	Obstructions cannot reach higher than 2' above the level of sidewalk excluding a variety of things.	There are no obstructions higher than 2', besides permitted obstructions.	Complies	N/A
	37-722	LEVEL OF PLAZA	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
		[1] The level of a public plaza, inclusive of major and minor portions, shall not at any point be less than the average elevation of curb level of the nearest adjoining street nor more than two feet above the average curb level of the nearest adjoining street in front of the major and minor portions of the public plaza.	Plaza will not be below the adjacent street nor greater than 2' above the average curb level.	The average elevation on Berry St. is +16', no elevation within the public plaza will greater or less than 2' above the curb.	Complies	N/A
		[2] However, a public plaza with an area of 10,000 square feet or more may additionally have a maximum of 20 percent of its area at an elevation more than two feet above, but not more than four feet above curb level of the nearest adjoining street in front of the major and minor portions of the public plaza, provided that such higher portion may not be located within 25 feet of any street line.	Large plazas may have 20% of their areas more than 2' above the adjacent street but not more than 4' above. Elevated areas of the plaza must be more than 25' from any street line.	The public plaza is less than 10,000 SF.		
		[3] Public plazas that front on streets with slopes greater than 2.5 percent along the frontage of the public plaza may not at any point be more than one foot below the curb level of the adjoining street.	Public plazas may not be less than 1' below the curb level for streets wth slopes greater than 2.5%.	The slope along the Berry St. frontage is less than 2.5%.		
	37-723	CIRCULATION PATHS	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
		[1] Circulation paths within public plazas shall provide for unobstructed pedestrian circulation throughout the minor and major portions of the public plaza and shall, at a minimum, connect all streets on which the public plaza fronts and all major elements of the public plaza, including seating areas, building entrances, approved open air cafes and kiosks, and significant design features of the public plaza.	Circulation paths will connect frontage and all parts of plaza.	The circulation paths in the public plaza will connect to Berry St and all parts of the public plaza.	Complies	N/A
		[2] A minimum of one such circulation path shall be provided of at least eight feet clear width.	One circulaiton path must be at least eight feet wide.	The public plaza includes a circulation path of atleast 8' wide.		
		[3] Circulation paths shall extend to at least 80 percent of the depth of the major portion of the public plaza, measured perpendicular from each street line.	Circulation paths will connect at least 80% of the depth of the public plaza.	Circulation paths are at least 8' wide and will extend to at least 80% of the public plaza's depth.		
		[4] Through block public plazas shall provide at least one circulation path with a minimum width of 10 feet connecting each street on which the public plaza fronts.	10' wide circulation path connecting streets is requried in a through block plaza.	N/A		
		[5] Trees planted flush to grade, light stanchions, trash receptacles, and public space signage shall be considered permitted obstructions within circulation paths; however, all trees located within circulation paths must comply with the regulations for flush-to-grade trees in Section 37-742.	See Section 37-742	The public plaza does not include any trees within circulation paths.		
	37-724	SUBWAY ENTRANCES	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
		[1] Where an entry to a subway station exists in the sidewalk area of a street on which a public plaza fronts and such entry is not replaced within the public plaza itself, the public plaza shall be at the same elevation as the adjacent sidewalk for a distance of at least 15 feet in all directions from the entry superstructure. Such public plaza area around a subway entry shall be free of all obstructions and may count towards the required clear area requirements as specified in Section 37-721 (Sidewalk frontage).	If the plaza is adjacent to a subway station the plaza must be at the same elevation.	The public plaza is not adjacent to a subway station.	N/A	N/A
	37-725	STEPS	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
		[1] Any steps provided within the public plaza must have a minimum height of four inches and a maximum height of six inches.	Steps must be between 4"-6" high.	There are no steps in the public plaza.	N/A	N/A
		[2] Steps must have a minimum tread of 17 inches; steps with a height of five inches, however, may have a minimum tread of 15 inches.	Steps must have a minimum tread of 17", or 15" if a height of 5".	There are no steps in the public plaza.		

	37-726	PERMITTED OBSTRUCTIONS	PLAZA REQUIREMENTS/CALCS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
		[a] Public plazas shall be open to the sky and unobstructed except for the following features, equipment and appurtenances normally found in public parks and playgrounds: water features, including fountains, reflecting pools and waterfalls; sculptures and other works of art; seating, including benches, seats and moveable chairs; trees, planters, planting beds, lawns and other landscape features; arbors or trellises; litter receptacles; bicycle racks; tables and other outdoor furniture; lights and lighting stanchions; public telephones; public restrooms; permitted temporary exhibitions; permitted awnings, canopies or marquees; permitted freestanding signs; play equipment; exterior wall thickness added pursuant to Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents); permitted kiosks and open-air cafes; stages; subway station entrances, which may include escalators; and drinking fountains. However, an area occupied in aggregate by such permitted obstruction shall not exceed the maximum percentage cited in paragraph (b) of this Section. In addition, certain of the obstructions listed in this paragraph, (a), shall not be permitted within the sidewalk frontage of a public plaza, as described in Section 37-721 (Sidewalk frontage).	Public plazas shall be open to the sky.	The public plaza includes the following permitted features: 1) Seating, 2) Benches, 3) Tables, 4) Canopy, 5) Bike Racks, 6) Drinking Fountain, 7) River Birch Trees, 8) Trash Receptacles, 9) Swamp White Oak Trees	1) Complies. 2) Complies. 3) Complies.	A projecting non-illuminated sign is provided over retail entrance within PAA1
		[b] Permitted obstructions may occupy a maximum percentage of the area of a public plaza, as follows:	-	-	-	-
		[i] For public plazas less than 10,000 square feet in area: 40 percent For public plazas less than 10,000 square feet in area with a permitted open air cafe: 50 percent For public plazas 10,000 square feet or more in area: 50 percent For public plazas 10,000 square feet or more in area with a permitted open air cafe: 60 percent.	40% of plaza may have permitted obstructions. 1,920 SF may have permitted obstructions.	Less than 40% of the public plaza is obstructed. 14.56% is obstructed by seating, 20.02% by planting and 4.44% by amenities and miscellaneous. 1,872.9 SF has permitted obstructions for a total of 39.02%.	Complies	N/A
		[ii] The area of permitted obstructions shall be measured by outside dimensions. Obstructions that are non-permanent or moveable, such as moveable chairs, open air cafes, or temporary exhibitions shall be confined within gross areas designated on the site plan, and not measured as individual pieces of furniture.	Outside dimensions will be used to measure obstructions.	-	-	-
		[iii] Trees planted flush-to-grade in accordance with the provisions of Section 37-742 (Planting and trees) and tree canopies do not count as obstructions for the purpose of calculating total area occupied by permitted obstructions. Planting beds and their retaining walls for trees count as obstructions, except that lawn, turf or grass areas intended for public access and seating shall not count as obstructions, provided such lawns do not differ in elevation from the adjoining public plaza elevation by more than six inches. Exterior wall thickness added pursuant to Section 33-23 in any publicly accessible open area or public plaza built prior to April 30, 2012, shall not count as obstructions for the purpose of calculating total area occupied by permitted obstructions.	Trees with flush plantings do not count as obstructions. Any raised planting beds, retaining walls, and lawns greater than 6" different than adjacent plaza grade will count as obstructions.	-	-	-
		[c] Canopies, awnings, marquees and sun control devices	-	-	-	-
		[1] Entrances to buildings located within a public plaza may have a maximum of one canopy, awning or marquee, provided that such canopy, awning or marquee:	-	Plaza proposes 1 canopy over a building entrance.	Complies	N/A
		[i] has a maximum area of 250 square feet;	-	The proposed canopy is 78 SF.	Complies	N/A
		[ii] does not project into the public plaza more than 15 feet when measured perpendicular to the building facade;	-	The proposed canopy projects a maximum of 6'-6" into the public plaza.	Complies	N/A
		[iii] is located a minimum of 15 feet above the level of the public plaza adjacent to the building entrance; and	-	The canopy will be located 15' above the level of the public plaza.	Complies	N/A
		[iv] does not contain vertical supports.	-	The canopy will not have any vertical supports.	Complies	N/A
		Such canopies, awnings, and marquees shall be designed to provide maximum visibility into the public plaza from adjoining streets and the adjacent building. However, canopies, awnings and marquees associated with entrances to buildings containing residences located within a public plaza may project more than 15 feet into the public plaza and contain vertical supports if they are located entirely within 10 feet of the edge of the public plaza.	-	The canopy does not provide an entrance associated with residential uses.	N/A	N/A
		[2] Sun control devices may be located within a public plaza, provided that all such devices:	-	The public plaza does not include any sun control devices.	N/A	N/A
		[i] shall be located above the level of the first story ceiling;				
		[ii] shall be limited to a maximum projection of 2 feet, 6 inches;				
		[iii] shall have solid surfaces that, in aggregate, cover an area no more than 20 percent of the area of the building wall (as viewed in elevation) from which they project; and				
		[iv] may rise above the permitted building height, up to the height of a parapet wall or guardrail, pursuant to Section 33-42 (Permitted Obstructions);				
		[d] Prohibition of garage entrances, driveways, parking spaces, loading berths, exhaust vents, mechanical equipment and building trash storage facilities No garage entrances, driveways, parking spaces, passenger drop offs or loading berths shall be permitted within a public plaza. No building trash storage facilities are permitted within a public plaza, nor shall any building trash storage facility be accessed or serviced through the public plaza. If garage entrances, parking spaces, passenger drop offs, driveways, loading berths or building trash storage facilities are located near or adjoin a public plaza, they shall be separated from it by a barrier sufficient to substantially conceal these facilities and any vehicles therein when viewed from any point in the public plaza. No exhaust vents or mechanical equipment are permitted on any public plaza or on any building wall fronting upon the public plaza, unless such exhaust vents are more than 15 feet above the level of the adjacent public plaza. All exhaust vents and mechanical equipment located adjacent to a public plaza shall be separated from it by a barrier sufficient to substantially, visually and audibly, conceal their presence and operation. Air intake vents or shafts shall be permitted within a public plaza, provided that such vents are concealed from public view by planting or other design features and that such vents do not impair visibility within the public plaza area.	-	No garage entrances, driveways, parking spaces, loading berths, exhaust vents, mechanical equipment or building trash storage facilities are located in the public plaza.	Complies	No garage entrances, driveways, parking spaces, loading berths, exhaust vents, mechanical equipment or building trash storage facilities are located in the public access area.

