

1 COVER SHEET

SCALE: NTS

LIST OF DRAWINGS

L-00 COVER SHEET
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L-02 ZONING LOT SITE PLAN

WATERFRONT ZONING CALCULATIONS
Z-01 - Z-05

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L-602 SITE FURNISHING DETAILS
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L-604 SIGNAGE & LIGHTING DETAILS

PROJECT:

RUSSO'S ON THE BAY
163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

RUSSO'S ON THE BAY
HOWARD BEACH, NY

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ENGINEER:

SURVEYOR:

NOT FOR CONSTRUCTION

Date:	Revision:
10/20/23	ISSUED FOR WPAA
10/4/22	ISSUED FOR WPAA
7/18/22	ISSUED FOR WPAA
5/27/22	ISSUED FOR WPAA

SCALE:

N

SEAL:

DRAWING TITLE:
COVER SHEET

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT
RICK ANTHONY PARISI
002200-1
STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:
L-00

"UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY NOT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW."

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IF AN ITEM BEARING THE PROFESSIONAL SEAL OF THE LICENSED LAND SURVEYOR IS ALTERED, THE ALTERING LAND SURVEYOR SHALL AFFIX TO HIS ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DATUM NOTE:

ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL GRADE SHOWN THUS . . . . . [X.X]
EXISTING GRADES SHOWN THUS . . . . (X.X)
PROPOSED GRADES SHOWN THUS . . . <X.X>
GROUND ELEVATIONS SHOWN THUS . . . X.X

NOTE:

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

SHELLBANK BASIN

1"=15'
49896-NAVD

MATCH LINE – SHEET 2

Wood Piling Typical

Former 163rd Avenue 80' Discontinued and Closed per Alteration Map 4907

Floating Dock

Metal Landing Ramp

LINE OF BULKHEAD

Pierhead and Bulkhead Line

Steel Bulkhead

Wood Deck

Concrete (Recessed)

Door Entrance F.Flr. 5.46

Garage Entrance F.Flr. 5.46

40' Sewer Easement

7' Metal Gate

1' Stone Wall

Guard Rail

Covered Portion

PVC Shed

4' PVC Fence

Awning

Concrete

Slate Patio

Block 14201
Tax Lot 63
12,654 sf

Pavers

Trellis

Hedge

Statue

1 Story

2 Story Frame

Howard Beach Animal Clinic

2 Story Brick

Old Mill Yacht Club

Gravel

Concrete Walk

6' PVC Fence

6' Chain Link Fence

Corr.

Stone Wall

16" OAK

40' Sewer Easement

40' Visual Easement

3" CHERRY TREE ROW

Water Fountain

Planter

Shed

Planter with 6" Stone Wall Typical

Balcony

Concrete Walk

Rim 8.18 Inv

Rim 7.50 Inv

Metal Bench

Bike Rack

Bus Ticket Kiosks

Parking Kiosk

7" Curb

37' Curb Cut

29' Curb Cut

11' Curb Cut

Steel Faced Curb

Concrete Curb

Concrete

S.F.C.

[0.0]

Concrete Median

Asphalt Pavement

150' Maximum NYSDEC Adjacent Area Jurisdiction from Mean High Water/Wetland Line

150' ADJACENT LINE TO MEAN HIGH WATER

150' Maximum NYSDEC Adjacent Area Jurisdiction from Mean High Water/Wetland Line

CROSS BAY BOULEVARD

(Woodhaven Boulevard)
Final Mapped 150'

163RD AVENUE

[10.3]

[9.3]

Rim 9.15 Inv

Map of Survey
Howard Beach
March 30, 2022
Tax Lots 13R & 63
Tax Block 14195 & 14201
Filed Map Lots
Filed Map Block
Filed Map
Deed Exhibit A
Borough of Howard Beach
County of Queens
New York, NY

UTILITY NOTE:
The Underground Utility Information Shown Hereon Is One Of Several Possible interpretations Of The Record Data As Provided By The Respective Utility Companies. Rogers Surveying,PLLC Assumes No Responsibility For The Actual Location, Size, And Depth Of Any Utility Lines.The Location And Depth Of All Underground Utilities Must Be Verified With The Respective Utility Prior To Any Design And Construction Or Excavation.

DATUM CHART – NOT TO SCALE

2.72	MEAN HIGHER HIGH WATER (MHHW) (NOAA)
2.37	MEAN HIGH WATER (MHW) (NOAA)
0.00	NAVD 88 (SURVEY)
-0.39	MEAN SEA LEVEL (MSL)
-3.18	MEAN LOW WATER (MLW) (NOAA)
-3.40	MEAN LOW WATER (MLW) (NOAA)

BASED ON NOAA'S VERTICAL DATUM TRANSFORMATION V4.4 (VDATUM) FOR THIS GEOGRAPHIC AREA

MEAN LOWER LOW WATER (MLLW)
MEAN LOW WATER (MLW)
MEAN SEA LEVEL (MSL)
MEAN HIGH WATER (MHW)
MEAN HIGHER HIGH WATER (MHHW)
EDGE OF RIP RAP

NAVD 88

REVISIONS	JOB #	DATE	FB. / PG.	
ADDED 150' ADJACENT LINE		5/25/23		
GARAGE DOOR LOCATION	50196	6/10/22	1140/66	PRINT
ADDED DECK ELEVATIONS		5/24/22		
ADDITIONAL TOPO MAPPING		4/28/22	1178/60	

162-45 Cross Bay Boulevard
aka 163-01 & 162-31 Cross Bay Boulevard
Queens, New York

Drafted by: RY	ROGERS SURVEYING, PLLC 2420 Arthur Kill Road Staten Island, N.Y. 10309 (718) 447-7311 www.rogerssurveying.net	Date : 3/30/22
Checked by: WS		Scale : 1"=15'
Dwg. File: 49896-NAVD		Job No. : 49896
Disk No. P:	Topographical Survey – Sheet 2 of 2	F.B./Pg. 1173/37-44

G-001.

163-01 Cross Bay Blvd.
Block 14201
Lot 63
Lot 8900
Zoning Map 18b
Existing R3-1 w/ C2-2 Overlay
Proposed R6B w C2-5 Overlay
Borough of Queens, Community District 10

Zoning Lot Area: 16,029.20 SF
Zoning Lot Area Within DEC Jurisdiction: 16,029.20 SF
Upland Lot Area: 1,000 SF
Shore Public Walkway Area 3,541SF
WPAA Area 4,541 SF
Street: Cross Bay Blvd: 150 Ft Wide
Flood Zone AE
FEMA Base Flood Elevation:10 FT (2015 FIRM)

