PROPOSED LARGE-SCALE GENERAL DEVELOPMENT FOR 51-15 BEACH CHANNEL DRIVE., QUEENS , NY



PEDESTRIAN VIEW

NOT TO SCALE

SCHEDULE:

ARCHITECTURAL

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C-001	SURVEY
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Z-110	WAIVER PLAN
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LANDSCAPE

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PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843, 15842, & 15857 LOT: 1, 1, & 1

ARCHITECT:

AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

AUFGANG ARCHITECTS

DEVELOPER:

PENINSULA ROCKAWAY LP
C/O THE ARKER COMPANIES
1344 NORTHERN BOULEVARD,
2ND FLOOR
ROSLYN, NY. 11576

CIVIL / SITE ENGINEER:

LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES
360 WEST 31ST STREET,
8TH FLOOR
NEW YORK, N.Y. 10001
TEL: 212.479.5400

LANDSCAPE ARCHITECT:

TERRAIN NYC LANDSCAPE
ARCHITECTURE PC
203 LAFAYETTE STREET,
NEW YORK, N.Y. 10012
TEL: 212-537-6080

LIGHTING CONSULTANT:

PHI LIGHTING DESIGN INC.
350 SEVENTH AVENUE,
NEW YORK, N.Y. 10001
TEL: 917-525-5669

DATE	SUBMISSIONS / REVISIONS
04-22-19	REVISED ULURP FILING SET
04-16-19	ULURP FILING SET

SHEET TITLE:

COVER SHEET

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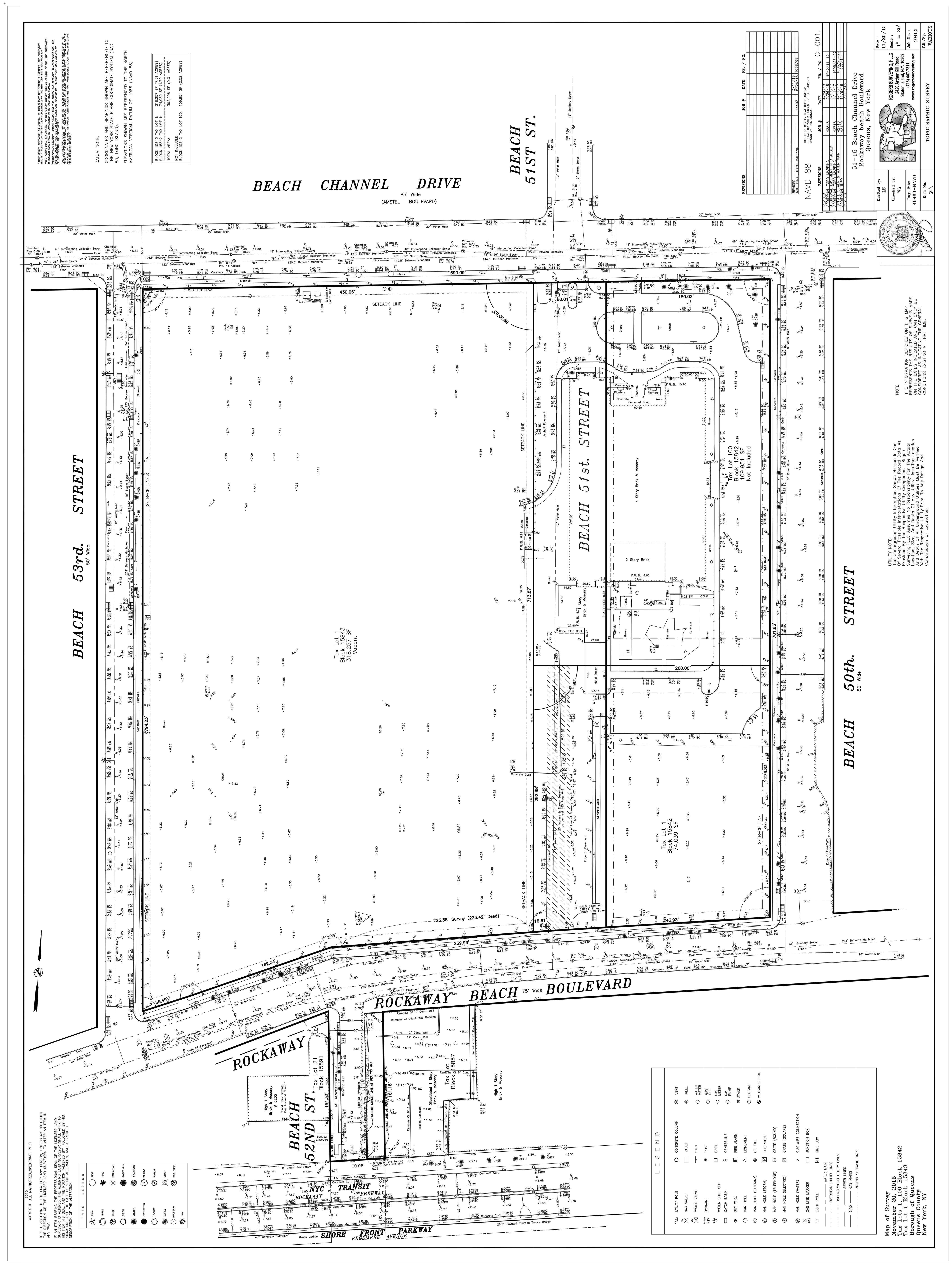
34 X 22 IF NOT FULL SIZE

REGISTERED ARCHITECT
ARIEL AUFGANG
STATE OF NEW YORK
027695

ISSUE DATE:	PROJECT NO:
12-05-17	#1632
DRAWN BY:	CHECKED BY:
CW	ED
SCALE:	SHEET NO:
AS NOTED	

DRAWING NO: T-001.00

NYC DOB NUMBER:



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04-16-19	ULUURP FILING SET

SHEET TITLE:

SURVEY

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SEAL & SIGNATURE

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PROJECT NO: #1632
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CHECKED BY: ED
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SITE DATA

Borough	Queens	
	Zoning Lot 1	Zoning Lot 2
Block	15843	15857
Lots	1	1
Addresses	51-15 Beach Channel Drive	51-17 Rockaway Beach Blvd
Existing Zoning District	R5 & R5/C1-2	C8-1
Proposed Zoning District	C4-4 (R7-2 equivalent)	C4-3A (R6A equivalent)
Community District	Queens CD 14	
Zoning Section Map	30c	

LOT AREA

	Zoning Lot 1	Zoning Lot 2	LSGD Total Lot Area	
Zoning Lot	392,296	14,407.22	406,703	9.34 acres
Property within the bed of a mapped street	n/a	3,224.78		
Tax Lot (Property)**	392,296	17,632	409,928	9.41 acres

List of Required Actions

1 Zoning Map Amendment to rezone Zoning Lot 1 from R5 and R5/C1-2 to C4-4, and Zoning Lot 2 from C8-1 to C4-3A.
2 Zoning Text Amendment to:
  i Appendix F of the Zoning Resolution designate the Project Area as a Mandatory Inclusionary Housing area;
  ii ZR Section 74-744(b)(4) to allow a physical culture establishment within the Project Area; and
3 LSGD Special Permit 74-743(a)(2) to permit the location of buildings without regard to applicable yard, court, distance between buildings, and height & setback regulations.
4 LSGD Special Permit 74-744(c)(1) to permit the modification of underlying district sign regulations within the LSGD.

ILLUSTRATIVE ZONING FLOOR AREA BREAKDOWN ***

ZONING FLOOR AREA						
BUILDING			RESIDENTIAL	COMMERCIAL	COMMUNITY FACILITY	TOTAL
BLOCK A	BLOCK 15843 LOT 1	A1	160170	22058	-	182228
		A2	166893	5198	-	172091
BLOCK A SUBTOTAL			327063	27256	0	354319
BLOCK B	BLOCK 15843 LOT 1	B1	211311	12564	-	223875
		B2	216349	7710	-	224059
BLOCK B SUBTOTAL			427660	20274	0	447934
BLOCK C	BLOCK 15843 LOT 1	C1	218739		-	218739
		C2	260472	10515	-	270987
BLOCK C SUBTOTAL			479211	10515	0	489726
BLOCK D	BLOCK 15843 LOT 1	D1	94311	5684	-	99995
		D2	127383	8271	-	135654
BLOCK D SUBTOTAL			221694	13955	0	235649
BLOCK E	BLOCK 15842 LOT 1	E1	187218		39824	227042
		E2	105178	-	37176	142354
BLOCK E SUBTOTAL			292396	0	77000	369396
BLOCK F	BLOCK 15857 LOT 1	F1	60620		-	60620

BASE PLANE CALCULATION:

BLOCK "A":
A-B 5.95' + 6.01' = 11.96' / 2 = 5.98' X 190'-0" = 1136.2 SF
B-C 6.01' + 14' = 20.01' / 2 = 10.005 X 266'-10" = 2669.68 SF
C-D 14' + 6.02' = 20.02' / 2 = 10.01' X 179'-8" = 1798.46 SF
D-A 6.02 + 5.95' = 11.97' / 2 = 5.985' X 275'-1" = 1646.37 SF
991'-7" 7,250.71 SF
7,250.71 SF / 911'-7" = 7.95'

BLOCK "B":
A-B 6.3' + 14.5' = 20.8' / 2 = 10.4' X 420'-11" = 4377.53 SF
B-C 14.5' + 8' = 22.5' / 2 = 11.25' X 170'-7" = 1919.06 SF
C-D 8' + 6.01' = 14.01' / 2 = 7.005' X 360'-10" = 2527.64 SF
D-E 6.01' + 5.85' = 11.86' / 2 = 5.93' X 124'-1" = 735.81 SF
E-A 5.85' + 6.3' = 12.15' / 2 = 6.075' X 105'-6" = 640.91 SF
1181'-11" 10,200.95 SF
10,200.95 SF / 1181'-11" = 8.63'

BLOCK "C":
A-B 6.02' + 14.5' = 20.52' / 2 = 10.26' X 200'-0" = 2052 SF
B-C 14.5' + 5.59' = 20.09' / 2 = 10.045' X 256'-0" = 2571.52 SF
C-D 5.59' + 5.68' = 11.27' / 2 = 5.635' X 131'-3" = 739.59 SF
D-E 5.68' + 4.99' = 10.67' / 2 = 5.335' X 56'-6" = 301.42 SF
E-A 4.99' + 6.02' = 11.01' / 2 = 5.505' X 320'-2" = 1762.52 SF
963'-11" 7,427.05 SF
7,427.05 SF / 963'-11" = 7.71'

BLOCK "D":
A-B 5.87' + 14' = 19.87' / 2 = 9.935' X 252'-1" = 2504.45 SF
B-C 14' + 8' = 22' / 2 = 11' X 99'-2" = 1090.83 SF
C-D 8' + 6.28' = 14.28' / 2 = 7.14' X 220'-0" = 1570.8 SF
D-A 6.28' + 5.87' = 12.15' / 2 = 6.075' X 191'-3" = 1161.84 SF
762'-6" 6327.92 SF
6,327.92 SF / 762'-6" = 8.3'

BLOCK "E":
A-B 6.05' + 6' = 12.05' / 2 = 6.025' X 227'-10" = 1372.69 SF
B-C 6' + 5.77' = 11.77' / 2 = 5.885' X 180'-0" = 1059.3 SF
C-D 5.77' + 5.76' = 11.53' / 2 = 5.765' X 216'-10" = 1260.04 SF
D-A 5.76' + 6.05' = 11.81' / 2 = 5.905' X 180'-4" = 1064.87 SF
805'-0" 4,756.9 SF
4,756.9 SF / 805'-0" = 5.91'

BLOCK "F":
A-B 6.1' + 5.38' = 11.48' / 2 = 5.74' X 95'-3" = 546.73 SF
B-C 5.38' + 5.57' = 10.95' / 2 = 5.475' X 161'-2" = 882.39 SF
256'-5" 1,429.12 SF
1,429.12 SF / 256'-5" = 5.57'

AVERAGE BASE PLANE: (7.95' + 8.63' + 7.71' + 8.3' + 5.91' + 5.57') / 6 = 7.345'

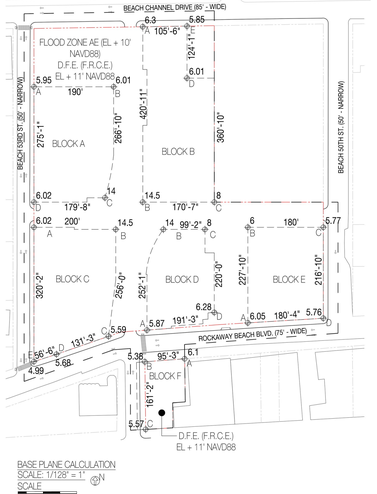
HOWEVER

BASE PLANE CALCULATED PURSUANT TO 64-13(a). THE BASE PLANE IS SET BY THE F.R.C.E. THE F.R.C.E. IS SET BY NYCBC APPENDIX G. FEMA ZONE AE + 1 FREEBOARD.

