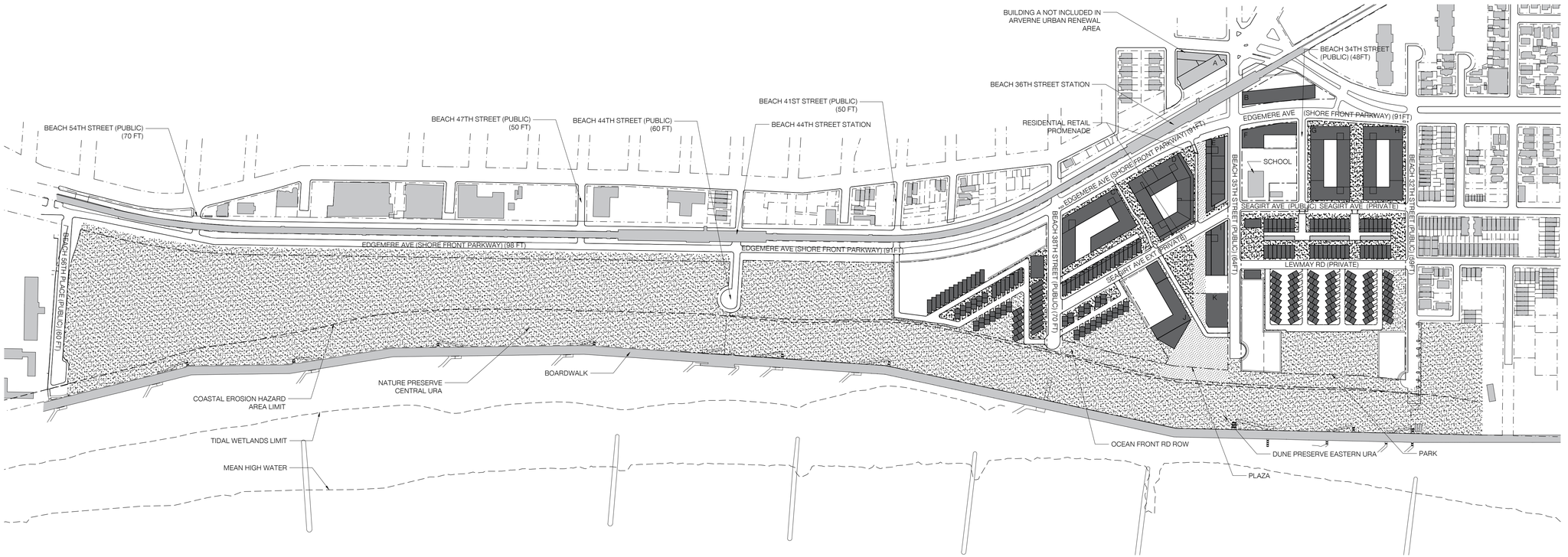


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01 | **FULL SITE PLAN**
1/256" = 1'-0"

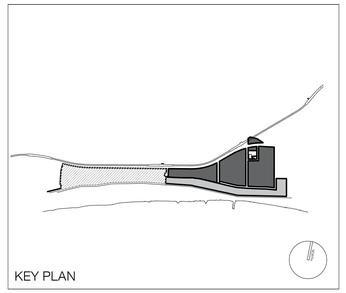
ARVERNE EAST MASTERPLAN

FAR ROCKAWAYS
QUEENS, NY

L+M DEVELOPMENT PARTNERS	2 PARK AVE NEW YORK, NY 10016
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LANDSCAPE ARCHITECT LOCAL OFFICE	200 10TH STREET BROOKLYN NY 11215 P 718 788 1987
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DEV. SITE & NAT. PRESERVE PLAN

SCHEMATIC DESIGN

SEAL AND SIGNATURE	DATE: 05.29.20
	PROJECT No: 1908
	DRAWN BY: SH
	CHECKED BY: WS
	CADO FILE No:
	SCALE: AS NOTED

DWG No:
A-099.00

LEGEND

- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- GREEN OPEN SPACE
- PAVED OPEN SPACE
- ZONING LOT LINE
- FL = FLOOR