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COMPLIANCE CHART 2

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37-727	HOURS OF ACCESS	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] All public plazas shall be accessible to the public at all times, except where the City Planning Commission has authorized a nighttime closing, pursuant to the provisions of this Section. In all districts, the City Planning Commission may authorize the closing during certain nighttime hours of an existing or new publicly accessible open area, if the Commission finds that:	An hours of access plaque shall be affixed to the enclosure or barrier which shall indicate the hours of public access to the publicly accessible open area.	The public plaza will be open 24 hours and will have an hours of access plaque. Signage details included in L series drawing set will indicate these hours.	Complies	The public access area will be open 24 hours and will have an hours of access plaque. Signage details included in L series drawing set will indicate these hours.
	[a] such existing publicly accessible open area has been open to the public a minimum of one year or there are significant operational or safety issues documented, or for new public plazas significant safety issues have been documented and provided as part of the application for authorization of nighttime closing;				
	[b] such closing is necessary for public safety within the publicly accessible open area and maintenance of the public open areas as documented by the applicant;				
	[c] the layout and design of the publicly accessible open area will promote public use and free and easy pedestrian circulation throughout the space;				
	[d] any approved design element that limits public access, as specified in paragraph (e) of this Section, shall not impede public circulation, visual or physical access within the publicly accessible open area or between the publicly accessible open area and other public areas during hours of public operation;				
	[e] a design element that limits public access shall:				
	[i] be of a design that is integrated with the design of the publicly accessible open area in a manner that would promote the attractiveness of the space for public use and enjoyment;				
	[ii] not exceed five feet in height;				
	[iii] be fully removed from the publicly accessible open area during the hours of public access; however, barriers not to exceed 3 feet, 6 inches in height may have posts or supports that remain during the hours of public access provided that such posts or supports do not exceed six inches in width;				
	[iv] not involve stanchions or cabinets for barrier storage located with the publicly accessible open area, except for stanchions or cabinets located at the edges of the publicly accessible open area;				
	[v] not inhibit or diminish access to the publicly accessible open area nor impede pedestrian circulation into, through, or along the frontage of the publicly accessible open area, and not obstruct access during the hours of public access; and				
	[vi] be substantially transparent;				
	[f] public access to the publicly accessible open area between the hours of 7:00 a.m. and 10:00 p.m. from April 15 to October 31 and from 7:00 a.m. to 8:00 p.m. from November 1 to April 14, or a schedule specified by the Commission, is assured by appropriate legal documents and that an hours of access plaque shall be affixed to the enclosure or barrier which shall indicate the hours of public access to the publicly accessible open area, as specified in Section 37-751, paragraph (c). However, if an open air cafe or kiosk is located within the publicly accessible open area, such publicly accessible open area shall remain open to the public during the hours of operation of the open air cafe or kiosk;				
	[g] plans have been submitted that demonstrate that, where appropriate, the publicly accessible open area will be improved, to the maximum extent feasible, in accordance with the standards set forth for public plazas;				
	[h] a program for continuing maintenance of the publicly accessible open area has been established in accordance with Section 37-77.				
	In order to promote increased public use of the public open areas, the Commission may require, or the applicant may request, additional improvements to the existing publicly accessible open area, including, where appropriate, amenities such as kiosks or open air cafes as described in Section 37-73. In no event shall any publicly accessible open area be reduced in size. All applications for nighttime closings of publicly accessible open areas filed with the Commission shall include a detailed site plan or plans indicating compliance with the provisions of this Section, including but not limited to materials, dimensions, and configuration or any design element that limits public access, the storage location for the design element that limits public access during the hours of public operation of the public plaza, and the hours of the publicly accessible open area's accessibility to the public. All such plans for publicly accessible open areas, once authorized, shall be filed and duly recorded in the Borough Office of the City Register of the City of New York, indexed against the property in the form of a legal instrument providing notice of the authorization pursuant to this Section. The form and contents of the legal instrument shall be satiSFactory to the Commission, and the filing and recording of such instrument shall be a precondition for the nighttime closing of any publicly accessible open area. The recording information shall be included on the certificate of occupancy for any building, or portion thereof, on the zoning lot, issued after the recording date. The land use application for an authorization under this Section shall be sent to the applicable Community Board, local Council Member and Borough President. If the Community Board, local Council Member or Borough President elects to comment on such application, it must be done within 45 days of receipt of such application. The Commission shall file any such authorization with the City Council. The Council, within 20 days of such filing, may resolve by majority vote to review such authorization. If the Council so resolves, within 50 days of the filing of the Commission's authorization, the Council shall hold a public hearing and may approve or disapprove such authorization. If, within the time periods provided for in this Section, the Council fails to act on the Commission's authorization, the Council shall be deemed to have approved such authorization.				

37-728	STANDARDS OF ACCESSIBILITY FOR PERSONS WITH DISABILITIES	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] All public plazas shall conform with applicable laws pertaining to access for persons with disabilities regardless of whether the building associated with the public plaza is existing or new.	Plaza must conform with ADA requirements.	The public plaza will conform with laws pertaining to access for persons with disabilities. Max slope in plaza is 5% and max cross slope is 2%.	Complies	The public access area will conform with laws pertaining to access for persons with disabilities. Max slope in plaza is 5% and max cross slope is 2%.
37-73	**KIOSKS AND OPEN AIR CAFES**	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
	[1] Kiosks and open air cafes may be placed within a publicly accessible open area upon certification, pursuant to this Section. Such features shall be treated as permitted obstructions. Only uses permitted by the applicable district regulations may occupy publicly accessible open areas or front on publicly accessible open areas.	-	-	-	-
	[a] Kiosks: Where a kiosk is provided, it shall be a one-story temporary or permanent structure that is substantially open and transparent as approved by the Department of Buildings in conformance with the Building Code. Kiosks, including roofed areas, shall not occupy an area in excess of 100 square feet per kiosk. One kiosk is permitted for every 5,000 square feet of publicly accessible open area, exclusive of areas occupied by other approved kiosks or open air cafes. Kiosk placement shall not impede or be located within any pedestrian circulation path. Any area occupied by a kiosk shall be excluded from the calculation of floor area. Kiosks may be occupied only by uses permitted by the applicable district regulations such as news, book or magazine stands, food or drink service, flower stands, information booths, or other activities that promote the public use and enjoyment of the publicly accessible open area. Any kitchen equipment shall be stored entirely within the kiosk. Kiosks must be in operation and provide service a minimum of 225 days per year. However, kiosks may operate for fewer days in accordance with conditions set forth in paragraph (c) of this Section. Notwithstanding the provisions of Section 32-41 (Enclosure Within Buildings), outdoor eating services or uses occupying kiosks may serve customers in a publicly accessible open area through open windows.	One 100 SF kiosk per 5,000 SF of plaza.	No kiosks are proposed in public plaza.	Complies	No kiosks are proposed in public access area.
	[b] Open air cafes: Where an open air cafe is provided, it shall be a permanently unenclosed restaurant or eating or drinking place, permitted by applicable district regulations, which may have waiter or table service, and shall be open to the sky except that it may have umbrellas, temporary fabric roofs with no vertical supports in conformance with the Building Code, and removable heating lamps. Open air cafes shall occupy an aggregate area not more than 20 percent of the total area of the publicly accessible open area. Publicly accessible open areas less than 10 feet in width that are located between separate sections of the same open air cafe or between sections of an open air cafe and a kiosk that provides service for such cafe must be included in the calculation of the maximum aggregate area of the open air cafe. Open air cafes shall be located along the edge of the publicly accessible open area, except for open air cafes located within publicly accessible open areas greater than 30,000 square feet in area. Open air cafes may not occupy more than one third of any street frontage of the publicly accessible open area and may not contain any required circulation paths. An open air cafe must be accessible from all sides where there is a boundary with the remainder of the publicly accessible open area, except where there are planters or walls approved pursuant to a prior certification for an open air cafe. Subject to the foregoing exception, fences, planters, walls, fabric dividers or other barriers that separate open air cafe areas from the publicly accessible open area or sidewalk are prohibited. All furnishings of an open air cafe, including tables, chairs, bussing stations, and heating lamps, shall be completely removed from the publicly accessible open area when the open air cafe is not in active use, except that tables and chairs may remain in the publicly accessible open area if they are unsecured and may be used by the public without restriction. No kitchen equipment shall be installed within an open air cafe; kitchen equipment, however, may be contained in a kiosk adjoining an open air cafe. An open air cafe qualifying as a permitted obstruction shall be excluded from the definition of floor area. The exterior corners of the border of the space to be occupied by an open air cafe shall be marked on the ground by a line painted with white latex traffic or zone marking paint. The line shall be one inch wide and three inches in length on each side of the cafe border from the point where the borders intersect at an angled corner. In addition, a line one inch wide and three inches long shall be marked on the ground at intervals of no more than five feet starting from the end point of the line marking the cafe corners. Open air cafes must be in operation and provide service a minimum of 225 days per year. Open air cafes shall be located at the same elevation as an adjoining public plaza and sidewalk area, except for platforms that shall not exceed six inches in height.	-	No open air cafes are proposed in public plaza.	Complies	No open air cafes are proposed in public access area.

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SHEET NO.	L-110

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		[c] Certification: Kiosks and open air cafes may be placed within the area of a publicly accessible open area upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings, that: (1) such use promotes public use and enjoyment of the publicly accessible open area; (2) such use complements desirable uses in the surrounding area; (3) the owner of such use or the building owner shall be responsible for the maintenance of such kiosk or open air cafe, which shall be located within areas designated on building plans as available for occupancy by such uses and no encroachment by a kiosk or open air cafe outside an area so designated shall be permitted; (4) such use does not adversely impact visual and physical access to and throughout the publicly accessible open area; (5) such use, when located within a public plaza, is provided in accordance with all the requirements set forth in this Section; (6) for kiosks and open air cafes located within an existing publicly accessible open area, such use is proposed as part of a general improvement of the publicly accessible open area where necessary, including as much landscaping and public seating as is feasible, in accordance with the standards for public plazas; (7) a sign shall be provided in public view within the cafe area indicating the days and hours of operation of such cafe; and (8) for kiosks that are in operation less than 225 days per year, an off-season plan has been submitted to the Chairperson showing that such kiosks will be completely removed from the publicly accessible open area when not in operation, that the area previously occupied by the kiosk is returned to public use and such area is in compliance with the applicable publicly accessible open area design standards.	-	N/A	N/A	N/A

37-74	AMENITIES					
	37-741	**SEATING**	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
		[1] Standards for seating within public plazas are intended to facilitate the provision of abundant, comfortable and accessible seating throughout the public plaza, including, more specifically, as follows: (a) to provide a broad variety of seating types and configurations; (b) to accommodate individual users engaged in solitary activities as well as groups engaged in social activities; (c) to provide a comfortable and safe seating surface by providing smooth, even and level surfaces with rounded edges; (d) to incorporate, to the maximum extent possible, a combination of fixed benches, moveable chairs, seating with backs, seat walls and ledges, and seating steps; (e) to provide ample opportunity for social seating as a basic seating type that consists of seats that are placed in close proximity and at angles to one another or in facing configurations that facilitate social interaction.	-	-	-	-
		[i] There shall be a minimum of one linear foot of seating for each 30 square feet of public plaza area.	There must be 1 LF of seating per 30 SF of public plaza.	The public plaza area is 4,800 SF and must provide at least 160 LF of seating. The public plaza will provide 179.75 LF of seating.	Complies	PAA proposes 94 LF of seating. PAA 1 has 43 LF, PAA 2 has 35 LF and PAA 4 has 16 LF of seating.
		[ii] A minimum of one linear foot of the required seating for every two linear feet of street frontage must be located within 15 feet of the street line. At least 50 percent of this seating shall have backs and at least 50 percent of the seats with backs shall face the street.	There is 68' of street frontage so plaza must provide at least 34' of seating. At least 50% of seating shall have backs and at least 50% of seating with backs shall face the street.	The public plaza proposes 39'-6" LF of seating within 15' of street line. 19'-8" LF of this seating will have backs and 9'-10" of seating with backs will face Berry Street.	Complies	N/A
		[iii] Seating requirements may be satisfied by the following seating types: moveable seating, fixed individual seats, fixed benches with and without backs, and design-feature seating such as seat walls, planter ledges, or seating steps. All public plazas shall provide at least two different types of seating. Public plazas greater than 5,000 square feet in area shall provide at least three different types of seating. Public plazas greater than 10,000 square feet in area must provide moveable seating as one of the required seating types.	Plazas must provide at least two different types of seating. Plazas over 5,000 SF must provide at least three different types of seating.	The public plaza will have four types of seating (backless bench, backed bench, step seats, moveable seats)	Complies	N/A
		[iv] Not more than 50 percent of the linear seating capacity may be in moveable seats that may be stored between the hours of sunset and sunrise, where the City Planning Commission has authorized a limitation on the hours of access pursuant to Section 37-727.	There can be up to 80.5 LF of moveable seats, or 40 individual movable seats.	There are 25 movable seats in the plaza, less than 50% of the total seating.	Complies	PAA 4 has 8 movable seats.
		[v] Devices or forms affixed or incorporated into planter ledges, steps, sills or other horizontal surfaces that would otherwise be suitable for seating that are intended to prevent or inhibit seating (such as spikes, metal bars, or pointed, excessively rough, or deliberately uncomfortable materials or forms) shall be prohibited.	Devices that inhibit seating, such as spikes or metal bars, are prohibited.	Planter ledges, steps, sills or other horizontal surfaces that would otherwise be suitable for seating will not be inhibited.	Complies	Planter ledges, steps, sills or other horizontal surfaces that would otherwise be suitable for seating will not be inhibited.
		[vi] Deterrents to skateboards, rollerblades and other wheeled devices are permitted on seating surfaces if they do not inhibit seating, maintain a minimum distance of five feet between deterrents, and are integrated into the seating surface at the time of manufacture or construction or should be constructed of materials that are consistent with the materials and finish quality of the seating surface.	Deterrents to wheeled devices are permitted on seating if they are at least 5' apart and integrated into the seating surface.	There will not be deterrents to wheeled devices on seating surfaces. The concrete walls are not considered seating surfaces and are not included in the seating calculations.	Complies	There will not be deterrents to wheeled devices on seating surfaces. The concrete walls are not considered seating surfaces and are not included in the seating calculations.
		The following standards shall be met for all required seating:	-	-	-	-
		[i] Seating shall have a minimum depth of 18 inches. Seating with 36 inches or more in depth may count towards two seats, provided there is access to both sides. When required seating is provided on a planter ledge, such ledge must have a minimum depth of 22 inches.	Minimum depth for seating is 18", seating with 36" or more in depth may count as 2 seats if both sides are accessible.	All seating will have a depth between 18" and 24".	Complies	All seating will have a depth between 18" and 24".
		[ii] Seating shall have a height not less than 16 inches nor greater than 20 inches above the level of the adjacent walking surface. However, as described in paragraph (5) of this Section, seating steps may have a height not to exceed 30 inches and seating walls may have a height not to exceed 24 inches.	Seating shall have a height between 16" and 20" above walking surface.	Proposed seating has a height of 18". Upper seating steps not credited to 37-741 requirements.	Complies	Proposed seating has a height of 18".
		[iii] At least 50 percent of the linear feet of fixed seating shall have backs at least 14 inches high and a maximum seat depth of 20 inches. Walls located adjacent to a seating surface shall not count as seat backs. All seat backs must either be contoured in form for comfort or shall be reclined from vertical between 10 to 15 degrees.	At least 50% of fixed seating must have a back of at least 14" high and a maximum seat depth of 20". Seat backs must recline between 10 to 15 degrees.	Proposed seats with backs have a maximum seat depth of 18" and a back height of at least 15". Seat backs recline by 12 degrees. 88'8" LF of the total seating will have backs.	Complies	Proposed seats with backs have a maximum seat depth of 18" and a back height of at least 15".
		[iv] Moveable seating or chairs, excluding seating for open air cafes, may be credited as 24 inches of linear seating per chair. Moveable seating provided as a required amenity shall be provided in the amount of one chair per 200 square feet of public plaza area. One table shall be provided for every four such moveable chairs. All moveable seats must have backs and a maximum seat depth of 20 inches. Moveable chairs shall not be chained, fixed or otherwise secured while the public plaza is open to the public; moveable chairs, however, may be removed during the nighttime hours of 9:00 p.m. to 7:00 a.m.	There can be up to 80.5 LF of moveable seats, or 40 individual movable seats.	The public plaza will have 25 movable seats, or 50 LF of movable seating. Movable seats will not be fixed, will have backs and a depth of 16".	Complies	The public access area will have 8 movable seats in PAA 4, or 16 LF of movable seating. Movable seats will not be fixed, will have backs and a depth of 16".
		[v] Seating steps and seating walls may be used for required seating if such seating does not, in aggregate, represent more than 15 percent of the linear feet of required seating in the public plaza. Seating steps shall not include any steps intended for circulation and must have a height not less than six inches nor greater than 30 inches and a depth not less than 18 inches. Seating walls shall have a height not greater than 18 inches; such seating walls, however, may have a height not to exceed 24 inches if they are located within 10 feet of an edge of the public plaza.	Seating steps and seating walls can account for up to 15% of total seating. Seating steps must be ebtween 6" and 30" in height with a depth of at least 18".	Seating steps are 36" high and will not count toward the requirements for seating in 37-741.	Complies	There are no seating steps in the public access area.
		[vi] Seating in open air cafes shall not count towards meeting the seating requirement of this Section.	Seating in open air cafes shall not count towards seating requirements.	There are no open air cafes in the public plaza.	Complies	There are no open air cafes in the public access areas.
		[vii] Seats that face walls must be a minimum of six feet from such wall.	Seats that face walls must be at least 6' from such wall.	There are no seats that face walls in the public plaza.	Complies	There are no seats that face walls in the public access areas.

