

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

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

SPECIAL PERMIT DRAWING SET
NOVEMBER 20, 2025

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MONITOR POINT
BROOKLYN BLOCK 2590 LOTS 1, 25

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

PREPARED FOR APPLICANT

fxcollaborative

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

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

NO.		REVISIONS | SUBMISSIONS	DATE
07	FLUA 5	SPECIAL PERMIT SUBMISSION	11/20/2025
06	FLUA 4	SPECIAL PERMIT SUBMISSION	11/06/2025
05		WORKING PACKAGE	10/27/2025
04	FLUA 3	SPECIAL PERMIT SUBMISSION	10/22/2025
03	FLUA 2	SPECIAL PERMIT SUBMISSION	10/21/2025
02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:
Z-000
COVER SHEET

Seal:



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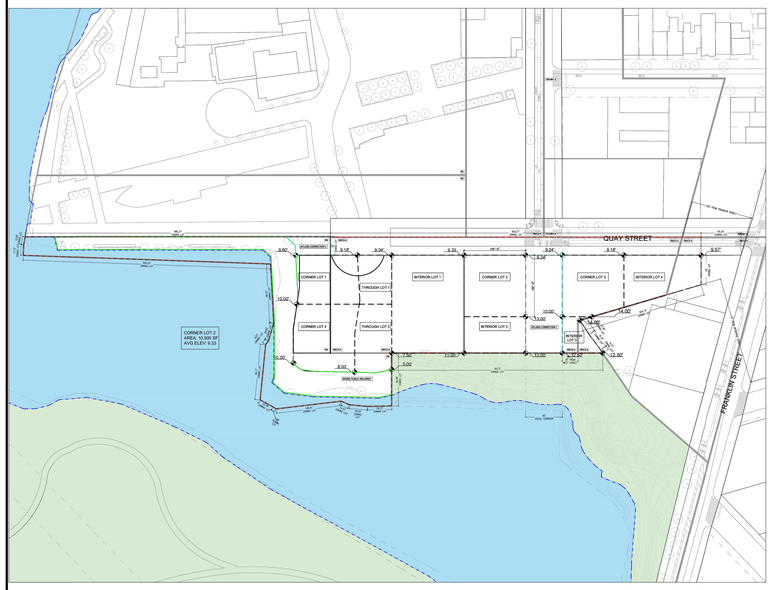
SITE INFORMATION				
Address	40 and 56 Quay Street, Brooklyn			
Borough / Block	Brooklyn / 2590			
Lot	1 (MTA Site)		25 (Monitor Site)	TOTAL
Lot Area*	80,730		51,004	131,734
Proposed Zoning District	**R8/C2-4**	**R6/C2-4**	**R8**	**TOTAL**
Lot Area per Zoning District	77,023	3,707	51,004	131,734
Large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

** Lot areas per Montrose Surveying Co. Survey No. S5471-15*

Floor Area Schedule							
		Total Permitted		**Total Proposed**			
		FAR	ZFA	Building 1	Building 2	Building 3	Total (ZFA)
R8/C2-4 & R8	Commercial	2.00	256,054	24,800	900	-	**25,700**
	Com. Facility	6.50	832,176	-	3,000	33,000	**36,000**
	Residential	7.20	921,794	716,900	137,988	-	**854,888**
	Total	7.20	921,794	741,700	141,888	33,000	**916,588**
R6/C2-4	Commercial	2.00	7,414	-	-	-	**-**
	Com. Facility	4.80	17,794	-	-	-	**-**
	Residential	3.90	14,457	-	23,000	-	**23,000**
	Total	4.80	17,794	-	23,000	-	**23,000**
Total	Commercial	2.00	263,468	24,800	900	-	**25,700**
	Com. Facility	6.45	849,969	-	3,000	33,000	**36,000**
	Residential	7.11	936,252	716,900	160,988	-	**877,888**
	Total	7.13	939,588	741,700	164,888	33,000	**939,588**

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

2 SITE INFORMATION


QUAY STREET
PROMENADE STREET
CORNER LOT 1
CORNER LOT 2
CORNER LOT 3
CORNER LOT 4
THROUGH LOT 1
THROUGH LOT 2
INTERIOR LOT 1
INTERIOR LOT 2
CORNER LOT 2
AREA: 10,900 SF
AVG ELEV: 9.33
9.59
9.33
10.52
9.11
9.19
9.22
12.00
9.73
10.00'
13.00'
14.00'
12.00'
8.00'
5.00'
1.00'
1.50'
9.00'
9.18'
9.24'
9.33'
9.36'
9.22'
9.00'
9.11'
9.19'
9.00'
9.00'
9.00

TITLE NO.

SURVEY NO. 55471–15

55471–15.DWG
55471–15.CRD

SHEET 1 OF 2

RIVER

EAST

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

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

ZONE X

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

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

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

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

BLOCK 2570
TAX LOT 1

BLOCK 2590
TAX LOT 100

BLOCK 2590
TAX LOT 101

LAND UNDER WATER

EASEMENT

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

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

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

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

ST. NO. 40-56

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

FORMER US PIERHEAD AND BULKHEAD LINE

MATCH LINE See Sheet 2

SEE DETAIL A

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

NAVD 1988 DATUM IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM

GRAPHIC SCALE – FEET
20 0 20 40 60

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

DRAWN: J.R.

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

REV	DATE	DESCRIPTION	ck

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

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STATE OF NEW YORK SAUL JAILWALA 050236 LICENSED LAND SURVEYOR

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

SCALE: 1" = 20'

TITLE NO.

SURVEY NO. 55471–15

55471–15.DWG
55471–15.CRD

SHEET 2 OF 2

LEGEND

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

60' WIDE

WEST STREET

QUAY STREET

141'

NO TITLE VESTED IN THE CITY OF NEW YORK

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

SEWER EASEMENT
LIBER 7797 CP 218

SEWER EASEMENT AS ON MAP X-1642

60' WIDE

No Curb
No Walk

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

N
W
E
S

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

GENERAL NOTES

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

FLOOD HAZARD NOTE

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

PRELIMINARY FLOOD HAZARD NOTE

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

DRAWN: J.R.

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

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

REV	DATE	DESCRIPTION	ck

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

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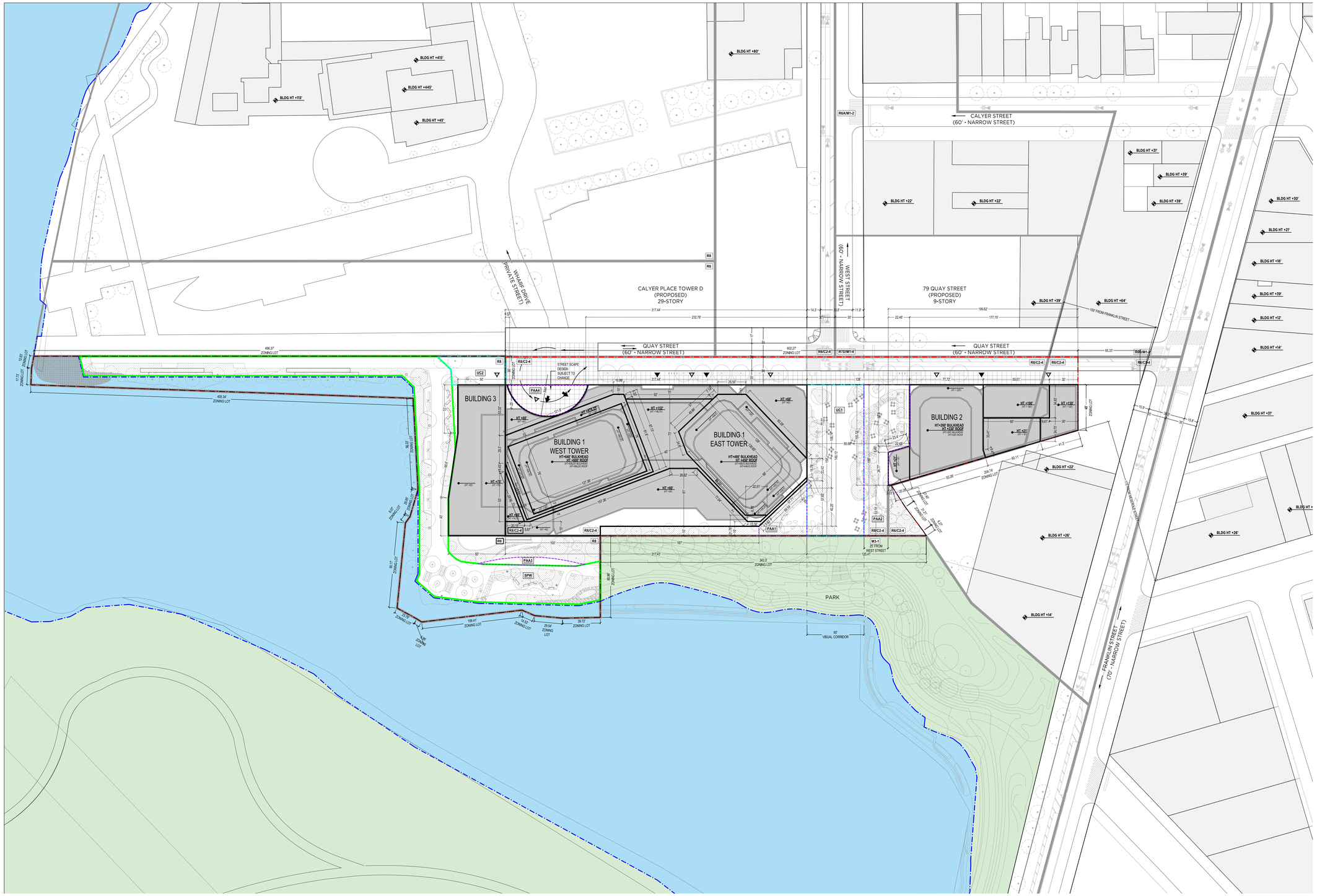
STATE OF NEW YORK
SAMUD JAILLAL
050238
LICENSED LAND SURVEYOR

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

SCALE: 1" = 20'



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

LEGEND

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

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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

GENERAL NOTES

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

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

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

PREPARED FOR APPLICANT

fxcollaborative

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

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

NO.		REVISIONS | SUBMISSIONS	DATE
07	FLUA 5	SPECIAL PERMIT SUBMISSION	11/20/2025
06	FLUA 4	SPECIAL PERMIT SUBMISSION	11/06/2025
05		WORKING PACKAGE	10/27/2025
04	FLUA 3	SPECIAL PERMIT SUBMISSION	10/22/2025
03	FLUA 2	SPECIAL PERMIT SUBMISSION	10/21/2025
02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-002 ZONING LOT SITE PLAN

Seal:

REGISTERED ARCHITECT
DANIEL J. KAPLAN
019561
STATE OF NEW YORK

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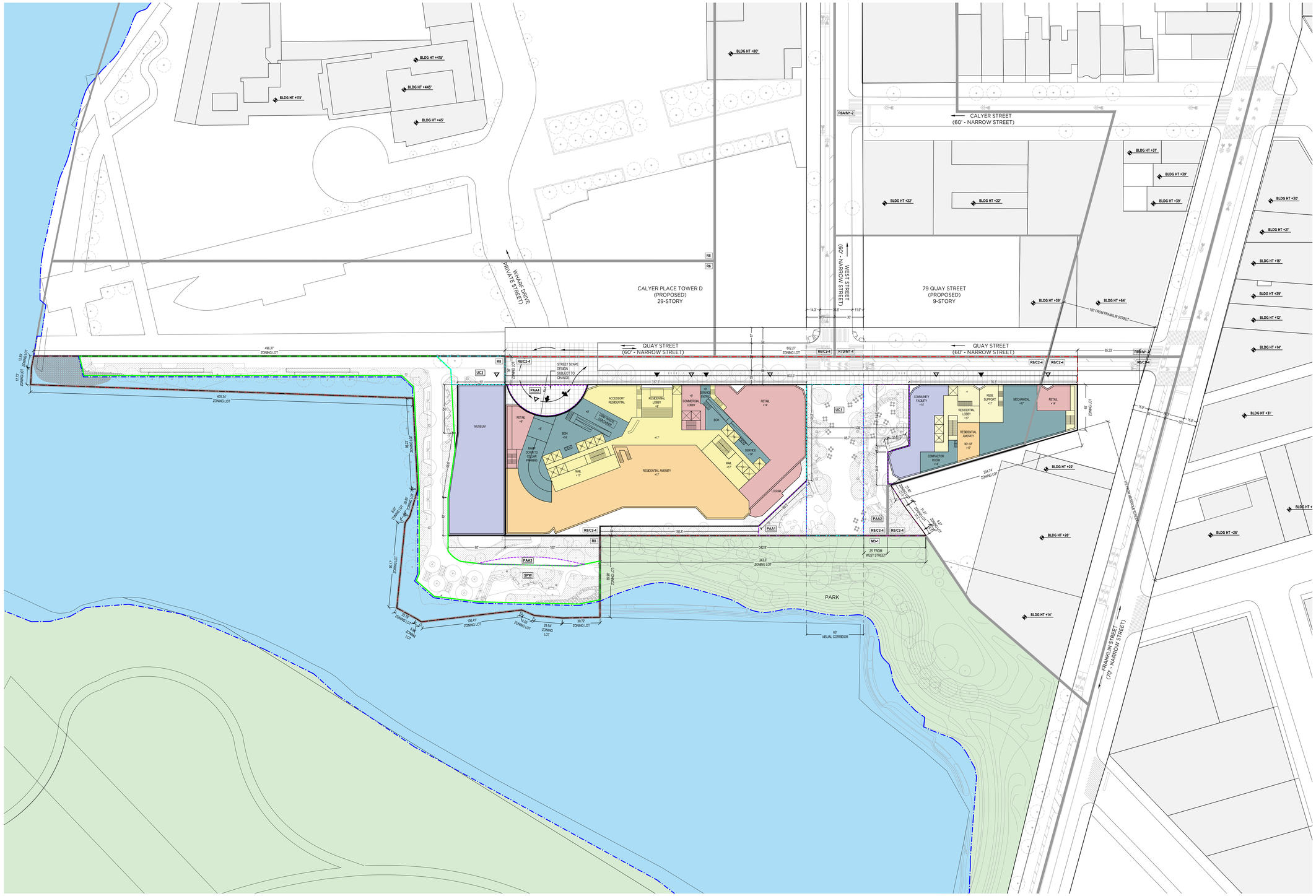

1 ILLUSTRATIVE GROUND FLOOR PLAN
1" = 40'-0"

LEGEND

0 20' 40' 80'

1" = 40'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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

GENERAL NOTES

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

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

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

PREPARED FOR APPLICANT

fxcollaborative

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SITE OWNERS
LOT 1: NYCTA
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03	FLUA 2	SPECIAL PERMIT SUBMISSION	10/21/2025
02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-010 GROUND FLOOR PLAN

Seal:

REGISTERED ARCHITECT
DANIEL J. KAHLAN
019561
STATE OF NEW YORK

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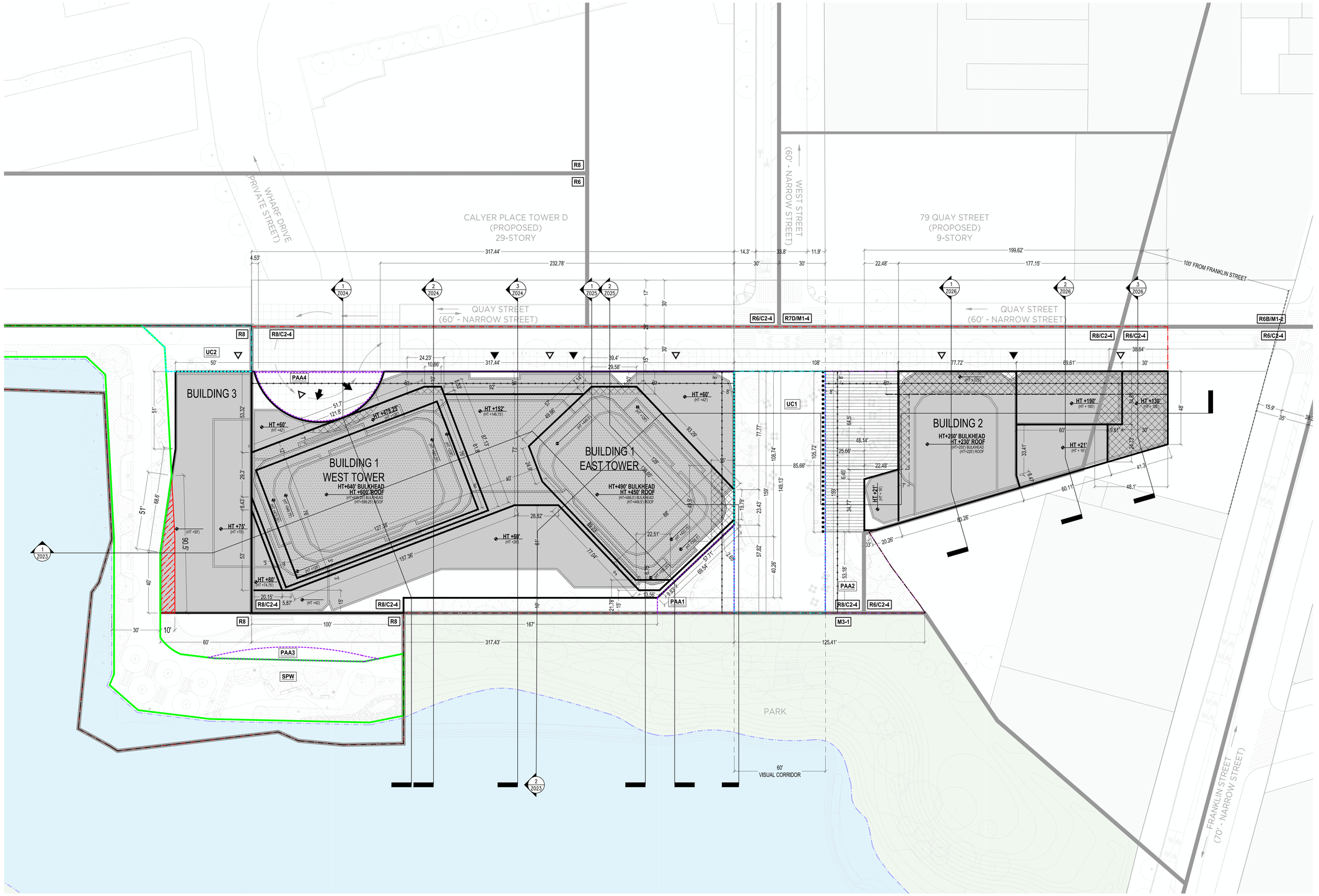

1 WAIVER PLAN
1" = 25'-0"

LEGEND

0 12.5' 25' 50'

1" = 25'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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

WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE WAIVER, ABOVE 100' (R8) AND 85' (R6)
- MAXIMUM HEIGHT AND SETBACK WAIVER
- WATERFRONT YARD WAIVER
- STREET WALL LOCATION WAIVER
- STREET WALL HEIGHT WAIVER

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, N.J.
2. BUILDINGS 1 (WESTERN BUILDING), 2 (EASTERN BUILDING), AND 3 (MONITOR MUSEUM BUILDING) SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
5. PROJECT HEIGHTS ARE MEASURED FROM THE REFERENCE PLANE.
6. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM ENVELOPE FOR DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
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MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

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SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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

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02	FLUA 1 SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1 DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-020 WAIVER PLAN

Seal:

REGISTERED ARCHITECT · DANIEL J. KAPLAN · 019681 · STATE OF NEW YORK

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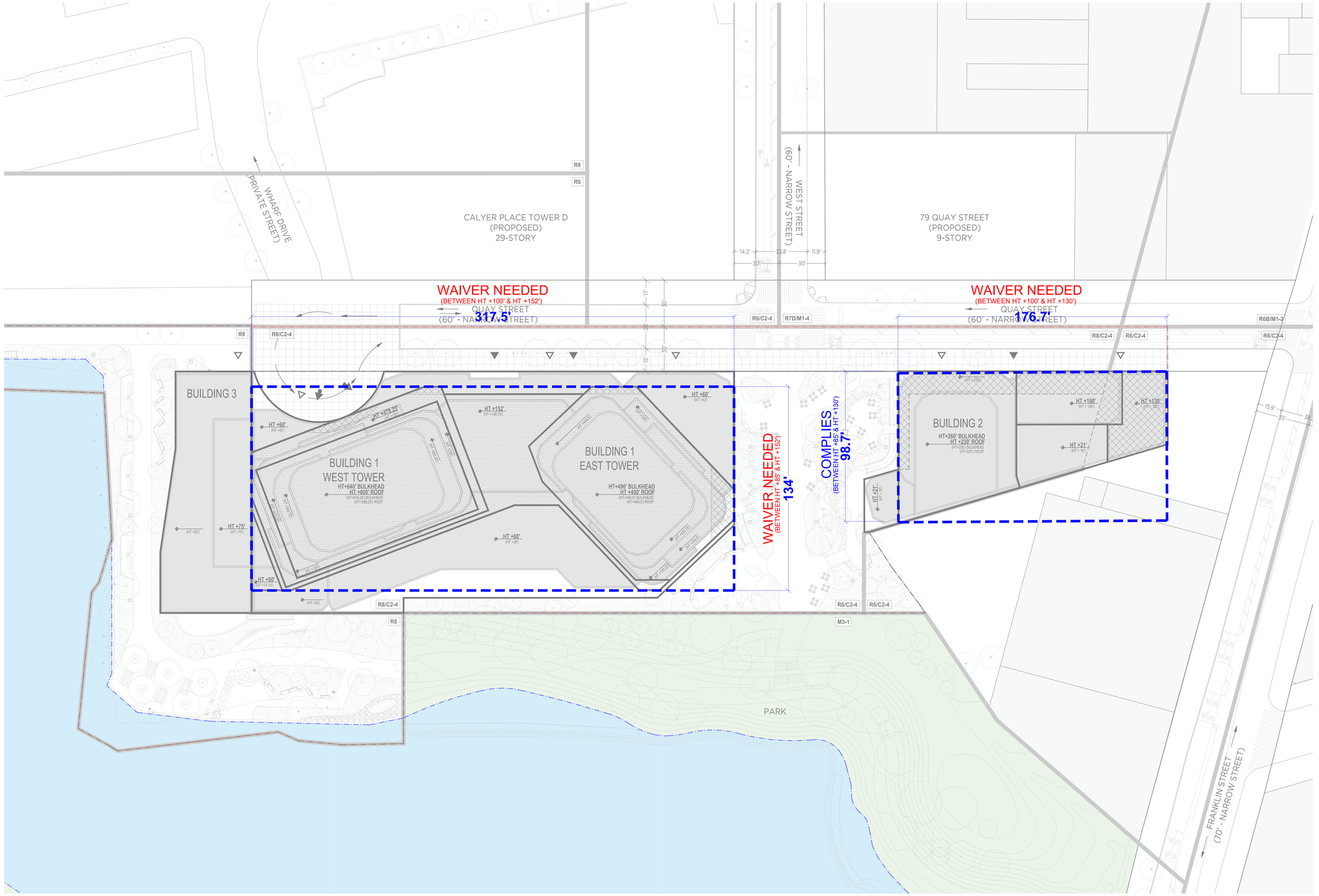