ZR Sec. No.	ITEM	PERMITTED/REQUIREMENT	PROPOSED	COMPLIANCE/ NOTES	DRAWING REFERENCE
62-332	WATERFRONT YARDS				
62-332	WATERFRONT YARD	A WATERFRONT YARD SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE SHORELINE, BULKHEAD OR STABILIZED NATURAL SHORE, WHICHEVER IS FURTHEST LANDWARD.	WATERFRONT YARD PROVIDED ALONG THE ENTIRE LENGTH OF THE SHORELINE	COMPLIES	L-100
62-332 (A)	DEPTH OF THE WATERFRONT YARD	THE REQUIRED MINIMUM DEPTH OF A WATERFRONT YARD SHALL BE 40 FEET.	20'-0" MINIMUM FEET SEE WIDTH REDUCTION 62-53 (A) (3) (i) BELOW	COMPLIES	L-100
62-332 (B) (2) (i)	THE LEVEL OF THE WATERFRONT YARD	FOR ZONING LOTS WITH REQUIRED WATERFRONT PUBLIC ACCESS AREAS PURSUANT TO SECTION 62-52, THE LEVEL OF WATERFRONT YARDS MAY BE RAISED TO A HIGHER ELEVATION. THE LEVEL OF THE WATERFRONT YARD WITHIN 15 FEET OF THE SHARED LOT LINE SHALL NOT EXCEED THREE FEET ABOVE THE LEVEL OF THE ADJOINING STREET, PUBLIC PARK OR WATERFRONT PUBLIC ACCESS AREA, AND THE WIDTH OF THE CIRCULATION PATH AT THE LOT LINE IS GREATER THAN THAT REQUIRED BY PARAGRAPH (A) OF SECTION 62-62 (DESIGN REQUIREMENTS FOR SHORE PUBLIC WALKWAYS AND SUPPLEMENTAL PUBLIC ACCESS AREAS). HOWEVER, THE ELEVATION OF THE REQUIRED CIRCULATION PATH SHALL BE NO HIGHER THAN THE GRADE OF THE ADJACENT STREET, PUBLIC PARK, OR ZONING LOT AT THE LOT LINE.	WATERFRONT YARD DOES NOT EXCEED 3 FEET ABOVE THE LEVEL OF ADJOINING STREET. THE ELEVATION OF THE REQUIRED CIRCULATION PATH DOES NOT HIGHER THAN THE GRADE OF THE ADJACENT STREET OR ZONING LOT AT THE LOT LINE.	COMPLIES	L-200
62-332 (C)	PERMITTED OBSTRUCTIONS	NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED ABOVE THE LOWEST LEVEL OF A WATERFRONT YARD. PERMITTED OBSTRUCTIONS IN WATERFRONT YARDS IN ALL DISTRICTS SHALL INCLUDE PERMITTED OBSTRUCTIONS AS LISTED IN SECTIONS 23-44 (PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS) AND 62-611	NO BUILDINGS, STRUCTURES, OR UNPERMIITTED OBSTRUCTIONS PROVIDED WITHIN WATERFRONT YARD	COMPLIES	L-100 & L-401
62-51	APPLICABILITY OF VISUAL CORRIDOR REQUIREMENTS				
	APPLICABILITY OF VISUAL CORRIDOR REQUIREMENTS	VISUAL CORRIDORS SHALL BE PROVIDED FOR ZONING LOTS DEVELOPED WITHIN WATERFRONT BLOCKS. (1) WHERE 163RD STREET MEETS CROSS BAY BLVD	50'-0" VISUAL CORRIDOR	COMPLIES	N/A
62-511(A)	LOCATION OF VISUAL CORRIDORS	THE STREET LINES OF A STREET SHOWN ON THE CITY MAP WHICH EXTEND SEAWARD OF THE FIRST UPLAND STREET BOUNDING A WATERFRONT BLOCK AND TERMINATE AT A WATERFRONT BLOCK SHALL BE PROLONGED AS A VISUAL CORRIDOR THROUGH ALL INTERVENING ZONING LOTS TO THE WATER IF THE PROLONGED STREET WOULD INTERSECT THE SHORELINE AT AN ANGLE OF 45 DEGREES OR MORE AND THERE ARE NO EXISTING OBSTRUCTIONS BLOCKING 50 PERCENT OR MORE OF THE WIDTH OF THE VISUAL CORRIDOR THAT WOULD RESULT; (1) WHERE 163RD STREET MEETS CROSS BAY BLVD	N/A	N/A	N/A
62-511(B)	LOCATION OF VISUAL CORRIDORS	A VISUAL CORRIDOR DESIGNATED IN A WATERFRONT ACCESS PLAN THAT TRAVERSES THE ZONING LOT SHALL BE MAINTAINED THROUGH THE ZONING LOT IN ACCORDANCE WITH THE PROVISIONS OF SUCH PLAN; NO WATERFRONT ACCESS PLAN	N/A	N/A	N/A
62-511(C)	LOCATION OF VISUAL CORRIDORS	THE STREET LINES OF A STREET SHOWN ON THE CITY MAP WHICH TERMINATE AT THE FIRST UPLAND STREET BOUNDING A WATERFRONT BLOCK, AND WHICH STREET WOULD, IF PROLONGED, TRAVERSE THE ZONING LOT AND INTERSECT THE SHORELINE AT AN ANGLE OF 45 DEGREES OR MORE WITHOUT TRAVERSING AN INTERVENING ZONING LOT, SHALL BE PROLONGED AS A VISUAL CORRIDOR IF THERE ARE NO EXISTING OBSTRUCTIONS BLOCKING 50 PERCENT OR MORE OF THE WIDTH OF THE VISUAL CORRIDOR THAT WOULD RESULT.		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	N/A
		A VISUAL CORRIDOR IS REQUIRED PERPENDICULAR TO THE SHORELINE WHERE 163RD STREET MEETS CROSS BAY BOULEVARD PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	VISUAL CORRIDOR PROVIDED PERPENDICULAR TO SHORELINE AND COINCIDENT WITH CITY EASEMENT		
62-511	LOCATION OF VISUAL CORRIDORS	IN THE EVENT THE METHODOLOGY OF THIS SECTION RESULTS IN A CONDITION WHEREBY VISUAL CORRIDORS THROUGH THE ZONING LOT OR TO EITHER SIDE OF THE ZONING LOT ARE MORE THAN 600 FEET APART, AS MEASURED ALONG THE STREET LINE OF THE FIRST UPLAND STREET BOUNDING THE WATERFRONT BLOCK, ADDITIONAL VISUAL CORRIDORS SHALL BE PROVIDED AT LOCATIONS THAT WOULD MAINTAIN A MAXIMUM SPACING OF 600 FEET WITHOUT TRAVERSING AN INTERVENING ZONING LOT. HOWEVER, NO VISUAL CORRIDOR SHALL BE REQUIRED WHERE SUCH INCREASED SPACING WOULD PLACE IT WITHIN 200 FEET OF ANOTHER VISUAL CORRIDOR.	N/A	N/A	N/A
62-512	DIMENSIONS OF VISUAL CORRIDORS	THE WIDTH OF A VISUAL CORRIDOR SHALL BE DETERMINED BY THE WIDTH OF THE STREET OF WHICH IT IS THE PROLONGATION BUT IN NO EVENT LESS THAN 50 FEET. VISUAL CORRIDORS THAT ARE NOT THE PROLONGATIONS OF STREETS SHALL BE AT LEAST 50 FEET WIDE. THE LOWEST LEVEL OF A VISUAL CORRIDOR SHALL BE DETERMINED BY A PLANE CONNECTING THE TWO POINTS ALONG THE STREET LINGS FROM WHICH THE VISUAL CORRIDOR EMANATES AT CURB ELEVATION WITH TWO POINTS WHERE THE PROLONGED STREET LINES INTERSECT THE SHORELINE, STABILIZED NATURAL SHORE, BULKHEAD OR THE BASE PLANE OF A PIER OR PLATFORM, WHICHEVER INTERSECTION OCCURS FIRST. NO OBSTRUCTIONS ARE PERMITTED WITHIN A VISUAL CORRIDOR, EXCEPT AS SET FORTH IN SECTIONS 62-513 AND 62-60.		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	N/A