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PROFESSIONAL SEAL

REVISIONS

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7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

COMPLIANCE CHART 4

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CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	NTS
SHEET NO.	L-111

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37-742	PLANTING AND TREES	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] The provisions of this Section are intended to facilitate a combination of landscaping elements in order to provide comfort, shade and textural variety.	-	-	-	-
	[i] At least 20 percent of the area of a public plaza shall be comprised of planting beds with a minimum dimension of two feet, exclusive of any bounding walls.	At least 20% of plaza area should be planting beds with a minimum dimension of 2'.	961 SF of the public plaza is planted, which is 20.02% of total area.	Complies	The public access areas propose an additional 730 SF of planting.
	[ii] All public plazas shall provide a minimum of four trees. For a public plaza greater than 6,000 square feet in area, an additional four caliper inches in additional trees or multi-stemmed equivalents must be provided for each additional 1,000 square feet of public plaza area, rounded to the nearest 1,000 square feet.	All plazas must provide at least 4 trees. Plazas greater than 6,000 SF must provide an additional tree for eeach additional 1,000 SF of area.	The public plaza proposes 8 trees.	Complies	The public access areas proposes 1 tree in PAA 1.
	[iii] For all public plazas, at least 50 percent of required trees shall be planted flush-to-grade or planted at grade within planting beds with no raised curbs or railings. Trees planted flush-to-grade shall be surrounded by a porous surface (such as grating or open-joint paving) that allows water to penetrate into the soil for a minimum radius of 2 feet, 6 inches. Such porous surface shall be of sufficient strength and density to accommodate pedestrian circulation, including all requirements related to accessibility for the disabled, and shall be of a design that allows for tree growth. Installed fixtures such as lighting stanchions, electrical outlets or conduits shall not be located within the required porous area of any tree planted flush-to-grade.	At least 50% of required trees must be planted flush to grade.	2 of 4 required trees in the public plaza will be planted flush to grade. Two trees, spaced 15'-6 3/4" apart, will be planted along Berry Street.	Complies	N/A
	[iv] Where trees are planted within a public plaza, they shall measure at least four inches in caliper at the time of planting, unless alternative, multi-stemmed equivalents are specified in the approved planting plans. Each tree shall be planted in at least 200 cubic feet of soil with a depth of soil of at least 3 feet, 6 inches.	Trees must be at least 4" in caliper at time of planting and be planted in at least 200 cubic feet of soil with a soil depth of at least 3'6".	Proposed trees will be at least 4" in caliper and meet soil depth requirements.	Complies	Proposed trees will be at least 4" in caliper and meet soil depth requirements.
	[v] Planting beds shall have a soil depth of at least 18 inches for grass or other ground cover, three feet for shrubs and 3 feet, 6 inches for trees. No planters or planting beds shall have bounding walls that exceed 18 inches in height above an adjacent walking surface or the highest adjacent surface where the bounding wall adjoins two or more walking surfaces with different elevations. Any planting bed containing required trees shall have a continuous area of at least 75 square feet for each tree exclusive of bounding walls. Furthermore, each tree located within a planting bed shall be surrounded by a continuous permeable surface measuring at least five feet square. Any lawns or turf grass planting beds shall not exceed six inches above any adjacent walking surfaces.	Planting beds must have a soil depth of at least 18" for grass and 3'6" for trees. Planting bed bounding walls may not be higher than 18" from walking surface. Planting beds containing trees must have a continuous area of at least 75 SF. Trees must be surrounded by 5 SF of permeable surface.	All trees in the public plaza will have a soil depth of 3'6", be in planters with a continous area of at least 75 SF and surrounded by 5 SF of permeable surface. Planting bed bounding walls do not exceed 15".	Complies	All trees in the public access area will have a soil depth of 3'6", be in planters with a continous area of at least 75 SF and surrounded by 5 SF of permeable surface. Planting bed bounding walls do not exceed 15".
	[vi] All planted areas shall either be automatically irrigated or shall consist of species that do not require regular watering.	All planted areas must be irrigated or contain species that do not require regular watering.	Planting areas will have drip irrigation systems.	Complies	Planting areas will have drip irrigation systems.
	[vii] All planted areas located above subsurface structures such as cellars or garages shall have drainage systems to prevent collection and pooling of water within planted areas.	All planted areas above subsurface structure must have drainage systems.	Planting areas will have drainage systems. See L-102.	Complies	Planting area will have drainage systems.
	[viii] Street trees are required to be planted in the public sidewalk area adjacent to a zoning lot that contains bonus floor area for public plazas in accordance with Section 26-41 (Street Tree Planting). The length of frontage of the zoning lot for the purpose of computing required street trees may be reduced by 50 feet for each street intersection fronted by the zoning lot. If the Department of Parks and Recreation determines that the tree planting requirements of this paragraph are infeasible, the number of required street trees that cannot be planted shall be planted in accordance with the off-site tree provisions set forth in Section 26-41 or within the public plaza.	Street trees must be planted in the public sidewalk area adjacent to a zoning lot that contains bonus floor area for public plazas.	Zoning lot perimter is 600', 24 street trees required per 26-41. The design provides 17 trees, fewer than required because of offsets from curb cuts, fire hydrants and other obstructions. Owner will pay into the NYC Tree Fund to account for remaining 7 street trees.	Complies	Street trees will be planted adjacent to a public sidewalk on Berry St.
	37-743 LIGHTING AND ELECTRICAL POWER	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
	[1] Public plazas shall be illuminated to provide for safe use and enjoyment of all areas of the public plaza. Special attention should be provided in lighting steps and other changes in elevation and areas under tree canopies and permitted canopies within the public plaza.	-	-	-	-
	[2] Public plazas shall be illuminated with a minimum level of illumination of not less than two horizontal foot candles (lumens per foot) throughout all walkable and sitting areas, including sidewalks directly adjacent to the public plaza, and a minimum level of illumination of not less than 0.5 horizontal foot candles (lumens per foot) throughout all other areas. All lighting sources used to satisfy this illumination requirement shall be located outdoors on the subject zoning lot. Such level of illumination shall be maintained from one hour before sunset to one hour after sunrise, including public plazas that are authorized to close at night.	-	Plaza proposes overhead catenary mounted fixtures, linear under-bench lights and flush mounted linear fixtures at walls to achieve required 2FC at walking surface. At the sidewalk, floodlights are mounted to the building to achieve the required 2FC at the walking surface.		PAA 1 proposes overhead catenary mounted fixtures, recessed downlights at the underside of the bridge, surface mounted cylinders on the underside of the stair and recessed linear fixtures grazing the wall adjacent to the stair to achieve the required 2FC at the walking surface. For PAA 2, 3 and 4 recessed wallwash, adjustable and fixed downlights are employed to achieve the required 2FC at the walking surface.
	[3] A lighting schedule, including fixtures, wattage and their locations and designs together with a diagram of light level distribution, with light levels indicated at intervals of no more than every 20 square feet, shall be part of the required detailed design plans.	Lighting schedule required	Lighting schedule provided on sheet L-106	Complies	-
	[4] Electrical power shall be supplied by one or more outlets furnishing a total of at least 1,200 watts of power for every 4,000 square feet, or fraction thereof, of the area of a public plaza.	1,200 watts of power for every 4,000 square feet required.	Power to be supplied.	Complies	Power to be supplied.
	[5] All lighting sources that illuminate the public plaza and are mounted on or located within buildings adjacent to the public plaza shall be shielded from direct view. In addition, all lighting within the public plaza area shall be shielded to minimize any adverse effect on surrounding residences.	All lighting sources mounted on or located within buildings adjacent to public plaza must be shielded from view.	The public plaza proposes overhead catenary mounted fixtures, linear under-bench lights and flush mounted linear fixtures at walls. At the sidewalk, floodlights are mounted to the building. There are no residencies adjacent to the plaza.		PAA 1 proposes overhead catenary mounted fixtures, recessed downlights at the underside of the bridge, surface mounted cylinders on the underside of the stair and recessed linear fixtures grazing the wall adjacent to the stair. For PAA 2, 3 and 4 recessed wallwash, adjustable and fixed downlights are employed.