ZONING LOT B	PROPOSED FLOOR AREA (SF)	PROPOSED FAR
LOT AREA	649,596	
RESIDENTIAL	904,997	1.39
COMMUNITY FACILITY	0	0.00
COMMERCIAL	155,266	0.24
TOTAL	**1,060,263**	**1.63**

NOTE: ZONING LOT B IS COMPOSED OF COMPONENT LOTS B1, B2, B3, & B4 AS SHOWN

ZONING LOT E	PROPOSED FLOOR AREA (SF)	PROPOSED FAR
LOT AREA	38,077	
RESIDENTIAL	0	0.00
COMMUNITY FACILITY	0	0.00
COMMERCIAL	104,316	2.74
TOTAL	**104,316**	**2.74**

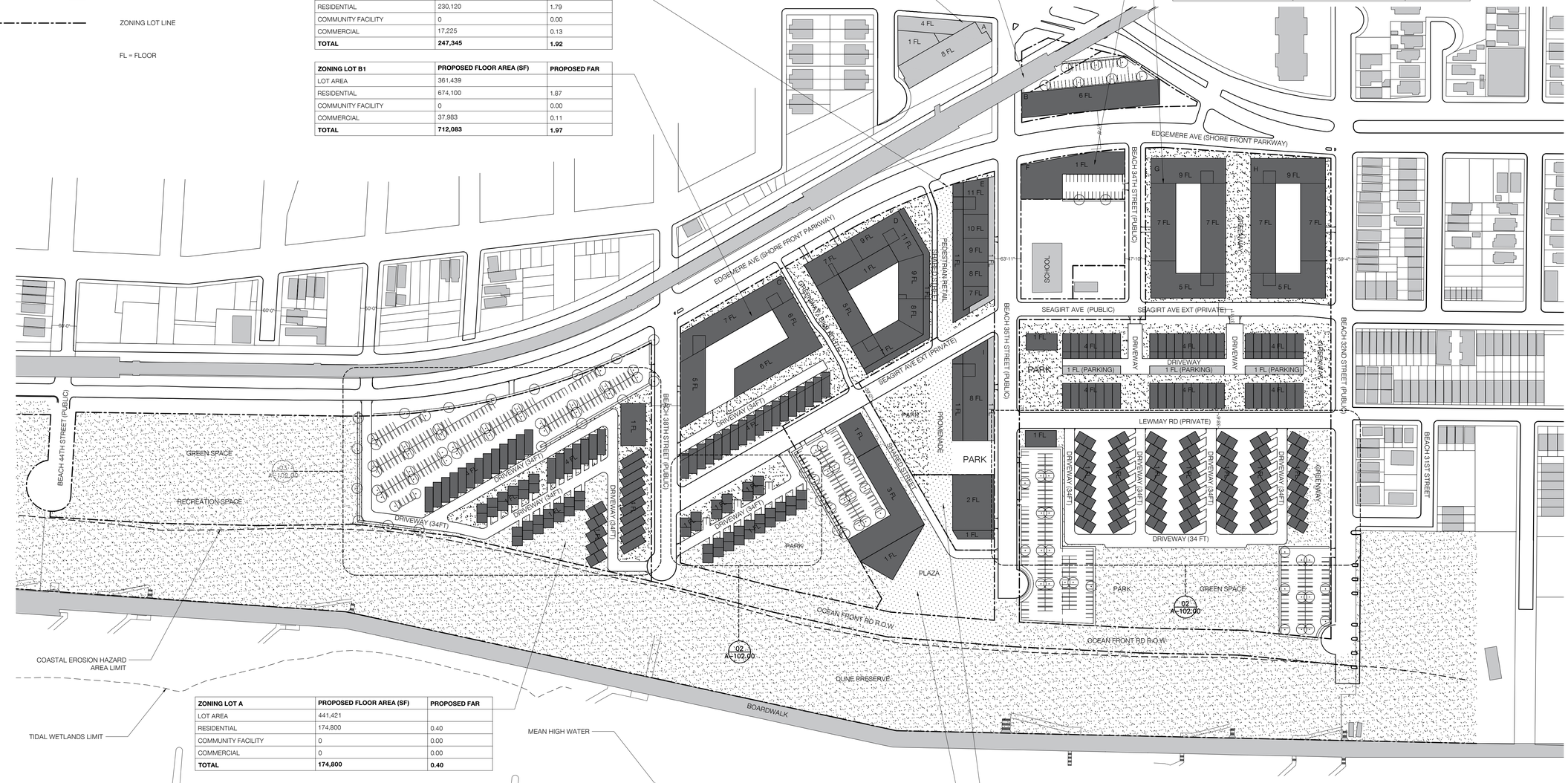
ZONING LOT C	PROPOSED FLOOR AREA (SF)	PROPOSED FAR
LOT AREA	26,530	
RESIDENTIAL	0	0.00
COMMUNITY FACILITY	16,716	0.63
COMMERCIAL	0	0.00
TOTAL	**16,716**	**0.63**