		163RD STREET: 80'-0" WIDE, 50'-0" MINIMUM VISUAL CORRIDOR IS REQUIRED PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	50'-0" VISUAL CORRIDOR PROVIDED		
62-513	PERMITTED OBSTRUCTIONS IN VISUAL CORRIDORS	NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED WITHIN A VISUAL CORRIDOR EXCEPT AS PROVIDED IN THIS SECTION. PERMITTED OBSTRUCTIONS INCLUDE BOATS, SHIPS, OR OTHER VESSELS AND FLOATING STRUCTURES PERMITTED BY PARAGRAPH (A) 0F SECTION 62-25. ANY MOVING OR PARKED VEHICLES; STREET FURNITURE, INCLUDING BUT NOT LIMITED TO, CARTS AND OPEN DISPLAY BOOTHS; AND SWIMMING POOLS, PROVIDED NO PORTION PROJECTS MORE THAN 18 INCHES ABOVE THE LOWEST LEVEL OF A VISUAL CORRIDOR.	NO BUILDINGS, STRUCTURES, OR UNPERMITTED OBSTRUCTIONS PROVIDED WITHIN VISUAL CORRIDOR	COMPLIES	N/A
62-53	REQUIREMENTS FOR SHORE PUBLIC WALKWAYS				
62-53 (A) (1)	LOCATION	SUCH SHORE PUBLIC WALKWAY SHALL HAVE A SEAWARD EDGE CONTIGUOUS WITH THE SEAWARD EDGE OF THE WATERFRONT YARD AS ESTABLISHED IN SECTION 62-332 (REAR YARDS AND WATERFRONT YARDS) WITH A MINIMUM WIDTH MEASURED FROM SUCH EDGE AS SET FORTH IN PARAGRAPH (A)(2) OF THIS SECTION, OR FOR FLOATING STRUCTURES, AS SET FORTH IN SECTION 62-55, UNLESS RELOCATION OR MODIFICATION OF WIDTH IS PERMITTED PURSUANT TO THIS SECTION;	WATERFRONT OPEN SPACE EDGE CONDITION IS CONTIGUOUS WITH SEAWARD EDGE OF WATERFRONT YARD	COMPLIES	L-100
62-53 (A) (2)	WIDTH	SUCH SHORE PUBLIC WALKWAY SHALL HAVE A MINIMUM WIDTH OF 30 FEET FOR ZONING LOTS DEVELOPED WITH PREDOMINANTLY COMMUNITY FACILITY OR COMMERCIAL USES IN R3, R4, R5 AND C3 DISTRICTS, AND SUCH USES IN C1 AND C2 DISTRICTS MAPPED WITHIN R1 THROUGH R5 DISTRICTS. THE MINIMUM WIDTH FOR A SHORE PUBLIC WALKWAY PROVIDED FOR A ZONING LOT DEVELOPED WITH ANY USE IN ALL OTHER DISTRICTS, OTHER THAN R1 AND R2 DISTRICTS, SHALL BE 40 FEET.	20'-0" MINIMUM FEET SEE WIDTH REDUCTION 62-53 (A) (3) (i) BELOW	COMPLIES	L-100
62-53 (A) (3)	WIDTH REDUCTION	THE MINIMUM WIDTH OF THE SHORE PUBLIC WALKWAY SET FORTH IN PARAGRAPH (A)(2) OF THIS SECTION MAY BE REDUCED AT THE FOLLOWING LOCATIONS PROVIDED NO SHORE PUBLIC WALKWAY IS REDUCED TO LESS THAN 10 FEET:	20'-0" MINIMUM FEET WIDTH PROVIDED	COMPLIES	L-100
62-53 (A) (3) (i)	WIDTH REDUCTION	ON SHALLOW PORTIONS OF ZONING LOTS THAT ARE LESS THAN 150 FEET IN DEPTH, THE MINIMUM WIDTH OF A SHORE PUBLIC WALKWAY MAY BE REDUCED BY ONE FOOT FOR EVERY TWO FEET THAT THE LOT DIMENSION, MEASURED FROM SUCH EDGE, IS LESS THAN 150 FEET; 84'-5" DEEP ZONING LOT, 150'-0" - 84'-5"=65'-7" LESS THAN 150'-0", THE MAXIMUM ALLOWABLE REDUCTION 65'-7" / 2=32'-9", THE MINIMUM WIDTH 40'-0" - 32'-9"=7'-3", PER ZR 62-53 NO SHORE PUBLIC WALKWAY IS REDUCED TO LESS THAN 10 FEET	20'-0" MINIMUM FEET WIDTH PROVIDED	COMPLIES	L-100
62-53 (B)	NATURAL SHORELINE	IN THE CASE OF A NATURAL SHORELINE WITHIN NEW YORK STATE-DESIGNATED WETLANDS, THE SHORE PUBLIC WALKWAY SHALL BE PERMITTED TO BE RELOCATED USING EITHER OF THE FOLLOWING METHODS:	N/A	N/A	N/A
62-53 (B) (1)	NATURAL SHORELINE	FURTHER LANDWARD WITHIN THE DESIGNATED WETLANDS OR ITS ADJACENT REGULATED AREA IN ACCORDANCE WITH AN APPROVAL FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, IN WHICH CASE ITS WIDTH AND DESIGN SHALL BE DETERMINED BY SUCH AGENCY; OR	N/A	N/A	N/A
62-53 (B) (2)	NATURAL SHORELINE	IMMEDIATELY ADJACENT AND CONTIGUOUS TO THE LANDWARD BOUNDARY OF THE WETLANDS AREA AND ANY STATE-REGULATED ADJACENT AREA AT THE SAME ELEVATION, IN WHICH CASE ITS WIDTH SHALL BE MEASURED FROM THE SEAWARD EDGE, AS RELOCATED.	N/A	N/A	N/A
62-53 (C)	ACCESSIBILITY FROM SIDEWALK AND ADJACENT ZONING LOTS	SHORE PUBLIC WALKWAYS SHALL BE ACCESSIBLE FROM A PUBLIC SIDEWALK WITHIN A STREET, PUBLIC PARK OR OTHER ACCESSIBLE OPEN PUBLIC PLACE, ACCORDING TO THE PROVISIONS OF SECTION 62-56 (REQUIREMENTS FOR UPLAND CONNECTIONS). SHORE PUBLIC WALKWAYS SHALL CONNECT WITH SHORE PUBLIC WALKWAYS ON ADJOINING ZONING LOTS.	WATERFRONT OPEN SPACE IS ACCESSIBLE FROM UPLAND CONNECTION ON THE WEST. POSSIBLE FUTURE CONNECTION TO ADJOINING ZONING LOT TO THE SOUTH	COMPLIES	L-01
62-53 (D)	BOUNDARY BETWEEN DISTRICTS	WHENEVER A ZONING LOT IS DIVIDED BY A BOUNDARY BETWEEN DISTRICTS, EACH PORTION OF THE SHORE PUBLIC WALKWAY SHALL BE GOVERNED BY THE WIDTH REQUIREMENT SPECIFIED FOR THE DISTRICT IN WHICH IT IS LOCATED. HOWEVER, THE TOTAL AREA OF REQUIRED SHORE PUBLIC WALKWAY, IN SQUARE FEET, MAY BE DISTRIBUTED ANYWHERE IN THE WATERFRONT YARD, PROVIDED THAT THE SHORE PUBLIC WALKWAY IS AT NO POINT NARROWER THAN THE LESSER OF THE WIDTHS REQUIRED BY EACH DISTRICT.	N/A	N/A	N/A
62-56	UPLAND CONNECTIONS				