37-744	LITTER RECEPTACLES	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
	[1] One litter receptacle shall be provided for every 1,500 square feet of public plaza area, up to a maximum of 6,000 square feet.	1 litter receptacle for every 1,500 SF of public plaza area.	The public plaza is 4,800 SF and requires 4 litter receptacles. The plaza will provide 4 litter receptacles.	Complies	Public access areas will provide an additional 4 litter receptacles, 2 in PAA 2 and 2 in PAA 4.
	[2] Plazas greater than 6,000 square feet in area must provide an additional litter receptacle for every additional 2,000 square feet of public plaza area.	Plazas greater than 6,000 SF must provide additional litter receptacles.	The public plaza is 4,800 SF which is less than 6,000 SF.	N/A	N/A
	[3] Public plazas that contain open air cafes or kiosks providing food service shall provide one additional litter receptacle for each 1,500 square feet of public plaza area occupied by such outdoor eating area. All litter receptacles must have a volume capacity of at least 25 gallons and shall be located in visible and convenient locations. All top or side openings must have a minimum dimension of 12 inches. Litter receptacles shall be provided within 50 feet of required seating areas in the public plaza.	Plazas that contain open air cafes or kiosks must provide additional litter receptacles.	There are no open air cafes or kiosks in the public plaza.		
	37-745 BICYCLE PARKING	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
	[1] All public plazas shall provide parking for at least two bicycles.	At least 2 bicycle parking spots required.	The public plaza will provide 2 bicycle racks, providing parking for up to 4 bicycles.	Complies	There are an additional 5 bicycle racks proposed in PAA 2.
	[2] Public plazas greater than 10,000 square feet in size must provide parking for at least four bicycles.	Plazas greater than 10,000 SF must provide at least 4 bicycle parking spots.	The public plaza is less than 10,000 SF.	N/A	N/A
	[3] Bike racks must be provided on the sidewalk directly adjacent to the public plaza in accordance with Department of Transportation standards, unless the Department of Transportation has determined that the sidewalk area adjacent to the public plaza cannot accommodate the required bicycle parking.	Bicycle racks must be on sidewalk adjacent to the public plaza.	The public plaza has 2 bicycle racks directly adjacent to Berry St.	Complies	N/A
	37-746 DRINKING FOUNTAINS	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
	[1] A minimum of one drinking fountain shall be provided in all public plazas.	At least 1 drinking fountain required.	The public plaza will provide 1 drinking fountain.	Complies	N/A
	37-747 PUBLIC SPACE SIGNAGE	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
	(1) Entry and information plaques shall be provided, as described in Section 37-751 (Public space signage systems).	Entry and information plaques must meet requirements from 37-751.	The public plaza will provide 3 entry plaques and 1 information plaque.	Complies	The public access area will provide an information plaque.
	37-748 ADDITIONAL AMENITIES	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
	[1] Public plazas between 5,000 and 10,000 square feet in area must provide one of the following additional amenities and public plazas greater than 10,000 square feet in area must provide at least three of the following additional amenities. All additional amenities shall be considered permitted obstructions within the public plaza.	Plazas between 5,000 and 10,000 SF must provide 1 additional amenity, plazas over 10,000 SF must provide at least 3 additional amenities.	The public plaza has an area 4,800 SF; No additional amenities required.	N/A	N/A
	[i] Artwork that is provided as an additional amenity must integrate with the design of the public plaza. Artwork shall not interfere with public access, circulation or visual openness within the public plaza or between the public plaza and adjoining public areas. Artwork may not incorporate addresses, text or logos related to the adjacent building or tenants of such building;	-			
	[ii] Moveable tables and chairs, as described in paragraph (4) of Section 37-741;				
	[iii] Water features (such as fountains, reflecting pools, waterfalls);				
	[iv] Children's play area; Equipment provided as part of children's play areas must be designed and constructed in accordance with applicable United States Consumer Products Safety Commission standards and best practices, including installation of protective surfaces and barriers. All barriers surrounding play areas shall be designed to allow for the adequate supervision of children at play and shall in all cases be substantially transparent and no more than 3 feet, 6 inches in height;				
	[v] Game tables and associated seating; or				
	[vi] Food service, including: (1) food service in a retail space directly accessible from the major portion of the public plaza; or (2) an open air cafe or kiosk, as described in Section 37-73.				
	[2] Public plazas greater than 10,000 square feet in area and associated with a commercial building must include a food service as one of the three additional required amenities.				
37-75	**SIGNS**				
	37-751 PUBLIC SPACE SIGNAGE SYSTEMS ENTRY PLAQUE	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
	[1] The following public space signage systems shall be required for all public plazas:	-	-	-	-
	[a] Entry plaque: The entry plaque shall be located at each street frontage or point of pedestrian entry to the public plaza. On each street frontage occupied by the public plaza, a minimum of one entry plaque shall be provided for every 40 feet of linear street frontage occupied by the public plaza. The entry plaque shall contain:	Plazas must have an entry plaque at every plaza entrance and per every 40 LF of street frontage.	There will be 3 entry plaques and 1 information plaque in the public plaza. There will be 1 entry plaque along Berry St., 1 along the entrance from PAA 1 and 1 along the entrance from PAA 2. The information plaque is next to the entry plaque on Berry St.	Complies	The public access areas will contain an information plaque in PAA 1.

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REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

PROFESSIONAL SEAL

REVISIONS

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SHEET TITLE

COMPLIANCE CHART 5

DRAWN BY	MH, MN
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ISSUE DATE	06/05/25
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SHEET NO.	L-112
	15 OF 24

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		[i] a public space symbol and required text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols page on the Department of City Planning website. Such symbol and required text shall include the phrase “Open To Public” and shall be provided with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York;	Entry plaques must meet standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols page on the Department of City Planning website.	All plaques will comply with standards.	Complies	All plaques will comply with standards.
		[ii] lettering at least one inch in height stating the words “Open 24 hours” or, if a nighttime closing has been authorized, pursuant to Section 37-727, shall contain the words “Open” followed by the approved hours of operation; and				
		[iii] an International Symbol of Access for persons with disabilities that is at least three inches square.				
		[2] The entry plaque shall be mounted on a wall or a permanent free-standing post within five feet of the sidewalk with its center five feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches. It shall be in a position that clearly identifies the entry into the public plaza, and placed so that the entire entry plaque is obvious and directly visible, without any obstruction, along every line of sight from all paths of pedestrian access to the public plaza.				
		[b] Information plaque: An information plaque constructed from the same permanent materials as the entry plaque or combined with one or more of the required entry plaques shall be provided. Information plaques shall be mounted on a wall or a permanent free-standing post within five feet of the sidewalk and shall have all required lettering located three feet above the elevation of the nearest walkable pavement. The maximum height of such free-standing post shall be six feet, with a maximum width and depth of 16 inches. The information plaque shall consist of:				
		[i] a public space symbol and required text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols page on the Department of City Planning website. Such symbol and required text shall include the phrase “Open To Public” and shall be provided with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York; and				
		[ii] the words, in lettering one-haLF inch in height, “Open 24 hours” or, if a nighttime closing has been authorized pursuant to Section 37-727, the words, in lettering one-haLF inch in height, “Open” followed by the approved hours of operation;				
		[iii] in lettering three-eighths of an inch in height, the words “This public plaza contains:” followed by the total linear feet of seating, the type and quantity of trees, the number of bike racks, the number of drinking fountains and the number of any additional required amenities, such as moveable seating;				
		[iv] in lettering three-eighths of an inch in height, the name of the current owner of the building and the name, address, phone number and email address of the person designated to maintain the public plaza;				
		[v] in lettering three-eighths of an inch in height, the statement, "Complaints or Questions: Call 311 and reference the public plaza at [insert building address]"; and				
		[vi] the statement, "This public plaza is accessible to persons with disabilities."				
		[c] Hours of access plaque: On each street frontage occupied by the public plaza and where the City Planning Commission has authorized a limitation on the hours of access for a public plaza, pursuant to the provisions of Section 37-727, a minimum of one hours of access plaque shall be provided for every 40 linear feet of approved barrier that limits public access. The hours of access plaque shall be located on the barrier that limits public access to the public plaza and shall consist of:				
		[i] a public space symbol and required text that matches the dimensions and graphic standards provided in the Privately Owned Public Space Signage file from the Required Signage Symbols page on the Department of City Planning website. Such symbol and required text shall include the phrase “Open To Public” and shall be provided with a highly contrasting background, in a format that ensures legibility. Additional requirements and review procedures for privately owned public space signage systems are specified in Title 62, Chapter 11, of the Rules of the City of New York; and				
		[ii] the statement: “Open” followed by the approved hours of operation.				
		[3] All required public space signage shall be fully opaque, non-reflective and constructed of permanent, highly durable materials such as steel or stone. All lettering provided on required public space signage shall be in a clear, bold, sans-serif, non-narrow font such as Arial, Helvetica or Verdana, solid in color with a minimum height of three-quarters of an inch, unless otherwise specified above, and shall highly contrast with the background color of the sign.				
	37-752	**PROHIBITION SIGNS**	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
		[1] To ensure a safe and comfortable environment for all public plaza users, a maximum of one prohibition or “Rule of Conduct” sign may be located within the public plaza. Such sign shall not exceed one foot square in dimension, may not be freestanding, and shall contain no lettering greater than three-quarters of an inch in height.	Plazas may contain one "Rule of Conduct" sign.	The public plaza will not contain prohibition signs.	N/A	The public access areas will not contain prohibition signs.
		[2] Such sign shall not prohibit behaviors that are consistent with the normal public use of the public plaza such as lingering, eating, drinking of non-alcoholic beverages or gathering in small groups. No behaviors, actions, or items may be listed on such sign that are otherwise illegal or prohibited by municipal, State or Federal laws.				

	37-753	**ACCESSORY SIGNS**	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
		[1] A public plaza shall be treated as a street for the purposes of the applicable sign regulations. Signs, except for the plaque required by Section 37-751, are permitted only as accessory to uses permitted within the public plaza and uses adjoining the public plaza, and are otherwise regulated by the applicable district regulations set forth in Section 32-60 (SIGN REGULATIONS), except as provided below:	Accessory signs must follow regulations set forth in 32-60.	-	-	A projecting non-illuminated sign is provided over retail entrance within PAA1
		[a] each establishment fronting on the public plaza shall be permitted to have not more than one sign affixed to the building wall fronting on the public plaza.	-	The public plaza proposes one sign located above each retail entrance door facing the plaza.	Complies	
		[b] all signs shall be non-illuminated;	-	The signs will not be illuminated.	Complies	
		[c] all signs shall contain only the building or establishment name and address;	-	Signs will only contain name of establishment or the address.	Complies	
		[d] all signs accessory to retail uses affixed to building walls may not exceed four square feet in size;	-	Accessory signs will not exceed 4 square feet.	Complies	
		[e] not more than three accessory signs may be located within the public plaza, of which one may be freestanding. All such signs, including structures to which they are affixed, shall not be higher than three feet above the level of the adjoining public access area. Such signs shall not exceed an area of two square feet. In addition, no portion of such sign, including structures to which they are affixed, shall exceed a width of 16 inches facing a street, and 24 inches when not facing a street. For corner public plazas, such limitations shall apply to only one street frontage. If such sign is associated with a building used for office use, such sign shall contain only the names of principal building tenants and shall also contain the public space symbol as described in Section 37-751 and the words “Open to Public” in lettering at least two inches in height; and	-	No more than three accessory signs are proposed in the public plaza.	Complies	
		[f] all signs located on permitted canopies or awnings within the public plaza shall contain only the building or establishment name and shall not exceed a height of one foot.	-	Signs will only contain name of establishment or the address	Complies	
37-76	**37-76**	**MANDATORY ALLOCATION OF FRONTAGES FOR PERMITTED USES**	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
		[1] Ground floor level uses The frontage of all new building walls fronting on a public plaza, or fronting on an arcade adjoining a public plaza, exclusive of such frontage occupied by building lobbies and frontage used for subway access, shall be subject to the following use provisions: The underlying use regulations shall be modified as follows: dwelling units shall not be permitted; uses listed under Use Group III(A) shall not be permitted; uses listed under Use Group IV shall be limited to those listed under Public Service Buildings, and Renewable Energy and Green Infrastructure; guest rooms or suites associated with Transient Accommodations listed under Use Group V shall not be permitted; and uses listed under Use Group VII shall be limited in size to 5,000 square feet per establishment; [2] All uses occupying such frontage shall:	The walls fronting on the plaza cannot be used for dwelling units or other prohibited ground floor uses.	100% of the plaza frontage is retail space, which is permitted along the plaza.	Complies	N/A
		[i] be directly accessible from the major portion of the public plaza, an adjoining arcade, or a street frontage shared by the establishment and the public plaza;	The ground floor level of buildings fronting the public plaza must be directly accessible from the major portion of the public plaza.	Retail space is directly accessible to the public plaza, which has no major or minor portion.	Complies	
		[ii] have a minimum depth of 15 feet, measured perpendicular to the wall adjoining the public plaza; and	Ground floor level uses of buildings fronting the public plaza must have a minimum depth of 15'.	114'10 LF of retail that adjoins the public plaza has a minimum depth of 15'.	Complies	
		[iii] occupy such frontage for the life of the increased floor area of the bonused development.	-	Retail space will occupy frontage for life of increased floor area.	Complies	
		[2] The remaining frontage may be occupied by other uses, lobby entrances or vertical circulation elements, in accordance with the district regulations. As an alternative, where retail or service establishments located in an existing building front upon a public plaza or an arcade adjoining a public plaza, at least 50 percent of the total frontage of all building walls fronting on the public plaza, or fronting on an arcade adjoining a public plaza, exclusive of such frontage occupied by building lobbies and frontage used for subway access, shall be allocated for occupancy at the ground floor level by uses permitted in accordance with paragraph (a)(1) subject to the provisions of paragraph (a)(2) of this Section, as permitted by the applicable district regulations.	The remaining ground floor level uses fronting a public plaza may be occupied by lobby entrances or vertical circulation elements.	100% of the plaza frontage is retail space, which is permitted along the plaza.	Complies	
		[3] Public entrances: A public entrance to the principal use of the building associated with the public plaza shall be located within 10 feet of the major portion of the public plaza. Frontage on the public plaza that is occupied by a building entrance or lobby shall not exceed 60 feet or 40 percent of the total aggregate frontage of the new building walls on the major and minor portions of the public plaza, whichever is less, but in no case shall building entrances or lobbies occupy less than 20 feet of frontage on the public plaza.	Public entrances to the principal use of buildings fronting the public plaza must be located within 10' of the major portion of the public plaza.	Not all public entrances fronting the public plaza are within 10' of the major portion of the public plaza.	Waiver needed, pursuant to 74-96	
		[4] Transparency: All new building walls fronting on the major and minor portions of the public plaza shall be treated with clear, untinted transparent material for 50 percent of the surface area below 14 feet above the public plaza level, or the ceiling level of the ground floor of the building, whichever is lower. Any non-transparent area of a new or existing building wall fronting on the major or minor portion of a public plaza shall be treated with a decorative element or material or shall be screened with planting to a minimum height of 15 feet above the public plaza.	Building walls fronting on the public plaza must use transparent material for at least 50% of the surface up to 14' above public plaza level.	Building walls fronting on the public plaza will use transparent material for at least 35% of the surface up to 14' above public plaza level. Type I blank wall surface treatment mitigation will be used per ZR 37-362(a)(1)	Complies	