ZONING LOT D	PROPOSED FLOOR AREA (SF)	PROPOSED FAR
LOT AREA	739,116	
RESIDENTIAL	840,657	1.14
COMMUNITY FACILITY	5,000	0.01
COMMERCIAL	2,200	0.00
TOTAL	**847,857**	**1.15**

ZONING LOT B2	PROPOSED FLOOR AREA (SF)	PROPOSED FAR
LOT AREA	128,517	
RESIDENTIAL	230,120	1.79
COMMUNITY FACILITY	0	0.00
COMMERCIAL	17,225	0.13
TOTAL	**247,345**	**1.92**

ZONING LOT B1	PROPOSED FLOOR AREA (SF)	PROPOSED FAR
LOT AREA	361,439	
RESIDENTIAL	674,100	1.87
COMMUNITY FACILITY	0	0.00
COMMERCIAL	37,983	0.11
TOTAL	**712,083**	**1.97**

BUILDING A NOT INCLUDED IN ARVERNE URBAN RENEWAL AREA



ZONING LOT A	PROPOSED FLOOR AREA (SF)	PROPOSED FAR
LOT AREA	441,421	
RESIDENTIAL	174,800	0.40
COMMUNITY FACILITY	0	0.00
COMMERCIAL	0	0.00
TOTAL	**174,800**	**0.40**

ZONING LOT B3	PROPOSED FLOOR AREA (SF)	PROPOSED FAR
LOT AREA	25,728	
RESIDENTIAL	0	0.00
COMMUNITY FACILITY	0	0.00
Manufacturing	10,000	0.39
COMMERCIAL	15,728	0.61
TOTAL	**25,728**	**1.00**

ZONING LOT B4	PROPOSED FLOOR AREA (SF)	PROPOSED FAR
LOT AREA	133,885	
RESIDENTIAL	0	0.00
COMMUNITY FACILITY	0	0.00
COMMERCIAL	73,984	0.55
TOTAL	**73,984**	**0.55**

NOTE: CONCEPTUAL BUILDING MASSINGS, PARKING AREAS, OPEN SPACES, LANDSCAPING, PAVING, PLANTING, AND PRIVATE STREET LAYOUTS AS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

01 | **DEVELOPMENT SITE PLAN**
1/128" = 1'-0"

ARVERNE EAST MASTERPLAN

FAR ROCKAWAYS
QUEENS, NY

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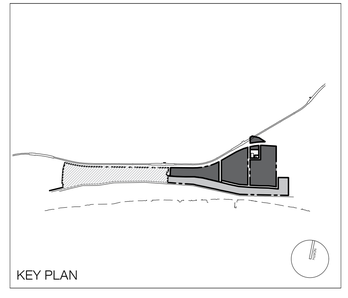
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DEVELOPMENT SITE PLAN