1 TOWER WIDTH WAIVER PLAN
1" = 25'-0"

LEGEND

0 12.5' 25' 50'
1" = 25'-0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
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WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE WAIVER, ABOVE 100' (R8) AND 85' (R6)
- MAXIMUM HEIGHT AND SETBACK WAIVER
- WATERFRONT YARD WAIVER
- STREET WALL LOCATION WAIVER
- STREET WALL HEIGHT WAIVER
- MAXIMUM WIDTH OF TOWER WALLS: 110' WIDTH ABOVE 85' PARALLEL TO WEST STREET & 170' WIDTH ABOVE 100' PERPENDICULAR TO WEST STREET

GENERAL NOTES

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

BROOKLYN BLOCK 2590 LOTS 1, 25

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SPECIAL PERMIT DRAWING SET

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02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

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

Seal:

REGISTERED ARCHITECT DANIEL J. KAHAN 019561 STATE OF NEW YORK

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

LEGEND

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

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL/COMMUNITY FACILITY ACCESS POINT
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- ROAD DIRECTION
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- EXISTING STREET TREE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SHORE PUBLIC WALKWAY
- UPLAND CONNECTION
- PUBLIC ACCESS AREA

WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE WAIVER, ABOVE 100' (R8) AND 85' (R6)
- MAXIMUM HEIGHT AND SETBACK WAIVER
- WATERFRONT YARD WAIVER
- STREET WALL LOCATION WAIVER
- STREET WALL HEIGHT WAIVER
- MAXIMUM WIDTH OF TOWER WALLS: 110' WIDTH ABOVE 85' PARALLEL TO WEST STREET & 170' WIDTH ABOVE 100' PERPENDICULAR TO WEST STREET

GENERAL NOTES

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

BROOKLYN BLOCK 2590 LOTS 1, 25

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SPECIAL PERMIT DRAWING SET

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01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-022 TOWER WIDTH (BUILDING 1 AT HT +152', BUILDING 2 AT HT +130' AND 190') WAIVER PLAN

Seal:

REGISTERED ARCHITECT · DANIEL J. KAPLAN · 019561 · STATE OF NEW YORK

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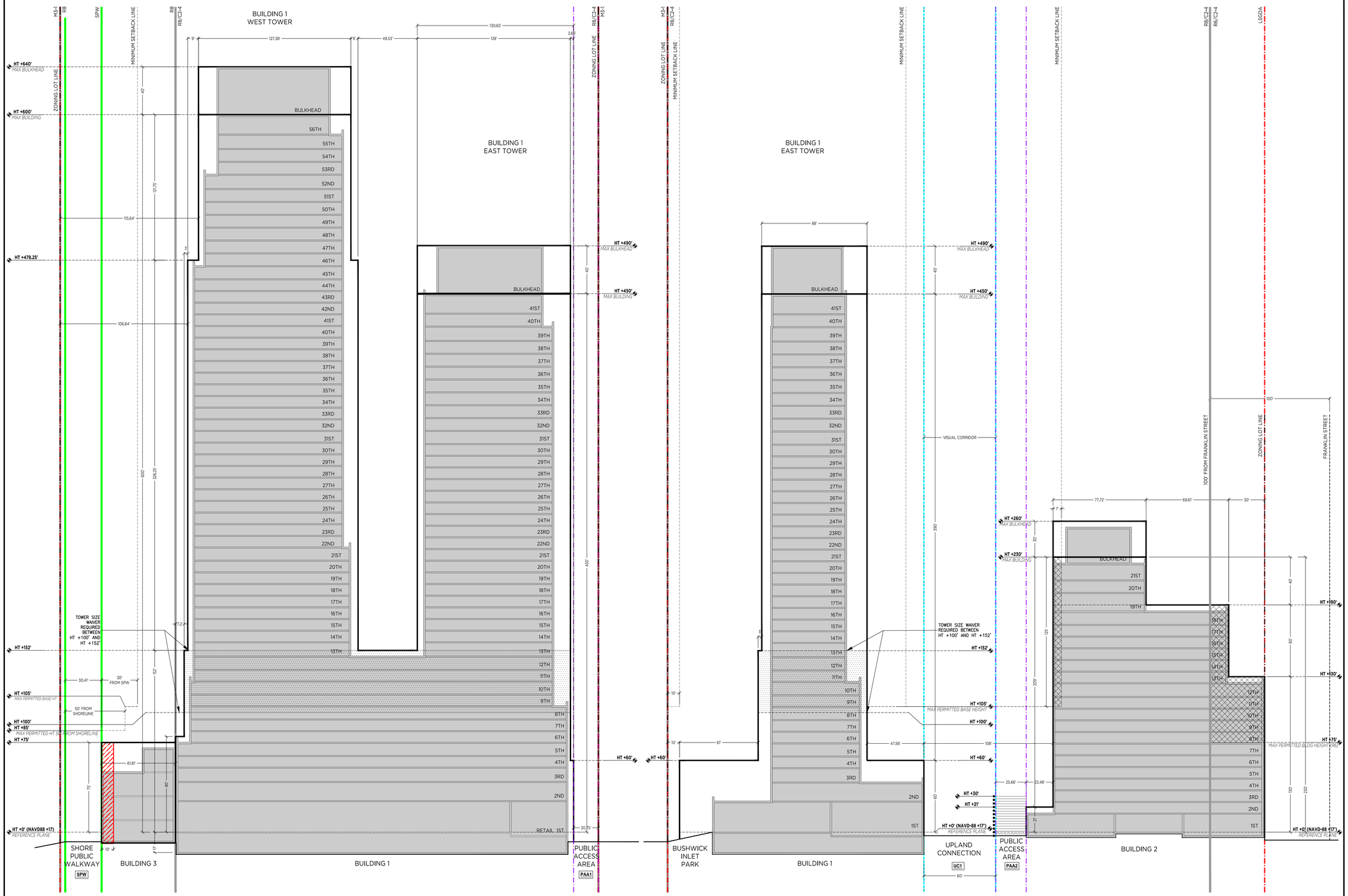

1 SECTION A
1/32" = 1'-0"

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

LEGEND

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

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

C6-4 / DB ZONING DISTRICT

HT +85.00' PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

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

WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE WAIVER, ABOVE 100' (R8) AND 85' (R6)
- MAXIMUM HEIGHT AND SETBACK WAIVER
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- STREET WALL HEIGHT WAIVER
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GENERAL NOTES

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5. ALL EXISTING CONTEXT BUILDINGS FOOTPRINTS ARE PER NYC PLUTO DATABASE.
6. PROJECT HEIGHTS ARE MEASURED FROM THE REFERENCE PLANE.
7. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM ENVELOPE FOR DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
8. THE NUMBER OF STORIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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MONITOR POINT

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SPECIAL PERMIT DRAWING SET

PREPARED FOR APPLICANT

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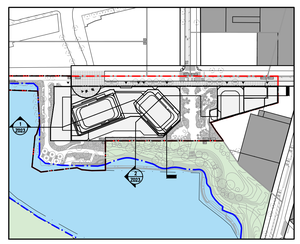

KEY PLAN NOT TO SCALE

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03	FLUA 2 SPECIAL PERMIT SUBMISSION	10/21/2025
02	FLUA 1 SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1 DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-023 WAIVER SECTIONS

Seal:



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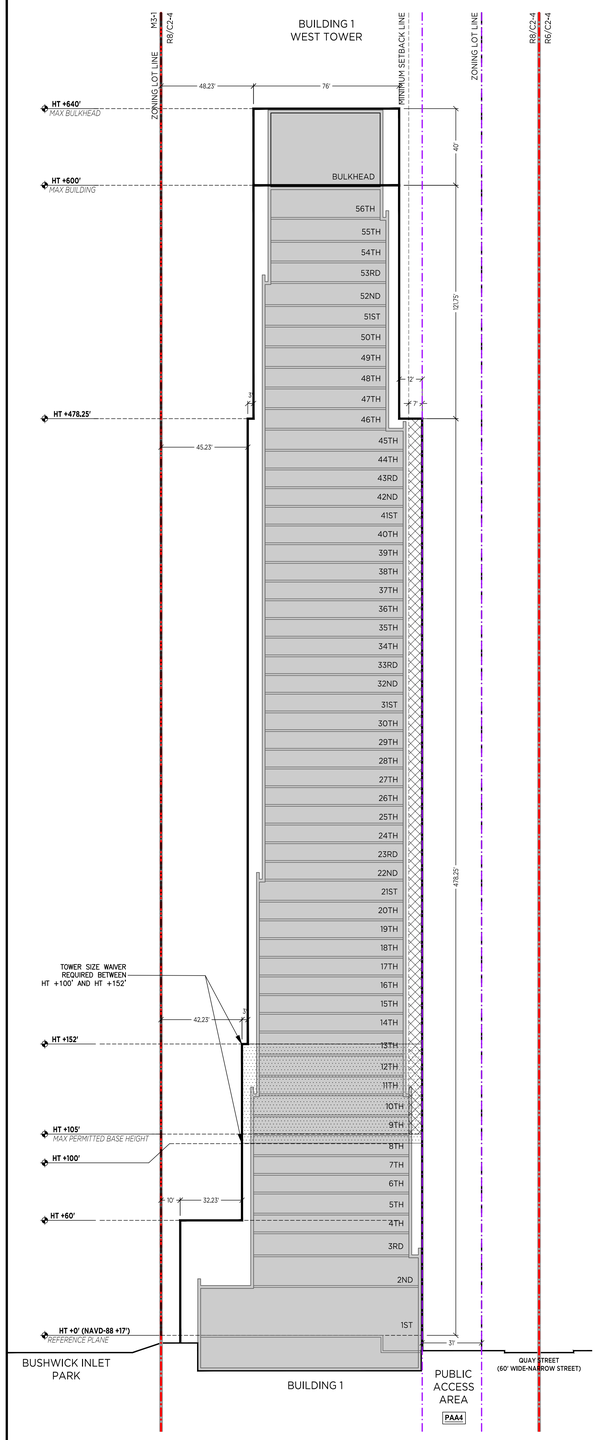
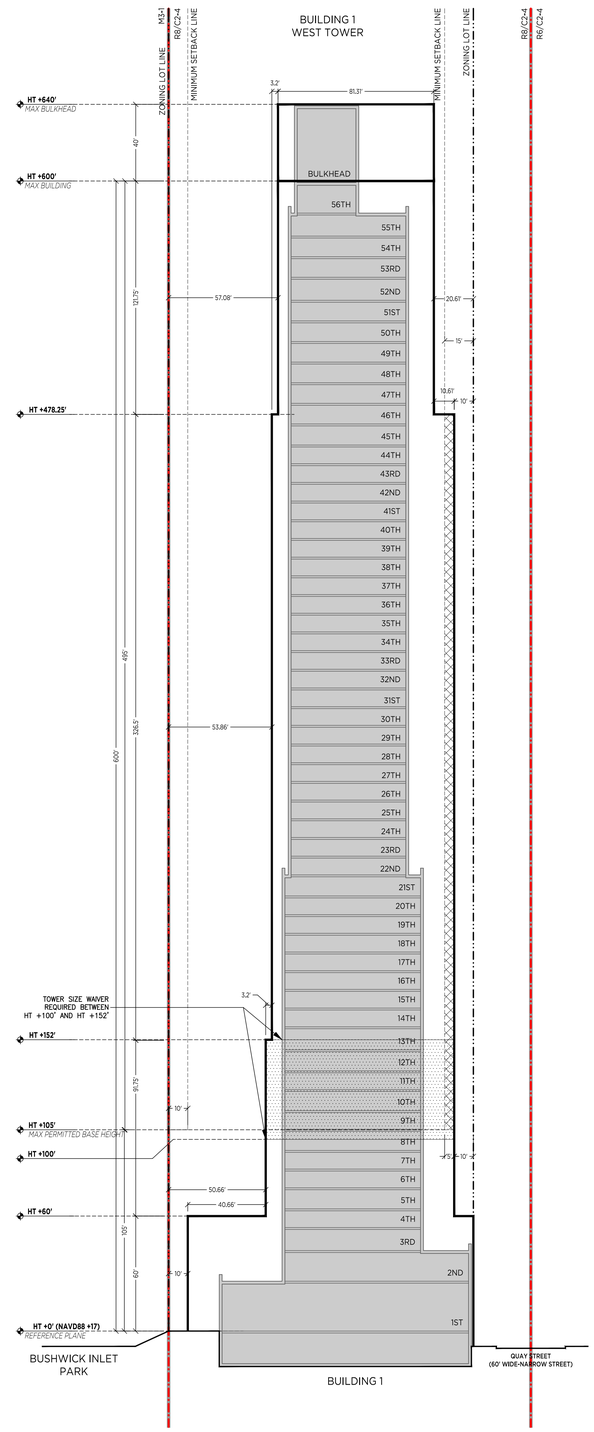
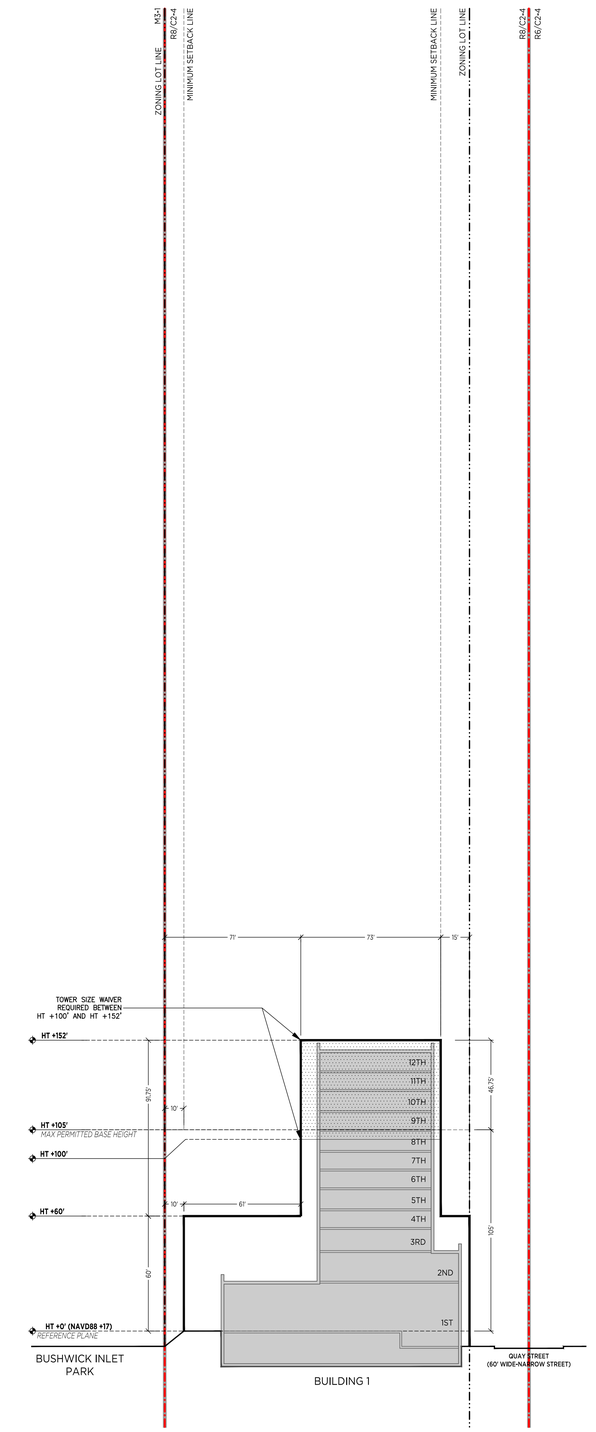


1 SECTION C
1/32" = 1'-0"



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



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

LEGEND

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

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

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

WAIVER LEGEND

- MAXIMUM RESIDENTIAL TOWER SIZE WAIVER, ABOVE 100' (R8) AND 85' (R6)
- MAXIMUM HEIGHT AND SETBACK WAIVER
- WATERFRONT YARD WAIVER
- STREET WALL LOCATION WAIVER
- STREET WALL HEIGHT WAIVER
- MAXIMUM WIDTH OF TOWER WALLS: 110' WIDTH ABOVE 85' PARALLEL TO WEST STREET & 170' WIDTH ABOVE 100' PERPENDICULAR TO WEST STREET

GENERAL NOTES

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

BROOKLYN BLOCK 2590 LOTS 1, 25

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

PREPARED FOR APPLICANT

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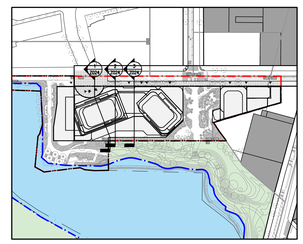
SITE OWNERS
LOT 1: NYCTA
LOT 25: THE GREENPOINT MONITOR MUSEUM



KEY PLAN NOT TO SCALE

NO.		REVISIONS | SUBMISSIONS	DATE
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DRAWING TITLE:

Z-024 WAIVER SECTIONS

Seal:



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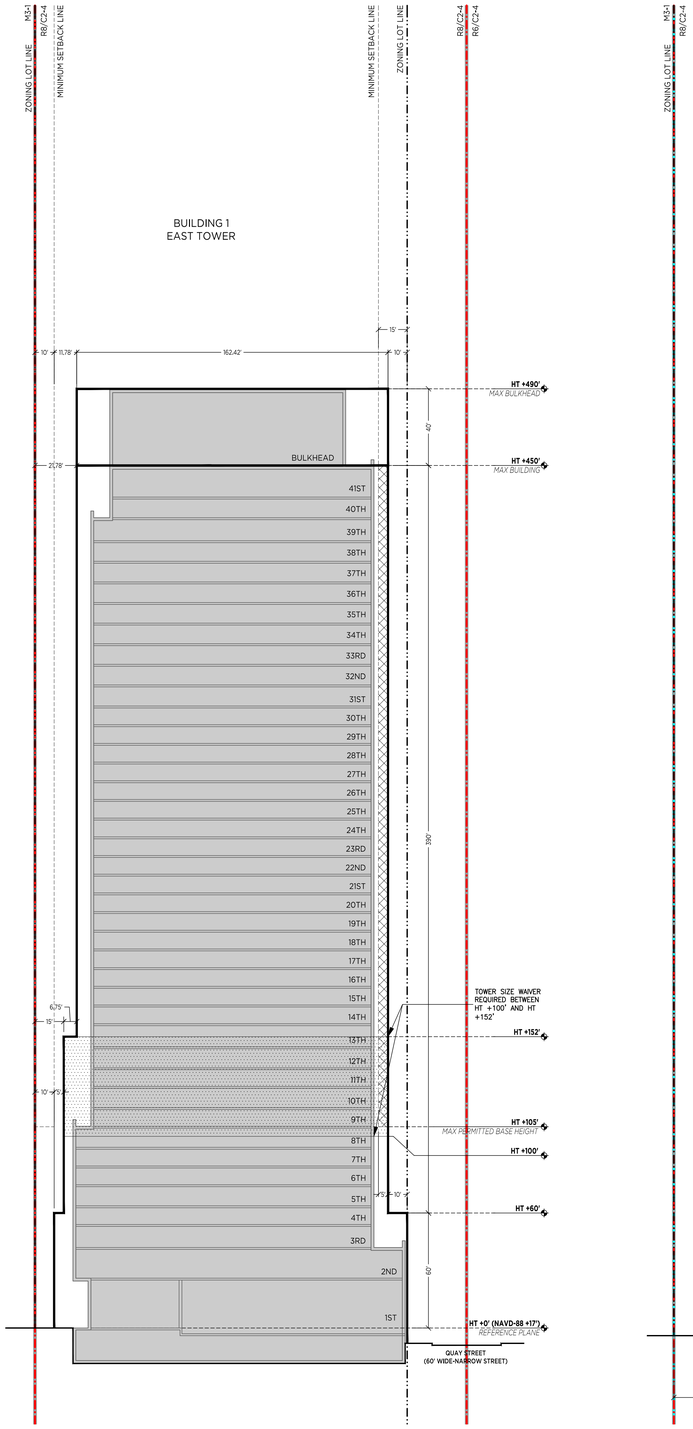
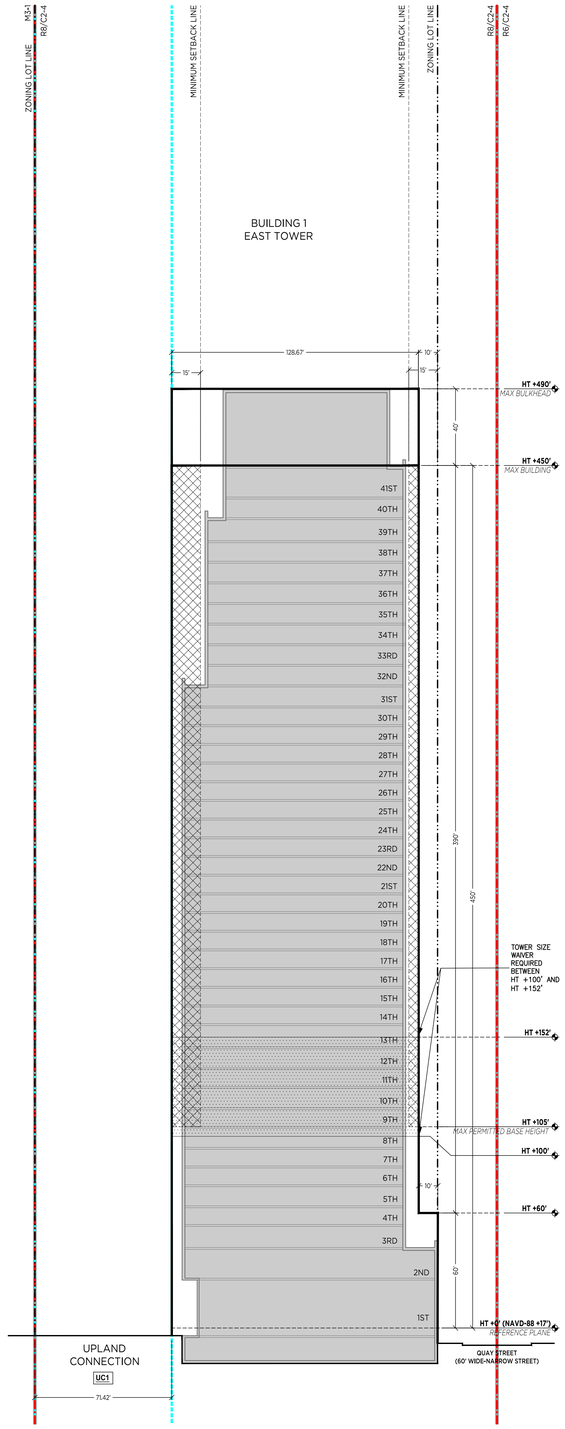