	37-78	**37-78**	**COMPLIANCE**	**PLAZA REQUIREMENTS**	**PROPOSED**	**COMPLIANCE NOTES**	**PAA PROPOSED AMENITIES**
			[1] Building permits & [2] Periodic compliance reporting	-	-	Will comply	-

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7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

COMPLIANCE CHART 6

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	NTS
SHEET NO.	L-113

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FILE: P:\19\019_Hadrilaje_ 20BerryStreet\02_Drawings\02_Working\Rel02_Links\Landscape\L-113 COMPLIANCE CHART 6.dwg SAVED: 11:05 AM Thursday, October 24, 2024 BY GFULRALAELLO

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37-78	37-78	COMPLIANCE	PLAZA REQUIREMENTS	PROPOSED	COMPLIANCE NOTES	PAA PROPOSED AMENITIES
		[1] Building permits No foundation permit shall be issued by the Department of Buildings for any development or enlargement that includes a public plaza, nor shall any permit be issued by the Department of Buildings for any change to a plaza, residential plaza or urban plaza without certification by the Chairperson of the City Planning Commission of compliance with the provisions of Sections 37-625 or 37-70, as applicable.				
		[i] An application for such certification shall be filed with the Chairperson showing the plan of the zoning lot; a site plan indicating the area and dimensions of the proposed public plaza and the location of the proposed development or enlargement and all existing buildings temporarily or permanently occupying the zoning lot; computations of proposed floor area, including bonus floor area; and a detailed plan or plans prepared by a registered landscape architect, including but not limited to a furnishing plan, a planting plan, a signage plan, a lighting/photometric plan and sections and elevations, as necessary to demonstrate compliance with the provisions of Sections 37-625 or 37-70, as applicable.				
		[ii] All plans for public plazas or other publicly accessible open areas that are the subject of a certification pursuant to Section 37-625 shall be filed and duly recorded in the Borough Office of the City Register of the City of New York, indexed against the property in the form of a legal instrument, in a form satiSFactory to the Chairperson, providing notice of the certification of the public plaza, pursuant to this Section. Such filing and recording of such instrument shall be a precondition to certification. The recording information shall be included on the certificate of occupancy for any building, or portion thereof, on the zoning lot issued after the recording date. No temporary or final certificate of occupancy shall be issued for any bonus floor area generated by a public plaza unless and until the public plaza has been substantially completed in accordance with the approved plans, as verified by the Department of City Planning and certified to the Department of Buildings.	-	-	-	-
		[iii] Notwithstanding any of the provisions of Section 11-33 (Building Permits for Minor or Major Development or Other Construction Issued Before Effective Date of Amendment), any residential plaza or urban plaza for which a certification was granted pursuant to Article II, Chapter 3, or Article III, Chapter 7, between June 4, 2005 and June 4, 2007, and any public plaza for which a certification was granted prior to June 10, 2009, may be provided in accordance with the regulations in effect on the date of such certification.				
		[2] Periodic compliance reporting No later than June 30 of the year, beginning in the third calendar year following the calendar year in which certification was made and at three-year intervals thereafter, the Director of the Department of City Planning and the affected Community Board shall be provided with a report regarding compliance of the publicly accessible open area with the regulations of Sections 37-625 or 37-70, as applicable, as of a date of inspection which shall be no earlier than May 15 of the year in which the report is filed. Such report shall be provided by a registered architect, landscape architect or professional engineer, in a format acceptable to the Director and shall include, without limitation: (1) a copy of the original public plaza or design change certification letter and, if applicable, any approval letter pertaining to any other authorization or certification pursuant to this Chapter; (2) a statement that the publicly accessible open area has been inspected by such registered architect, landscape architect or professional engineer and that such open area is in full compliance with the regulations under which it was approved as well as the approved plans pertaining to such open area and, if applicable, the requirements of any other authorization or certification pursuant to this Chapter, or non-compliance with such regulations and plans; (3) an inventory list of amenities required under the regulations under which the publicly accessible open area was approved and the approved plans pertaining to such open area and, if applicable, the requirements of any other authorization or certification pursuant to Section 37-70, together with an identification of any amenity on such inventory list for which inspection did not show compliance, including whether such amenities are in working order, and a description of the non-compliance; (4) photographs documenting the condition of the publicly accessible open area at the time of inspection, sufficient to indicate the presence or absence, either full or partial, of the amenities on the inventory list of amenities. The report submitted to the Director of the Department of City Planning shall be accompanied by documentation demonstrating that such report has also been provided to the affected Community Board. Compliance reporting pursuant to this paragraph, (b), shall be a condition of all certifications granted pursuant to Section 37-70.				
		[3] Compliance reports at time of application Any application for a certification or authorization involving an existing publicly accessible open area shall include a compliance report in the format required under paragraph (b) of this Section, based upon an inspection of the publicly accessible open area by a registered architect, landscape architect or professional engineer conducted no more than 45 days prior to the filing of such application. The following conditions may constitute grounds to disapprove the application for certification or authorization: (1) such report shows non-compliance with the regulations under which the publicly accessible open area was approved, conditions or restrictions of a previously granted certification or authorization, or with the approved plans pertaining to such publicly accessible open area; or (2) the publicly accessible open area has been the subject of one or more enforcement proceedings for which there have been final adjudications of a violation with respect to any of the foregoing. In the case of a certification, the Chairperson, or in the case of an authorization, the Commission, may, in lieu of disapproval, accept a compliance plan for the publicly accessible open area, which plan shall set forth the means by which future compliance will be ensured.	-	-	-	-
		[4] Failure to comply Failure to comply with a condition or restriction in an authorization or certification granted pursuant to Section 37-70 or with approved plans related thereto, or failure to submit a required compliance report, shall constitute a violation of this Resolution and may constitute the basis for denial or revocation of a building permit or certificate of occupancy, or for a revocation or such authorization or certification, and for all other applicable remedies.				
		[5] Special regulations for an urban plaza in the Special Lower Manhattan District In addition, the Chairperson of the City Planning Commission may certify any urban plaza that is the subject of application N070416ZCM, filed in conjunction with application C070415ZSM, and such urban plaza may be provided in accordance with the regulations of Section 37–04, inclusive, in effect on April 23, 2007, as modified by the special regulations for such urban plaza as set forth in Article IX, Chapter 1 (Special Lower Manhattan District) and in the following provisions: (1) Floor area bonus for an urban plaza in the Special Lower Manhattan District A floor area bonus for such urban plaza, pursuant to Section 91-22, may be permitted for a development or enlargement located within 50 feet of the street line of a street subject to the regulations for street wall continuity Type 2B. (2) Street wall regulations for an urban plaza in the Special Lower Manhattan District The street wall regulations for street wall continuity “Type 2” in the Special Lower Manhattan District shall be superseded by street wall continuity Types 2A and 2B as indicated on Map 2 in Appendix A of Article IX, Chapter 1.				

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7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

COMPLIANCE CHART 7

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ISSUE DATE	06/05/25
SCALE	NTS
SHEET NO.	L-114

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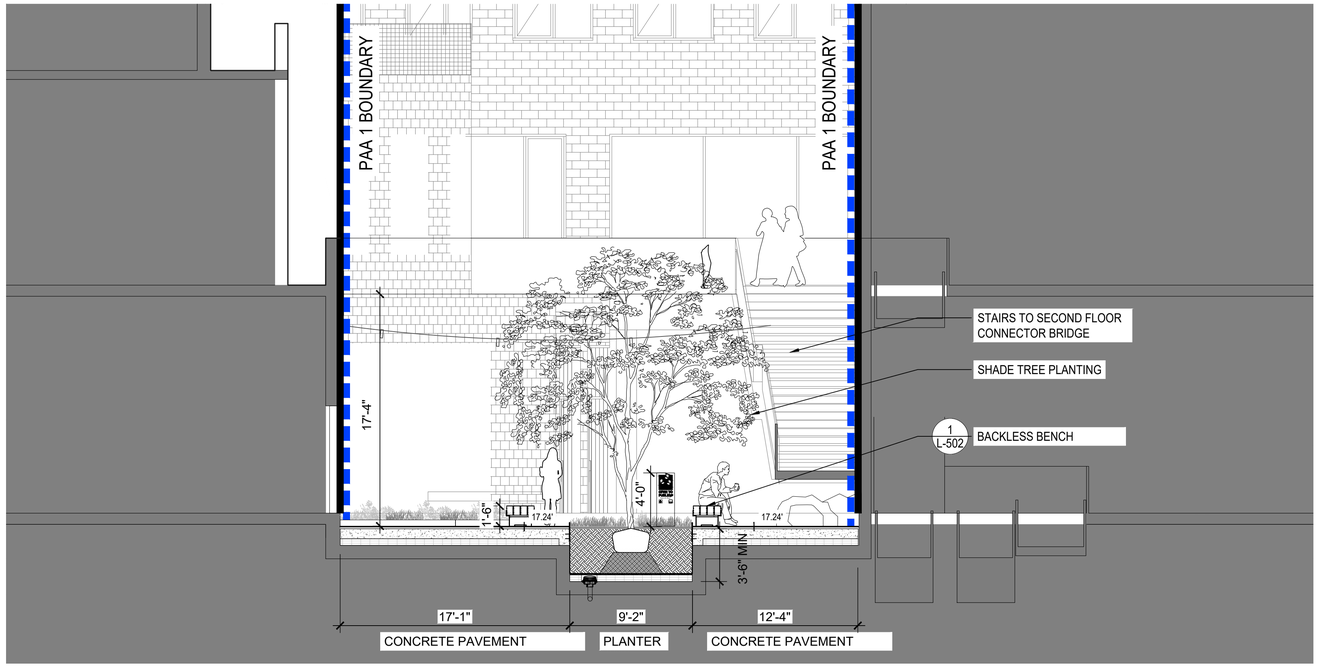
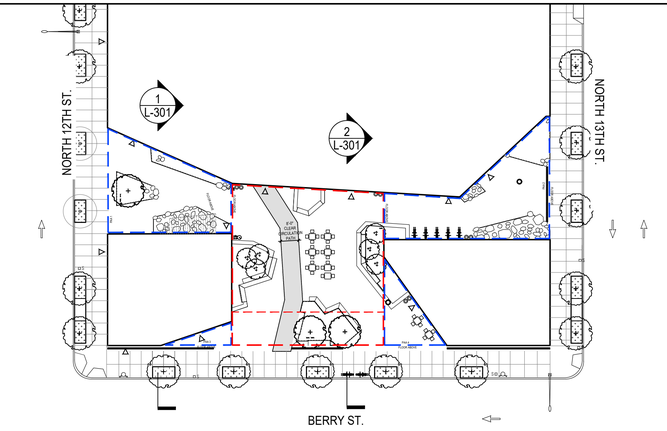