SCHEMATIC DESIGN

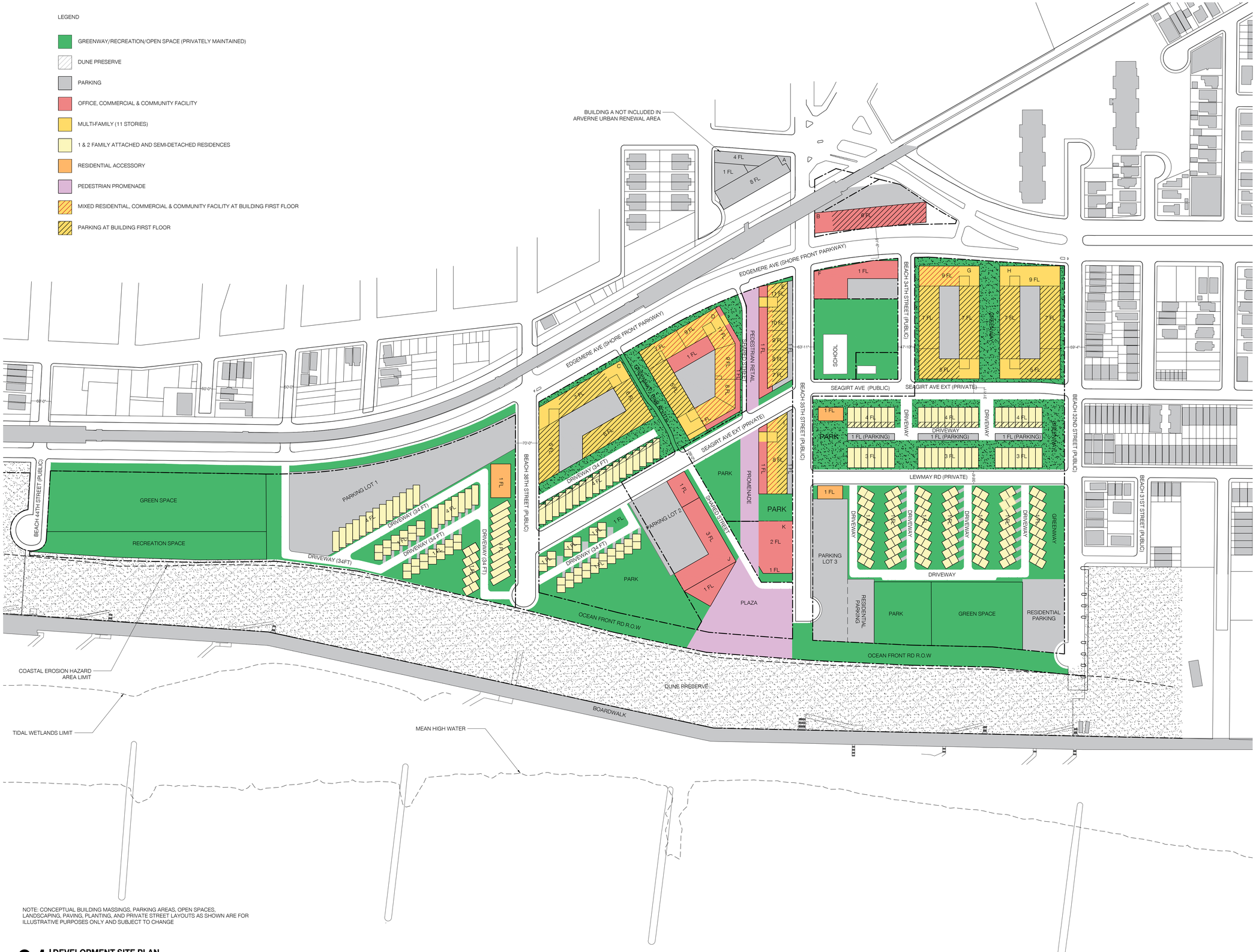
SEAL AND SIGNATURE

DATE:	05.29.20
PROJECT No:	1908
DRAWN BY:	MC
CHECKED BY:	WS
CADO FILE No:	
SCALE:	AS NOTED

DWG No:
A-100.00

LEGEND

- GREENWAY/RECREATION/OPEN SPACE (PRIVATELY MAINTAINED)
- DUNE PRESERVE
- PARKING
- OFFICE, COMMERCIAL & COMMUNITY FACILITY
- MULTI-FAMILY (11 STORIES)
- 1 & 2 FAMILY ATTACHED AND SEMI-DETACHED RESIDENCES
- RESIDENTIAL ACCESSORY
- PEDESTRIAN PROMENADE
- MIXED RESIDENTIAL, COMMERCIAL & COMMUNITY FACILITY AT BUILDING FIRST FLOOR
- PARKING AT BUILDING FIRST FLOOR



NOTE: CONCEPTUAL BUILDING MASSINGS, PARKING AREAS, OPEN SPACES, LANDSCAPING, PAVING, PLANTING, AND PRIVATE STREET LAYOUTS AS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

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1/128" = 1'-0"

ARVERNE EAST MASTERPLAN

FAR ROCKAWAYS
QUEENS, NY

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KEY PLAN

LAND USE SITE PLAN

SCHEMATIC DESIGN

SEAL AND SIGNATURE	DATE: 05.29.20
	PROJECT No: 1908
	DRAWN BY: —
	CHECKED BY: —
	CADO FILE No:
	SCALE: AS NOTED

DWG No:
A-110.00 — of —

Zoning Lot A
Block 15871, p/o Lot 1; Block 15873, p/o Lot 1; 15874, Lots p/o 8 & p/o 41; 15875, p/o Lot 1; 15876 p/o Lot 1
Bounded by Beach 44th St, Edgemere Ave (aka Shore Front Parkway), Rockaway Beach and Boardwalk (NYC Park), & Beach 38th St
C4-4 District (R7-2 Equivalent), Art VI Ch 2 Waterfront Block
Community District 14 Queens
Zoning Section Map 31a
Zoning Lot Area: 441,421 SF
Zoning Lot B1
Block 15862, p/o Lot 1; Block 15863, Lot 1; 15864, Lot 1; Block 15869, p/o Lot 1
Bounded by Beach 38th St, Edgemere Ave (aka Shore Front Parkway), Rockaway Beach and Boardwalk (NYC Park)
C4-4 District (R7-2 Equivalent), Art VI Ch 2 Waterfront Block
Community District 14 Queens
Zoning Section Map 31a