BASE PLANE EL +11' NAVD88 = FEMA ZONE AE 10' + 1' FREEBOARD USED ACROSS THE ENTIRE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY

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

LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
ZONING LOT LINE



BASE PLANE CALCULATION
SCALE: 1/128" = 1'
0 20 60 100 140FEET



LOT PORTION ANALYSIS
SCALE: 1/64" = 1'
0 20 60 100 140 FEET

LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
ZONING LOT LINE

ZR	Item	Zoning Lot 1 (Block 15843, Lot 1)		Zoning Lot 2 (Block 15857, Lot1)		LSGD Total	Compliance/Notes
	ZONING DISTRICT	C4-4 (R7-2 equiv) & MIH		C4-3A (R6A equiv) & MIH		C4-4 (MIH) & C4-3A (MIH)	See req'd actions; zoning map amendment
	ZONING LOT	392,296		14,407.22		406,703	Complies
	USE						
32-00	**Uses Permitted**	UG 1-4, 5-6, 8-10, 12 See req'd actions; Zoning Text Amendment to allow PCE as-of-right within LSGD pursuant to 74-744(a)		UG 1-4, 5-6, 8-10, 12 See req'd actions; Zoning Text Amendment to allow PCE as-of-right within LSGD pursuant to 74-744(a)			
	Proposed Uses	UG 2, 3, 4, 6, 10, PCE		UG 2		UG 2, 3, 4, 6, 10 (Including Physical Culture Establishment)	Complies
	FAR						
35-23(b)	**Permitted FAR**						**Floor area permitted is based on the tax lot (property) which includes area within the bed of a mapped street; see Lot Area chart
23-154	*Permitted Residential*	4.60		3.60			
23-155		5.01 (AIRS)		3.90			
33-122	*Permitted Commercial*	3.40		3.00			
33-123	*Permitted Community Facility*	6.50		3.00			
35-31	*Permitted Total Maximum***	6.50		3.90**			
	Proposed FAR					Varies	Complies
	Proposed Residential	4.46		3.44			
	Proposed Commercial	0.18		0.00			
	Proposed Community Facility	0.20		0.00			
	Proposed Total	4.84		3.44			
35-23(b)	**Permitted Floor Area**						**Floor area permitted is based on the tax lot (property) which includes area within the bed of a mapped street; see Lot Area chart
23-154	*Permitted Residential*	392,296 SF x 4.6	1,804,561.60	17,632 SF x 3.6	63,475.20	1,868,036.80	
23-155	*Permitted Residential – AIRS*	392,296 SF x 5.01	1,965,402.96	17,632 SF X 3.9	68,764.80	2,034,167.76	
33-122	*Permitted Commercial*	392,296 SF x 3.4	1,333,806.40	17,632 SF x 3	52,896	1,386,702.40	
33-123	*Permitted Community Facility*	392,296 SF x 6.5	2,549,924	17,632 SF x 3	52,896	2,602,820	
35-31	*Permitted Total Maximum***	392,296 SF x 6.5	2,549,924	17,632 SF x 3.9	68,764.80**	2,618,688.8**	
	Proposed Floor Area						Complies - *** The commercial zoning floor area or community facility zoning floor area may increase by an additional 20,000 square feet provided that the total non-residential zoning floor area within the LSGD shall not exceed 169,000 square feet. All permitted uses and floor area may shift between buildings on Zoning Lot 1
	Proposed Residential	1,748,024		60,620		1,808,644	
	Proposed Commercial	72,000		0		72,000 ***	
	Proposed Community Facility	77,000		0		77,000 ***	
	Proposed Total Maximum	1,897,024		60,620		1,957,644	
	DENSITY						
35-40	Dwelling Unit Factor	680		680		2747	
23-22	Permitted Maximum Dwelling Unit	1,804,561.6 SF / 680 = 2654		63,475.2 SF / 680 = 93			
	Proposed Dwelling unit	1981		69		2050	Complies
	LOT COVERAGE						
23-153	Lot Coverage Requirements	*Corner Lot – 100%*		*Corner Lot – 100%*			
		Interior Lot – 65%		*Interior Lot – 65%*			
		Through Lot – 65%		n/a			
	Proposed Corner Lot	0 to 100%		100%		100%	Complies
	Proposed Interior and Through Lots	Less than 65%		Less than 65%		less than 65%	Complies
	YARDS						
35-51 34-233	**Required Front Yard**	Front yard required within 25 ft of R5 district. Depth of front yard equal to adjacent R5 district.		None required			
35-54 23-51	**Required Side Yard**	8 ft along entire length adjacent to R5 district		None required; if provided min 8 ft			
35-53	**Required Rear Yards**						
33-26 23-47 23-471 23-543 33-28 23-533	*Required Rear Yard within 100' corner*	none required		None required			
	Required Rear Yard interior lot	none required		Residential: 30 ft			
	Required Rear Yard Equivalent through lot	Commercial: none required		n/a			
		Residential: 60 ft		n/a			
	Proposed Front Yard	Open area provided within 25 ft		n/a		greater than 25 ft	Complies
	Proposed Side Yard	0 ft* See Waiver Plans and Waiver Sections		0 ft		varies*	*Does not comply; Special Permit 74-743(a)(2) to modify side yard requirement as per ZR 35-54
	Proposed Rear Yard or Rear Yard Equivalent	0 ft* See Waiver Plans and Waiver Sections		30 ft		varies*	*Does not comply; Special Permit 74-743(a)(2) to modify rear yard equivalent requirement as per ZR 23-533
	HEIGHT & SETBACK						
35-651(a) 35-654	Required Street Wall Location	as per 35-654(b)(1) & 23-664(c), street wall location need not apply		70% within 8 ft of street line along only one street line			
35-654(b) 23-664(c) 23-664(b)	Required Setback	Narrow Street: Beach 53rd Street – 15 ft		Narrow Street: Beach 52nd Street: 15 ft			
		Narrow Street: Beach 50th Street – 15 ft		Wide Street Rockaway Beach Blvd – 10 ft			
		Wide Street: Beach Channel Drive – 10 ft					
		Wide Street: Rockaway Beach Blvd – 10 ft					
	Permitted Minimum Base Height	as per 35-654(b)(1) & 23-664(c) minimum base height need not apply		40 ft			
	Permitted Maximum Base Height	75 ft		65 ft			
	Permitted Maximum Building Height	135 ft		85 ft			
	Permitted Maximum Number of Stories	13 stories		8 stories			
	Proposed Street Wall Location	as per 35-654(b)(1) & 23-664(c), street wall location need not apply		street wall located on street line/street widening line fronting on Beach 52nd Street		varies	Complies
	Proposed Setback	Narrow Street: Beach 53rd Street – 15 ft		Narrow Street: Beach 52nd Street: 15 ft		varies*	*Does not comply; Special Permit 74-743(a)(2) to modify setback above base height as per ZR 35-654 & 23-664(c)
		Narrow Street: Beach 50th Street – 12-15 ft* See Waiver Plans and Waiver		Wide Street Rockaway Beach Blvd – 10 ft			
		Wide Street: Beach Channel Drive – 10 ft		n/a			
		Wide Street: Rockaway Beach Blvd – 10 ft		n/a			
	Proposed Heights						*Does not comply; Special Permit 74-743(a)(2) to modify maximum base height, maximum building height, and maximum number of stories requirements as per ZR 35-654 & 23-664(c)
	Proposed Base Height	30 ft - 140 ft*		70 - 90ft*		varies*	
	Proposed Building Height	130 ft - 190 ft*		90 ft*		varies*	
	Proposed Number of Stories	12 - 18 stories*		8 stories		varies*	
	SIGNAGE						
32-60	Signage requirements	C1 signage rules apply to signs located within 100 ft of Beach Channel Drive		C4 signage rules apply			
		All other signs apply underlying C4 rules					
	Proposed Signs	*See Signage Plan and Signage Elevations				varies*	*Does not comply; Special Permit 74-744(c)(1) to modify applicable underlying district signage regulations
	PARKING						
25-027 25-23 25-231	*Required Residential*	85% of total residences; see note below (252 * 85% = 214 spaces) (In CD 14 , R6 and R7 subject to accessory parking regulations of R5 district pursuant to 25-027)					
25-251	*Required Residential – IRHU*	15% per IRHU (1528 * 15% = 229 spaces)		25% per IRHU (69 * 25% = 17 spaces)			
25-252	*Required Residential - AIRS*	10% of total number of dwelling units in an AIRS (201*10% = 20 spaces)					
36-21	*Required Commercial*	1 per 1,000 sf of floor area (72,000 sf /1,000 sf = 72 spaces)					
	Reqiuied Community Facility	1 per 1,000 sf of floor area (77,000 sf/1,000 sf = 77 spaces)					
	Required Accessory Parking	612		17		629	
	Proposed Accessory Parking	951		22		973	Complies
	LOADING						
36-68	Accessory Loading Requirements	Commercial:		NA			
		First 25,000 sf of floor area: none					
		Next 15,000 sf of floor area: 1 required berth					
		Next 60,000 sf of floor area: 1 required berth					
		Each additional 150,000 sf of floor area: 1 required berth					
		Community Facility:					
		First 100,000 sf of floor area: none					
		Next 200,000 sf of floor area: 1 required berth					
		Each additional 300,000 sf of floor area: 1 required berth					
	Required Accessory Loading	2 loading berths required		none required		2 loading berths	
	Proposed Accessory Loading	2 loading berths proposed		none provided		2 loading berths	Complies
	BICYCLE PARKING						
36-711	*Required Residential*	50% of residential dwelling units (1780 * 50% = 890 spaces)		50% of residential dwelling units (69 * 50% = 35 spaces)			
	Required Residential – AIRS	1 per 10,000 sf of floor area (127,383 sf / 10,000 sf = 13 spaces)					
	Required Commercial	1 per 10,000 sf of floor area (72,000 sf / 10,000 sf = 7 spaces)		n/a			
	Required Community Facility	1 per 10,000 sf of floor area (77,000 sf / 10,000 sf = 8 spaces)		n/a			
	Required Accessory Bicycle Parking	918 spaces		35 spaces		953	
	Proposed Accessory Bicycle Parking	918 spaces		35 spaces		953	Complies
	STREET TREE						
33-03 26-41	Street Tree Requirements	1 street tree per 25 ft of street frontage		1 street tree per 25 ft of street frontage			
		Beach Channel Drive	430'-1" / 25 ft	17	n/a	n/a	
		Beach 53rd Street	793'-3" / 25 ft	32	n/a	n/a	
		Beach 52nd Street	n/a	n/a	160'-10" / 25 ft	6	
		Beach 50th Street	276'-10" / 25 ft	11	n/a	n/a	
		Rockaway Beach Boulevard	722'-9" / 25	29	95'-5" / 25 ft	4	
	Required Street Trees	89			10	99	
	Proposed Street Trees	All trees will be planted on zoning lots or at alternate site(s) selected by the NYC Department of Parks and Recreation					Subject to DPR approval

PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843 & 15857 LOT: 1 & 1

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AUFGANG ARCHITECTS

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

SPECIAL PERMITS
C 190366 ZSQ & C 190375 ZSQ
ZR 74-743(a)(2) & 74-744(c)(1)

CPC APPROVED: 09/25/2019 (CAL. Nos. 26 & 27)
CC APPROVED: 11/14/2019 (RES. Nos. 1167 & 1168)

EFFECTIVE DATE: 11/14/2019

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

DEPARTMENT OF BUILDINGS COPY

DATE	SUBMISSIONS / REVISIONS
11-12-19	REVISED ULURP FILING SET
09-23-19	REVISED ULURP FILING SET
05-06-19	REVISED ULURP FILING SET
04-22-19	REVISED ULURP FILING SET
04-16-19	ULURP FILING SET

SHEET TITLE:

ZONING ANALYSIS

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS AND SHALL REMAIN THE PROPERTY OF AUFGANG ARCHITECTS LLC, WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. THE DRAWING IS NOT TO BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH AUFGANG ARCHITECTS LLC. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF AUFGANG ARCHITECTS LLC. REPRODUCTION OR PUBLICATION OF THIS DRAWING, OR ANY PART IS PROHIBITED. TITLE TO THIS DRAWING BELONGS TO AUFGANG ARCHITECTS LLC. WITHOUT PREJUDICE.