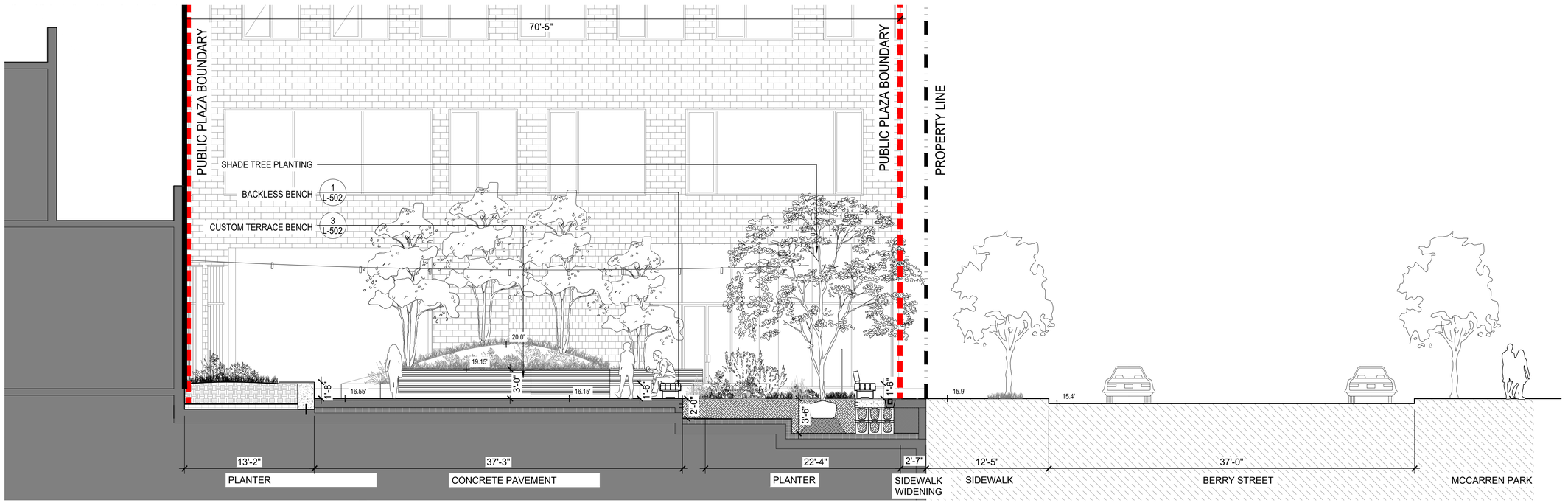
1 E-W SECTION I

3/16" = 1'-0"



3 KEY PLAN

1/32" = 1'-0"



2 E-W SECTION II

3/16" = 1'-0"

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SHEET TITLE

SECTION 1

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PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	AS SHOWN
SHEET NO.	L-301
18 OF 24	

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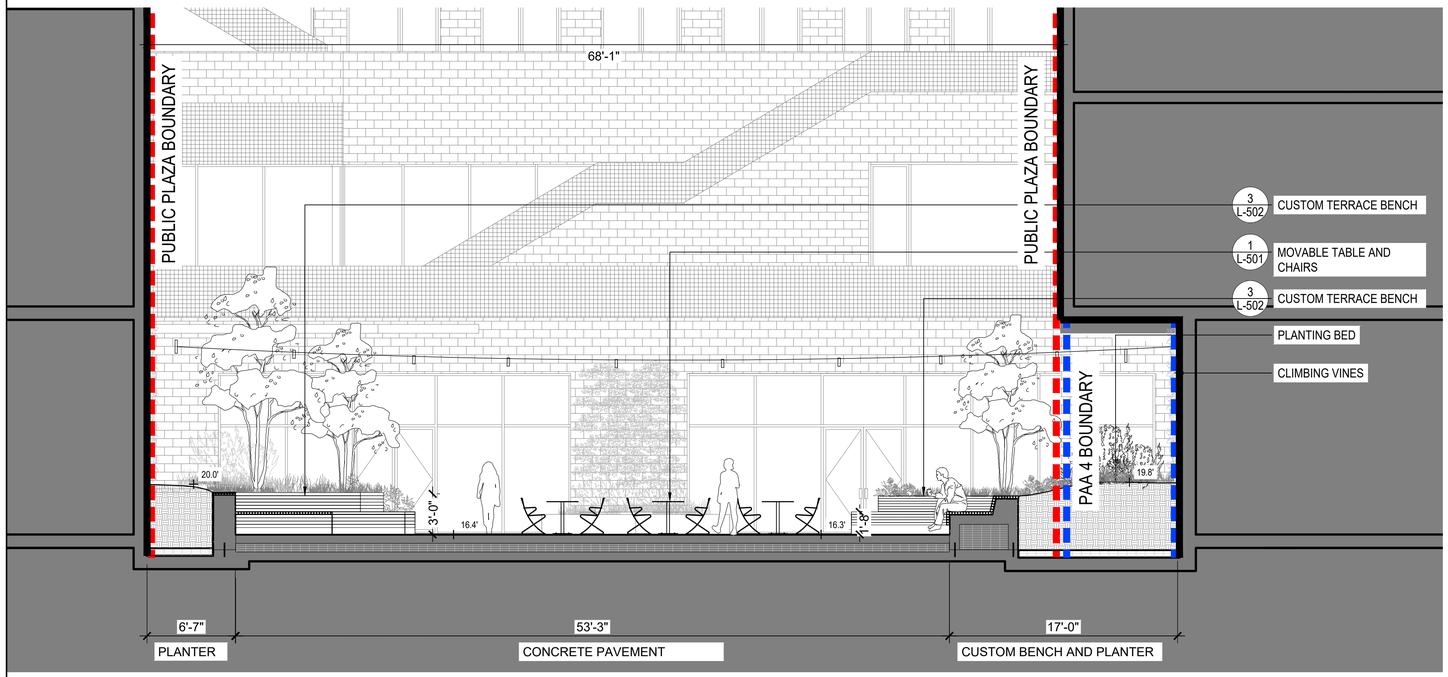
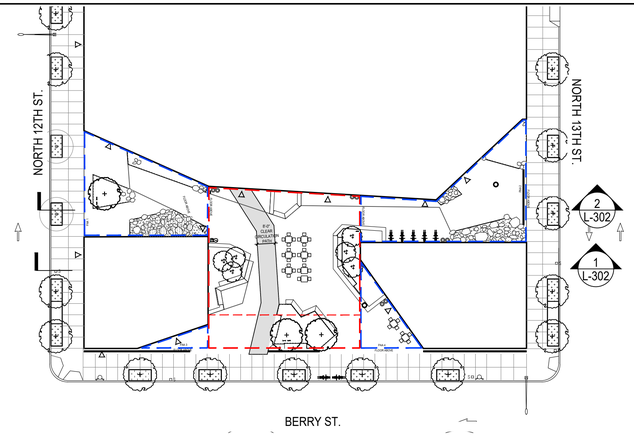


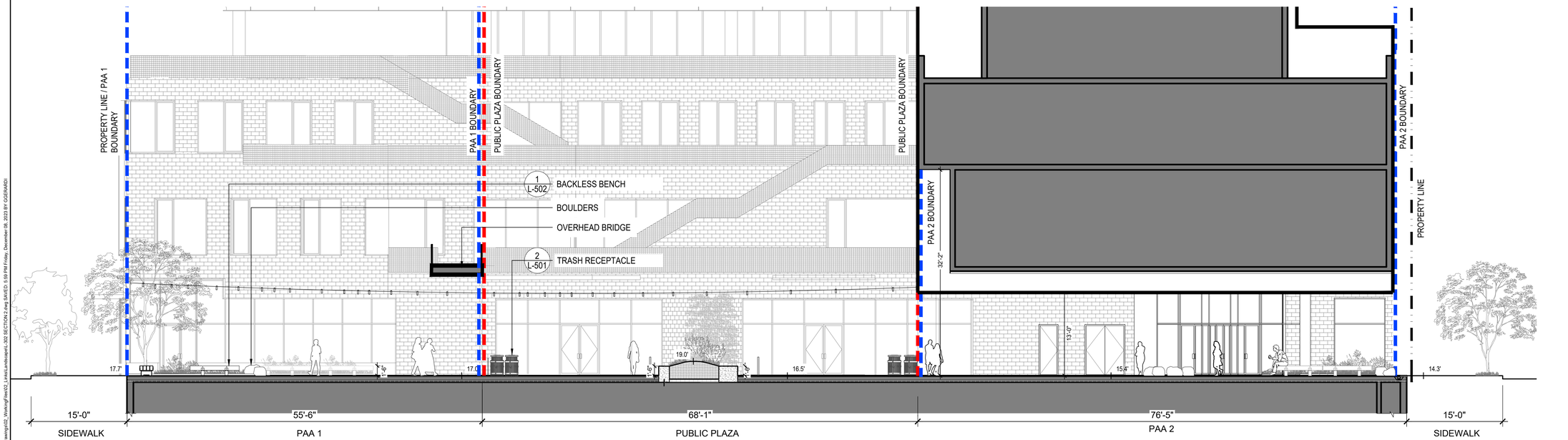
1 N-S SECTION I

3/16" = 1'-0"



3 KEY PLAN

1/32" = 1'-0"



2 N-S SECTION II

1/8" = 1'-0"

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SHEET TITLE

SECTION 2

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ISSUE DATE	06/05/25
SCALE	AS SHOWN
SHEET NO.	L-302

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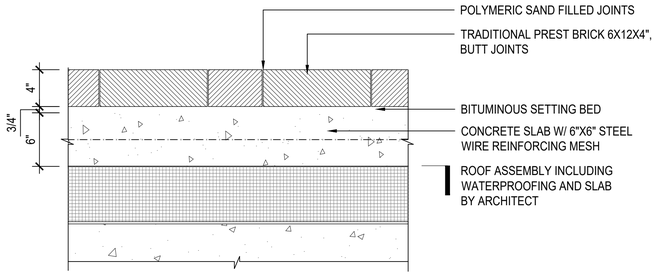
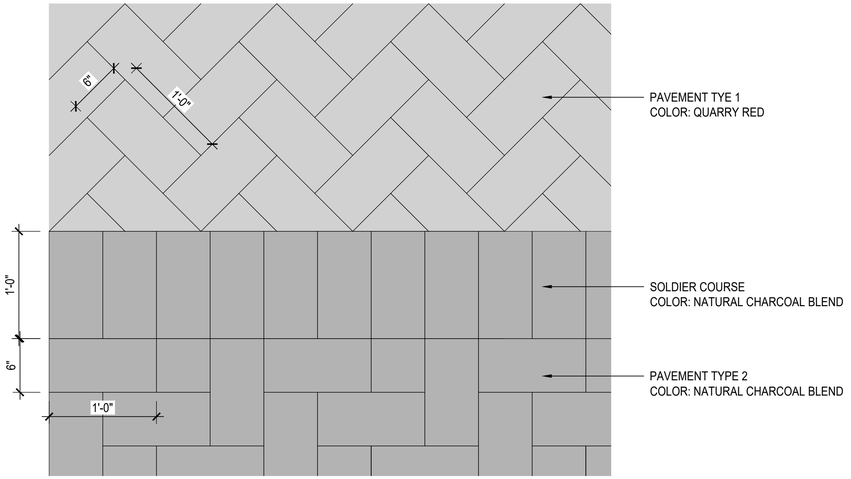
NOTE:
FOR PAVEMENT LAYOUT SEE L-101 MATERIALS PLAN
- PAVEMENT TYPE 1: QUARRY RED
- PAVEMENT TYPE 2: NATURAL CHARCOAL BLEND
- SOLDIER COURSE: NATURAL CHARCOAL BLEND



1 CONCRETE BRICK PAVEMENT DETAIL

1 1/2" = 1'-0"

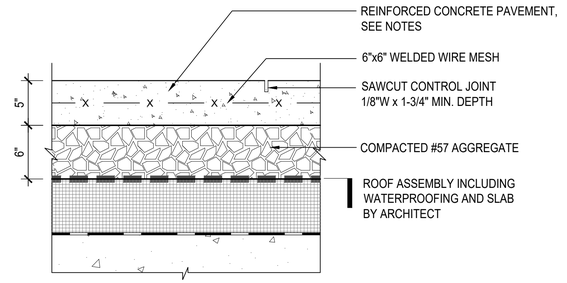


2 PAVEMENT TYPES AND PATTERN

1 1/2" = 1'-0"