Zoning Lot Area: 361,439 SF
Zoning Lot B2
Block 15862, p/o Lot 1; 15863, p/o Lot 1
Bounded by, Edgemere Ave (aka Shore Front Parkway), & Beach 35th St
C4-4 District (R7-2 Equivalent), Art VI Ch 2 Waterfront Block
Community District 14 Queens
Zoning Section Map 31a
Zoning Lot Area: 128,517 SF
Zoning Lot B3
Block 15862, p/o Lot 1
Bounded by Beach 35th St
MX 21: M1-4/R6 (PER DCP ZONING ACTION)
Community District 14 Queens
Zoning Section Map 31a
Zoning Lot Area: 25,728 SF
Zoning Lot B4
Block 15862, p/o Lot 1 & Block 15863, p/o Lot 1; Block 15868, p/o Lot 1; Block 15869, p/o Lot 1
Bounded by Beach 35th St & Rockaway Beach and Boardwalk (NYC Park)
C4-4 District (R7-2 Equivalent), Art VI Ch 2 Waterfront Block
Community District 14 Queens
Zoning Section Map 31a
Zoning Lot Area: 133,885 SF
Zoning Lot C
Block 15861, Lot 47
Edgemere Ave (aka Shore Front Parkway) between, Beach 35th St & Beach 34th St
C4-4 District (R7-2 Equivalent), Art VI Ch 2 Waterfront Block
Community District 14 Queens
Zoning Section Map 31a
Zoning Lot Area: 26,350 SF
Zoning Lot D
15859, Lot 1; Block 15860 Lot 1; Block 15861, p/o Lot 1; Block 15865, p/o/ Lot 1; Block 15866, p/o Lot 1; Block 15867, p/o/ Lot 1
Bounded by Beach 35th St, Seagirt Ave (aka New Street), Beach 34th St, Edgemere Ave (aka Shore Front Parkway), Beach 32nd St & Rockaway Beach & Boardwalk (NYC Park)
R6 portion, R6/C2-4 portion, C4-4 portion District (R7-2 Equivalent), Art VI Ch 2 Waterfront Block
Community District 14 Queens
Zoning Section Map 31a
Zoning Lot Area: 739,116 SF
Zoning Lot E
Block 15947, Lot 1; Block 15948, Lot 1; Block 15950
Bounded by Beach 35th St, Edgemere Ave (aka Shorefront Parkway), Seagirt Blvd
C4-4 District (R7-2 Equivalent)
Community District 14 Queens
Zoning Section Map 31a
Zoning Lot Area: 38,077 SF

