ZONING CALCULATIONS

Zoning Section	Item	Waterfront Zoning Lot R7-3 / C2-4	Upland Zoning Lot R7A/C2-4	Upland Zoning Lot R6B	Upland Zoning Lot R6	Totals for General Large Scale Development
1 General						
Map 9a	Zoning District(s)	Currently: M1-1 Proposed: R7-3 / C2-4*	Currently: R6 Proposed R7A: / C2-4*	Currently: R6 Proposed: R6B*	Currently: R6 Proposed: No Change	
	Tax Lots	Block 906: Lots 1 & 5 Block 907: Lot 1 & 8 Portion of Former 8th Street****** Portion of 9th St	Portion of Block 908: Lo 12 Portion of Block 909: Lo 35 Portion of Former 8th Strat*******	Portion ofBlock 908: Lot 12 Portion ofBlock 909: Lo 35 Portion of Former 8th Street********	Portion of Block 908: Lot 12 Portion of Former 8th Street********	
Lot Area	Lot Area (by Zoning District)	293,120 sf	44,983 sf	28,065 sf	11,558 sf	377,726 sf
	Lot Area (by Zoning Lot)	*Waterfront Zoning Lot* 293,120 sf	*Upland Zoning Lot* 84,606 sf			377,726 sf
	Seaward Lot Area	0 sf	0 sf	0 sf	0 sf	0 sf
		* *Pursuant to Zoning Action #1*				
		****** *Area included in Block 906 Lot 5 & Block 907 Lot 1*				
		******* *Area included in Block 908 Lot 12 & Block 909 Lot 35*				
		******** *Area included in Block 908 Lot 12*				
2 Uses						
ZR 22-00 ZR 62-20	Uses	Permitted/ Required: UG 1-9 & 14 Proposed: UG 2 & UG 6	UG 1-9 & 14 UG 2, 3, 4 & 6	UG 1-4 UG 2	UG 1-4 UG 2	
3 Floor Area & Density						
ZR 23-952 ZR 23-145 ZR 62-322	FAR	Permitted (by Zoning District): R7-3 / C2-4 Residential: 3.75 Base+ 1.25 I.H. Bonus = 5.00 FAR Proposed (by Zoning Lot): *Waterfront Zoning Lot* 5.17 FAR FAR to be 5.10 should project NOT include a FRESH Food Store on Astoria Cove Waterfront Zoning Lot Commercial: Permitted (by Zoning District): 2.00 FAR Proposed (by Zoning Lot): *Waterfront Zoning Lot* 0.17 FAR FAR to be 0.24 should project NOT include a FRESH Food Store on Astoria Cove Waterfront Zoning Lot Community Facility: Permitted (by Zoning District): 5.00 FAR Proposed (by Zoning Lot): *Waterfront Zoning Lot* 0.00 FAR Maximum: Permitted (by Zoning District): 5.00 FAR Total Proposed (by Zoning Lot): *Waterfront Zoning Lot* 5.34 FAR *Pursuant to Zoning Action #3*	R7A/C2-4 3.45 Base+ 1.15 I.H. Bonus = 4.60 FAR *Upland Zoning Lot Total* 1.57 FAR 2.00 FAR *Upland Zoning Lot Total* 0.04 FAR 4.00 FAR *Upland Zoning Lot Total* 0.72 FAR 4.60 FAR *Upland Zoning Lot Total* 2.33 FAR	R6B 2.00 Base+ 0.20 I.H. Bonus = 2.20 FAR 2.00 FAR 0.00 FAR 2.20 FAR 2.20 FAR	R6 2.43 FAR 0.00 FAR 2.43 FAR 2.43 FAR	
		Permitted (by Zoning District): R7-3 / C2-4 Residential: 5.00 FAR X 293,120 sf = 1,465,600 sf Permitted (by Zoning Lot): *Waterfront Zoning Lot* 1,465,600 sf *Pursuant to Zoning Action #2* Proposed (by Zoning Lot): *Waterfront Zoning Lot* 1,515,274 sf Floor Area to be 1,495,274 sf should project NOT include a FRESH Food Store on Astoria Cove Waterfront Zoning Lot Commercial: Permitted (by Zoning District): 2.00 FAR X 293,120 sf = 586,240 sf Permitted (by Zoning Lot): *Waterfront Zoning Lot* 586,240 sf Proposed (by Zoning Lot): *Waterfront Zoning Lot* 51,079 sf Floor Area to be 71,079 sf should project NOT include a FRESH Food Store on Astoria Cove Waterfront Zoning Lot Community Facility: Permitted (by Zoning District): 5.00 FAR X 293,120 sf = 1,465,600 sf Permitted (by Zoning Lot): *Waterfront Zoning Lot* 1,465,600 sf Proposed (by Zoning Lot): *Waterfront Zoning Lot* 0 sf Maximum: Permitted (by Zoning District): 5.0 FAR X 293,120 sf = 1,465,600 sf Permitted (by Zoning Lot): *Waterfront Zoning Lot* 1,465,600 sf Proposed (by Zoning Lot): *Waterfront Zoning Lot* 1,566,353 sf *Pursuant to Zoning Action #3*	R7A/C2-4 4.60 FAR X 44,983 sf = 206,921 sf *Upland Zoning Lot Total* 296,750 sf *Pursuant to Zoning Action #2* *Upland Zoning Lot Total* 132,410 sf *Upland Zoning Lot Total* 89,966 sf *Upland Zoning Lot Total* 3,020 sf 4.00 FAR X 44,983 sf = 179,932 sf *Upland Zoning Lot Total* 264,148 sf *Upland Zoning Lot Total* 60,567 sf 4.6 FAR X 44,983 sf = 206,921 sf *Upland Zoning Lot Total* 296,750 sf *Upland Zoning Lot Total* 195,997 sf	R6B 2.20 FAR X 28,065 sf = 61,743 sf 0.00 FAR X 28,065 sf = 0 sf 2.00 FAR X 28,065 sf = 56,130 sf 2.20 FAR X 28,065 sf = 61,743 sf	R6 2.43 FAR X 11,558 sf = 28,086 sf 0.00 FAR X 11,558 sf = 0 sf 2.43 FAR X 11,558 sf = 28,086 sf 2.43 FAR X 11,558 sf = 28,086 sf	1,762,350 sf 1,762,350 sf 1,647,684 sf 576,206 sf 576,206 sf 54,099 sf 1,729,748 sf 1,729,748 sf 50,567 sf 1,762,350 sf 1,762,350 sf
ZR 62-322	Maximum Lot Coverage	Permitted (by Zoning District): R7-3 / C2-4 70% Max Lot Coverage: 293,120 sf X 70% = 205,184 sf Permitted (by Zoning Lot): *Waterfront Zoning Lot* 205,184 sf Proposed (by Zoning Lot): *Waterfront Zoning Lot* 137,203 sf/ 293,120 sf = 47%	R7A/C2-4 70% Max Lot Coverage: 44,983 sf X 70% = 31,488 sf *Upland Zoning Lot Total* 55,840 sf *Upland Zoning Lot Total* 44,623 sf/ 84,606 (Upland Zoning Lots Total Lot Area) 53%	R6B 60% Max Lot Coverage: 28,065 sf X 60% = 16,839 sf	R6 65% Max Lot Coverage: 11,558 sf X 65% = 7,513 sf	

ZONING CALCULATIONS

Zoning Section	Item	Waterfront Zoning Lot R7-3 / C2-4	Upland Zoning Lot R7A/C2-4	Upland Zoning Lot R6B	Upland Zoning Lot R6	Totals for General Large Scale Development
3 Floor Area & Density						
ZR 23-22	Maximum Density	Permitted (by Zoning District): R7-3 / C2-4 680 sf. per DU 1,465,600 sf / 680 sf = 2,155 DU Max. Permitted (by Zoning Lot): *Waterfront Zoning Lot* 2,155 DU Proposed (by Zoning Lot): *Waterfront Zoning Lot* 1,585 DU	R7A/C2-4 680 sf. per DU 206,921 sf / 680 sf = 304 DU Max. *Upland Zoning Lot Total* 436 DU *Upland Zoning Lot Total* 138 DU	R6B 680 sf. per DU 61,743 s / 680 sf = 91 DU Max.	R6 680 sf. per DU 28,086 sf / 680 sf = 41 DU Max.	2,592 DU 2,592 DU 1,723 DU
4 Bulk Regulations						
ZR 23-47 ZR 23-543 (a) ZR 62-332	Yards	Permitted/ Required: *Waterfront Zoning Lot* 40 ft. Waterfront Yard Required Proposed: COMPLIES	*Upland Zoning Lot* 30 ft. Rear Yard Required along rear lot line & where such rear lot line coincides with a rear lot line of an adjoining zoning lot COMPLIES	NON-COMPLIANT		
ZR 62-341 (a)(2) ZR 62-341 (d)(2)(i)	Initial Setback Distance	Permitted/ Required: 10 feet on a wide street 15 feet on a narrow street 30 feet on the shore public walkway. Proposed: NON-COMPLIANT (Initial Setback distance is proposed to be 10 ft. on 4th St. at BLD. 1; 10 ft. on 4th St., 8th St. & 26 Ave. at BLD. 2; 10 ft.on 8th St., 9th St. & 26 Ave. at BLD. 3. Set back form shore puplic walkway ranges from 15 ft to 30 ft at BLD.1) *See drawings. Pursuant to Zoning Action # 4*	10 feet on a wide street 15 feet on a narrow street. NON-COMPLIANT (Proposing 10 ft. setback on 26th Ave. at BLD.4; 10 ft. setback on 26th Ave. at BLD.5) *See drawings. Pursuant to Zoning Action # 4*	10 feet on a wide street 15 feet on a narrow street. COMPLIES	10 feet on a wide street 15 feet on a narrow street. COMPLIES	
ZR 62-341 (c)(1) ZR 62-341 (d)(2)	Minimum/Maximum Base Height	Permitted/ Required: 65 ft. Max. Proposed: NON-COMPLIANT (Proposing 102 ft. at portion of BLD. 1 on 4th St.; 100 ft. on 4th St., 80 ft. on 8th St. & 26 Ave. at BLD.2; 82' on 8th St. & 26 Ave., 82' & 102' on 9 St. at BLD.3) *See drawings. Pursuant to Zoning Action # 4*	40 ft. Min. 65 ft. Max. NON-COMPLIANT (Proposing 80' at portion of BLD.4 on 26th Ave.; 90' at portion of BLD.5 on 26th Ave) *See drawings. Pursuant to Zoning Action # 4*	30 ft. Min. 40 ft. Max. COMPLIES (This portion of 8th St. is proposed to be de-mapped)	60 ft. Max. COMPLIES	
ZR 62-341 (c)(2) ZR 62-341 (d)(1)	Maximum Building Height	Permitted/ Required: 185 ft. Proposed: NON-COMPLIANT (Proposing max. buldiag height 312 ft. at BLD. 1; 320 ft. at BLD. 2; 262 ft. at BLD. 3) *See drawings. Pursuant to Zoning Action # 4*	80 ft. NON-COMPLIANT (Proposing max. bulding height 90 ft. at BLD. 5) *See drawings. Pursuant to Zoning Action # 4*	50 ft. NON-COMPLIANT (Proposing 60 feet as max. building height at BLD. 4 & 5) *See drawings. Pursuant to Zoning Action # 4*	110 ft. COMPLIES	
ZR 23-711	Minimum Distance Between Buildings	Permitted/ Required: Wall to Wall: 40 ft. Wall to Window: 50 ft. Window to Window: 60 ft. Proposed: NON-COMPLIANT (Proposing Min. distance between windows as 50 ft. between portions of BLD. 1 & 2) *See drawings. Pursuant to Zoning Action # 3*	Wall to Wall: 40 ft. Wal to Window: 50 ft. Window to Window: 60 ft. COMPLIES	Wall to Wall: 40 ft. Wall to Window: 50 ft. Window to Window: 60 ft. COMPLIES	Wal to Wall: 40 ft. Wal to Window: 50 ft. Window to Window: 60 ft. COMPLIES	
ZR 62-341 (c)(3)	Floor Area Distribution	Permitted/ Required: *Waterfront Zoning Lot* Zoning lots with buildings that exceed the maximum base height shall have a minimum floor area coverage of at least 30% of the lot area at a height of 20 feet. Proposed: COMPLIES	*Upland Zoning Lot* Zoning lots with buildings that exceed the maximum base height shall have a minimum floor area coverage of at least 30% of the lot area at a height of 20 feet. COMPLIES			
ZR 62-341 (c)(4)	Maximum Residential Tower Size	Permitted/ Required: *Waterfront Zoning Lot* 7,000 square feet on zoning lots less than 1.5 acres, and 8,100 square feet on larger zoning lots. Proposed: NON-COMPLIANT (Tower size is proposed to be 12,279 sf. at BLD.1; 11,063 sqf. at BLD. 2; and 9,106 sqf. at 3LD. 3) *See drawings. Pursuant to Zoning Action # 4*	*Upland Zoning Lot* 7,000 square feet on zoning lots less than 1.5 acres, and 8,100 square feet on largr zoning lots. NON-COMPLIANT (Tower size is proposed to te 14,695 sqf. at BLD. 4, & 11,852 sqf. at BLD. 5) *See drawings. Pursuant to Zoning Action # 4*			
ZR 62-341 (c)(5)	Maximum Width of Walls Facing Shoreline	Permitted/ Required: Maximum width of wall entirely above maximum base height facing a shoreline: 100 ft. Proposed: NON-COMPLIANT (Proposed widths of walls facing shoreline: 357'-5" at BLD. 1; 237'-8" at BLD. 2; & 222'-6" at BLD. 3) *See drawings. Pursuant to Zoning Action # 4*	N/A	N/A	N/A	
ZR 62-341 (c)(6)	Ground Floor Streetscape Provisions	Permitted/ Required: Streetwalls more than 50 ft. in width and within 50 ft. of a waterfront public access area must have a minimum of 50% of its width occupied by floor area Proposed: COMPLIES	N/A	N/A	N/A	
ZR 23-851	Minimum Dimension of Inner Courts	Permitted/ Required: *Waterfront Zoning Lot* The area of an inner court ahall not be less than 1,200 sqf.(30'x40')., & the minimum dimension of such inner court shall not be less than 30 ft. Proposed: NON-COMPLIANT (Min. dimension of inner court is proposed to be 7 ft. at BLD. 1, 13 ft. at BLD. 2, & 25 ft. at BLD. 3) *Pursuant to Zoning Action # 3*	*Upland Zoning Lot* The area of an inner court ahall not be less than 1,200 sf., & the minimum dimension of such inner court shall not be less than 30 ft. N/A			
ZR 23-861	Minimum distance between legally required Windows and Walls or Lot Lines	Permitted/ Required: Minimum distance between a legally required window and any wall, a rear lot line, or vertical projection thereof, or a side lot line, or vertical projection shall be 30 ft. Proposed: COMPLIES	COMPLIES	NON-COMPLIANT (Proposing Min. distance between building wall and lot line is 25 ft. BLD 5.) *See drawings. Pursuant to Zoning Action # 3*	COMPLIES	

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CITY PLANNING COMMISSION
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C 140323(A) ZSQ & C 140324(A) ZSQ
SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6) & ZR 62-836

CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
CC APPROVED:11/25/2014 (RES. Nos. 493 & 494)

EFFECTIVE DATE: 11/25/2014

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

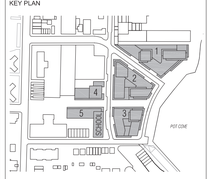
REVISIONS

ISSUE	DATE	DESCRIPTION
	04/16/2014	ULURP FILING SET
	07/07/2014	ULURP SET

SEAL

REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
ZONING ANALYSIS

DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE

SHEET NUMBER
Z-102.A

ZONING CALCULATIONS

Zoning Section	Item	Waterfront Zoning Lot R7-3 / C2-4 Required / Proposed	Upland Zoning Lot R7A/C2-4 Required / Proposed	Upland Zoning Lot R6B Required / Proposed	Upland Zoning Lot R6 Required / Proposed	Totals for General Large Scale Development
5 Off-Street Parking & Loading						
ZR 25-23 ZR 25-25 ZR 36-21 ZR 36-231 ZR 36-62	Parking	**Required (by Zoning District):** R7-3 / C2-4 [R7-3 districts governed by R7-2 parking w/ Quality Housing] **Market Rate Residential:** *Waterfront Zoning Lot* 1,288 DU X 50% = 634 spaces 626 spaces should be provided should project NOT include a FRESH Food Store on Astoria Cove Waterfront Zoning Lot **Affordable Residential:** *Waterfront Zoning Lot* 317 DU X 39% = 124 spaces **Commercial:** *Waterfront Zoning Lot* 51,079 sf/ 1,000 sf = 51 spaces 71 spaces should be provided should project NOT include a FRESH Food Store on Astoria Cove Waterfront Zoning Lot **Community Facility** *Waterfront Zoning Lot* N/A **Total Spaces Required:** *Waterfront Zoning Lot* 809 spaces **Proposed:** 826 spaces - COMPLIES	R7A/C2-4 [R7A Parking w/ Quality Housing] *Upland Zoning Lot Total* 110 DU X 50% = 55 spaces *Upland Zoning Lot Total* 28 DU X 39% = 11 spaces *Upland Zoning Lot Total* 3,020 sf/ 1,000 sf = 3 spaces *Upland Zoning Lot Total* N/A *Upland Zoning Lot Total* 69 spaces 72 spaces - COMPLIES	R6B [R6B Parking w/ Quality Housing]	R6 [R6 Parking w/ Quality Housing]	689 spaces 135 spaces 54 spaces N/A 878 spaces 900 spaces
ZR 25-12	Maximum size of Group Parking Facility	**Permitted (by Zoning Lot):** *Waterfront Zoning Lot* Maximum Size of Group Parking Facility = Residential: 200 Spaces Max. Commercial: 150 Spaces Max. **Proposed:** Maximum Size: 356 Spaces - COMPLIES	*Upland Zoning Lot Total* Maximum Size of Group Parking Facility = Residential: 200 Spaces Max. Commercial: 150 Spaces Max. COMPLIES			
ZR 25-72	Off-Street Loading	**Required (by Zoning Lot):** *Waterfront Zoning Lot* Commercial uses in large-scale residential development in R7: First 2,5000 sqf.- not required Next 15,000 sqf.- 1 Berth required Next 60,000 sqf.-another 1 Berth required For Commercial Use (71,079 sf) in R7-3/ C2-4 2 Berths Required **Proposed (by Zoning Lot):** *Waterfront Zoning Lot* 2 berth(s) - COMPLIES	*Upland Zoning Lot Total* Commercial uses in large-scale residential development in R7: First 2,5000 sqf.- not required For Commercial Use (3,020 sf) in R7A/ C2-4 0 Berths Required *Upland Zoning Lot Total* 0 berth(s) - COMPLIES			2 Berth(s) 2 Berth(s)
ZR 25-811	Bicycle Parking	**Required (by Zoning Lot):** *Waterfront Zoning Lot* 1,551 DU / 2= 776 spaces **Proposed (by Zoning Lot):** *Waterfront Zoning Lot* 776 Spaces - COMPLIES	*Upland Zoning Lot* 139 DU / 2= 70 spaces *Upland Zoning Lot* 70 Spaces - COMPLIES			845 spaces 845 spaces
ZR 23-03, ZR 26-41	Street Tree Planting in Residence District	**Required (by Zoning Lot):** *Waterfront Zoning Lot* One Street Tree shall be provided for every 25 feet of street frontage of the Zoning Lot. Such trees shall all be planted at approx. intervals along the entire length of the curb of the street adjacent to the zoning lot. 1,588 ft. Total street frontage/ 25 ft.=64 Trees **Proposed (by Zoning Lot):** *Waterfront Zoning Lot* 64 Trees - COMPLIES	*Upland Zoning Lot* One Street Tree shall be provided for every 25 feet of street frontage of the Zoning Lot. Such trees shall all be planted at approx. intervals along the entire length of the curb of the street adjacent to the zoning lot. 503 ft. Total street frontage/ 25 ft.=20 Trees *Upland Zoning Lot Total* 20 Trees - COMPLIES			84 Trees 84 Trees

SITE LOCATIONS

Block Number	Lot Number	Current Zoning District	Proposed Zoning District	Parcel/ Lot Area
906	1	M1-1	R7-3/C2-4	31,262 sf
906	5	M1-1	R7-3/C2-4	40,717 sf*
907	1	M1-1	R7-3/C2-4	90,915 sf*
907	8	M1-1	R7-3/C2-4	118,336 sf
908	12	R6	R7A/C2-4; R6B; R6	49,920 sf*
909	35	R6	R7A/C2-4; R6B	28,648 sf*
Portion of 26th Avenue (North)		Mapped Street	R7-3/C2-4	7,977 sf
Portion of 26th Avenue (South)		Mapped Street	R7A/C2-4	6,038 sf
Portion of 9th Street		Mapped Street	R7A/C2-4	3,913 sf
Portion of Former 8th Street		Mapped Street	R7-3/C2-4; R7A/C2-4; R6B; R6	Area Included in Block 906 Lot 5; Block 907 Lot 1; Block 908 Lot 12; Block 909 Lot 35
Total				**377,726 sf**

Zoning Map:	Queens 9A
Community District:	Queens 1

** Include portion of streetbed of former 8th Street*

BUILDING FLOOR AREA SCHEDULE

BUILDING	Floor Area by Use			
	Residential	Community Facility	Commercial	Total
1	643,647 sf	0 sf	24,616 sf	668,263 sf
2	542,973 sf	0 sf	15,493 sf	558,466 sf
3	328,654 sf	0 sf	10,970 sf	339,624 sf
4	75,610 sf	0 sf	3,020 sf	78,630 sf
5	56,800 sf	0 sf	0 sf	56,800 sf
School	0 sf	60,567 sf		60,567 sf
Total	**1,647,684 sf**	**60,567 sf**	**54,099 sf**	**1,762,350 sf**

ZONING ACTIONS

1. Zoning Map Amendment to Zoning Map 9a to rezone the portion of the Development Site in the M1-1 District to R7-3 with a C2-4 overlay; rezone the portion of the Development Site in the R6 District to R7A with a C2-4 overlay; and rezone the portion of the Development Site and within the Project Area in the R6 District to R6B.

2. Zoning Text Amendment to make applicable the portion of the Project Area zoned R7-3, R7A and R6B to an inclusionary Housing Designated Area pursuant to Zoning Resolution Section 23-952 and Appendix F;

3. Large-Scale General Development special permits (i) pursuant to Zoning Resolution Section 74-743(a)(1) to allow for the distribution of floor area from the waterfront zoning lot to the upland zoning lot that comprise the Large-Scale General Development; (ii) pursuant to Zoning Resolution Section 74-743(a)(2) to authorize reduction in distance between Buildings 2 and 3; and waiver of court requirements for Buildings 1, 2 and 3; and waiver of rear yard requirements for Buildings 4 and 5; and (iii) pursuant to Zoning Resolution Section 74-743(a)(6) to waive minimum distance between Building 5's windows and western lot line; and extend the special permits' vesting term to 10 years under Zoning Resolution Section 11-42(c).

4. Waterfront special permit pursuant to Zoning Resolution Section 62-836 requesting modifications to height and setback, tower footprint size, and maximum width of walls facing shoreline.

5. Authorization pursuant to ZR Section 62-822(a) to allow modification of the area and minimum dimensions of waterfront public access areas and visual corridor requirements under Zoning Resolution Section 62-50;

6. Authorization pursuant to ZR Section 62-822(b) to allow modification of the requirements of Zoning Resolution Section 62-60;

7. Authorization pursuant to ZR Section 62-822(c) to permit the phased development of the waterfront public access area, as modified by the above-referenced authorizations; and

8. Certification by the Chairperson of the City Planning Commission pursuant to Zoning Resolution Section 62-811 pertaining to the provision of waterfront public access areas and visual corridors, as modified by the above-referenced Authorizations.

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C 140323(A) ZSQ & C 140324(A) ZSQ
SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6) & ZR 62-836
CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
CC APPROVED: 11/25/2014 (RES. Nos. 493 &494)
EFFECTIVE DATE: 11/25/2014

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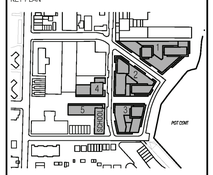
ISSUE	DATE	DESCRIPTION
	04/16/2014	ULURP FILING SET
	07/07/2014	ULURP SET
	09/09/2014	ULURP SET

SEAL



KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

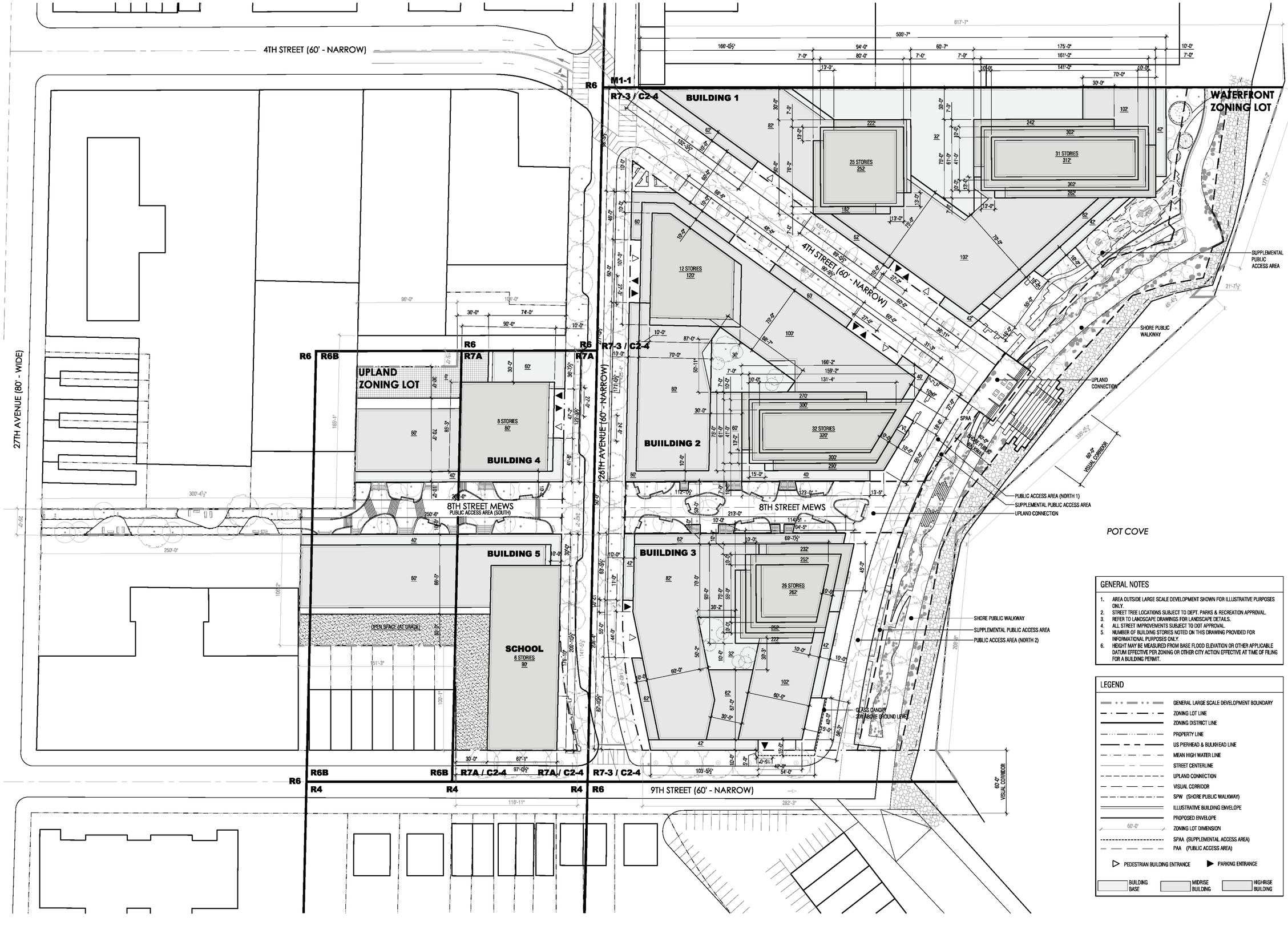
PROJECT NO.
09003

SHEET TITLE
ZONING ANALYSIS

DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE

SHEET NUMBER
Z-102.B



GENERAL NOTES

1. AREA OUTSIDE LARGE SCALE DEVELOPMENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATION APPROVAL.
3. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS.
4. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. HEIGHT MAY BE MEASURED FROM BASE FLOOD ELEVATION OR OTHER APPLICABLE DATUM EFFECTIVE PER ZONING OR OTHER CITY ACTION EFFECTIVE AT TIME OF FILING FOR A BUILDING PERMIT.

LEGEND

- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT LINE
- PROPERTY LINE
- US PIERHEAD & BULKHEAD LINE
- MEAN HIGH WATER LINE
- STREET CENTERLINE
- UPLAND CONNECTION
- VISUAL CORRIDOR
- SPW (SHORE PUBLIC WALKWAY)
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED ENVELOPE
- 60'-0" ZONING LOT DIMENSION
- SPAA (SUPPLEMENTAL ACCESS AREA)
- PAA (PUBLIC ACCESS AREA)
- PEDESTRIAN BUILDING ENTRANCE
- PARKING ENTRANCE
- BUILDING BASE
- MIDRISE BUILDING
- HIGHRISE BUILDING

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CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

C 140323(A) ZSQ & C 140324(A) ZSQ
SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6) & ZR 62-836

CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
CC APPROVED: 11/25/2014 (RES. Nos. 493 & 494)

EFFECTIVE DATE: 11/25/2014

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDING FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

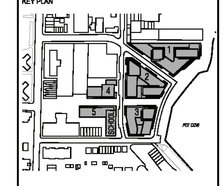
REVISIONS

ISSUE	DATE	DESCRIPTION
	04/16/2014	ULURP FILING SET
	07/07/2014	ULURP SET

SEAL

REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

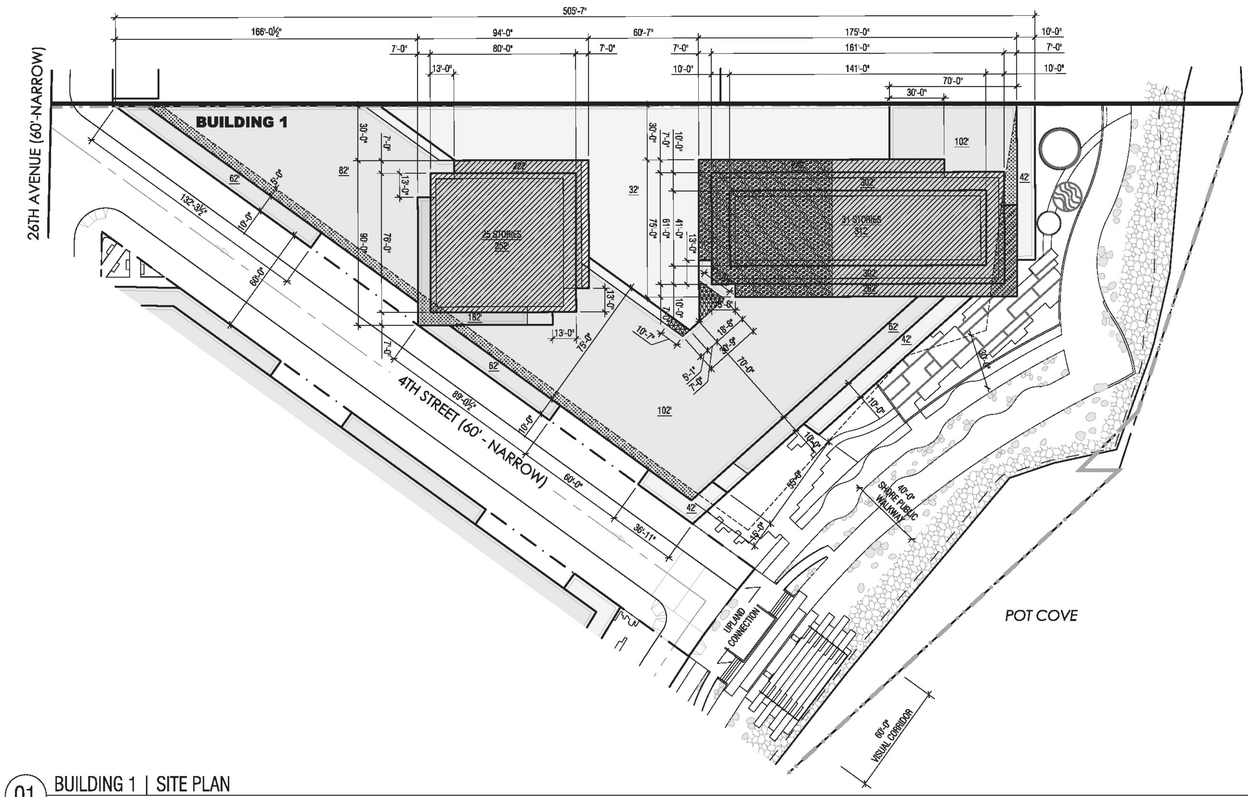
PROJECT NO.
09003

SHEET TITLE
SITE PLAN

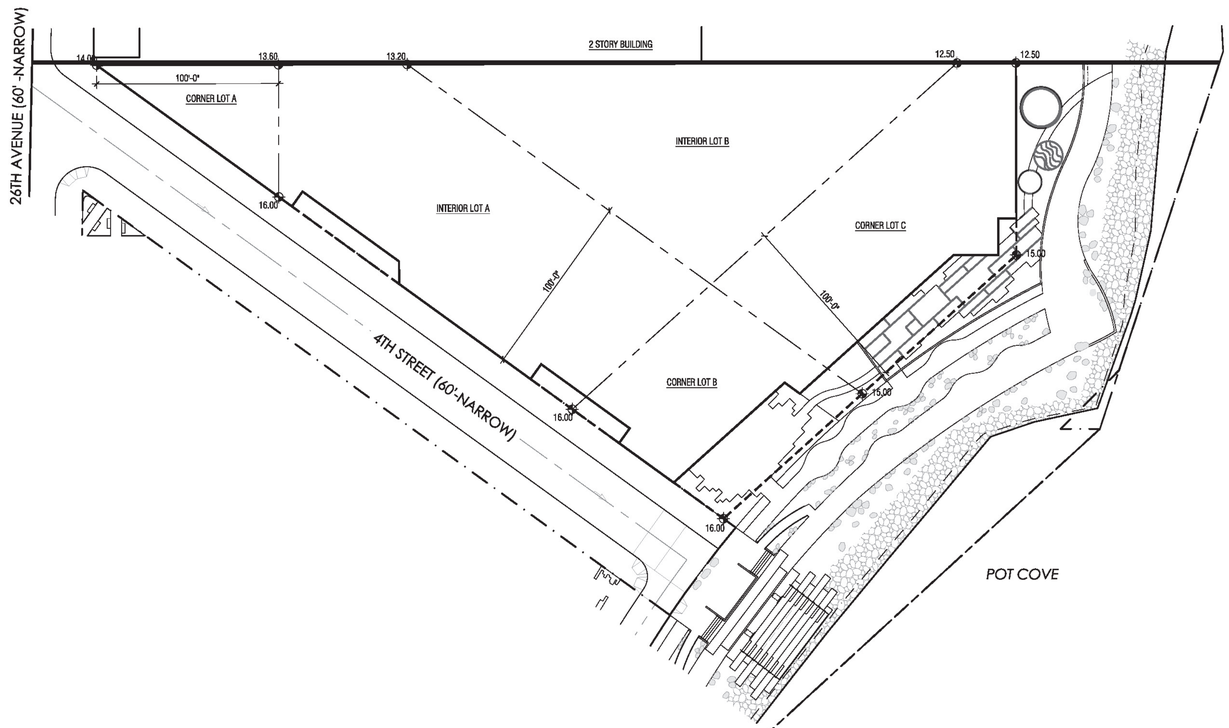
DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-103.00



01 BUILDING 1 | SITE PLAN



02 BUILDING 1 | ADJUSTED BASE PLAN

ZONING ENCROACHMENT LEGEND

WATERFRONT SPECIAL PERMIT PURSUANT TO ZR 62-836

- BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT OF 185' PER ZR 62-341(c)(2)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)
- BUILDING EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING A SETBACK AS PER ZR 62-341(C)(1)

LSGD BULK MODIFICATION SPECIAL PERMIT, PURSUANT TO ZR 74-743

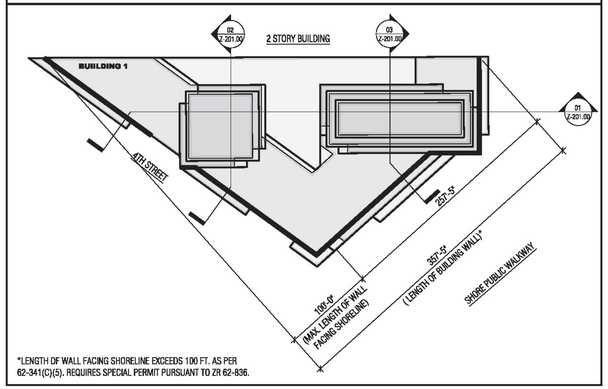
- NON-COMPLIANT MINIMUM DIMENSION OF COURT OF 30' AS PER ZR 23-85

NOTES:
1. PROPOSED ZONING ENVELOPES ARE SHOWN FOR PURPOSES OF MODIFICATION OF HEIGHT AND SETBACK REGULATIONS.
2. BUILDING ENVELOPES WITHIN THE LIMIT OF ZONING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
4. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. AREAS OF ENCROACHMENT SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 62-836.

LEGEND

- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT LINE
- US PIERHEAD & BULKHEAD LINE
- VISUAL CORRIDOR
- UPLAND CONNECTION
- MEAN HIGH WATER LINE
- STREET CENTERLINE
- SETBACK LINE
- SHORE PUBLIC WALKWAY
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED ENVELOPE
- BASE PLANE DETERMINATION LOT LINE
- 100 YEAR FLOOD LINE

KEY PLAN 1" = 80'



*LENGTH OF WALL FACING SHORELINE EXCEEDS 100 FT. AS PER 62-341(C)(5). REQUIRES SPECIAL PERMIT PURSUANT TO ZR 62-836.

BASE PLANE CALCULATIONS BUILDING 1

LOT	CALCULATIONS	TOTAL	BUILDING COVERAGE	% COVERAGE		ADJUSTED BASE PLANE CALCULATION (LOT BASE PLANE X % COVERAGE)
CORNER LOT A	((13.60+14.00)/2+(14.00+16.00)/2)/2	14.40	3,614 SF	5.06%		0.73
CORNER LOT B	((16.00+16.00)/2+(16.00+15.00)/2)/2	15.75	10,242 SF	14.35%		2.26
CORNER LOT C	((15.00+15.00)/2+(15.00+12.50)/2)/2	14.38	16,460 SF	23.07%		3.32
INTERIOR LOT A	(16.00+16.00)/2	16.00	22,793 SF	31.95%		5.11
INTERIOR LOT B	(13.20+12.50)/2	12.85	18,240 SF	25.56%		3.29
SITE 3 ADJUSTED BASE PLANE						14.70'
						NOTE: BASE FLOOD ELEVATION OF ZONE AE(EL14) = 12.375' (THUS BASE PLANE=14.70')

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SPECIAL PERMITS
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CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
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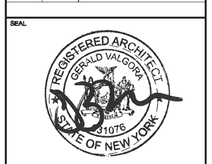
REVISIONS

ISSUE	DATE	DESCRIPTION
	04/16/2014	ULURP FLING SET
	07/07/2014	ULURP SET

SEAL



KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

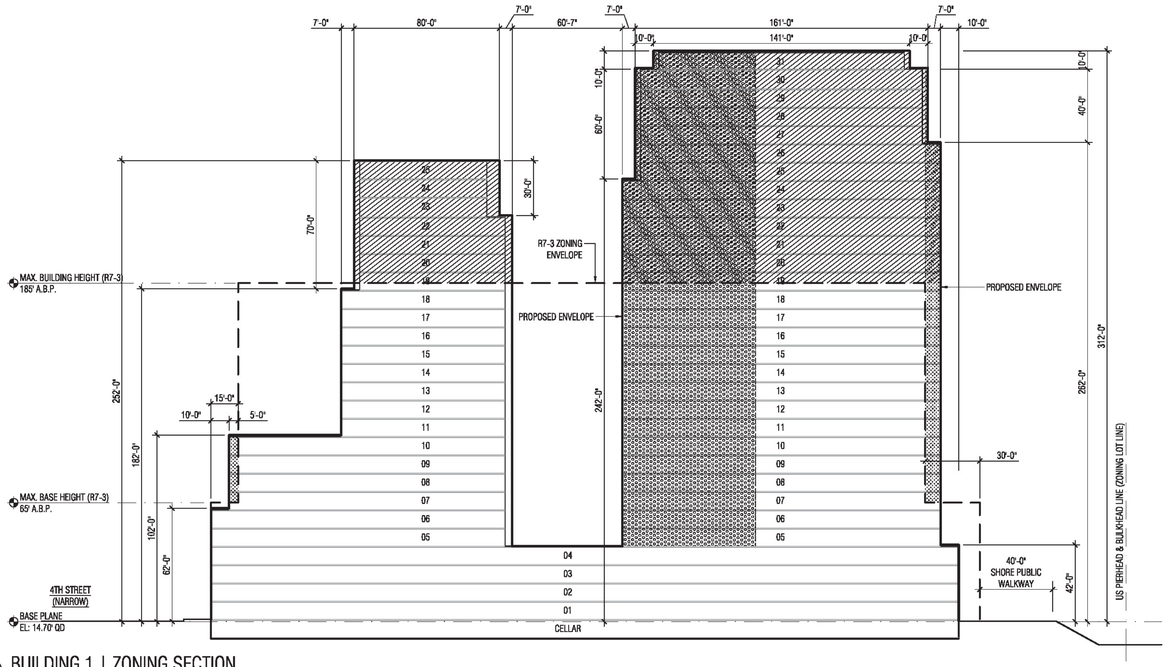
PROJECT NO.
09003

SHEET TITLE
BUILDING 1
SITE PLAN & BASE PLANE CALCULATIONS

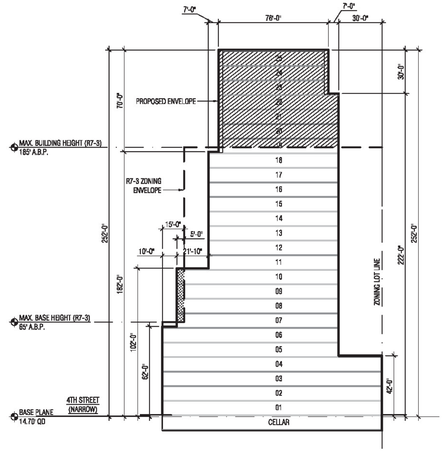
DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

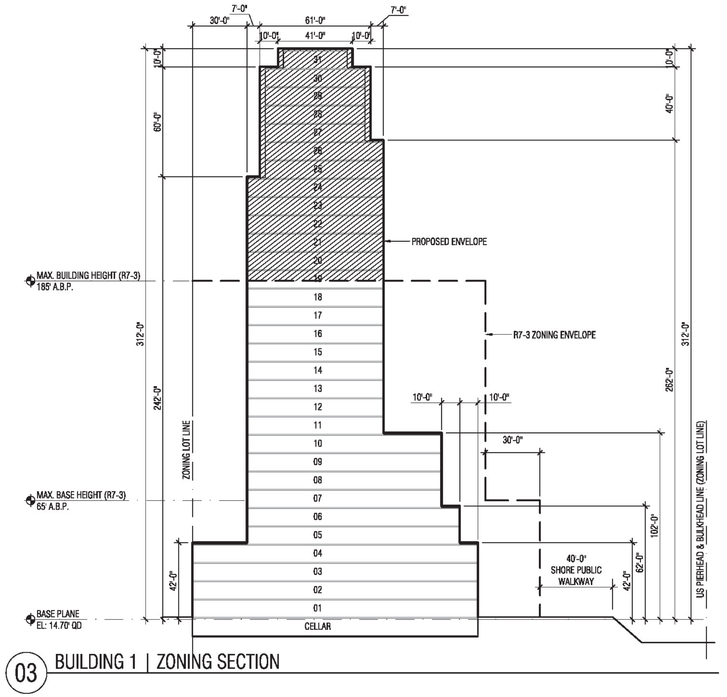
SHEET NUMBER
Z-200.00



01 BUILDING 1 | ZONING SECTION



02 BUILDING 1 | ZONING SECTION



03 BUILDING 1 | ZONING SECTION

ZONING ENCROACHMENT LEGEND

WATERFRONT SPECIAL PERMIT PURSUANT TO ZR 62-836

- BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT OF 185' PER ZR 62-341(c)(2)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)
- BUILDING EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING A SETBACK AS PER ZR 62-341(C)(1)

LSGD BULK MODIFICATION SPECIAL PERMIT, PURSUANT TO ZR 74-743

- NON-COMPLIANT MINIMUM DIMENSION OF COURT OF 30' AS PER ZR 23-85

NOTES:

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C 140323(A) ZSQ & C 140324(A) ZSQ
SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6) & ZR 62-836

CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
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REVISIONS

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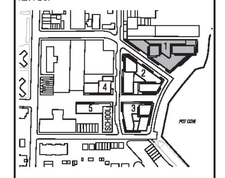
	04/16/2014	ULURP FILING SET
	07/07/2014	ULURP SET

SEAL

REGISTERED ARCHITECT GERALD VALGORA 031075 STATE OF NEW YORK

KEY PLAN



TITLE

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO. 09003

SHEET TITLE

BUILDING 1
HEIGHT & SETBACK DIAGRAM

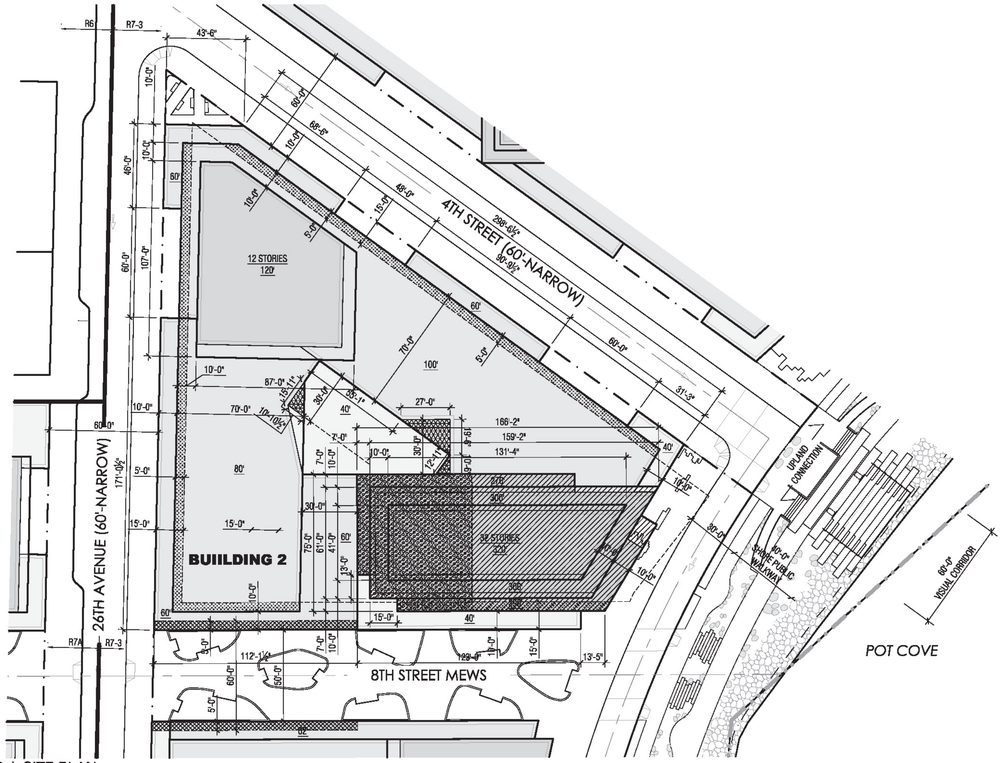
DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

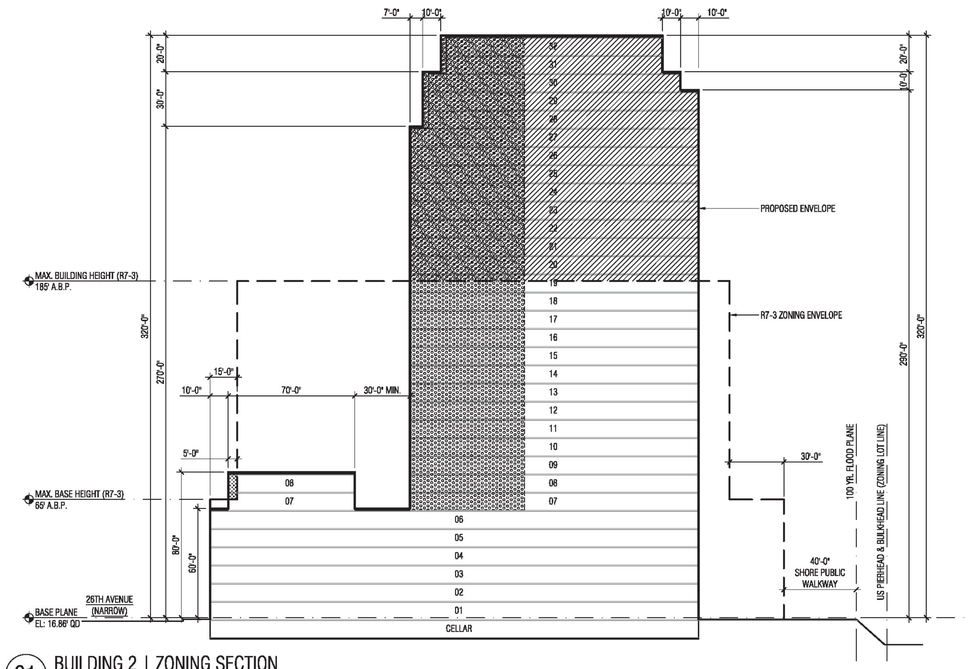
SCALE

1" = 40'

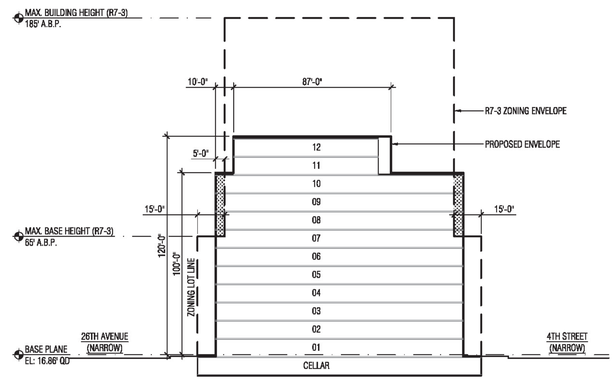
SHEET NUMBER

Z-201.00

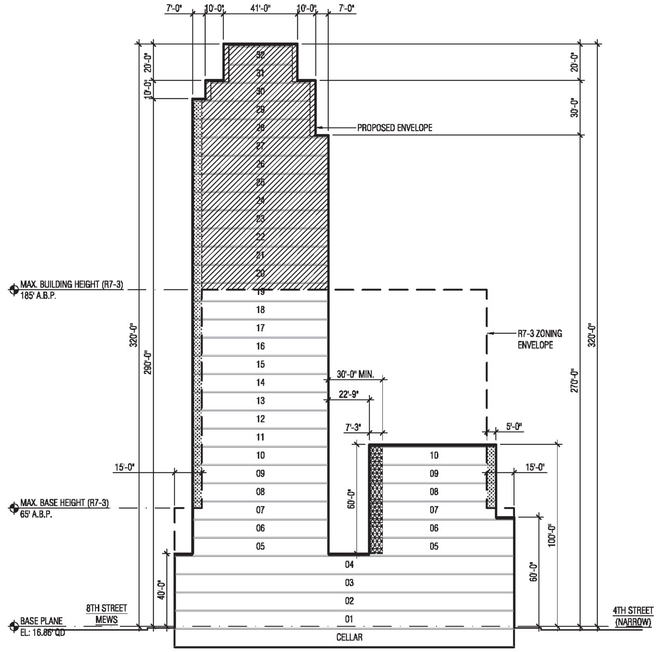

R6
R7-3
43'-6"
10'-0"
60'-0"
107'-0"
60'
10'-0"
10'-0"
10'-0"