	UPLAND CONNECTIONS	ALL WATERFRONT PUBLIC ACCESS AREAS PROVIDED PURSUANT TO SECTIONS 62-53 (REQUIREMENTS FOR SHORE PUBLIC WALKWAYS), 62-54 (REQUIREMENTS FOR PUBLIC ACCESS ON PIERS) OR 62-55 (REQUIREMENTS FOR PUBLIC ACCESS ON FLOATING STRUCTURES) SHALL BE ACCESSIBLE FROM AN OPEN STREET, PUBLIC PARK OR OTHER PUBLIC PLACE AT INTERVALS ALONG THE SHORE PUBLIC WALKWAY NOT TO EXCEED 600 FEET BY MEANS OF EITHER A DIRECT CONNECTION OR, WHERE NO DIRECT CONNECTION EXISTS, AN UPLAND CONNECTION BETWEEN THE SHORE PUBLIC WALKWAY AND AN ADJOINING PUBLIC SIDEWALK WITHIN AN OPEN STREET, PUBLIC PARK OR OTHER PUBLIC PLACE.	UPLAND CONNECTION PROVIDED. NO FIRE ACCESS ROAD PROVIDED. NO DISTINCT PAVING MATERIALS REQUIRED.	COMPLIES	L-100
62-561 (A) (1)	SINGLE PEDESTRIAN WALKWAY (TYPE 1)	THE MINIMUM WIDTH OF AN UPLAND CONNECTION PROVIDED IN THE FORM OF A SINGLE PEDESTRIAN WALKWAY (HEREINAFTER REFERRED TO AS "TYPE 1") SHALL BE AS SET FORTH IN THE TABLE IN THIS SECTION. SUCH WIDTHS SHALL BE INCREASED BY 20 FEET WITHIN 15 FEET OF A STREET, PUBLIC PARK OR OTHER PUBLIC PLACE, HEREINAFTER REFERRED TO AS AN "ENTRY AREA". SUCH WIDTHS MAY BE REDUCED ON ZONING LOTS HAVING A LOT WIDTH LESS THAN 150 FEET; THE MINIMUM WIDTH OF A SINGLE PEDESTRIAN WALKWAY MAY BE REDUCED BY AN AMOUNT EQUAL TO ONE FOOT FOR EACH TWO FEET THAT THE LOT IS LESS THAN 150 FEET. HOWEVER, IN NO EVENT SHALL THE WIDTH BE LESS THAN THE REDUCED MINIMUM WIDTH SPECIFIED IN THE TABLE. PROPOSED DISTRICT IS R6B, A MINIMUM OF 16' IS REQUIRED.		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-100
		11' WIDE PATH IS REQUIRED PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	TYPE 1 WITH 11' WIDE PATH PROVIDED		
62-561 (A) (2)	SINGLE PEDESTRIAN WALKWAY (TYPE 1)	WHERE AN UPLAND CONNECTION DOES NOT COINCIDE WITH A VISUAL CORRIDOR, A 20 FOOT WIDE OPEN AREA SHALL BE REQUIRED SEAWARD OF THE ENTRY AREA, AND SHALL EXTEND ALONG THE ENTIRE REMAINING LENGTH OF THE UPLAND CONNECTION BUT NEED NOT BE PUBLICLY ACCESSIBLE. THIS OPEN AREA MAY BE LOCATED ON EITHER SIDE OF THE UPLAND CONNECTION OR AGGREGATED IN ANY COMBINATION, SO THAT THE TOTAL WIDTH OF THE OPEN AREA, AT ANY POINT ALONG THE UPLAND CONNECTION, IS 20 FEET. SUCH INCREASED WIDTHS MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS IN PARAGRAPH (A)(1) OF THIS SECTION.	N/A	N/A	N/A
62-561 (A) (3)	SINGLE PEDESTRIAN WALKWAY (TYPE 1)	WHERE AN UPLAND CONNECTION TRAVERSES PORTIONS OF A ZONING LOT LOCATED IN DISTRICTS IN WHICH DIFFERENT WIDTH REQUIREMENTS APPLY, THE WIDTH OF THE UPLAND CONNECTION SHALL BE COMPUTED AS THE WEIGHTED AVERAGE BASED ON THE LENGTH OF THE UPLAND CONNECTION IN EACH DISTRICT.	N/A	N/A	N/A
62-561 (B) (1)	TWO PEDESTRIAN WALKWAYS (TYPE 2)	THE MINIMUM WIDTH OF AN UPLAND CONNECTION PROVIDED IN THE FORM OF TWO PEDESTRIAN WALKWAYS, ONE ON EACH SIDE OF THE ROADBED OF A PRIVATE DRIVEWAY (HEREINAFTER REFERRED TO AS "TYPE 2"), SHALL BE 13 FEET FOR EACH SUCH WALKWAY. HOWEVER, WHERE A PRIVATE DRIVEWAY TERMINATES IN A VEHICULAR TURNAROUND, THE MINIMUM WIDTH OF THE UPLAND CONNECTION ABUTTING SUCH TURNAROUND SHALL BE 10 FEET.	N/A TYPE 1 PROVIDED	N/A	N/A
62-57	REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREA				
62-57 (A)	AREA CALCULATIONS	IF THE AGGREGATE AREA OF THE REQUIRED SHORE PUBLIC WALKWAYS, UPLAND CONNECTIONS, PUBLIC ACCESS AREAS ON PIERS, AND PUBLIC ACCESS AREAS IN CONJUNCTION WITH FLOATING STRUCTURES ON THE ZONING LOT, IS LESS BY 750 SQUARE FEET OR MORE THAN THE AMOUNT OF WATERFRONT PUBLIC ACCESS AREA REQUIRED BY THE TABLE IN THIS SECTION, THEN SUPPLEMENTAL PUBLIC ACCESS AREAS SHALL BE PROVIDED IN ORDER TO MEET THE TOTAL AMOUNT OF WATERFRONT PUBLIC ACCESS AREA REQUIRED BY THE TABLE. HOWEVER, WHEN A ZONING LOT IS DEVELOPED PREDOMINANTLY AS A PLAYGROUND OR PUBLICLY ACCESSIBLE PRIVATE PARK, THE REQUIREMENTS OF THIS SECTION SHALL BE DEEMED TO BE SATISFIED BY SUCH USE. TOTAL WATERFRONT PUBLIC ACCESS AREA REQUIREMENT AS A 15% OF LOT AREA= 15% * 16,029.20 SF= 2,404.38 SF	WPAA TOTAL PROVIDED: 4,541 SF (UPLAND:1,000 SF + SPW: 3,541 SF) > REQUIRED 2,404.38 SF NO SUPPLEMENTAL PUBLIC ACESS AREAS REQUIRED	COMPLIES	N/A
62-57 (B)	SPAA IN WETLANDS	WHERE SUPPLEMENTAL PUBLIC ACCESS AREAS ARE REQUIRED WITHIN NEW YORK STATE-DESIGNATED WETLANDS OR ADJACENT STATE-REGULATED AREAS, THE AREA REQUIREMENTS AND THE DESIGN STANDARDS FOR SUCH SUPPLEMENTAL PUBLIC ACCESS AREAS MAY BE REDUCED OR MODIFIED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-57 (C)	DISTRICT BOUNDARY	WHENEVER A ZONING LOT IS DIVIDED BY A BOUNDARY BETWEEN DISTRICTS IN WHICH DIFFERENT THRESHOLDS APPLY PURSUANT TO THE TABLE IN THIS SECTION, THE WATERFRONT PUBLIC ACCESS AREA REQUIREMENT SHALL BE MET FOR THE ENTIRE ZONING LOT, PROVIDED THAT:	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-57 (C) (1)	DISTRICT BOUNDARY	THE LOT AREA OR LENGTH OF SHORELINE IN EITHER DISTRICT IS LESS THAN THE MINIMUM THRESHOLD FOR WHICH THERE IS A TOTAL WATERFRONT PUBLIC ACCESS AREA REQUIREMENT; AND	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-57 (C) (2)	DISTRICT BOUNDARY	THE TOTAL LOT AREA OR LENGTH OF SHORELINE FOR THE ENTIRE ZONING LOT IS GREATER THAN THE LOWEST THRESHOLD IN EITHER DISTRICT FOR WHICH THERE IS A TOTAL WATERFRONT PUBLIC ACCESS AREA REQUIREMENT.	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A

