ZONING CALCULATIONS

ZONING SECTION	ITEM	WATERFRONT ZONING LOT REQUIRED	WATERFRONT ZONING LOT PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PUBLIC ACCESS AREA PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF) - (2025 SUBSTANTIAL COMPLIANCE)	STREETSCAPE (STSC) 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 x 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 - 120 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 mininum	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	PAA North 1&2 - No shaded seating proposed as part of PAA PAA South - 120 LF of shaded seating provided	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

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.

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

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. Nos. 494)

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

SUBSTANTIAL COMPLIANCE APPROVED: 11/19/2025

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

ZONING CALCULATIONS

ZONING SECTION	ITEM	WATERFRONT ZONING LOT REQUIRED	WATERFRONT ZONING LOT PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PUBLIC ACCESS AREA PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF) - (2025 SUBSTANTIAL COMPLIANCE)	STREETSCAPE (STSC) 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 th 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	Max. ht. of raised planting beds is 8" ht.	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 concrete unit 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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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
	10/09/2025	ULURP SUBSTANTIAL COMPLIANCE

SEAL



KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
ZONING CALCULATIONS 3

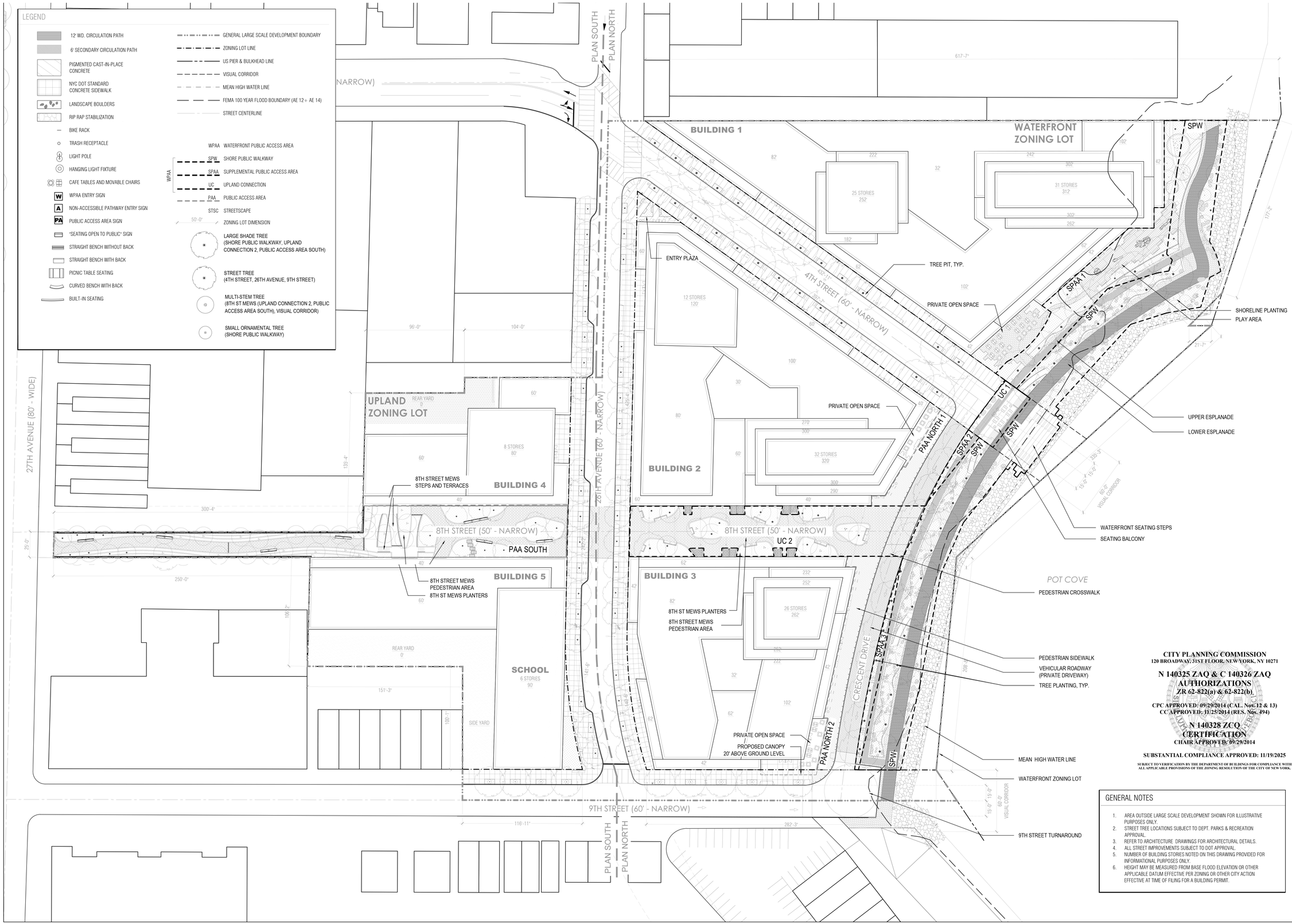
DATE

DRAWN BY
BR

CHECKED BY

SCALE
NTS

SHEET NUMBER
L-112.00



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

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. Nos. 494)