SEAL & SIGNATURE

REGISTERED ARCHITECT — JAMES J. AUFGANG — 027789 — STATE OF NEW YORK

ISSUE DATE:	PROJECT NO:
12-05-17	#1632
DRAWN BY:	CHECKED BY:
CW	ED
SCALE:	SHEET NO:
AS NOTED	

DRAWING NO: Z-001.00

NYC DOB NUMBER:

PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843 & 15857 LOT: 1 & 1

ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

DEVELOPER:
PENINSULA ROCKAWAY LP
C/O THE ARKER COMPANIES
1044 NORTHERN BOULEVARD,
2ND FLOOR
ROSLYN, NY, 11576

CIVIL / SITE ENGINEER:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
360 WEST 31ST STREET,
8TH FLOOR
NEW YORK, N.Y. 10001
TEL: 212.479.5400

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE PC
203 LAFAYETTE STREET,
NEW YORK, N.Y., 10012
TEL: 212-337-6000

LIGHTING CONSULTANT:
PHT LIGHTING DESIGN INC.
330 SEVENTH AVENUE,
NEW YORK, N.Y., 10001
TEL: 917-525-5649

AUFGANG ARCHITECTS

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE AND ZONING LOT WITHIN THE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY. INFORMATION REGARDING THE SURROUNDING PROPERTIES OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT.
2. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, N.J. ELEVATIONS FOR THE PROPOSED BUILDINGS ARE BASED ON THE DESIGN FLOOD ELEVATION THAT IS 10 FEET ABOVE THE NAVD88 (10 FEET PLUS 1 FOOT FREEBOARD).
3. BUILDINGS WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. THE MAXIMUM PROPOSED BUILDING ENVELOPE REPRESENTS THE MAXIMUM DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
4. INTERIOR PARTITIONS AND FLOOR SLABS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
5. BUILDING ENTRANCES AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
6. ROOFTOP MECHANICAL, BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
7. THE LANDSCAPE DESIGN OF OPEN SPACE, INCLUDING ROOFTOP TERRACES, STREET NETWORK, AND PARKING LOTS DEPICTED ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE, EXCEPT FOR THE PEDESTRIAN PLAZA AREA.
8. NUMBER OF STORIES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
9. ENTRANCES TO CERTAIN USES REQUIRING FDNY CLEARANCE PER NYC FIRE CODE TO PROVIDE 30' BY 30' CLEAR PATH FOR FDNY.
10. MINIMUM 8' CLEARANCE PATH FOR PEDESTRIAN CIRCULATION TO BE PROVIDED BETWEEN BUILDING WALLS AND PEDESTRIAN AMENITIES ALONG RETAIL FRONTAGES.

LEGEND

- EXISTING ACCESS EASEMENT (6,012 SF)
- ZONING DISTRICT LINE
- PROPERTY LINE
- FENCE
- P.A.A. BOUNDARY (21,375 SF)
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE ILLUSTRATIVE BUILDING LINE
- LARGE SCALE BOUNDARY
- 54'-6" DIMENSION
- PROPOSED BUILDING
- EXISTING BUILDING
- P.A.A. SIGN - WALL MOUNTED
- P.A.A. SIGN - FREE STANDING
- WAYFINDING SIGN - WALL MOUNTED
- WAYFINDING SIGN - FREE STANDING
- PROPOSED PYLON SIGNAGE
- SPOT ELEVATION
- COMMERCIAL ENTRANCE
- PARKING ENTRANCE
- COMMUNITY FACILITY ENTRANCE
- RESIDENTIAL ENTRANCE
- LOADING ENTRANCE
- VEHICULAR ACCESS
- TRAFFIC DIRECTION
- HT + 135'-0" / (HT + 125'-0") DEVELOPMENT ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- EXISTING FIRE HYRDRANT
- EXISTING MANHOLE
- EXISTING SIGN
- PROPOSED TRASH CAN
- PROPOSED SEATING W/ BACK
- PROPOSED BENCH
- PROPOSED PLANTER
- PROPOSED BICYCLE RACK
- 30'-0" (TYP.) / 30'-0" (TYP.) 30' X 30' FDNY ACCESS

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

SPECIAL PERMITS
C 190366 ZSQ & C 190375 ZSQ
ZR 74-743(a)(2) & 74-744(c)(1)

CPC APPROVED: 09/25/2019 (CAL. Nos. 26 & 27)
CC APPROVED: 11/14/2019 (RES. Nos. 1167 & 1168)

EFFECTIVE DATE: 11/14/2019

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

DEPARTMENT OF BUILDINGS COPY

DATE	SUBMISSIONS / REVISIONS
11-12-19	REVISED ULURP FILING SET
05-06-19	REVISED ULURP FILING SET
04-16-19	ULURP FILING SET

SHEET TITLE:

ZONING LOT SITE PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF AUFGANG ARCHITECTS LLC, WHETHER THE PROJECT FOR WHICH IT IS PREPARED IS EXECUTED OR NOT. THIS DRAWING SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO AUFGANG ARCHITECTS LLC. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THIS PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF AUFGANG ARCHITECTS LLC. UNAUTHORIZED USE OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE DRAWING BELONGS TO AUFGANG ARCHITECTS LLC. WITHOUT PREJUDICE.

SEAL & SIGNATURE

REGISTERED ARCHITECT — DANIEL AUFGANG — STATE OF NEW YORK

ISSUE DATE:	PROJECT NO:
12-05-17	#1632
DRAWN BY:	CHECKED BY:
CW	ED
SCALE:	SHEET NO:
AS NOTED	
DRAWING NO:	Z-100.00
NYC DOB NUMBER:	

ZONING LOT SITE PLAN
SCALE: 1/32" = 1'

SCALE
0 10 20 40 60 80 100 FEET

N

PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843, 15842, & 15857 LOT: 1, 1, & 1

ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

DEVELOPER:
PENINSULA ROCKAWAY LP
C/O THE ARKER COMPANIES
1044 NORTHERN BOULEVARD,
2ND FLOOR
ROSLYN, NY, 11576

CIVIL / SITE ENGINEER:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
360 WEST 31ST STREET,
8TH FLOOR
NEW YORK, N.Y. 10001
TEL: 212.479.5400

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE PC
203 LAFAYETTE STREET,
NEW YORK, N.Y., 10012
TEL: 212-337-6000

LIGHTING CONSULTANT:
PHT LIGHTING DESIGN INC.
330 SEVENTH AVENUE,
NEW YORK, N.Y., 10001
TEL: 917-525-5669

AUFGANG ARCHITECTS

BEACH CHANNEL DRIVE (85' - WIDE)

BEACH 54TH ST.

BEACH 53RD ST. (50' - NARROW)

BEACH 52ND ST. (PRIVATE STREET)

BEACH 50TH ST. (50' - NARROW)

BEACH 49TH ST.

PENINSULA WAY (PRIVATE STREET)

ROCKAWAY BEACH BLVD. (75' - WIDE)

ROCKAWAY FRWY.

BEACH 51ST PEDESTRIAN CORRIDOR

OPEN PARKING 53 SPACES 25321 SQ. FT.

OPEN PARKING 20 SPACES 6117 SQ. FT.

PCE 12564 SQ. FT.

** RETAIL 18289 SQ. FT.

RETAIL 3769 SQ. FT.

RESI 5193 SQ. FT.

LOADING BERTH 2335 SQ. FT.

COVERED PARKING 15431 SQ. FT.

RETAIL 5198 SQ. FT.

RESI 3106 SQ. FT.

RESI 5697 SQ. FT.

RETAIL 4684 SQ. FT.

COVERED PARKING 36480 SQ. FT.

RESI 3318 SQ. FT.

RETAIL 3026 SQ. FT.

RESI 4043 SQ. FT.

RETAIL 5940 SQ. FT.

COVERED PARKING 40603 SQ. FT.

RESI 4564 SQ. FT.

RETAIL 4575 SQ. FT.

RETAIL 5684 SQ. FT.

RESI 3273 SQ. FT.

RESI 4524 SQ. FT.

COVERED PARKING 17029 SQ. FT.

RETAIL 5301 SQ. FT.

RETAIL 2970 SQ. FT.

COMM. FAC. 6181 SQ. FT.

COVERED PARKING 22875 SQ. FT.

RESI 4023 SQ. FT.

RESI 4124 SQ. FT.

RESI 3852 SQ. FT.

PARKING 8819 SQ. FT.

NOTES:

1. BUILDING ENTRANCES AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. THE LANDSCAPE DESIGN OF OPEN SPACE, INCLUDING ROOFTOP TERRACES, STREET NETWORK, AND PARKING LOT DEPICTED ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. INFORMATION SHOWN OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT.
4. LOCATION OF INTERIOR PARTITIONS AND USES AND CURB CUT LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
5. BUILDING ENTRANCES AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

KEY PLAN

LEGEND

- ENTRANCE CANOPY
- PROPERTY LINE
- DIMENSION
- COMMERCIAL ENTRANCE
- PARKING ENTRANCE
- MEDICAL ENTRANCE
- RESIDENTIAL ENTRANCE
- LOADING ENTRANCE
- P.A.A. BOUNDARY
- RESIDENTIAL
- RETAIL
- COMM. FAC. / MEDICAL
- COVERED PARKING
- OPEN AIR PARKING
- USE GROUP 10 (DESTINATION RETAIL)
- "GROUND" FLOOR USE OVER 1ST FLOOR PARKING
- ZONING LOT LINE
- LARGE SCALE BOUNDARY

SCHEMATIC GROUND FLOOR PLAN
SCALE: 1/32" = 1"

SCALE
0 10 20 40 60 80 100 FEET

DATE	SUBMISSIONS / REVISIONS
05-06-19	REVISED ULURP FILING SET
04-16-19	ULURP FILING SET

SHEET TITLE:

ILLUSTRATIVE GROUND FLOOR PLAN

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SEAL & SIGNATURE

REGISTERED ARCHITECT DANIEL AUFGANG 026218 STATE OF NEW YORK

ISSUE DATE:	PROJECT NO:
12-05-17	#1632
DRAWN BY: CW	CHECKED BY: ED
SCALE: AS NOTED	SHEET NO:

DRAWING NO: Z-101.00

NYC DOB NUMBER:

PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843 & 15857 LOT: 1 & 1

ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

DEVELOPER:
PENINSULA ROCKAWAY LP
C/O THE ARKER COMPANIES
1044 NORTHERN BOULEVARD,
2ND FLOOR
ROSLYN, NY, 11576

CIVIL / SITE ENGINEER:
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
360 WEST 31ST STREET,
8TH FLOOR
NEW YORK, N.Y. 10001
TEL: 212.479.5400

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE PC
203 LAFAYETTE STREET,
NEW YORK, N.Y., 10012
TEL: 212-337-6000

LIGHTING CONSULTANT:
PHT LIGHTING DESIGN INC.
330 SEVENTH AVENUE,
NEW YORK, N.Y., 10001
TEL: 917-525-5649

AUFGANG ARCHITECTS

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE AND ZONING LOT WITHIN THE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY. INFORMATION REGARDING THE SURROUNDING PROPERTIES OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT.
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3. BUILDINGS WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. THE MAXIMUM PROPOSED BUILDING ENVELOPE REPRESENTS THE MAXIMUM DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
4. INTERIOR PARTITIONS AND FLOOR SLABS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
5. BUILDING ENTRANCES AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
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8. NUMBER OF STORIES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
9. ENTRANCES TO CERTAIN USES REQUIRING FDNY CLEARANCE PER NYC FIRE CODE TO PROVIDE 30' BY 30' CLEAR PATH FOR FDNY.
10. MINIMUM 8' CLEARANCE PATH FOR PEDESTRIAN CIRCULATION TO BE PROVIDED BETWEEN BUILDING WALLS AND PEDESTRIAN AMENITIES ALONG RETAIL FRONTAGES.

LEGEND

- EXISTING ACCESS EASEMENT (6,012 SF)
- ZONING DISTRICT LINE
- PROPERTY LINE
- FENCE
- P.A.A. BOUNDARY (21,375 SF)
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE ILLUSTRATIVE BUILDING LINE
- LARGE SCALE BOUNDARY
- 54'-6" DIMENSION
- PROPOSED BUILDING
- EXISTING BUILDING
- P.A.A. SIGN - WALL MOUNTED
- P.A.A. SIGN - FREE STANDING
- WAYFINDING SIGN - WALL MOUNTED
- WAYFINDING SIGN - FREE STANDING
- PROPOSED PYLON SIGNAGE
- SPOT ELEVATION
- COMMERCIAL ENTRANCE
- PARKING ENTRANCE
- COMMUNITY FACILITY ENTRANCE
- RESIDENTIAL ENTRANCE
- LOADING ENTRANCE
- VEHICULAR ACCESS
- TRAFFIC DIRECTION
- HT + 135'-0" / (HT + 125'-0") DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING SIGN
- PROPOSED TRASH CAN
- PROPOSED SEATING W/ BACKS
- PROPOSED BENCH
- PROPOSED PLANTER
- PROPOSED BICYCLE RACK
- 30' X 30' FDNY ACCESS
- BUILDING DOES NOT COMPLY WITH HEIGHT REQUIREMENTS SPECIAL PERMIT REQUESTED PURSUANT TO ZR 74-743(a)(2)
- BUILDING DOES NOT COMPLY WITH YARD REQUIREMENTS REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-743(a)(2)

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

SPECIAL PERMIT
C 190366 ZSQ
ZR 74-743(a)(2)

CPC APPROVED: 09/25/2019 (CAL. No. 26)
CC APPROVED: 11/14/2019 (RES. No. 1167)

EFFECTIVE DATE: 11/14/2019

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

DEPARTMENT OF BUILDINGS COPY

DATE	SUBMISSIONS / REVISIONS
11-12-19	REVISED ULURP FILING SET
05-06-19	REVISED ULURP FILING SET
04-16-19	ULURP FILING SET

SHEET TITLE:

WAIVER PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF AUFGANG ARCHITECTS LLC, WHETHER THE PROJECT FOR WHICH IT IS PREPARED IS EXECUTED OR NOT. THIS DRAWING SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THIS PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF AUFGANG ARCHITECTS LLC OR OTHER COMBINED. ANY PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE DRAWING BELONGS TO AUFGANG ARCHITECTS LLC, WITHOUT PREJUDICE.