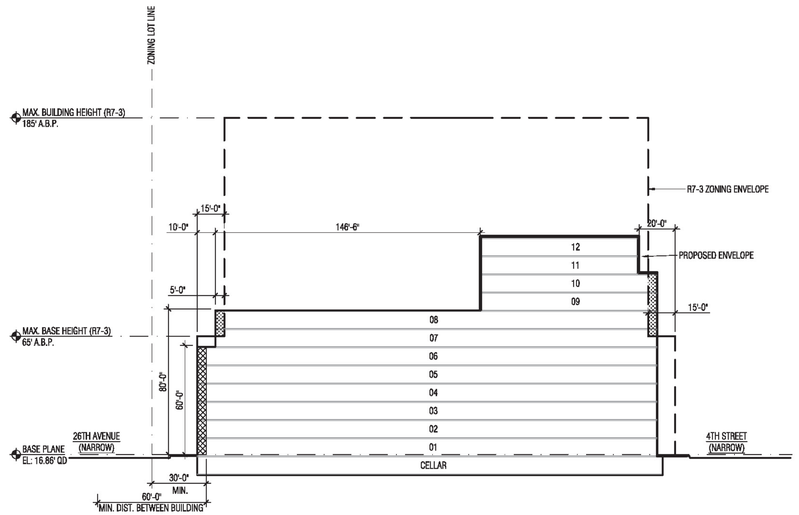
01 BUILDING 2 | ZONING SECTION



02 BUILDING 2 | ZONING SECTION



03 BUILDING 2 | ZONING SECTION



04 BUILDING 2 | ZONING SECTION

ZONING ENCROACHMENT LEGEND

WATERFRONT SPECIAL PERMIT PURSUANT TO ZR 62-836

- BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT OF 185' PER ZR 62-341(c)(2)
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LSGD BULK MODIFICATION SPECIAL PERMIT, PURSUANT TO ZR 74-743

- NON-COMPLIANT MINIMUM DISTANCE BETWEEN BUILDINGS OF 60' WHEN BUILDING HEIGHT ABOVE BASE PLANE EXCEEDS 50' AS PER ZR 23-711
- NON-COMPLIANT MINIMUM DIMENSION OF INNER COURT OF 30' AS PER ZR 23-851

NOTES:

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CPC APPROVED: 09/20/2014 (CAL. Nos. 9 & 11)
CC APPROVED:11/25/2014 (RES. Nos. 493 & 494)

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REVISIONS

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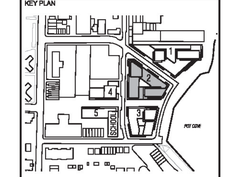
	04/16/2014	ULURP FILING SET
	07/07/2014	ULURP SET

SEAL

REGISTERED ARCHITECT
GERALD VALGORA
031076
STATE OF NEW YORK

KEY PLAN



TITLE

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

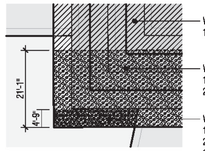
SHEET TITLE

BUILDING 2
HEIGHT & SETBACK
DIAGRAM

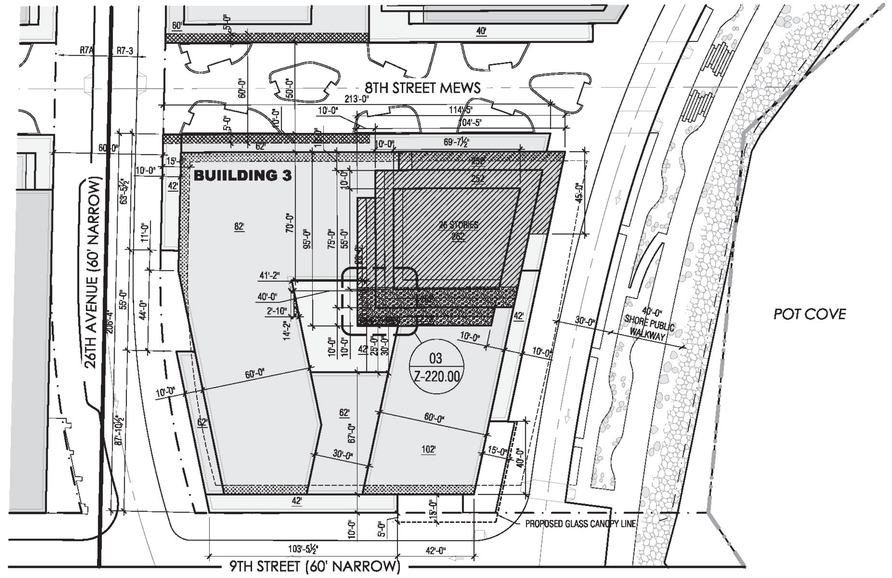
DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

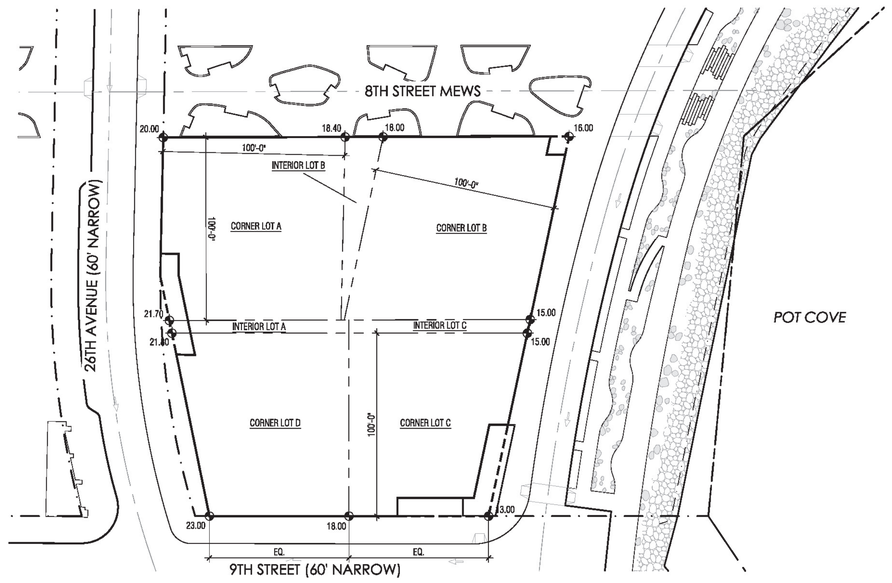
SHEET NUMBER
Z-211.00



03 DETAIL



01 BUILDING 3 | SITE PLAN



02 BUILDING 3 | ADJUSTED BASE PLANE

ZONING ENCROACHMENT LEGEND

WATERFRONT SPECIAL PERMIT PURSUANT TO ZR 62-836

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- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)
- BUILDING EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING A SETBACK AS PER ZR 62-341(C)(1)

LSGD BULK MODIFICATION SPECIAL PERMIT, PURSUANT TO ZR 74-743

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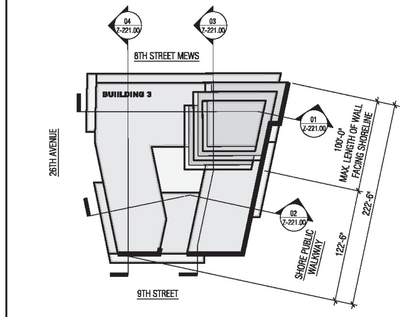
LEGEND

- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT LINE
- US PIERHEAD & BULKHEAD LINE
- VISUAL CORRIDOR
- UPLAND CONNECTION
- MEAN HIGH WATER LINE
- STREET CENTERLINE
- SETBACK LINE
- SHORE PUBLIC WALKWAY
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED ENVELOPE
- BASE PLANE DETERMINATION LOT LINE
- 100 YEAR FLOOD LINE

KEY PLAN 1" = 80'



*LENGTH OF WALL FACING SHORELINE EXCEEDS 100 FT. AS PER 62-341(C)(5). REQUIRES SPECIAL PERMIT PURSUANT TO ZR 62-836.

BASE PLANE CALCULATIONS BUILDING 3

LOT	CALCULATIONS	TOTAL	BUILDING COVERAGE	% COVERAGE	ADJUSTED BASE PLANE CALCULATION (LOT BASE PLANE X % COVERAGE)
CORNER LOT A	((18.40+20.00)/2+(20.00+21.70)/2)/2	20.03	9,935 SF	24.73%	4.95
CORNER LOT B	((15.00+16.00)/2+(16.00+18.00)/2)/2	16.25	10,230 SF	25.47%	4.14
CORNER LOT C	((15.00+13.00)/2+(13.00+18.00)/2)/2	14.75	8,744 SF	21.77%	3.21
CORNER LOT D	((18.00+23.00)/2+(23.00+21.80)/2)/2	21.45	8,708 SF	21.68%	4.65
INTERIOR LOT A	(21.80+21.70)/2	21.75	696 SF	1.73%	0.38
INTERIOR LOT B	(18.40+18.00)/2	18.20	1,133 SF	2.82%	0.51
INTERIOR LOT C	(15.00+15.00)/2	15.00	726 SF	1.81%	0.27
SITE 3 ADJUSTED BASE PLANE					18.11'
					NOTE: BASE FLOOD ELEVATION OF ZONE AE(EL14) = 12.375' (THUS BASE PLANE = 18.11')

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CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

C 140323(A) ZSQ & C 140324(A) ZSQ
SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6) & ZR 62-836
CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
CC APPROVED:11/25/2014 (RES. Nos. 493 & 494)
EFFECTIVE DATE: 11/25/2014

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

REVISIONS

ISSUE	DATE	DESCRIPTION
	04/16/2014	ULURP FILING SET
	07/07/2014	ULURP SET

SEAL



KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

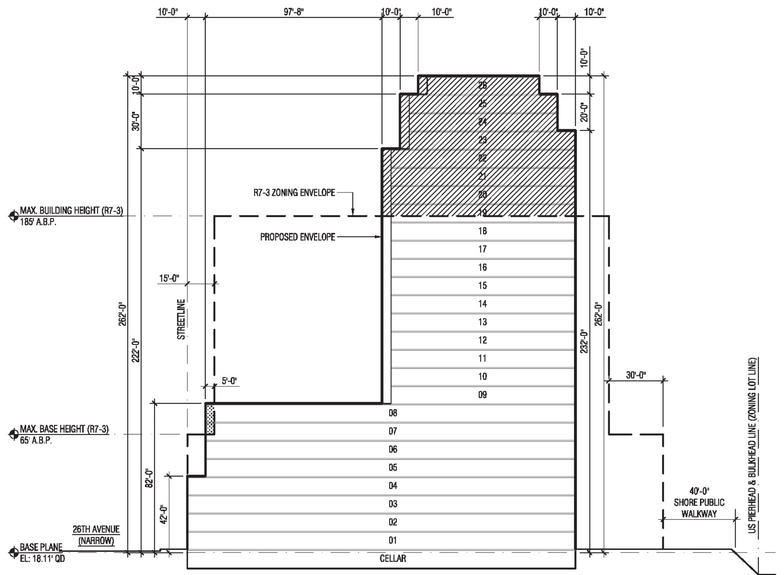
PROJECT NO.
09003

SHEET TITLE
BUILDING 3
SITE PLAN & BASE PLANE CALCULATIONS

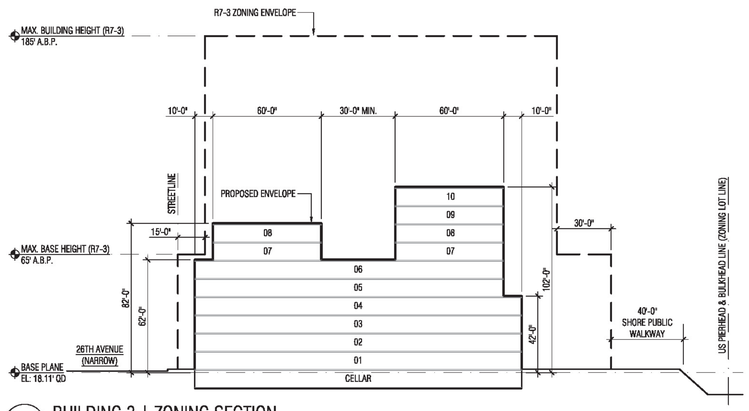
DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-220.00



01 BUILDING 3 | ZONING SECTION



02 BUILDING 3 | ZONING SECTION

ZONING ENCROACHMENT LEGEND

WATERFRONT SPECIAL PERMIT PURSUANT TO ZR 62-836

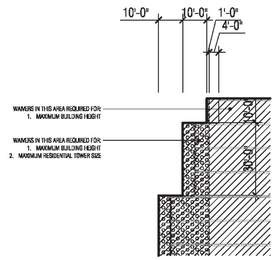
- BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT OF 185' PER ZR 62-341(c)(2)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)
- BUILDING EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING A SETBACK AS PER ZR 62-341(C)(1)

LSGD BULK MODIFICATION SPECIAL PERMIT, PURSUANT TO ZR 74-743

- NON-COMPLIANT MINIMUM DISTANCE BETWEEN BUILDINGS OF 60' WHEN BUILDING HEIGHT ABOVE BASE PLANE EXCEEDS 50' AS PER ZR 23-711
- NON-COMPLIANT MINIMUM DIMENSION OF COURT OF 30' AS PER ZR 23-85

NOTES:

1. PROPOSED ZONING ENVELOPES ARE SHOWN FOR PURPOSES OF MODIFICATION OF HEIGHT AND SETBACK REGULATIONS.
2. BUILDING ENVELOPES WITHIN THE LIMIT OF ZONING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
4. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. AREAS OF ENCROACHMENT SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 62-836.



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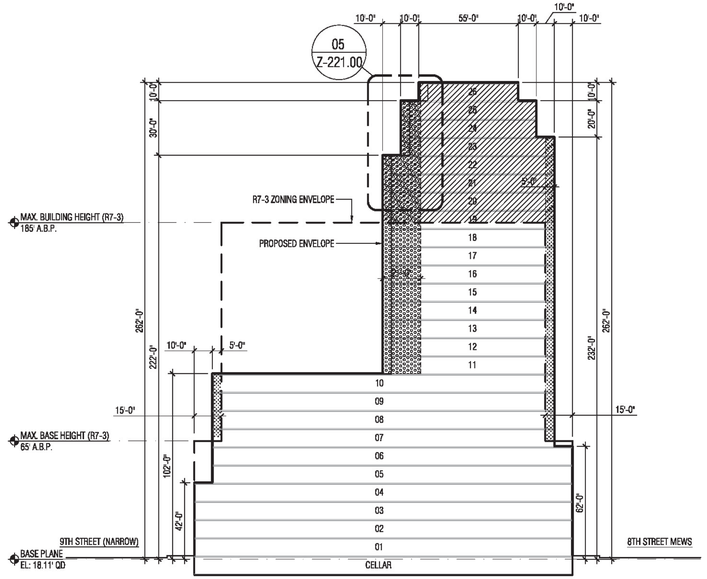
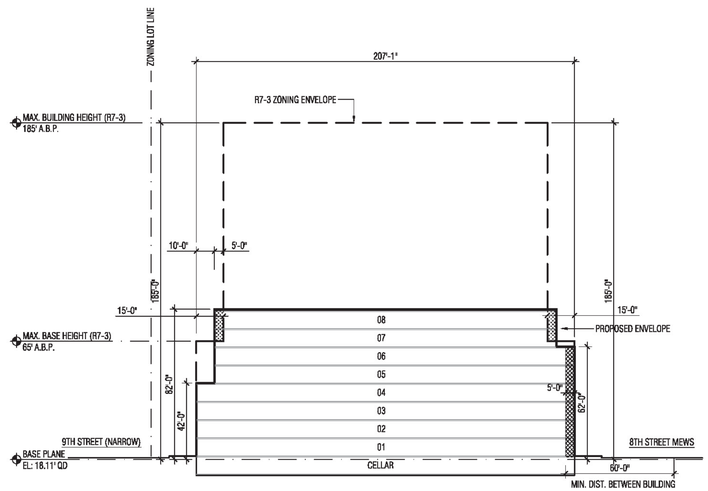


03 BUILDING 3 | ZONING SECTION



04 BUILDING 3 | ZONING SECTION

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C 140323(A) ZSQ & C 140324(A) ZSQ
SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6) & ZR 62-836
CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
CC APPROVED: 11/25/2014 (RES. Nos. 493 & 494)

EFFECTIVE DATE: 11/25/2014

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REVISIONS

ISSUE	DATE	DESCRIPTION
	04/16/2014	ULURP FILING SET
	07/07/2014	ULURP SET

SEAL

REGISTERED ARCHITECT
GERALD VALGORA
031076
STATE OF NEW YORK

KEY PLAN



TITLE

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

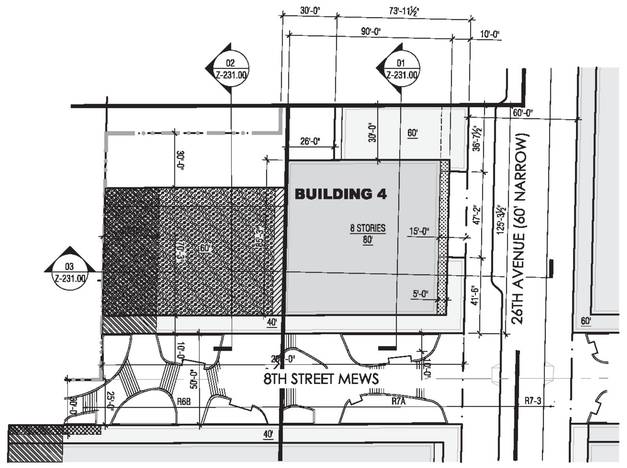
SHEET TITLE

BUILDING 3
HEIGHT & SETBACK
DIAGRAM

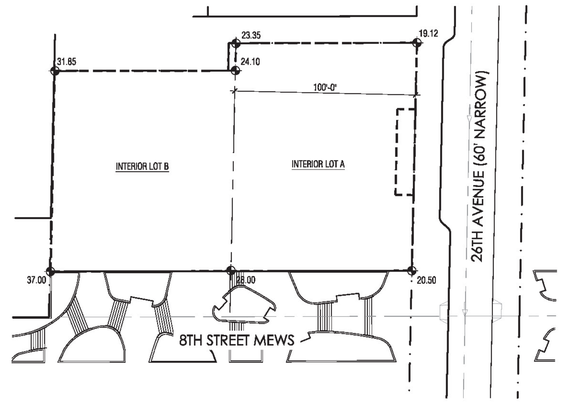
DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-221.00



01 BUILDING 4 | SITE PLAN



02 BUILDING 4 | ADJUSTED BASE PLANE

ZONING ENCROACHMENT LEGEND

WATERFRONT SPECIAL PERMIT PURSUANT TO ZR 62-836

- BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT AS PER ZR 62-341 (d)(2)
- BUILDING EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING A SETBACK AS PER ZR 62-341(C)(1)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)

LSGD BULK MODIFICATION SPECIAL PERMIT, PURSUANT TO ZR 74-743

- BUILDING ENCROACHMENT WITHIN REAR YARD AS PER ZR 23-47
- NON-COMPLIANT MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOW AND LOT LINE OF 30' AS PER ZR 23-861.

NOTES:

1. PROPOSED ZONING ENVELOPES ARE SHOWN FOR PURPOSES OF MODIFICATION OF HEIGHT AND SETBACK REGULATIONS.
2. BUILDING ENVELOPES WITHIN THE LIMIT OF ZONING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
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4. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. AREAS OF ENCROACHMENT SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 62-836.

LEGEND

- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT LINE
- US PIERHEAD & BULKHEAD LINE
- VISUAL CORRIDOR
- UPLAND CONNECTION
- MEAN HIGH WATER LINE
- STREET CENTERLINE
- SETBACK LINE
- SHORE PUBLIC WALKWAY
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED ENVELOPE
- BASE PLANE DETERMINATION LOT LINE
- 100 YEAR FLOOD LINE

BASE PLANE CALCULATIONS BUIILDING 4

LOT	CALCULATIONS	LOT AVG.	BUILDING COVERAGE	% COVERAGE	ADJUSTED BASE PLANE CALCULATION (LOT BASE PLANE X % COVERAGE)
INTERIOR LOT A	(19.12+20.50) /2	19.81	14,658 SF	52.10%	10.32
INTERIOR LOT B	(37.00+28.00+31.85+24.10) /4	30.24	13,460 SF	47.90%	14.48
SITE 3 ADJUSTED BASE PLANE					24.80

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C 140323(A) ZSQ & C 140324(A) ZSQ
SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6) & ZR 62-836

CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
CC APPROVED:11/25/2014 (RES. Nos. 493 &494)

EFFECTIVE DATE: 11/25/2014

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REVISIONS

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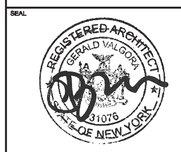
	07/07/2014	ULURP SET
	09/02/2014	ULURP SET

SEAL



KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
BUILDING 4
SITE PLAN & BASE PLANE CALCULATIONS

DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-230.00

ZONING ENCROACHMENT LEGEND

WATERFRONT SPECIAL PERMIT PURSUANT TO ZR 62-836

- BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT OF 50' AS PER ZR 62-341 (d)(2)
- BUILDING EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING A SETBACK
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)
- BUILDING ENCROACHMENT WITHIN REAR YARD AS PER ZR 23-47

NOTES:

1. PROPOSED ZONING ENVELOPES ARE SHOWN FOR PURPOSES OF MODIFICATION OF HEIGHT AND SETBACK REGULATIONS.
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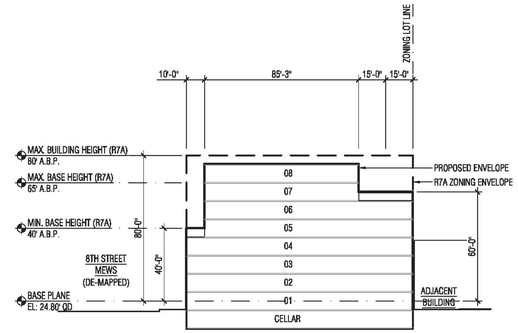
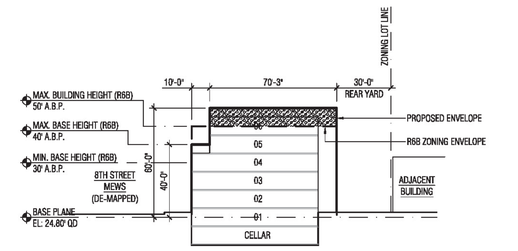
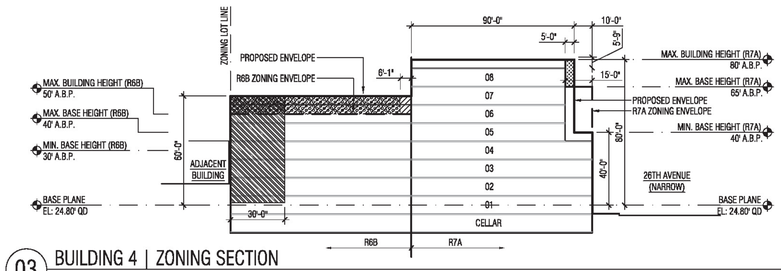


01 BUILDING 4 | ZONING SECTION



02 BUILDING 4 | ZONING SECTION



03 BUILDING 4 | ZONING SECTION

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C 140323(A) ZSQ & C 140324(A) ZSQ
SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6) & ZR 62-836

CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
CC APPROVED: 11/25/2014 (RES. Nos. 493 & 494)

EFFECTIVE DATE: 11/25/2014

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REVISIONS

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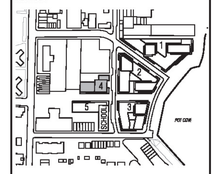
	07/07/2014	ULURP SET
	09/22/2014	ULURP SET

SEAL



KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

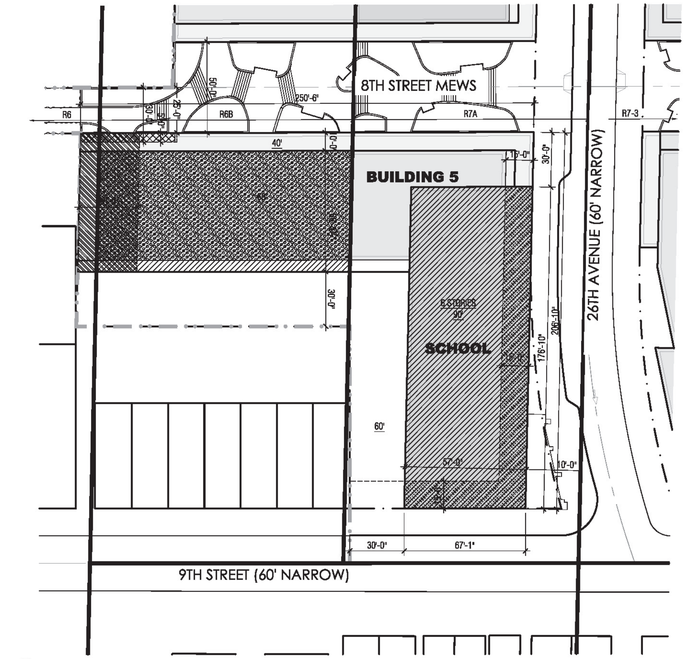
PROJECT NO.
09003

SHEET TITLE
BUILDING 4
HEIGHT & SETBACK
DIAGRAM

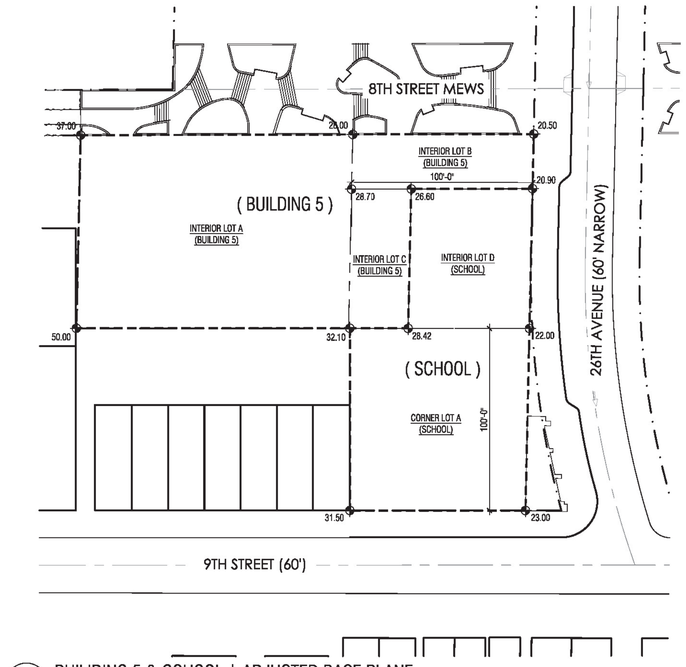
DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-231.00



01 BUILDING 5 & SCHOOL | SITE PLAN



02 BUILDING 5 & SCHOOL | ADJUSTED BASE PLANE

ZONING ENCROACHMENT LEGEND

WATERFRONT SPECIAL PERMIT PURSUANT TO ZR 62-836

- BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT AS PER ZR 62-341 (d)(2)
- BUILDING EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING A SETBACK AS PER ZR 62-341(C)(1)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)
- BUILDING ENCROACHMENT WITHIN REAR YARD AS PER ZR 23-47

LSGD BULK MODIFICATION SPECIAL PERMIT, PURSUANT TO ZR 74-743

- NON-COMPLIANT MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOW AND LOT LINE OF 30' AS PER ZR 23-861.

NOTES:

1. PROPOSED ZONING ENVELOPES ARE SHOWN FOR PURPOSES OF MODIFICATION OF HEIGHT AND SETBACK REGULATIONS.
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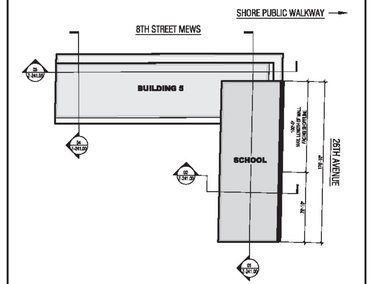
6. AREAS OF ENCROACHMENT SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 62-836.

LEGEND

- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT LINE
- US PIERHEAD & BULKHEAD LINE
- VISUAL CORRIDOR
- UPLAND CONNECTION
- MEAN HIGH WATER LINE
- STREET CENTERLINE
- SETBACK LINE
- SHORE PUBLIC WALKWAY
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED ENVELOPE
- BASE PLANE DETERMINATION LOT LINE
- 100 YEAR FLOOD LINE

KEY PLAN 1" = 80'



*LENGTH OF WALL FACING SHORELINE EXCEEDS 100 FT. AS PER 62-341(C)(5). REQUIRES SPECIAL PERMIT PURSUANT TO ZR 62-836.

BASE PLANE CALCULATIONS BUILDING 5 & SCHOOL

LOT	CALCULATIONS	LOT AVG.	BUILDING COVERAGE	% COVERAGE		ADJUSTED BASE PLANE CALCULATION (LOT BASE PLANE X % COVERAGE)
INTERIOR LOT A	(37.00 + 28.00 + 50.00 + 32.10) /4	36.78	15,986 SF	43.83%		16.12
INTERIOR LOT B	(20.50+20.90) /2	20.70	3,002 SF	8.23%		1.70
INTERIOR LOT C	(28.70 + 26.60 + 32.10 + 28.42) /4	28.96	2,524 SF	6.90%		2.00
INTERIOR LOT D	(20.90+22.00) /2	21.45	5,144 SF	14.12%		3.03
CORNER LOT A	((31.50+23.00)/2+(23.00+22.00)/2) /2	24.88	9,819 SF	26.92%		6.70
SITE 3 ADJUSTED BASE PLANE						29.55'

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SEAL



KEY PLAN



TITLE
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Astoria, New York
Zoning Approval / ULURP

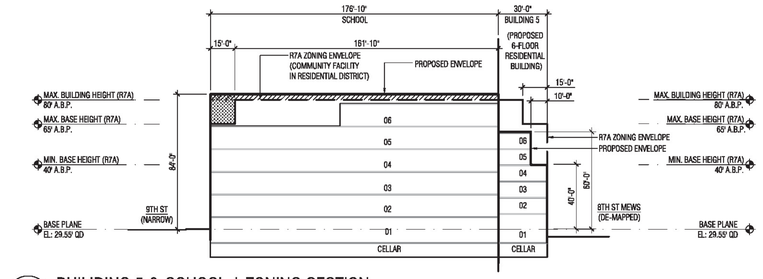
PROJECT NO.
09003

SHEET TITLE
BUILDING 5 & SCHOOL SITE PLAN & BASE PLANE CALCULATIONS

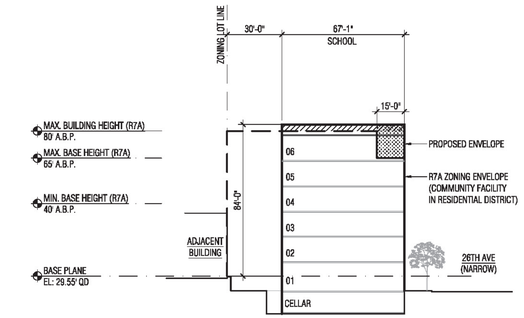
DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

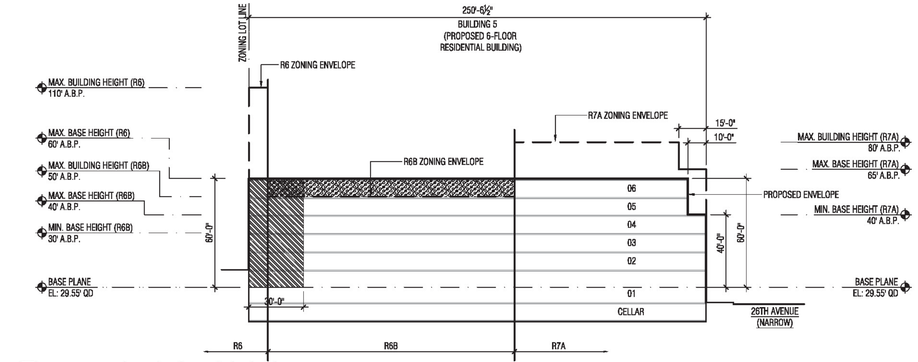
SHEET NUMBER
Z-240.00



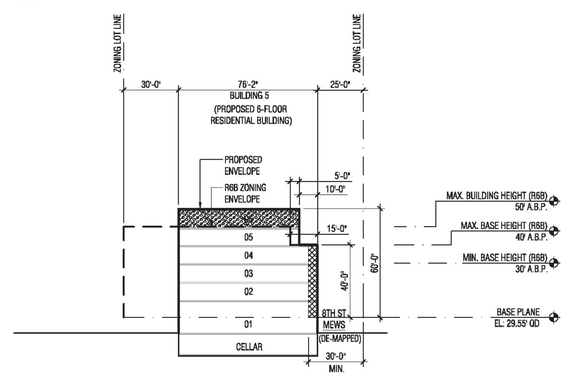
01 BUILIDING 5 & SCHOOL | ZONING SECTION



02 SCHOOL | ZONING SECTION



03 BUILIDING 5 | ZONING SECTION



04 BUILIDING 5 | ZONING SECTION

ZONING ENCROACHMENT LEGEND

WATERFRONT SPECIAL PERMIT PURSUANT TO ZR 62-836

- BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT AS PER ZR 62-341 (d)(2)
- BUILDING EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING A SETBACK AS PER ZR 62-341(C)(1)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)

LSGD BULK MODIFICATION SPECIAL PERMIT, PURSUANT TO ZR 74-743

- BUILDING ENCROACHMENT WITHIN REAR YARD AS PER ZR 23-47
- NON-COMPLIANT MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOW AND LOT LINE OF 30' AS PER ZR 23-861.

NOTES:

1. PROPOSED ZONING ENVELOPES ARE SHOWN FOR PURPOSES OF MODIFICATION OF HEIGHT AND SETBACK REGULATIONS.
2. BUILDING ENVELOPES WITHIN THE LIMIT OF ZONING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
4. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. AREAS OF ENCROACHMENT SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 62-836.

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CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
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REVISIONS

ISSUE	DATE	DESCRIPTION
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	07/07/2014	ULURP SET
	09/02/2014	ULURP SET

SEAL



KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

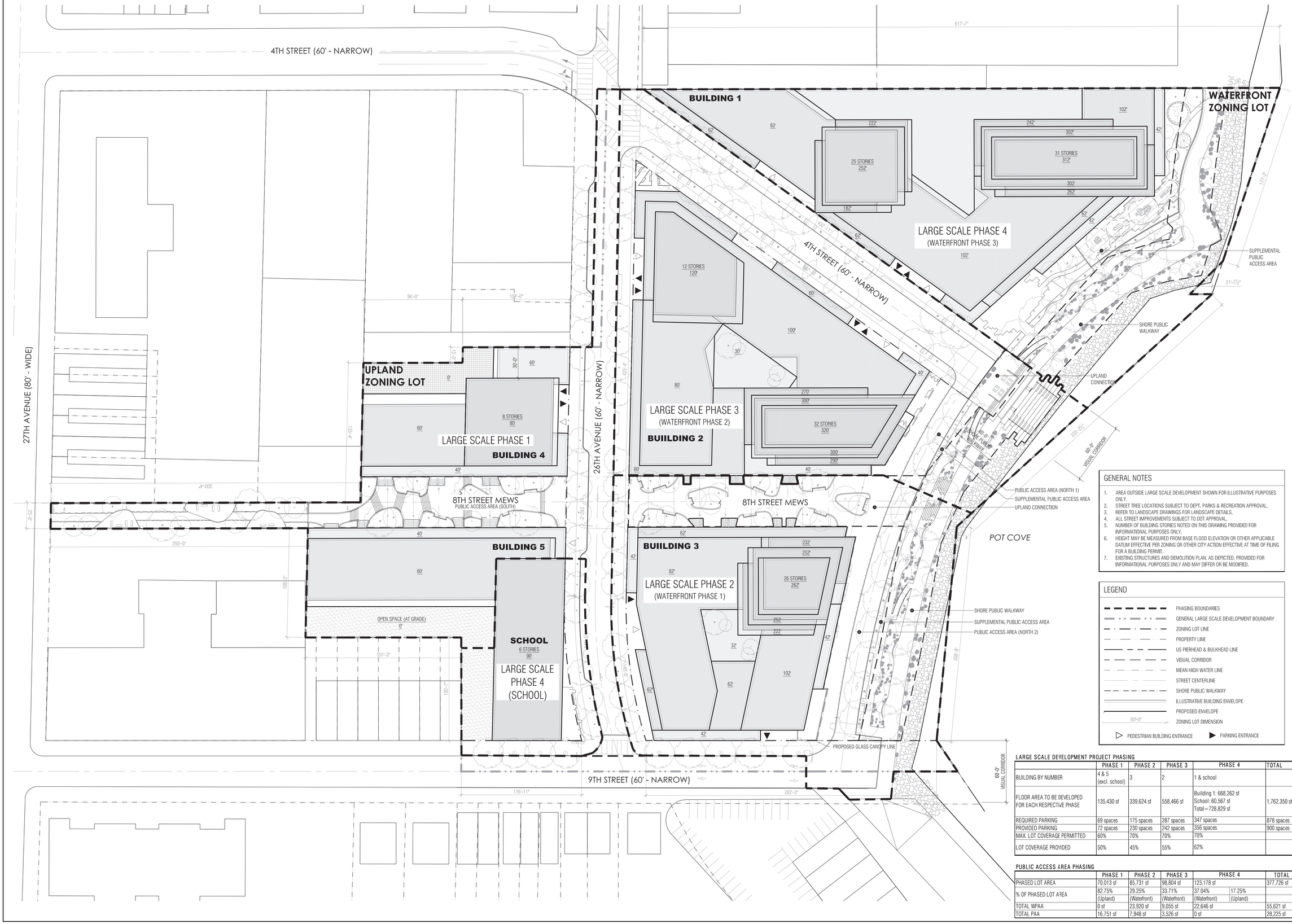
PROJECT NO.
09003

SHEET TITLE
BUILDING 5 & SCHOOL HEIGHT & SETBACK DIAGRAM

DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-241.00



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- 60'-0" ZONING LOT DIMENSION
- PEDESTRIAN BUILDING ENTRANCE
- PARKING ENTRANCE

LARGE SCALE DEVELOPMENT PROJECT PHASING

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
BUILDING BY NUMBER	4 & 5 (excl. school)	3	2	1 & school	
FLOOR AREA TO BE DEVELOPED FOR EACH RESPECTIVE PHASE	135,430 sf	339,624 sf	558,466 sf	Building 1: 668,262 sf School: 60,567 sf Total= 728,829 sf	1,762,350 sf
REQUIRED PARKING	69 spaces	175 spaces	287 spaces	347 spaces	878 spaces
PROVIDED PARKING	72 spaces	230 spaces	242 spaces	356 spaces	900 spaces
MAX. LOT COVERAGE PERMITTED	60%	70%	70%	70%	
LOT COVERAGE PROVIDED	50%	45%	55%	62%	

PUBLIC ACCESS AREA PHASING

	PHASE 1	PHASE 2	PHASE 3	PHASE 4		TOTAL
PHASED LOT AREA	70,013 sf	85,731 sf	98,804 sf	123,178 sf		377,726 sf
% OF PHASED LOT AREA	82.75% (Upland)	29.25% (Waterfront)	33.71% (Waterfront)	37.04% (Waterfront)	17.25% (Upland)	
TOTAL WPAA	0 sf	23,920 sf	9,055 sf	22,646 sf		55,621 sf
TOTAL PAA	16,751 sf	7,948 sf	3,526 sf	0 sf		28,225 sf

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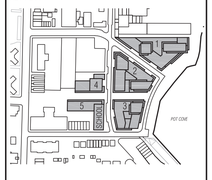


TITLE

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

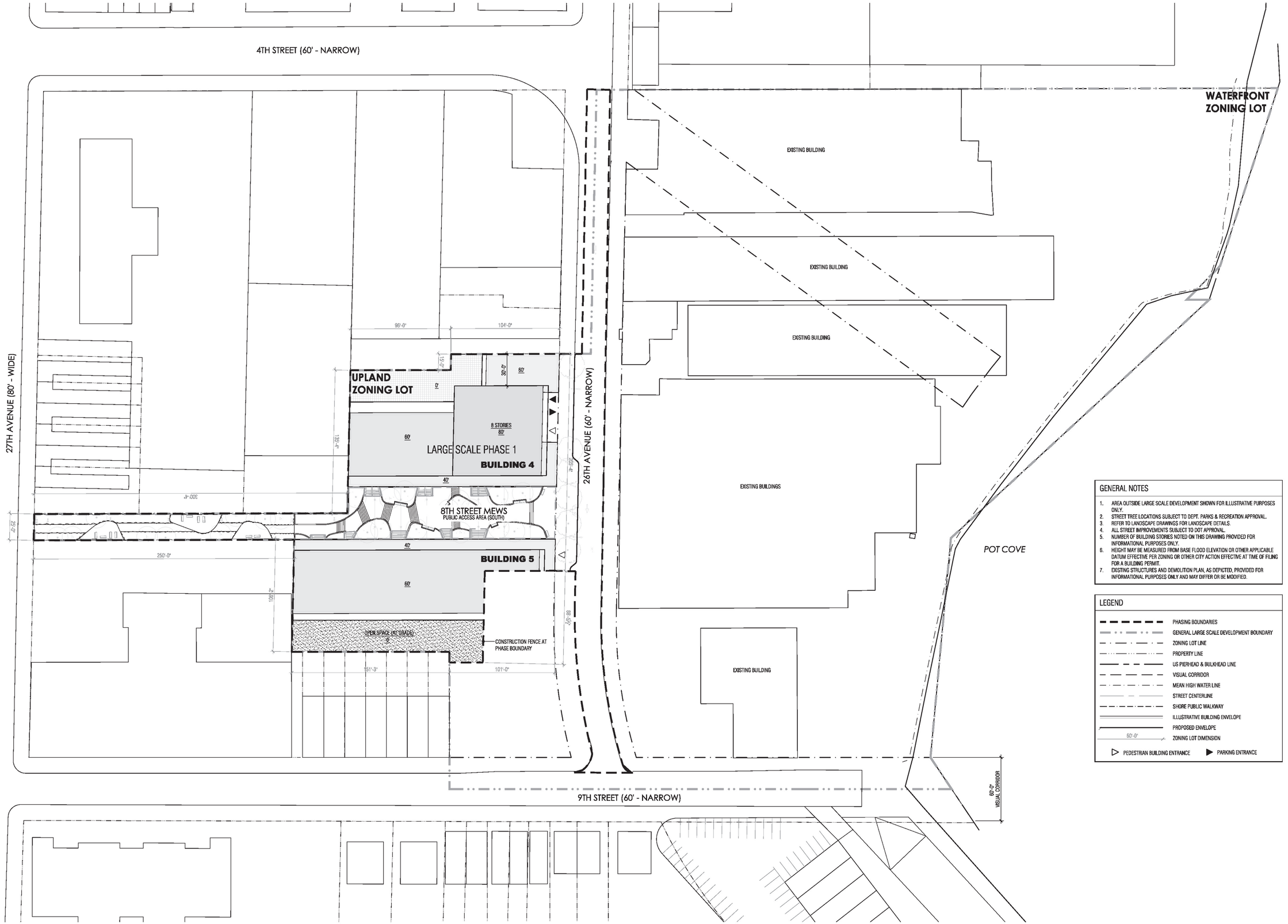
SHEET TITLE

OVERALL
PHASING PLAN

DATE	DRAWN BY	CHECKED BY
4/16/2014	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-500.00



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	11/12/2014	Per NYC Comm / Modifications

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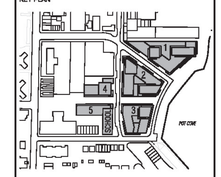


TITLE

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO. 09003

SHEET TITLE

PHASING PLAN
PHASE 1

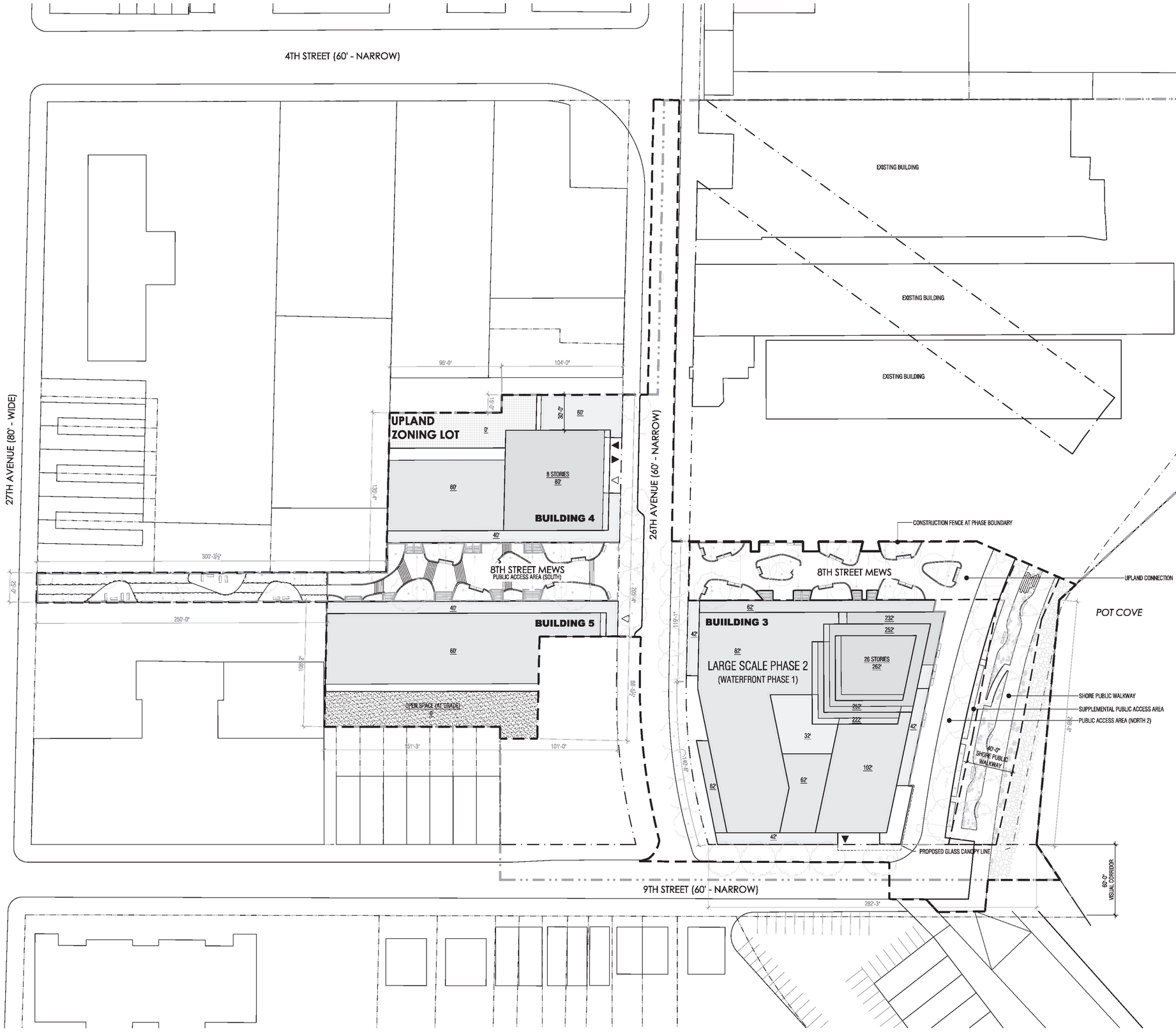
DATE	DRAWN BY	CHECKED BY
04/16/2014	JM	JV

SCALE

1" = 40'

SHEET NUMBER

Z-501.00



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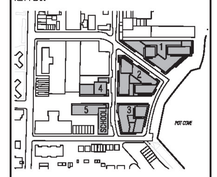


TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

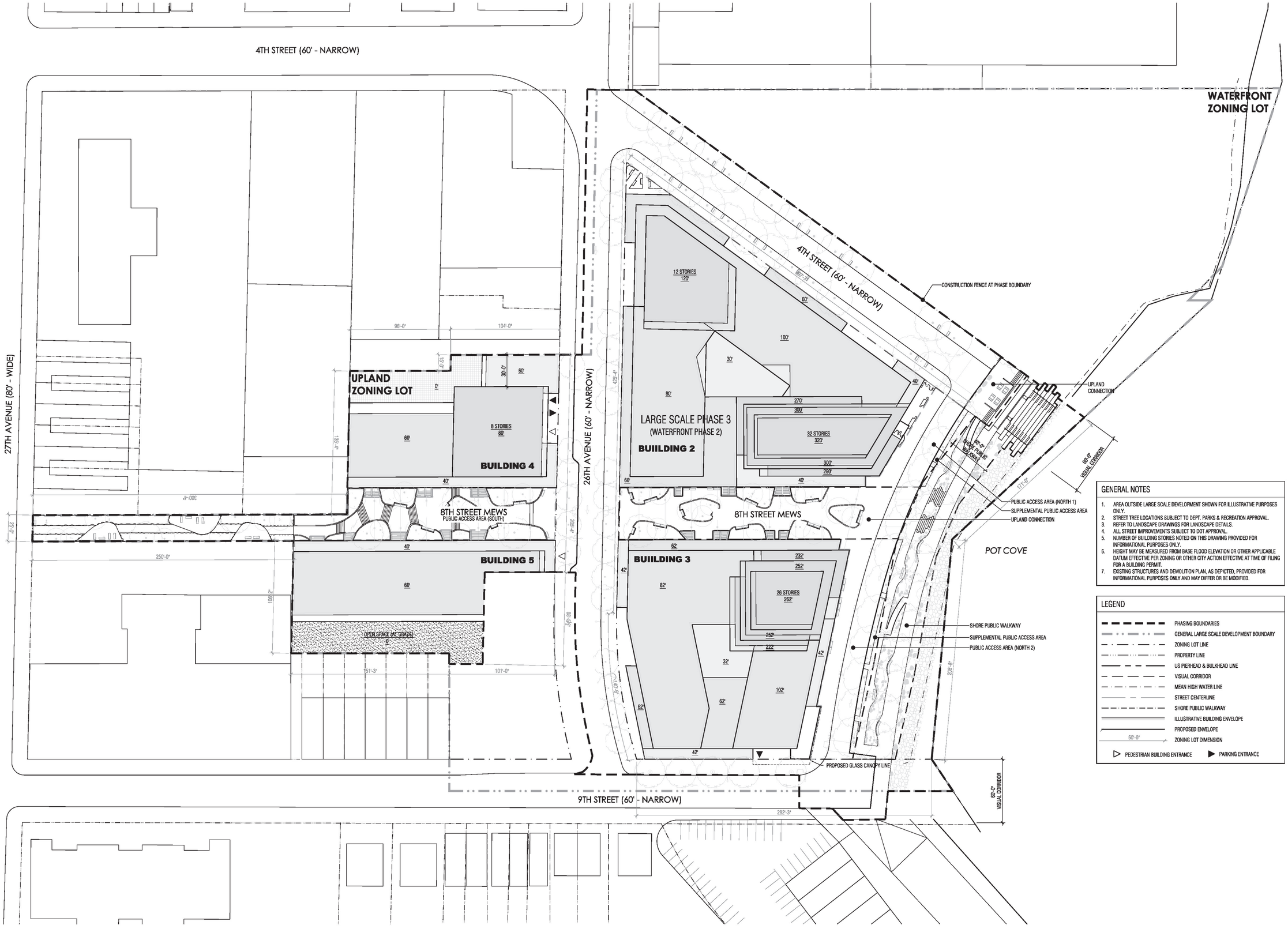
PROJECT NO.
09003

SHEET TITLE
PHASING PLAN
PHASE 2

DATE	DRAWN BY	CHECKED BY
04/16/2014	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-502.00