PROJECT:

RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

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HOWARD BEACH, NY

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NOT FOR CONSTRUCTION

Date:	Revision:
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SCALE:

SEAL:

DRAWING TITLE:

WATERFRONT PUBLIC ACCESS AREAS ZONING CALCULATIONS

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT — ANTHONY WARD — 002200-1 — STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:

Z-01

163-01 Cross Bay Blvd.
Block 14201
Lot 63
Lot 8900
Zoning Map 18b
Existing R3-1 w/ C2-2 Overlay
Proposed R6B w C2-5 Overlay
Borough of Queens, Community District 10

Zoning Lot Area: 16,029.20 SF
Zoning Lot Area Within DEC Jurisdiction: 16,029.20 SF
Upland Lot Area: 1,000 SF
Shore Public Walkway Area 3,541SF
WPAA Area 4,541 SF
Street: Cross Bay Blvd: 150 Ft Wide
Flood Zone AE
FEMA Base Flood Elevation:10 FT (2015 FIRM)

ZR Sec. No.	ITEM	PERMITTED/REQUIREMENT	PROPOSED	COMPLIANCE/ NOTES	DRAWING REFERENCE
62-571	LOCATION AND AREA REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREAS	SUPPLEMENTAL PUBLIC ACCESS AREAS SHALL ADJOIN A SHORE PUBLIC WALKWAY IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, EXCEPT AS MODIFIED BY PARAGRAPHS (A) AND (B) OF SECTION 62-57, AND THE PROVISIONS OF THIS SECTION:	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-571 (A)	MINIMUM AREA	THE MINIMUM AREA OF THE SUPPLEMENTAL PUBLIC ACCESS AREA:	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-571 (A) (1)	MINIMUM AREA	WHEN LOCATED AT THE INTERSECTION OF A SHORE PUBLIC WALKWAY AND AN UPLAND CONNECTION OR STREET, SHALL BE 750 SQUARE FEET, HAVE A MINIMUM WIDTH TO DEPTH RATIO OF 1:1 AND A MAXIMUM WIDTH TO DEPTH RATIO OF 3:1. THE LONGEST SIDE SHALL ADJOIN THE SHORE PUBLIC WALKWAY; OR	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-571 (A) (2)	MINIMUM AREA	WHEN LOCATED ADJOINING A SHORE PUBLIC WALKWAY WITHOUT ADJOINING AN UPLAND CONNECTION OR STREET, SHALL BE 1,875 SQUARE FEET AND HAVE A MINIMUM WIDTH TO DEPTH RATIO OF 3:1. THE MINIMUM DEPTH PERPENDICULAR TO THE SHORE PUBLIC WALKWAY, AS A WEIGHTED AVERAGE, SHALL BE 25 FEET. THE WIDTH TO DEPTH REQUIREMENTS OF PARAGRAPHS (A)(1) AND (A)(2) OF THIS SECTION MAY BE SATISFIED WITH WEIGHTED AVERAGE DIMENSIONS. THE MINIMUM ANGLE BETWEEN THE TWO BOUNDARY LINES OF A SUPPLEMENTAL PUBLIC ACCESS AREA COINCIDING WITH THE PRIVATE PORTION OF THE ZONING LOT SHALL BE 90 DEGREES.	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-571 (B)	MINIMUM AREA	A SUPPLEMENTAL PUBLIC ACCESS AREA MAY BE PROVIDED:			N/A
62-571 (B) (1)	WIDENING OF SHORE PUBLIC WALKWAY	TO WIDEN THE SHORE PUBLIC WALKWAY, WITH A MINIMUM WIDTH OF 10 FEET RUNNING CONTINUOUSLY ALONG THE SHORE PUBLIC WALKWAY BETWEEN ANY TWO OF THE FOLLOWING: AN UPLAND CONNECTION, OPEN STREET, PUBLIC PARK OR OTHER PUBLIC PLACE;	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-571 (B) (2)	AS A PEDESTRIAN SIDEWALK	AS A PEDESTRIAN SIDEWALK AREA ABUTTING A ROADBED RUNNING ALONG THE SHORELINE, PROVIDED SUCH SIDEWALK HAS A MINIMUM WIDTH OF 13 FEET AND COMPLIES WITH THE PROVISIONS FOR A TYPE 2 UPLAND CONNECTION PURSUANT TO SECTION 62-64. ANY ADDITIONAL SUPPLEMENTAL PUBLIC ACCESS AREA SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION; OR	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-571 (B) (3)	AS A BIKE PATH	AS A DEDICATED BICYCLE PATH IF SUCH PATH CONNECTS AT EACH END TO AN OPEN STREET. THE MINIMUM WIDTH OF A BICYCLE PATH SHALL BE 10 FEET, WITH AN ADDITIONAL TWO FOOT CLEARANCE ON EACH SIDE ALONG THE ENTIRE LENGTH OF THE PATH. THERE SHALL BE A PLANTED AREA BETWEEN A BICYCLE PATH AND A PAVED AREA FOR PEDESTRIAN USE, PURSUANT TO THE REQUIREMENTS OF PARAGRAPH (C) OF SECTION 62-62.	N/A NO SUPPLEMENTAL PUBLIC ACESS AREAS PROVIDED	N/A	N/A
62-61	GENERAL PROVISIONS APPLYING TO WATERFRONT OPEN SPACE AREA				
62-61 (A)	ELEVATED OBSTRUCTIONS	ALL WATERFRONT PUBLIC ACCESS AREAS SHALL BE UNOBSTRUCTED FROM THEIR LOWEST LEVEL TO THE SKY, EXCEPT AS SET FORTH IN SECTION 62-611 (PERMITTED OBSTRUCTIONS). THE LOWEST LEVEL OF ANY PORTION OF A WATERFRONT PUBLIC ACCESS AREA SHALL BE DETERMINED BY THE ELEVATION OF THE ADJOINING PORTION ON THE SAME OR AN ADJOINING ZONING LOT OR THE PUBLIC SIDEWALK TO WHICH IT CONNECTS. REFERENCE ELEVATIONS SHALL BE ESTABLISHED FROM THE PUBLIC SIDEWALKS, WATERFRONT YARD LEVELS AND THE ELEVATIONS PREVIOUSLY ESTABLISHED BY ADJOINING ZONING LOTS AT LOT LINE INTERSECTIONS OF A WATERFRONT PUBLIC ACCESS NETWORK, AS APPLICABLE.	NO UN-PERMITTED OBSTRUCTIONS	COMPLIES	L-100
62-61 (B)	CONTIGUOUS CIRCULATION PATHS	THE MINIMUM REQUIRED CIRCULATION PATH SHALL BE CONNECTED AND CONTINUOUS THROUGH ALL WATERFRONT PUBLIC ACCESS AREAS ON ADJACENT ZONING LOTS.	ALL WATERFRONT OPEN SPACE CIRCULATION PATHS ARE CONTIGUOUS	COMPLIES	L-100
62-61 (C)	ACCESSIBILITY	WATERFRONT PUBLIC ACCESS AREAS SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) DESIGN GUIDELINES.	WATERFRONT OPEN SPACE AREAS COMPLY WITH ADA AND ANSI GUIDELINES	COMPLIES	L-200
62-61 (D) (1) (I)	SITE GRADING	FOR CROSS-SECTIONAL GRADING REGULATIONS (PERPENDICULAR TO THE GENERAL DIRECTION OF PEDESTRIAN MOVEMENT), THE MINIMUM SLOPE OF A REQUIRED CIRCULATION PATH SHALL BE ONE AND ONE-HALF PERCENT TO ALLOW FOR POSITIVE DRAINAGE AND THE MAXIMUM SLOPE SHALL BE THREE PERCENT. STEPS AND STAIRWAYS ACCOMMODATING A CROSS-SECTIONAL GRADE CHANGE ARE ONLY PERMITTED OUTSIDE OF THE REQUIRED CIRCULATION PATH(S).	CROSS SLOPES RANGE BETWEEN 1.5% AND 3%	COMPLIES	L-200