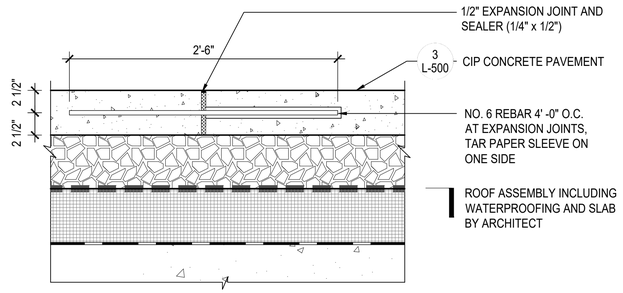
CONCRETE
COLOR: PLAIN GRAY
FINISH: EXPOSED AGGREGATE

SAWCUTS
1-3/4" MINIMUM DEPTH, OR 1/3 DEPTH OF SLAB
MAKE CUTS WITHIN 24 HRS OF PLACING CONCRETE
REFER TO PLAN FOR SAW CUT PLACEMENT



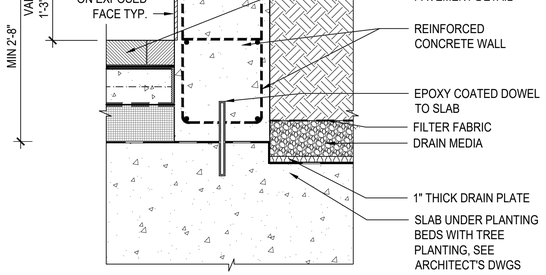
3 CIP CONCRETE PAVEMENT

1 1/2" = 1'-0"



4 EXPANSION JOINT AT CIP CONCRETE PAVEMENT

1 1/2" = 1'-0"



5 CIP CONCRETE RETAINING WALL

1" = 1'-0"

6 STEEL CURB

1 1/2" = 1'-0"

7 BOULDER

1" = 1'-0"

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PROJECT NAME

20 BERRY STREET

20 BERRY STREET.
BROOKLYN, NY, 11249

SPECIAL PERMIT DRAWING SET FOR ULURP

ARCHITECTS

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REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

PROFESSIONAL SEAL

REVISIONS

NO.	DATE	DESCRIPTION
1.	10/16/2020	PRE APPLICATION STATEMENT
2.	12/21/2021	DRAFT LAND USE APPLICATION
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6.	04/21/2025	FILED LAND USE APPLICATION V3
7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

PAVING, CURBS AND EDGES DETAILS

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	AS SHOWN
SHEET NO.	L-500
20 OF 24	

FILE: P:\19010_HastHagir_20BerrySheet\02_Drawing\02_Working\Files\02_Liz\4.Landscape\L-500 PAVING CURBS AND EDGES DETAILS.dwg SAVED: 10:32 AM Wednesday, December 06, 2023 BY XINAWAL

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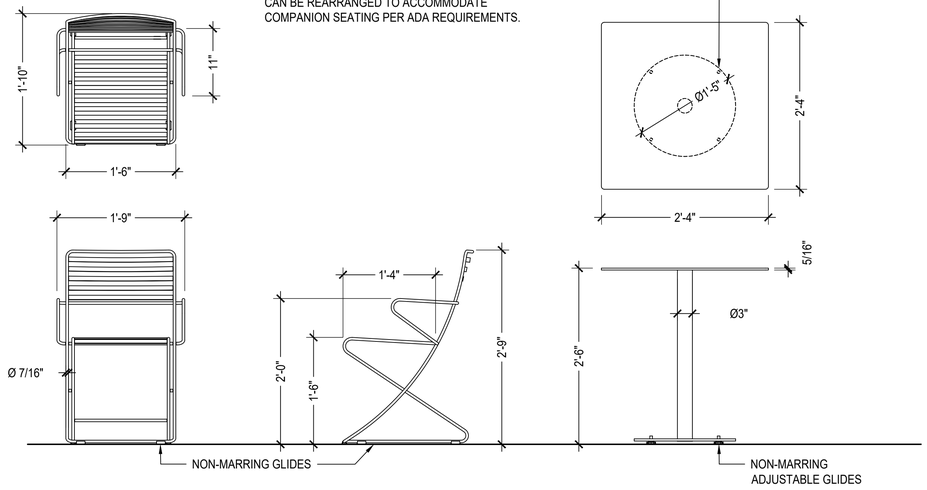
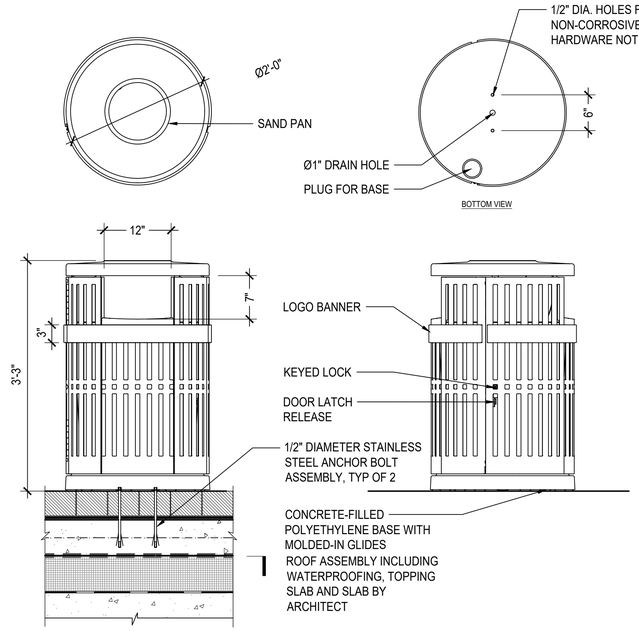


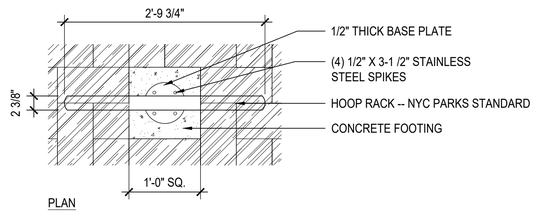
1 MOVABLE TABLE AND CHAIRS

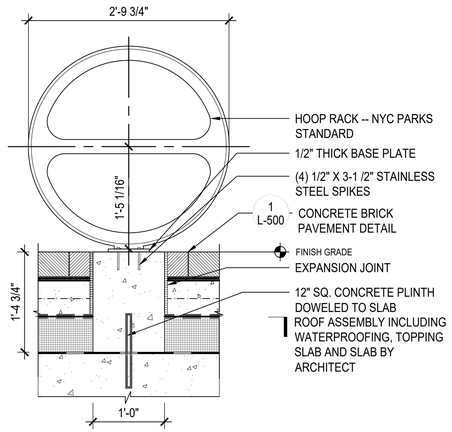
1" = 1'-0"



2 TRASH RECEPTACLE

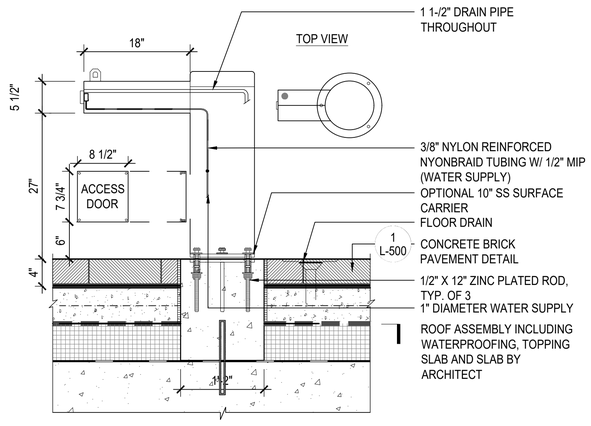
1" = 1'-0"





3 BIKE RACK

1" = 1'-0"



NOTES:
1. MUST APPLY ADHESIVE CAULKING TO BOTTOMS OF SURFACE MOUNT FLANGE.
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED FOR PROPER INSTALLATION.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. REFER TO PLUMBING PLAN FOR WATER SUPPLY AND DRAINAGE.

4 DRINKING FOUNTAIN

1" = 1'-0"

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7.	06/05/2025	FILED LAND USE APPLICATION V4

SHEET TITLE

SITE FURNISHING DETAILS

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	AS SHOWN
SHEET NO.	L-501

FILE: P:\19010_HastHagir_20BerryStreet\02_Drawings\02_Working\Files\02_Links\Landscape\L-501 SITE FURNISHING DETAILS.dwg SAVED 3:34 PM Friday, October 11, 2024 BY GFURLANELLO

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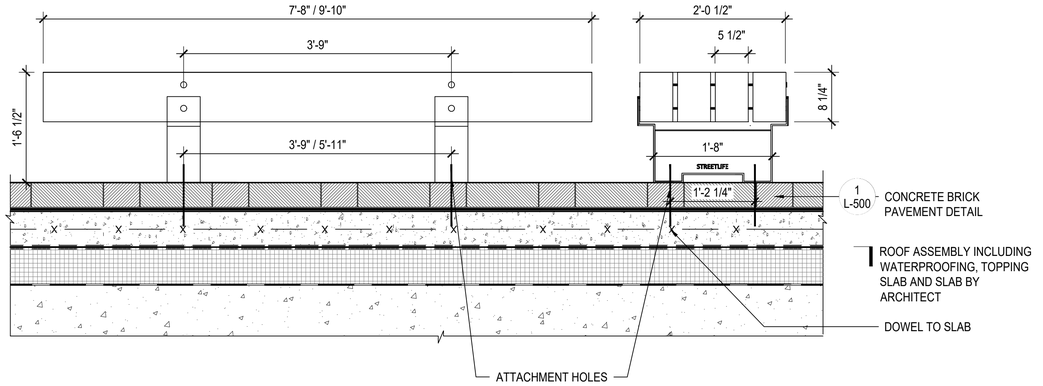
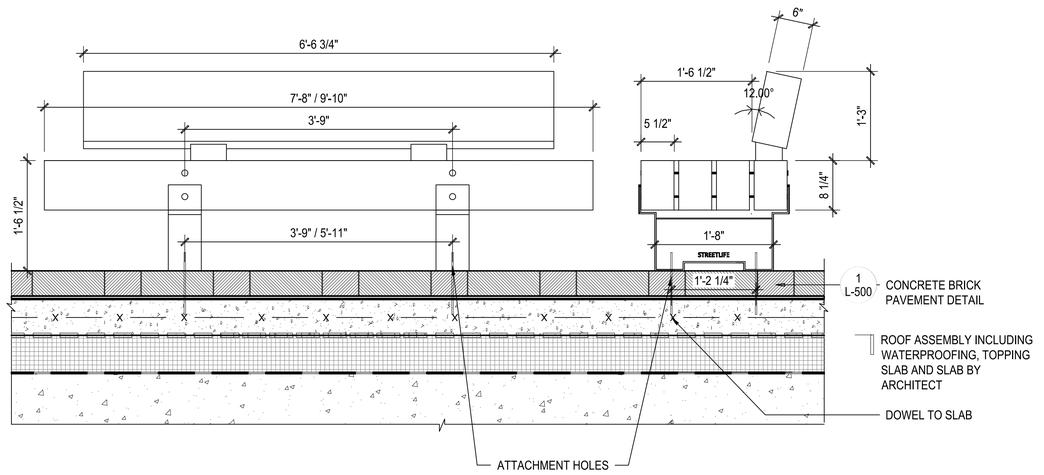


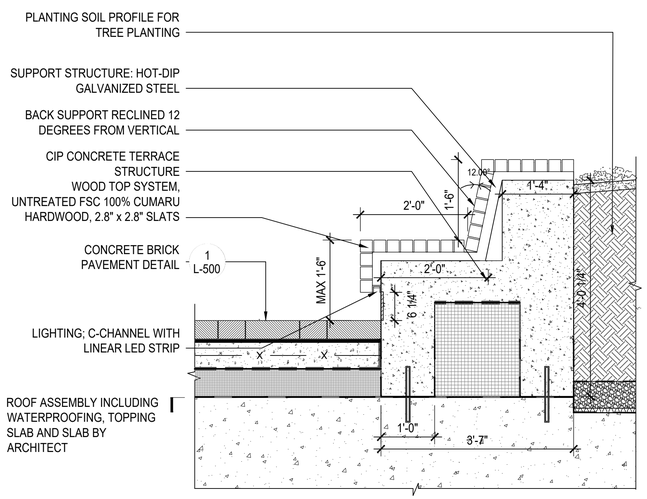
1 BACKLESS BENCH

1" = 1'-0"