SEAL & SIGNATURE

REGISTERED ARCHITECT — DANIEL AUFGANG — 027795 — STATE OF NEW YORK

ISSUE DATE:	PROJECT NO:
12-05-17	#1632
DRAWN BY:	CHECKED BY:
CW	ED
SCALE:	SHEET NO:
AS NOTED	

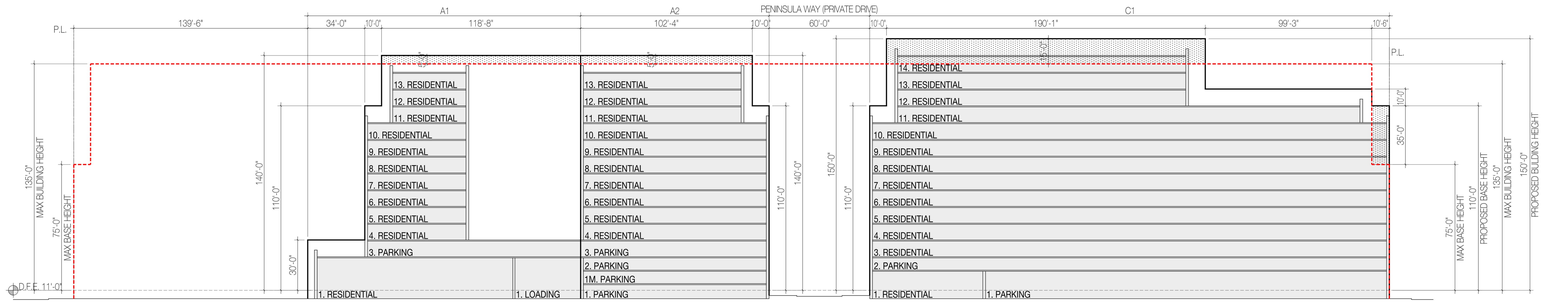
DRAWING NO: Z-110.00

NYC DOB NUMBER:

ZONING LOT SITE PLAN
SCALE: 1/32" = 1'

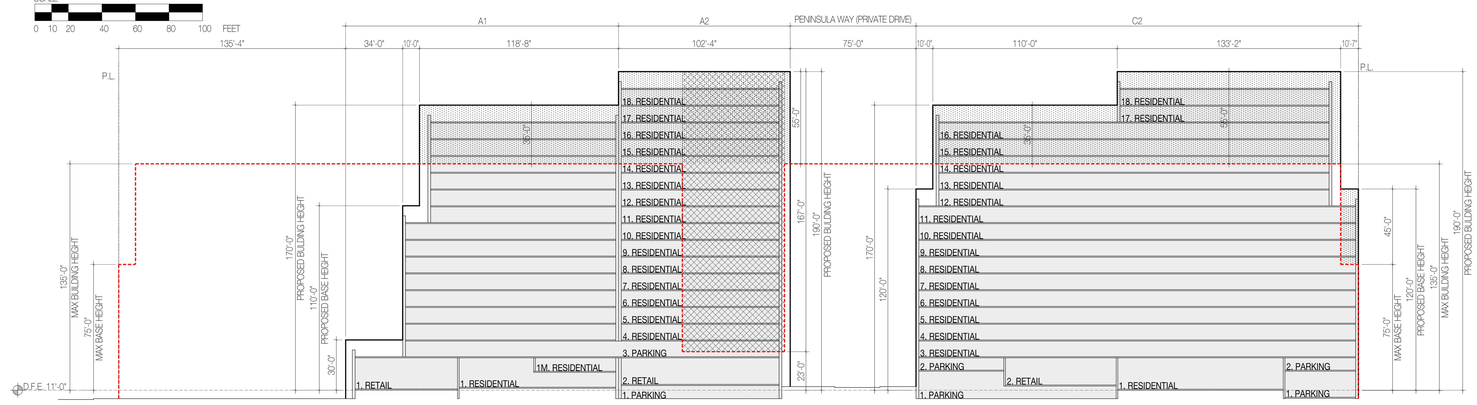
SCALE
0 10 20 40 60 80 100 FEET

N



A-A SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET



B-B SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
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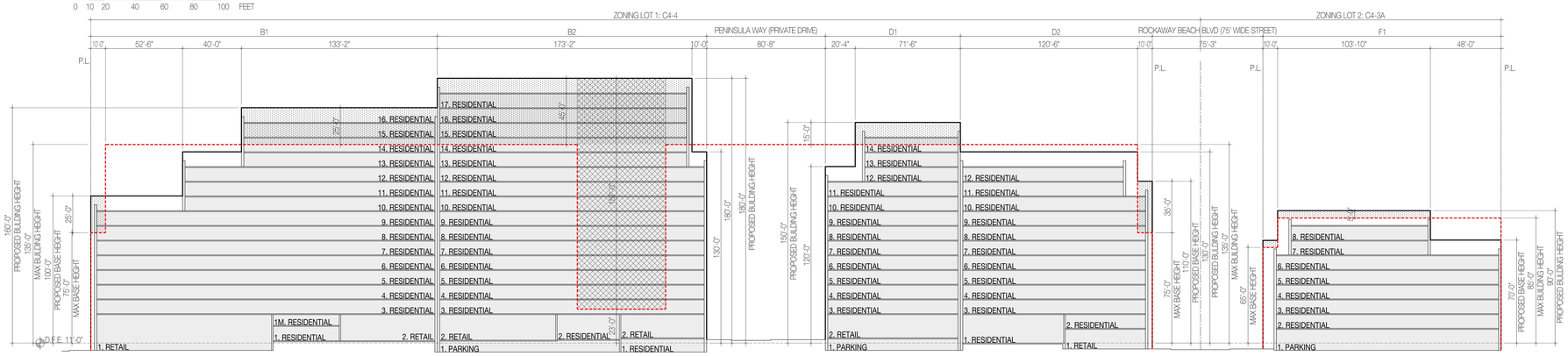
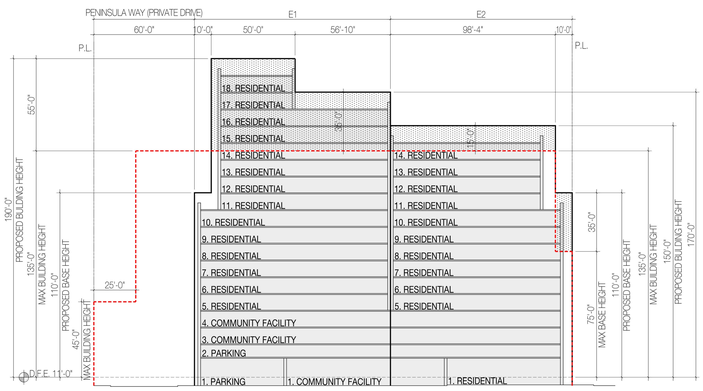


C-C SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET



D-D SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
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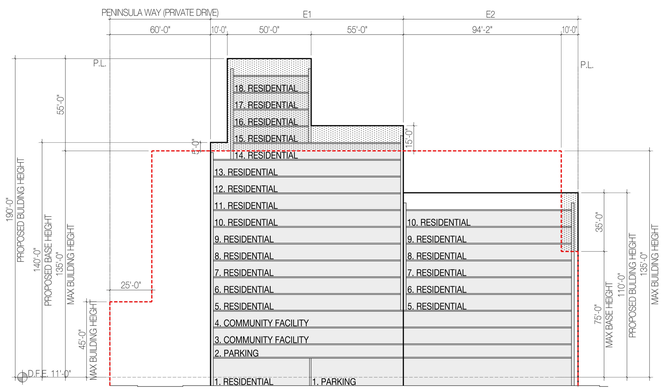
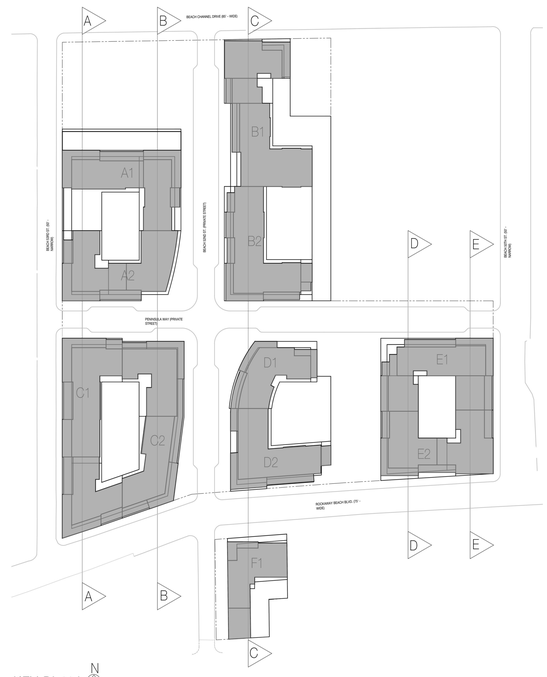


E-E SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET



KEY PLAN N

LEGEND

- PROPERTY LINE
- FENCE
- ZONING LOT LINE
- LARGE SCALE BOUNDARY
- 54'-6" DIMENSION
- BUILDING DOES NOT COMPLY WITH HEIGHT REQUIREMENTS SPECIAL PERMIT REQUESTED PURSUANT TO ZR 74-743(a)(2)
- BUILDING DOES NOT COMPLY WITH YARD REQUIREMENTS REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-743(a)(2)

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE AND ZONING LOT WITHIN THE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY. INFORMATION REGARDING THE SURROUNDING PROPERTIES OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT.
2. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ. ELEVATIONS FOR THE PROPOSED BUILDINGS ARE BASED ON THE DESIGN FLOOD ELEVATION THAT IS 10 FEET ABOVE THE NAVD88 (10 FEET PLUS 1 FOOT FREEBOARD).
3. BUILDINGS WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. INTERIOR PARTITIONS AND FLOOR SLABS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
5. BUILDING ENTRANCES AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
6. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
7. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE EXCEPT FOR AREAS SUBJECT TO WAIVER.
8. NUMBER OF STORIES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843 & 15857 LOT: 1 & 1

ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

DEVELOPER:
PENINSULA ROCKAWAY LP
C/O THE AIRER COMPANIES
1044 NORTHERN BOULEVARD,
2ND FLOOR
ROSLYN, NY, 11576

CIVIL / SITE ENGINEER:
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ENVIRONMENTAL SERVICES
360 WEST 31ST STREET,
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NEW YORK, N.Y., 10001
TEL: 212.479.5400

LANDSCAPE ARCHITECT:
TERRAIN NYC LANDSCAPE
ARCHITECTURE PC
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NEW YORK, N.Y., 10012
TEL: 212-537-6080

LIGHTING CONSULTANT:
PHT LIGHTING DESIGN INC.
350 SEVENTH AVENUE,
NEW YORK, N.Y., 10001
TEL: 917-525-5669

AUFGANG ARCHITECTS

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

SPECIAL PERMIT
C 190366 ZSQ
ZR 74-743(a)(2)

CPC APPROVED: 09/25/2019 (CAL. No. 26)
CC APPROVED: 11/14/2019 (RES. No. 1167)

EFFECTIVE DATE: 11/14/2019

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

DEPARTMENT OF BUILDINGS COPY

DATE	SUBMISSIONS / REVISIONS
11-12-19	REVISED ULURP FILING SET
05-06-19	REVISED ULURP FILING SET
04-16-19	ULURP FILING SET

SHEET TITLE:

WAIVER SECTION

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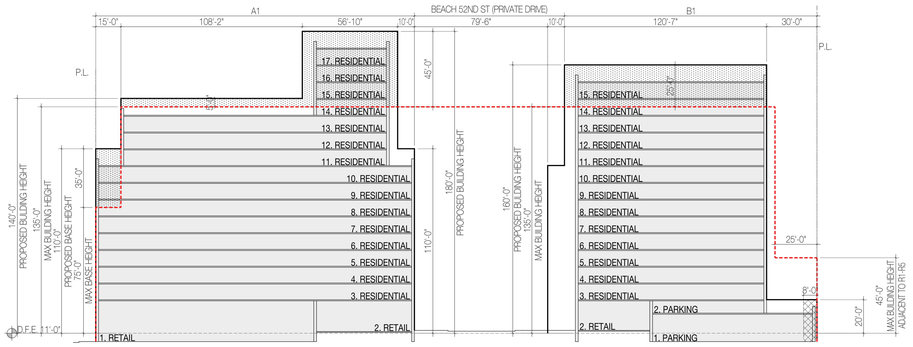
SEAL & SIGNATURE