62-61 (D) (1) (II)	SITE GRADING	FOR LONGITUDINAL GRADING CONTROLS (PARALLEL TO THE GENERAL DIRECTION OF PEDESTRIAN MOVEMENT), GRADE CHANGES SHALL BE PERMITTED ALONG THE LENGTH OF A REQUIRED CIRCULATION PATH BY MEANS OF STEPS OR RAMPS IN COMPLIANCE WITH THE REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY.	LONGITUDINAL SLOPES COMPLY WITH ADA GUIDELINES	COMPLIES	L-200
62-61 (D) (2)	SITE GRADING IN PLANTING AREAS	WITHIN THREE FEET OF THE EDGE OF ANY PLANTING AREA, THE GRADE LEVEL OF SUCH PLANTING AREA SHALL BE NO MORE THAN THREE FEET HIGHER OR LOWER THAN THE ADJOINING LEVEL OF THE PEDESTRIAN CIRCULATION PATH.	NO PLANTING AREA HIGHER THAN 18" ABOVE FINISHED GRADE	COMPLIES	L-200
62-61 (E)	VEHICLE AND EMERGENCY ACCESS	VEHICULAR ACCESS IS PROHIBITED WITHIN WATERFRONT PUBLIC ACCESS AREAS EXCEPT FOR EMERGENCY AND MAINTENANCE VEHICULAR ACCESS. PARKING AREAS, PASSENGER DROP-OFFS, DRIVEWAYS, LOADING BERTHS AND BUILDING TRASH STORAGE FACILITIES ARE NOT PERMITTED WITHIN, OR ALLOWED TO BE ACCESSED OR SERVICED THROUGH, A WATERFRONT PUBLIC ACCESS AREA, EXCEPT FOR VEHICULAR ACCESS TO DROP-OFFS AND OTHER REQUIRED SERVICES ACCESSORY TO DOCKING FACILITIES OR TO DEVELOPMENT ON A PIER OR FLOATING STRUCTURE. SUCH VEHICULAR WAYS SHALL BE USED ONLY TO PROVIDE ACCESS ACROSS THE SHORE PUBLIC WALKWAY. NO SINGLE DRIVEWAY SHALL EXCEED A WIDTH OF 25 FEET. BOLLARDS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 62-651. A MINIMUM 12 INCH PAVED BORDER SHALL BE INSTALLED ALONG THE DRIVEWAY BOUNDARIES AND SHALL HAVE A COLOR DISTINCT FROM THE PAVING OF THE ADJOINING PAVED SURFACE. VEHICULAR ROADWAYS ARE PERMITTED AS PART OF AN UPLAND CONNECTION IN ACCORDANCE WITH THE REGULATIONS OF SECTION 62-56. ANY VEHICULAR ROADWAY CROSSING A REQUIRED WATERFRONT PUBLIC ACCESS AREA SHALL COMPLY WITH THE REQUIREMENTS FOR PAVING IN SECTION 62-656.	NO VEHICULAR ACCESS EXCEPT FOR EMERGENCY AND MAINTENANCE VEHICLES. BOLLARDS AND 12" BORDER PROVIDED	COMPLIES	L-100
62-611	PERMITTED OBSTRUCTIONS	WATERFRONT PUBLIC ACCESS AREAS SHALL BE UNOBSTRUCTED FROM THEIR LOWEST LEVEL TO THE SKY EXCEPT THAT THE OBSTRUCTIONS LISTED IN THIS SECTION SHALL BE PERMITTED, AS APPLICABLE. HOWEVER, NO OBSTRUCTIONS OF ANY KIND SHALL BE PERMITTED WITHIN A REQUIRED CIRCULATION PATH.	NO UNPERMITTED OBSTRUCTIONS	COMPLIES	L-100
62-611 (A)	PERMITTED OBSTRUCTIONS IN ALL AREAS	PERMITTED OBSTRUCTIONS IN ALL AREAS (1) TREES AND OTHER PLANT MATERIALS, INCLUDING GRASSES, VINES, SHRUBS AND FLOWERS, WATERING EQUIPMENT, ARBORS, TRELLISES, OBSERVATION DECKS, RETAINING WALLS; (2) SEATING, LITTER RECEPTACLES, DRINKING FOUNTAINS, OTHER OUTDOOR FURNITURE; (3) FOUNTAINS, REFLECTING POOLS, WATERFALLS, SCULPTURES AND OTHER WORKS OF ART, TEMPORARY EXHIBITIONS; (4) GUARDRAILS, BOLLARDS, GATES AND OTHER PROTECTIVE BARRIERS, IN ACCORDANCE WITH SECTION 62-651; (5) LIGHTS AND LIGHTING STANCHIONS, FLAG POLES, EXERCISE AND OTHER RECREATIONAL EQUIPMENT; (6) KIOSKS AND OPEN AIR CAFES	NO UNPERMITTED OBSTRUCTIONS	COMPLIES	L-100
62-611 (B)	PERMITTED OBSTRUCTIONS IN SCREENING BUFFERS	(1) PAVED ENTRANCES TO BUILDINGS FRONTING UPON A SCREENING BUFFER, INCLUDING AWNINGS AND CANOPIES OVER SUCH ENTRANCES, SEATING LOCATED WITHIN 42 INCHES OF AN ADJACENT PAVED AREA, BICYCLE RACKS WITHIN SIX FEET OF THE SIDEWALK OF AN OPEN ACCESSIBLE STREET OR WITHIN 10 FEET OF AN UPLAND CONNECTION; (2) SERVICE EQUIPMENT NECESSARY FOR MAINTENANCE OF WATERFRONT PUBLIC ACCESS AREAS OR THE FUNCTIONING OF ADJACENT STRUCTURES SUCH AS WATERING EQUIPMENT, SHEDS FOR TOOL STORAGE, ELECTRICAL TRANSFORMERS OR OTHER MECHANICAL OR ELECTRICAL SERVICE DEVICES, PROVIDED ALL SUCH EQUIPMENT COVERS NO MORE THAN 100 SQUARE FEET IN ANY LOCATION AND HAS A MAXIMUM HEIGHT OF 10 FEET. SUCH OBSTRUCTIONS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 62-655 (PLANTING AND TREES); (3) EXHAUST VENTS LOCATED ON BUILDING WALLS FRONTING ON THE SCREENING BUFFER, ONLY IF THE BOTTOM OF SUCH VENT IS A MINIMUM OF 10 FEET ABOVE THE ADJACENT GROUND LEVEL AND PROJECTS NO MORE THAN FOUR INCHES FROM THE BUILDING WALL.	NO UNPERMITTED OBSTRUCTIONS	COMPLIES	L-100
62-611 (C)	PERMITTED OBSTRUCTIONS BEYOND 20'-0" OF SHORELINE	TOT-LOTS, PLAYGROUNDS, DOG RUNS, PUBLIC TELEPHONES, TOILETS, BICYCLE RACKS	N/A	N/A	N/A
62-62	DESIGN REQUIREMENTS FOR SHORE PUBLIC WALKS AND SUPPLEMENTAL ACCESS AREAS				
62-62 (A) (1)	SHORE PUBLIC WALKWAY CIRCULATION PATH MINIMUM WIDTH AND PROXIMITY TO SHORELINE	IN ALL DISTRICTS, A SHORE PUBLIC WALKWAY SHALL PROVIDE A CIRCULATION PATH WITH A MINIMUM CLEAR WIDTH OF 12 FEET, EXCEPT THAT IN R3, R4, R5, C1, C2 AND C3 DISTRICTS, AND IN C1 OR C2 DISTRICTS MAPPED WITHIN R1 THROUGH R5 DISTRICTS, THE MINIMUM CLEAR WIDTH SHALL BE 10 FEET. SUCH PATH SHALL BE LOCATED WITHIN 10 FEET OF THE SHORELINE FOR AT LEAST 20 PERCENT OF THE LENGTH OF SUCH SHORELINE, AND THE REMAINDER OF THE PATH MAY BE LOCATED ANYWHERE WITHIN THE SHORE PUBLIC WALKWAY OR SUPPLEMENTAL PUBLIC ACCESS AREA. SECONDARY PATHS, WHEN PROVIDED, SHALL BE AT LEAST SIX FEET WIDE. WHEN TWO CIRCULATION PATHS ARE PARALLEL TO EACH OTHER, THEY SHALL BE CONNECTED BY OTHER PATHS OR ACCESSIBLE LAWN AT INTERVALS NOT TO EXCEED 200 FEET. IN ORDER TO FACILITATE THE FUTURE CONNECTION OF PEDESTRIAN CIRCULATION PATHS, WHERE A SHORE PUBLIC WALKWAY IS ON A ZONING LOT THAT IS ADJACENT TO A ZONING LOT WITHOUT A SHORE PUBLIC WALKWAY, THE PORTION OF THE CIRCULATION PATH THAT TERMINATES AT THE COMMON ZONING LOT LINE SHALL BE LOCATED WITHIN 30 FEET OF THE SHORELINE. TOTAL LENGTH OF SHORELINE = 189.58', 20% X 189.58'= 37.92' REQUIRED WITHIN 10' OF SHORELINE	10' MINIMUM CLEAR CIRCULATION PATH PROVIDED 89' WITHIN 10' OF SHORELINE PROPOSED	COMPLIES	L-101