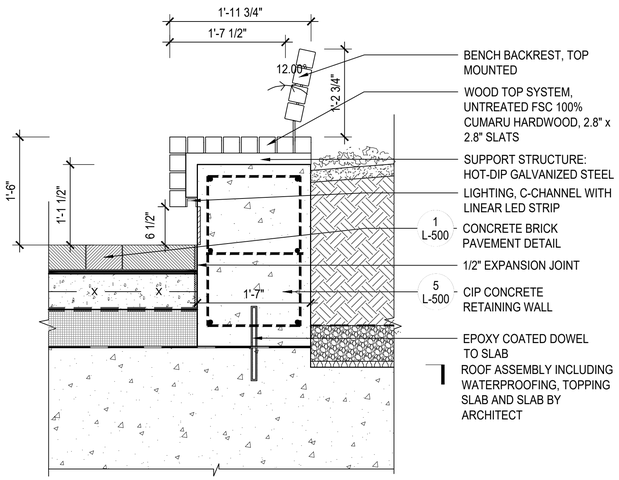
2 BACKED BENCH

1" = 1'-0"



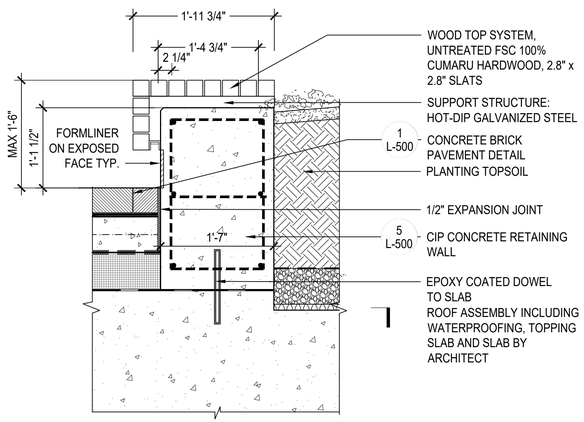
3 CUSTOM TERRACE BENCH

3/4" = 1'-0"



4 BENCH TOPPER WITH BACK

1" = 1'-0"



5 BACKLESS BENCH TOPPER

1" = 1'-0"

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SHEET TITLE

BENCH DETAILS

DRAWN BY	MH, MN
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PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	AS SHOWN
SHEET NO.	L-502

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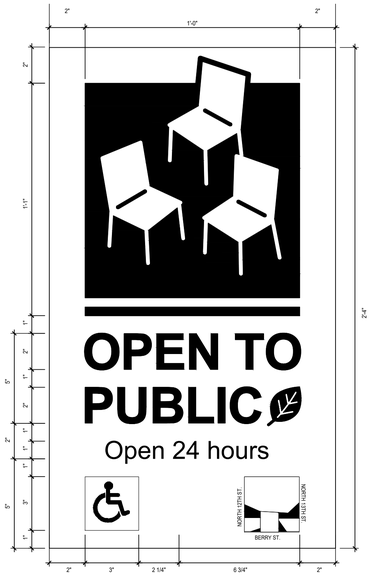
GENERAL NOTES

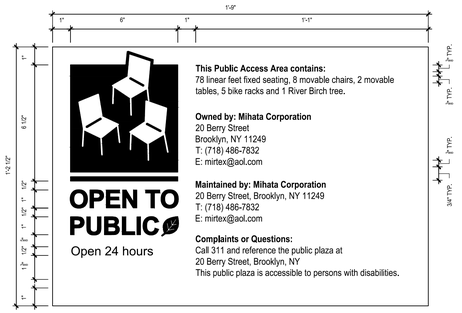
1. THE OWNER'S CONTACT INFORMATION IS ILLUSTRATIVE AND WILL BE VERIFIED PRIOR TO THE FABRICATION OF THE SIGNAGE.
2. SIGNAGE COMPLIES WITH MANDATORY SPACING AND DESCRIPTIVE ELEMENTS. SEE SHEET L-104 FOR COMPLIANCE ITEMS.



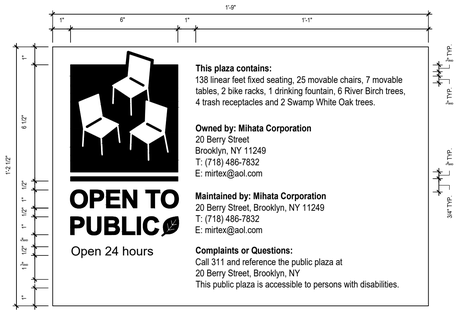
1 PLAZA ENTRY PLAQUE
3" = 1'-0"



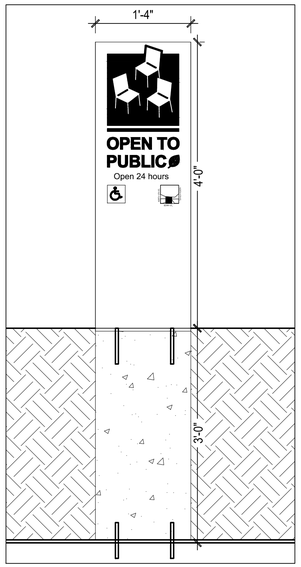
2 PAA ENTRY PLAQUE
3" = 1'-0"



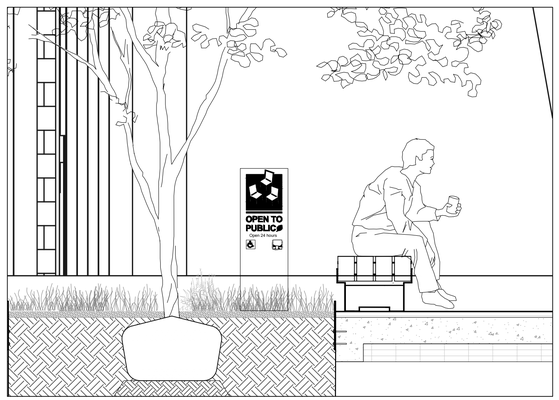
3 PAA INFORMATION PLAQUE
3" = 1'-0"



4 PLAZA INFORMATION PLAQUE
3" = 1'-0"



5 PLAQUE ELEVATION
1" = 1'-0"



6 TYPICAL ENTRANCE SIGN INSTALLATION
1/2" = 1'-0"

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SHEET TITLE

SIGNAGE DETAILS

DRAWN BY	MH, MN
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PROJECT NO.	21017
ISSUE DATE	06/05/25
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24 OF 25	

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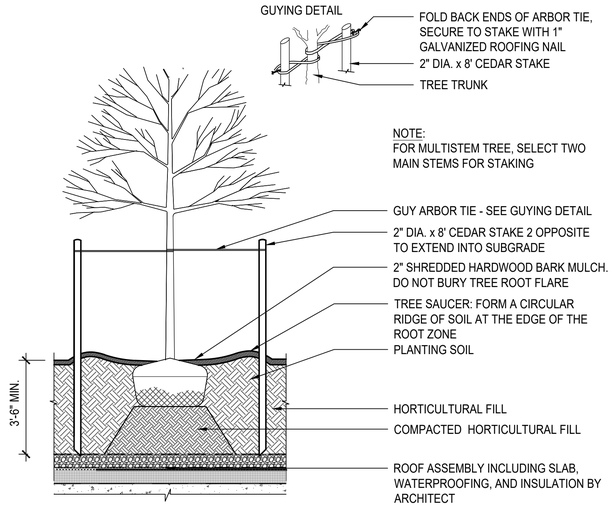
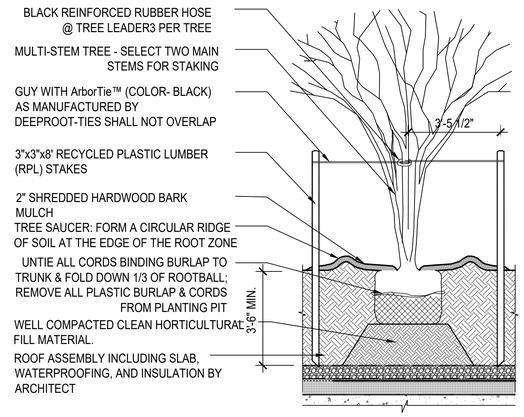


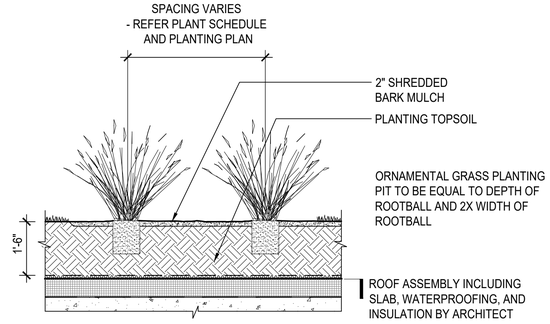
1 TYPICAL TREE PLANTING

3/8" = 1'-0"



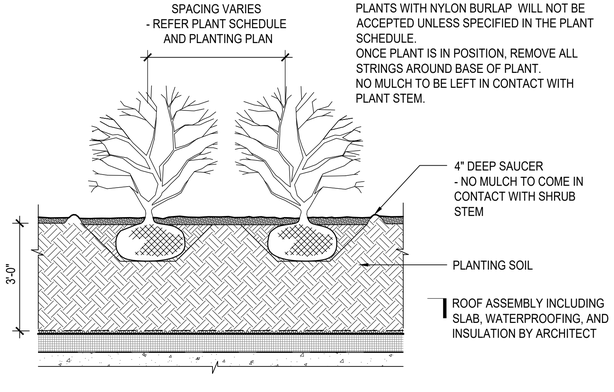
2 MULTI-STEM TREE TYPICAL PLANTING

3/8" = 1'-0"



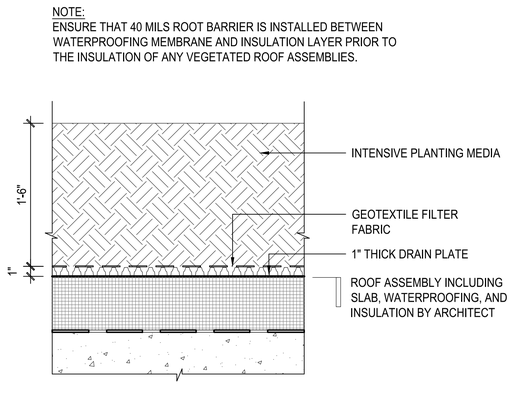
3 TYPICAL NEW PERENNIAL AND GRASSES

1/2" = 1'-0"



4 TYPICAL NEW SHRUB

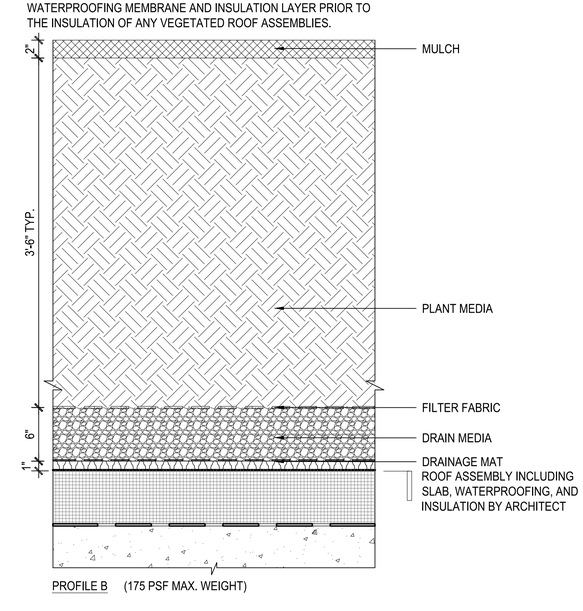
1/2" = 1'-0"



PROFILE A (125 PSF MAX. WEIGHT)

5 SOIL PROFILE A

1 1/2" = 1'-0"



PROFILE B (175 PSF MAX. WEIGHT)

6 SOIL PROFILE B

1 1/2" = 1'-0"

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SHEET TITLE

PLANTING DETAILS

DRAWN BY	MH, MN
CHECKED BY	JP
PROJECT NO.	21017
ISSUE DATE	06/05/25
SCALE	AS SHOWN
SHEET NO.	L-504

24 OF 24

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