REGISTERED ARCHITECT
ERIC AUFGANG
026789
STATE OF NEW YORK

ISSUE DATE:	PROJECT NO:
12-05-17	#1632
DRAWN BY:	CHECKED BY:
CW	ED
SCALE:	SHEET NO:
AS NOTED	

DRAWING NO: Z-111.00

NYC DOB NUMBER:



(F-F) SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
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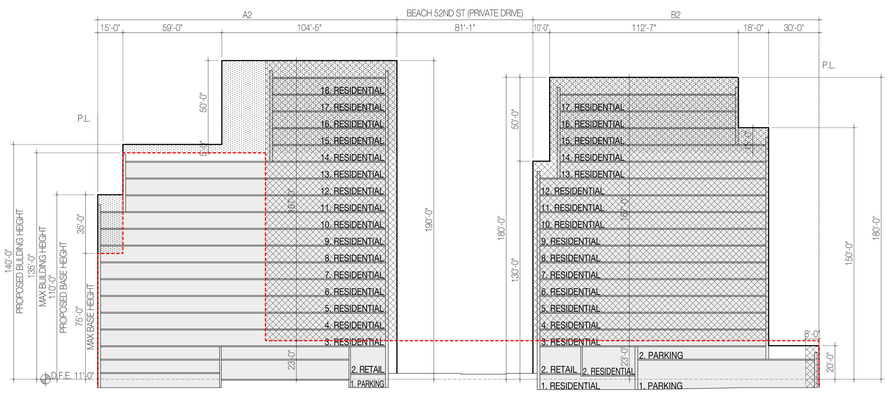

(G-G) SCHEMATIC SECTION DIAGRAM
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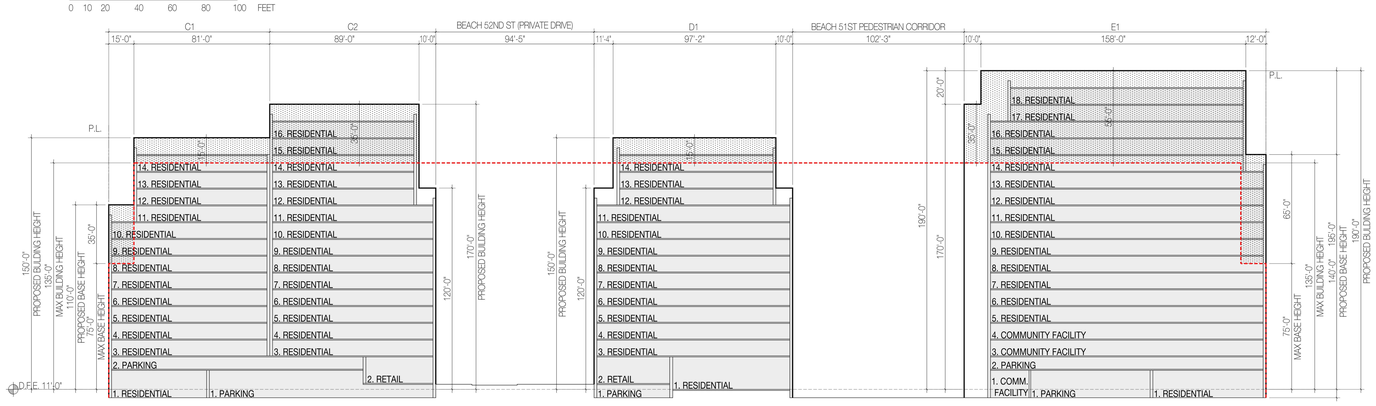

(H-H) SCHEMATIC SECTION DIAGRAM
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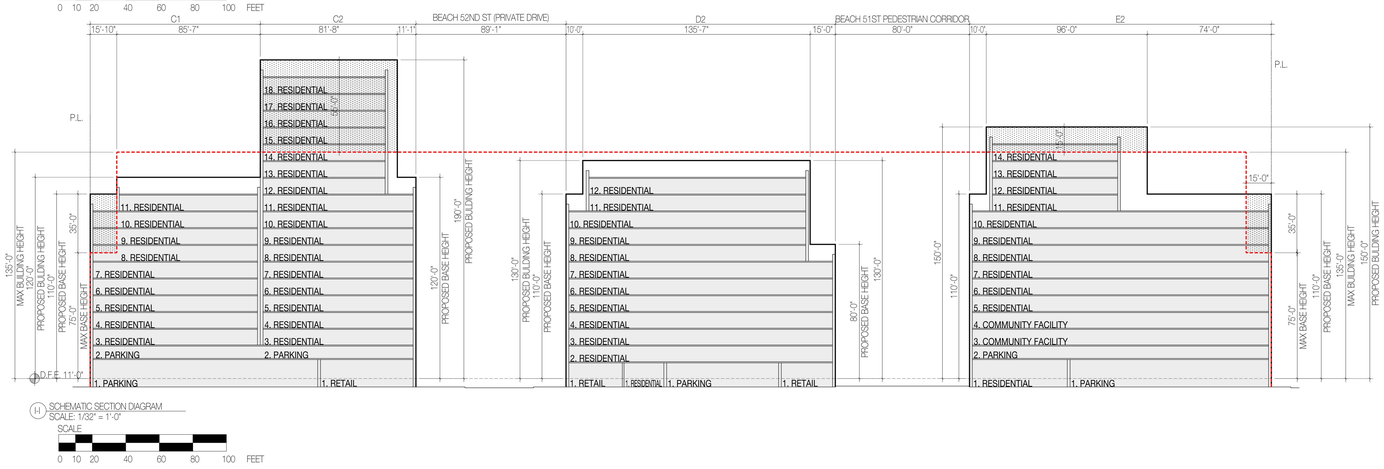

(I-I) SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
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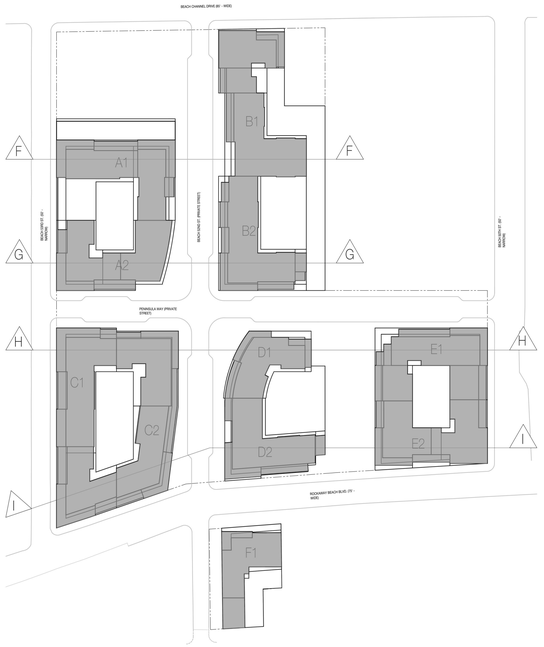

KEY PLAN N

LEGEND

- PROPERTY LINE
- FENCE
- ZONING LOT LINE
- LARGE SCALE BOUNDARY
- 54'-6" DIMENSION
- BUILDING DOES NOT COMPLY WITH HEIGHT REQUIREMENTS SPECIAL PERMIT REQUESTED PURSUANT TO ZR 74-743(a)(2)
- BUILDING DOES NOT COMPLY WITH YARD REQUIREMENTS REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-743(a)(2)

NOTES:

1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE AND ZONING LOT WITHIN THE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY. INFORMATION REGARDING THE SURROUNDING PROPERTIES OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT.
2. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, N.J. ELEVATIONS FOR THE PROPOSED BUILDINGS ARE BASED ON THE DESIGN FLOOD ELEVATION THAT IS 10 FEET ABOVE THE NAVD88 (10 FEET PLUS 1 FOOT FREEBOARD).
3. BUILDINGS WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. INTERIOR PARTITIONS AND FLOOR SLABS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
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7. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE EXCEPT FOR AREAS SUBJECT TO WAIVER.
8. NUMBER OF STORIES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.

PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843 & 15857 LOT: 1 & 1

ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

DEVELOPER:
PENINSULA ROCKAWAY LP
C/O THE ABKER COMPANIES
1044 NORTHERN BOULEVARD,
2ND FLOOR
ROSLYN, NY, 11576

CIVIL / SITE ENGINEER:
LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES
360 WEST 31ST STREET,
8TH FLOOR
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TEL: 212.479.5400

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AUFGANG ARCHITECTS

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120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

SPECIAL PERMIT
C 190366 ZSQ
ZR 74-743(a)(2)

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EFFECTIVE DATE: 11/14/2019

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DEPARTMENT OF BUILDINGS COPY

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04-16-19	ULURP FILING SET

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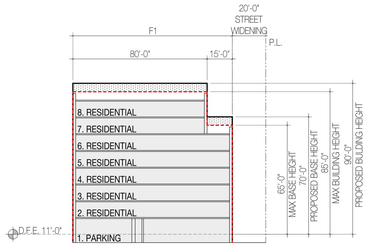
SEAL & SIGNATURE

REGISTERED ARCHITECT — ERIC J. AUFGANG — 026789 — STATE OF NEW YORK

ISSUE DATE:	PROJECT NO:
12-05-17	#1632
DRAWN BY:	CHECKED BY:
CW	ED
SCALE:	SHEET NO:
AS NOTED	

DRAWING NO: Z-112.00

NYC DOB NUMBER:



L-L SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
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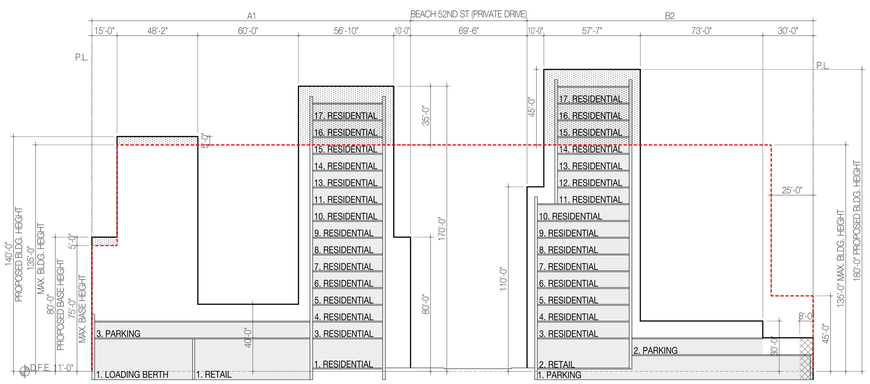
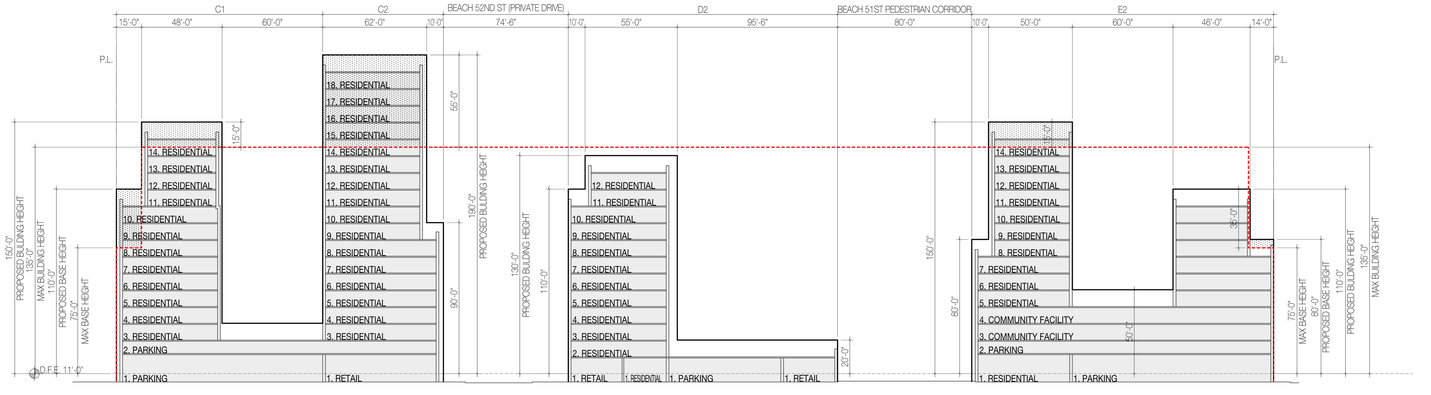