62-62 (A) (2)	SUPPLEMENTAL ACCESS AREA CIRCULATION PATH MINIMUM WIDTH	A SUPPLEMENTAL PUBLIC ACCESS AREA SHALL PROVIDE AT LEAST ONE CIRCULATION PATH WITH A MINIMUM CLEAR WIDTH OF SIX FEET THAT PROVIDES ACCESS THROUGHOUT THE SUPPLEMENTAL PUBLIC ACCESS AREA. THIS REQUIREMENT MAY BE MET BY A CIRCULATION PATH OF THE SHORE PUBLIC WALKWAY THAT TRAVERSES THE SUPPLEMENTAL PUBLIC ACCESS AREA;	N/A	N/A	N/A
62-62 (B)	SEATING	ONE LINEAR FOOT OF SEATING SHALL BE PROVIDED FOR EVERY 75 SQUARE FEET OF SHORE PUBLIC WALKWAY AND SUPPLEMENTAL PUBLIC ACCESS AREA. SUCH SEATING MAY BE LOCATED ANYWHERE WITHIN SUCH PUBLIC ACCESS AREAS AND SHALL COMPLY WITH THE STANDARDS OF SECTION 62-652. IN ADDITION, UP TO 25 PERCENT OF REQUIRED SEATING MAY BE LOCATED SEAWARD OF THE SHORE PUBLIC WALKWAY AND SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 62-652, PARAGRAPH (H). REQUIRED = 3,541 SF / 75 = 47.21 LF	PROPOSED = 70 LF	COMPLIES	L-401
62-62 (C) (1)	PLANTING AREAS	AN AREA EQUAL TO AT LEAST 35 PERCENT OF THE AREA OF THE SHORE PUBLIC WALKWAY AND SUPPLEMENTAL PUBLIC ACCESS AREA SHALL BE PLANTED. REQUIRED = 3,541 SF X 35% = 1,239.35 SF		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-300
		AN AREA EQUAL TO 27 PERCET OF THE SHORE PUBLIC WALKWAY IS REQUIRED PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	PROPOSED= 940 SF(27% OF 3,541 SF)		
62-62 (C) (1) (i)	LAWN AREA	WHERE A SUPPLEMENTAL PUBLIC ACCESS AREA IS GREATER THAN 1,875 SQUARE FEET, AT LEAST 25 PERCENT OF THE REQUIRED PLANTING AREA OF THE SHORE PUBLIC WALKWAY AND SUPPLEMENTAL PUBLIC ACCESS AREA, COMBINED, SHALL BE PROVIDED AS LAWN;	N/A	N/A	N/A
62-62 (C) (1) (ii)	PLANTING SEAWARD OF SHORE PUBLIC WALKWAY	UP TO 15 PERCENT OF THE REQUIRED PLANTING AREA MAY BE LOCATED SEAWARD OF A SHORE PUBLIC WALKWAY AND SHALL BE MEASURED IN PLAN VIEW AND NOT ALONG THE PLANTED SLOPE; OR	N/A	N/A	N/A
62-62 (C) (1) (iii)	BIKE PATH AND PLANTING	WHEN A DEDICATED BICYCLE PATH IS PROVIDED WITHIN A SUPPLEMENTAL PUBLIC ACCESS AREA, A PLANTING AREA WITH A WIDTH OF AT LEAST FIVE FEET SHALL BE PROVIDED BETWEEN THE BICYCLE PATH AND ANY PAVED AREA FOR PEDESTRIAN USE. FOR THE PURPOSE OF CALCULATING PLANTING REQUIREMENTS, THE AREA OF THE BICYCLE PATH MAY BE DEDUCTED FROM THE COMBINED AREA OF THE SHORE PUBLIC WALKWAY OR SUPPLEMENTAL PUBLIC ACCESS AREA.	NO BIKE PATH PROVIDED	N/A	N/A
62-62 (C) (2)	SCREENING BUFFER				
62-62 (C) (2) (i)	SCREENING BUFFER REQUIREMENTS	A SCREENING BUFFER SHALL BE PROVIDED WITHIN THE SHORE PUBLIC WALKWAY OR THE SUPPLEMENTAL PUBLIC ACCESS AREA, RUNNING ALONG THE ENTIRE UPLAND BOUNDARY OF SUCH AREA WHERE IT ABUTS NON-PUBLICLY ACCESSIBLE AREAS OF THE ZONING LOT, EXCEPT AS WAIVED PURSUANT TO PARAGRAPH (C)(2)(III) OF THIS SECTION. ANY SCREENING BUFFER PROVIDED PURSUANT TO THIS SECTION MAY BE USED TO MEET THE PLANTING REQUIREMENTS OF PARAGRAPH (C)(1) OF THIS SECTION.		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-100, L-300
		4' WIDE SCREEN BUFFER NOT ALONG THE ENTIRE UPLAND BOUNDARY OF WPAA IS REQUIRED PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	4' WIDE SCREEN BUFFER NOT ALONG THE ENTIRE UPLAND BOUNDARY OF WPAA PROVIDED		
62-62 (C) (2) (ii)	SCREENING BUFFER MINIMUM WIDTH	THE MINIMUM WIDTH OF THE SCREENING BUFFER SHALL BE 10 FEET. ON SHALLOW LOTS WHERE THE WIDTH OF THE SHORE PUBLIC WALKWAY MAY BE REDUCED PURSUANT TO SECTION 62-53, THE WIDTH OF THE SCREENING BUFFER MAY BE REDUCED PROPORTIONALLY BUT SHALL NOT BE LESS THAN FOUR FEET.		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-100, L-300
		4' WIDE SCREEN BUFFER IS REQUIRED PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	4' WIDE SCREEN BUFFER INTERRUPTED BY ADA COMPANION SEATING.		
62-62 (C) (2) (iii)	SCREENING BUFFER EXEMPTIONS	NO SCREENING BUFFER SHALL BE REQUIRED: (A) ADJACENT TO A PRIVATE DRIVE, A STREET OR AT THE ENTRANCES TO BUILDINGS; OR (B) FOR A COMMERCIAL OR COMMUNITY FACILITY USE WITHIN A DISTANCE OF 15 FEET FROM THE SIDEWALK OR WATERFRONT PUBLIC ACCESS AREA, THAT IS GLAZED WITH WINDOWS, TRANSOMS OR GLAZED PORTIONS OF DOORS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 37-34 (MINIMUM TRANSPARENCY REQUIREMENTS).	N/A	COMPLIES	L-100
62-62 (C) (3)	TREES AND ADDITIONAL PLANTING				
62-62 (C) (3) (i)	CANOPY TREES	A MINIMUM OF ONE CANOPY TREE SHALL BE PROVIDED FOR EVERY 2,000 SQUARE FEET OF SHORE PUBLIC WALKWAY AND SUPPLEMENTAL PUBLIC ACCESS AREA. IN NO EVENT MAY A SHORE PUBLIC WALKWAY HAVE LESS THAN TWO CANOPY TREES FOR EVERY 100 FEET OF SHORELINE. SHORE PUBLIC WALKWAY 3,541 SF / 2,000 SF = 1.7 TREES, LESS THAN 2 TREES EVERY 100' OF SHORELINE. REQUIRED = 2 CANOPY TREES	(5) TREES PROVIDED	COMPLIES	L-300
62-62 (C) (3) (ii)	ADDITIONAL PLANTING	IN ADDITION TO THE TREES REQUIRED PURSUANT TO PARAGRAPH (C)(3)(I) OF THIS SECTION, FOR EVERY 1,250 SQUARE FEET OF SHORE PUBLIC WALKWAY AND SUPPLEMENTAL PUBLIC ACCESS AREA, ONE OF THE FOLLOWING MUST BE PROVIDED: A CANOPY TREE, AN ORNAMENTAL TREE OR A MULTI-STEMMED EQUIVALENT, 60 SQUARE FEET OF PLANTING BEDS OR 110 SQUARE FEET OF ACCESSIBLE LAWN. REQUIRED: 3,541 SF/1250 SF= 3 ADDITIONAL CANOPY OR ORNAMENTAL TREES	(5) TREES PROVIDED	COMPLIES	L-300