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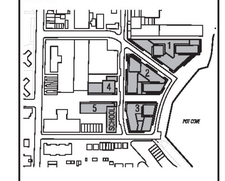


TITLE

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

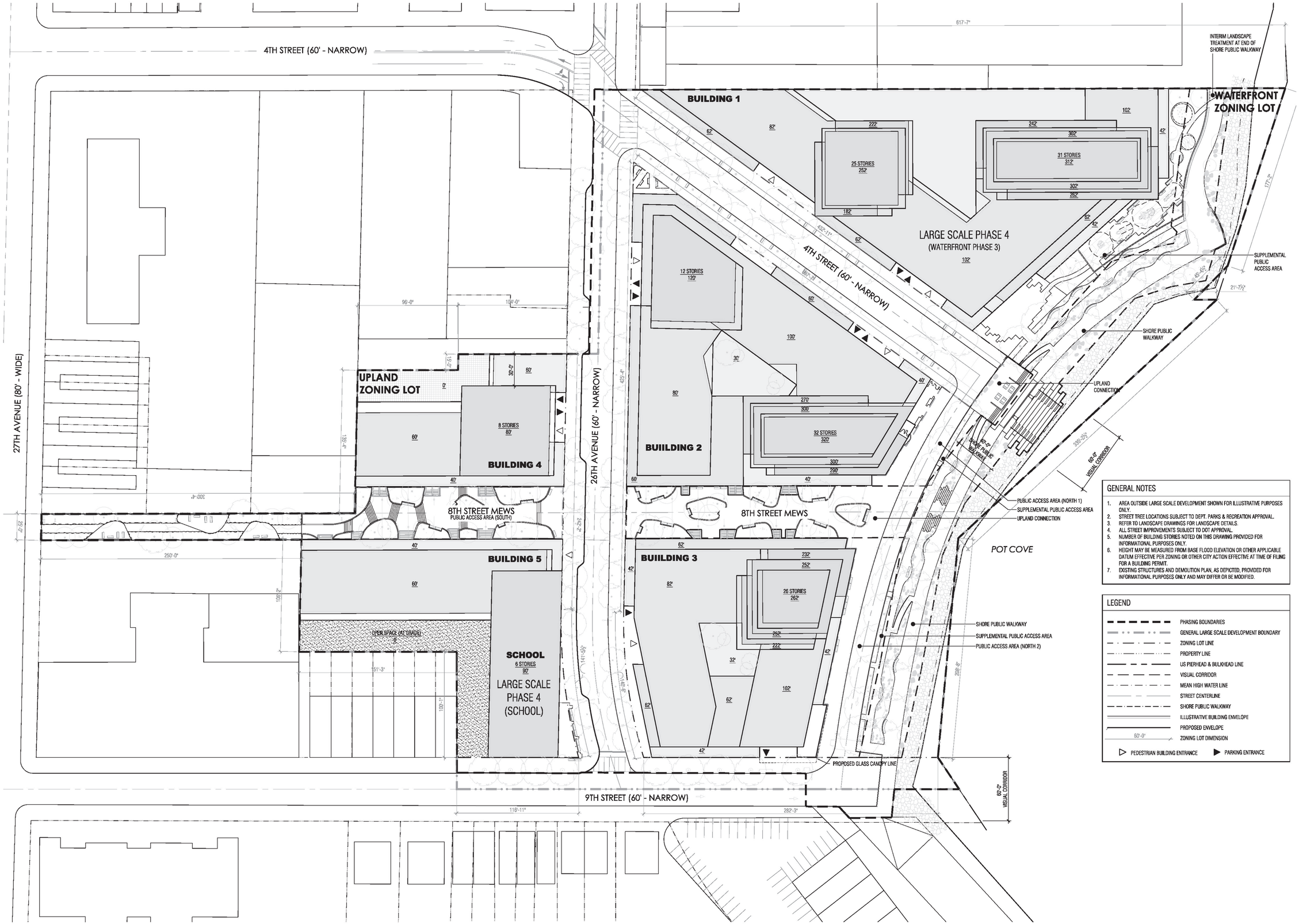
SHEET TITLE

PHASING PLAN
PHASE 3

DATE	DRAWN BY	CHECKED BY
04/16/2014	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-503.00



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SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6) & ZR 62-836

CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
CC APPROVED: 11/25/2014 (RES. Nos. 493 &494)

EFFECTIVE DATE: 11/25/2014

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

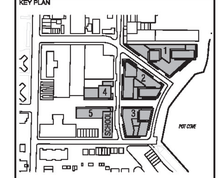
REVISIONS

ISSUE	DATE	DESCRIPTION
	04/16/2014	ULURP FILING SET
	07/07/2014	ULURP SET
	11/12/2014	Per NYC Council Modifications

SEAL

REGISTERED ARCHITECT GERALD VALGORA 031076 STATE OF NEW YORK

KEY PLAN



TITLE

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO. 09003

SHEET TITLE

PHASING PLAN
PHASE 4

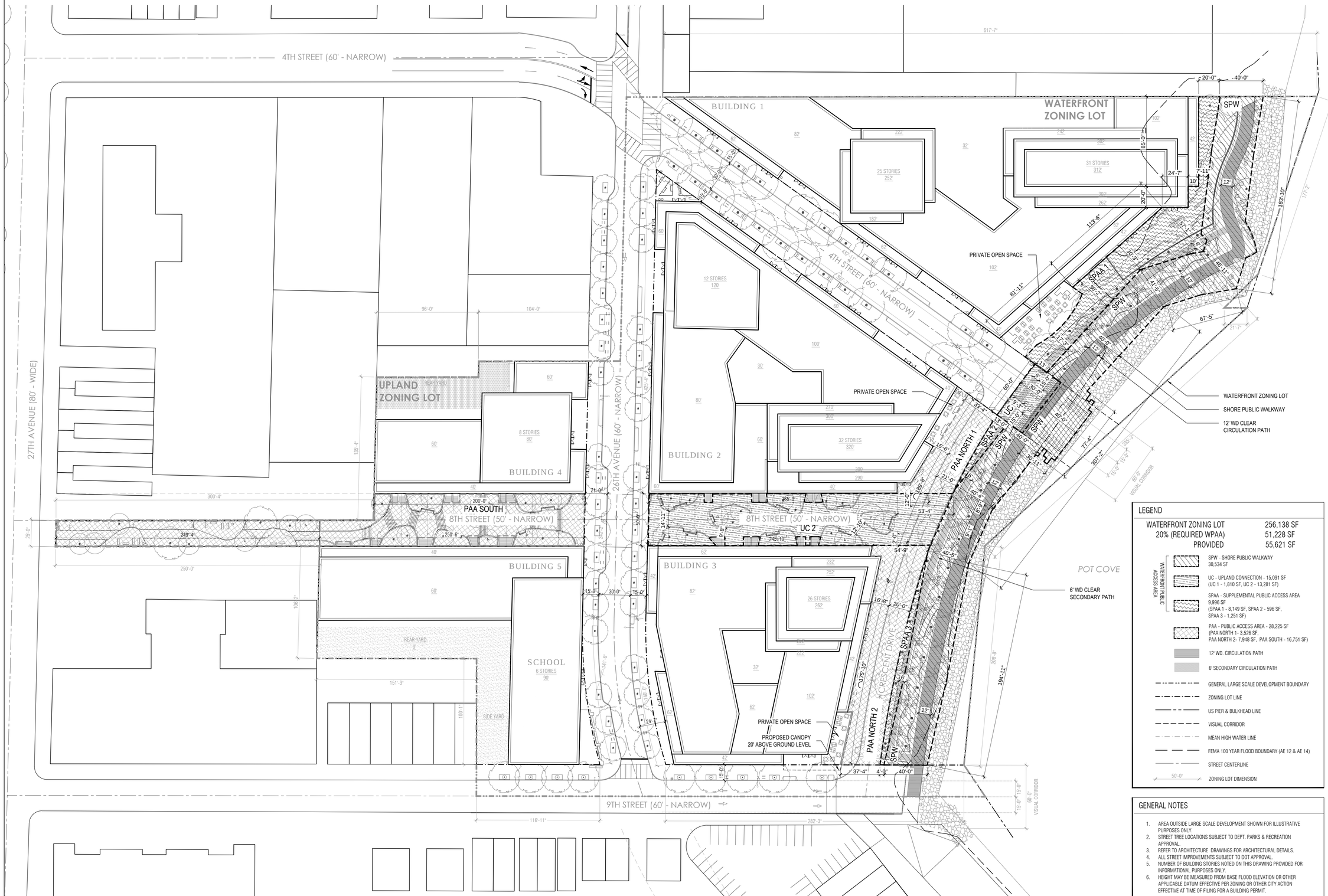
DATE	DRAWN BY	CHECKED BY
04/16/2014	JM	JV

SCALE

1" = 40'

SHEET NUMBER

Z-504.00



LEGEND

WATERFRONT ZONING LOT	256,138 SF
20% (REQUIRED WPAA)	51,228 SF
PROVIDED	55,621 SF

WATERFRONT PUBLIC ACCESS AREA

- SPW - SHORE PUBLIC WALKWAY 30,534 SF
- UC - UPLAND CONNECTION - 15,091 SF (UC 1 - 1,810 SF, UC 2 - 13,281 SF)
- SPAA - SUPPLEMENTAL PUBLIC ACCESS AREA 9,996 SF (SPAA 1 - 8,149 SF, SPAA 2 - 596 SF, SPAA 3 - 1,251 SF)
- PAA - PUBLIC ACCESS AREA - 28,225 SF (PAA NORTH 1- 3,526 SF, PAA NORTH 2- 7,948 SF, PAA SOUTH - 16,751 SF)
- 12' WD. CIRCULATION PATH
- 6' SECONDARY CIRCULATION PATH
- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- FEMA 100 YEAR FLOOD BOUNDARY (AE 12 & AE 14)
- STREET CENTERLINE
- 50'-0" ZONING LOT DIMENSION

GENERAL NOTES

1. AREA OUTSIDE LARGE SCALE DEVELOPMENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATION APPROVAL.
3. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.
4. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. HEIGHT MAY BE MEASURED FROM BASE FLOOD ELEVATION OR OTHER APPLICABLE DATUM EFFECTIVE PER ZONING OR OTHER CITY ACTION EFFECTIVE AT TIME OF FILING FOR A BUILDING PERMIT.

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CITY PLANNING COMMISSION
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N 140325 ZAQ & C 140326 ZAQ
AUTHORIZATIONS
ZR 62-822(a) & 62-822(b)

CPC APPROVED: 09/29/2014 (CAL. Nos. 12 & 13)
CC APPROVED:11/25/2014 (RES. No. 494)

EFFECTIVE DATE: 11/25/2014

N 140328 ZCQ
CERTIFICATION
CHAIR APPROVED:09/29/2014

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

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SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
WATERFRONT PUBLIC ACCESS AREA PLAN

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 40'

SHEET NUMBER
L-100.00

ZONING CALCULATIONS

		WATERFRONT ZONING LOT			PUBLIC ACCESS AREA	STREETSCAPE (STSC)
ZONING SECTION	ITEM	REQUIRED	PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF)	4TH STREET 9TH STREET 26TH AVENUE
Visual Corridor						
ZR 62-511 (a)	Visual Corridor Methodology	A mapped street that extends seaward of the first upland street bounding a waterfront block and terminates at a waterfront block	Visual Corridor provided along 4th Street and 9th Street. Refer to L-100.00.	Complies		
ZR 62-511 (b)		A visual corridor designated in a Watefront Access Plan that traverses the zoning lot shall be maintained thought the zoning lot in accordance with the plan	Visual Corridor maintained between WPAA and 26th Avenue	Complies		
ZR 62-511 (c)	Visual Corridor not required	A Visual Corridor shall not be required if any of the following conditions exist within 400' (1) there is an existing mapped street extending to the water that intersects the shore line at an angle of 45 degrees or more (2) there is a required visual corridor pursuant to paragraph (a) of this section; (3) there is an existing visual corridor either previously recorded or mandated in a WAP; (4) the property owner is designated another visual corridor though the zoning lot	N/A	N/A		
	Visual Corridor Spacing	Following the methodology of Section 62-511, visual corridors should not be spaced more than 600 feet apart. However, no visual corridor shall be required where such increased spacing place it within 200 feet of another visual corridor. See diagram in Section 62-511.		Complies		
Dimensions of a Visual Corridor						
ZR 62-512	Width	The width of a visual corridor shall be determined by the width of the street of which it is the prolongation. Minimum 50' wide.	60' wide visual corridors provided	Complies		
Permitted Obstructions in a Visual Corridor						
ZR 62-513	Permitted Obstructions	No buildings or structures shall be erected within the width of the visual corridor. Permitted obstructions include; a) permitted obstructions listed in 62-611, provided no shade trees shall be planted within 15 ft. of the center line of the visual corridor (b) permitted obstructions listed in 23-44, as modified for waterfront yards (c) boats, ships, other vessels, and floating structured permitted in 62-25(a) (d) any moving or parked vehicles (e) street furniture (f) swimming pools	All obstructions are from the list of permitted obstructions, including: - Trees and plant material, including shade trees not planted within 15' of visual corridor centerline - Seating, litter receptacles, and other outdoor furniture - Guardrails and bollards - Lights	Complies		
Shore Public Walkway						
Requirements for a Shore Public Walkway						
ZR 62-53 (a)	Shore Public Walkway	All waterfront zoning lots meeting the criteria in Section 62-53, shall provide a shore public walkway, which shall comply with the following:		Complies		
	Contiguous edge	(1) SPW shall have a seaward edge contiguous with the seaward edge of the waterfront yard.	SPW provided is contiguous with the seaward edge	Complies		
	Width	(2) SPW shall have a minimum width of 40'.	Proposed - 40'-0" SPW.	Complies		
	Reduced width	(3) the minimum width of the SPW may be reduced at the following locations provided no SPW is reduced to less than 10'.	Proposed SPW is never less than 40' wide.	Complies		
		(i) On shallow portions of the zoning lot, less than 150', SPW may be reduced by 1' for every 2' that the lot dimension is less than 150'	SPW remains 40' wd at shallow point of the zoning lot	Complies		
		(ii) On narrow portion of platforms that are less than 150' in depth between the water edges, the minimum wd. along each opposite edge my be reduced by 1' for every 2' that the platform is less than 150'	N/A	N/A		
ZR 62-53 (b)	Wetlands	In the case of a natural shoreline within NYS wetlands, the SPW shall be permitted to be relocated using either the following methods:	N/A	N/A		
		(1) further landward within the wetlands or its adjacent regulated area, with approval from NY- DEC	N/A	N/A		
		(2) immediately adjacent and contiguous to the landward boundary of the wetland area.	N/A	N/A		
ZR 62-53 (c)	Accessibility	SPW shall be accessible from a public sidewalk within a street, public park, or other accessible open public space, according to Section 62-56. SPW shall connect with SPWs on adjoining zoning lots	There are no existing SPWs to connect to. The SPW connects with a public street Right of Way and the terminus of 9th street. Refer to L-100.00.	Complies		
ZR 62-53 (d)	Width requirements by district	Where a zoning lot is divided by a boundary between districts, each portion of the SPW shall be governed by the width requirement for the district in which it is located.	N/A	N/A		
Public Access on Piers						
Requirements for Public Access on Piers						
ZR 62-54 (a)(1)(2)(3)(b)	Requirements	N/A	There are no piers in this project	N/A		
Public Access on Floating Structures						
Requirements for Public Access on Floating Structures						
ZR 62-55(a)(b)	Requirements	N/A	There are no floating structures in this project	N/A		
Upland Connections						
Requirements for Upland Connections						
ZR 62-56	Provision	The WPAA shall be accessible from an open street, public park, or other public place at intervals along the SPW not to exceed 600 ft.	WPAA is accessible by an Upland Connection at the terminus of 4th Street, an Upland Connection at 8th Street Mews, and 9th street, a public open street. The distances are 85' and 243'.	Complies		
ZR 62-561 (a)	Single Pedestrian Walkway (Type 1)	(1) minimum width shall be 20', increased by 20' within 15' of a street, public park, or other public place.	Proposed - UC 1 - 60' wd x 29.5' dp. UC 2 - 50' wd x 288' dp	Complies		
	Visual corridor	(2) unless coinciding with a visual corridor, a 20' wd. open area shall extend along the entire length of the upland connection but need not be publicly accessible.	At 4th St, UC 1 coincides with a visual corridor. At 8th St Mews, UC 2 has an open width of 50'-0" that extends entire length of UC	Complies		
	Transition area exception	(3) where upland connection traverses portion of a zoning lot, wd. shall be computed as a weighted average.	Width is uniform, 60'-0" (UC 1) and 50'-0 (UC 2). Refer to L-100.00	Complies		
ZR 62-561 (b)	Double Pedestrian Walkway (Type 2)	(1) Min width of UC provided in form of two pedestrian walkways (one on each side of roadbed) shall be 13' for each walkway.	N/A	N/A		
		(2) Transition area shall be provided equal to combined width of Type 2 UC and roadbed to extend 40' from termination of roadbed in direction of the SPW	N/A	N/A		
		(3) Transition area not required for roadbeds that turn and are located within 15' of SPW	N/A	N/A		

ZONING CALCULATIONS

		WATERFRONT ZONING LOT			PUBLIC ACCESS AREA	STREETSCAPE (STSC)
ZONING SECTION	ITEM	REQUIRED	PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF)	4TH STREET 9TH STREET 26TH AVENUE
Supplemental Public Access Area						
Requirements for Supplemental Public Access Areas						
ZR 62-57 (a)	Supplemental Public Access Area (SPAA)	If the aggregate areas of the required SPW, upland connections, public access area on piers, and public access areas on floating structures on the zoning lot is less by 750 sq. ft or more than the required WPAA, then supplemental public access area shall be provided to meet the required area.	Supplemental Public Access Area (9,996 sf) is provided Refer to L-100.00	Complies		
ZR 62-57 (b)	Wetlands	Where SPAA is required within NYS wetlands or adjacent regulated areas, the requirements may be reduced or modified by NYS DEC	SPAA does not fall within or adjacent to NYS wetland areas	N/A		
ZR 62-57 (c)	Waterfront public access area requirements	Total Waterfront Public Access Area Requirement 20% of Lot Area (256,138 x .20 = 51,228 sf.) Shore Public Walkway - 30,534 sf Upland Connection 1 - 1,810 sf Upland Connection 2 - 13,281 sf Supplemental Public Access Area required - 5,603 sf Length of shoreline: 758 ft	WPAA provided SPAA - 9,996 sf	Complies		
Requirements for Supplemental Public Access Areas						
ZR 62-571 (a)	Minimum area	(1) When located at the intersection of a SPW and an upland connection or street: shall be 750 sq ft.,	SPAA1 (8,149 sf) - 325' wd (81'-11" + 113'-6" + 24'-7" + 20'-0" +85'-0" = 325'-0"), depth varies from 7'-11" to 57'-0" max.	**Non-compliant; Authorization pursuant to ZR 62-822(a). Refer to Waterfront Public Access Area Plan L-100.00**		
	Width : depth	min. width to depth ratio of 1:1, max. of 3:1.				
	Relation to SPW	longest side shall adjoin the SPW.				
	Minimum area	(2) when located adjoining a SPW without adjoining to an upland connection shall be 1,875 sq ft. and have a:	N/A	N/A		
	Width : depth	Min. width to depth ratio of 3:1				
	Minimum depth	Minimum depth shall be 25'				
ZR 62-571 (b)	Provision	SPAA may be provided to:				
		(1) Widen the SPW, with a min. of 10', along the full length of the SPW, between upland connection and street, or public park, or other public place.	SPAA 2 (596 sf) and SPAA 3 (1,251 sf) widen the SPW adjacent to a PAA (roadbed). SPAA 2 width varies from 0' to 13' and SPAA 3 width varies from 0' to 8'-8"	**Non-compliant; Authorization pursuant to ZR 62-822(a). Refer to Waterfront Public Access Area Plan L-100.00**		
		(2) As a pedestrian sidewalk area abutting a roadbed running along the shoreline	N/A	N/A		
		(3) As a dedicated bicycle path, if connected at each end to an open street. Min. width shall be 10', plus 2' clearance on each side for full length.	N/A	N/A		
Design Requirements for Waterfront Public Access Areas						
ZR 62-61 (a)	Obstructions	All WPAA shall be unobstructed from their lowest level to the sky.	Only permitted obstructions proposed.	Complies	Only permitted obstructions proposed in PAA	Only permitted obstructions proposed in STSC
ZR 62-61 (b)	Connections and Continuity	The minimum required circulation paths shall be connected and continuous through all waterfront public access areas on adjacent zoning lots.	Primary circulation path is continuous and connects to the adjacent zoing lots. Refer to L-100.00.	Complies	Primary circulation path is continuous along sidewalks and connects to the adjacent zoing lots. Refer to L-100.00.	Primary circulation path is continuous along sidewalks and connects to the adjacent zoing lots. Refer to L-100.00.
ZR 62-61 (c)	Accessibility	WPAA shall be accessible in accordance to the Americans with Disabilities Act and the American National Standard Institute (ANSI) design guidelines.	WPAA circulation is accessible. Refer to Grading Plans L-330.00-331.00	Complies	PAA circulation is accessible. Refer to Grading Plans L-330.00-331.00	STSC circulation is accessible. Refer to Grading Plans L-330.00-331.00
ZR 62-61 (d)(1)	Grading in Required Circulation Paths	(1) Cross-sectional grading shall have a minimum slope of 1-1/2% to allow for positive drainage and maximum slope shall be 3%. (ii) For longitudinal grading controls, grade changes are permitted as long as they comply with ADA.	Cross slopes are 2%. Refer to Grading Plans L-330.00-331.00	Complies	PAA cross slopes are 2% - 3%. Refer to Grading Plans L-330.00-331.00	STSC cross slopes are 2% Refer to Grading Plans L-330.00-331.00
ZR 62-61 (d)(2)	Grading in Required Planting Areas	Within 5 feet of the edge of any planting area, the grade level of such planting shall be no more than 18 inches higher or lower than the adjoining level of the pedestrian circulation path.	In planting areas between the lower and upper esplanade, areas 5 ft from the path are 8" higher and lower.	Complies	All proposed plantings at 8th St Mews (PAA South) are at grade. No plantings proposed at PAA North1 and PAA North 2	Only plantings proposed in STSC are street tree pits to be flush with sidewalk grade
ZR 62-61 (e)	Vehicle and Emergency Access	Vehicular access is prohibited within waterfront public access areas except for emergency and maintenance vehicular access. No single driveway shall exceed a width of 25 feet.	Private Drive (20'-0" wd) is not included in SPW or SPAA	Complies		
		Parking areas, drops offs, driveways, loading berths, and trash storage facilities are not permitted within, or allowed to be accessed or serviced though a WPAA, except for vehicular access required for development on a pier or floating structure.	No parking, drop-offs, trash storage facilities, or loading berths are proposed. Private Drive is not accessed through WPAA except where drive intersects with UC 2	Complies		
		Vehicular roadways are permitted as part of an upland connection. Must comply with Section 62-56	Private driveway (20'-0" wd) crosses UC 2. Refer to L-100.00. Driveway complies with Section 62-56	Complies		
		Any vehicular roadway crossing a required WPAA shall comply with Section 62-656.	Private driveway (20'-0" wd) crosses UC 2. Refer to L-100.00. Paving at driveway to comply with Section 62-656	Complies		
Permitted Obstructions						
ZR 62-611(a)	Permitted Obstructions in All Areas	Permitted obstructions: (1) Trees and other plant materials, (2) outdoor furniture, (3) fountains, reflecting pools, sculptures, (4) guardrails, bollards, gates, (5) lighting, flag poles, and others. (6) Kiosks and open air cafes Proposed - trees and other plant materials, seating, litter receptacles, outdoor furniture	All obstructions are from the list of permitted obstructions, including: - Trees and plant material - Seating, litter receptacles, and other outdoor furniture - Guardrails, fences, gates, and bollards - Lights	Complies	All obstructions are from the list of permitted obstructions, including: - Trees and plant material - Seating, litter receptacles, and other outdoor furniture - Bollards - Lights	All obstructions are from the list of permitted obstructions, including: - Trees and plant material - Seating, litter receptacles, and other outdoor furniture - Bollards - Lights
ZR 62-611 (b)	Permitted Obstructions in Screening Buffers	(1) Paved entrances to building seating located within 42" of adjacent paved area, bicycle racks within 6' of the sidewalk of an open accessible street or within 10' of an upland connection	No screening buffers proposed	N/A		
		(2) Service equipment necessary for maintenance of WPAA				
		(3) Exhaust vents				
ZR 62-611 (c)	Permitted Obstructions Beyond 20 feet of the Shoreline	Tot-lots, playgrounds, dog runs, public telephones, toilets, bicycle racks.	Children's play area, 50 ft from shoreline.	Complies		

ACTIONS
1. ZR 62-822 (a) authorization to modify design requirements for location, area and minimum and maximum dimensions of waterfront public access area and visual corridor requirements.
2. ZR 62-822 (b) authorization to modify design requirements within a waterfront public access area.
3. ZR 62-822 (c) authorization for phased development of a waterfront public access area.

WATERFRONT ZONING LOT	256,138 SF
WPAA PROVIDED	55,621 SF
20% (REQUIRED WPAA)	51,228 SF

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SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
ZONING CALCULATIONS 1

DATE
7/7/2014

DRAWN BY
BR

CHECKED BY

SCALE
NTS

SHEET NUMBER
L-110.00

ZONING CALCULATIONS

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Design Requirements for Shore Public Walkways and Supplemental Public Access Areas						
ZR 62-62 (a)(1)	Circulation and Access	Minimum clear width of 12 feet, located within 10 feet of the shoreline for at least 20% of the length of such shoreline	Proposed - 12'-0" wide clear circulation path. Path is located within 10' of shoreline for more than 20% of shoreline length. Refer to L-100.00.	Complies		
		Secondary paths, when provided, shall be a min, of 6' wd.	The upper esplanade is a 8' wide secondary path. There are 3 small tertiary paths that are 5' wide.	Complies		
		When two circulation paths are parallel to each other, they shall be connected by paths or accessible lawn at intervals not to exceed 200'.	Lower Esplanade and Upper Esplanade are connected by accessible paths and stairs at intervals that do not exceed 200'. Refer to Dimension Plans L-310.00-311.00	Complies		
		Where a SPW is on a zoning lot adjacent to a zoning lot without a SPW, the portion of the circulation path that terminates at the common zoning lot line shall be located within 30' of the shore line.	Proposed SPW is 8' from the shoreline on western border of the site and 2' from the shoreline at the eastern border	Complies		
ZR 62-62 (a)(2)	Circulation in Supplemental Area	A SPAA shall provide at least one circulation path with a min. clear width of 6' that provides access throughout the SPAA.	SPAA1 - Pathway is not continuous SPAA 2 & 3 - Most of the area consists of planting, with a portion of an adjacent SPW circulation path running the full length of SPAA 2 and 3.	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Dimension Plan North L-310.00**		
ZR 62-62 (b)	Seating	Required: 1 linear ft. of seating for every 75 sf. of shore public walkway and supplemental public access area 40,530 sf / 75 = 540.4 linear ft.	Proposed - 655.7 linear ft. seating. 304.9 lf with back (46.5%), 350.8 lf without back (53.5%)	Complies	Proposed: PAA North 1 - 0 lf PAA North 2 - 37.9 lf with back PAA South - 113.75 lf with back	Proposed: STSC - 132.5 lf (20.0 lf without back, 112.5 lf with back)
		Up to 25% of required seating may be located seaward of the SPW and shall be subject to provisions of 62-652(h).	No seating proposed seaward of SPW	N/A	N/A	N/A
ZR 62-62 (c)(1)	Planting Areas	Required - at least 50% of the area of the shore public walkway and supplemental public access area shall be planted. 40,530 sf x .5 = 20,265 sf of planted area required	Proposed - 16,961.3 sf of planted area	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Planting Plan North L-360.00**	Proposed: PAA North 1 - 0 sf PAA North 2 - 0 sf PAA South - 7,156.5 sf	Proposed: STSC - 2,439.1 sf
		(i) At least 25% of the required planting area of the shore public walkway and supplemental public access area shall be provided as lawn. 20,265 sf x .25 = 5,066.25 sf required	Proposed - 0 sf of turf	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Planting Plan North L-360.00**		
		(ii) Up to 15% of the required planting area may be located seaward of the SPW. 20,265 sf x .15 = 3,039.8 sf permitted	No planting proposed seaward of SPW	N/A		
		(iii) Planting area, 5' min. width, shall be provided between a bicycle path and any paved pedestrian area.	No bicycle way is provided	N/A		
ZR 62-62 (c)(2)	Screening Buffer	(i) Shall be provided within the SPW or SPAA, running along the entire upland boundary, where it abuts non-publicly accessible areas of the zoning lot.	No screening buffer is being proposed. SPAA1 abuts a building where 70% of façade is glazed windows that look on to active areas. 81'-11" of this façade is adjacent to a private open space. SPAA 2 and SPAA 3 abuts a publicly accessible area.	Complies		
	Minimum width	(ii) Minimum width = 10'				
	Exceptions	Not required when (a) adjacent to a private drive, street, or entrance to a building (b) for commercial or community facility use where at least 70% of the area of the façade, within the height of 10', located within 10' from the sidewalk or WPAA, is glazed with windows.				
ZR 62-62 (c)(3)	Trees and Additional Planting	(i) A minimum of one canopy tree shall be provided for every 2,000 square feet of shore public walkway and supplemental public area. 40,530 sf / 2000 = 21 trees	Provided - 38 canopy trees provided in SPW & SPAA (Canopy trees in UC not included in count. 3 UC canopy trees + 38 in SPW & SPAA = 41 canopy trees provided in project)	Complies	Proposed: PAA North 1 - 0 PAA North 2 - 0 PAA South - 5 canopy trees	Proposed: STSC - 62 canopy trees
		(ii) In addition, for every 1,250 square feet of shore public walkway and supplemental public access area, one of the following must be provided: a canopy tree, an ornamental tree or a multi-stemmed equivalent, 60 square feet of planting beds, or 110 square feet of accessible lawn. 40,530 sf / 1250 = 33 trees	Provided - 51 provided in SPW & SPAA (17 canopy trees (above the required amount) and 34 ornamental/multistem trees) (Ornamental trees in UC not included in count. 13 UC ornamental trees + 34 in SPW & SPAA = 47 ornamental trees provided in project, 64 total additional trees)	Complies	Proposed: PAA North 1 - 0 PAA North 2 - 0 PAA South - 18 ornamental/multistem trees	Proposed: STSC - 0 ornamental/multistem trees
ZR 62-62 (c)(4)	Reduction in minimum required planting area	Required planting area may be reduced by 10 sq. ft. for every linear foot of:	N/A	N/A		
		(i) Shoreline improved for boat launching or mooring or designed with architectural features to facilitate direct access to the water, such as steps or "get-downs" (except rip-rap)	N/A	N/A		
		(ii) WE uses with frontage adjoining, and having a public entrance on the SPW or SPAA.	N/A	N/A		
		A SPAA, of at least 7,500 sq ft, containing a playground of at least 3,500 sq ft in area and improved in accordance with DPR, the required minimum planting area may be reduced by 1 sq ft for every 5 sq ft of playground area. Playground may be located anywhere within the WPAA that is beyond 20' of the shoreline.	2,762 sf of playground area provided.	N/A		
ZR 62-62 (d)	Bicycle Parking	Required: 4 parking spaces within a WPAA. If combined area of the SPW and SPAA is greater than 8,000 sq ft, 2 additional parking spaces are required for every additional 2,000 sq ft of SPW or SPAA. 4 + (2 ((40,530 sf - 8000) / 2000)) = 37	40 bicycle parking spaces being provided adjacent to SPW in a publicly accessible area (PAA). Additionally, 20 parking spaces are provided on 4th Street, 8 provided along 9th Street, and 48 are provided along 26th Avenue	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Furnishings Plans L-350.00 and L-351.00**	Proposed: PAA North 1 - 8 spaces PAA North 2 - 32 spaces PAA South - 0 spaces	Proposed: STSC - 76 spaces
	Bicycle Parking Location	Such bicycle racks shall be adjacent to a circulation path and at least 20' from the shoreline.				
ZR 62-62 (e)	Trash Receptacles	Required: 1 receptacle for every 4,000 sq ft of SPW and SPAA. Receptacles shall comply with Section 62-658 40,530 sf / 4000 = 11	Provided: 14 receptacles	Complies	Proposed: PAA North 1 - 1 receptacle PAA North 2 - 2 receptacles PAA South - 4 receptacles	Proposed: STSC - 10 receptacles

WATERFRONT ZONING LOT	256,138 SF
WPAA PROVIDED	55,621 SF
20% (REQUIRED WPAA)	51,228 SF

ACTIONS
1. ZR 62-822 (a) authorization to modify design requirements for location, area and minimum and maximum dimensions of waterfront public access area and visual corridor requirements.
2. ZR 62-822 (b) authorization to modify design requirements within a waterfront public access area.
3. ZR 62-822 (c) authorization for phased development of a waterfront public access area.

ZONING CALCULATIONS

		WATERFRONT ZONING LOT			PUBLIC ACCESS AREA	STREETSCAPE (STSC)
ZONING SECTION	ITEM	REQUIRED	PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF)	4TH STREET 9TH STREET 26TH AVENUE
Design Requirements for Upland Connections						
ZR 62-64 (a)	Circulation and Access	(1) Type 1: at least 1 circulation path, with min. clear width of 12', linking an open street, public park, or public place with a SPW.	UC 1 - Path varies in width from 9'-3" to 13'-0" and connects SPAA1 and SPAA 2. (2) 15' wd. paths (sets of stairs) connect open street with SPW. UC 2 - Path varies in width from 9'-8" to 15'-0" and connects open street with SPW. Two paths (8'-9" & 9'-1" sets of stairs) connect the Upper Esplanade and Lower Esplanade where UC2 and SPW connect	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Waterfront Public Access Area Plan L-100.00 and Dimension Plan North L-310.00**		
		(2) Type 2: Each pedestrian path shall have a min. clear width of 8', linking an open street, public park, or public place with a SPW.	N/A	N/A		
		(3) Transition areas: a circulation path, with a width of 12' shall connect each circulation path of the Type 2 upland connection with a circulation path of a SPW, SPAA, or a Type 1 upland connection.	No transition area required or provided.	N/A		
ZR 62-64 (b)	Paving	(1) Type 1: at least 40%, but no more than 65% of the entry area shall be paved. Such paving shall include 5' wd. Area along 70% of frontage adjoining a public sidewalk.	UC 1 ENTRY- 1,810 sf total, 1,810 sf paved (100% paved) UC 2 ENTRY - 750 sf total, 659 sf paved (87% paved)	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Materials Plan North L-320.00**		
		(2) Where any upland connection is interrupted by a private driveway, the full width of the required upland connection shall traverse the roadbed without a drop in level, and be paved with materials distinct from the roadbed.	Grade of driveway traversed by UC 2 is flush with paving at UC 2. Section of UC 2 interrupted by roadbed is paved with materials distinct from rest of private driveway	Complies		
		The area of the roadbed between both circulation paths, within lines perpendicular to the upland connection traversing the roadbed can be drawn or the portion of the roadbed within a vehicular turnaround, shall be raised to be flush with the level of such adjoining upland connection.	No Type 2 Upland Connections are proposed	N/A		
		(3) Roadbed material of a private driveway leading to a vehicular turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. Remaining areas shall be paved with distinct materials.	No vehicular turnarounds proposed in UC	N/A		
ZR 62-64 (c)	Planting	(1) Type 1: min. area of 40% shall be planted in accordance with provisions in Section 62-655 (i) Where UC does not abut private driveways, 6 caliper inches of ornamental trees or equivalent multi-stem plants required for every 100 lf of UC. (iii) Where UC abuts a private driveway, a continuous tree pit shall be provided along curb to meet requirements of S. 62-655. Provide 1 tree for every 25' of private driveway frontage (iv) Where UC does not coincide with VC, at least 30% of the required open area along length of UC shall be planted to meet requirements of S. 62-513	UC 1 - 1,810 sf (0 sf planted) UC 2 - 12,204 s total (4,292 sf planted) 4,292 sf/14,014 sf = 31% planted No continuous tree pit provided	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Furnishings Plan North L-350.00**		
		(2) Type 2: Continuous tree pit to be provided within UC along curb of private driveway. Tree pit shall meet requirements of S. 62-655. One tree shall be provided for every 25' of private driveway frontage. Portions of pit may be paved with permeable paving to allow for required amenities. No tree pit required where UC abuts a portion of roadbed required to be raised.	N/A			
		(3) Transitional Areas: Min. 40% of such area to be planted. In addition, min. 2 canopy trees or equivalent to be provided	N/A			
ZR 62-64 (d)	Seating	12 linear feet shall be provided for every 100 linear feet of Upland Connection, excluding the length of any entry or transition area and the first 50' of a Type 2 Upland Connection. Excluded area shall have at least 24 linear feet of seating. UC 1 - (30 lf / 100) x 12 = 3.6 lf required UC 2 - (273.5 lf / 100) x 12 + 24 lf = 56.8 lf required	Provided: UC 1 - 32 lf UC 2 - 119.2 lf	Complies		
ZR 62-64 (e)	Trash Receptacles	1 receptacle shall be provided within 15' of street, public park, or other public area and 1 receptacle shall be provided at the intersection of SPW or SPAA. UC 1 -1 within 15' of 4th St and 1 at SPW intersection = 2 trash receptacles required UC 2 - 1 within 15' of 26th Ave, 1 within 15' of Crescent Drive and 1 at SPW intersection = 3 trash receptacles required	Provided: UC 1 - 2 located within the UC, but not at the intersection with the SPW or SPAA for it would be in conflict with the required circulation path. UC 2 - 4, 2 located within 15' of 26th Ave, 1 at middle of UC 2, and 1 within 15' of PAA North 2. 1 trash receptacle in SPW is located at the intersection with UC2	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Furnishings Plan North L-350.00**		
Public Access Design Reference Standards						
Guardrails and Gates						
ZR 62-651 (a)	Guardrails, gates, protective barriers	Shall have a max. height of 42", and be at least 70% open. May be mounted on a solid curb not higher than 6".	Guardrail proposed within Upland Connection, refer to Landscape Details L-502.00. Gate proposed at Children's play area, refer to Landscape Details L-503.00	Complies		
ZR 62-651 (b)	Bollards	Shall be limited to the following locations: (i) along the bulkhead, stabilized shore or the water edge of a "pier" or "platform"; (i) along the bulkhead, stabilized shore or the water edge of a "pier" or "platform"; (iii) along the boundaries of a roadway within an upland connection.	No bollards proposed within the WPAA	N/A		
		Shall not exceed 30" in height and shall be between 6" and 15" in width. The top shall not consist of any sharp edges. Min. clearance between 2 bollards shall be 5'.			Complies. Refer to Landscape Details L-501.00	Complies. Refer to Landscape Details L-501.00
ZR 62-651 (c)	Fences and walls	(1)Shall be limited to the following locations: (i) along the boundary of a "waterfront public access area" and an adjoining private area on the "zoning lot"; (ii) around the perimeter of a playground, tot-lot or dog-run; (iii) adjoining WD uses; (iv) within a visual corridor; (v) along any grade level change of 30" or greater.	Fence proposed around children's play area, refer to Landscape Details L-503.00.	Complies	No fences proposed within PAA	No fences proposed within STSC
	Fence max. height & opacity	(2) Shall have a max. height of 36", be at least 70% open, mounted on a solid curb not higher than 6".	Refer to Landscape Details L-503.00			
	Wall max. height & opacity	(3) Walls shall not exceed a height of 21", and may be fully opaque.	No walls proposed within the WPAA		No walls proposed within PAA	No walls proposed within STSC
	Prohibited	(4) Chain link fencing or barbed razor wire shall not be permitted.	N/A			
ZR 62-651 (d)	Gates	Permitted only at the boundaries of WPAA and adjacent PAA, such as streets, public parks, or adjoining zoning lots. Gates shall not intrude into any planting area.	No proposed gates at the boundary of the WPAA.	N/A	No gates proposed within PAA	No gates proposed within STSC
	Gate height	Max. height - 4'-0"				
	Gate opacity	No more than 30% opaque.				
	Gate access	When open for access, 70% of total width, in aggregate, of the WPAA shall be free of obstructions associated with the gate. Min. clear distance of at least 16' between any two obstructions .				
	Gate obstructions	Gate and it's support structures shall not obstruct: (1) any circulation path; (2) 25% of the width of the entry area of an UC along each side of the centerline of such entry area, and (3) at least 50% of the width of the SPW closest to the 'shoreline'.				

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CITY PLANNING COMMISSION
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N 140325 ZAQ & C 140326 ZAQ
AUTHORIZATIONS
ZR 62-822(a) & 62-822(b)
CPC APPROVED: 09/29/2014 (CAL. Nos. 12 & 13)
CC APPROVED: 11/25/2014 (RES. No. 494)
EFFECTIVE DATE: 11/25/2014
N 140328 ZCQ
CERTIFICATION
CHAIR APPROVED: 09/29/2014
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

REVISIONS

ISSUE	DATE	DESCRIPTION
	03/05/2014	ULURP FILING SET
	04/16/2014	ULURP FILING SET
	06/03/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
ZONING CALCULATIONS 2

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
NTS

SHEET NUMBER
L-111.00

ZONING CALCULATIONS

		WATERFRONT ZONING LOT			PUBLIC ACCESS AREA	STREETSCAPE (STSC)
ZONING SECTION	ITEM	REQUIRED	PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF)	4TH STREET 9TH STREET 26TH AVENUE
Seating						
ZR 62-652 (a)	Seating with backs	At least 50% of required seating shall have backs Required seating: SPW + SPAA - 540.4 lf UC 1 - 3.6 lf UC 2 - 56.8 lf 600.8 x .5 =300.4 lf seating with backs required	Total seating provided (SPW + SPAA + UC) - 806.9 lf Seating with backs - 424.1 linear ft provided (52.6%) Seating without backs - 382.8 linear ft provided (47.4%)	Complies	Proposed: PAA North 1 - 0 lf PAA North 2 - 37.9 lf with back PAA South - 113.75 lf with back	Proposed: STSC - 112.5 lf with back
		50% of such seating shall face in the general direction of the water 300.4 lf x .5 = 150.2 linear ft.	273.7 linear ft. of seating with backs faces the water		37.9 lf of seating with backs face the water	0 lf of seating with backs face the water
		Seat backs shall be at least 14" high	Proposed seat backs are 14" high, refer to L-510.00-511.00		Proposed seat backs are 14" high, refer to L-510.00-511.00	Proposed seat backs are 14" high, refer to L-510.00-511.00
		Seat backs shall be reclined at an angle of 10 to 15 degrees	Refer to L-510.00-511.00		Refer to L-510.00-511.00	Refer to L-510.00-511.00
ZR 62-652 (b)	Seat depth - with backs	Min. - 18" - max - 20"	Proposed - 18" seat depth, refer to L-510.00-511.00	Complies	Proposed - 18" seat depth, refer to L-510.00-511.00	Proposed - 18" seat depth, refer to L-510.00-511.00
	Seat depth - without backs	Min. - 18"	Proposed - 19.5 " min. seat depth, refer to L-510.00		No seating without backs proposed in PAA	Proposed - 19.5 " min. seat depth, refer to L-510.00
	Seat depth - double seating	Min. 36" and accessible from both sides	No double seating proposed		No double seating proposed	No double seating proposed
	Seat depth along planter edge	Min. of 22"	No planter edge seating proposed		No planter edge seating proposed	No planter edge seating proposed
ZR 62-652 (c)	Seat height	Min. of 16 in. and max. of 20" for 75% of seating.	18" seat height proposed. Refer to L-510.00-511.00	Complies	18" seat height proposed. Refer to L-510.00-511.00	18" seat height proposed. Refer to L-510.00-511.00
		Higher than 36 in. or lower than 12 in. shall not qualify toward requirement.	N/A			
		May be mounted on a curb no higher than 6 in.	N/A			
ZR 62-652 (d)	Seat clearance	Min. 22" of clearance from any circulation path or permitted obstruction along the accessible path	All seating has clearance of 22" from any circulation paths and permitted obstructions.	Complies	All seating has clearance of 22" from any circulation paths and permitted obstructions.	All seating has clearance of 22" from any circulation paths and permitted obstructions.
		Seating without backs may be 12 in. from guardrail.	N/A			
ZR 62-652 (e)	Seating types	Minimum of 2 of the following types are required: movable seating, fixed individual seats, fixed benches with backs, fixed benches without backs, lounge chairs, and design feature seating.	3 types of seating are provided. (1) fixed benches with back; (2) fixed benches without backs; and (3) design feature seating	Complies	1 type of seating is provided. (1) fixed benches with back	2 types of seating are provided. (1) fixed benches with back (2) fixed benches without backs
ZR 62-652 (e)(1)	Design feature seating	Max. of 25% of required linear seating: 600.8 lf x .25 =150.2 lf maximum	300.8 linear ft provided as 'design feature seating' as part of the Get Down Seating Steps. (37.2% of provided seating in WPAA)	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Seating Plan North L-340.00**		
		Walls and planter ledges shall be flat and smooth with at least 1 in. radius rounded edges.	N/A	N/A		
ZR 62-652 (e)(2)	Movable seating	Max. of 50% of required seating can be movable seating. Credited as 18 in. of linear seating per chair.	No moveable seating proposed as part of WPAA	N/A	No moveable seating proposed as part of PAA	No moveable seating proposed as part of STSC
ZR 62-652 (e)(3)	Seating steps	Seating steps shall not include any steps intended for circulation. Height of step must be min. 12" and max. 30". Depth must be 18" min.	Proposed seating steps at Get-Down have a height of 12" and a depth of 3'-9". See 1/L-400.00	Complies	No seating steps proposed as part of PAA	No seating steps proposed as part of STSC
ZR 62-652 (e)(4)	Lounge chairs	Shall allow for a reclined position supporting the back as well as legs. Credited as 36 in. of linear seating per chair.	No lounge chairs proposed as part of WPAA	N/A	No lounge chairs proposed as part of PAA	No lounge chairs proposed as part of STSC
ZR 62-652 (f)	Social seating and tables	Min. of 25% of required seating shall be social seating, consisting of seats places in close proximity and at angles to one another of in facing configurations that facilitate social integration. 600.8 lf x .25 = 150.2 lf minimum	258.9 linear ft. of social seating is proposed. Curved benches (Type F & G) and picnic table (Type E) seating qualify as social seating.	Complies	No social seating proposed as part of PAA	100 linear ft. of social seating is proposed as part of STSC
	Tables	Min. of 2 sf of tables required for every 3 linear ft of social seating. No more than 150 sf of tables shall be required. (258.9 lf / 3) x 2 = 172.6 sf (150 sf)	42 sf of tables are proposed as part of WPAA at UC 1 overlook	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Seating Plan North L-340.00**		
ZR 62-652 (g)	Shaded seating	Min. of 20% of required seating shall be shaded. Considered shaded if it is located under a canopy tree or shade structure, or on the eastern side and within 45 feet of the trunk of a canopy tree or shade structure. 600.8 lf x .20 = 120.2 linear ft.	219.1 lf of shaded seating proposed as part of WPAA	Complies	No shaded seating proposed as part of PAA	80 lf of shaded seating proposed as part of STSC
ZR 62-652 (h)	Seaward seating	Max. of 25% of required seating may be located seaward of the SPW	None of the required seating is located seaward of the shore public walkway	N/A		
		Shall be smooth and flat within a stabilizes natural "shoreline". In the form of a rock, stone, wood or other solid material that measures at least 15 in. wide and deep, and is between 12 and 30 in. high.				
		Steps, with a depth and height between 12 and 30 in., that facilitate access to the water.				
Lighting						
ZR 62-653	In walkable areas	An average of 1 horizontal foot candle (lumens per foot)	Refer to LT-101.00.	Complies	Complies	Complies
	All other areas	Min. level of 0.2 horizontal foot candles (lumens per foot)	Refer to LT-101.00.	Complies	Complies	Complies
	Schedule	Shall be maintained from one-half hour before sunset to one-half hour after sunrise.		Complies	Complies	Complies
	Average illumination to min. foot candle uniformity ratio	Max. of 10:1 within WPAA	Refer to LT-101.00.	Complies	Complies	Complies
	Glare control	Glare shall be controlled to a semi-cutoff standard (not more than 5% of peak foot candle intensity radiating above 90 degrees and 20% of peak intensity above 80 degrees)	Refer to LT-200.00 - 202.00	Complies	Complies	Complies
	Luminaire color temp. range	3000 K to 4100 K with a min. color rendering index of 65.	Refer to LT-200.00 - 202.00	Complies	Complies	Complies
	Lenses and globes	Polycarbonate or equivalent	Refer to LT-200.00 - 202.00	Complies	Complies	Complies
	Shielding	All lighting sources that illuminate the "WPAA" and are mounted on or located in adjacent buildings shall be shielded from direct view.	N/A	Complies		
		All lighting sources within the "WPAA" shall be shielded to minimize adverse effect on surrounding buildings.	Refer to LT-200.00 - 202.00	Complies	Complies	Complies