ZR Section	Title	Permitted/ Required	ZONING LOT A	ZONING LOT B 1	ZONING LOT B 2	ZONING LOT B 3	ZONING LOT B 4	ZONING LOT C	ZONING LOT D	ZONING LOT E	TOTAL	Compliance/Notes
32-00	USES	Use Groups 1-6, 8-10, 12	2	1, 2, 6	2, 6	6, 18A	5, 6	3 and/or 4	2 (R6) 2 (R6/C2-4) 2, 3 and/or 4, 6 (C4-4)	6	N/A	Yes* Zoning Text Amendment to allow UG 18 Brewery
FAR												
62-325, 62-322	Residential	3.44	0.40	1.87	1.79	0.00	0.00	0.00	1.14	0.00	1.01	Yes, June 2003 URP Requires a maximum R6 residential equivalent
62-325, 33-123	Community Facility	6.5 4.80 (R6/C2-4)	0.00	0.00	0.00	0.00	0.00	0.63	0.01	0.00	0.01	
62-325, 33-122	Commercial	3.4 2.0 (R6/C2-4)	0.00	0.11	0.13	0.61	0.55	0.00	0.00	2.74	0.13	
43-12	Manufacturing	1.0 (MX)	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.01	
35-31	Max for Zoning Lot	6.5	0.40	1.97	1.92	1.00	0.55	0.63	1.15	2.74	1.16	
FLOOR AREA (SF)												
62-325, 62-322, 35-23	Residential	1,518,488	174,800	674,100	230,120	0	0	0	842,592	0	1,921,612	Yes, June 2003 URP Requires a maximum R6 residential equivalent
33-123	Community Facility	2,869,236	0	0	0	0	0	16,716	5,000	0	21,716	
33-122	Commercial	1,500,831	0	37,983	17,225	15,728	73,984	0	2,200	104,316	251,436	
43-12	Manufacturing	441,420	0	0	0	10,000	0	0	0	0	10,000	
35-31	Max for Zoning Lot	2,869,236	174,800	712,083	247,345	25,728	73,984	16,716	849,792	104,316	2,204,764	
MAX LOT COVERAGE												
62-322	Max for Zoning Lot	65%	13%	51%	42%	N/A	N/A	63%	33%	41%	NA	Yes
DWELLING UNITS												
35-40, 23-22	Dwelling Unit Factor	680 (Max FAR 3.44)	84	648	219	0	0	0	699	0	1,650	Yes, June 2003 URP Requires a maximum R6 residential equivalent
YARDS												
23-45, 34-112, 62-331 23-462, 34-112, 62-331 23-47, 34-112, 24-36, 33-26	Front	None	None	None	None	None	None	None	None	None	N/A	Yes, See Plans
	Side	None or 8' open area	None or 8' min	None or 8' min	None or 8' min	None or 8' min	None or 8' open area	None or 8' open area	None or 8' open area	None or 8' open area	N/A	
	Rear (Residential, Community Facility, Commercial)	30'	30' min	30' min	30' min	0,20' min	N/A, N/A, 20' min	N/A, 30', N/A min	30', 30', N/A min	0,20' min	N/A	
HEIGHT & SETBACK												