M-M SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET



K-K SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
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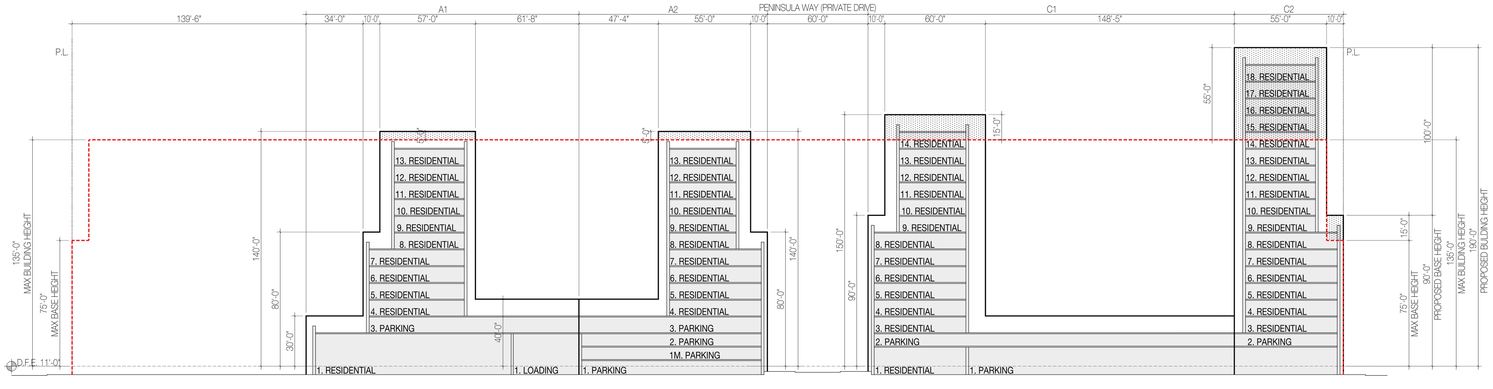
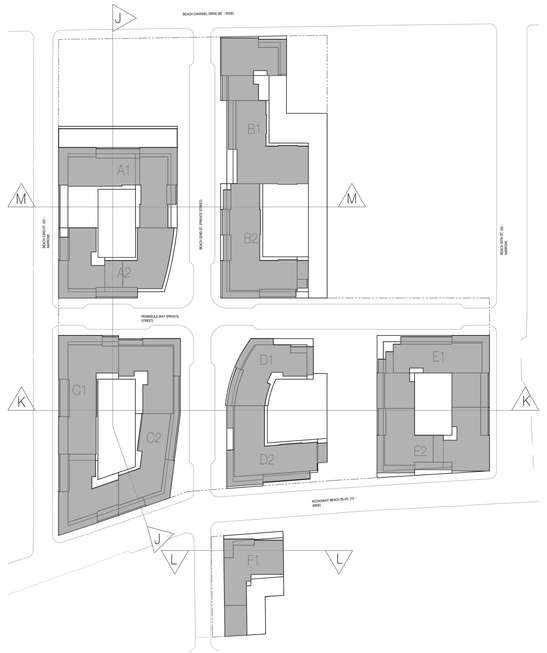


J-J SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET



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51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843 & 15857 LOT: 1 & 1

ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

DEVELOPER:
PENINSULA ROCKAWAY LP
C/O THE ABKER COMPANIES
1044 NORTHERN BOULEVARD, 2ND FLOOR
ROSLYN, NY, 11576

CIVIL / SITE ENGINEER:
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TEL: 212.479.5400

LANDSCAPE ARCHITECT:
TERRAIN NYC LANDSCAPE ARCHITECTURE PC
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NEW YORK, N.Y. 10012
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NEW YORK, N.Y. 10001
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AUFGANG ARCHITECTS

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

SPECIAL PERMIT
C 190366 ZSQ
ZR 74-743(a)(2)

CPC APPROVED: 09/25/2019 (CAL. No. 26)
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SEAL & SIGNATURE

REGISTERED ARCHITECT ANNE TAM 027789 STATE OF NEW YORK

ISSUE DATE:	PROJECT NO:
12-05-17	#1632
DRAWN BY:	CHECKED BY:
CW	ED
SCALE:	SHEET NO:
AS NOTED	

DRAWING NO:

Z-113.00

NYC DOB NUMBER:

SIGNAGE REGULATIONS

ZR ITEM	ZR SECTION	DESCRIPTION
Non-illuminated signs	32-642	In C1 districts, 3 x street frontage not to exceed 150 SF for interior or through lots or 150 SF on each frontage for corner lots
		In C4 districts, 5 x street frontage not to exceed 500 SF for interior or through lots or 500 SF on each frontage of corner lots
Illuminated non-flashing signs	32-643	In C1 districts, 3 x street frontage not to exceed 50 SF for interior or through lots or 50 SF on each frontage for corner lots
Illuminated signs	32-644	In C4 districts, 5 x street frontage not to exceed 500 SF for interior or through lots or 500 SF on each frontage of corner lots
Permitted Projections	32-652	18 inches for double- or multi-faceted signs or 12 inches for all other signs
Height of Signs	32-655	In C1 districts, 25 ft maximum for C1 signs
	32-655	In C4 districts, 40 ft maximum in C4 districts
Restrictions along District Boundaries	32-67	Within 100 feet of the street line of any street or portion thereof in which the boundary of an adjoining Residential District is located, or which adjoins a public park of one-half acre or more, no advertising sign that faces at an angle of less than 165 degrees away from such Residence District or park boundary shall be permitted and all other signs facing at less than such an agle shall conform with all the sign regulations applicable in C1 districts as set forth in Sections 32-62 through 32-68, inclusive, relating to Sign Regulations.
Permitted Signs on Mixed Buildings	32-68	Where non-residential uses are permitted to occupy two floors of the building, all signs accessory to non-residential uses located on the second floor shall be non-illuminated signs, and shall be located below the level of the finished floor of the third story.

BUILDING SIGNAGE

Building Frontage		Allowable Signs per Establishment	Maximum Allowable Area	Maximum Allowable Height	Length x Width	Area (SF)	Notes/Compliance
Beach 52nd Street East Elevation - A-A							
B1-2a	124'-4"	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-3a		3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-4a		3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
Beach Channel Drive South Elevation - B-B							
A1-4a	191'-3"	5x street frontage but 500 sf max	500 sf	40 ft	100'-0" X 10'-0"	1000	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
A1-5		5x street frontage but 500 sf max	500 sf	40 ft	25'-0" X 7'-0"	175	Complies
A1-6a		5x street frontage but 500 sf max	500 sf	40 ft	25'-0" X 7'-0"	175	Complies
B1-5a	104'-11"	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-5b		3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-6a		3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-6b		3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-7a		3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-7b		3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-11	64'-0"	5x street frontage but 500 sf max	320 sf	40 ft	25'-0" X 7'-0"	175	Complies
B1 Building West Elevation - C-C							
B1-8a	118'-7"	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-8b		3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-9a		3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-9b		3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-10a		3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-10b		3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64

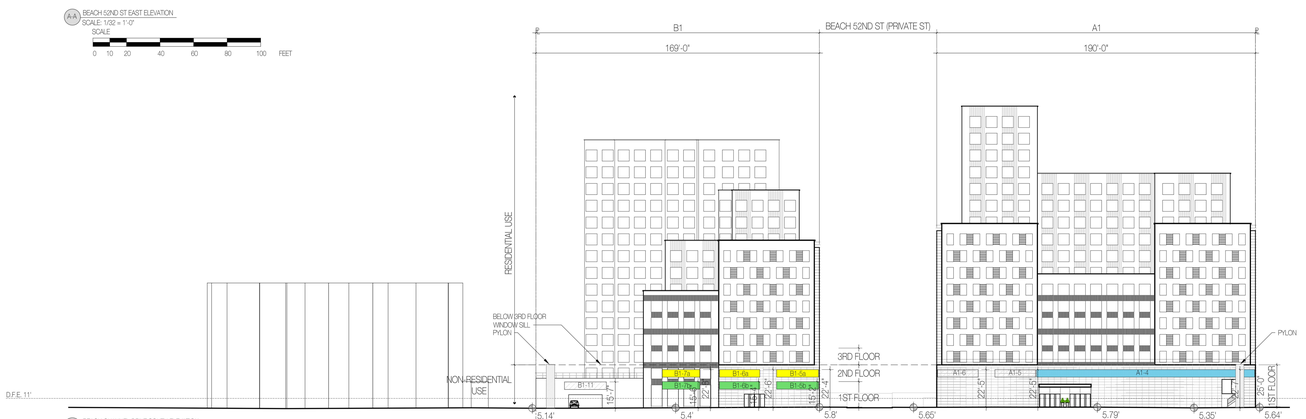


LEGEND

- NON-ILLUMINATED SIGNAGE - C1 REGULATION
  SIGN DOES NOT COMPLY WITH MAXIMUM SQUARE FEET AS PER ZR 32-642 - NON-ILLUMINATED SIGNS. REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-744(c)(1) TO WAIVE ZR 32-642
- ILLUMINATED NON-FLASHING SIGNAGE - C1 REGULATION
  SIGN DOES NOT COMPLY WITH MAXIMUM SQUARE FEET AS PER ZR 32-643 - ILLUMINATED NON-FLASHING SIGNS. REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-744(c)(1) TO WAIVE ZR 32-643
- NON-ILLUMINATED SIGNAGE - C4 REGULATION
  SIGN DOES NOT COMPLY WITH MAXIMUM SQUARE FEET AS PER ZR 32-642 - NON-ILLUMINATED SIGNS. REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-744(c)(1) TO WAIVE ZR 32-642
- ILLUMINATED SIGNAGE - C4 REGULATION
  SIGN DOES NOT COMPLY WITH MAXIMUM SQUARE FEET AS PER ZR 32-644 - ILLUMINATED SIGNS. REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-744(c)(1) TO WAIVE ZR 32-644
- FOR ILLUSTRATIVE PURPOSES, AS-OF-RIGHT SIGNAGE



AA BEACH 52ND ST EAST ELEVATION
SCALE: 1/32 = 1'-0"
SCALE 0 10 20 40 60 80 100 FEET



BB BEACH CHANNEL DRIVE SOUTH ELEVATION
SCALE: 1/32 = 1'-0"
SCALE 0 10 20 40 60 80 100 FEET



CC B1 BUILDING EAST ELEVATION
SCALE: 1/32 = 1'-0"
SCALE 0 10 20 40 60 80 100 FEET

PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843 & 15857 LOT: 1 & 1

ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

DEVELOPER:
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SPECIAL PERMIT
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SHEET TITLE:

SIGNAGE DETAILS

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REGISTERED ARCHITECT
ABEL AUFGANG
No. 029789
STATE OF NEW YORK

ISSUE DATE:	PROJECT NO:
12-05-17	#1632
DRAWN BY:	CHECKED BY:
CW	ED
SCALE:	SHEET NO:
AS NOTED	

DRAWING NO: **Z-120.00**

NYC DOB NUMBER:



A-A SCHEMATIC HEIGHT DIAGRAM "A-A"
SCALE: 1/64" = 1'-0"
SCALE
0 10 20 40 60 80 100 FEET



B-B SCHEMATIC HEIGHT DIAGRAM "B-B"
SCALE: 1/64" = 1'-0"
SCALE
0 10 20 40 60 80 100 FEET



C-C SCHEMATIC HEIGHT DIAGRAM "C-C"
SCALE: 1/64" = 1'-0"
SCALE
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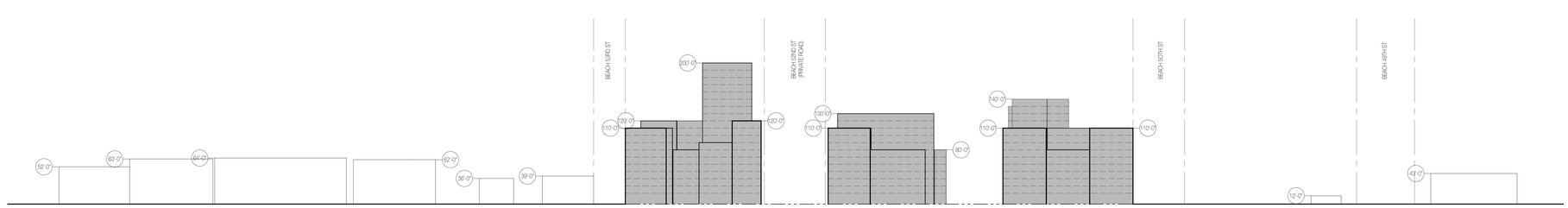

D-D SCHEMATIC HEIGHT DIAGRAM "D-D"
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SCALE
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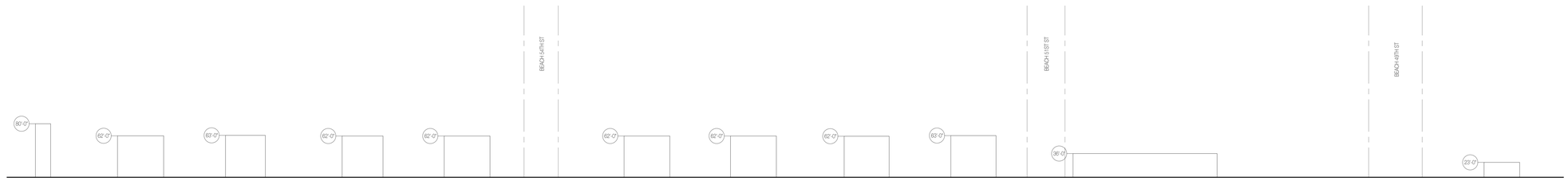