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ZONING CALCULATIONS

		WATERFRONT ZONING LOT			PUBLIC ACCESS AREA	STREETSCAPE (STSC)
ZONING SECTION	ITEM	REQUIRED	PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF)	4TH STREET 9TH STREET 26TH AVENUE
Signage						
ZR 62-654	Locations	All signage shall be located in directly visible locations, without any obstruction.	Refer to Furnishings Plans L-350.00-361.00	Complies	Complies	Complies
	Material	Fully opaque, non-reflective and constructed of permanent, highly durable materials.	Refer to Landscape Details L-515.00			
	Lettering	Shall be clear, sans-serif, non-narrow font (Arial, Helvetica, or Verdana), solid in color with a min. height of 1/4 in.	Refer to Landscape Details L-515.00			
	Drawing documents		Refer to Landscape Details L-515.00			
ZR 62-654 (a)	Entry signage	Shall contain an entry sign mounted on a permanent structure, located within 5 ft of entrance.	Refer to Furnishings Plans L-350.00-361.00	Complies	Complies	Complies
		Max. dimension of 16 in. in one direction.	Refer to Landscape Details L-515.00			
		Max. height of 3 ft for a horizontal sign and 5 ft for a vertical sign.	Refer to Landscape Details L-515.00			
ZR 62-654 (b)	Signage at zoning lot	Located within 5 ft of any zoning lot adjacent to another zoning lot within a shore public walkway and at a max. distance of 5 ft from required circulation path.	Refer to Furnishings Plans L-350.00-361.00	Complies		
		Max. dimension of 16 in in one direction	Refer to Landscape Details L-515.00			
		Max. height of sign above adjoining grade shall be 3 ft. Bottom of sign shall be at least 18" above adjoining grade	Refer to Landscape Details L-515.00			
ZR 62-654 (c)	Other signage	Seating areas within the WPAA shall be identified by a sign with the words "SEATING OPEN TO PUBLIC" in lettering at least 1 in high. Must be clearly visible from WPAA.	Refer to Furnishings Plans L-350.00-361.00	Complies	Complies	
		Max. 60 in square, no higher than 18" above adjacent grade.	Refer to Landscape Details L-515.00			
		No advertising signs shall be located in WPAA	Refer to Landscape Details L-515.00			
Planting and Trees						
ZR 62-655	Documentation	Detailed Landscape Plan	Refer to Planting Plans L-360.00-361.00	Complies	Complies	Complies
	Irrigation	All landscaped areas shall contain a built-in irrigation system or contain hose bibs within 100ft of all planting areas.		Complies	Complies	Complies
ZR 62-655 (a)(1)	Single tree pits	Min. of 5' wide; min. area of 30 sf.; min. depth of 3 ft 6in.	There are no proposed single tree pits within the WPAA.	Complies	No single tree pits proposed as part of PAA	Tree pits at STSC are 5' wide, 10' long, 50 sf. Min. depth of pit is 3'-6"
		Only tree pits planted with ground cover shall count towards meeting a min. planting area requirement.				Tree pits shall be planted with planting mix. Refer to Planting Plans L-360.00-361.00
ZR 62-655 (a)(2)	Continuous tree pits	Min. width of 5 ft; min. depth of 3 ft 6 in; length as required to meet a min. of 5 ft from the trunk of the tree to the end of the tree pit.	All tree trunks are min. 5' from the end of the tree pit	Complies	All tree trunks are min. 5' from the end of the tree pit within PAA	No continuous tree pits proposed as part of STSC
ZR 62-655 (a)(3)	Planting beds for turf grass or groundcovers	Min. of 2 ft in any direction and a min. depth of 2 ft.		Complies	Complies	No planting beds proposed as part of STSC
	Planting beds for shrubs	Min. 3 ft x 3 ft x 2.5 ft deep per shrub			Complies	No planting beds proposed as part of STSC
	Planting beds for trees	Min. of 5 ft; min. area of 30 sf per tree; min. depth of 3.5 ft.			Complies	No planting beds proposed as part of STSC
ZR 62-655 (a)(4)	Raised planting beds	Max. height of retaining wall of a raised bed shall be 36 in.	There are no proposed raised planting beds in WPAA	N/A	No raised planting beds proposed as part of PAA	No raised planting beds proposed as part of STSC
ZR 62-655 (a)(5)	Berms	Max. height of 60" in.	There are no proposed berms in WPAA	N/A	No berms proposed as part of PAA	No berms proposed as part of STSC
ZR 62-655 (a)(6)	Lawns	Min. soil depth of 2.5 ft. 60% of the perimeter shall have a grade level within 6 in of the adjacent grade, providing unobstructed access.	There are no proposed lawns in WPAA	N/A	No lawns proposed as part of PAA	No lawns proposed as part of STSC
		Required lawn shall have a min. area of 500 ft. and no dimension less than 18 ft.	There are no proposed lawns in WPAA			
ZR 62-655 (a)(7)	Screening Buffers	(i) Shall consist of densely planted shrub or multi-stem plants, with at least 50% being evergreen.	Screening buffers not required or proposed in WPAA. No open parking areas and all active uses along WPAA	N/A	No screening buffers proposed as part of PAA	No screening buffers proposed as part of STSC
		Shrubs shall have a min. height of 4 ft at the time of planting.				
	Blank walls and service areas	(ii) Blank walls higher than 4ft and service areas anywhere in the WPAA shall be screened with evergreen trees, vines, or espaliered trees or shrubs, and an architectural treatment.				
	Parking garage treatment	(iii) Open parking areas shall require screening.				
ZR 62-655 (b)(1)	Tree caliper (canopy trees)	Min. 3 in caliper	Refer to Planting Details L-520.00	Complies	Complies	Complies
	Tree caliper (ornamental)	Min. 2 in caliper	Refer to Planting Details L-520.00	Complies	Complies	Complies
ZR 62-655 (b)(2)	Trees in single tree pits	One of the following procedures must be used to protect trees planted at grade. (i) granite or concrete block pavers with a min. 4 in. depth; (ii) grate installed over the root zone, supported at its edges and set flush with the adjacent pavement. (iii) the root zone shall be surrounded with barrier hedge planting.	No single tree pits located within WPAA.	N/A	No single tree pits proposed as part of PAA	Tree pits at STSC shall feature granite pavers with min. 4" depth
Paving						
ZR 62-656 (a)(1)	Within required circulation paths	(i) unit pavers of stone, concrete, granite, asphalt, or a mix of these with other aggregates. (ii) concrete, prefabricated, poured or permeable; (iii) wood planks for boardwalk or decking, except that of tropical hardwood; (iv) solid plastic, "plastic lumber", high density polyethylene, wood composite plastic or fiber-reinforced plastic.	Required circulation paths are either CIP concrete, stone unit pavers, or concrete unit pavers. Refer to Materials Plans L-320.00-321.00 and Landscape Details L-500.00-502.00	Complies		
ZR 62-656 (a)(2)	Other than within required circulation paths	(i) blocks, i.e. Belgian blocks, cobble stones, concrete cobbles, or Eurocobble; (ii) gravel, loose, installed over a solid surface or glued with resin; (iii) wood chips (iv)metal grating, in locations that require drainage and for "platforms"; (v) asphalt, impermeable or porous	N/A	Complies	Circulation paths are cobblestone pavers. Refer to Materials Plans L-320.00-321.00 and Landscape Details L-500.00-502.00	Circulation paths are CIP concrete or standard NYC DOT concrete sidewalks. Refer to Materials Plans L-320.00-321.00 and Landscape Details L-500.00-502.00
ZR 62-656 (a)(3)	Type 2 Upland Connections	Paving for driveways and pedestrian paths shall be subject to standards of the NYC DOT for roadbeds and sidewalks.	There are no proposed Type 2 UCs in WPAA	N/A		
ZR 62-656 (b)(1)	Dimensional requirements - unit pavers	Min. thickness of 2 in. for pedestrian uses and min. of 3 in. and max. of 4 in. for vehicular areas.	Refer to Landscape Details L-500.00	Complies	Complies	Complies
ZR 62-656 (b)(2)	Dimensional requirements - wood planks/plastic lumber	Min. of 3 in. thickness (nominal). Planks not to be parallel to direction of traffic.	There are no proposed wood planks or plastic lumber in WPAA	N/A	Complies	There are no proposed wood planks or plastic lumber in STSC
ZR 62-656 (b)(3)	Dimensional requirements - concrete slabs	Max. of 2 ft. in any one direction, except within an "upland connection"	Refer to Landscape Details L-500.00	Complies	Complies	Complies
Bicycle Racks						
ZR 62-657	Bicycle rack spacing	30 in. of maneuverable space shall be provided between parallel bicycle racks and an 8 ft wide aisle shall be provided between bicycle rack areas.	There are no proposed bike racks in WPAA	N/A	Complies	Complies
Trash Receptacles						
ZR 62-658	Trash receptacle locations	Placed within 50 ft of a seating area	Refer to L-350.00 / L-351.00	Complies	Complies	Complies
	Capacity	25 gallons	Trash receptacle has a 36 gallon capacity. refer to Landscape Details L-510.00	Complies	Complies	Complies
	Openings	Opening min. of 12 in wide or side openings min. of 2 x 6 in.	12" diameter opening on top. Refer to landscape details L-510.00	Complies	Complies	Complies

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SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
ZONING CALCULATIONS 3

DATE 7/7/2014 | DRAWN BY BR | CHECKED BY

SCALE
NTS

SHEET NUMBER
L-112.00

LEGEND

- 12' WD. CIRCULATION PATH
- 6' SECONDARY CIRCULATION PATH
- PIGMENTED CAST-IN-PLACE CONCRETE
- NYC DOT STANDARD CONCRETE SIDEWALK
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- RIP RAP STABILIZATION
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- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- FEMA 100 YEAR FLOOD BOUNDARY (AE 12+ AE 14)
- STREET CENTERLINE

WPAA
- SPW — SHORE PUBLIC WALKWAY
- SPAA — SUPPLEMENTAL PUBLIC ACCESS AREA
- UC — UPLAND CONNECTION

- WPAA — WATERFRONT PUBLIC ACCESS AREA
- PAA — PUBLIC ACCESS AREA
- STSC — STREETSCAPE
- 50'-0" — ZONING LOT DIMENSION

- LARGE SHADE TREE (SHORE PUBLIC WALKWAY, UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH)
- STREET TREE (4TH STREET, 26TH AVENUE, 9TH STREET)
- MULTI-STEM TREE (8TH ST MEWS (UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH), VISUAL CORRIDOR)
- SMALL ORNAMENTAL TREE (SHORE PUBLIC WALKWAY)

27TH AVENUE (80' - WIDE)
PLAN SOUTH
PLAN NORTH
NARROW)
617'-7"
BUILDING 1
WATERFRONT ZONING LOT
SPW
25 STORIES 252
31 STORIES 312
ENTRY PLAZA
TREE PIT, TYP.
12 STORIES 120
4TH STREET (60' - NARROW)
PRIVATE OPEN SPACE
SPAA 1
SHORELINE PLANTING
PLAY AREA
96'-0"
104'-0"
UPLAND ZONING LOT
REAR YARD 0
60'
8 STORIES 80'
BUILDING 4
26TH AVENUE (60' - NARROW)
BUILDING 2
32 STORIES 320'
PRIVATE OPEN SPACE
PAA NORTH 1
SPAA 2
UC
UPPER ESPLANADE
LOWER ESPLANADE
8TH STREET MEWS STEPS AND TERRACES
SEATING PODS
300'-4"
8TH STREET (50' - NARROW)
PAA SOUTH
UC 2
WATERFRONT SEATING STEPS
SEATING BALCONY
25'-0"
250'-0"
8TH STREET MEWS PEDESTRIAN AREA
8TH ST MEWS PLANTERS
BUILDING 5
BUILDING 3
POT COVE
PEDESTRIAN CROSSWALK
8TH ST MEWS PLANTERS
8TH STREET MEWS PEDESTRIAN AREA
26 STORIES 262'
CRESCENT DRIVE
SPAA 3
PEDESTRIAN SIDEWALK
VEHICULAR ROADWAY (PRIVATE DRIVEWAY)
TREE PLANTING, TYP.
REAR YARD 0
SCHOOL 6 STORIES 90'
151'-3"
100'-11"
SIDE YARD
PRIVATE OPEN SPACE
PROPOSED CANOPY 20' ABOVE GROUND LEVEL
PAA NORTH 2
SPW
MEAN HIGH WATER LINE
WATERFRONT ZONING LOT
9TH STREET (60' - NARROW)
116'-11"
282'-3"
15'-0"
60'-0" VISUAL CORRIDOR
9TH STREET TURNAROUND
PLAN SOUTH
PLAN NORTH

GENERAL NOTES

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SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

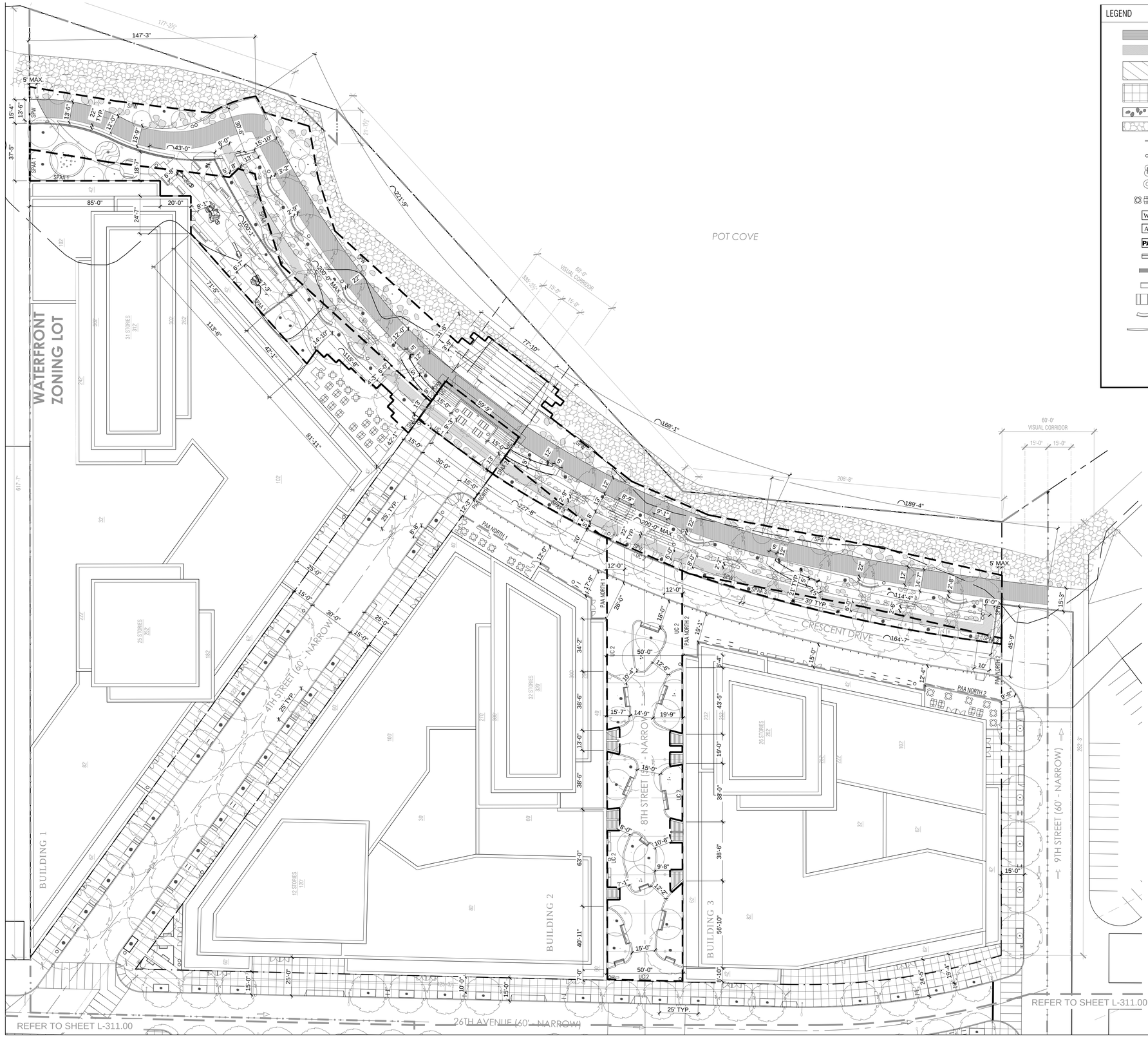
PROJECT NO.
09003

SHEET TITLE
OVERALL SITE PLAN

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 40'

SHEET NUMBER
L-300.00



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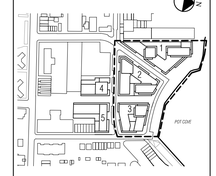


TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

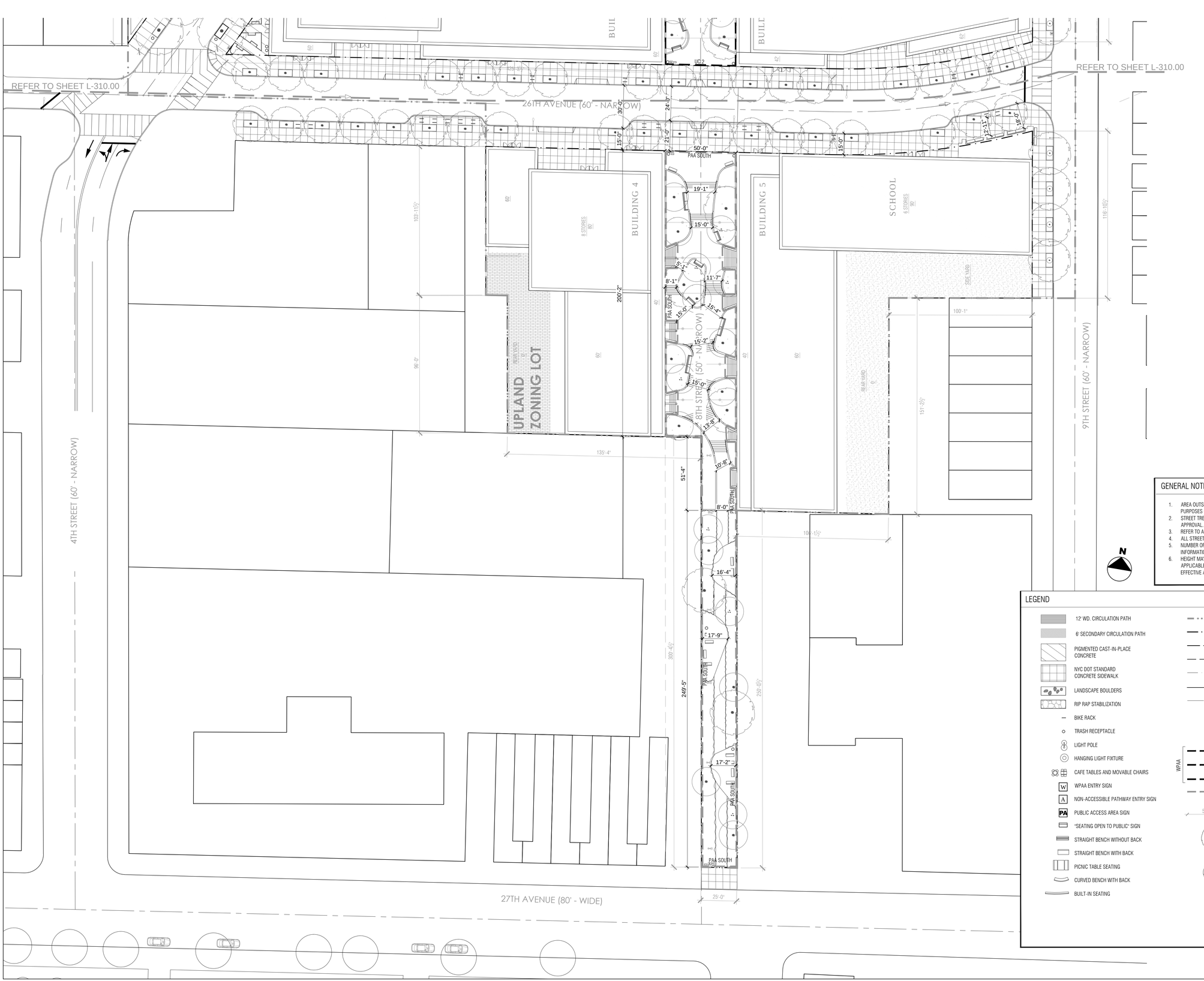
PROJECT NO.
09003

SHEET TITLE
DIMENSION PLAN NORTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 30'

SHEET NUMBER
L-310.00



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- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- UC UPLAND CONNECTION
- PAA PUBLIC ACCESS AREA

- STSC STREETSCAPE
- 50'-0" ZONING LOT DIMENSION
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Zoning Approval / ULURP

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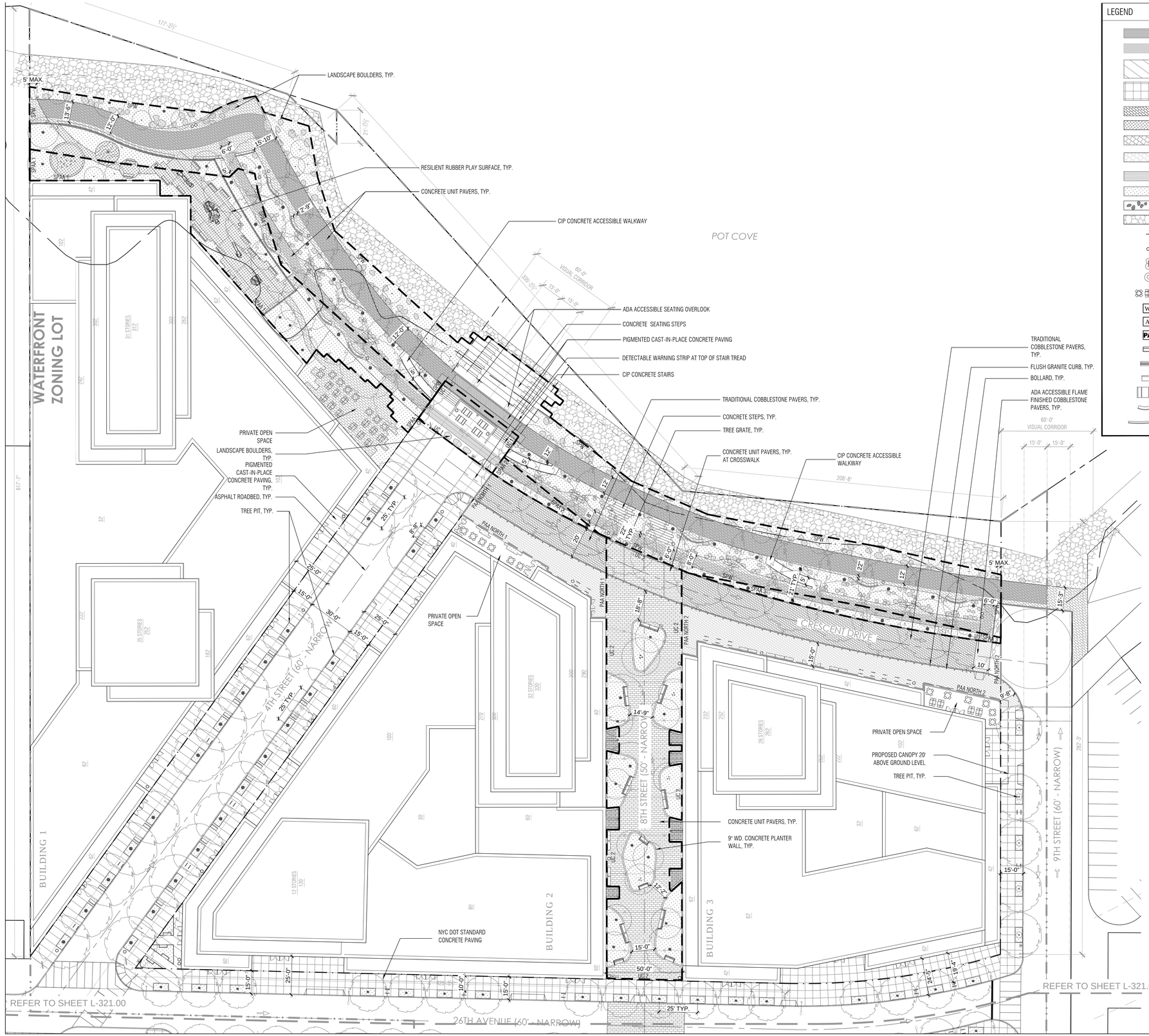
L-311.00



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2. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATION APPROVAL.
3. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.
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CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

N 140325 ZAQ & C 140326 ZAQ
AUTHORIZATIONS
ZR 62-822(a) & 62-822(b)

CPC APPROVED: 09/29/2014 (CAL. Nos. 12 & 13)
CC APPROVED:11/25/2014 (RES. No. 494)

EFFECTIVE DATE: 11/25/2014

N 140328 ZCQ
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CHAIR APPROVED: 09/29/2014

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ISSUE	DATE	DESCRIPTION
	03/05/2014	ULURP FILING SET
	04/18/2014	ULURP FILING SET
	06/23/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

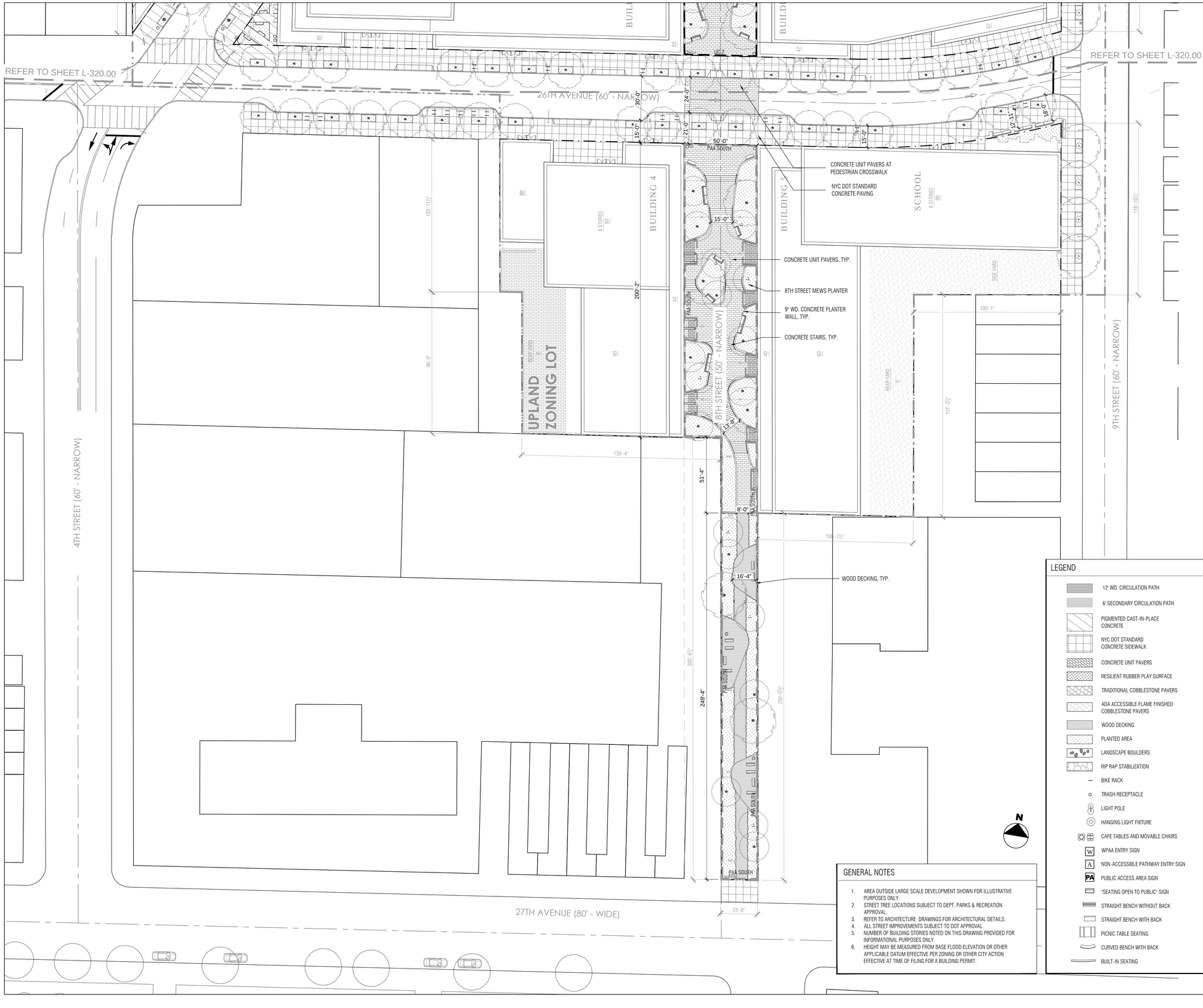
PROJECT NO.
09003

SHEET TITLE
MATERIALS PLAN NORTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 30'

SHEET NUMBER
L-320.00



LEGEND

- 12' WD. CIRCULATION PATH
- 6' SECONDARY CIRCULATION PATH
- PIGMENTED CAST-IN-PLACE CONCRETE
- NYC DOT STANDARD CONCRETE SIDEWALK
- CONCRETE UNIT PAVERS
- RESILIENT RUBBER PLAY SURFACE
- TRADITIONAL COBBLESTONE PAVERS
- ADA ACCESSIBLE FLAME FINISHED COBBLESTONE PAVERS
- WOOD DECKING
- PLANTED AREA
- LANDSCAPE BOULDERS
- RIP RAP STABILIZATION
- BIKE RACK
- TRASH RECEPTACLE
- LIGHT POLE
- HANGING LIGHT FIXTURE
- CAFE TABLES AND MOVABLE CHAIRS
- WPAA ENTRY SIGN
- NON-ACCESSIBLE PATHWAY ENTRY SIGN
- PUBLIC ACCESS AREA SIGN
- "SEATING OPEN TO PUBLIC" SIGN
- STRAIGHT BENCH WITHOUT BACK
- STRAIGHT BENCH WITH BACK
- PICNIC TABLE SEATING
- CURVED BENCH WITH BACK
- BUILT-IN SEATING
- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- FEMA 100 YEAR FLOOD BOUNDARY (AE 12 + AE 14)
- STREET CENTERLINE
- WPAA WATERFRONT PUBLIC ACCESS AREA
- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- UC UPLAND CONNECTION
- PAA PUBLIC ACCESS AREA
- STSC STREETSCAPE
- 50'-0" ZONING LOT DIMENSION
- LARGE SHADE TREE (SHORE PUBLIC WALKWAY, UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH)
- STREET TREE (4TH STREET, 26TH AVENUE, 9TH STREET)
- MULTI-STEM TREE (8TH ST MEWS (UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH), VISUAL CORRIDOR)
- SMALL ORNAMENTAL TREE (SHORE PUBLIC WALKWAY)

GENERAL NOTES

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SEAL

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

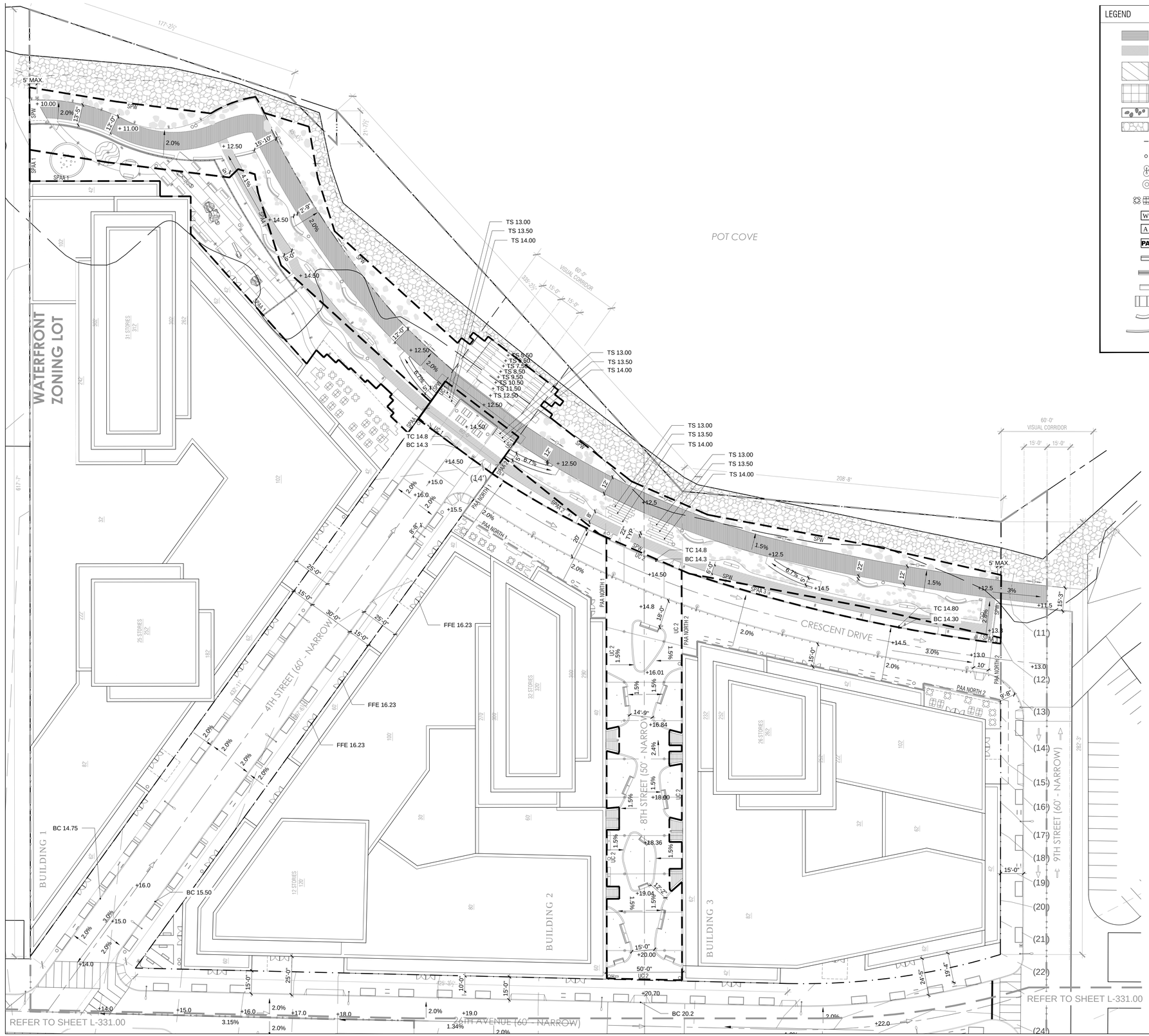
PROJECT NO.
09003

SHEET TITLE
MATERIALS PLAN SOUTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 30'

SHEET NUMBER
L-321.00



LEGEND

- 12' WD. CIRCULATION PATH
- 6' SECONDARY CIRCULATION PATH
- PIGMENTED CAST-IN-PLACE CONCRETE
- NYC DOT STANDARD CONCRETE SIDEWALK
- LANDSCAPE BOULDERS
- RIP RAP STABILIZATION
- BIKE RACK
- TRASH RECEPTACLE
- LIGHT POLE
- HANGING LIGHT FIXTURE
- CAFE TABLES AND MOVABLE CHAIRS
- W — WPAA ENTRY SIGN
- A — NON-ACCESSIBLE PATHWAY ENTRY SIGN
- PA — PUBLIC ACCESS AREA SIGN
- "SEATING OPEN TO PUBLIC" SIGN
- STRAIGHT BENCH WITHOUT BACK
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- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
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- STREET CENTERLINE
- (1.1') EXISTING CONTOURS
- WPAA — WATERFRONT PUBLIC ACCESS AREA
- SPW — SHORE PUBLIC WALKWAY
- SPAA — SUPPLEMENTAL PUBLIC ACCESS AREA
- UC — UPLAND CONNECTION
- PAA — PUBLIC ACCESS AREA
- STSC — STREETSCAPE
- 50'-0" — ZONING LOT DIMENSION

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SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
GRADING PLAN NORTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 30"

SHEET NUMBER
L-330.00



GENERAL NOTES

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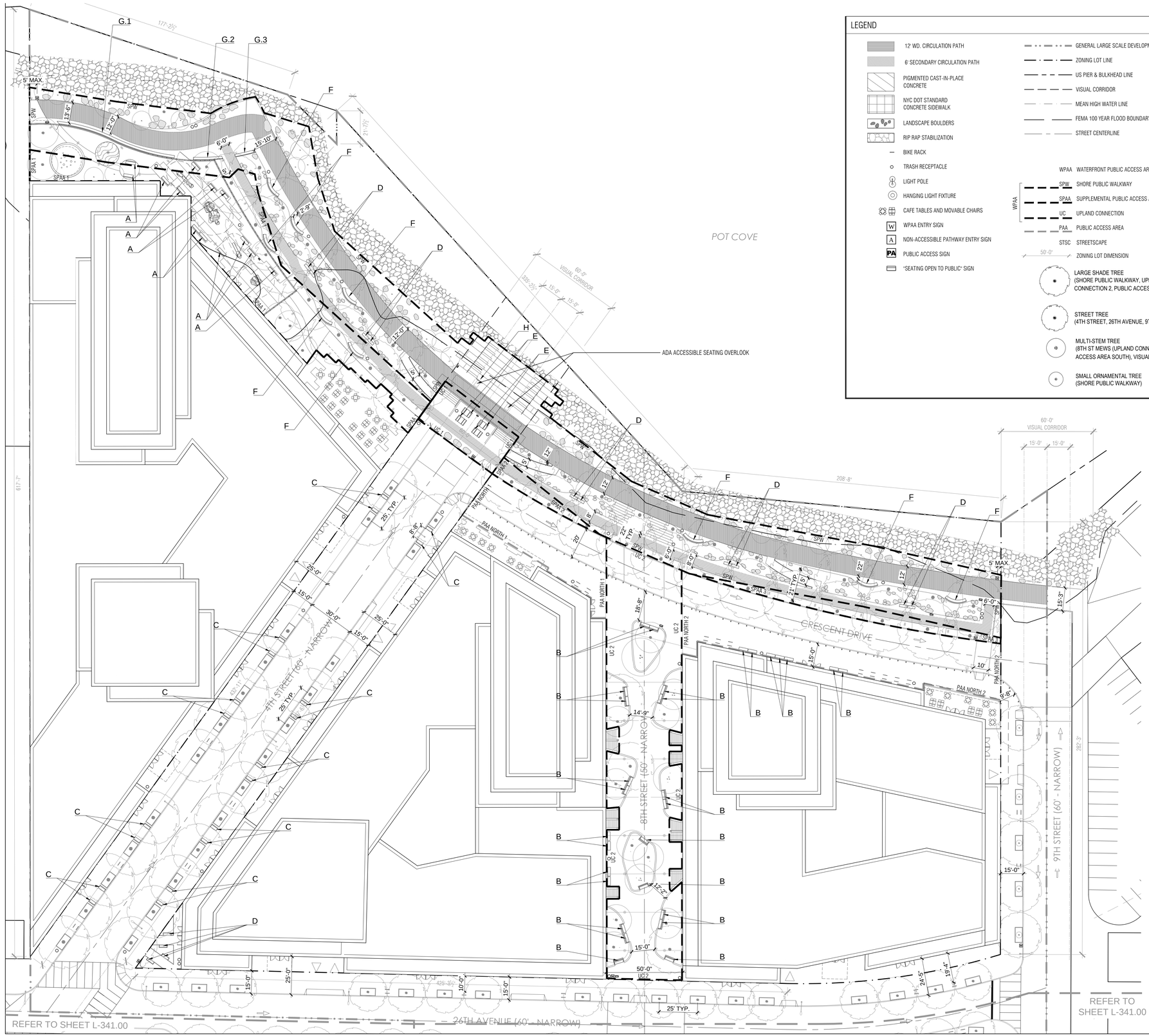

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WPAA — WATERFRONT PUBLIC ACCESS AREA

WPAA:
- SPW — SHORE PUBLIC WALKWAY
- SPAA — SUPPLEMENTAL PUBLIC ACCESS AREA
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- PAA — PUBLIC ACCESS AREA

STSC — STREETSCAPE

50'-0" — ZONING LOT DIMENSION

- LARGE SHADE TREE (SHORE PUBLIC WALKWAY, UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH)
- STREET TREE (4TH STREET, 26TH AVENUE, 9TH STREET)
- MULTI-STEM TREE (8TH ST MEWS (UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH), VISUAL CORRIDOR)
- SMALL ORNAMENTAL TREE (SHORE PUBLIC WALKWAY)

SEATING REQUIREMENTS

- A. STRAIGHT BENCH, TYPE 1 - WITH BACK
- B. STRAIGHT BENCH, TYPE 2 - WITH BACK
- C. STRAIGHT BENCH, TYPE 3 - WITH BACK
- D. STRAIGHT BENCH, TYPE 4 - WITHOUT BACK
- E. PICNIC TABLE SEATING - WITH BACK
- F. CURVED BENCH - WITH BACK
- G. ARCHITECTURAL BUILT IN SEATING - WITH BACK
- H. WATERFRONT CONCRETE SEATING STEPS - WITHOUT BACK

BENCH TYPE		LENGTH PER UNIT	WPAA	UC	PAA	STSC
A. STRAIGHT BENCH TYPE 1- WITH BACK		6'-0"	13 EA 78.0 LF	0	0	0
B. STRAIGHT BENCH TYPE 2 - WITH BACK		5'-5"	0	22 EA 119.2 LF	7 EA 37.9 LF	0
C. STRAIGHT BENCH TYPE 3 - WITH BACK		4'-0"	0	0	0	20 EA 80.0 LF
D. STRAIGHT BENCH TYPE 4 - WITHOUT BACK		5'-0"	10 EA 50.0 LF	0	0	4 EA 20.0 LF
E. PICNIC TABLE SEATING - WITHOUT BACK		8'-0"	0	4 EA 32.0 LF	0	0
F. CURVED BENCH - WITH BACK		12'-9"	9 EA 114.8 LF	0	0	0
G. ARCHITECTURAL BUILT IN SEATING - WITH BACK	G.1	80'-2"	(1) 80.2 LF	0	0	0
	G.2	18'-6"	(1) 18.5 LF			
	G.3	13'-5"	(1) 13.4 LF			
H. SEATING STEPS - WITHOUT BACK		LG. VARIES	8 STEPS 300.8 LF	0	0	0

*WPAA: TOTAL SEATING PROVIDED 655.7 LF; TOTAL SEATING REQUIRED 540.4 LF

UC: TOTAL SEATING PROVIDED 151.2 LF; TOTAL SEATING REQUIRED 60.4 LF

TOTAL SEATING REQUIRED (SPW+SPAA+UC): 600.8 LF
TOTAL SEATING PROVIDED (SPW+SPAA+UC): 806.9 LF

**SEATING WITH BACK PROVIDED: 424.1 LF (71% OF REQUIRED SEATING)
**SEATING WITHOUT BACK: 382.8 LF (64% OF REQUIRED SEATING)

**WPAA SOCIAL SEATING PROVIDED: 258.9 LF
SOCIAL SEATING REQUIRED: 150.2 LF

**SHADED SEATING PROVIDED: 219.1 LF
SHADED SEATING REQUIRED: 120.2 LF

* WPAA: DOES NOT INCLUDE UPLAND CONNECTION

** SEATING COUNTS DO NOT INCLUDE STSC OR PAA SEATING

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PROVIDED SEATING

- A. STRAIGHT BENCH, TYPE 1 - WITH BACK
- B. STRAIGHT BENCH, TYPE 2 - WITH BACK
- C. STRAIGHT BENCH, TYPE 3 - WITH BACK
- D. STRAIGHT BENCH, TYPE 4 - WITHOUT BACK
- E. PICNIC TABLE SEATING - WITH BACK
- F. CURVED BENCH - WITH BACK
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- H. WATERFRONT CONCRETE SEATING STEPS - WITHOUT BACK

BENCH TYPE	LENGTH PER UNIT	PAA	STSC
B. STRAIGHT BENCH - WITH BACK	5'-5"	21 EA. 113.75 LF	6 EA. 32.5 LF

LEGEND

- 12' WD. CIRCULATION PATH
- 6' SECONDARY CIRCULATION PATH
- PIGMENTED CAST-IN-PLACE CONCRETE
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- NON-ACCESSIBLE PATHWAY ENTRY SIGN
- PUBLIC ACCESS SIGN
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- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- FEMA 100 YEAR FLOOD BOUNDARY (AE 12 + AE 14)
- STREET CENTERLINE
- WPAA WATERFRONT PUBLIC ACCESS AREA
- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- UC UPLAND CONNECTION
- PAA PUBLIC ACCESS AREA
- STSC STREETSCAPE
- 50'-0" ZONING LOT DIMENSION
- LARGE SHADE TREE (SHORE PUBLIC WALKWAY, UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH)
- STREET TREE (4TH STREET, 26TH AVENUE, 9TH STREET)
- MULTI-STEM TREE (8TH ST MEWS (UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH), VISUAL CORRIDOR)
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	04/16/2014	ULURP FILING SET
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	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

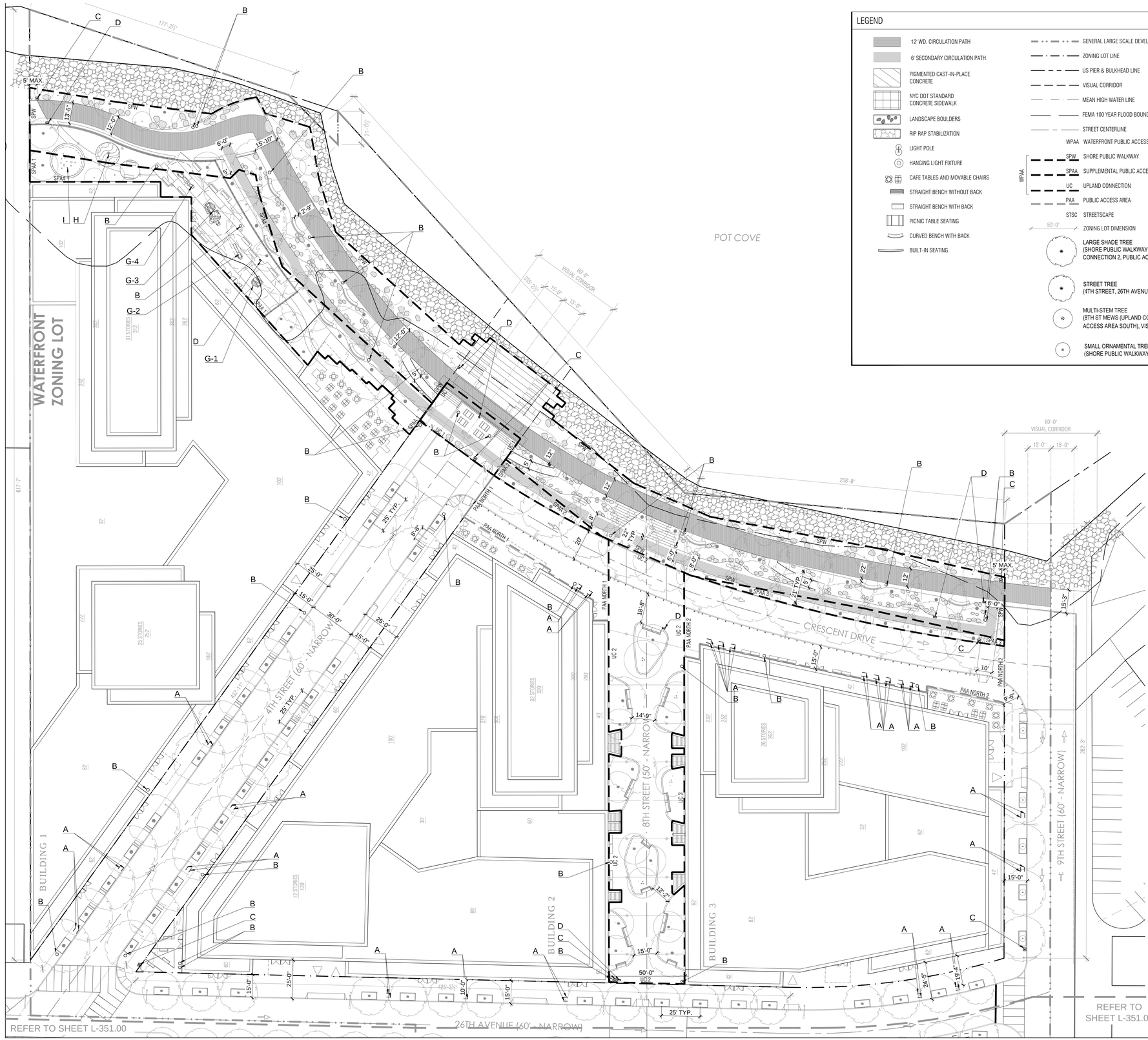
PROJECT NO.
09003

SHEET TITLE
SEATING PLAN SOUTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 30'

SHEET NUMBER
L-341.00



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- 6' SECONDARY CIRCULATION PATH
- PIGMENTED CAST-IN-PLACE CONCRETE
- NYC DOT STANDARD CONCRETE SIDEWALK
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PROVIDED FURNISHINGS

		WPAA	UC	PAA NORTH	STSC
—	A. BIKE RACK (2 PARKING SPOTS)	0	0	40	48
○	B. TRASH RECEPTACLE	14	6	3	10
W	C. WPAA ENTRY SIGN	4	2	0	2
	D. "SEATING OPEN TO PUBLIC" SIGN	5	3	0	0
A	E. "NON-ACCESSIBLE PATHWAY" SIGN	0	0	0	0
PA	F. "PUBLIC ACCESS AREA" SIGN	0	0	0	0
	G-1. PLAY EQUIPMENT - CLIMBER TYPE 1	1	0	0	0
	G-2. PLAY EQUIPMENT - CLIMBER TYPE 2	1	0	0	0
	G-3. PLAY EQUIPMENT - CLIMBER TYPE 3	1	0	0	0
	G-4. PLAY EQUIPMENT - CLIMBER TYPE 4	1	0	0	0
	H. PLAY EQUIPMENT - SPINNER	1	0	0	0
	I. PLAY EQUIPMENT - SPLASH PAD	1	0	0	0

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TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
FURNISHINGS PLAN NORTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
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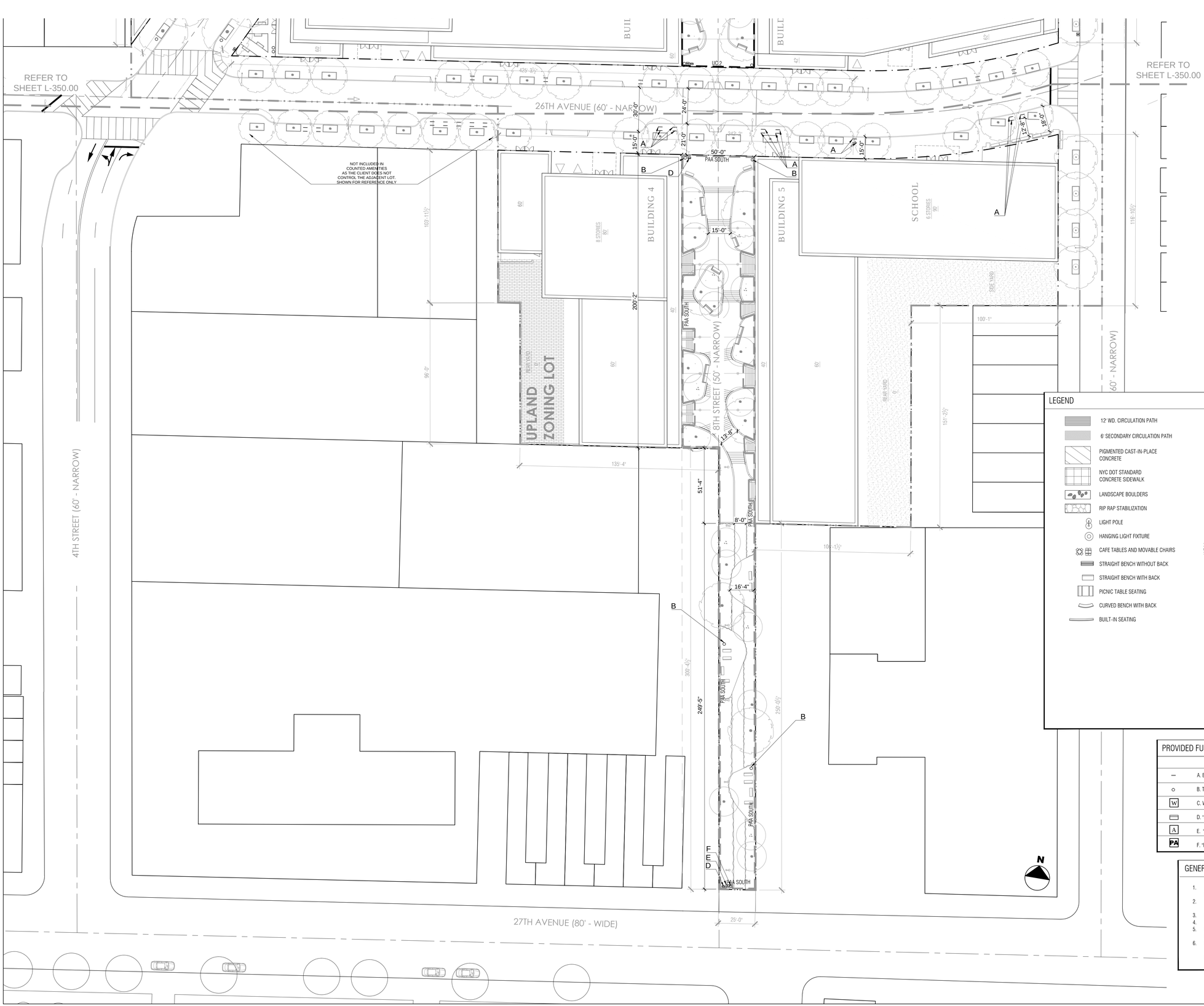
SHEET NUMBER
L-350.00