62-341	Max Base Height	60'	45'	Varies, Typically 15'	Varies, Typically 15'	30'	42'	30'	Varies, 55' Max	60'	N/A	YES
	Setback at max street wall height	10' wide street, 15' narrow street	N/A	Provided	Provided	N/A	N/A	N/A	Provided	N/A	N/A	
	Max building height	110'	45'	Varies, 110' max	Varies, 110' max	30'	42'	30'	89'	60' Max height	N/A	
REQUIRED VEHICLE PARKING												
62-41, 36-33, 25-23,	Residential	50% of DUs	84 spaces	648 spaces	219 spaces	N/A	N/A	N/A	699 spaces	N/A	1,650 spaces	Yes, 2003 URP requires 1 space per DU [1]
36-21, 36-232	Community Facility	Varies per use (UG 4: 1 per 1,000 SF = 17 spaces)	N/A	N/A	N/A	N/A	N/A	0 spaces, Waiver <40 req'd spaces	0 spaces Waiver <40 req'd spaces	N/A	0	Yes
36-23	Commercial	Retail: 1 per 1,000 SF, Hotel: 1 per 12 guest rooms & 1 per 25 person rated capacity = 10 spaces	N/A	0 Spaces, Waiver <40 spaces req'd spaces	0 Spaces, Waiver <40 spaces req'd spaces	0 Spaces, Waiver <40 spaces req'd spaces	0 Spaces, Waiver <40 spaces req'd spaces	N/A	0 Spaces, Waiver <40 spaces req'd spaces	105 varies by use	105	Yes, parking waived per ZR 36-232 on all lots except Lot E [1]
44-21	Manufacturing	1 per 1,000 SF for 18A uses or 1 per 3 employees	N/A	N/A	N/A	10 spaces	N/A	N/A	N/A	N/A	10	Yes [1]
REQ'D BICYCLE PKG												
36-711	Residential	1 per 2 DUs	42 spaces min	342 spaces min	110 spaces min	N/A	N/A	N/A	365 spaces min	N/A	859 Spaces	Yes
	Community Facility	Varies per use (UG 4: 1 per 10,000 SF = 2 spaces)	N/A	N/A	N/A	N/A	2 spaces min	2 spaces min	1 space min	N/A	5 Spaces	
	Retail	1 per 10,000 SF	4 spaces min	4 spaces min	2 spaces min	2 spaces min	7 spaces min	N/A	0	11 spaces min	30 Spaces	
44-60	Manufacturing	None req. for manufacturing uses, 36-70 shall apply for commercial uses	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0	

[1] To be provided through a combination of on-site and off-site (by restrictive declaration) parking per 62-412 and 36-421.

ARVERNE EAST MASTERPLAN

FAR ROCKAWAYS
QUEENS, NY
—
—

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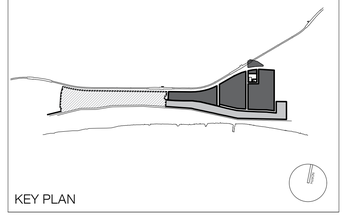
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KEY PLAN

ZONING CALCULATIONS

SCHEMATIC DESIGN

SEAL AND SIGNATURE

DATE: 05.28.20
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