E-E SCHEMATIC HEIGHT DIAGRAM "E-E"
SCALE: 1/64" = 1'-0"
SCALE
0 10 20 40 60 80 100 FEET

LEGEND
- STREET WALL
- ZONING LOT LINE
- PROPOSED DEVELOPMENT
- EXISTING BUILDINGS

PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843, 15842, & 15857 LOT: 1, 1, & 1

ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

DEVELOPER:
PENINSULA ROCKAWAY LP
C/O THE ARKER COMPANIES
1044 NORTHERN BOULEVARD,
2ND FLOOR
ROSLYN, NY, 11576

CIVIL / SITE ENGINEER:
LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES
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8TH FLOOR
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TEL: 212.479.5400

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE
ARCHITECTURE PC
203 LAFAYETTE STREET,
NEW YORK, N.Y., 10012
TEL: 212-337-6080

LIGHTING CONSULTANT:
PHT LIGHTING DESIGN INC.
350 SEVENTH AVENUE,
NEW YORK, N.Y., 10001
TEL: 917-335-5669

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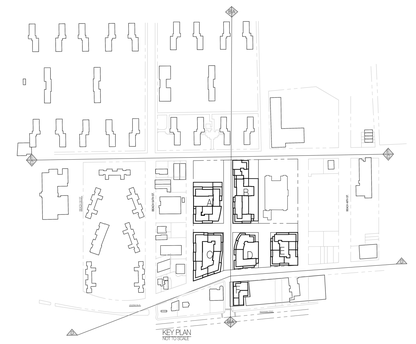

KEY PLAN
NOT TO SCALE

DATE	SUBMISSIONS / REVISIONS
04-16-19	ULURP FILING SET

SHEET TITLE:

NEIGHBORHOOD CHARACTER DIAGRAM

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Z-130.00

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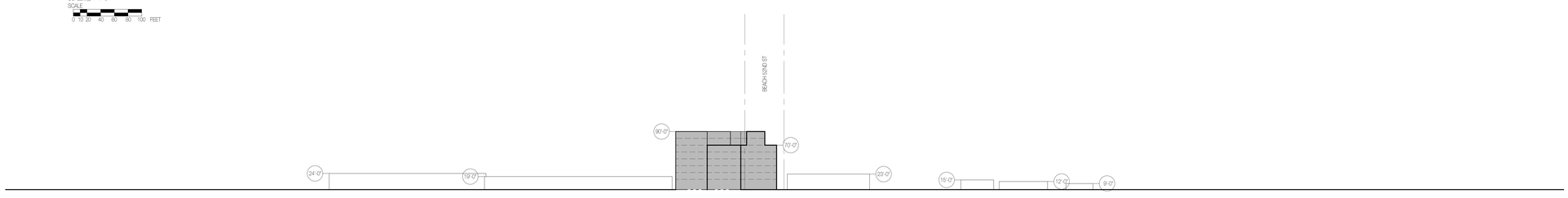
F-F SCHEMATIC HEIGHT DIAGRAM "F-F"
SCALE: 1/64" = 1'-0"
SCALE
0 10 20 40 60 80 100 FEET

G-G SCHEMATIC HEIGHT DIAGRAM "G-G"
SCALE: 1/64" = 1'-0"
SCALE
0 10 20 40 60 80 100 FEET



H-H SCHEMATIC HEIGHT DIAGRAM "H-H"
SCALE: 1/64" = 1'-0"
SCALE
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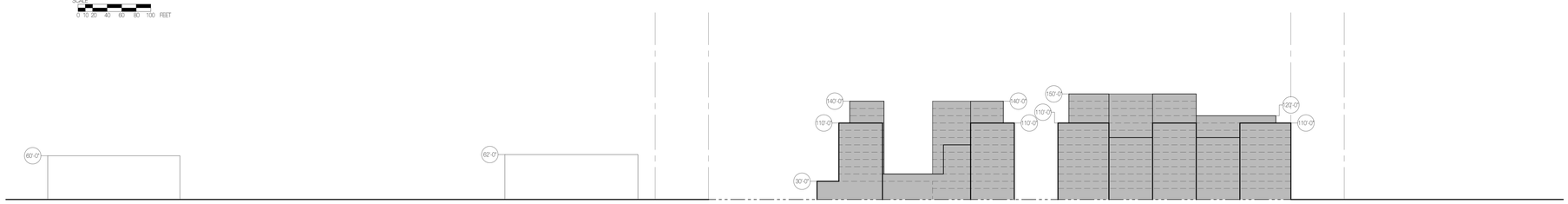
I-I SCHEMATIC HEIGHT DIAGRAM "I-I"
SCALE: 1/64" = 1'-0"
SCALE
0 10 20 40 60 80 100 FEET



J-J SCHEMATIC HEIGHT DIAGRAM "J-J"
SCALE: 1/64" = 1'-0"
SCALE
0 10 20 40 60 80 100 FEET



PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843, 15842, & 15857 LOT: 1, 1, & 1

ARCHITECT:
AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVENUE
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

AUFGANG ARCHITECTS

DEVELOPER:
PENINSULA ROCKAWAY LP
C/O THE ARKER COMPANIES
1044 NORTHERN BOULEVARD,
2ND FLOOR
ROSLYN, NY, 11576

CIVIL / SITE ENGINEER:
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ENVIRONMENTAL SERVICES
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TEL: 212.479.5400

LANDSCAPE ARCHITECT:
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ARCHITECTURE PC
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330 SEVENTH AVENUE,
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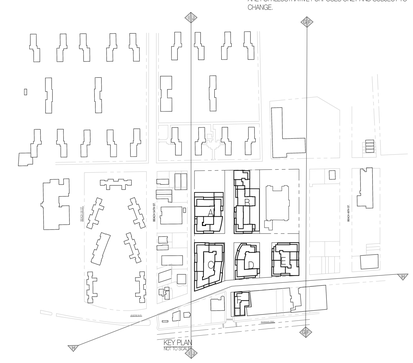

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DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

NEIGHBORHOOD CHARACTER DIAGRAM

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CW	ED
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DRAWING NO:

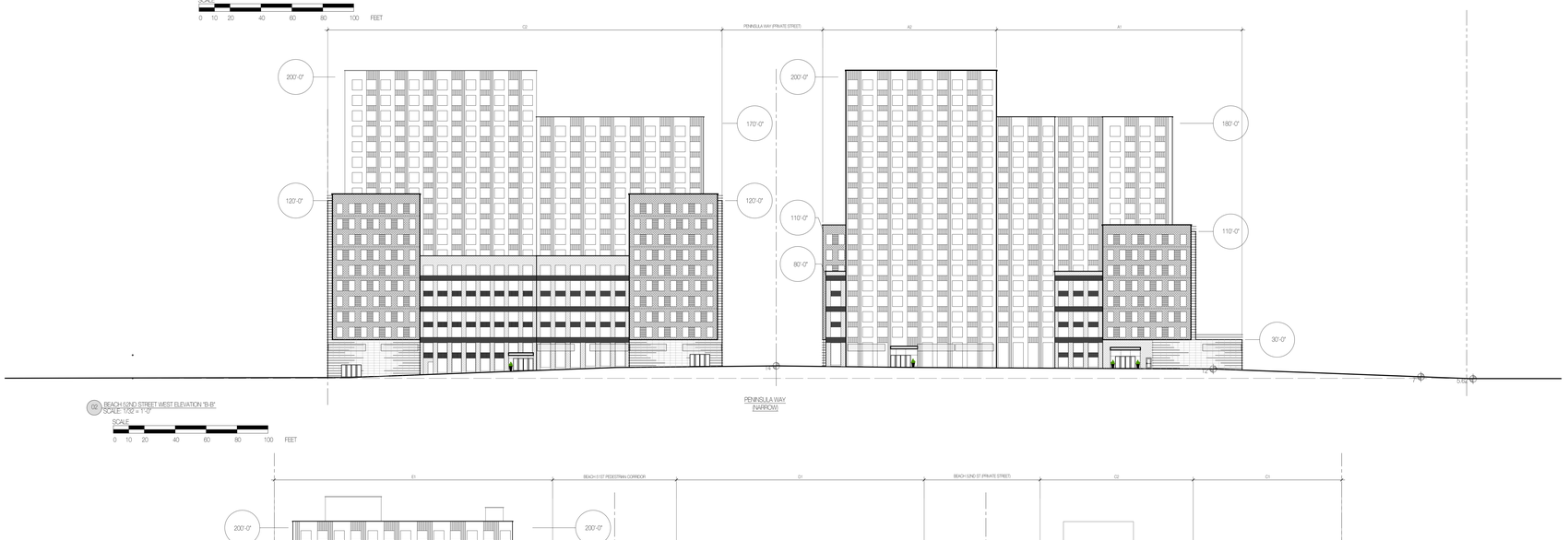
Z-131.00

NYC DOB NUMBER:



01 BEACH 51ND STREET EAST ELEVATION "A-A"
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET



02 BEACH 52ND STREET WEST ELEVATION "B-B"
SCALE: 1/32" = 1'-0"

SCALE
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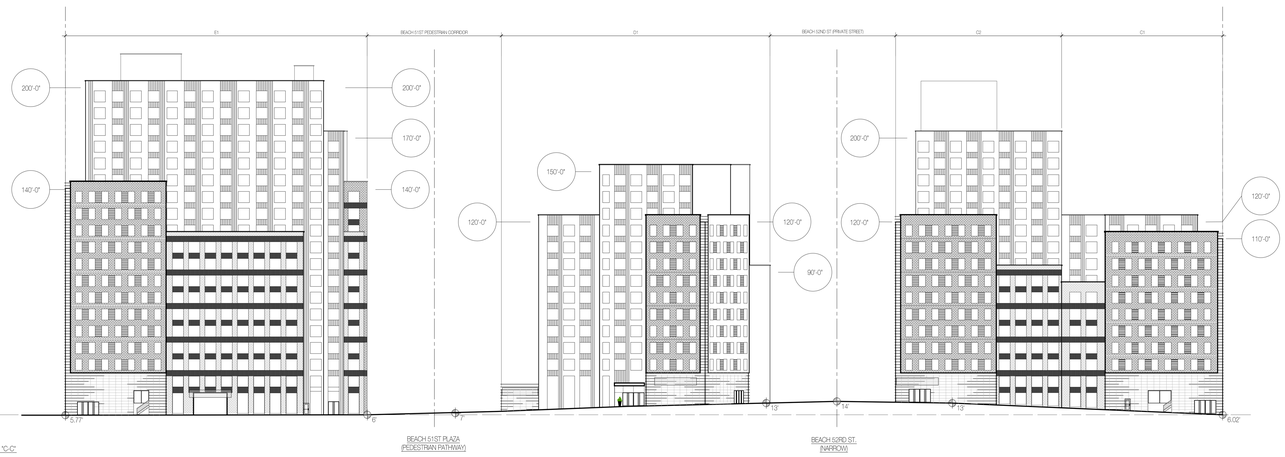

03 PENINSULA WAY SOUTH ELEVATION "C-C"
SCALE: 1/32" = 1'-0"

SCALE
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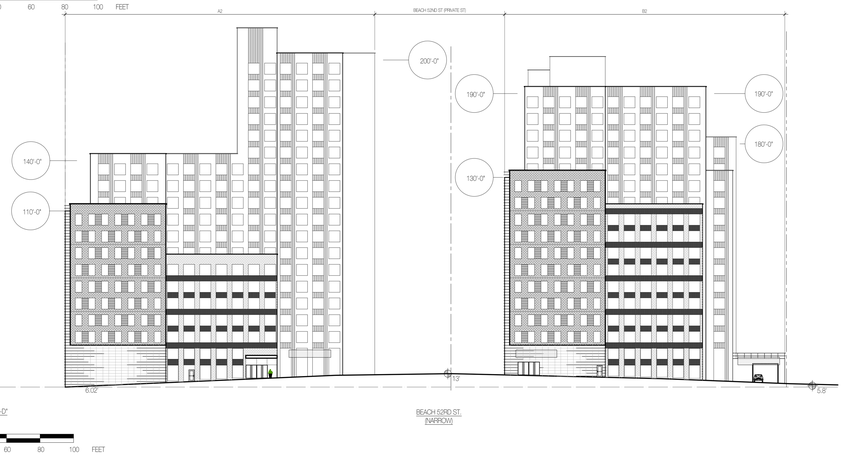