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PROVIDED FURNISHINGS

		WPAA	UC	PAA SOUTH	STSC
—	A. BIKE RACK (2 PARKING SPOTS)	0	0	0	28
○	B. TRASH RECEPTACLE	0	0	4	0
W	C. WPAA ENTRY SIGN	0	0	0	0
	D. "SEATING OPEN TO PUBLIC" SIGN	0	0	2	0
A	E. "NON-ACCESSIBLE PATHWAY" SIGN	0	0	1	0
PA	F. "PUBLIC ACCESS AREA" SIGN	0	0	1	0

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KEY PLAN

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Astoria, New York
Zoning Approval / ULURP

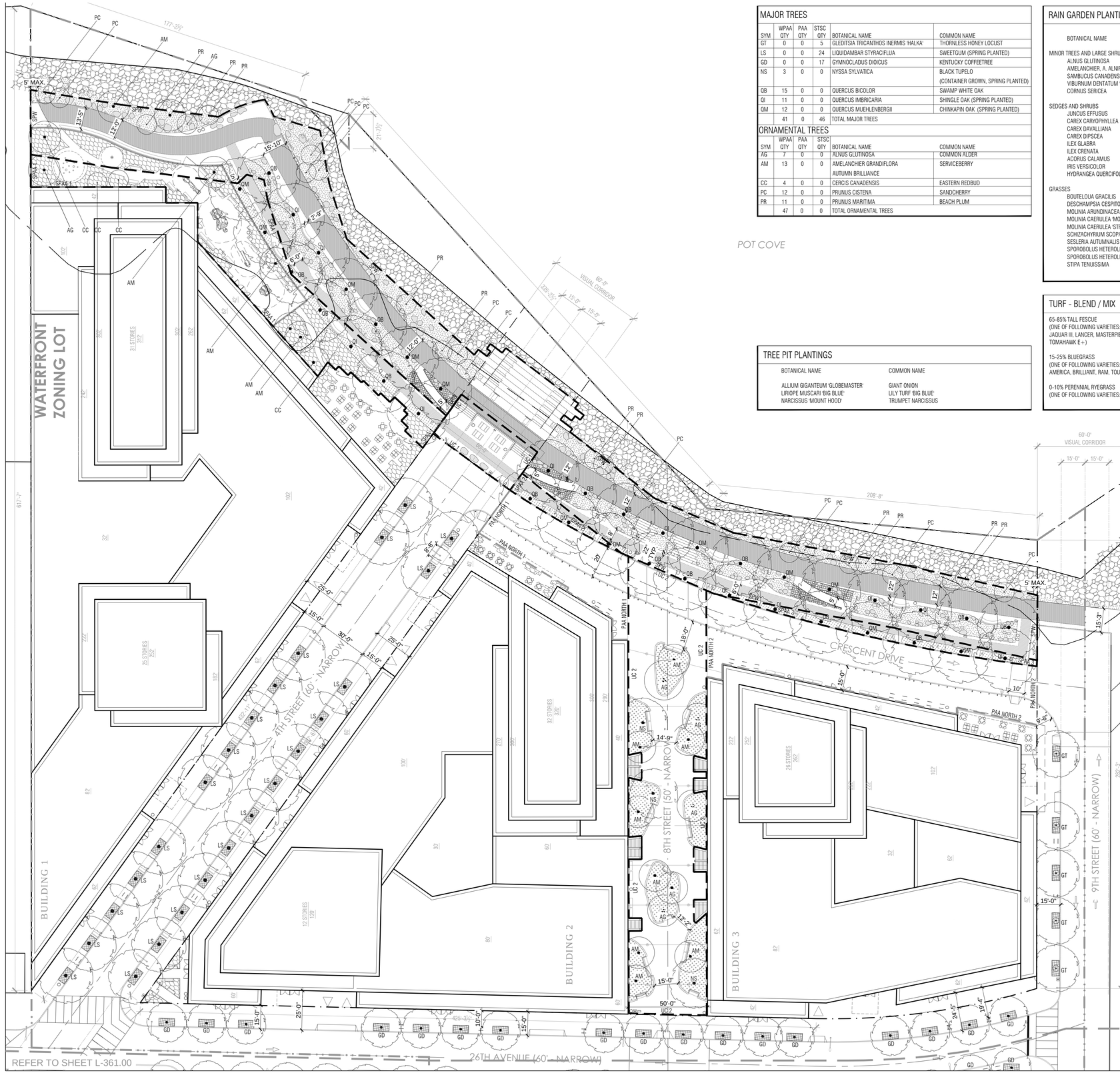
PROJECT NO.
09003

SHEET TITLE
FURNISHINGS PLAN SOUTH

DATE 7/7/2014 | DRAWN BY BR | CHECKED BY

SCALE
1" = 30'

SHEET NUMBER
L-351.00



MAJOR TREES

SYM	WPAA QTY	PAA QTY	STSC QTY	BOTANICAL NAME	COMMON NAME
GT	0	0	5	GLEDITSIA TRICANTHOS INERMIS 'HALKA'	THORNLESS HONEY LOCUST
LS	0	0	24	LIQUIDAMBAR STYRACIFLUA	SWEETGUM (SPRING PLANTED)
GD	0	0	17	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
NS	3	0	0	NYSSA SYLVATICA	BLACK TUPELO (CONTAINER GROWN, SPRING PLANTED)
QB	15	0	0	QUERCUS BICOLOR	SWAMP WHITE OAK
QI	11	0	0	QUERCUS IMBRICARIA	SHINGLE OAK (SPRING PLANTED)
QM	12	0	0	QUERCUS MUEHLENBERGII	CHINKAPIN OAK (SPRING PLANTED)
	41	0	46	TOTAL MAJOR TREES	

ORNAMENTAL TREES

SYM	WPAA QTY	PAA QTY	STSC QTY	BOTANICAL NAME	COMMON NAME
AG	7	0	0	ALNUS GLUTINOSA	COMMON ALDER
AM	13	0	0	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY
CC	4	0	0	CERCIS CANADENSIS	EASTERN REDBUD
PC	12	0	0	PRUNUS CISTENA	SANDCHERRY
PR	11	0	0	PRUNUS MARITIMA	BEACH PLUM
	47	0	0	TOTAL ORNAMENTAL TREES	

TREE PIT PLANTINGS

BOTANICAL NAME	COMMON NAME
ALLIUM GIGANTEUM 'GLOBEMASTER'	GIANT ONION
LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF 'BIG BLUE'
NARCISSUS 'MOUNT HOOD'	TRUMPET NARCISSUS

RAIN GARDEN PLANTING MIX

BOTANICAL NAME	COMMON NAME
MINOR TREES AND LARGE SHRUBS	
ALNUS GLUTINOSA	ALNUS GLUTINOSA
AMELANCHIER, A. ALNIFOLIA, A. CANADENSIS	SERVICEBERRY
SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY
VIBURNIUM DENTATUM 'BLUE MUFFIN'	ARROWWOOD VIBURNUM
CORNUS SERICEA	RED OSIER DOGWOOD
SEDGES AND SHRUBS	
JUNCUS EFFUSUS	COMMON RUSH
CAREX CARYOPHYLLEA	SPRING SEDGE
CAREX DAVALLIANA	DAVALL'S SEDGE
CAREX DIPSCEA	AUTUMN SEDGE
ILEX GLABRA	INKBERRY
ILEX CRENATA	JAPANESE HOLLY
ACORUS CALAMUS	SWEET FLAG
IRIS VERSICOLOR	BLUE FLAG IRIS
HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA
GRASSES	
BOUTELOUA GRACILIS	BLUE GRAMA
DESCHAMPSIA CESPITOSA 'GOLDSTAUB'	GOLDSTAUB TUFTED HAIR GRASS
MOLINIA ARUNDINACEA 'BERGFREUND'	BERGFREUND MOOR GRASS
MOLINIA CAERULEA 'MOORHEXE'	MOORHEXE PURPLE MOOR GRASS
MOLINIA CAERULEA 'STRAHLENQUELLE'	FOUNTAIN SPRAY MOOR GRASS
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED
STIPA TENUISSIMA	MEXICAN FEATHER GRASS

TURF - BLEND / MIX

65-85% TALL FESCUE
(ONE OF FOLLOWING VARIETIES: APACHE II, ARID 3, COCHISE III, CORONADO GOLD, FALCON IV, JAQUAR III, LANCER, MASTERPIECE, REBEL IV, REBEL JR., REBEL SENTRY, REMBRANDT, TOMAHAWK E+)

15-25% BLUEGRASS
(ONE OF FOLLOWING VARIETIES:ABLE I, BLACKSBURG, GLADE, MOONLIGHT, MIDNIGHT, AMERICA, BRILLIANT, RAM, TOUCHDOWN, WARREN'S A-34, BRISTOL, LOFTS 1757)

0-10% PERENNIAL RYEGRASS
(ONE OF FOLLOWING VARIETIES: BRIGHTSTAR II, MANHATTAN 4, CITATION FORE, ELFKIN)

SHORELINE PLANTING MIX

BOTANICAL NAME	COMMON NAME
MINOR TREES & LARGE SHRUBS	
AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY
CERCIS CANADENSIS	EASTERN REDBUD
PRUNUS CISTENA	SANDCHERRY
PRUNUS MARITIMA	BEACH PLUM
SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
SHRUBS	
CLETHRA ALNIFOLIA	CLETHRA
MYRICA PENNSYLVANICA	BAYBERRY
ROSA RUGOSA 'PINK GROOTENDORST'	PINK FLOWER RUGOSA ROSE
SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA
COMPTONIA PEREGRINA	SWEET FERN
HERBACEOUS PERENNIALS	
ASCLEPIAS TUBEROSA	BUTTERFLY FLOWER
ASTER OBLONGIFOLIUS 'RAYDON'S FAVORITE'	AROMATIC ASTER
CRAMBE MARITIME	SEA KALE
EPIMEDIUM RUBRUM	BARRENWORT (PARTIAL-FULL SHADE)
EUPATORIUM DUBIUM 'LITTLE JOE'	JOE PYE WEED
KNAUTIA MACEDONICA	KNAUTIA
LIATRIS SPICATA 'FLORISTANS VIOLET'	BLAZING STAR VIOLET
LIRIOPE SPICATA	LILY TURF
PARTHENIUM INTEGRIFOLIUM	WILD QUININE
SOLIDAGO RUGOSA 'FIREWORKS'	GOLDENROD

CAFE PLANTING MIX

BOTANICAL NAME	COMMON NAME
SHRUBS	
BUXUS SEMPERVIRENS	AMERICAN BOXWOOD
HYDRANGEA MACROPHYLA 'ENDLESS SUMMER'	BIGLEAF HYDRANGEA
PERENNIALS	
ARTEMISIA ARBORESCENS 'POWIS CASTLE'	WORMWOOD
ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	WORMWOOD
ROSMARINUS OFFICINALIS	ROSEMARY
STACHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR
ANEMONE X HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE
HEUCHERA 'FROSTED VIOLET'	FROSTED VIOLET CORAL BELLS
IRIS SIBIRICA 'CAESAR'S BROTHER'	CAESAR'S BROTHER SIBERIAN IRIS
SEDUM TELEPHIUM 'AUTUMN JOY'	AUTUMN JOY SEDUM
SALVIA NERMOROSA 'MAINACHT'	MAYNIGHT SAGE

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	04/16/2014	ULURP FILING SET
	06/23/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

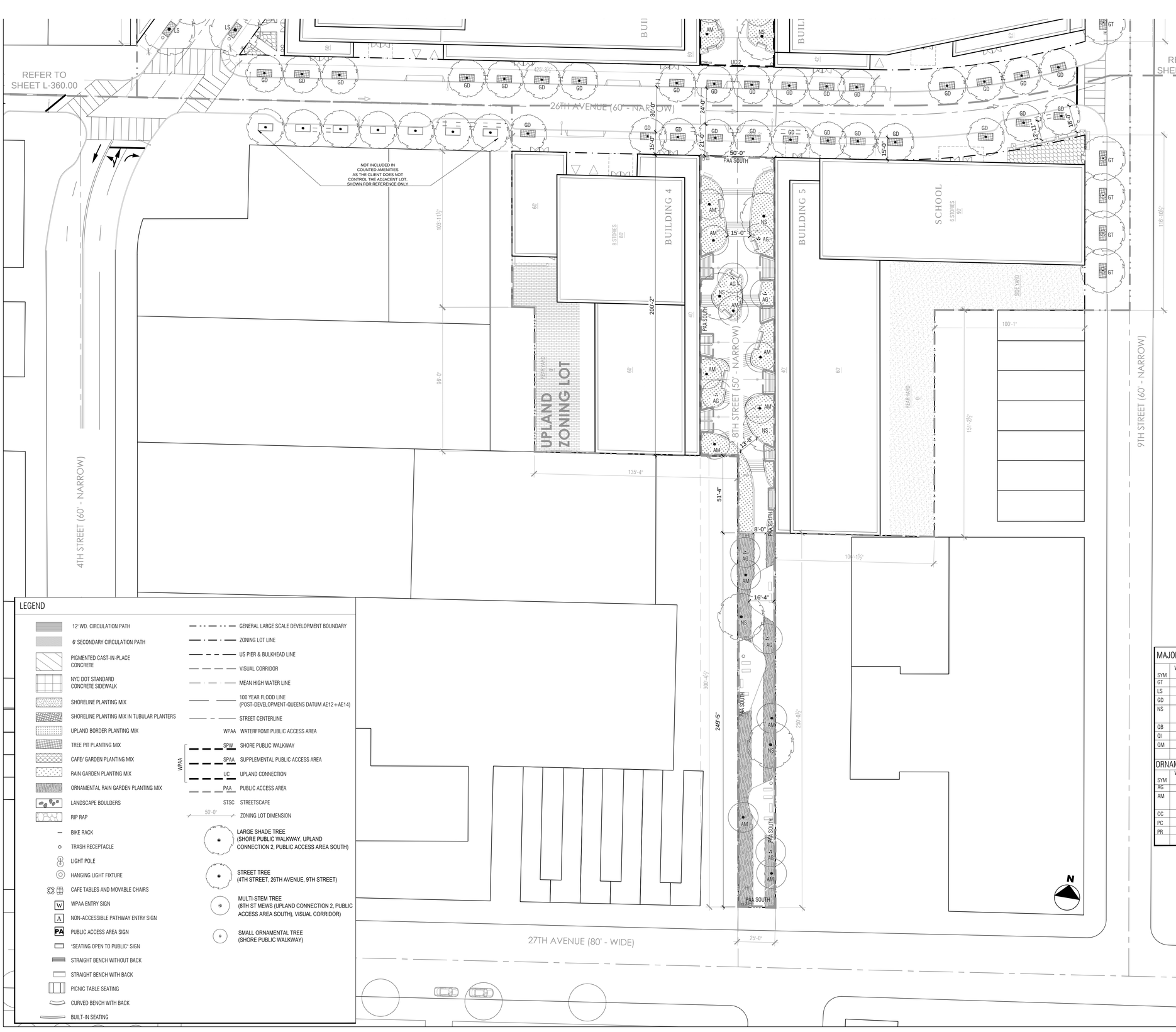
PROJECT NO.
09003

SHEET TITLE
PLANTING PLAN NORTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 30'

SHEET NUMBER
L-360.00



LEGEND

- 12' WD. CIRCULATION PATH
- 6' SECONDARY CIRCULATION PATH
- PIGMENTED CAST-IN-PLACE CONCRETE
- NYC DOT STANDARD CONCRETE SIDEWALK
- SHORELINE PLANTING MIX
- SHORELINE PLANTING MIX IN TUBULAR PLANTERS
- UPLAND BORDER PLANTING MIX
- TREE PIT PLANTING MIX
- CAFE/ GARDEN PLANTING MIX
- RAIN GARDEN PLANTING MIX
- ORNAMENTAL RAIN GARDEN PLANTING MIX
- LANDSCAPE BOULDERS
- RIP RAP
- BIKE RACK
- TRASH RECEPTACLE
- LIGHT POLE
- HANGING LIGHT FIXTURE
- CAFE TABLES AND MOVABLE CHAIRS
- WPAA ENTRY SIGN
- NON-ACCESSIBLE PATHWAY ENTRY SIGN
- PUBLIC ACCESS AREA SIGN
- "SEATING OPEN TO PUBLIC" SIGN
- STRAIGHT BENCH WITHOUT BACK
- STRAIGHT BENCH WITH BACK
- PICNIC TABLE SEATING
- CURVED BENCH WITH BACK
- BUILT-IN SEATING

- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- 100 YEAR FLOOD LINE (POST-DEVELOPMENT-QUEENS DATUM AE12÷AE14)
- STREET CENTERLINE
- WPAA WATERFRONT PUBLIC ACCESS AREA
- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- UC UPLAND CONNECTION
- PAA PUBLIC ACCESS AREA
- STSC STREETSCAPE
- 50'-0" ZONING LOT DIMENSION

WPAA

- LARGE SHADE TREE (SHORE PUBLIC WALKWAY, UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH)
- STREET TREE (4TH STREET, 26TH AVENUE, 9TH STREET)
- MULTI-STEM TREE (8TH ST MEWS (UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH), VISUAL CORRIDOR)
- SMALL ORNAMENTAL TREE (SHORE PUBLIC WALKWAY)

TREE PIT PLANTINGS

BOTANICAL NAME	COMMON NAME
ALLIUM GIGANTEUM 'GLOBEMASTER'	GIANT ONION
LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF 'BIG BLUE'
NARCISSUS 'MOUNT HOOD'	TRUMPET NARCISSUS

CAFE PLANTING MIX

BOTANICAL NAME	COMMON NAME
SHRUBS	
BUXUS SEMPERVIRENS	AMERICAN BOXWOOD
HYDRANGEA MACROPHYLA 'ENDLESS SUMMER'	BIGLEAF HYDRANGEA
PERENNIALS	
ARTEMISIA ARBORESCENS 'POWIS CASTLE'	WORMWOOD
ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	WORMWOOD
ROSMARINUS OFFICINALIS	ROSEMARY
STACHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR
ANEMONE X HYBRIDA 'HONORINE JOBERT'	JAPANESE ANEMONE
HEUCHERA 'FROSTED VIOLET'	FROSTED VIOLET CORAL BELLS
IRIS SIBIRICA 'CAESAR'S BROTHER'	CAESAR'S BROTHER SIBERIAN IRIS
SEDUM TELEPHIUM 'AUTUMN JOY'	AUTUMN JOY SEDUM
SALVIA NERMOROSA 'MAINACHT'	MAYNIGHT SAGE

RAIN GARDEN PLANTING MIX

BOTANICAL NAME	COMMON NAME
MINOR TREES AND LARGE SHRUBS	
ALNUS GLUTINOSA	ALNUS GLUTINOSA
AMELANCHIER, A. ALNIFOLIA, A. CANADENSIS	SERVICEBERRY
SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY
VIBURNUM DENTATUM 'BLUE MUFFIN'	ARROWWOOD VIBURNUM
CORNUS SERICEA	RED OSIER DOGWOOD
SEDGES AND SHRUBS	
JUNCUS EFFUSUS	COMMON RUSH
CAREX CARYOPHYLLEA	SPRING SEDGE
CAREX DAVALLIANA	DAVALL'S SEDGE
CAREX DIPSOEA	AUTUMN SEDGE
ILEX GLABRA	INKBERRY
ILEX CRENATA	JAPANESE HOLLY
ACORUS CALAMUS	SWEET FLAG
IRIS VERSICOLOR	BLUE FLAG IRIS
HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA
GRASSES	
BOUTELOUA GRACILIS	BLUE GRAMA
DESCHAMPSIA CESPITOSA 'GOLDSTAUB'	GOLDSTAUB TUFTED HAIR GRASS
MOLINIA ARUNDINACEA 'BERGFREUND'	BERGFREUND MOOR GRASS
MOLINIA CAERULEA 'MOORHEXE'	MOORHEXE PURPLE MOOR GRASS
MOLINIA CAERULEA 'STRAHLENQUELLE'	FOUNTAIN SPRAY MOOR GRASS
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED
STIPA TENUISSIMA	MEXICAN FEATHER GRASS

MAJOR TREES

SYM	WPAA QTY	PAA QTY	STSC QTY	BOTANICAL NAME	COMMON NAME
GT	0	0	4	GLEDITSIA TRICANTHOS INERMIS 'HALKA'	THORNLESS HONEY LOCUST
LS	0	0	0	LIQUIDAMBAR STYRACIFLUA	SWEETGUM (SPRING PLANTED)
GD	0	0	12	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
NS	0	5	0	NYSSA SYLVATICA	BLACK TUPELO (CONTAINER GROWN, SPRING PLANTED)
QB	0	0	0	QUERCUS BICOLOR	SWAMP WHITE OAK
QI	0	0	0	QUERCUS IMBRICARIA	SHINGLE OAK (SPRING PLANTED)
QM	0	0	0	QUERCUS MUEHLENBERGII	CHINKAPIN OAK (SPRING PLANTED)
	0	5	16	TOTAL MAJOR TREES	

ORNAMENTAL TREES

SYM	WPAA QTY	PAA QTY	STSC QTY	BOTANICAL NAME	COMMON NAME
AG	0	7	0	ALNUS GLUTINOSA	COMMON ALDER
AM	0	11	0	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY
CC	0	0	0	CERCIS CANADENSIS	EASTERN REDBUD
PC	0	0	0	PRUNUS CISTENA	SANDCHERRY
PR	0	0	0	PRUNUS MARITIMA	BEACH PLUM
	0	18	0	TOTAL ORNAMENTAL TREES	

GENERAL NOTES

1. AREA OUTSIDE LARGE SCALE DEVELOPMENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATION APPROVAL.
3. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.
4. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. HEIGHT MAY BE MEASURED FROM BASE FLOOD ELEVATION OR OTHER APPLICABLE DATUM EFFECTIVE PER ZONING OR OTHER CITY ACTION EFFECTIVE AT TIME OF FILING FOR A BUILDING PERMIT.

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N 140325 ZAQ & C 140326 ZAQ
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CHAIR APPROVED: 09/29/2014
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ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

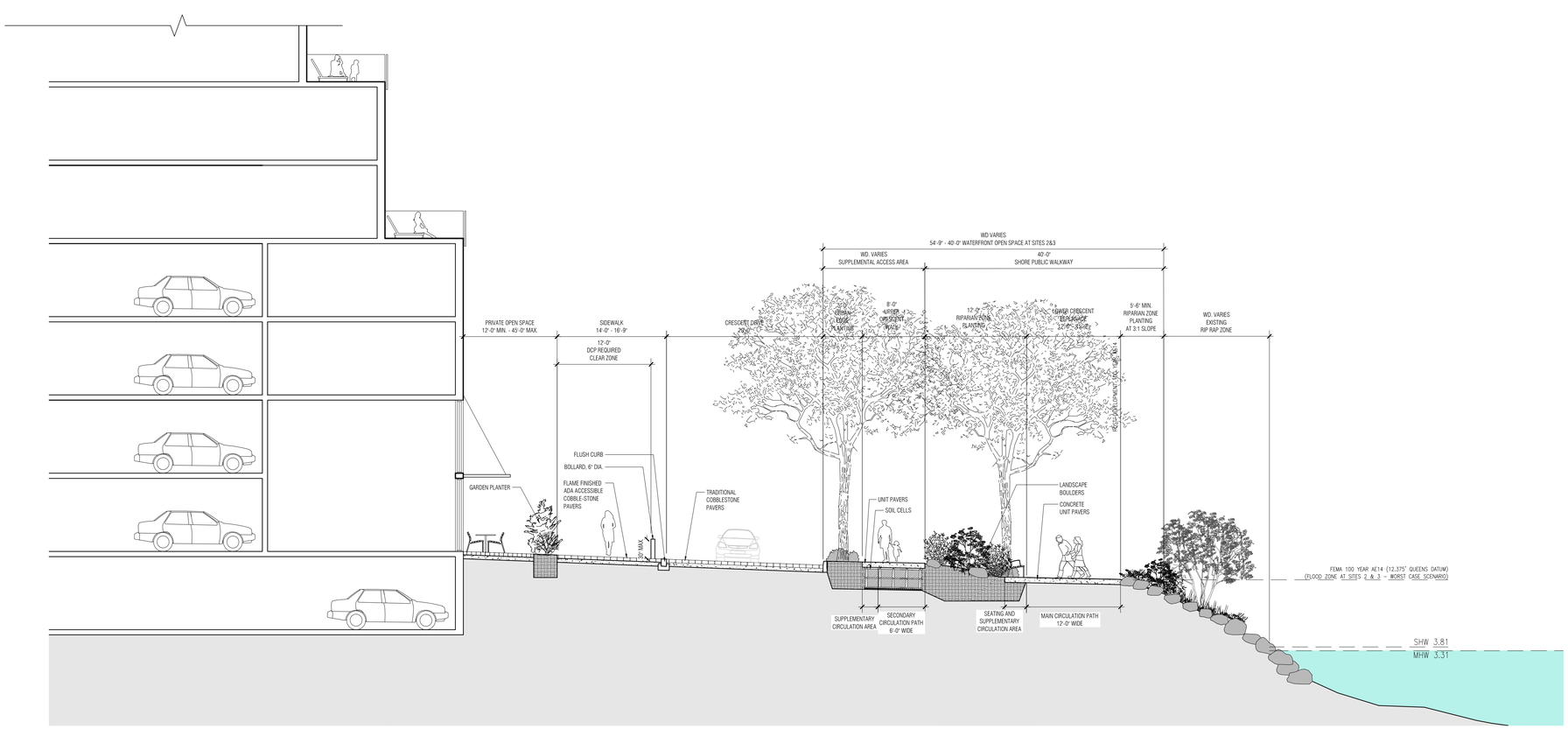
PROJECT NO.
09003

SHEET TITLE
PLANTING PLAN SOUTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

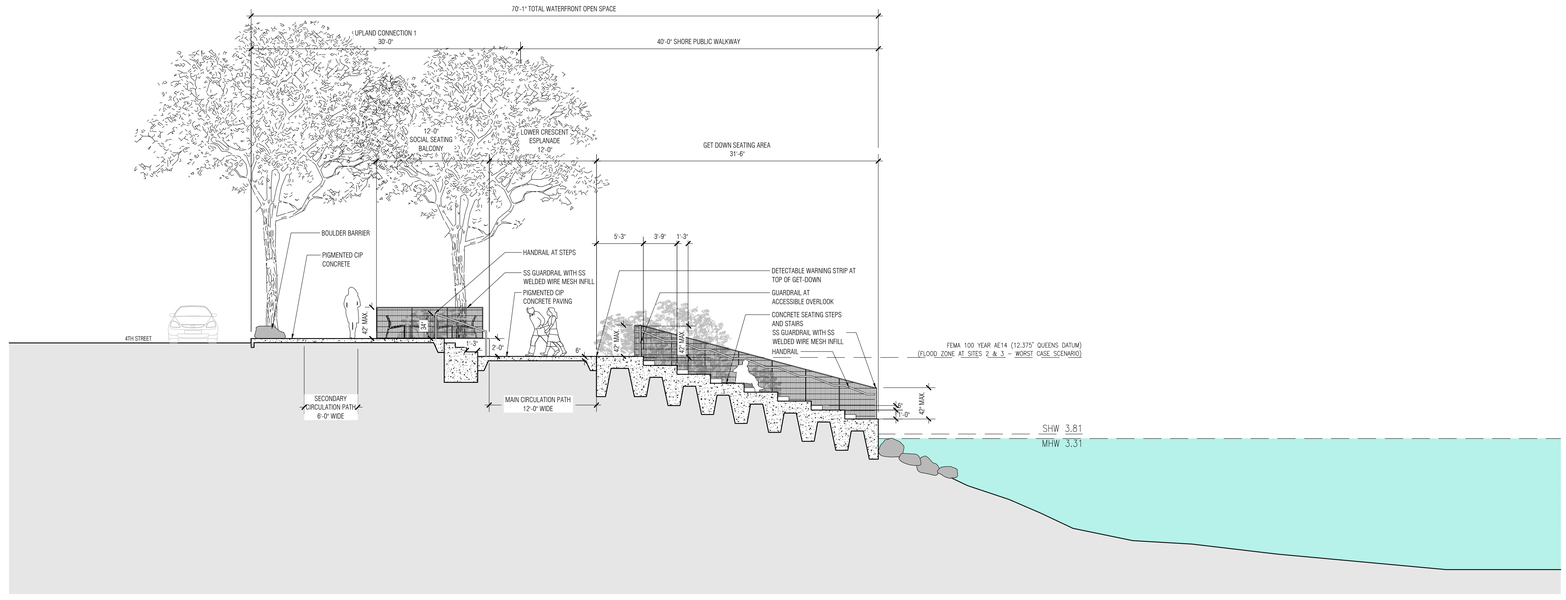
SCALE
1" = 30'

SHEET NUMBER
L-361.00



2 CRESCENT DRIVE AND SHORE PUBLIC WALKWAY SECTION

1/8"=1'-0"



1 SHORE PUBLIC WALKWAY AT 'GET DOWN'

1/8"=1'-0"

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SEAL

KEY PLAN



TITLE

PROJECT NO.
09003

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

SHEET TITLE

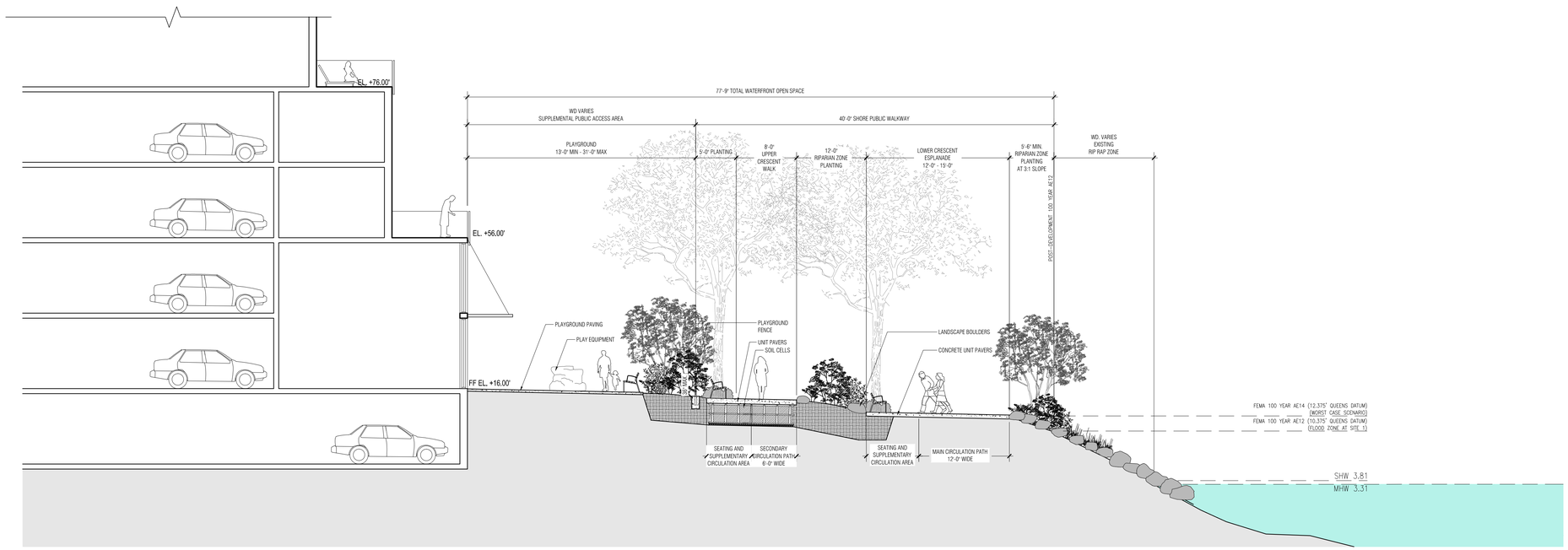
LANDSCAPE SECTIONS

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE

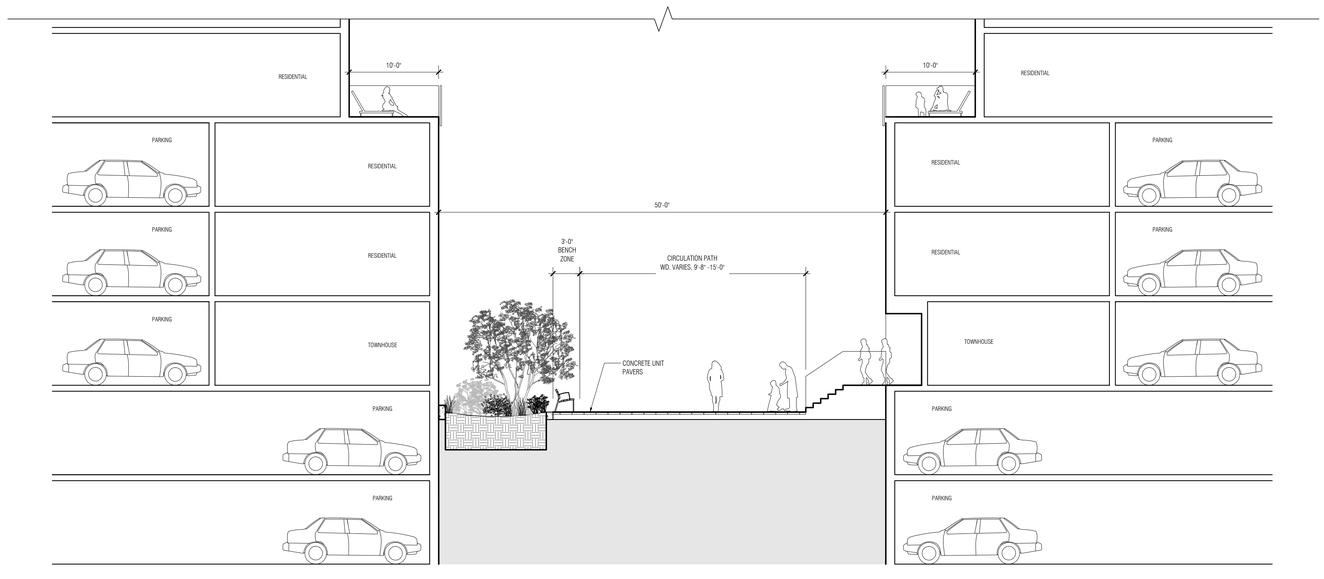
SHEET NUMBER

L-400.00



2 SECTION THROUGH PLAYGROUND AND WATERFRONT AT SITE 1

1/8"=1'-0"



1 8TH STREET MEWS SECTION

1/8"=1'-0"

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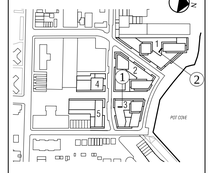
SEAL

KEY PLAN



TITLE

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LANDSCAPE SECTIONS

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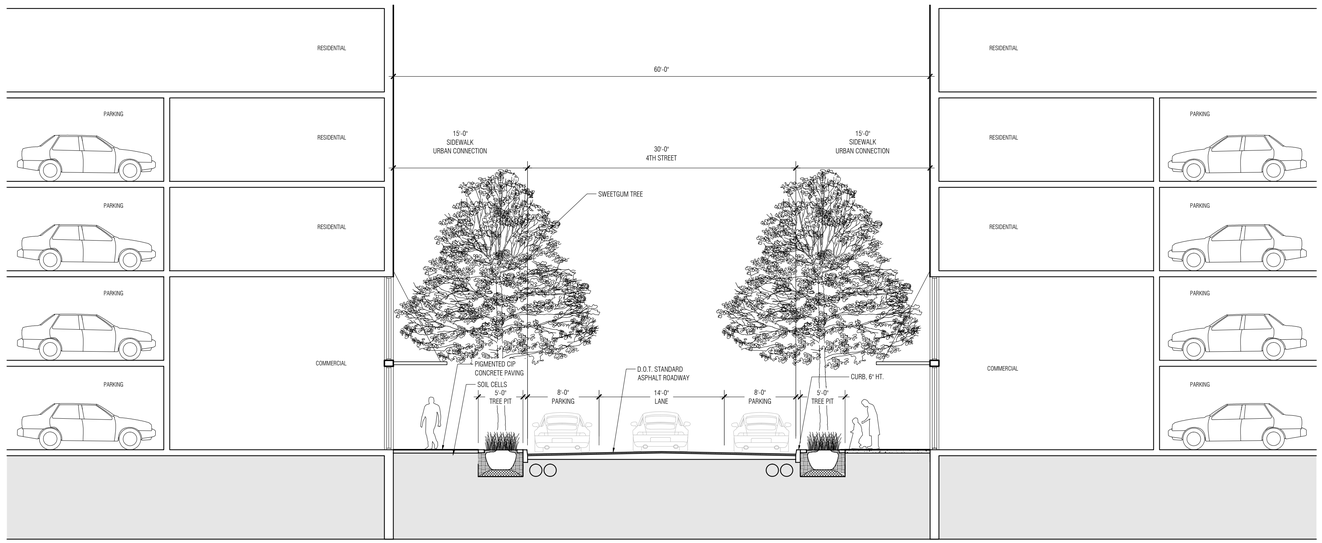
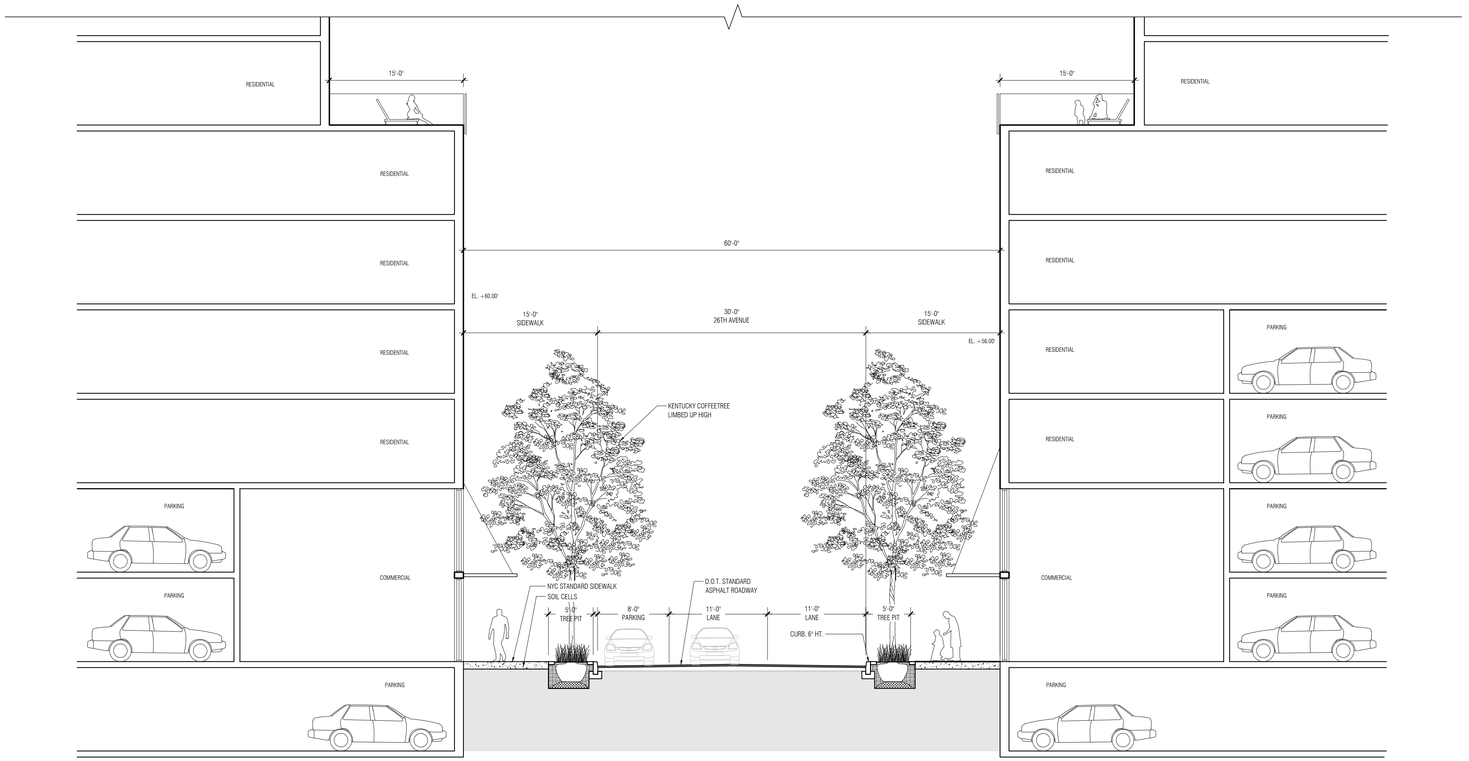


2 4TH STREET SECTION
1/8"=1'-0"



1 26TH AVENUE SECTION
1/8"=1'-0"

NOTE:
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ASTORIA COVE
Astoria, New York
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LANDSCAPE SECTIONS

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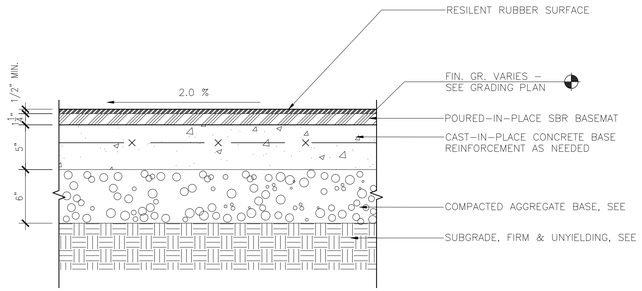
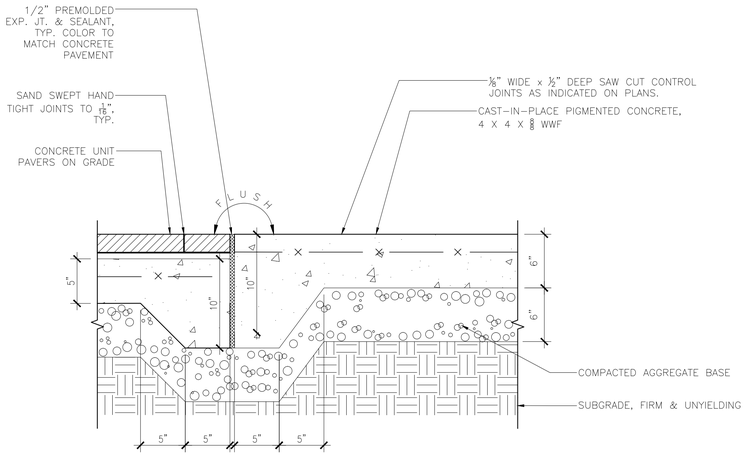
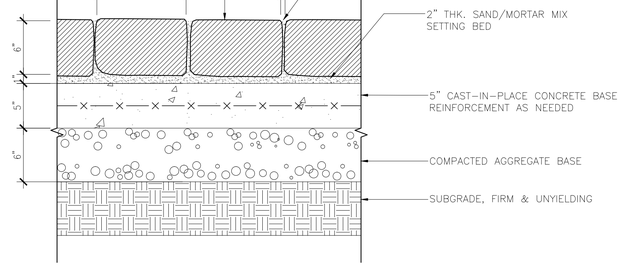


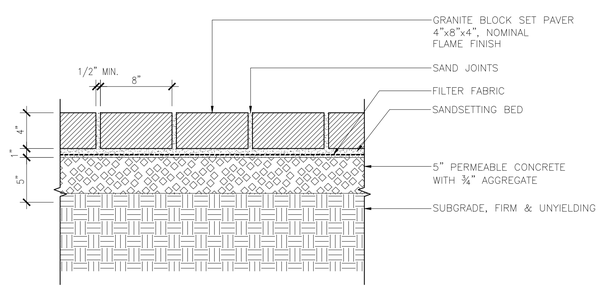
06 RESILIENT RUBBER PLAY SURFACE, TYP.
1-1/2"=1'-0"



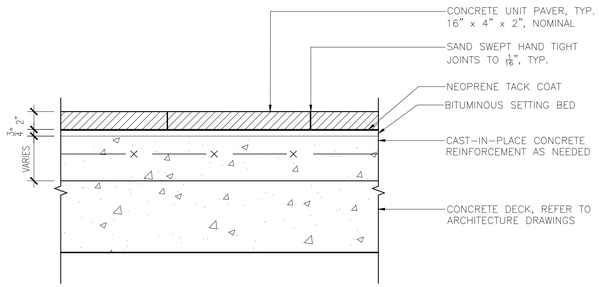
05 CAST-IN-PLACE CONCRETE, TYP.
1-1/2"=1'-0"



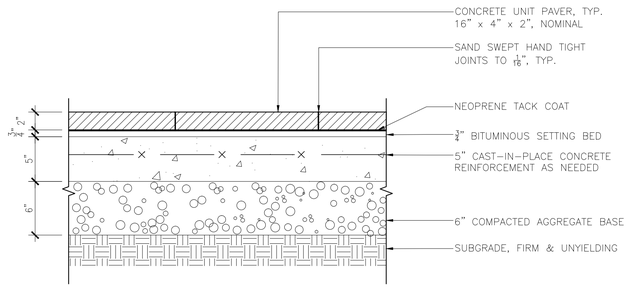
04 TRADITIONAL COBBLESTONE PAVERS, TYP.
1-1/2"=1'-0"



03 ADA ACCESSIBLE COBBLESTONE PAVERS, TYP.
1-1/2"=1'-0"



02 CONCRETE UNIT PAVERS ON STRUCTURE, TYP.
1-1/2"=1'-0"



01 CONCRETE UNIT PAVERS ON GRADE, TYP.
1-1/2"=1'-0"

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SHEET TITLE
LANDSCAPE DETAILS PAVING

DATE	DRAWN BY	CHECKED BY
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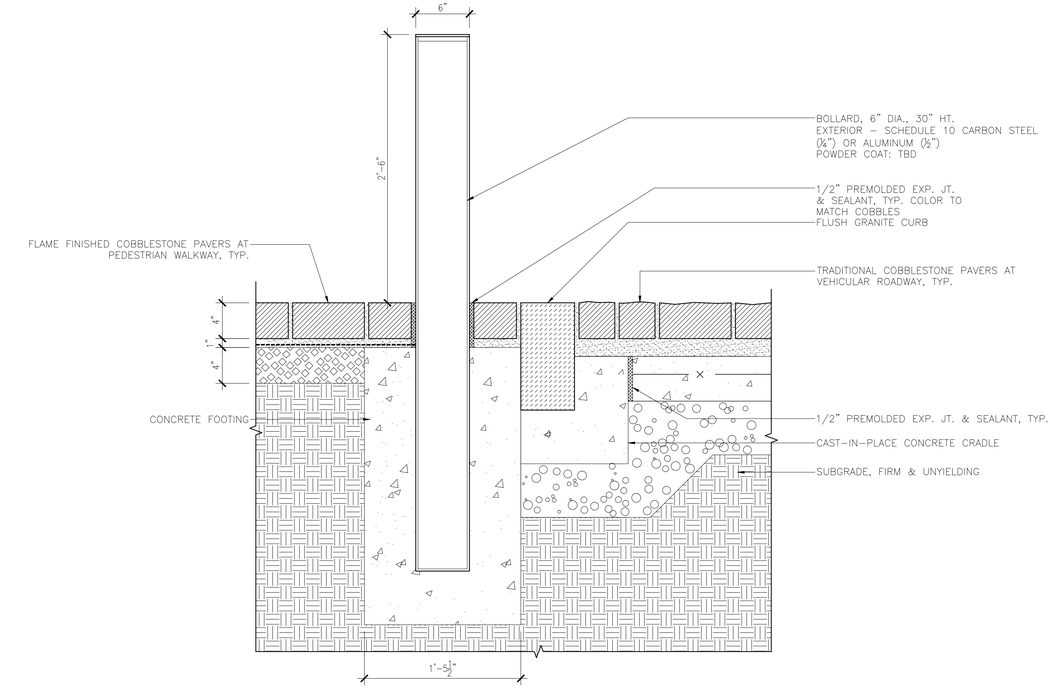
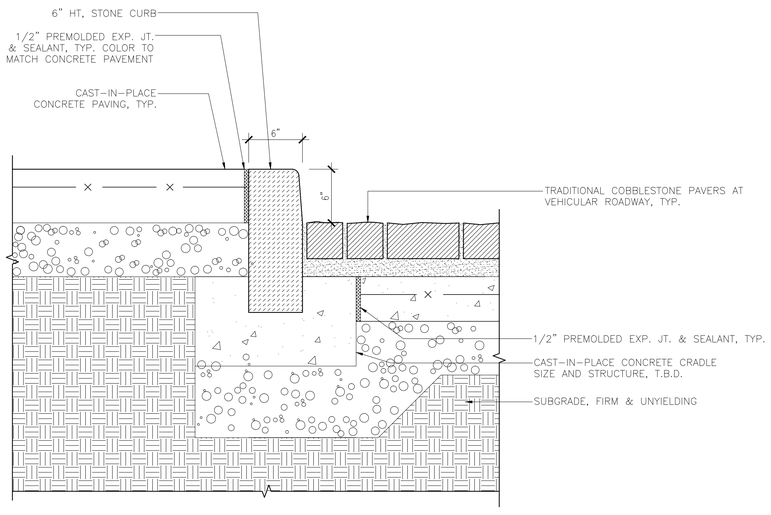
SCALE

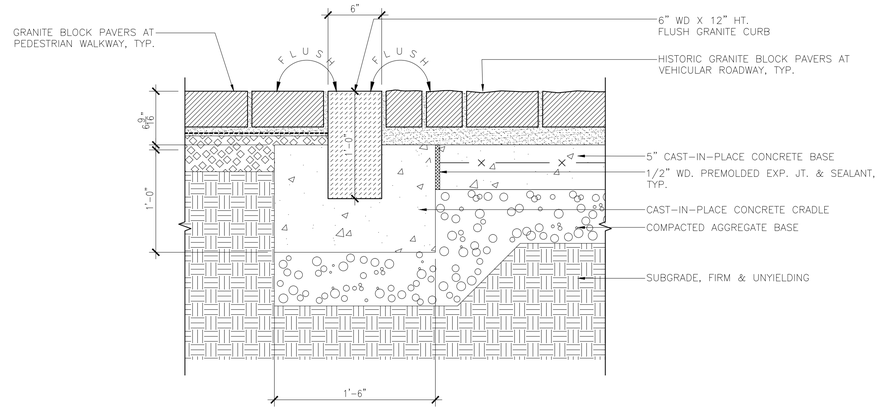
SHEET NUMBER
L-500.00



03 BOLLARD AT COBBLESTONE PAVERS, TYP.
1-1/2"=1'-0"



02 6" HT. STONE CURB, TYP.
1-1/2"=1'-0"



01 FLUSH STONE CURB, TYP.
1-1/2"=1'-0"

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SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
LANDSCAPE DETAILS
CURBS, STAIRS, WALLS

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	JV

SCALE

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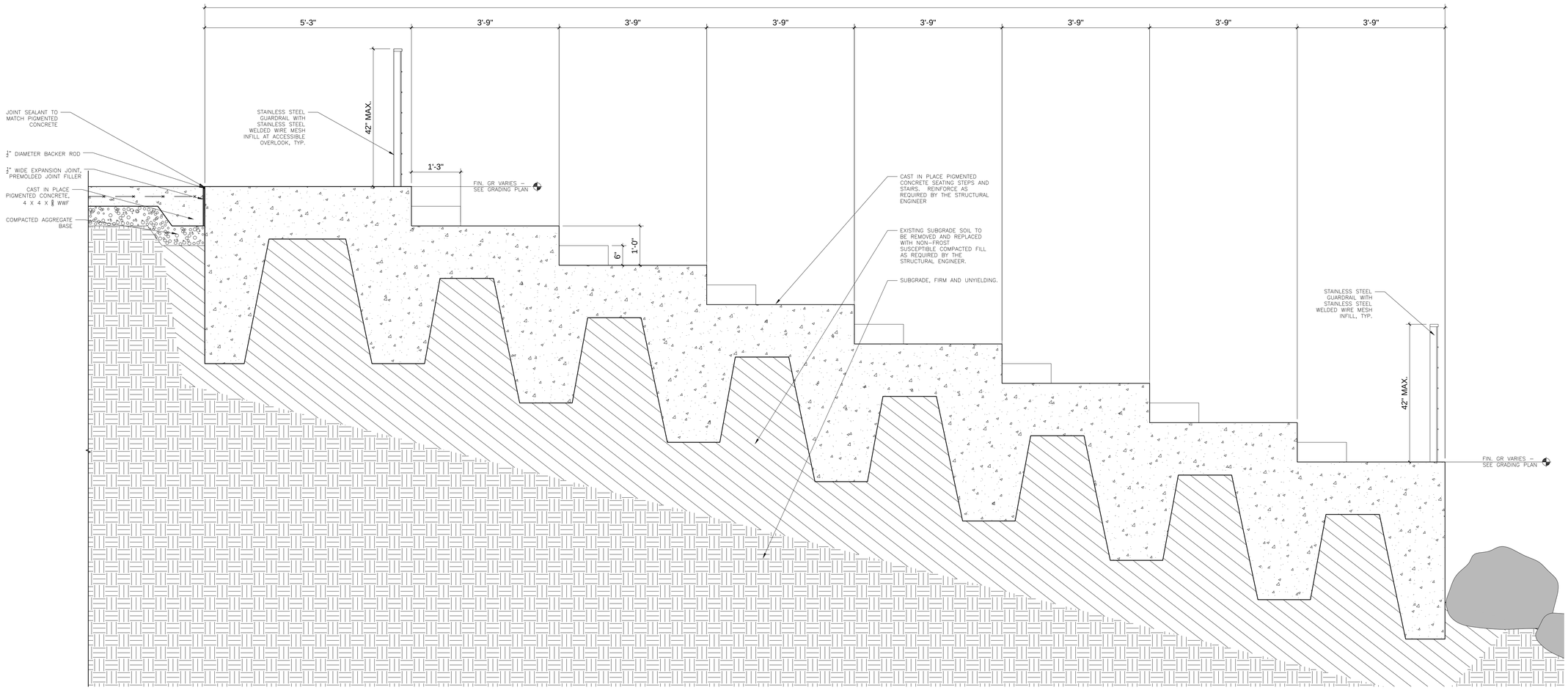
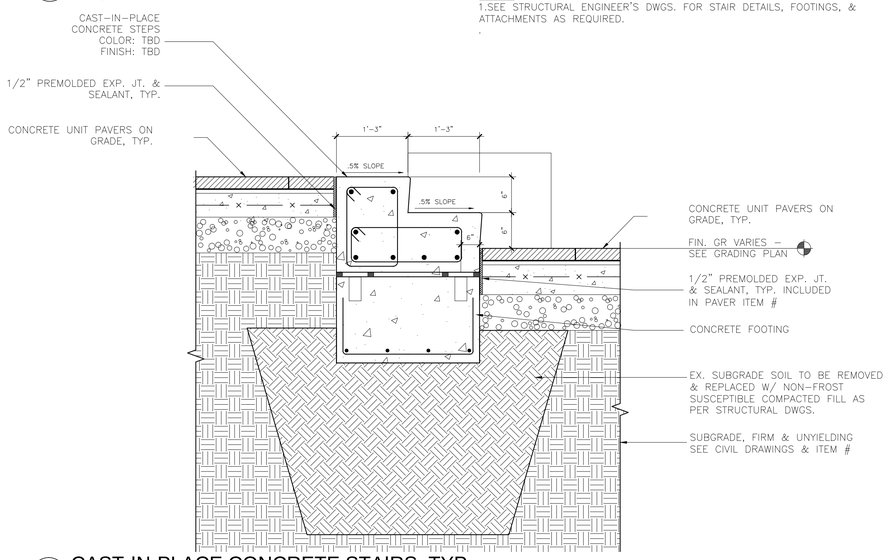


03 CONCRETE SEATING STAIRS, TYP.

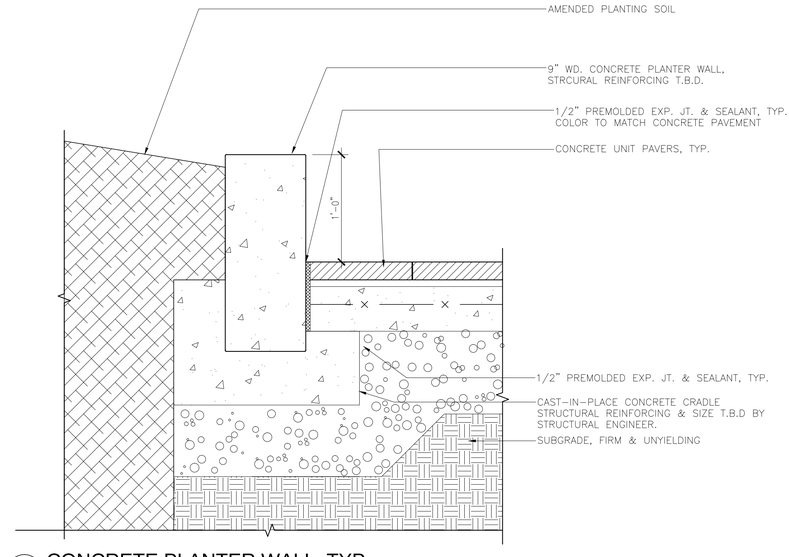
3/4"=1'-0"

NOTES:
1.SEE STRUCTURAL ENGINEER'S DWGS. FOR STAIR DETAILS, FOOTINGS, & ATTACHMENTS AS REQUIRED.