1 SECTION F
1/32" = 1'-0"



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

LEGEND

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BROOKLYN BLOCK 2590 LOTS 1, 25

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LOT 1: NYCTA
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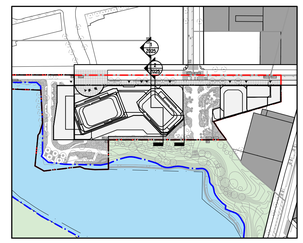

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02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
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DRAWING TITLE:

Z-025 WAIVER SECTIONS

Seal:



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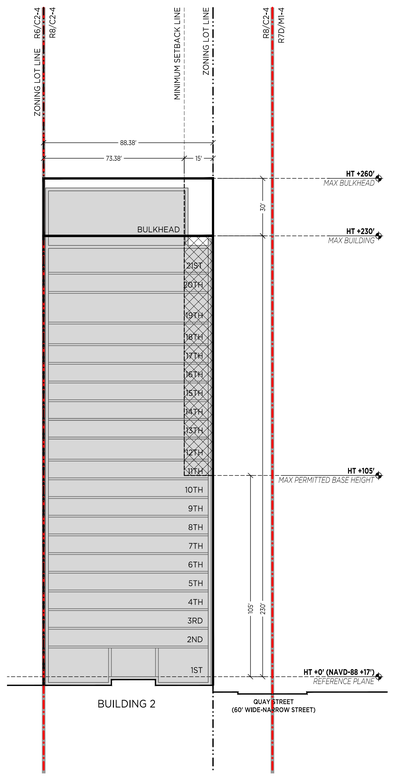
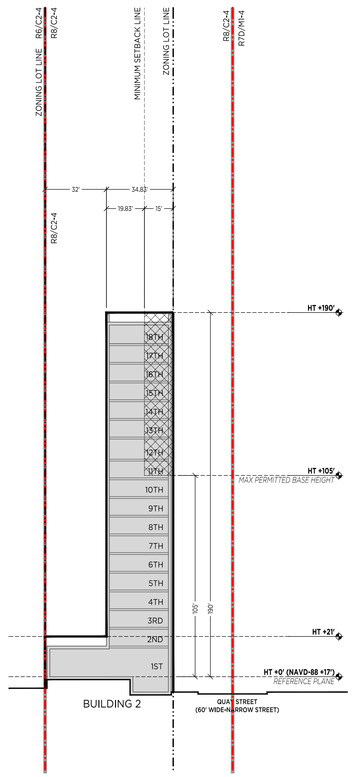
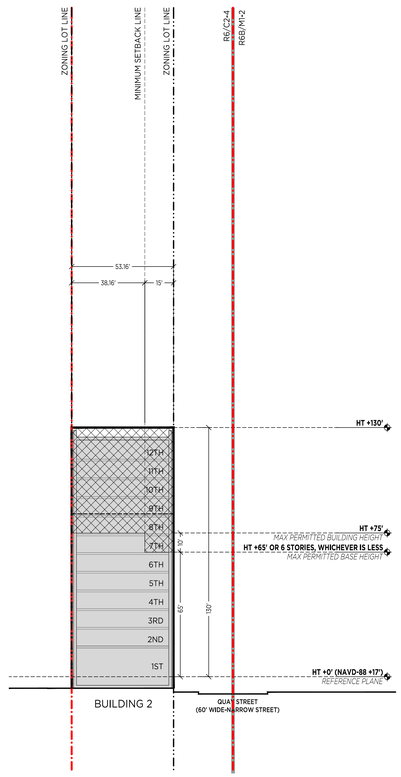


1 SECTION H
1/32" = 1'-0"



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



3 SECTION J
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LEGEND

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

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HT +85.00' — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

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MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

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BROOKLYN, NY
SPECIAL PERMIT DRAWING SET

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SITE OWNERS — LOT 1: NYCTA
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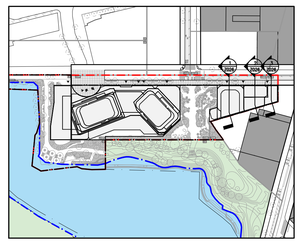

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DRAWING TITLE:

Z-026 WAIVER SECTIONS

Seal:



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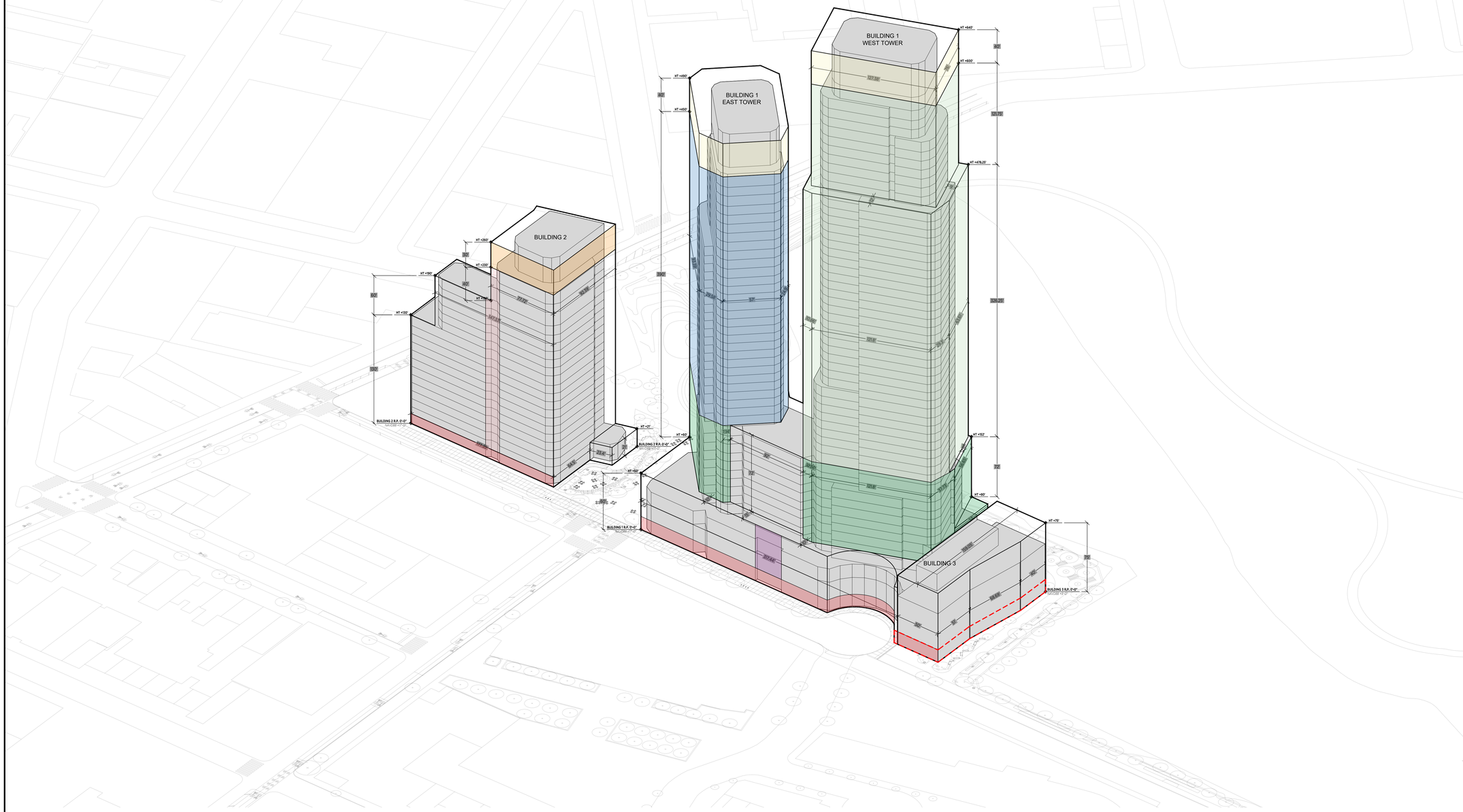

1 NORTHWEST AXONOMETRIC

LEGEND

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

DESIGN GUIDELINES

1. BULKHEAD SCREENING

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

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

2. BUILDING SETBACKS

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

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

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

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

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

3. STREET WALL ARTICULATIONS

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

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

4. GROUND FLOOR TRANSPARENCY AND BLANK WALL TREATMENT

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

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

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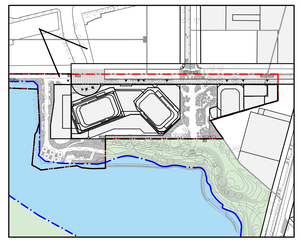

KEY PLAN NOT TO SCALE

NO.	REVISIONS | SUBMISSIONS	DATE
07	FLUA 5 SPECIAL PERMIT SUBMISSION	11/20/2025
06	FLUA 4 SPECIAL PERMIT SUBMISSION	11/06/2025
05	WORKING PACKAGE	10/27/2025
04	FLUA 3 SPECIAL PERMIT SUBMISSION	10/22/2025
03	FLUA 2 SPECIAL PERMIT SUBMISSION	10/21/2025
02	FLUA 1 SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1 DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-027 NORTHWEST AXONOMETRIC

Seal:



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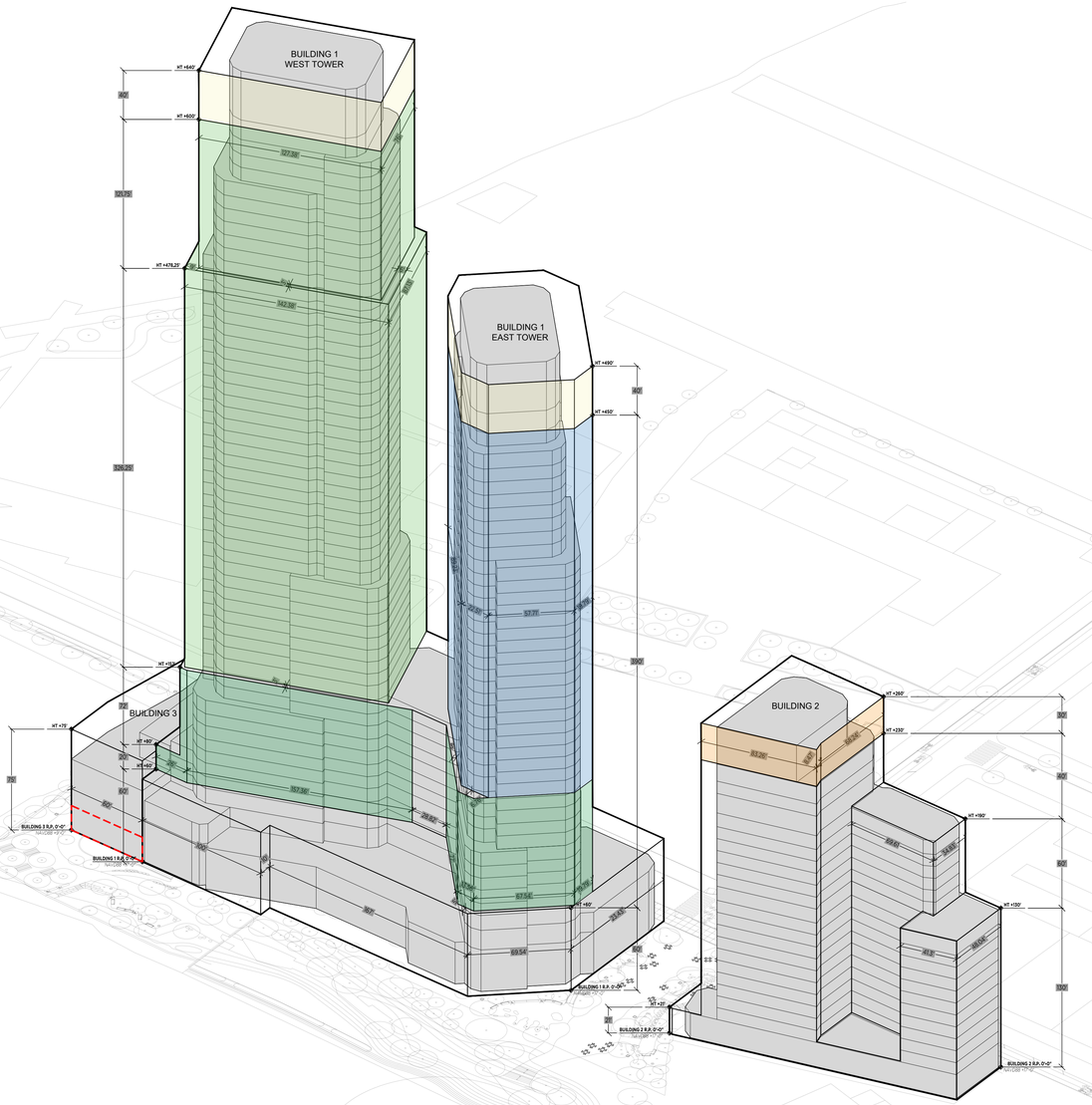
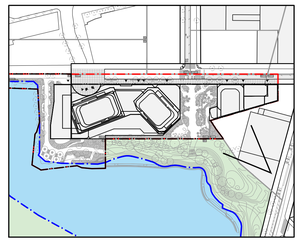


1 SOUTHEAST AXONOMETRIC



KEY PLAN NOT TO SCALE

LEGEND

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

DESIGN GUIDELINES

1. BULKHEAD SCREENING

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

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

2. BUILDING SETBACKS

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

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

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

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

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

3. STREET WALL ARTICULATIONS

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

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

4. GROUND FLOOR TRANSPARENCY AND BLANK WALL TREATMENT

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

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

GENERAL NOTES

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

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

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

PREPARED FOR APPLICANT

fxcollaborative

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

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

NO.		REVISIONS | SUBMISSIONS	DATE
07	FLUA 5	SPECIAL PERMIT SUBMISSION	11/20/2025
06	FLUA 4	SPECIAL PERMIT SUBMISSION	11/06/2025
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03	FLUA 2	SPECIAL PERMIT SUBMISSION	10/21/2025
02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-028 SOUTHEAST AXONOMETRIC

Seal:



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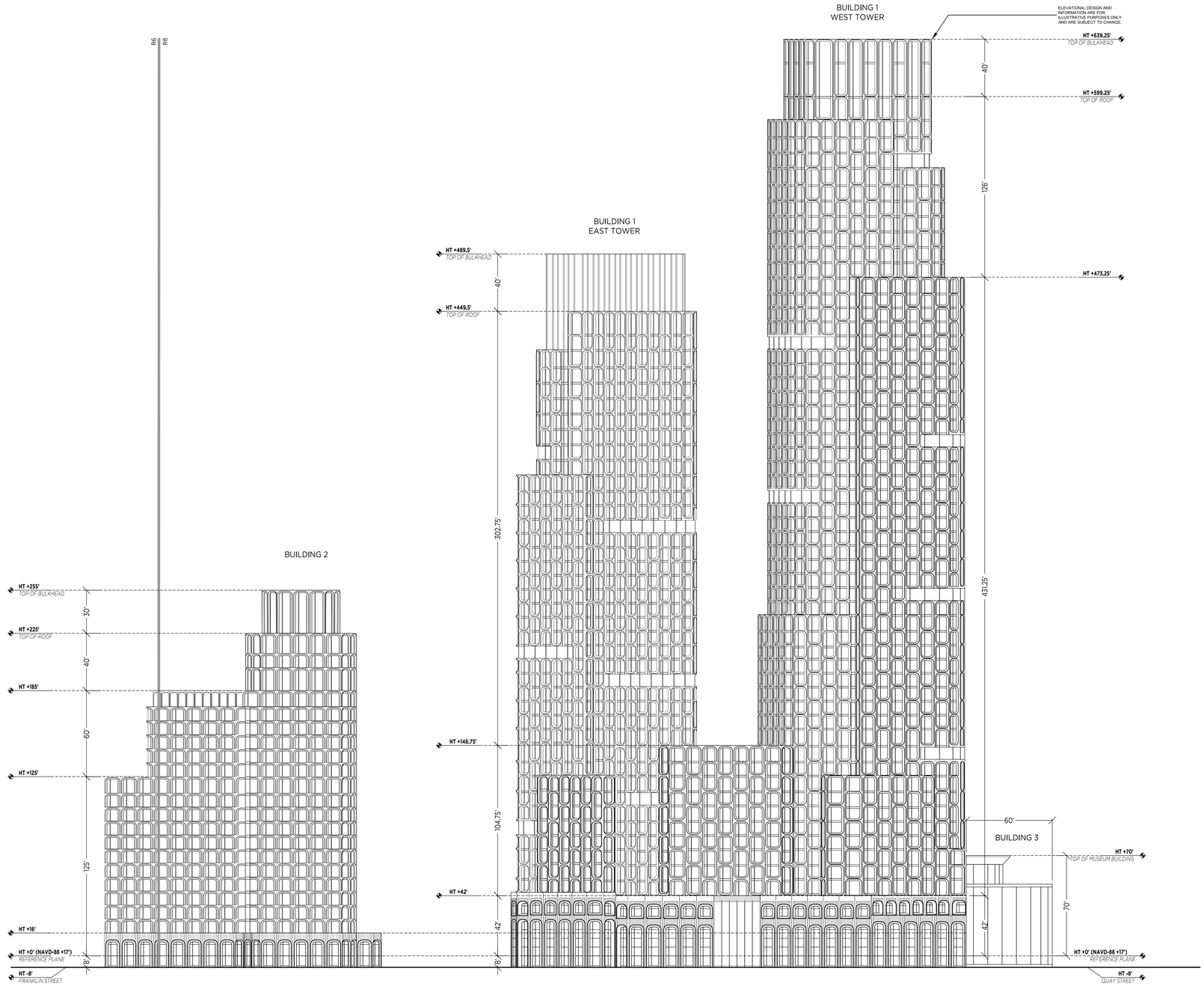

1 QUAY STREET (SOUTH) ELEVATION - ILLUSTRATIVE PURPOSES ONLY
1/32" = 1'-0"

NOTE: THE HEIGHTS SHOWN ON THESE ELEVATIONS ARE BASED ON THE ILLUSTRATIVE BUILDINGS ONLY AND ARE SUBJECT TO CHANGE

LEGEND

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

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

GENERAL NOTES

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

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

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

PREPARED FOR APPLICANT

fxcollaborative

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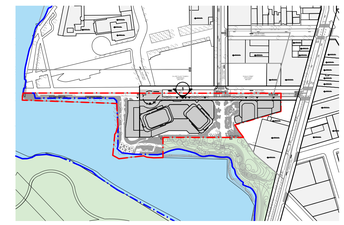
CO-APPLICANTS
GO QUAY, LLC
MTA, AN AFFILIATE OF NYCTA

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



KEY PLAN NOT TO SCALE

NO.		REVISIONS | SUBMISSIONS	DATE
07	FLUA 5	SPECIAL PERMIT SUBMISSION	11/20/2025
06	FLUA 4	SPECIAL PERMIT SUBMISSION	11/06/2025
05		WORKING PACKAGE	10/27/2025
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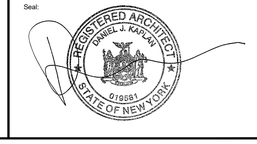
03	FLUA 2	SPECIAL PERMIT SUBMISSION	10/21/2025
02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-030 ILLUSTRATIVE ELEVATIONS

Seal:



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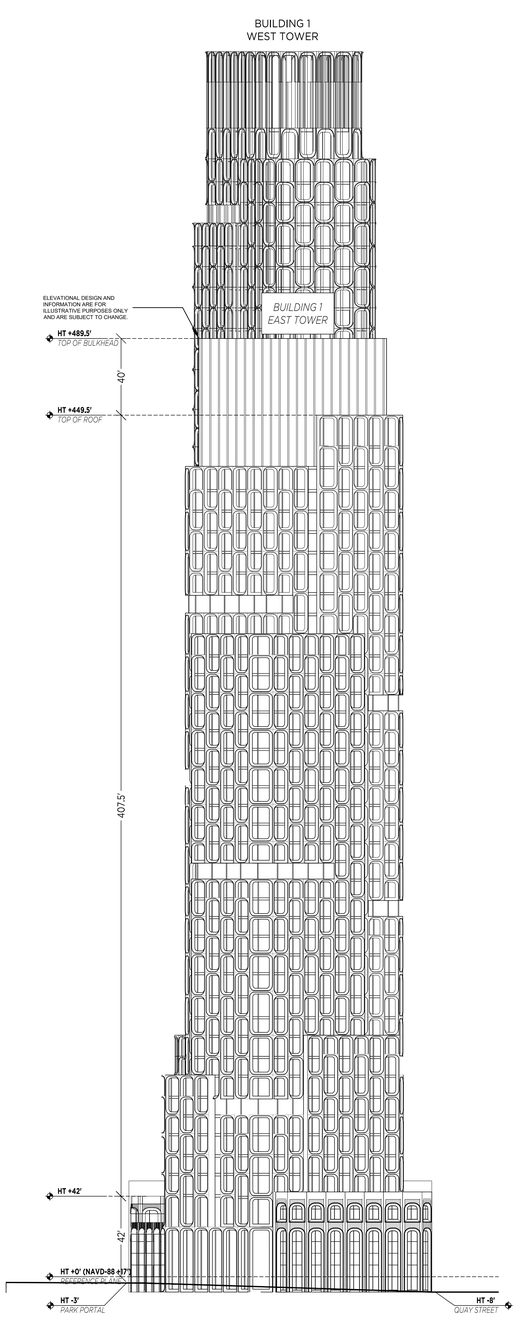
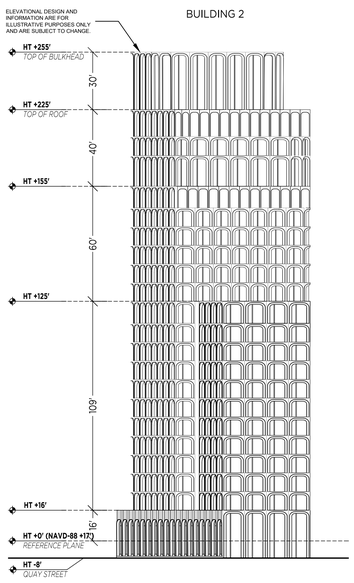
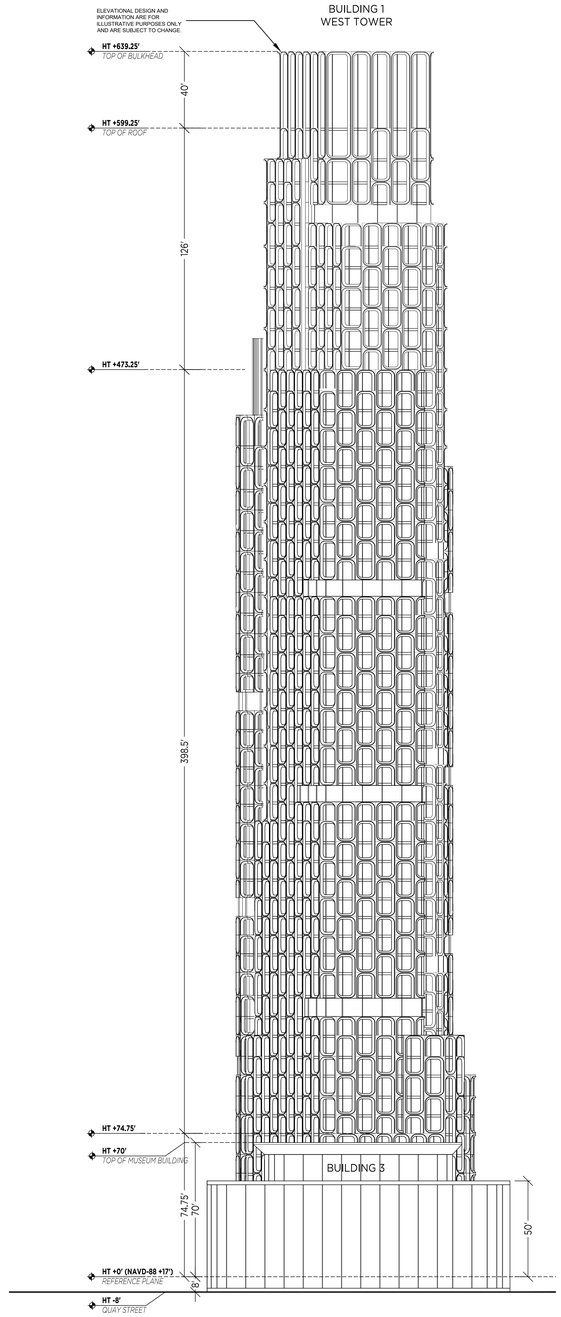


1 UPLAND CONNECTION (WEST) ELEVATION - ILLUSTRATIVE PURPOSES ONLY
1/32" = 1'-0"



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



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

NOTE: THE HEIGHTS SHOWN ON THESE ELEVATIONS ARE BASED ON THE ILLUSTRATIVE BUILDINGS ONLY AND ARE SUBJECT TO CHANGE

LEGEND

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

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

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
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5. All existing context buildings footprints are per NYC PLUTO database.
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7. The zoning envelope represents the maximum envelope for development, excluding permitted obstructions.
8. The number of stories is for illustrative purposes only.
9. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
10. Context building lines are illustrative and heights taken from ZoLa and Google Earth.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

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

PREPARED FOR APPLICANT

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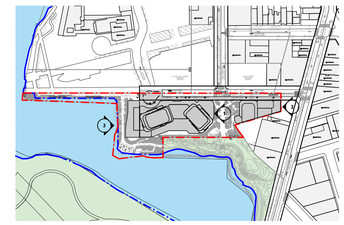

KEY PLAN NOT TO SCALE

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07	FLUA 5	SPECIAL PERMIT SUBMISSION	11/20/2025
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03	FLUA 2	SPECIAL PERMIT SUBMISSION	10/21/2025
02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-031 ILLUSTRATIVE ELEVATIONS

Seal:



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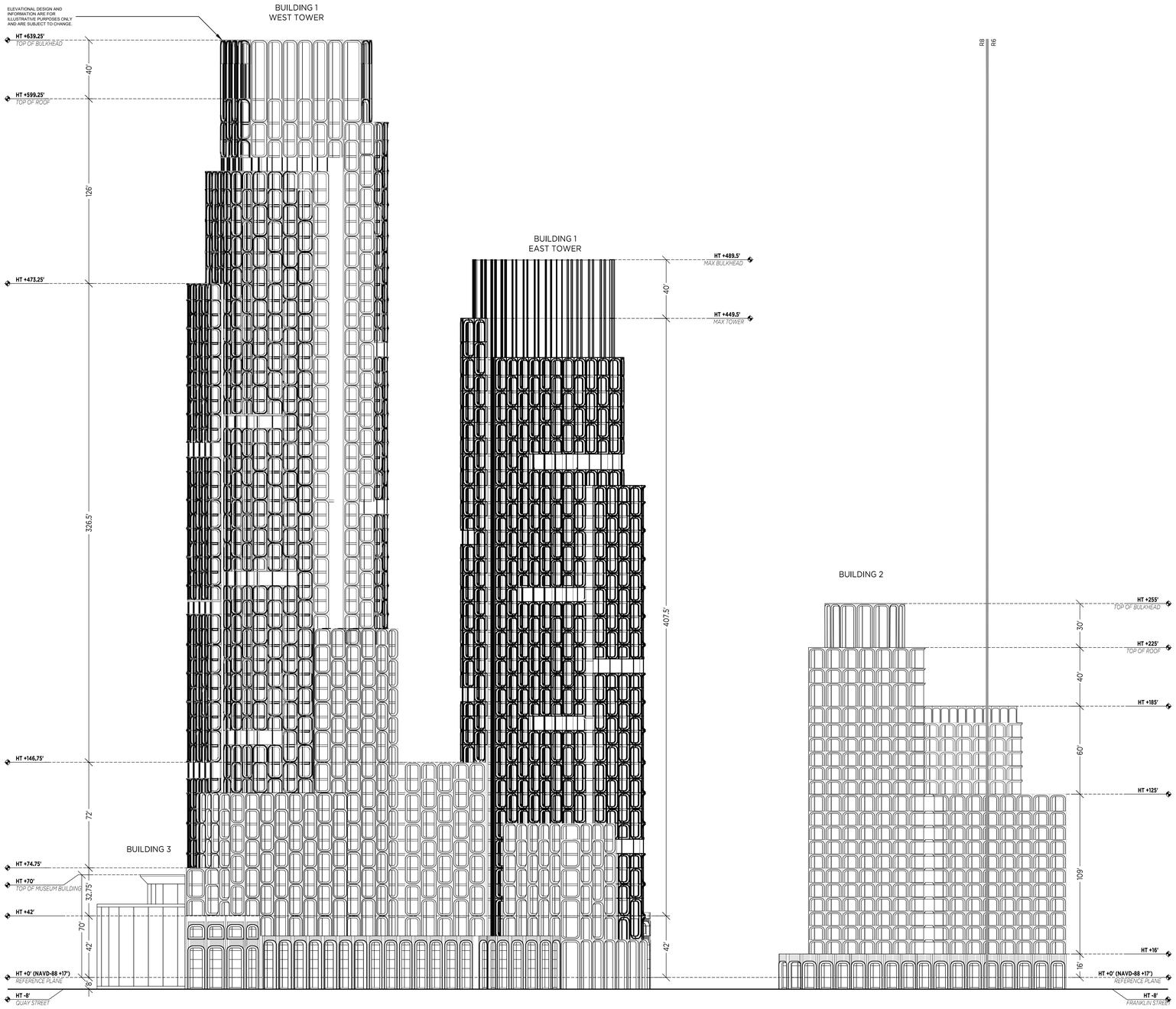

1 WATERFRONT (SOUTH) ELEVATION
1/32" = 1'-0"

NOTE: THE HEIGHTS SHOWN ON THESE ELEVATIONS ARE BASED ON THE ILLUSTRATIVE BUILDINGS ONLY AND ARE SUBJECT TO CHANGE

LEGEND

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

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

GENERAL NOTES

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88) which is 1.095 feet above National Geodetic Survey Datum at Sandy Hook, NJ.
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8. The number of stories is for illustrative purposes only.
9. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
10. Context building lines are illustrative and heights taken from ZoLa and Google Earth.

MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

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

PREPARED FOR APPLICANT

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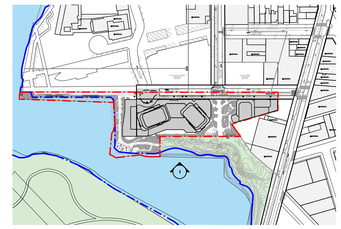

KEY PLAN NOT TO SCALE

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02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-032 ILLUSTRATIVE ELEVATIONS

Seal:



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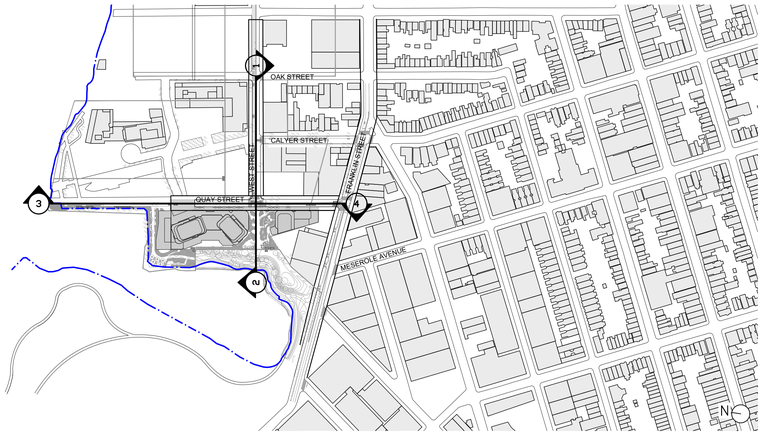
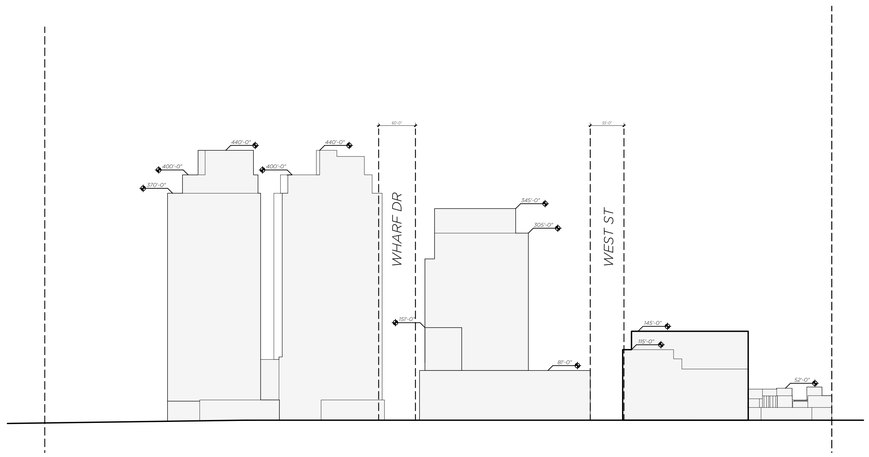
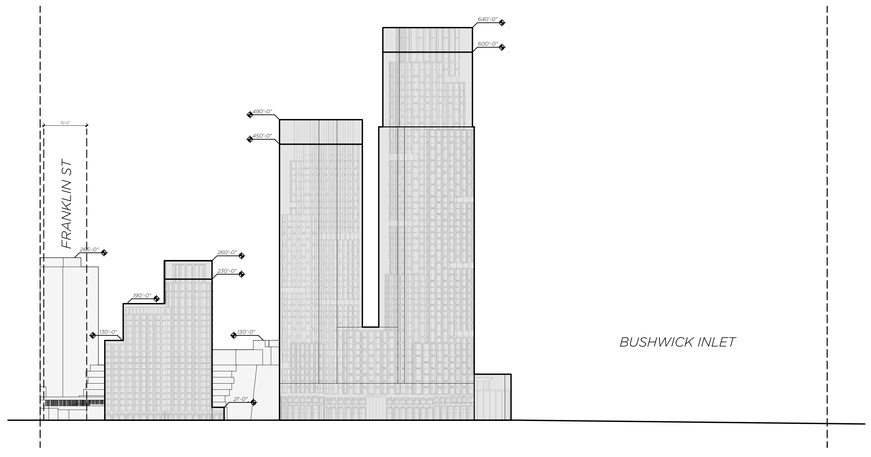


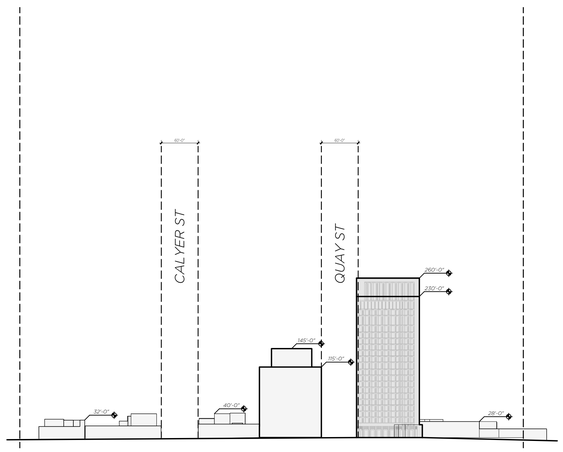
5 KEY PLAN
1" = 250'-0"



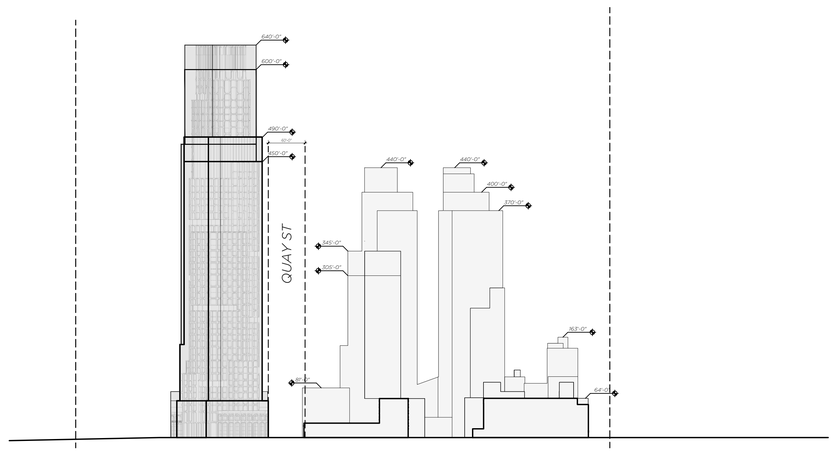
3 QUAY STREET (NORTH) ELEVATION
1" = 100'-0"



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



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



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

LEGEND

0 20' 50' 100' 200'

1/100"=1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDINGS 1 (WESTERN BUILDING), 2 (EASTERN BUILDING), AND 3 (MONITOR MUSEUM BUILDING) SHOWN WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
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MONITOR POINT

BROOKLYN BLOCK 2590 LOTS 1, 25

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

PREPARED FOR APPLICANT

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

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

NO.		REVISIONS | SUBMISSIONS	DATE
07	FLUA 5	SPECIAL PERMIT SUBMISSION	11/20/2025
06	FLUA 4	SPECIAL PERMIT SUBMISSION	11/06/2025
05		WORKING PACKAGE	10/27/2025
04	FLUA 3	SPECIAL PERMIT SUBMISSION	10/22/2025
03	FLUA 2	SPECIAL PERMIT SUBMISSION	10/21/2025
02	FLUA 1	SPECIAL PERMIT SUBMISSION	09/15/2025
01	DLUA 1	DRAFT SPECIAL PERMIT SUBMISSION	04/18/2025

DRAWING TITLE:

Z-040 NEIGHBORHOOD CHARACTER DIAGRAMS

Seal:



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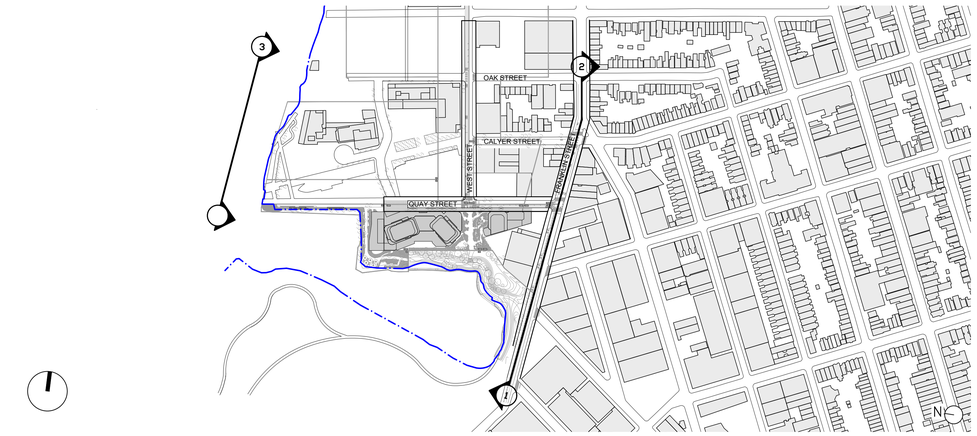
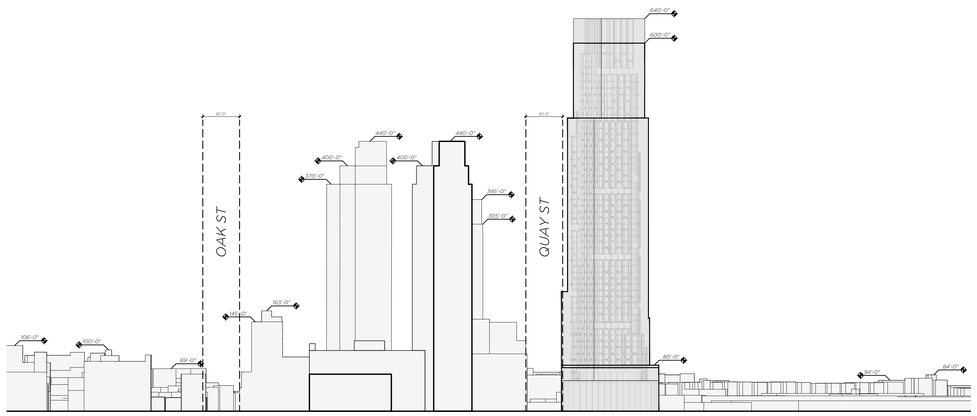
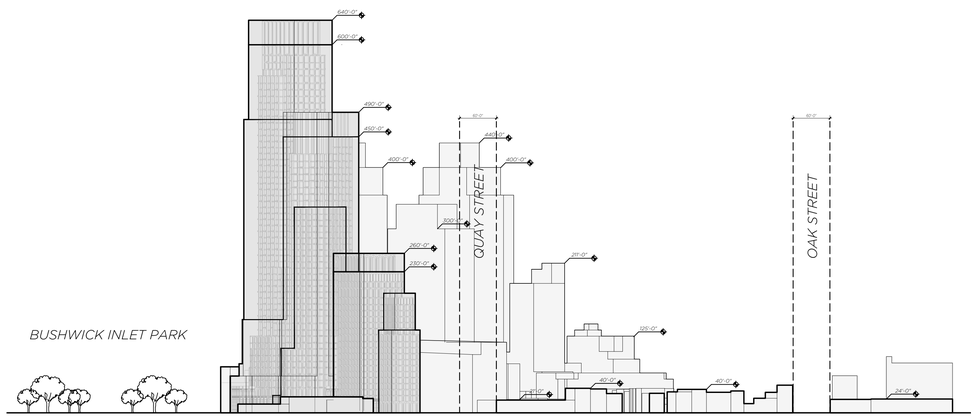


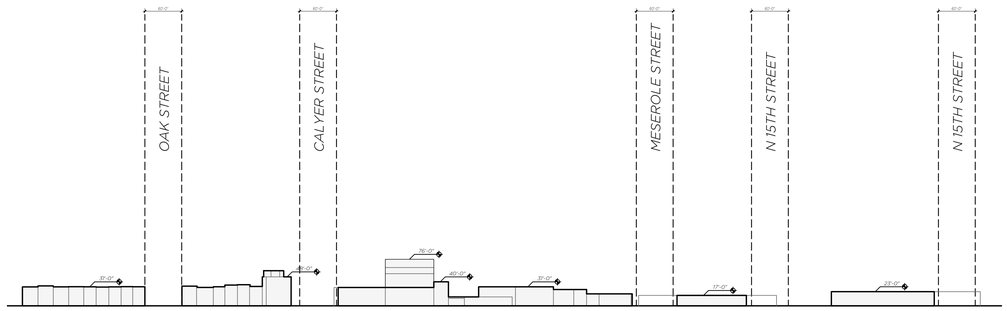
4 KEY PLAN
1" = 250'-0"



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



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



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

LEGEND

0 20' 50' 100' 200'

1/100"=1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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

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