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

SUBSTANTIAL COMPLIANCE APPROVED: 11/19/2025

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

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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	06/23/2014	ULURP FILING SET
	0/10/1/2014	ULURP FILING SET
	10/09/2025	ULURP SUBSTANTIAL COMPLIANCE

SEAL

KEY PLAN

TITLE

PROJECT NO. 09003

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

SHEET TITLE

OVERALL SITE PLAN

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 40'

SHEET NUMBER

L-300.00



GENERAL NOTES

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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
- 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)

CITY PLANNING COMMISSION
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CC APPROVED: 11/25/2014 (RES. Nos. 494)

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

SUBSTANTIAL COMPLIANCE APPROVED: 11/19/2025

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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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
	10/09/2025	ULURP SUBSTANTIAL COMPLIANCE

SEAL



KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

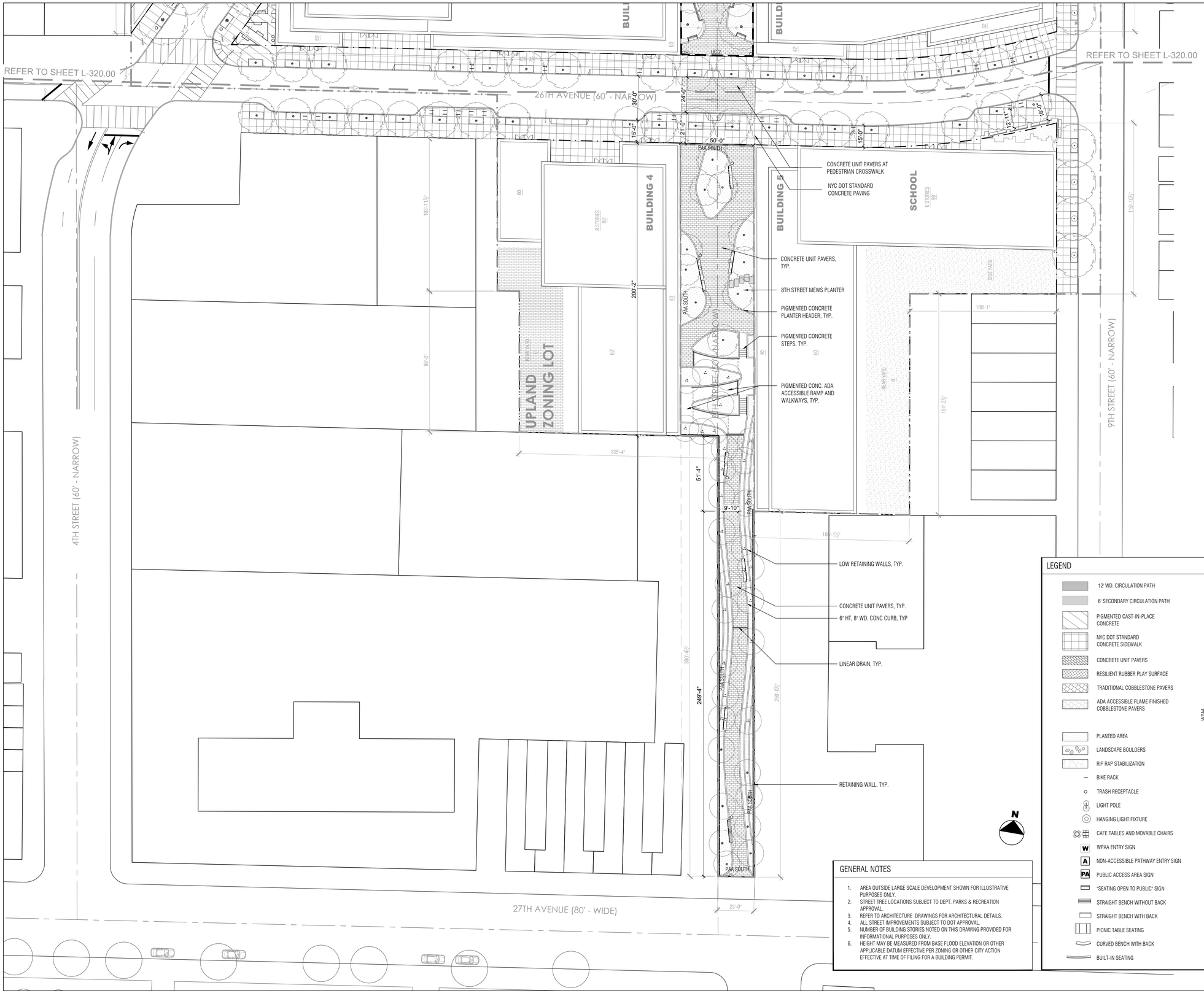
PROJECT NO.
09003

SHEET TITLE
DIMENSION PLAN SOUTH

DATE	DRAWN BY	CHECKED BY
	BR	

SCALE
1" = 30'

SHEET NUMBER
L-311.00



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.

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
- 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)

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

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. Nos. 494)

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