02 CAST-IN-PLACE CONCRETE STAIRS, TYP,

1"=1'-0"



01 CONCRETE PLANTER WALL, TYP.

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

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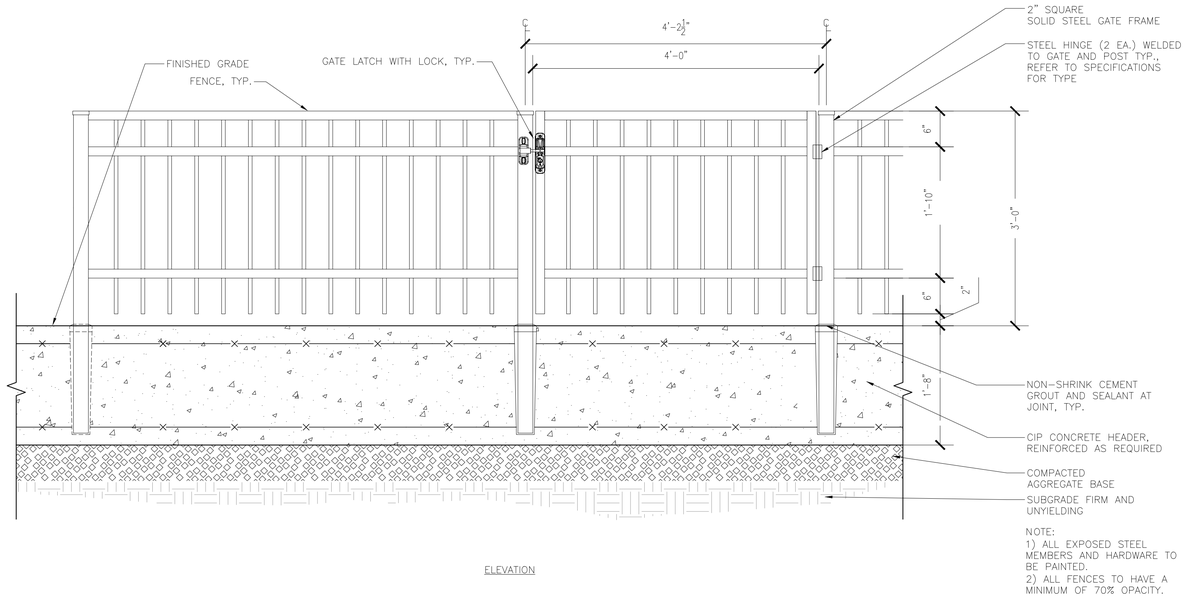
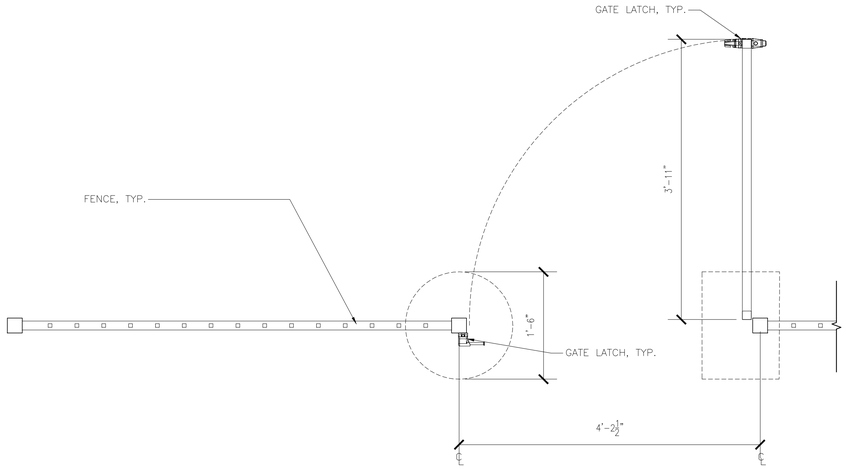


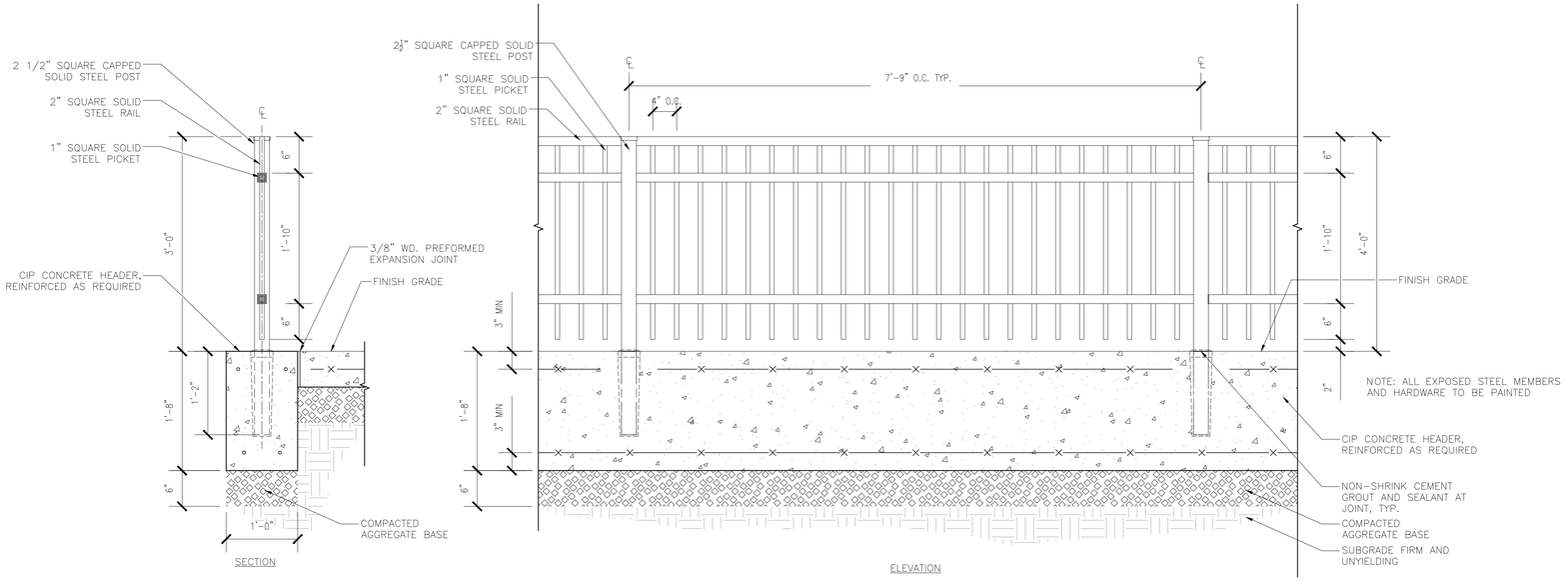
ELEVATION



PLAN

02 PLAY AREA GATE, TYP.

1"=1'-0"



01 PLAY AREA FENCE, TYP.

1"=1'-0"

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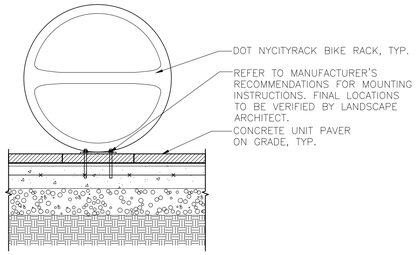
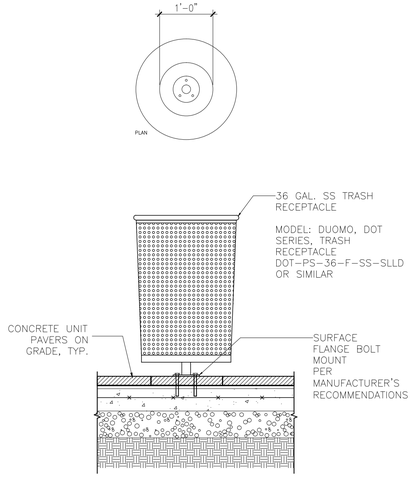
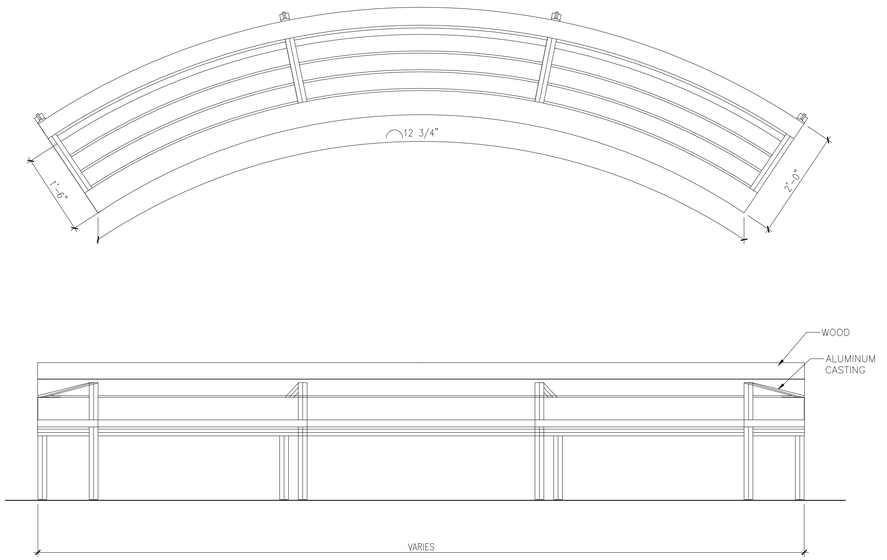


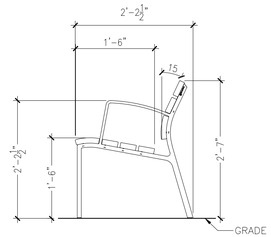
06 NYCityRACK, TYP.
3/4"=1'-0"

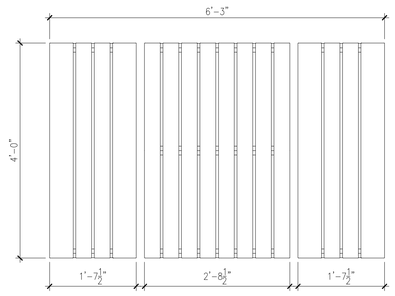


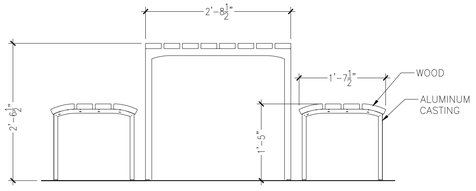
05 TRASH RECEPTACLE, TYP.
3/4"=1'-0"



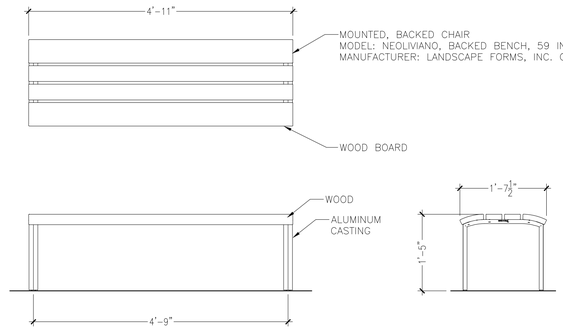
04 CURVED BENCH, TYPE E & F, TYP.
3/4"=1'-0"



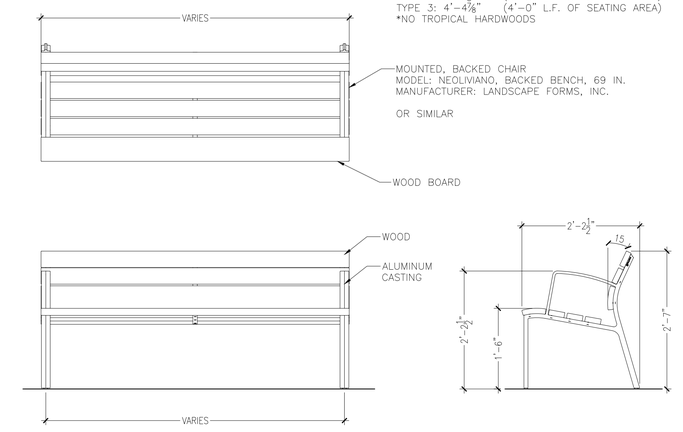




03 PICNIC TABLE, TYPE D
3/4"=1'-0"



02 STRAIGHT BENCH, TYPE C - WITHOUT BACK, TYP.
3/4"=1'-0"



01 STRAIGHT BENCH, TYPE A & B - WITH BACK, TYP.
3/4"=1'-0"

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Zoning Approval / ULURP

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SITE FURNISHINGS

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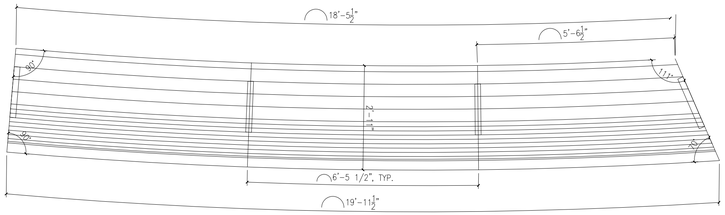
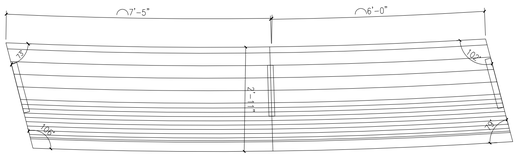
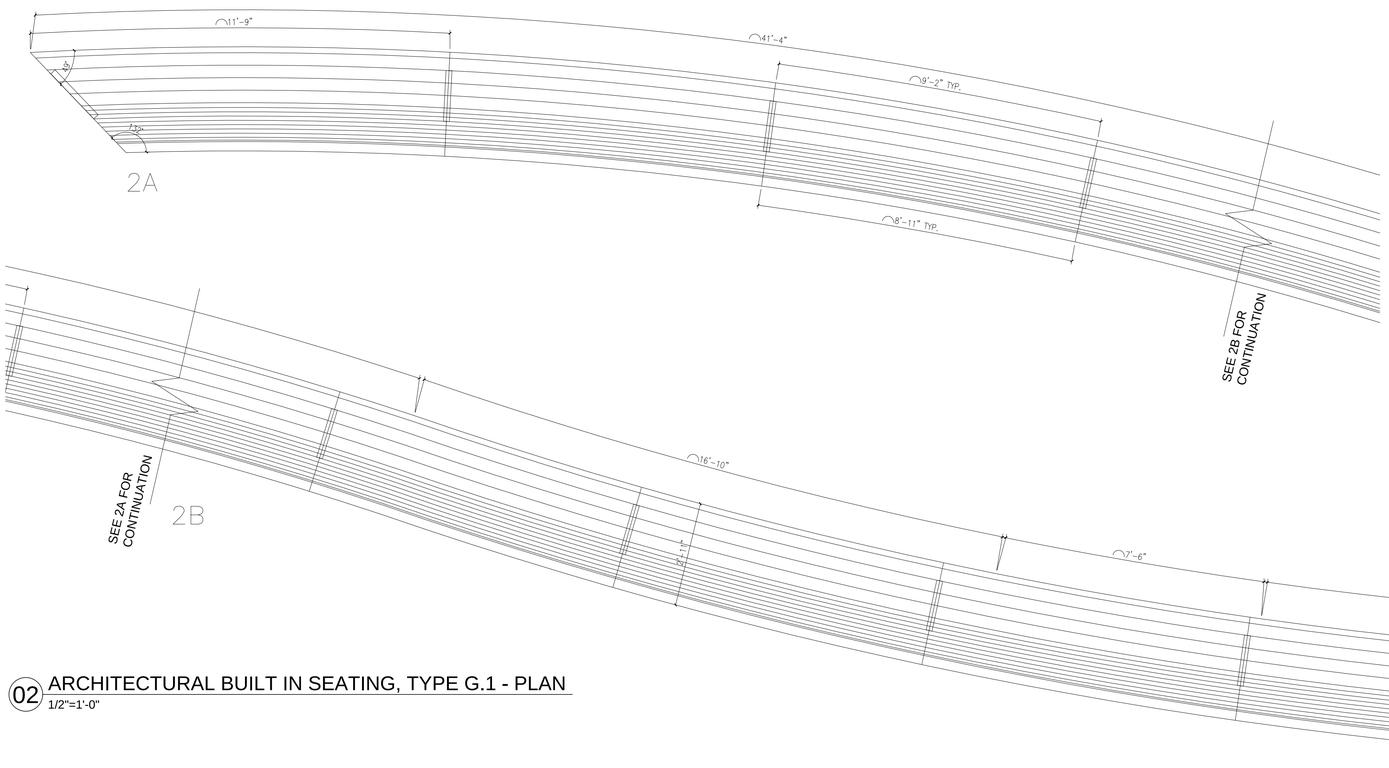


03 ARCHITECTURAL BUILT IN SEATING, TYPE G.2 - PLAN
1/2"=1'-0"

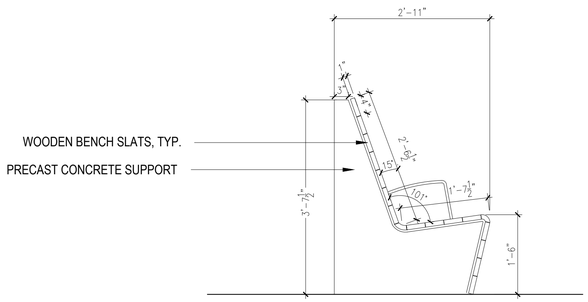


04 ARCHITECTURAL BUILT IN SEATING, TYPE G.3 - PLAN
1/2"=1'-0"



NOTE:
NO TROPICAL HARDWOODS TO BE USED IN SEATING

02 ARCHITECTURAL BUILT IN SEATING, TYPE G.1 - PLAN
1/2"=1'-0"



01 ARCHITECTURAL BUILT IN SEATING, SECTION, TYP.
3/4"=1'-0"

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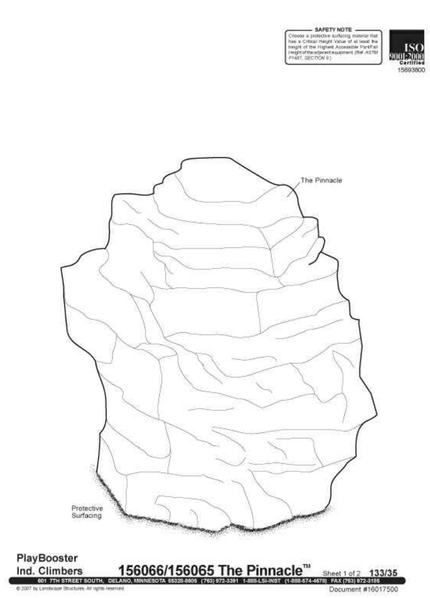
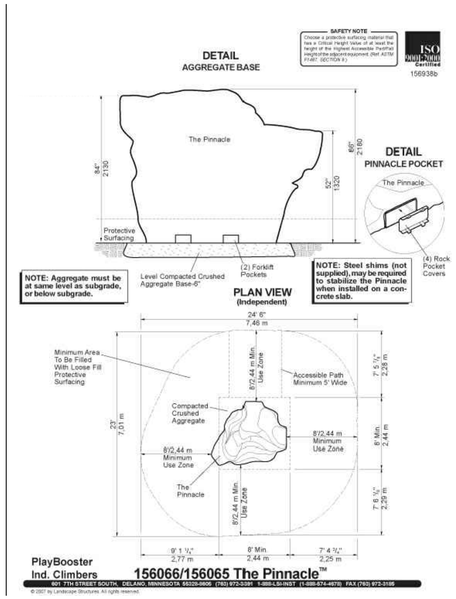
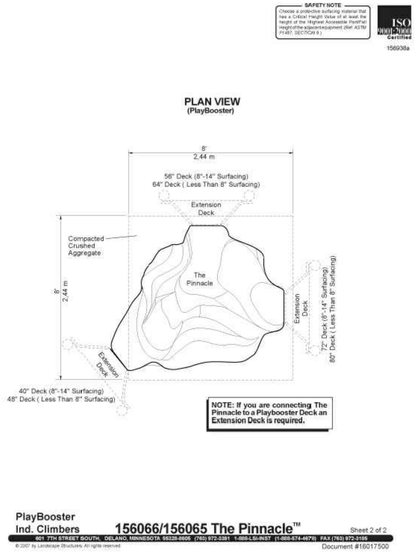
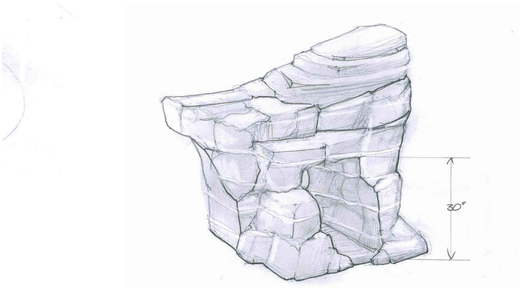




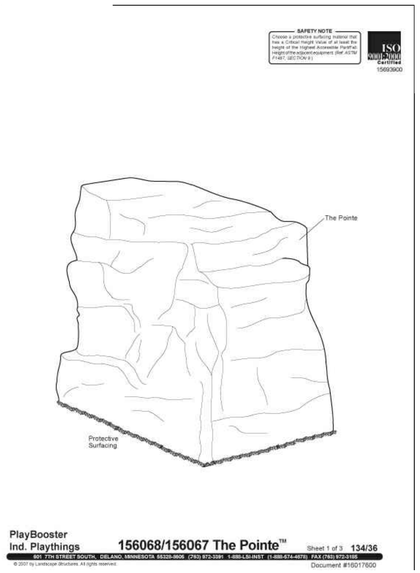


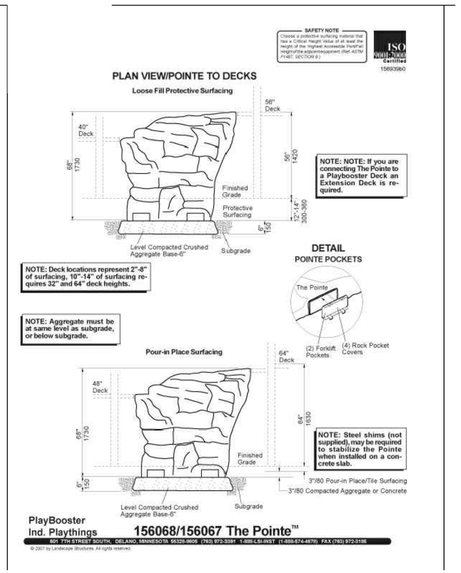


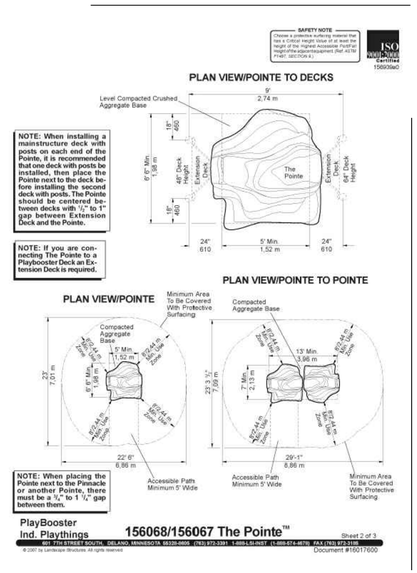
03 PINNACLE NATURAL CLIMBER - TYPE 3 COMPONENT OR SIMILAR

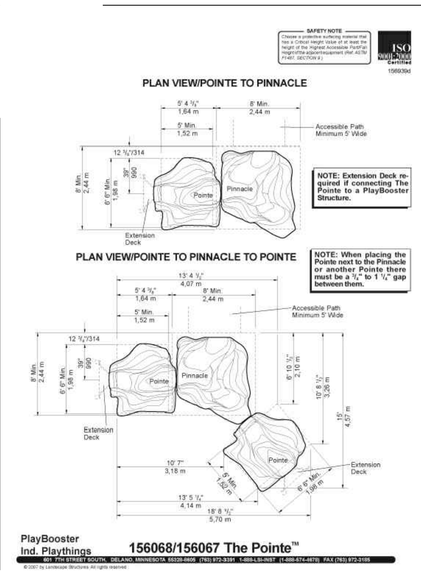
02 POINTE (WITH TUNNEL) NATURAL CLIMBER - TYPE 1 OR SIMILAR

B. GFRC POINT W/ TUNNEL









01 POINTE NATURAL CLIMBER - TYPE 3 COMPONENT OR SIMILAR

NOTES:
1. MODEL OR SIMILAR WILL BE PROVIDED. PHOTOS AND/OR IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.
2. PLAYGROUND EQUIPMENT TO INCLUDE EQUIPMENT FOR AGES 2–5 AND 5–12.

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SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
LANDSCAPE DETAILS
PLAY EQUIPMENT

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7/7/2014	BR	JV

SCALE

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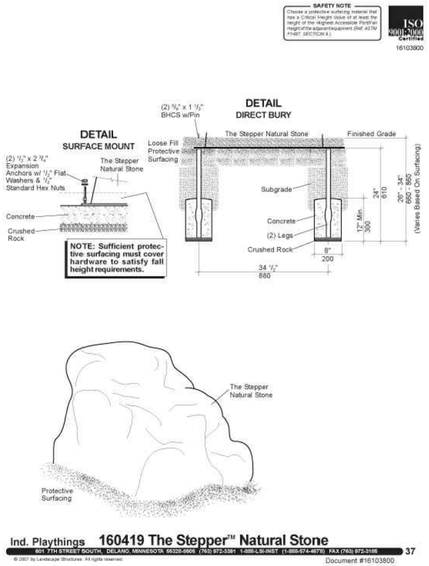
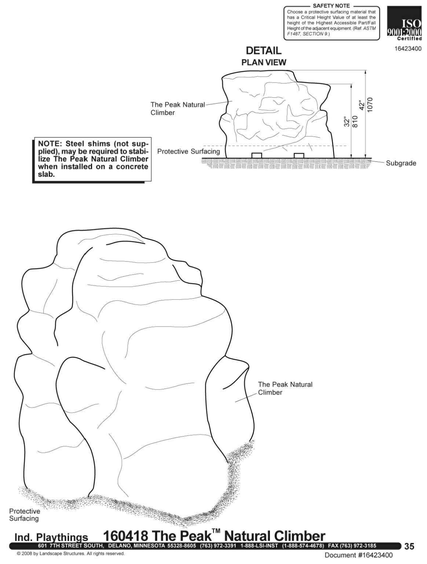
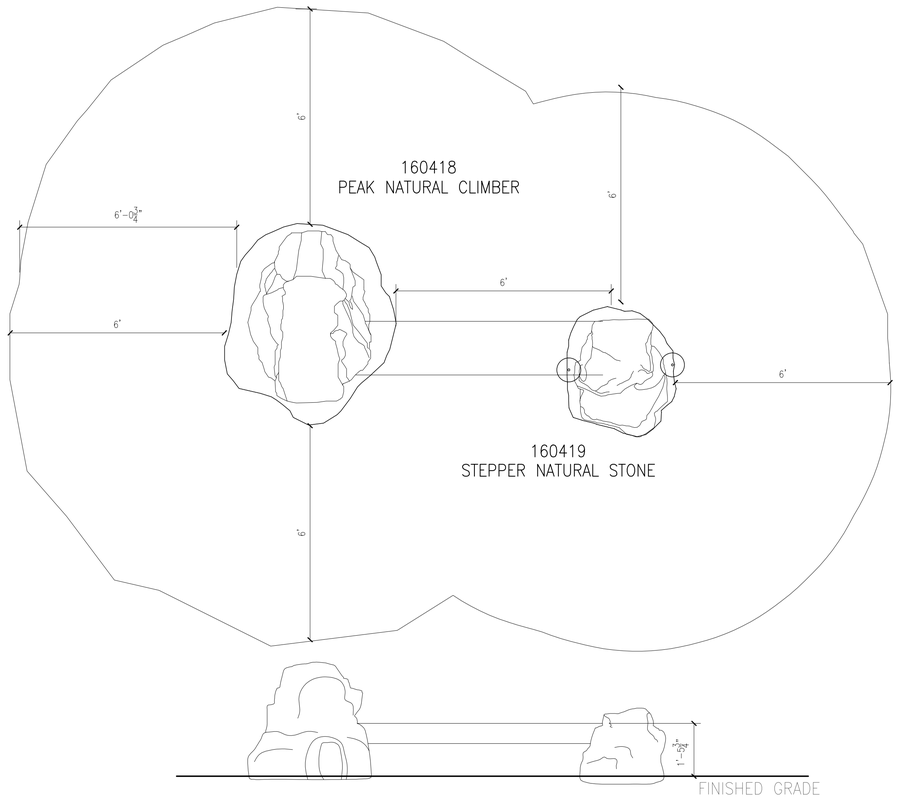


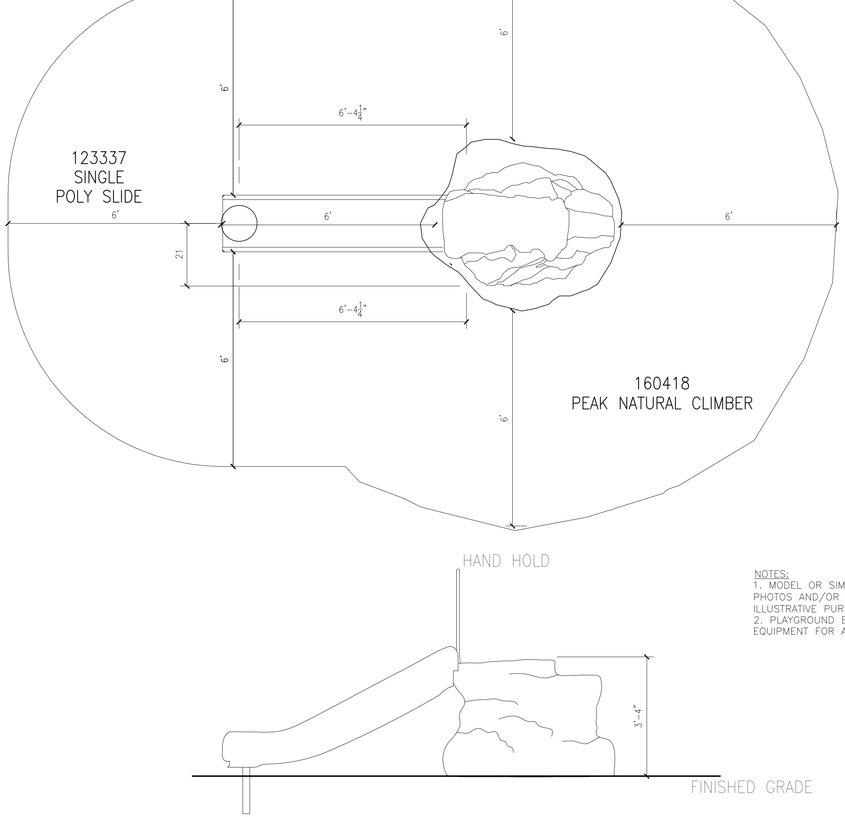
04 PINNACLE NATURAL CLIMBER - TYPE 3 COMPONENT OR SIMILAR



02 PEAK NATURAL CLIMBER - TYPE 2 & TYPE 4 COMPONENT OR SIMILAR



03 BRIDGE - CLIMBER TYPE 4 OR SIMILAR
1/2"=1'-0"



NOTES:
1. MODEL OR SIMILAR WILL BE PROVIDED. PHOTOS AND/OR IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.
2. PLAYGROUND EQUIPMENT TO INCLUDED EQUIPMENT FOR AGES 2–5 AND 5–12.

01 PEAK (WITH SLIDE) NATURAL CLIMBER - TYPE 2 OR SIMILAR
1/2"=1'-0"

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Astoria, New York
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PROJECT NO.
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LANDSCAPE DETAILS
PLAY EQUIPMENT

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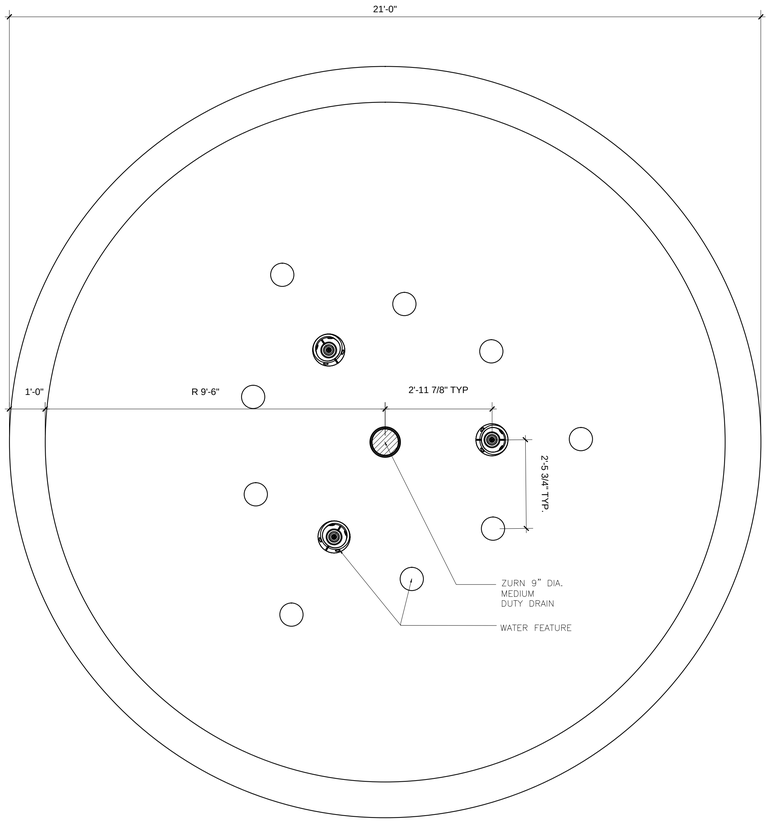
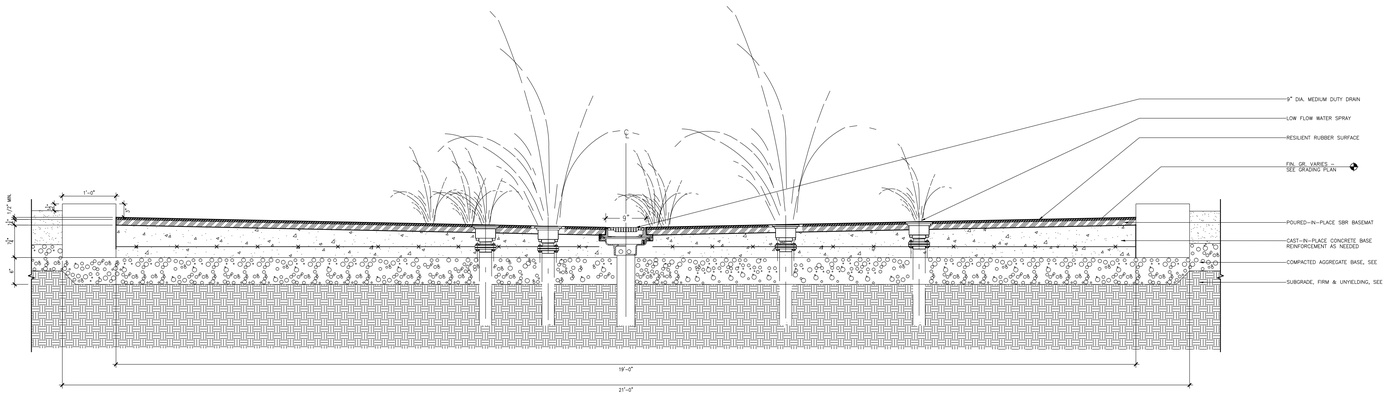


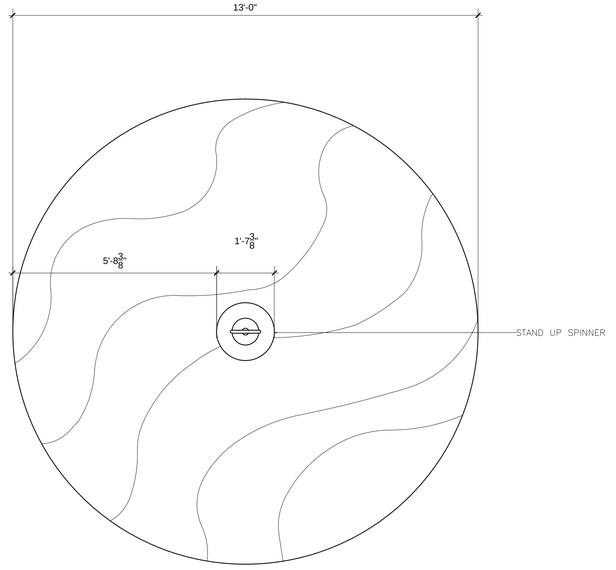
02 SPLASH PAD - PLAN
1/2"=1'-0"



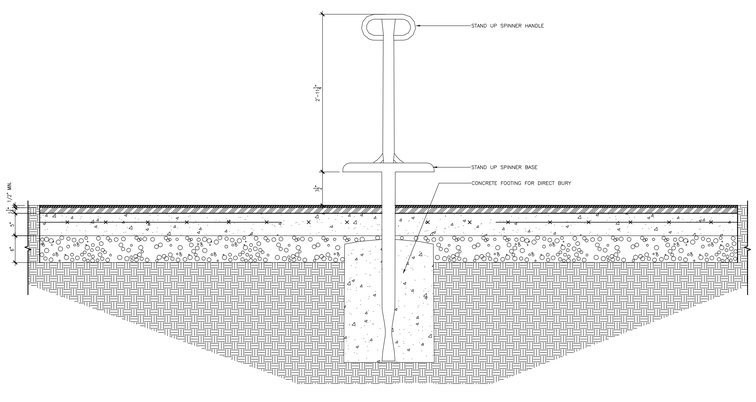
POWER VOLCANO 3 OR SIMILAR
MODEL # VOR-7650.0001

SPRAY ZONE: 19'

01 SPLASH PAD - SECTION
3/4"=1'-0"



04 SPINNER - PLAN
1/2"=1'-0"



STAND-UP SPINNER OR SIMILAR
MODEL # 155077A
AGE RANGE: 5 - 12

MAX. FALL HEIGHT: 8"
MIN. AREA REQUIRES: 14' DIA.

03 SPINNER - SECTION
3/4"=1'-0"

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Astoria, New York
Zoning Approval / ULURP

SHEET TITLE

LANDSCAPE DETAILS
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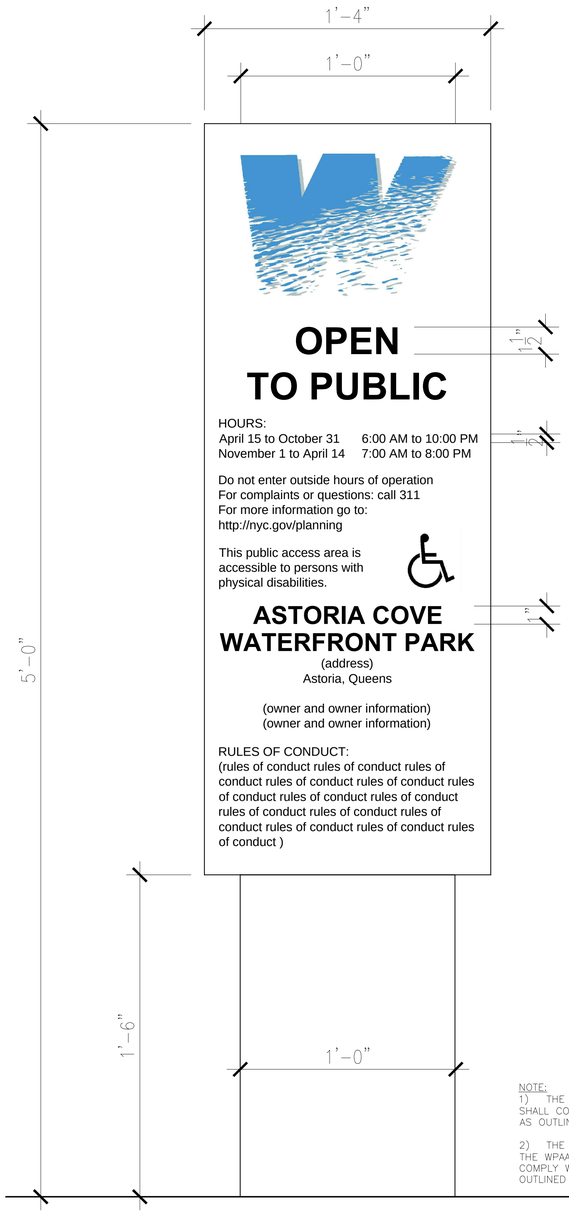
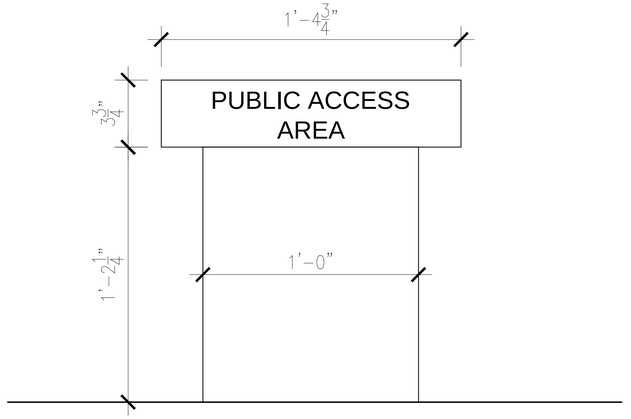


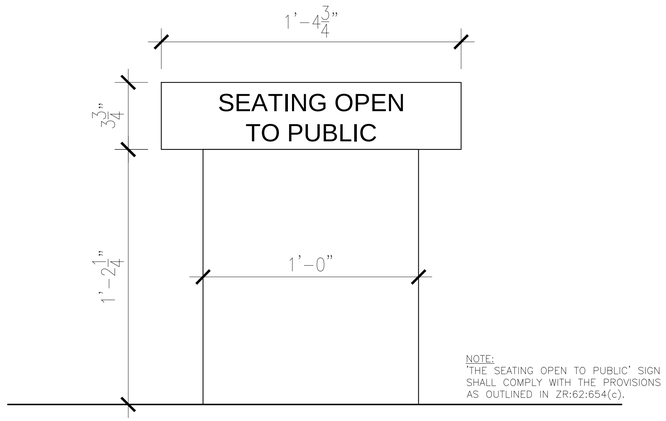
NOTE:
1) THE WPAA ENTRANCE SIGN SHALL COMPLY WITH THE PROVISIONS AS OUTLINED IN ZR:62:654.

2) THE PLACEHOLDER TEXT FOR THE WPAA ENTRANCE SIGN SHALL COMPLY WITH THE PROVISIONS AS OUTLINED IN ZR:62:654.

01 WPAA ENTRANCE SIGN, TYP.
1"=1'-0"

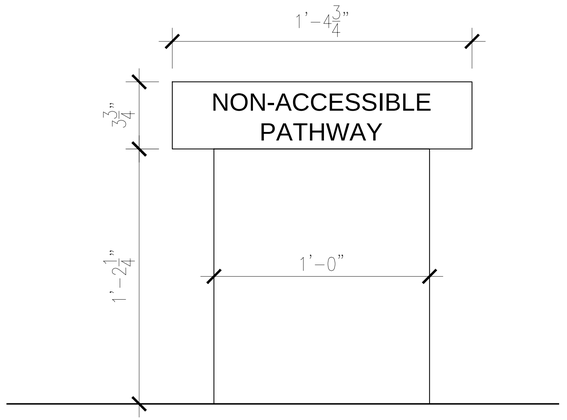


04 PUBLIC ACCESS AREA SIGN
1"=1'-0"



NOTE:
'THE SEATING OPEN TO PUBLIC' SIGN SHALL COMPLY WITH THE PROVISIONS AS OUTLINED IN ZR:62:654(c).