04 PENINSULA WAY NORTH ELEVATION "D-D"
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET

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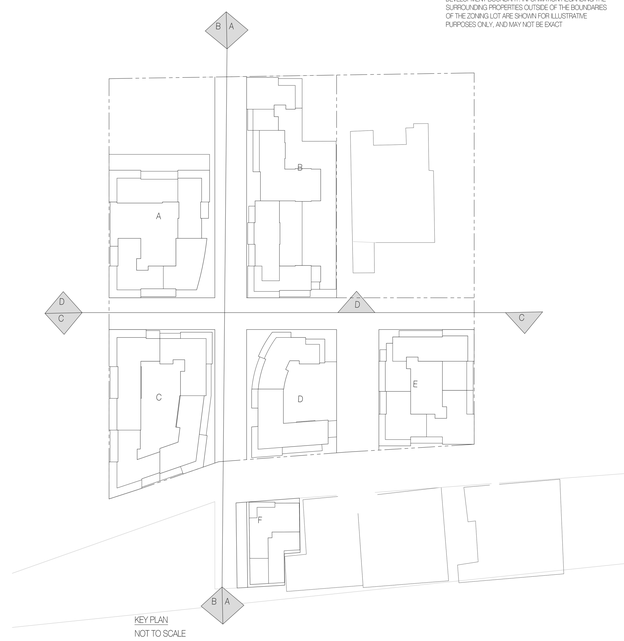

KEY PLAN
NOT TO SCALE

PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

BLOCK: 15843, 15842, & 15857 LOT: 1, 1, & 1

ARCHITECT:
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INFO@AUFGANG.COM 845.368.0004

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C/O THE ARKER COMPANIES
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BUILDING ELEVATIONS

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DRAWN BY: CW
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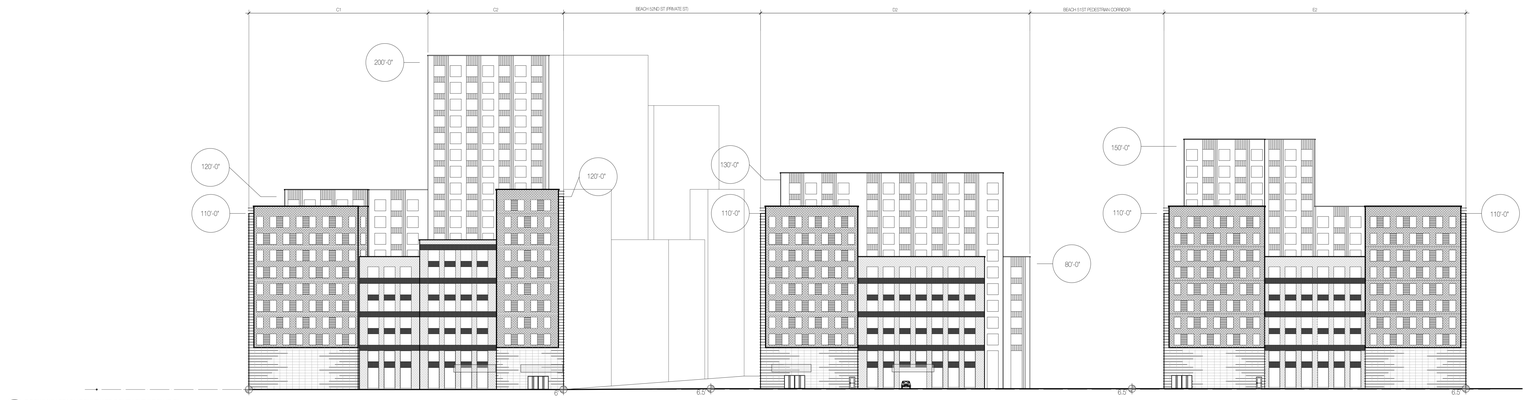
DRAWING NO: Z-140.00
NYC DOB NUMBER:



01 ROCKAWAY BEACH BOULEVARD SOUTH ELEVATION "E-E"
SCALE: 1/32" = 1'-0"

SCALE
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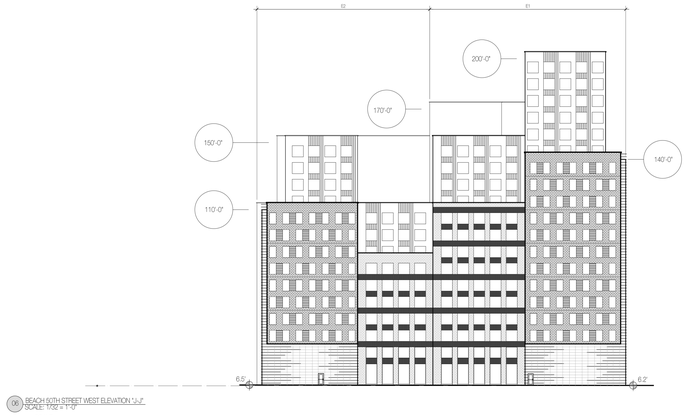

06 BEACH 60TH STREET WEST ELEVATION "J-J"
SCALE: 1/32" = 1'-0"

SCALE
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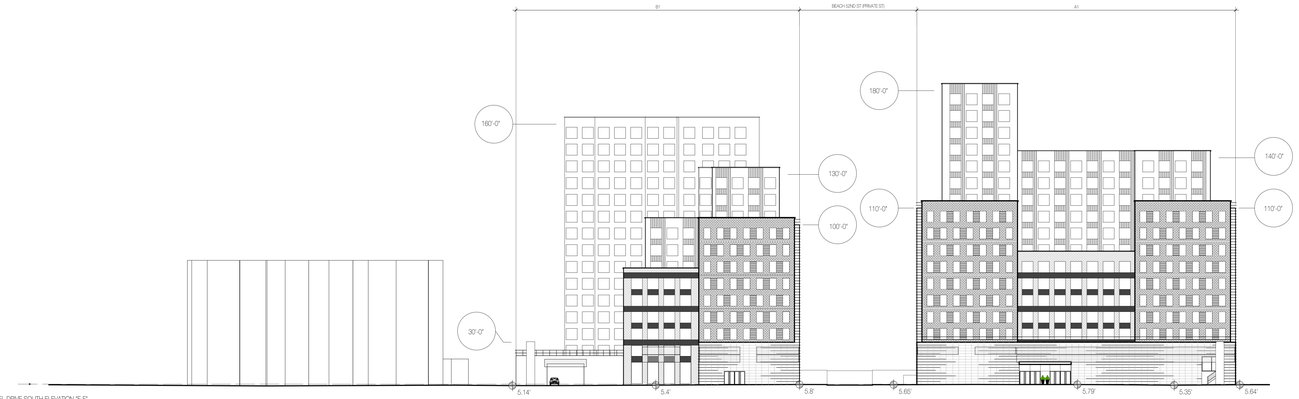


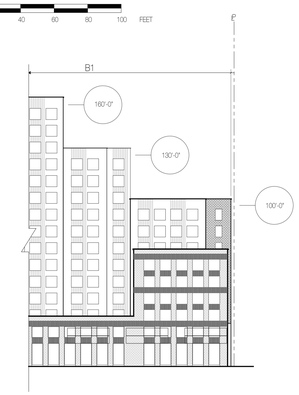
02 BEACH CHANNEL DRIVE SOUTH ELEVATION "F-F"
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET



07 ROCKAWAY BEACH BOULEVARD SOUTH ELEVATION "K-K"
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET



08 B1 BUILDING EAST ELEVATION "L-L"
SCALE: 1/32" = 1'-0"

SCALE
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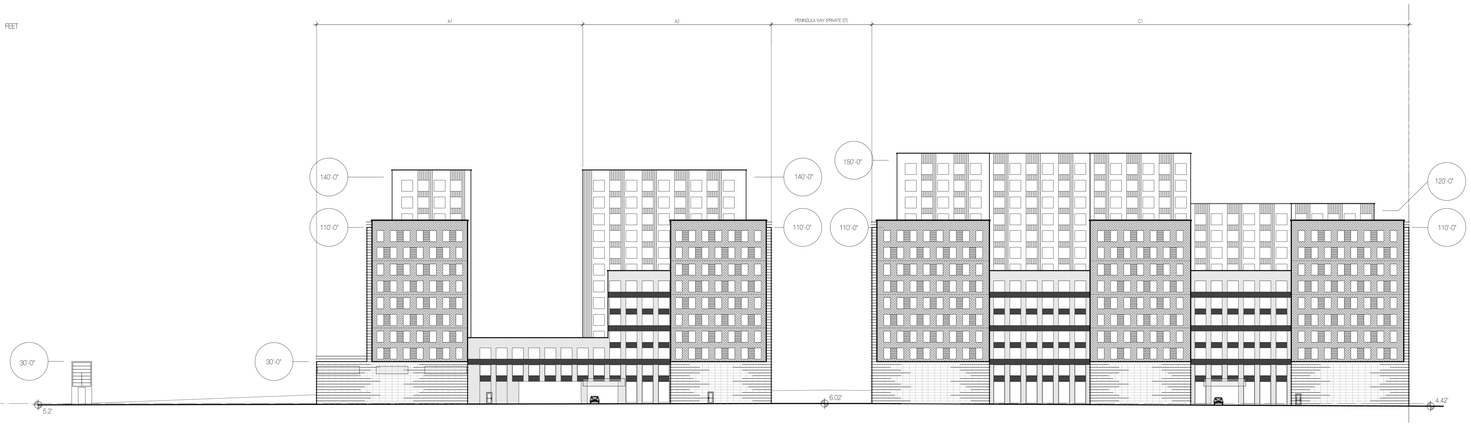

03 BEACH 53RD STREET EAST ELEVATION "G-G"
SCALE: 1/32" = 1'-0"

SCALE
0 10 20 40 60 80 100 FEET

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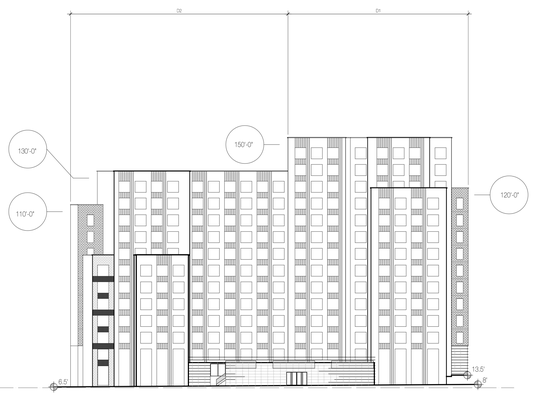

04 FORMER BEACH 51ST ST WEST ELEVATION - (PEDESTRIAN CORRIDOR) "H-H"
SCALE: 1/32" = 1'-0"

SCALE
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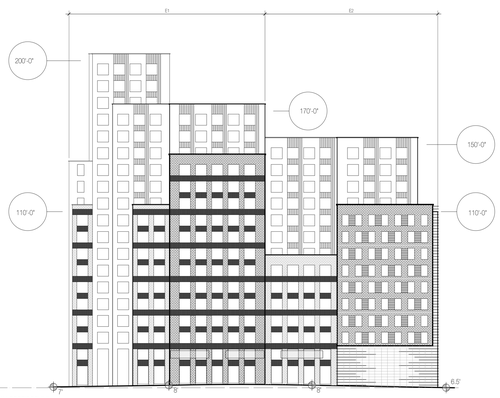

05 FORMER BEACH 51ST STREET EAST ELEVATION - (PEDESTRIAN CORRIDOR) "I-I"
SCALE: 1/32" = 1'-0"

SCALE
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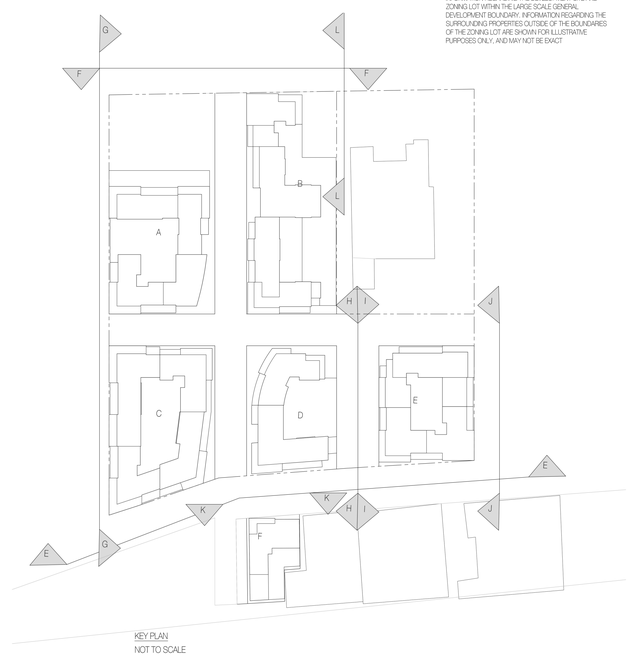

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PROPOSED NEW DEVELOPMENT FOR:

51-15 BEACH CHANNEL DRIVE

QUEENS, NY 11691

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SUFFERN, NY
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