02 SEATING OPEN TO PUBLIC SIGN, TYP.
1"=1'-0"



03 NON-ACCESSIBLE PATHWAY ENTRY SIGN
1"=1'-0"

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Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
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SHEET TITLE
LANDSCAPE DETAILS
SIGNAGE

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE

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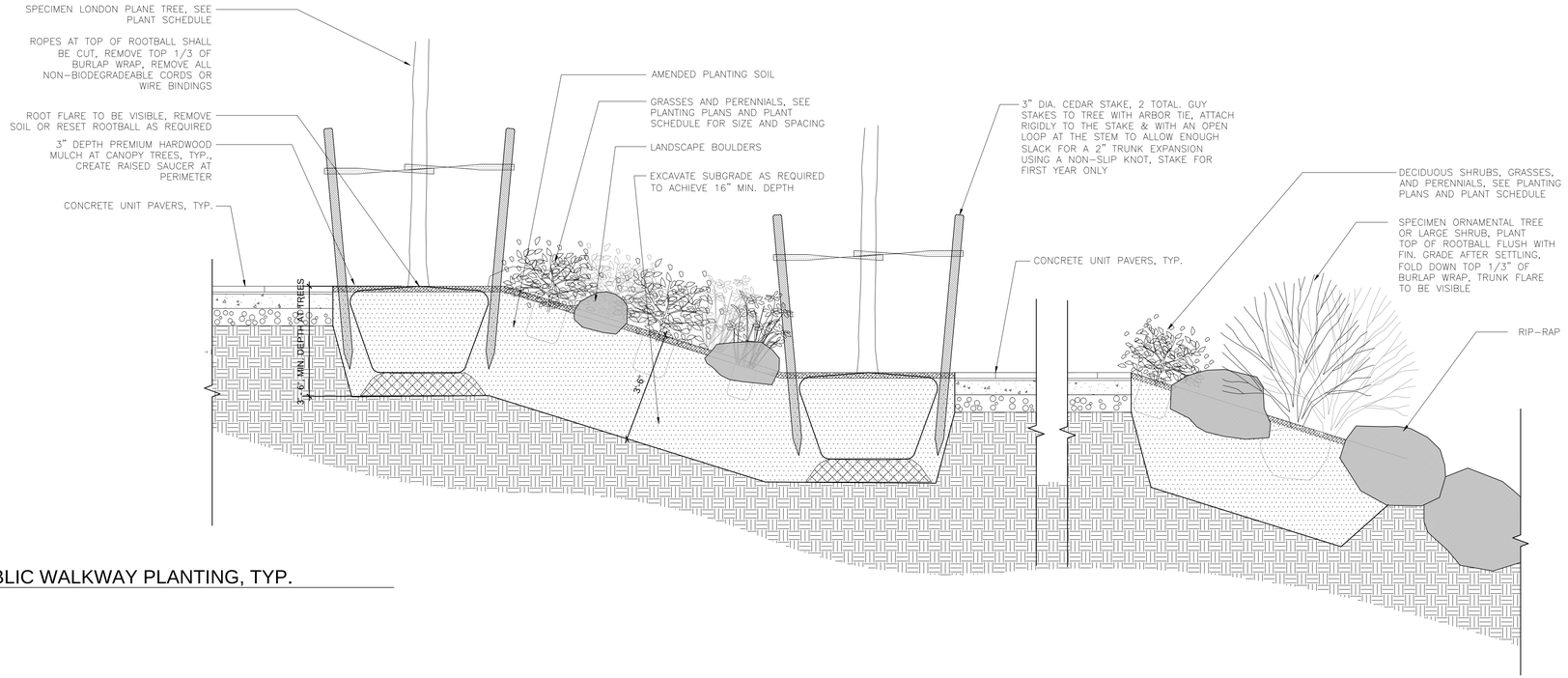
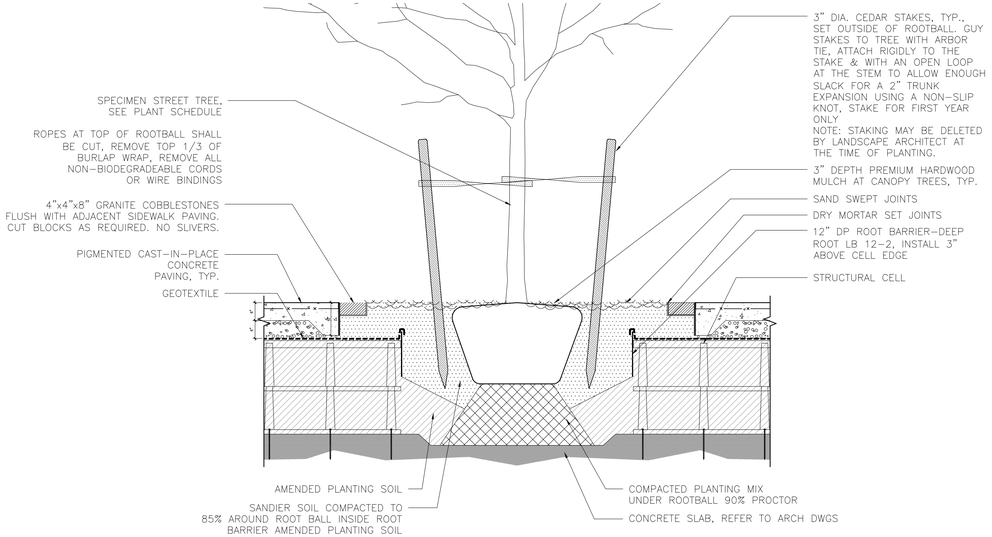
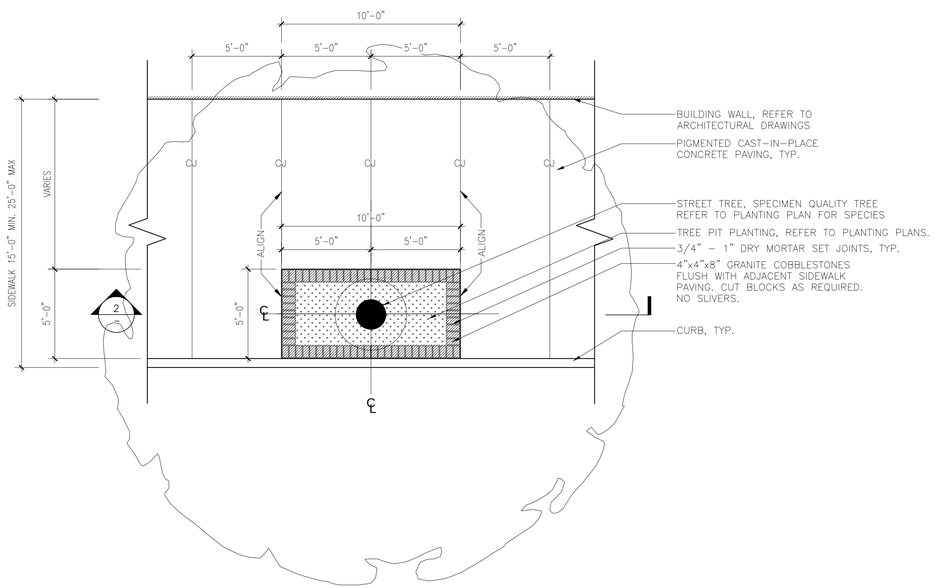
L-515.00



03 SHORE PUBLIC WALKWAY PLANTING, TYP.
1/2"=1'-0"



02 STREET TREE PLANTING WITH STRUCTURAL CELLS
1/2"=1'-0"



01 STREET TREE PLAN, TYP.
1/4"=1'-0"

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LANDSCAPE DETAILS PLANTING

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7/7/2014	BR	

SCALE

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L-520.00

LTG TYPE	DESCRIPTION	LOCATION	AREA DESIGNATION	LAMP TYPE	LAMP WATTAGE	LAMP LUMENS	QUANTITY	REMARKS
SLA	Stad Luminare - 30 ft Davit Pole	26th Ave. - 9th & 4th Sts.	STSC	HPS	100 watt	8,800 lumens	21	Staggered Arrangement - Consider LED Equivalent
DLA	Icon Mini - 15 ft pole	8th Street Entry	PAA South	Metal Halide - 3K	100 watt	8,100 lumens	6	Consider LED Equivalent
DLB	Icon Mini - Cable Hung	8th Street Mews	PAA South - UC2	Metal Halide - 3K	39 watt	3,300 lumens	32	Consider LED Equivalent
DLC	Tree Uplights	8th Street Tree Pits	PAA South - UC2	LED - 3K	15 watt	603 lumens	45	
DLD	Icon Maxi - 20 ft pole	Shore Driving Lane	PAA North 1 & 2 - UC	Metal Halide - 3K	150 watt	12,000 lumens	6	Consider LED Equivalent
DLE	Tolbold - 12 ft pole	Shore Walking Path	SPAA 1, 2 & 3 - SPW	Metal Halide - 3K	39 watt	3,300 lumens	42	Consider LED Equivalent
DLF	Urban Marker Floodlight Medium	Shore Walking Path	SPW	Metal Halide - 3K	70 watt	6,600 lumens	25	Consider LED Equivalent
DLG	Urban Marker Floodlight Narrow	Shore Walking Path	SPW	Metal Halide - 3K	39 watt	3,300 lumens	16	Consider LED Equivalent
DLH	Urban Marker Beacon	Shore Walking Path	SPW	LED	15 watt	180 lumens	8	Color to comply with FAA guidelines
DLI	Step Lighting	Low Level Feature	UC - STSC	LED - 3K	8 watt	93 lumens	14	
DLJ	Handrail Lighting	Low Level Feature	UC	LED - 3K	1.6 w per linear ft	71 lumens per ft	44 ft	
DLK	Bench Lighting	Low Level Feature	STSC	LED - 3K	1.6 w per linear ft	71 lumens per ft	24 ft	

LEGEND

- 12' WD. CIRCULATION PATH
- 6' SECONDARY CIRCULATION PATH
- PIGMENTED CAST-IN-PLACE CONCRETE
- NYC DOT STANDARD CONCRETE SIDEWALK
- LANDSCAPE BOULDERS
- RIP RAP STABILIZATION
- BIKE RACK
- TRASH RECEPTACLE
- LIGHT POLE
- HANGING LIGHT FIXTURE
- CAFE TABLES AND MOVABLE CHAIRS
- WPAA ENTRY SIGN
- NON-ACCESSIBLE PATHWAY ENTRY SIGN
- "SEATING OPEN TO PUBLIC" SIGN
- STRAIGHT BENCH WITHOUT BACK
- STRAIGHT BENCH WITH BACK
- PICNIC TABLE SEATING
- CURVED BENCH WITH BACK
- BUILT-IN SEATING
- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- FEMA 100 YEAR FLOOD BOUNDARY
- STREET CENTERLINE

WPAA
- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- UC UPLAND CONNECTION
- PAA PUBLIC ACCESS AREA

- STSC STREETSCAPE
- 50'-0" ZONING LOT DIMENSION

GENERAL NOTES

1. AREA OUTSIDE LARGE SCALE DEVELOPMENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATION APPROVAL.
3. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.
4. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. HEIGHT MAY BE MEASURED FROM BASE FLOOD ELEVATION OR OTHER APPLICABLE DATUM EFFECTIVE PER ZONING OR OTHER CITY ACTION EFFECTIVE AT TIME OF FILING FOR A BUILDING PERMIT.

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LIGHTING PLAN
NORTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	JC/AK	

SCALE
1" = 30"

SHEET NUMBER
LT-100.00



LTG TYPE	DESCRIPTION	LOCATION	AREA DESIGNATION	LAMP TYPE	LAMP WATTAGE	LAMP LUMENS	QUANTITY	REMARKS
SLA	Stad Luminare - 30 ft Davit Pole	26th Ave. - 9th & 4th Sts.	STSC	HPS	100 watt	8,800 lumens	21	Staggered Arrangement - Consider LED Equivalent
DLA	Icon Mini - 15 ft pole	8th Street Entry	PAA South	Metal Halide - 3K	100 watt	8,100 lumens	6	Consider LED Equivalent
DLB	Icon Mini - Cable Hung	8th Street Mews	PAA South - UC2	Metal Halide - 3K	39 watt	3,300 lumens	32	Consider LED Equivalent
DLC	Tree Uplights	8th Street Tree Pits	PAA South - UC2	LED - 3K	15 watt	903 lumens	45	
DLD	Icon Maxi - 20 ft pole	Shore Driving Lane	PAA North 1 & 2 - UC	Metal Halide - 3K	150 watt	12,000 lumens	6	Consider LED Equivalent
DLE	Tolbold - 12 ft pole	Shore Walking Path	SPAA 1, 2 & 3 - SPW	Metal Halide - 3K	39 watt	3,300 lumens	42	Consider LED Equivalent
DLF	Urban Marker Floodlight Medium	Shore Walking Path	SPW	Metal Halide - 3K	70 watt	6,600 lumens	25	Consider LED Equivalent
DLG	Urban Marker Floodlight Narrow	Shore Walking Path	SPW	Metal Halide - 3K	39 watt	3,300 lumens	16	Consider LED Equivalent
DLH	Urban Marker Beacon	Shore Walking Path	SPW	LED	15 watt	180 lumens	8	Color to comply with FAA guidelines
DLI	Step Lighting	Low Level Feature	UC - STSC	LED - 3K	8 watt	93 lumens	14	
DLJ	Handrail Lighting	Low Level Feature	UC	LED - 3K	1.6 w per linear ft	71 lumens per ft	44 ft	
DLK	Bench Lighting	Low Level Feature	STSC	LED - 3K	1.6 w per linear ft	71 lumens per ft	24 ft	

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LEGEND

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- 6' SECONDARY CIRCULATION PATH
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- NYC DOT STANDARD CONCRETE SIDEWALK
- LANDSCAPE BOULDERS
- RIP RAP STABILIZATION
- BIKE RACK
- TRASH RECEPTACLE
- LIGHT POLE
- HANGING LIGHT FIXTURE
- CAFE TABLES AND MOVABLE CHAIRS
- WPAA ENTRY SIGN
- NON-ACCESSIBLE PATHWAY ENTRY SIGN
- "SEATING OPEN TO PUBLIC" SIGN
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- STRAIGHT BENCH WITH BACK
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- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- FEMA 100 YEAR FLOOD BOUNDARY
- STREET CENTERLINE

WPAA
- SPW SHORE PUBLIC WALKWAY
- SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
- UC UPLAND CONNECTION
- PAA PUBLIC ACCESS AREA

- WPAA WATERFRONT PUBLIC ACCESS AREA
- STSC STREETSCAPE
- 50'-0" ZONING LOT DIMENSION

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	04/16/2014	ULURP FILING SET
	06/03/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

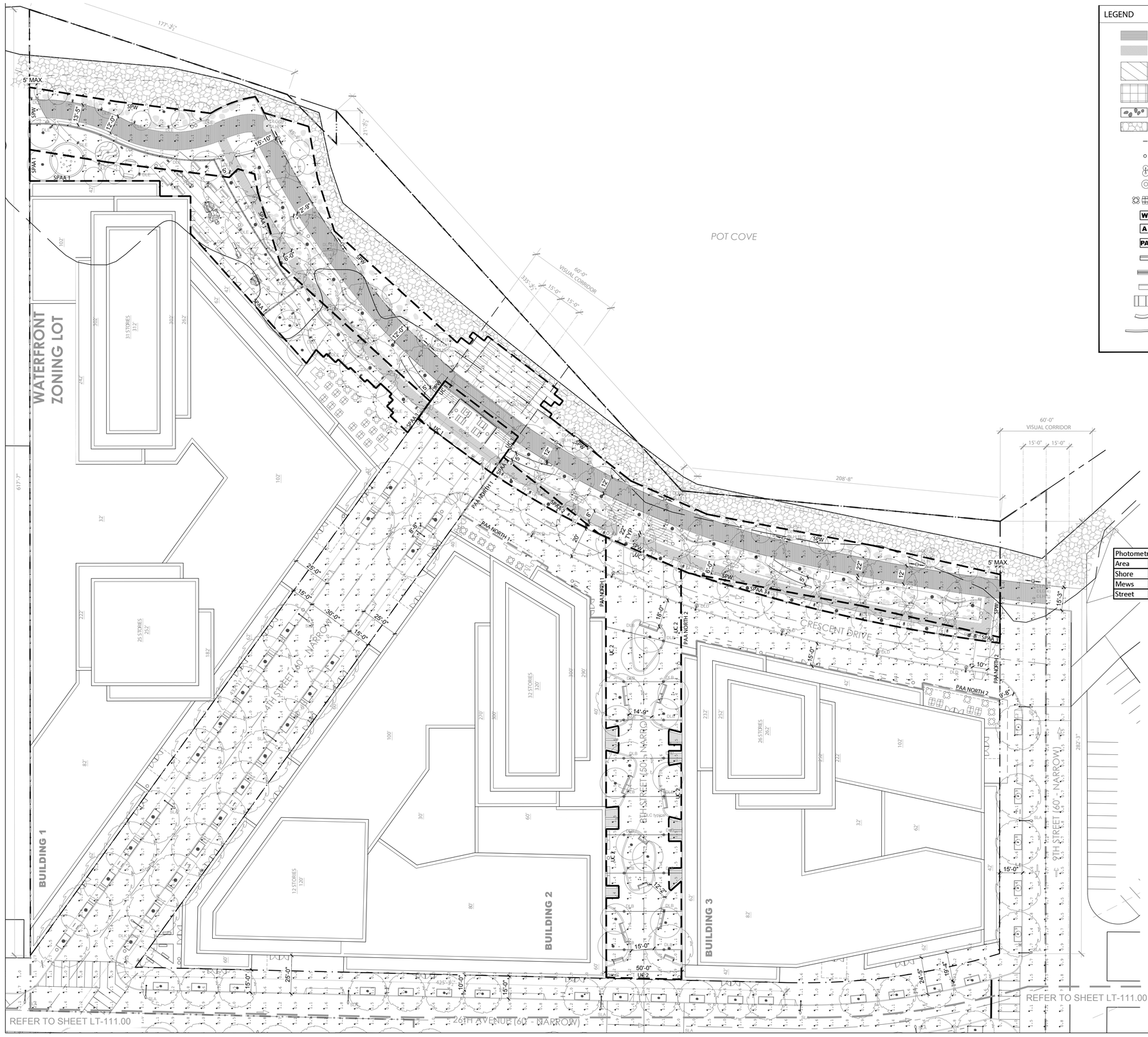
PROJECT NO.
09003

SHEET TITLE
LIGHTING PLAN
SOUTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	JC/AK	

SCALE
1" = 30"

SHEET NUMBER
LT-101.00



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Photometric Plan Calculation Summary					
Area	Area Designation	Units	Avg FC	Min FC	Avg/Min Contrast Ratio
Shore	PAA North 1&2 - UC - SPAA 1,2&3 - SPW	FC	2.35	0.3	7.83 to 1
Mews	PAA South - UC2	FC	1.51	0.7	2.16 to 1
Street	STSC	FC	0.82	0.2	4.1 to 1

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SEAL

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

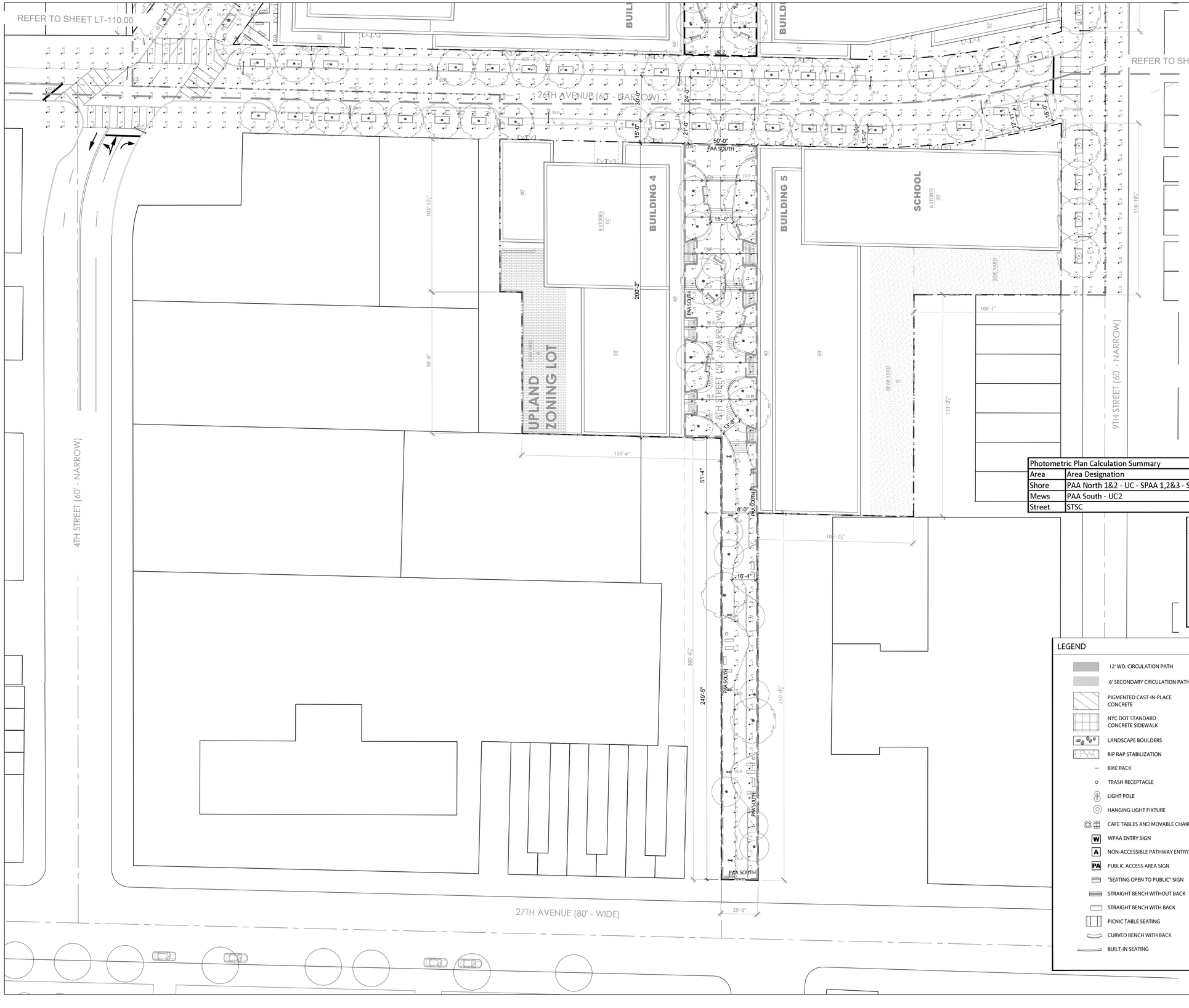
PROJECT NO.
09003

SHEET TITLE
PHOTOMETRIC PLAN NORTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	JC/AK	

SCALE
1" = 30"

SHEET NUMBER
LT-110.00



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SEAL

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
PHOTOMETRIC PLAN SOUTH

DATE	DRAWN BY	CHECKED BY
7/7/2014	JC/AK	

SCALE
1" = 30"

SHEET NUMBER
LT-111.00

LP Icon Mini Post Top

TYPE DLA - 8TH STREET ENTRY
DISTINCTIVE PEDESTRIAN LUMINAIRE

OR EQUIVALENT

LPI-MIN-PT-BASIC

PRODUCT SPECIFICATION

Product description

Wabilink: 202

Design: Mads Odgård

Light Concept. The fixture provides mainly direct downward illumination. ~~In the opal version the shade is lit up from within and creates a soft diffuse upwards light.~~ In the basic version the shade is opaque. Depending on the choice of reflector, the downward lighting characteristics will vary. The reflector types have been designed in three variations to provide either asymmetrical ~~or symmetrical~~ distributions of light.

Finish: natural painted aluminium, powder coated.

Material: Shade: ~~Frontmount injection moulded white opal acrylic~~ or injection moulded opaque ASA. Reflector: Pre-anodized segmented high reflectance aluminium. Bottom enclosure: Silk screened heat tempered glass. Housing: Die cast aluminium.

Mounting: Post top: Mounted on straight (SRA) arm.

Weight: Max. 27 lbs.

Label: cULus, Wet location, IBDW.



Product code	Light source	Voltage	Finish	Distribution/Trim	Shade	Transition to pole
LPI-MIN-PT	1*100W A60/E9-17 medium	120/208/240/277V 120/277V	BAT PAINT ALU	T3	BASIC	SRA

a. 150W variant provided with one 120/208/240/277V integral open core and coil ballast.
b. 100W variant provided with one 120/277V integral electronic ballast.

~~Specially engineered luminaire.~~
I. Opal shade, it imparts incident light.
II. For pole selection, refer to Pole page.
IV. The compostable ED version has the following classification: Ingress Protection Code: IP66.

LP Icon Mini Post Pole

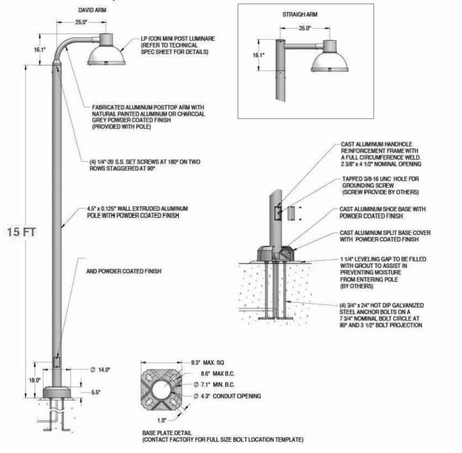
TYPE DLA - 8TH STREET ENTRY
DISTINCTIVE PEDESTRIAN POLE

OR EQUIVALENT

LPI-MIN-POLE

PRODUCT SPECIFICATION

Material description



LP Icon Maxi Post Top

TYPE DLD - SHORE ROAD
DISTINCTIVE DRIVING LANE LUMINAIRE

OR EQUIVALENT

LPI-MAX-PT-BASIC

PRODUCT SPECIFICATION

Product description

Wabilink: 203

Design: Mads Odgård

Light Concept. The fixture provides mainly direct downward illumination. ~~In the opal version the shade is lit up from within and creates a soft diffuse upwards light.~~ In the basic version the shade is opaque. Depending on the choice of reflector, the downward lighting characteristics will vary. The reflector types have been designed to provide either asymmetrical or symmetrical distributions of light.

Finish: natural painted aluminium, powder coated.

Material: Shade: ~~Frontmount injection moulded white opal acrylic~~ or injection moulded opaque ASA. Reflector: Pre-anodized segmented high reflectance aluminium. Bottom enclosure: Silk screened heat tempered glass. Housing: Die cast aluminium.

Mounting: Post top: Mounted on davit (DAV), or straight (SRA) arm.

Weight: Max. 43 lbs.

Label: cULus, Wet location, IBDW.



Product code	Light source	Voltage	Finish	Distribution/Trim	Diff./Ref./Obst.	Transition to pole	Options
LPI-MAX-PT	150 WATT	120/208/240/277V	BAT PAINT ALU	T3	FULL CUTOFF	SRA	NOT APPLICABLE HSE EMC DRS

a. MH variant provided with one 120/208/240/277V integral open core and coil ballast.

~~Specially engineered luminaire.~~
I. Opal shade, it imparts incident light.
II. For pole selection, refer to Pole page.
IV. The compostable ED version has the following classification: Ingress Protection Code: IP66.

LP Icon Maxi Post Pole

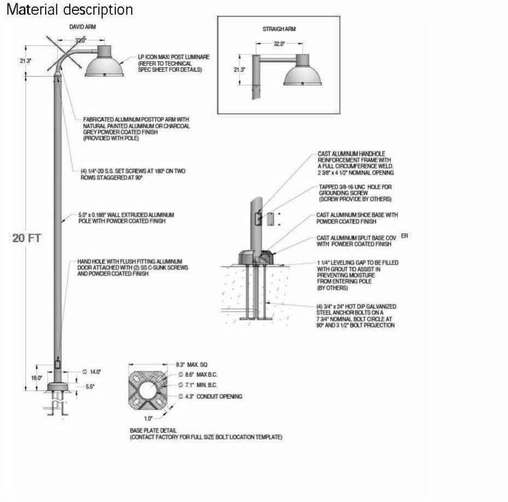
TYPE DLD - SHORE ROAD
DISTINCTIVE DRIVING LANE POLE

OR EQUIVALENT

LPI-MAX-POLE

PRODUCT SPECIFICATION

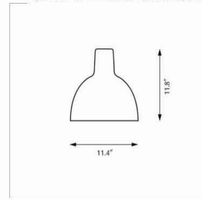
Material description



Toldbod 11.4 Post

TYPE DLE - SHORE PUBLIC WALKWAY
DISTINCTIVE PEDESTRIAN LUMINAIRE





Design: Louis Poulsen Lighting A/S

Concept: The light is directed 100% downwards and the shade has a matte white painted interior emitting a soft, diffused, comfortable light.

Finish: Natural painted aluminum, powder coated.

Material: Shield: Injection molded clear polycarbonate. Luminaire head: Die cast alluminum.

Mounting: Post top: Mounted on Straight (SRA) arm.

Weight: Max. 14 lbs.

Label: cULus, Wet location, IBDW.

Product code	Light source	Voltage	Finish	Transition to pole
10PT	1*70W/HIE/MD-T7 medium 39 watt	120/277V	BAT PAINT ALU	SRA

Specification sheet
a. Provided with one 120/277V T-rex style ballast to be mounted in the pole.

IV. Luminaire
II. For pole selection, refer to Pole page.
III. The compostable ED version has the following classification: Ingress Protection Code: IP23.

louis poulsen

Toldbod Post Pole

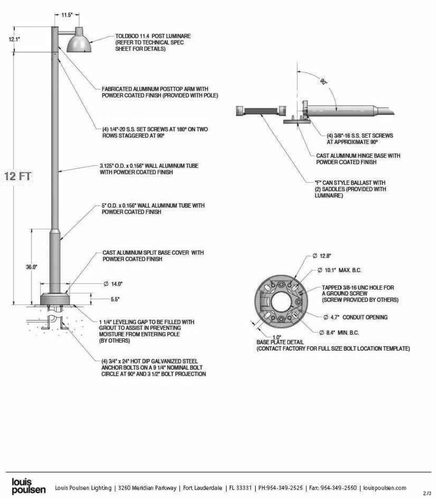
TYPE DLE - SHORE PUBLIC WALKWAY
DISTINCTIVE PEDESTRIAN POLE

OR EQUIVALENT

10PT-Pole

PRODUCT SPECIFICATION

Material description



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KEY PLAN

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Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
LIGHTING FIXTURE DETAILS

DATE	DRAWN BY	CHECKED BY
7/7/2014	JC/AK	

SCALE
NO SCALE

SHEET NUMBER
LT-200.00

TYPE SLA
DOT STREET LIGHTING STANDARD LUMINAIRE

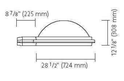
OR EQUIVALENT

BENEFITS

- Excellent performance in the most demanding environmen
- Dark-sky friendly optics provide full cut-off lighting.
- Available in different distributions for optimal photometry.
- Toolfree access for ease of maintenance.
- Superior mechanical resistance to vibrations.

LUMINAIRES

Conform to the ***UL 1598*** *and* ***CSA C22.2 No. 250.0-08*** *standards*



CTM

FLAT LENS OPTICS
EPA: 1.70 sq. ft.
Weight: 60 lbs (272 kg)

LAMPS / HID

WATTAGE		CTM TYPE
100 HPS, magul	TYPE SLA	ED23 1/2

N/A = Not available

OPTICAL SYSTEMS / HID

(Lamps not included)

FLAT LENS optics
Reflector permanently sealed on a flat tempered-glass lens.

CTM
MCF= Medium cut-off (I)

* Photometry available on Philips Lumec's web site www.lumec.com

VOLTAGE

120 / 208 / 240 / 277 / 347 / 480

> *Multi-tap ballast also available.*

Philips Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification. For the latest updates go to ***www.lumec.com***

OR EQUIVALENT PHILIPS LUMEC

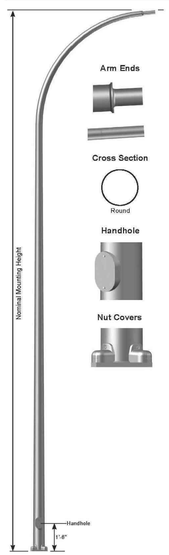
valmont OR EQUIVALENT STRUCTURES

ROUND TAPERED STEEL Smooth DS90

TYPE SLA
DOT STREET LIGHTING STANDARD POLE

Job Name: _____ Client Name: _____
Job Location - City: _____ State: _____ Created By: _____ Date: _____
Product: DS90 _____ Quote: _____ Customer Approval: _____ Date: _____

Pole Assembly - Steel | RTS / Smooth | DS90



SPECIFICATIONS

Pole - The pole shaft conforms to ASTM A595 Grade A with a constant linear taper of 0.14 in/ft.

Davit Arm - Davit arm shaft conforms to ASTM A595 Grade A with a constant linear taper of 0.14 in/ft. A single davit arm is either an integral part of the pole shaft or a separate section which slipfits the pole shaft. Double davit arms are a separate section which slipfits the pole shaft. Double luminaire arms can only be oriented 180° apart.

Handhole - A covered handhole and grounding provision with hardware is provided.

Nut Covers - Anchor bolt nut covers with hardware are provided.

Full Base Cover - Optional two-piece full base cover is fabricated from ABS plastic. Valmont reserves the right to provide an optional two-piece steel full base cover on some applications depending upon the finish requirement and/or pole base diameter.

Anchor Base - The anchor base (base plate) conforms to ASTM A36.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Hardware - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish - Standard finishes are galvanized, prime painted or any of Valmont's V-PRO™ Protection Systems. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

ARM DATA

30 FT POLE HEIGHT
8 FT ARM EXTENSION

LP Icon Mini Cable Hanger

TYPE DLB - 8TH STREET MEWS
DISTINCTIVE CABLE HUNG LUMINAIRE

OR EQUIVALENT

LPI-MIN-OH-BASIC

PRODUCT SPECIFICATION

Product description

Weblink: 207

Design: Mads Odgård

Light Concept: The fixture provides direct downward illumination. The reflector has been designed to provide a round symmetrical distribution of light. ~~In the opal version the shade is lit up from within, and creates a soft diffuse upward light.~~ In the basic version the shade is opaque.

Finish: natural painted aluminium, powder coated.

Material: Cable compartment: Die cast aluminium. Hanging hardware: Stainless steel. Shade: ~~Translucent injection moulded white opal acrylic or injection molded opaque ASA.~~ Reflector: Pre-anodised segmented high reflectance aluminium. Bottom enclosure: Silk screened heat tempered glass. Housing: Die cast aluminium.

Mounting: Suspension type: Suspended from a through wiring cable hanger provided and by suspension cable by others.

Weight: Max. 29 lbs.

Label: cULus, Wet location: IBDW.



Product code	Light source	Voltage	Finish	Distribution/Trim	Shade	Transition to pole
LPI-MIN-P	39 WATT MH	120/208/240/277V 120-277V	RAL FARVE ALU	16	BASIC	OH

~~*a 150W variant provided with one 120/208/240/277V integrated gear and oval like bulb.~~
~~b 100W variant provided with one 120-277V integral electronic ballast.~~

† Opal shade is impact resistant acrylic.
II. Backshade is impact resistant ASA.
III. The comparable EU version has the following classification: Ingress Protection Code: IP66.

louis poulsen Louis Poulsen Lighting | 3260 Meridian Parkway | Fort Lauderdale | FL 33331 | PH:954-349-2525 | Fax: 954-349-2560 | louispoulsen.com

1/3

OR EQUIVALENT

DENALI™ FLOODLIGHT

BK SSL powered by Xicato

THE HOUSE OF X

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

TYPE DLC - 8TH STREET MEWS TREE PITS
TREE UPLIGHT LUMINAIRE

CATALOG NUMBER LOGIC

	DE	LED							
Example:	DE	- LED -	x22	- FL	- SAP	- 12	- 11	-	C

Configure Separately
Driver Housing Required
HP2 - HP2 Housing
HP2RM - HP2 Remote Housing
PM2 - Universal Power Module 2
PM2D - Universal Power Module 2 Dual
PM2RM - Universal Power Module 2 Remote
PM2DRM - Universal Power Module 2 Dual Remote
PC - Power Canopy
PPII - Power Pipe II
TMB - Pole Mount or Tenon Mount
RM - Remote Wall Mount
DRM - Dual Remote Wall Mount

Series
DE - Denali™ Floodlight

Source
LED - "X" Module with Cold Phosphor Technology

LED Type
x21 - 15WLED/2700K
x22 - 15WLED/3000K
x23 - 15WLED/4000K
x24 - 25WLED/2700K
x25 - 25WLED/3000K
x26 - 25WLED/4000K

Optics
SP - Spot (20°)
FL - Flood (40°)
WFL - Wide Flood (60°)

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice
AQW	Antique White	CRM	Cream
BCM	Black Chrome	HUG	Hunter Green
BGE	Beige	MDS	Mojave Desert Sandstone
BPP	Brown Patina Powder	NBP	Natural Brass Powder
CAP	Clear Anodized Powder	OCP	Old Copper
RMG	Rocky Mountain Granite		
SDS	Sonoran Desert Sandstone		
SMG	Sierra Mountain Granite		
TXF	Textured Forest		
WCP	Weathered Copper		
WIR	Weathered Iron		

Also available in RAL finishes. See Submittal SUB-NKW-NY

Lens Type
0 - Clear (Standard)
10 - Spread Lens*
12 - Soft Focus Lens*
13 - Rectilinear Lens*

Shielding
11 - Honeycomb Baffle*
*Recommended up to 2 Lens/Shielding Media

Cap Style
A - 45°
B - 90°
C - Flush
D - 45° without Weep Hole (Interior Use Only)
E - 90° without Weep Hole (Interior Use Only)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Ra Typ.)	Color Consistency	Input Watts (Typ.)
x21	2700K	>80	±4SK	15
x22	3000K	>80	±5SK	15
x23	4000K	>80	±7SK	15
x24	2700K	>80	±4SK	25
x25	3000K	>80	±5SK	25
x26	4000K	>80	±7SK	25

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Beam Type	Angle
Spot	20°
Flood	40°
Wide Flood	60°

TYPE DLC - 8TH STREET MEWS TREE PITS
TREE UPLIGHT MOUNTING

OR EQUIVALENT

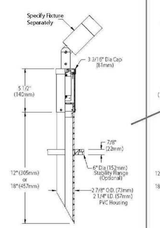
POWER PIPE II™ SYSTEM

BK SSL Constant Current Driver

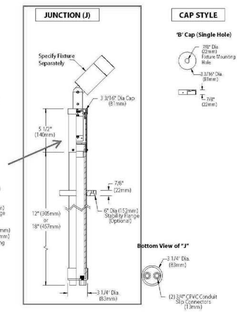
THE HOUSE OF X

PROJECT:	
TYPE:	

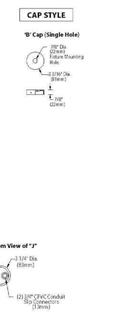
STAKE (S)



JUNCTION (J)



CAP STYLE



All dimensions indicated on this schematic are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, product is 100% recyclable to manufacturing end of life by means of electrochemical machining (CFC's). Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Installation
Provides a clean, architectural transition from wiring system to fixture. 2"-Schedule 80 PVC pipe. For direct burial into soil or concrete. Available in 12" length. Available in two installation types:

Stake (Type S)
60° angled bottom designed for use with conduit or direct burial low voltage cable.

Junction Box (Type J)
Includes: (2) 3/4" PVC slip connectors for branch circuit wiring.

Stability Flange
Optional 6" diameter, molded stability flange simplifies installation and projects into substrate to simplify installation and reinforce housing stability.

Cap Style
Machined from copper-free aluminum. Single Hole (B) cap styles.

Driver Housing
Fully machined from copper-free aluminum. Stainless steel hardware. High temperature, silicone 'O' Ring provides watertight seal.

Driver
For use with: (1) 700mA, Class A, constant current driver, 120-277VAC (nominal) primary input voltage, 50/60Hz, >0.94 Power Factor, <15.0A in-rush current, 0.25A input current, ≤20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFRPart 15 Class B compliant.

Dimming driver for use with standard incandescent dimmers. 10-100% range.

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper resistant, stainless steel hardware.

Finish
SlateGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Finish to match fixture (specified separately.)

Warranty
5 year limited warranty.

Listings
ETL listed. Made in USA.

RoHS

*Trilux is a registered trademark of Zumtobel Corporation.

B-K LIGHTING | 40429 Brickyard Drive • Madera, CA 93636 • USA | 559.438.5800 • FAX 559.438.5900 | www.bklighting.com • info@bklighting.com | SUBMITTAL DATE: 12-12-12 | DRAWING NUMBER: SUB001126

THE PHOTOS/IMAGES INDICATED ARE FOR ILLUSTRATIVE PURPOSES.

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3110 37th Avenue Suite 500
Long Island City, NY 11101
T (718) 267-0300
F (718) 267-0329

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STUDIO V Architecture, PLLC
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New York, NY 10016
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LAND USE COUNSEL
Davidoff Hutcher & Citron, LLP
605 Third Avenue
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F (212) 286-1884

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ENVIRONMENTAL CONSULTANT & CIVIL ENGINEER
Philip Habib Associates
226 West 26th Street #9
New York, NY 10001
T (212) 929-5656
F (212) 929-5605

CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

N 140325 ZAQ & C 140326 ZAQ
AUTHORIZATIONS
ZR 62-822(a) & 62-822(b)

CPC APPROVED: 09/29/2014 (CAL. NOS. 12 & 13)
CC APPROVED: 11/25/2014 (RES. NO. 494)

EFFECTIVE DATE: 11/25/2014

N 140328 ZCQ
CERTIFICATION
CHAIR APPROVED: 09/29/2014

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK

REVISIONS

ISSUE	DATE	DESCRIPTION
	03/05/2014	ULURP FILING SET
	04/16/2014	ULURP FILING SET
	06/23/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
LIGHTING FIXTURE DETAILS

DATE	DRAWN BY	CHECKED BY
7/7/2014	JC/AK	

SCALE
NO SCALE

SHEET NUMBER
LT-201.00

665-3351 FLC131 Projectors / Symmetric
Page: 1/2 OR EQUIVALENT

TYPE DLF - SHORE PUBLIC WALKWAY URBAN SCALE MARKER MEDIUM BEAM FLOODLIGHT

we-ef

PROJECT DATA

PROJECT
DATE
REFERENCE TYPE
COMMENTS
NOTE

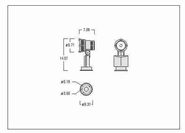
LOCAL WE-EF REPRESENTATIVE

COMPANY
TELEPHONE
FAX
EMAIL

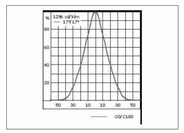
PRODUCT IMAGE



DIMENSIONS



LIGHT DISTRIBUTION



PRODUCT DESCRIPTION

DESCRIPTION	665-3351 FLC131 Projectors / Symmetric
BEAM TYPE	symmetric, medium beam
LAMP TYPE	CMH70 T-6/ G-12 base
LUMENS	6600
CONTROL GEAR	electronic gear

MAIN FEATURES: IP66. Surface mounted floodlight. Integral control gear. Special effects can be realized with linear lens, flood lens, or color filters.

TECHNICAL DATA:

MATERIALS:
Marine grade die cast aluminum alloy. 5CE superior corrosion protection, including PCS hardware. Silicone rubber gasket. Clear, tempered glass lens. Anodized aluminum reflector.

ELECTRICAL:
Lamp holder: G-12 bi-pin base lamp holder, supplied with 250 ° high temperature leads, rated 600V. CMH70/ T-6/ G-12 base lamp, luminous flux: 6600 lm., provided by others. Integral [ECG] electronic MH ballast (ANSI C139/M139/E) for 120, 277, or 347 V supply. Specify voltage. Input watts: 80.0 W
Ambient Temperature: Ta < 25 ° C

MOUNTING:
Suitable for installation over a 4" recessed junction box, or direct to short post, planted root, or pipe clamps. Weight: 8.0 lbs.

FINISH:
Powder coat finish in Grey Metallic RAL9007. Specify finish.

LISTINGS:
UL , c UL listed. Suitable for Wet locations.
International Protection Classification: IP66.

OPTICAL ACCESSORIES:
Internal optical accessories:
A maximum of (2) internal optical accessories possible.
~~665-9126 (IO-160-FLC131 (linear spread lens)); 665-9137 (IO-360-FLC131 (flood lens)~~

External optical accessories:
A maximum of (1) external optical accessory possible.
~~665-9232 (ED-FLC131 (glare shield));~~ 665-9233 (ET-FLC131) (snoot)).

PIPE CLAMPSMarine grade die cast aluminum alloy. 5CE protection superior corrosion protection.
Suitable for installation of floodlightto pipe structure. Allows for floodlight to be rotated 360 deg.
E.C. is required to drill pipe structure as required for powerfeed.665-9311.
Pipe clamp SP1-2/M8 for (1) floodlight. Ø 3.0" – 3.50" pipe structure. 3.0 lbs.665-9312.
Pipe clamp SP2-2/M8 for (2) floodlights. Ø 3.0" – 3.50" pipe structure. 3.0 lbs.

665-3150 FLC131 Projectors / Symmetric
Page: 1/2 OR EQUIVALENT

TYPE DLG - SHORE PUBLIC WALKWAY URBAN SCALE MARKER NARROW BEAM FLOODLIGHT

we-ef

PROJECT DATA

PROJECT
DATE
REFERENCE TYPE
COMMENTS
NOTE

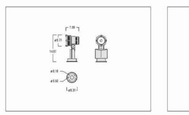
LOCAL WE-EF REPRESENTATIVE

COMPANY
TELEPHONE
FAX
EMAIL

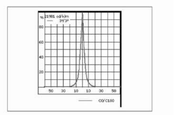
PRODUCT IMAGE



DIMENSIONS



LIGHT DISTRIBUTION



PRODUCT DESCRIPTION

DESCRIPTION	665-3150 FLC131 Projectors / Symmetric
BEAM TYPE	symmetric, very narrow beam
LAMP TYPE	CMH39 T-6/ G-12 base
LUMENS	3300
CONTROL GEAR	electronic gear

MAIN FEATURES: IP66. Surface mounted floodlight. Integral control gear. Special effects can be realized with linear lens, flood lens, or color filters.

TECHNICAL DATA:

MATERIALS:
Marine grade die cast aluminum alloy. 5CE superior corrosion protection, including PCS hardware. Silicone rubber gasket. Clear, tempered glass lens. Anodized aluminum reflector.

ELECTRICAL:
Lamp holder: G-12 bi-pin base lamp holder, supplied with 250 ° high temperature leads, rated 600V. CMH39/ T-6/ G-12 base lamp, luminous flux: 3300 lm., provided by others. Integral [ECG] electronic MH ballast (ANSI C130/M130/E) for 120, 277, or 347 V supply. Specify voltage. Input watts: 46.0 W
Ambient Temperature: Ta < 25 ° C

MOUNTING:
Suitable for installation over a 4" recessed junction box, or direct to short post, planted root, or pipe clamps. Weight: 8.0 lbs.

FINISH :
Powder coat finish in Grey Metallic RAL9007. Specify finish. Consult WE-EF color chart for other color options.

LISTINGS:
UL , c UL listed. Suitable for Wet locations.
International Protection Classification: IP66.

OPTICAL ACCESSORIES:
Internal optical accessories:
A maximum of (2) internal optical accessories possible.
~~665-9150 (IO-160-FLC131 (linear spread lens));~~ ~~665-9137 (IO-360-FLC131 (flood lens))~~

External optical accessories:
A maximum of (1) external optical accessory possible.
~~665-9232 (ED-FLC131 (glare shield));~~ 665-9233 (ET-FLC131) (snoot)).

PIPE CLAMPSMarine grade die cast aluminum alloy. 5CE protection superior corrosion protection.
Suitable for installation of floodlightto pipe structure. Allows for floodlight to be rotated 360 deg.
E.C. is required to drill pipe structure as required for powerfeed.665-9311.
Pipe clamp SP1-2/M8 for (1) floodlight. Ø 3.0" – 3.50" pipe structure. 3.0 lbs.665-9312.
Pipe clamp SP2-2/M8 for (2) floodlights. Ø 3.0" – 3.50" pipe structure. 3.0 lbs.

Edwards Signaling
OR EQUIVALENT



TYPE DLH - SHORE PUBLIC WALKWAY URBAN SCALE MARKER LED BEACON

125 Class Standard LED Beacons
for NEMA 4X Applications

The Edwards 125 Class Standard LED beacons are UL and cUL listed signaling appliances. Two versions of 125 Class Standard LED Beacons are available: Flashing 65 FPM (125LEDF) and Steady-On (125LED S). Both versions feature a corrosion resistant Type 4X enclosure and can be panel or conduit mounted. The base is manufactured from a 33% glass filled nylon, providing high resistance to heat and high chemical resistivity. The lens is made of shatter resistant polycarbonate. Both the Flashing LED and Steady-On LED beacons are available with either a black or gray base, and amber, blue, green or red lens.

The 125 Class Standard LED beacons can be mounted on 1/2" or 3/4" NPT conduit using a 1/2" internal or 3/4" external conduit hub that comes with the unit. It can also be panel-mounted using the mounting gasket provided with the unit. When panel-mounting the 125 Class Standard LED, the surface and construction details of the panel must be taken into consideration to ensure the integrity of the outdoor, NEMA 4X rating is fully maintained.

125 Class Standard LED Features

- Available in 24 V DC or 120V AC
- Available with gray or black base
- Option for panel or conduit mounting
- Available in Flashing LED or Steady-On LED versions
- Available with amber, blue, green or red lens
- Immune to shock and vibration
- -31°F to 150°F (-35°C to 66°C) operating temperature
- Protective wire guard available, Cat. No. 125GRD



1-year warranty



Label references 30° luxrail fixture with a 55° beam spread in High Output 3000K. Lighting Facts for additional beam spreads and light output levels may be obtained from io Lighting.

luxrail™

OR EQUIVALENT

INTERIOR/EXTERIOR APPLICATIONS

TYPE DLJ - LOW LEVEL FEATURE ILLUMINATED HANDRAIL

Application
ANSI and ADA compliant, **luxrail** is an [illegible]nal illumination. Three intensities may be specified: standard output, mid output, and high output. The standard light output version delivers illuminance levels appropriate for exterior applications (2 footcandles at grade) as well as for dark interior environments with low ambient illumination levels (e.g., themed environments, theatres and residential areas). The high output version delivers illuminance levels applicable to interior environments – providing in excess of 10 footcandles along the path of egress (ANSI required for stair treads). Independent photometric test reports and IES Format data are available at **www.iolighting.com**.

luxrail's standard handrail gripping surfaces are circular in cross section and meet 2004 ADAAG (Americans with Disability Act Accessibility Guidelines). Patented optical assemblies deliver 10°, 25°, and 55° beam spreads, as well as a 90° asymmetric option. The 25° and 55° beam patterns are most suitable for illuminating pathways, while the 10° beam spread offers accent lighting for optional glass or stainless steel cable railing infills. Reference page 54 of this catalog for information regarding infill options. Projected average rated life is 50,000 hours at 70% of lamp lumen output. Contact factory for IES LM-80 compliance. To ensure proper performance, architectural details should allow for ventilation and air flow around the fixture. Ambient temperature surrounding the fixture shall not exceed 122°F (50°C).

Light Output
Three luminous intensities are available for white light. All values below represent the initial raw lumens of the LED. IES format photometry of Lighting Facts labels represent actual light output measured in lumens and candle power. Light output losses include optical, thermal and power supply inefficiencies. IES LM-79 format files may be obtained from the factory or downloaded from **www.iolighting.com.** Results are typical measurements.

	Standard Output	Mid Output	High Output
2700K White:	67 lms/ft	181 lms/ft	248 lms/ft
3000K White:	71 lms/ft	193 lms/ft	264 lms/ft
3500K White:	76 lms/ft	205 lms/ft	281 lms/ft
4000K White:	76 lms/ft	205 lms/ft	281 lms/ft
5000K White:	84 lms/ft	229 lms/ft	314 lms/ft

Construction
luxrail may be post mounted or wall mounted. **io** recommends installation be completed by a qualified handrail installer. Mounting hardware (post or wall) is typically required up to 5' O.C., depending on the handrail alloy. Final post and wall bracket spacing must be determined by a licensed architect or structural engineer. **luxrail** is available in stainless steel and aluminum. Vandal resistant access chamber allows units to be removed for maintenance purposes.

All handrail component parts are engineered for quick installation. Field welding or cutting is typically not required. All parts are prefabricated to field dimensions and are assembled in the field with mechanical connection or epoxy. Contact **io** Lighting for recommended handrail installers.

The LED light fixture inside the caprail is UL Listed for wet locations. Handrail alloy options include stainless steel and aluminum. Contact factory for maintenance guidelines.

Electrical
luxrail houses a low voltage LED-based light fixture that is integrated into the underside of the handrail. 24 volt 100 watt power supplies are provided as a standard. For detailed information regarding daisy chain limitations, remote distance limitations, power supply options, and dimming options consult the **io** website (**www.iolighting.com**) or an **io** representative.

Driver Remote Distance
7'-0" (2.1m) w/22 AWG
18'-0" (5.5m) w/18 AWG
46'-0" (14.0m) w/14 AWG
71'-0" (21.0m) w/12 AWG

Dimming modules must be specified separately. For detailed information download the power supply specification sheet from **www.iolighting.com**.

Power Consumption
Power consumption does not include power supply losses.

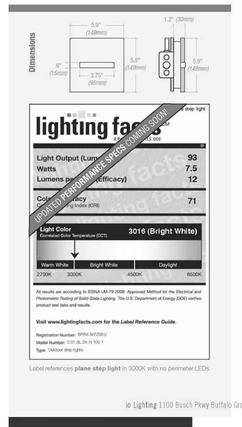
Standard Output: 1.52 w/ft **Mid Output: 3.81 w/ft** **High Output: 5.59 w/ft**

io Lighting 1100 Busch Pkwy Buffalo Grove, IL 60089 t 847.777.3900 f 847.777.3901 e info@iolighting.com w iolighting.com



TYPE DLI - LOW LEVEL FEATURE STEPLIGHT

1-year warranty



Label references **plane step light** in 3000K with no perimeter LEDs.

plane

INTERIOR/EXTERIOR APPLICATIONS

STEP LIGHT
OR EQUIVALENT

Application
plane step light is an LED-based luminaire that offers a variety of different color combinations for edge glow accents and functional pathway lighting. For use in exterior and interior architectural applications, **plane** mounts directly to a recessed junction box for wall mount applications. UL listed for wet / damp locations.

Light Output
plane step light delivers illuminance levels that exceed the National Electrical Codes (NEC) requirement for emergency egress. Recommended mounting 18" to 24" A.G. IES format photometric data available at **www.iolighting.com**.

Construction
Environmentally sealed, enclosed and gasketed 5.9" sq. corrosion resistant metal casting (stainless steel optional). Mounts directly to a UV stable, optically clear, high-strength polycarbonate housing. LED luminaire modules contained within the housing are replaceable by factory.

Mounting Options
plane mounts directly to a junction box while the driver (power supply) resides within the junction box. Three types of junction box configurations are compatible with **plane:**

1) 1½" deep, 4" octagonal junction box. Hanger bars must be side mounted.
2) 2⅛" deep, 4" octagonal junction box with side mounted hanger bars.
3) 2⅛" deep, 4" square junction box with plaster ring.

Electrical
120v or 277v energy saving current limiting Class 2 power supply (driver) must be located within a 1½" or 2⅛" deep, 4" square junction box with plaster ring.

LED Magnetic Driver Specifications

Input voltage:	120v or 277v
Output Load:	8 watts including center and perimeter LEDs
Operating Temperature of the Luminaire:	-20°F + 140°F -30°C + 60°C
UL Class:	2
Surface Temperature:	25°C
Expected Life:	50,000 hours

Power Consumption
Standard Output: 8 w

Step Optic
Precision molded polycarbonate lens with superior optical properties offers a 90° cut-off with 70% fixture efficiency. Full cut-off visor option is available. Visor option meets IDA Dark Sky requirements.

Finish
Metal die-cast face plate may be polyester powder coated or plated. Plated finishes are for interior applications only. Face plate may also be specified in stainless steel.

io Lighting 1100 Busch Pkwy Buffalo Grove, IL 60089 t 847.777.3900 f 847.777.3901 e info@iolighting.com w iolighting.com



TYPE DLK - LOW LEVEL FEATURE BENCH LIGHTING

5-year warranty



Label references 120° **line 1.5** fixture with a 45° beam spread in High Output 3000K. Lighting Facts for additional beam spreads and light output levels may be obtained from io Lighting.

line™ 1.5

INTERIOR/EXTERIOR APPLICATIONS

OR EQUIVALENT

Application
io Lighting's **line series 1.5** is approximately 1.5" in diameter. UL listed for wet locations, this IP67 rated LED-based linear floodlight produces luminous intensities for building facade and bridge accent illumination. Ideal for grazing, electrical feed "plug" connectors eliminate hardwire connections between fixtures, enabling ultimate flexibility for installation and replacement. Individual units may be placed end-to-end to create continuous rows without obvious shadows between fixtures. LEDs are similar to halogen light sources in that they are point sources that can reveal superior definition to textural surfaces and sparkle to reflective surfaces.

series 1.5 is a low voltage linear luminaire available in 12" and 18" lengths and may be daisy chained for continuous row mounted applications. Optional beam spreads along the perpendicular axis of the fixture include 10°, 45° and 65°. Projected average rated life is 50,000 hours at 70% of lamp lumen output. Ambient temperature surrounding the fixture shall not exceed 122°F (50°C).

Light Output
line series 1.5 is available with four lumen outputs for white light only. Red, green, blue and amber are available in high output only. All values below are initial lumens per foot. IES LM-79 format files may be obtained from the factory or downloaded from **www.iolighting.com.** All products have a CRI greater than 80. Results are typical measurements.
>> New 3-step MacAdam Binning.

	Standard Output	Mid Output	High Output	Very High Output
2700K White:	97 lms/ft	181 lms/ft	240 lms/ft	343 lms/ft
3000K White:	71 lms/ft	193 lms/ft	264 lms/ft	368 lms/ft
3500K White:	76 lms/ft	205 lms/ft	281 lms/ft	406 lms/ft
4000K White:	76 lms/ft	205 lms/ft	281 lms/ft	394 lms/ft
5000K White:	84 lms/ft	229 lms/ft	314 lms/ft	419 lms/ft

Construction
The light weight, yet durable extruded aluminum housing provides recommended heat sink requirements for LEDs. Patented precision optic assembly is composed of a customized acrylic material that offers very high transmissivity, UV stability and excellent longevity.

Electrical
8'-0" 18 AWG, 300 volt rated power cords are supplied with plug connector. Injection molded end cap is designed to receive both the plug electrical connector and an interconnect for daisy chaining. For detailed information regarding daisy chain limitations, remote distance limitations, power supply options, and dimming options consult the **io** website (**www.iolighting.com**) or an **io** representative.

Driver Remote Distance
18'-0" (5.5m) w/18 AWG
46'-0" (14.0m) w/14 AWG
71'-0" (21.0m) w/12 AWG

Power Consumption
Power consumption does not include power supply losses.
>> New power reduction while delivering the same light output.

Standard Output: 1.52 w/ft
Mid Output: 3.81 w/ft
High Output: 5.59 w/ft
Very High Output: 7.62 w/ft

Finish
Anodized aluminum finish is standard. Custom finishes may be available upon request.

io Lighting 1100 Busch Pkwy Buffalo Grove, IL 60089 t 847.777.3900 f 847.777.3901 e info@iolighting.com w iolighting.com

THE PHOTOS/IMAGES INDICATED ARE FOR ILLUSTRATIVE PURPOSES.

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CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007
N 140325 ZAQ & C 140326 ZAQ
AUTHORIZATIONS
ZR 62-822(a) & 62-822(b)
CPC APPROVED: 09/29/2014 (CAL. Nos. 12 & 13)
CC APPROVED:11/25/2014 (RES. No. 494)
EFFECTIVE DATE : 11/25/2014
N 140328 ZCQ
CERTIFICATION
CHAIR APPROVED: 09/29/2014
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

REVISIONS

ISSUE	DATE	DESCRIPTION
	03/05/2014	ULURP FILING SET
	04/16/2014	ULURP FILING SET
	06/23/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

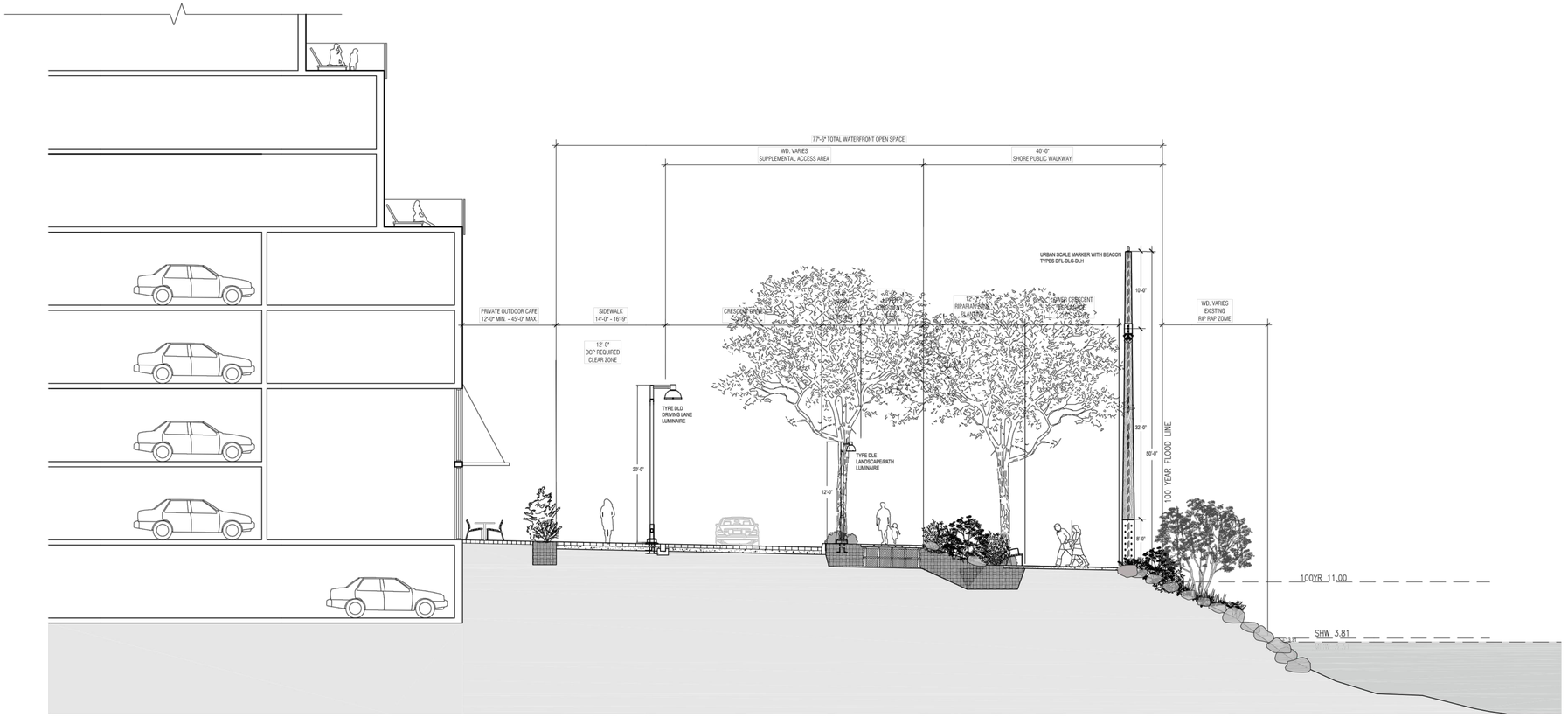
PROJECT NO.
09003

SHEET TITLE
LIGHTING FIXTURE DETAILS

DATE	DRAWN BY	CHECKED BY
7/7/2014	JC/AK	

SCALE
NO SCALE

SHEET NUMBER
LT-202.00



02 CRESCENT DRIVE AND SHORE PUBLIC WALKWAY SECTION
1/8"=1'-0"

THIS SECTION FOR ILLUSTRATIVE PURPOSES OF LIGHTING ONLY
REFER TO LANDSCAPE SECTIONS L-400.00 THRU L-402.00

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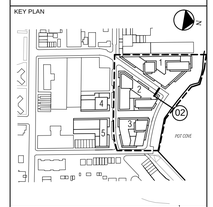
	06/23/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

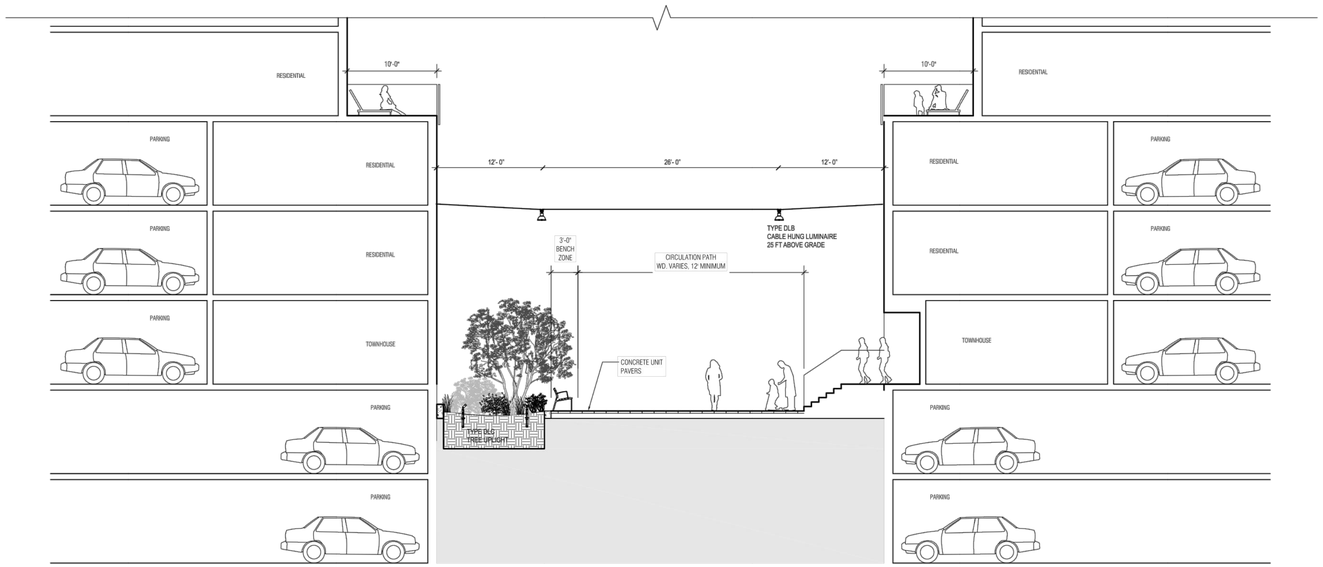
PROJECT NO.
09003

SHEET TITLE
LIGHTING SECTION

DATE	DRAWN BY	CHECKED BY
7/7/2014	JC	

SCALE
1/8" = 1'

SHEET NUMBER
LT-400.00



01 8TH STREET MEWS SECTION
1/8"=1'-0"

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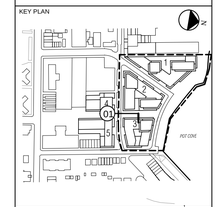
SEAL

KEY PLAN



TITLE
PROJECT NO.
09003

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

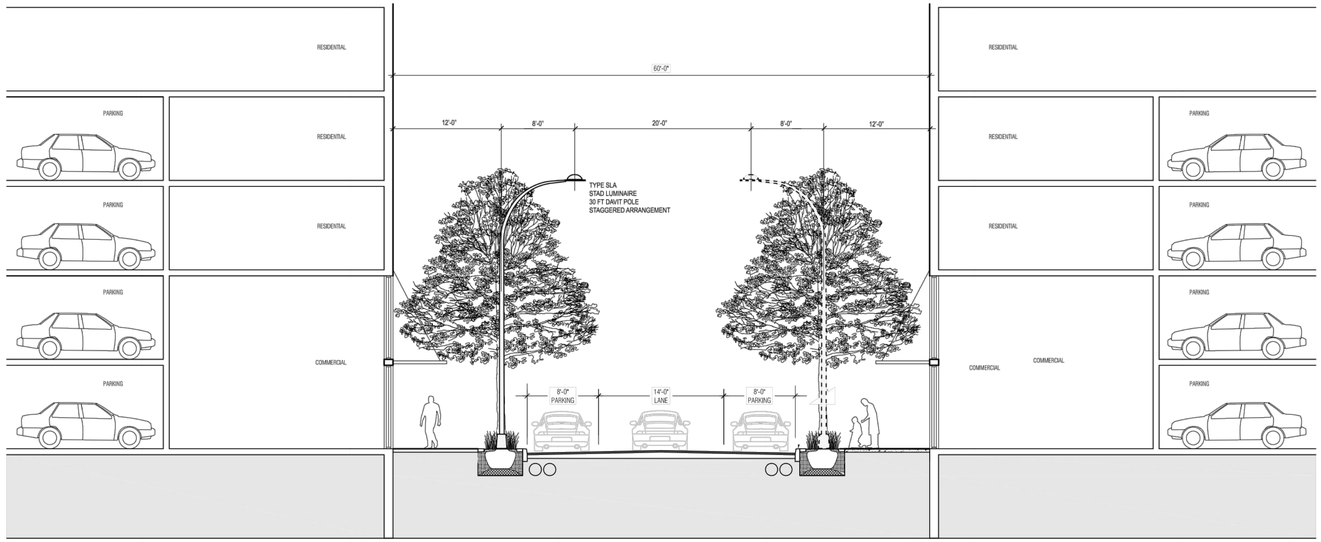
SHEET TITLE:

LIGHTING SECTION

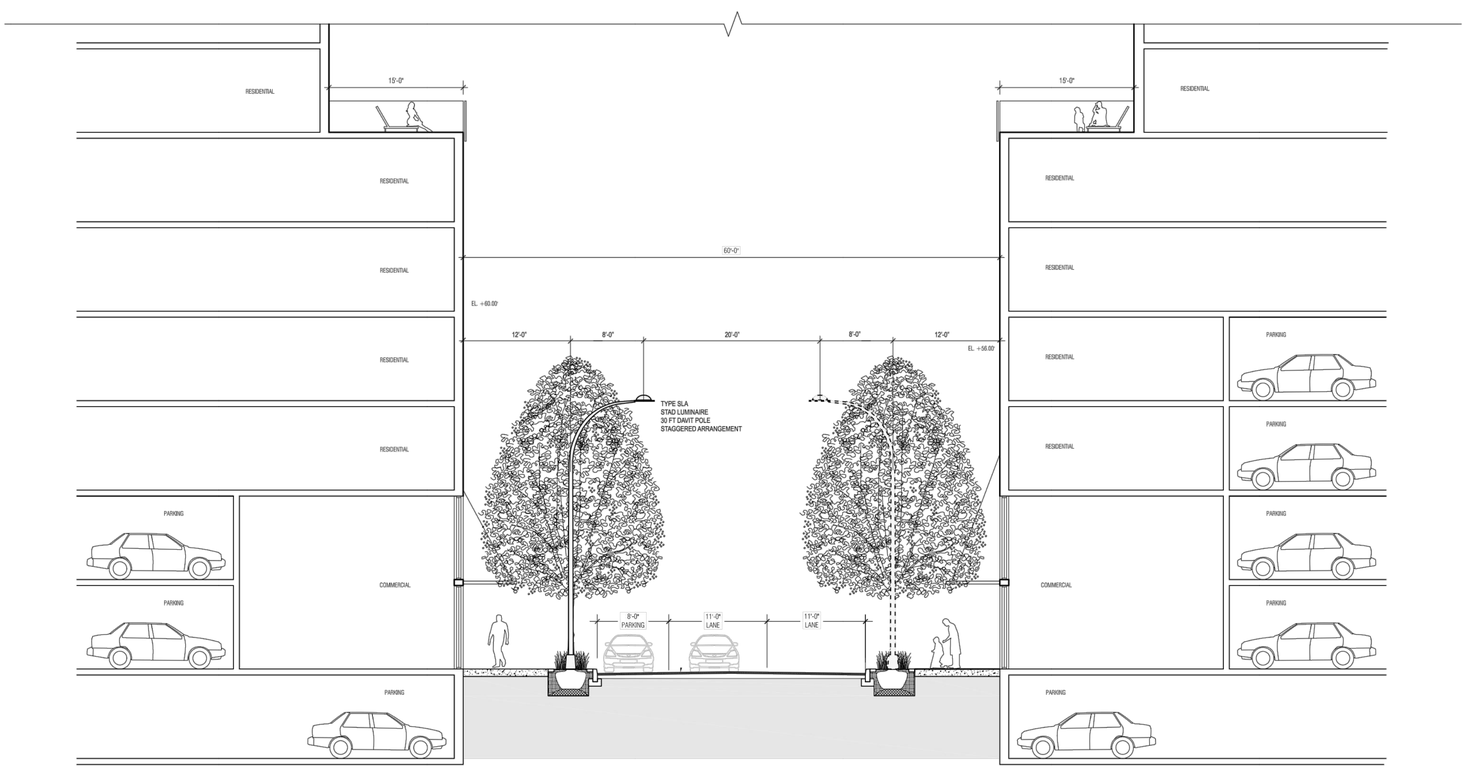
DATE	DRAWN BY	CHECKED BY
7/7/2014	JC	

SCALE
1/8" = 1'

SHEET NUMBER
LT-401.00



01 4TH STREET SECTION
1/8"=1'-0"



02 26TH AVENUE SECTION
1/8"=1'-0"

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N 140325 ZAQ & C 140326 ZAQ
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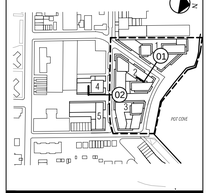
	06/23/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
LIGHTING SECTION

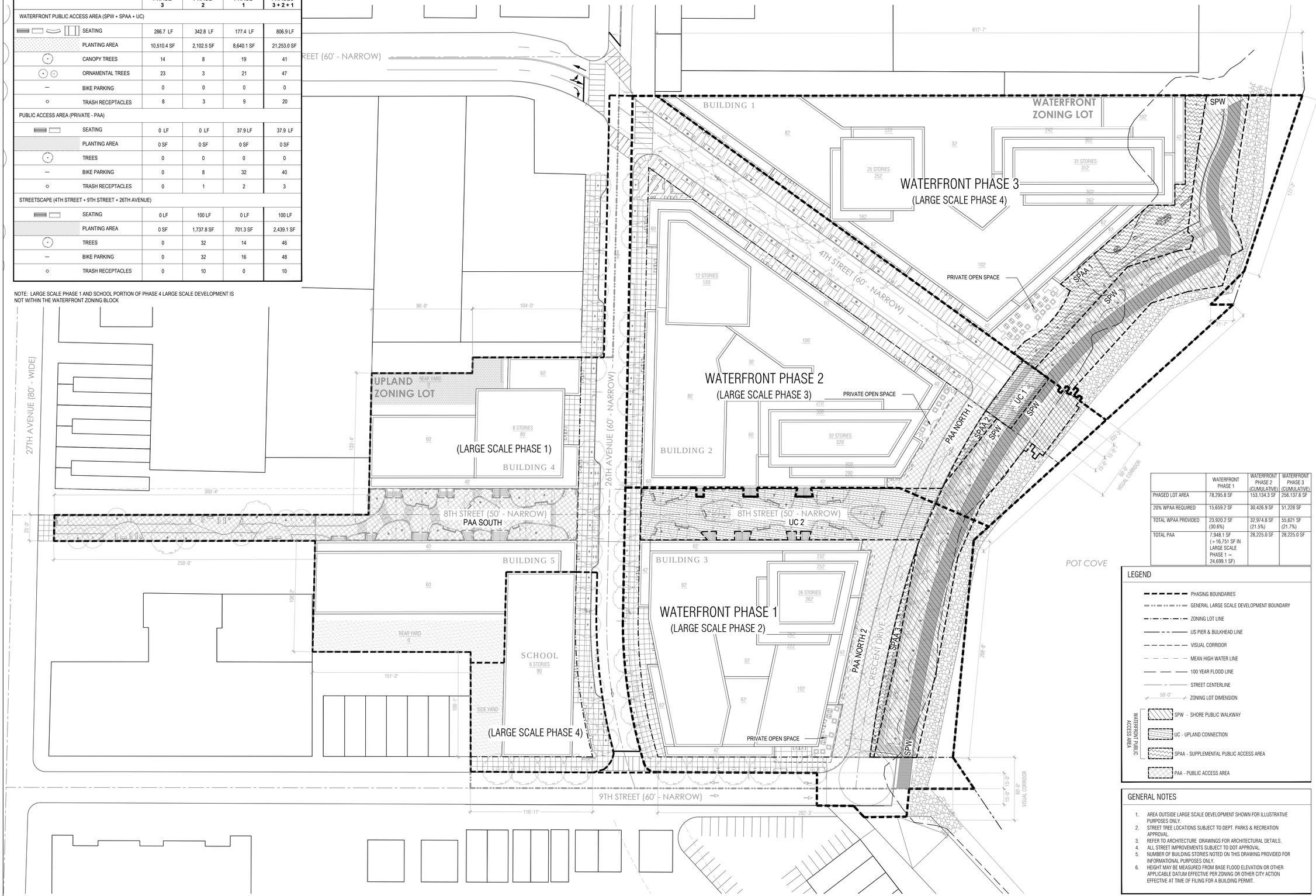
DATE	DRAWN BY	CHECKED BY
7/7/2014	JC	

SCALE
1/8" = 1'

SHEET NUMBER
LT-402.00

		WATERFRONT PHASE 3	WATERFRONT PHASE 2	WATERFRONT PHASE 1	CUMULATIVE PHASES 3 + 2 + 1
WATERFRONT PUBLIC ACCESS AREA (SPW + SPAA + UC)					
	SEATING	286.7 LF	342.8 LF	177.4 LF	806.9 LF
	PLANTING AREA	10,510.4 SF	2,102.5 SF	8,640.1 SF	21,253.0 SF
	CANOPY TREES	14	8	19	41
	ORNAMENTAL TREES	23	3	21	47
	BIKE PARKING	0	0	0	0
	TRASH RECEPTACLES	8	3	9	20
PUBLIC ACCESS AREA (PRIVATE - PAA)					
	SEATING	0 LF	0 LF	37.9 LF	37.9 LF
	PLANTING AREA	0 SF	0 SF	0 SF	0 SF
	TREES	0	0	0	0
	BIKE PARKING	0	8	32	40
	TRASH RECEPTACLES	0	1	2	3
STREETSCAPE (4TH STREET + 9TH STREET + 26TH AVENUE)					
	SEATING	0 LF	100 LF	0 LF	100 LF
	PLANTING AREA	0 SF	1,737.8 SF	701.3 SF	2,439.1 SF
	TREES	0	32	14	46
	BIKE PARKING	0	32	16	48
	TRASH RECEPTACLES	0	10	0	10

NOTE: LARGE SCALE PHASE 1 AND SCHOOL PORTION OF PHASE 4 LARGE SCALE DEVELOPMENT IS NOT WITHIN THE WATERFRONT ZONING BLOCK



	WATERFRONT PHASE 1	WATERFRONT PHASE 2 (CUMULATIVE)	WATERFRONT PHASE 3 (CUMULATIVE)
PHASED LOT AREA	78,295.8 SF	153,134.3 SF	256,137.6 SF
20% WPAA REQUIRED	15,659.2 SF	30,426.9 SF	51,228 SF
TOTAL WPAA PROVIDED	23,920.2 SF (30.6%)	32,974.8 SF (21.5%)	55,621 SF (21.7%)
TOTAL PAA	7,948.1 SF (=16,751 SF IN LARGE SCALE PHASE 1 = 24,699.1 SF)	28,225.0 SF	28,225.0 SF

LEGEND

- PHASING BOUNDARIES
- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- 100 YEAR FLOOD LINE
- STREET CENTERLINE
- 50'-0" ZONING LOT DIMENSION

WATERFRONT PUBLIC ACCESS AREA
- SPW - SHORE PUBLIC WALKWAY
- UC - UPLAND CONNECTION
- SPAA - SUPPLEMENTAL PUBLIC ACCESS AREA
- PAA - PUBLIC ACCESS AREA

GENERAL NOTES

1. AREA OUTSIDE LARGE SCALE DEVELOPMENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATION APPROVAL.
3. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.
4. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. HEIGHT MAY BE MEASURED FROM BASE FLOOD ELEVATION OR OTHER APPLICABLE DATUM EFFECTIVE PER ZONING OR OTHER CITY ACTION EFFECTIVE AT TIME OF FILING FOR A BUILDING PERMIT.

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CITY PLANNING COMMISSION
22 READE STREET, NEW YORK, NY 10007

N 140327 ZAQ
AUTHORIZATION
ZR 62-822(c)

CPC APPROVED: 09/29/2014 (CAL. No. 14)

EFFECTIVE DATE: 11/25/2014

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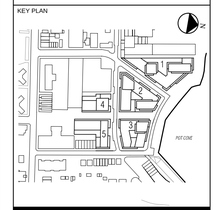
SEAL

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

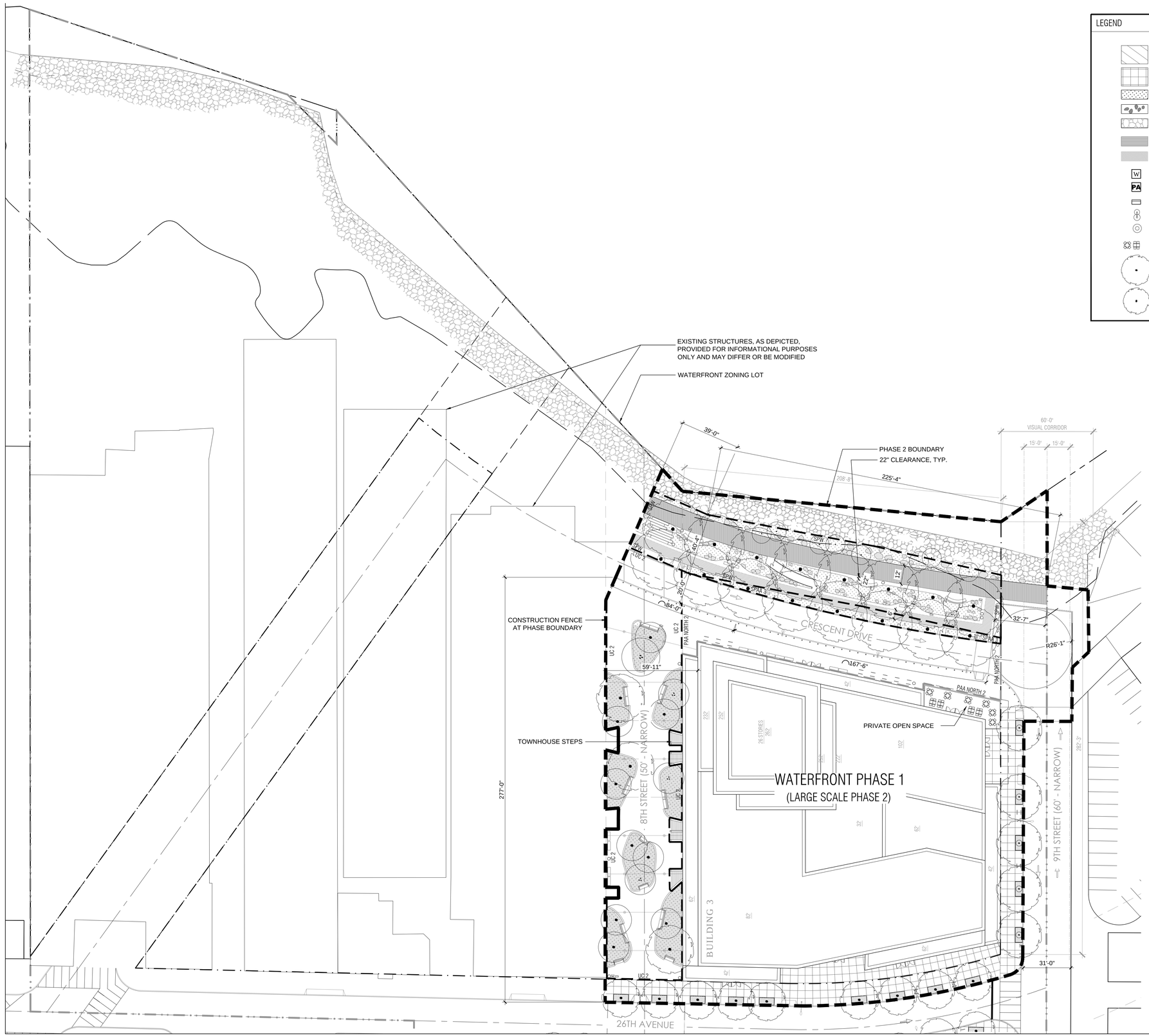
PROJECT NO.
09003

SHEET TITLE
OVERALL PHASING PLAN

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 40'

SHEET NUMBER
LP-100.00



LEGEND

- PIGMENTED CAST-IN-PLACE CONCRETE
- NYC DOT STANDARD CONCRETE SIDEWALK
- PLANTED AREA
- LANDSCAPE BOULDERS
- RIP RAP STABILIZATION
- 12' WD. CIRCULATION PATH
- 6 FT SECONDARY CIRCULATION PATH
- WPAA ENTRY SIGN
- PUBLIC ACCESS AREA SIGN
- "SEATING OPEN TO PUBLIC" SIGN
- LIGHT POLE
- HANGING LIGHT FIXTURE
- CAFE TABLES AND MOVABLE CHAIRS
- LARGE SHADE TREE (SHORE PUBLIC WALKWAY, UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH)
- STREET TREE (4TH STREET, 26TH AVENUE, 9TH STREET)
- PHASING BOUNDARIES
- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- 100 YEAR FLOOD LINE
- STREET CENTERLINE
- 50'-0" ZONING LOT DIMENSION
- WPAA WATERFRONT PUBLIC ACCESS AREA
  - SPW SHORE PUBLIC WALKWAY
  - SPAA SUPPLEMENTAL PUBLIC ACCESS AREA
  - UC UPLAND CONNECTION
  - PAA PUBLIC ACCESS AREA
- STSC STREETSCAPE
- MULTI-STEM TREE (8TH STREET MEWS (UPLAND CONNECTION 3, PUBLIC ACCESS AREA SOUTH), VISUAL CORRIDOR)
- SMALL ORNAMENTAL TREE (SHORE PUBLIC WALKWAY)

WATERFRONT PHASE 1 CALCULATIONS
(LARGE SCALE PHASE 2)

WATERFRONT PHASE 1 LOT AREA : 78,295.8 SF

WATERFRONT PHASE 1 WPAA REQUIRED: 15,659.2 SF (20%)
WATERFRONT PHASE 1 WPAA PROVIDED: 23,920.2 SF (30.6%)
SPW: 9,699.8 SF
SPAA: 1,251.0 SF
UC: 12,969.4 SF

WATERFRONT PHASE 1 WPAA % OF TOTAL BUILD OUT (55,621 SF): 43.0%
TOTAL PAA PROVIDED (PHASE 1): 7,948.1 SF
(+ 16,751 SF IN LARGE SCALE PHASE 1 = 24,699.1 SF)

	PROVIDED
WATERFRONT PUBLIC ACCESS AREA (SPW + SPAA + UC)	
SEATING	177.4 LF
PLANTING AREA	8,640.1 SF
CANOPY TREES	19
ORNAMENTAL TREES	21
BIKE PARKING	0
TRASH RECEPTACLES	9
PUBLIC ACCESS AREA (PRIVATE - PAA)	
SEATING	37.9 LF
PLANTING AREA	0 SF
TREES	0
BIKE PARKING	32
TRASH RECEPTACLES	2
STREETSCAPE (4TH STREET + 9TH STREET + 26TH AVENUE)	
SEATING	0 LF
PLANTING AREA	701.3 SF
TREES	14
BIKE PARKING	16
TRASH RECEPTACLES	0

NOTE: PHASE 1 OF LARGE SCALE DEVELOPMENT IS NOT WITHIN THE WATERFRONT ZONING BLOCK

GENERAL NOTES

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N 140327 ZAQ
AUTHORIZATION
ZR 62-822(c)

CPC APPROVED: 09/29/2014 (CAL. NO. 14)
EFFECTIVE DATE: 11/25/2014

SUBJECT TO VERIFICATION BY THE BOROUGH OFFICE PRIOR TO FILING FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

REVISIONS

ISSUE	DATE	DESCRIPTION
	03/05/2014	ULURP FILING SET
	04/16/2014	ULURP FILING SET
	06/23/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

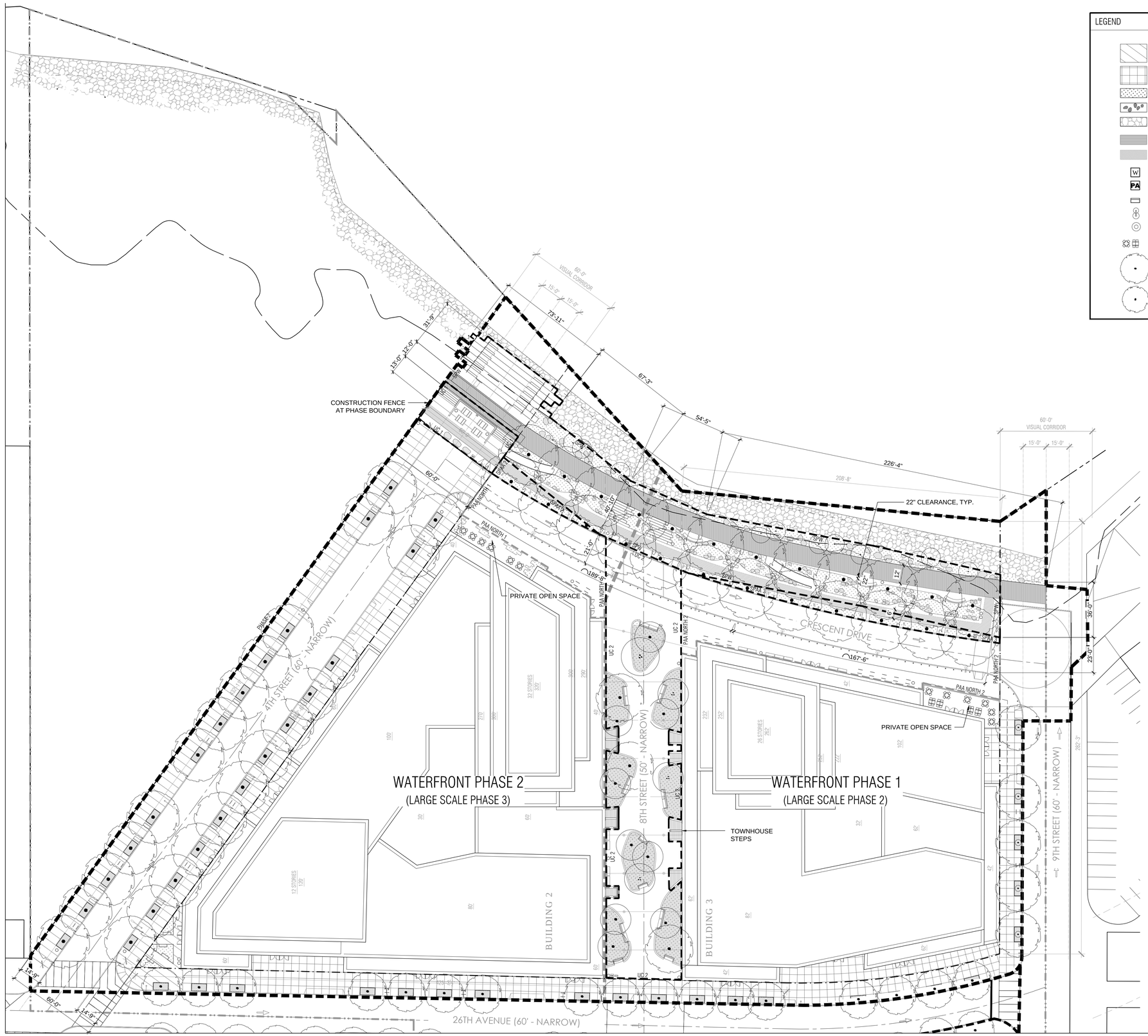
PROJECT NO.
09003

SHEET TITLE
WATERFRONT PHASE 1 (LARGE SCALE PHASE 2) DEVELOPMENT PLAN

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 30'

SHEET NUMBER
LP-110.00



LEGEND

- PIGMENTED CAST-IN-PLACE CONCRETE
- NYC DOT STANDARD CONCRETE SIDEWALK
- PLANTED AREA
- LANDSCAPE BOULDERS
- RIP RAP STABILIZATION
- 12' WD. CIRCULATION PATH
- 6 FT SECONDARY CIRCULATION PATH
- W — WPAA ENTRY SIGN
- PA — PUBLIC ACCESS AREA SIGN
- "SEATING OPEN TO PUBLIC" SIGN
- LIGHT POLE
- HANGING LIGHT FIXTURE
- CAFE TABLES AND MOVABLE CHAIRS
- LARGE SHADE TREE (SHORE PUBLIC WALKWAY, UPLAND CONNECTION 2, PUBLIC ACCESS AREA SOUTH)
- STREET TREE (4TH STREET, 26TH AVENUE, 9TH STREET)
- PHASING BOUNDARIES
- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- 100 YEAR FLOOD LINE
- STREET CENTERLINE
- 50'-0" — ZONING LOT DIMENSION
- WPAA WATERFRONT PUBLIC ACCESS AREA
- WPAA: SPW SHORE PUBLIC WALKWAY; SPAA SUPPLEMENTAL PUBLIC ACCESS AREA; UC UPLAND CONNECTION; PAA PUBLIC ACCESS AREA
- STSC STREETSCAPE
- MULTI-STEM TREE (8TH STREET MEWS (UPLAND CONNECTION 3, PUBLIC ACCESS AREA SOUTH), VISUAL CORRIDOR)
- SMALL ORNAMENTAL TREE (SHORE PUBLIC WALKWAY)

WATERFRONT PHASE 2 CALCULATIONS
(LARGE SCALE PHASE 3)

WATERFRONT PHASE 2	WATERFRONT PHASE 2 + PHASE 1 CUMULATIVE
WATERFRONT PHASE 2 LOT AREA: 74,838.5 SF	WATERFRONT PHASE 2 + 1 LOT AREA: 153,134.3 SF
WATERFRONT PHASE 2 WPAA REQUIRED: 14,967.7 SF (20%)	WATERFRONT PHASE 2 + 1 WPAA REQUIRED: 30,426.9 SF (20%)
WATERFRONT PHASE 2 WPAA PROVIDED: 9,054.6 SF (12.1%) SPW: 6,337.2 SF SPAA: 595.6 SF UC: 2,121.8 SF	WATERFRONT PHASE 2 + 1 WPAA PROVIDED: 32,974.8 SF (21.5%) SPW: 16,037.0 SF SPAA: 1,846.6 SF UC: 15,091.2 SF
WATERFRONT PHASE 2 WPAA % OF TOTAL BUILD OUT (55,621 SF): 16.3%	WATERFRONT PHASE 2 + 1 WPAA % OF TOTAL BUILD OUT (55,621 SF): 59.3%
TOTAL PAA PROVIDED (PHASE 2): 3,526 SF	TOTAL PAA PROVIDED (PHASES 2 + 1 + LARGE SCALE PHASE 1): 28,225.1 SF

		WATERFRONT PHASE 2	WATERFRONT PHASE 1	CUMULATIVE PHASES 1+2
WATERFRONT PUBLIC ACCESS AREA (SPW + SPAA + UC)				
	SEATING	342.8 LF	177.4 LF	520.2 LF
	PLANTING AREA	2,102.5 SF	8,640.1 SF	10,742.6 SF
	CANOPY TREES	8	19	27
	ORNAMENTAL TREES	3	21	24
	BIKE PARKING	0	0	0
	TRASH RECEPTACLES	3	9	12
PUBLIC ACCESS AREA (PRIVATE - PAA)				
	SEATING	0 LF	37.9 LF	37.9 LF
	PLANTING AREA	0 SF	0 SF	0 SF
	TREES	0	0	0
	BIKE PARKING	8	32	40
	TRASH RECEPTACLES	1	2	3
STREETSCAPE (4TH STREET + 9TH STREET + 26TH AVENUE)				
	SEATING	100 LF	0 LF	100 LF
	PLANTING AREA	1,737.8 SF	701.3 SF	2,439.1 SF
	TREES	32	14	46
	BIKE PARKING	32	16	48
	TRASH RECEPTACLES	10	0	10

NOTE: PHASE 1 OF LARGE SCALE DEVELOPMENT IS NOT WITHIN THE WATERFRONT ZONING BLOCK

GENERAL NOTES

1. AREA OUTSIDE LARGE SCALE DEVELOPMENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATION APPROVAL.
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	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

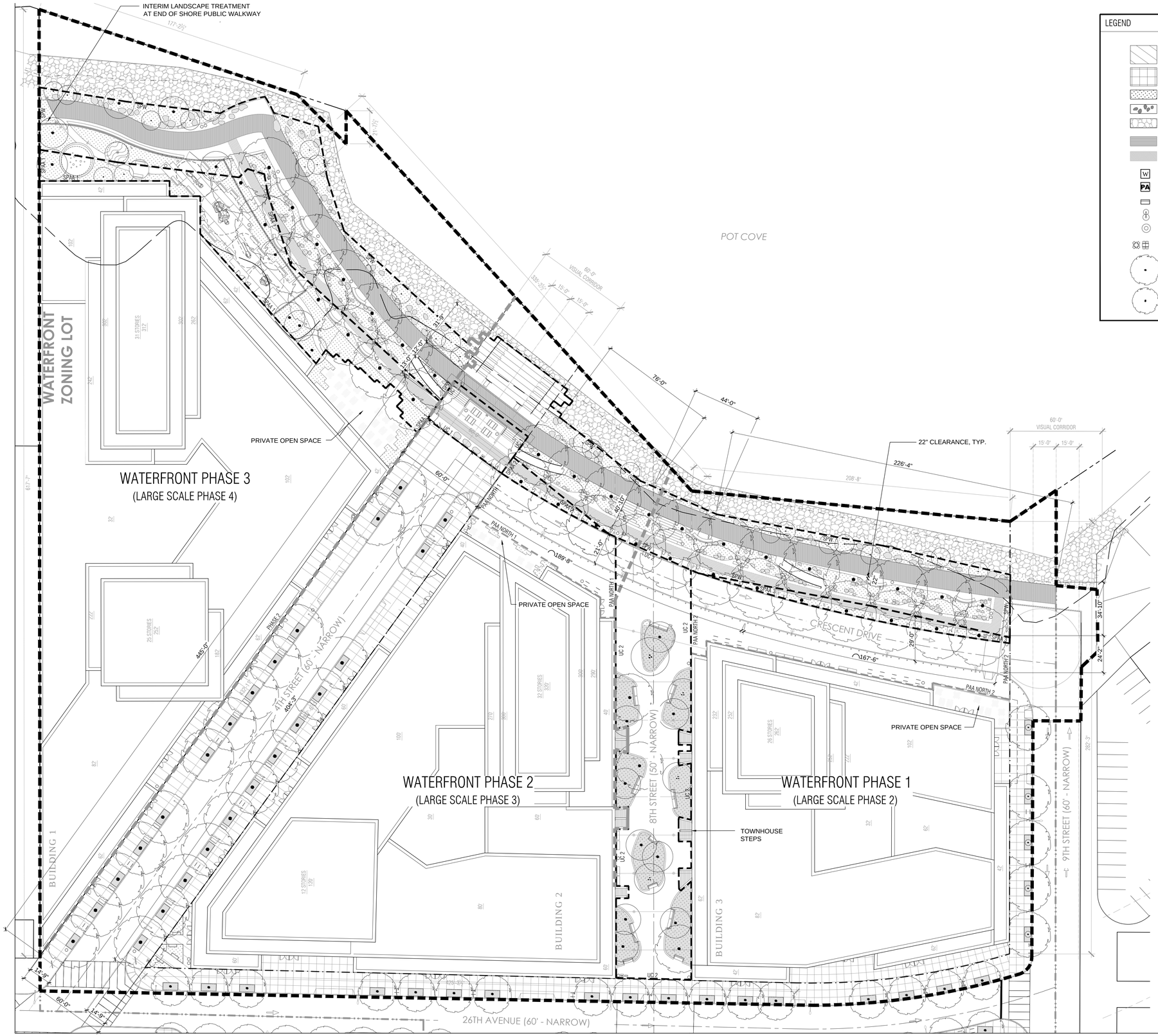
PROJECT NO.
09003

SHEET TITLE
WATERFRONT PHASE 2 (LARGE SCALE PHASE 3) DEVELOPMENT PLAN

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 30'

SHEET NUMBER
LP-111.00



LEGEND

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- PHASING BOUNDARIES
- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- 100 YEAR FLOOD LINE
- STREET CENTERLINE
- 50'-0" — ZONING LOT DIMENSION
- WPAA — WATERFRONT PUBLIC ACCESS AREA
  - SPW — SHORE PUBLIC WALKWAY
  - SPAA — SUPPLEMENTAL PUBLIC ACCESS AREA
  - UC — UPLAND CONNECTION
  - PAA — PUBLIC ACCESS AREA
- STSC — STREETSCAPE
- MULTI-STEM TREE (8TH STREET MEWS (UPLAND CONNECTION 3, PUBLIC ACCESS AREA SOUTH), VISUAL CORRIDOR)
- SMALL ORNAMENTAL TREE (SHORE PUBLIC WALKWAY)

WATERFRONT PHASE 3 CALCULATIONS
(LARGE SCALE PHASE 4)

WATERFRONT PHASE 3	WATERFRONT PHASE 3 + 2 + 1 CUMULATIVE
WATERFRONT PHASE 3 LOT AREA: 103,003.3 SF	WATERFRONT PHASE 3 + 2 + 1 LOT AREA: 256,137.6 SF
WATERFRONT PHASE 3 WPAA REQUIRED: 20,600.7 SF (20%) WATERFRONT PHASE 3 WPAA PROVIDED: 22,646.2 SF (22%) SPW: 14,497.0 SF SPAA: 8,149.4 SF UC: 15,091.2 SF WATERFRONT PHASE 3 WPAA % OF TOTAL BUILD OUT (55,621 SF): 41.7% TOTAL PAA PROVIDED (PHASE 3): 0 SF	WATERFRONT PHASE 3 + 2 + 1 WPAA REQUIRED: 51,228 SF (20%) WATERFRONT PHASE 3 + 2 + 1 WPAA PROVIDED: 55,621 SF (21.7%) SPW: 30,534 SF SPAA: 9,996 SF UC: 15,091.2 SF WATERFRONT PHASE 3 + 2 + 1 WPAA % OF TOTAL BUILD OUT (55,621 SF): 100% TOTAL PAA PROVIDED (PHASE 3 + 2 + 1 + LARGE SCALE PHASE 1): 28,225.1 SF

		WATERFRONT PHASE 3	CUMULATIVE PHASES 2 + 1	CUMULATIVE PHASES 3 + 2 + 1
WATERFRONT PUBLIC ACCESS AREA (SPW + SPAA + UC)				
	SEATING	286.7 LF	520.2 LF	806.9 LF
	PLANTING AREA	10,510.4 SF	10,742.6 SF	21,253.0 SF
	CANOPY TREES	14	27	41
	ORNAMENTAL TREES	23	24	47
	BIKE PARKING	0	0	0
	TRASH RECEPTACLES	8	12	20
PUBLIC ACCESS AREA (PRIVATE - PAA)				
	SEATING	0 LF	37.9 LF	37.9 LF
	PLANTING AREA	0 SF	0 SF	0 SF
	TREES	0	0	0
	BIKE PARKING	0	40	40
	TRASH RECEPTACLES	0	3	3
STREETSCAPE (4TH STREET + 9TH STREET + 26TH AVENUE)				
	SEATING	0 LF	100 LF	100 LF
	PLANTING AREA	0 SF	2439.1 SF	2439.1 SF
	TREES	0	46	46
	BIKE PARKING	0	48	48
	TRASH RECEPTACLES	0	10	10

NOTE: PHASE 1 AND SCHOOL PORTION OF PHASE 4 LARGE SCALE DEVELOPMENT IS NOT WITHIN THE WATERFRONT ZONING BLOCK

GENERAL NOTES

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	07/07/2014	ULURP FILING SET

SEAL

KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
WATERFRONT PHASE 3 (LARGE SCALE PHASE 4) DEVELOPMENT PLAN

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7/7/2014	BR	

SCALE
1" = 30'

SHEET NUMBER
LP-112.00