PROJECT:

RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

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SURVEYOR:

NOT FOR CONSTRUCTION

Date:	Revision:
10/20/23	ISSUED FOR WPAA
10/4/22	ISSUED FOR WPAA
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SCALE:

SEAL:

DRAWING TITLE:

WATERFRONT PUBLIC ACCESS AREAS ZONING CALCULATIONS

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT RICHARD ANTHONY PARISI 002200-1 STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:

Z-02

163-01 Cross Bay Blvd.
Block 14201
Lot 63
Lot 8900
Zoning Map 18b
Existing R3-1 w/ C2-2 Overlay
Proposed R6B w C2-5 Overlay
Borough of Queens, Community District 10

Zoning Lot Area: 16,029.20 SF
Zoning Lot Area Within DEC Jurisdiction: 16,029.20 SF
Upland Lot Area: 1,000 SF
Shore Public Walkway Area 3,541SF
WPAA Area 4,541 SF
Street: Cross Bay Blvd: 150 Ft Wide
Flood Zone AE
FEMA Base Flood Elevation:10 FT (2015 FIRM)

ZR Sec. No.	ITEM	PERMITTED/REQUIREMENT	PROPOSED	COMPLIANCE/ NOTES	DRAWING REFERENCE
62-62 (C) (4)	REDUCTION IN MINIMUM REQUIRED PLANTING AREA	THE MINIMUM PLANTING AREA, REQUIRED BY PARAGRAPH (C)(1) OF THIS SECTION, MAY BE REDUCED BY 10 SQUARE FEET FOR EVERY LINEAR FOOT OF:	N/A	N/A	N/A
62-62 (C) (4) (i)	REDUCTION IN MINIMUM REQUIRED PLANTING AREA	SHORELINE IMPROVED FOR BOAT LAUNCHING OR MOORING OR DESIGNED WITH ARCHITECTURAL FEATURES TO FACILITATE DIRECT ACCESS TO THE WATER, SUCH AS STEPS OR OTHER FORMS OF "GET-DOWNS," EXCEPT THAT RIP-RAP USED AS STABILIZED SHORE SHALL NOT QUALIFY FOR A PLANTING REDUCTION; OR	N/A	N/A	N/A
62-62 (C) (4) (ii)	REDUCTION IN MINIMUM REQUIRED PLANTING AREA	WE USES WITH FRONTAGE ADJOINING, AND HAVING A PUBLIC ENTRANCE ON, THE SHORE PUBLIC WALKWAY OR SUPPLEMENTAL PUBLIC ACCESS AREA, PROVIDED THAT THE SCREENING BUFFER FOR SUCH SHORE PUBLIC WALKWAY OR SUPPLEMENTAL PUBLIC ACCESS AREA IS WAIVED PURSUANT TO THE CONDITIONS OF PARAGRAPH (C)(2)(III) OF THIS SECTION.	N/A	N/A	N/A
62-62 (D)	BICYCLE PARKING	BICYCLE RACKS SUFFICIENT TO PROVIDE AT LEAST FOUR BICYCLE PARKING SPACES SHALL BE PROVIDED WITHIN A WATERFRONT PUBLIC ACCESS AREA. FURTHERMORE, WHEN THE COMBINED AREA OF THE SHORE PUBLIC WALKWAY AND SUPPLEMENTAL PUBLIC ACCESS AREA IS GREATER THAN 8,000 SQUARE FEET, TWO ADDITIONAL BICYCLE PARKING SPACES SHALL BE PROVIDED FOR EVERY ADDITIONAL 2,000 SQUARE FEET OF SHORE PUBLIC WALKWAY OR SUPPLEMENTAL PUBLIC ACCESS AREA. BICYCLE RACKS SHALL BE ADJACENT TO A CIRCULATION PATH AND AT LEAST 20 FEET FROM THE SHORELINE. SUCH BICYCLE RACKS MAY BE LOCATED IN PUBLIC SIDEWALKS ADJACENT TO THE ZONING LOT. ALL BICYCLE RACKS SHALL COMPLY WITH THE STANDARDS OF SECTION 62-657. SPW: 3,541 SF < 8,000 SF, REQUIRED=4 BICYCLE PARKING SPACES	4 BICYCLE PARKING SPACES PROVIDED	COMPLIES	L-100
62-62 (E)	TRASH RECEPTACLES	ONE TRASH RECEPTACLE SHALL BE PROVIDED FOR EVERY 4,000 SQUARE FEET OF SHORE PUBLIC WALKWAY AND SUPPLEMENTAL PUBLIC ACCESS AREA, AND ALL TRASH RECEPTACLES SHALL BE LOCATED IN VISIBLE AND CONVENIENT LOCATIONS. ALL TRASH RECEPTACLES SHALL COMPLY WITH THE STANDARDS OF SECTION 62-658. REQUIRED= 3,541 SF / 4,000 SF = 1 TRASH RECEPTACLES	(3) TRASH RECEPTACLES PROVIDED	COMPLIES	L-100
62-64	DESIGN REQUIREMENTS FOR UPLAND CONNECTIONS				
62-64 (A) (I)	CIRCULATION AND ACCESS	FOR TYPE 1 UPLAND CONNECTIONS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH (A) OF SECTION 62-561, THERE SHALL BE AT LEAST ONE CIRCULATION PATH LINKING AN OPEN STREET, PUBLIC PARK OR OTHER PUBLIC PLACE WITH A SHORE PUBLIC WALKWAY. SUCH PATH SHALL HAVE A MINIMUM CLEAR WIDTH OF 12 FEET. ANY SECONDARY PATHS SHALL HAVE A MINIMUM CLEAR WIDTH OF SIX FEET. 12' CONTINUOUS CIRCULATION PATH REQUIRED		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-101
		11' WIDE PATH IS REQUIRED PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	11' WIDE PATH PROPOSED		
62-64 (B) (I)	PAVING	FOR TYPE 1 UPLAND CONNECTIONS, AT LEAST 40 PERCENT BUT NOT MORE THAN 65 PERCENT OF THE ENTRY AREA SHALL BE PAVED. SUCH PAVING SHALL INCLUDE A FIVE FOOT WIDE AREA ALONG AT LEAST 70 PERCENT OF THE FRONTAGE ADJOINING A PUBLIC SIDEWALK. REQUIRED = 120 SF- 195 SF OF PAVED AREA.		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-400, L-100
		78 PERCENT OF THE UPLAND CONNECTIONS ARE TO BE PAVED PURSUANT TO AUTHORIZATION PURSUANT TO ZR 62-822	PROVIDED: 235 SF = 78% OF PAVED AREA		
62-64 (C)	PLANTING				
62-64 (C) (I) 87-71 (B) (3) (iii)	TYPE 1 PLANTING	FOR TYPE 1 UPLAND CONNECTIONS, AT LEAST 40 PERCENT OF THE AREA OF THE UPLAND CONNECTION SHALL BE PLANTED. ON PARCELS 1 AND 3, IF A TYPE 1 UPLAND CONNECTION IS PROVIDED, AND A FIRE APPARATUS ACCESS ROAD IS REQUIRED PURSUANT TO THE NEW YORK CITY FIRE CODE, SECTION 503.2 (FIRE APPARATUS ACCESS ROADS), OR ITS SUCCESSOR, THE DESIGN REQUIREMENTS OF SECTION 62-64 SHALL BE MODIFIED AS FOLLOWS: THE MINIMUM PLANTING AREA REQUIREMENTS SHALL BE REDUCED TO 15 PERCENT REQUIRED: 1,000 SF X 40% = 400 SF		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-300, L-100
		24 PERCENT OF THE UPLAND CONNECTION IS REQUIRED PURSUANT TO AUTHORIZATION PURSUANT TO ZR 62-822	PROVIDED: 240 SF= 24% OF UPLAND CONNECTION AREA		
62-64 (C) (I) (i)	NOT ABUTTING OPEN PARKING OR PRIVATE DRIVEWAY	WHERE SUCH UPLAND CONNECTIONS DO NOT ABUT OPEN PARKING LOTS OR PRIVATE DRIVEWAYS, SIX CALIPER INCHES OF ORNAMENTAL TREES OR THEIR EQUIVALENT IN MULTI-STEMMED PLANTS SHALL BE REQUIRED FOR EVERY 100 LINEAR FEET OF UPLAND CONNECTION.	UPLAND CONNECTION ABUTS PRIVATE DRIVE	N/A	N/A
62-64 (C) (I) (ii)	ABUTTING AN OPEN PARKING LOT	WHERE SUCH UPLAND CONNECTIONS ABUT AN OPEN PARKING LOT, SCREENING SHALL BE PROVIDED WITHIN THE UPLAND CONNECTION ALONG THE CURB OF SUCH PARKING LOT IN ACCORDANCE WITH SECTION 37-921 (PERIMETER LANDSCAPING).	UPLAND CONNECTION ABUTS PRIVATE DRIVE	N/A	N/A
62-64 (C) (I) (iii)	ABUTTING A PRIVATE DRIVEWAY	WHERE SUCH UPLAND CONNECTIONS ABUT A PRIVATE DRIVEWAY, A CONTINUOUS TREE PIT SHALL BE PROVIDED WITHIN THE UPLAND CONNECTION ALONG THE CURB OF THE DRIVEWAY. SUCH TREE PIT SHALL MEET THE MINIMUM PLANTING REQUIREMENTS SET FORTH IN SECTION 62-655, AND IN ADDITION, SHALL BE PLANTED WITH ONE TREE FOR EVERY 25 FEET OF PRIVATE DRIVEWAY FRONTAGE. REQUIRED: 50' LF / 25 LF = 2 TREES		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-300
		NO TREES ARE TO BE PROVIDED PURSUANT TO AUTHORIZATION PURSUANT TO ZR 62-822	NO TREES PROVIDED DUE TO DEP EASEMENT		
62-64 (C) (I) (iv) 87-71 (B) (3) (ii)	OPEN AREA PLANTING	WHERE SUCH UPLAND CONNECTIONS DO NOT COINCIDE WITH A VISUAL CORRIDOR, AT LEAST 30 PERCENT OF THE REQUIRED OPEN AREA ALONG THE LENGTH OF THE UPLAND CONNECTION SHALL BE PLANTED, AND THE REQUIREMENTS OF SECTION 62-513 (PERMITTED OBSTRUCTIONS IN VISUAL CORRIDORS) SHALL APPLY WITHIN SUCH OPEN AREAS. ON PARCELS 1 AND 3, IF A TYPE 1 UPLAND CONNECTION IS PROVIDED, AND A FIRE APPARATUS ACCESS ROAD IS REQUIRED PURSUANT TO THE NEW YORK CITY FIRE CODE, SECTION 503.2 (FIRE APPARATUS ACCESS ROADS), OR ITS SUCCESSOR, THE DESIGN REQUIREMENTS OF SECTION 62-64 SHALL BE MODIFIED AS FOLLOWS: THE MINIMUM PLANTING AREA REQUIREMENTS SHALL BE REDUCED TO 15 PERCENT	N/A	COMPLIES	L-100
62-64 (D)	SEATING	AT LEAST 12 LINEAR FEET OF SEATING SHALL BE PROVIDED FOR EVERY 100 LINEAR FEET OF UPLAND CONNECTION, EXCLUDING THE LENGTH OF ANY ENTRY OR TRANSITION AREAS AND THE FIRST 50 FEET OF A TYPE 2 UPLAND CONNECTION. SUCH EXCLUDED AREAS SHALL HAVE AT LEAST 24 LINEAR FEET OF SEATING. REQUIRED: 50 LF / 100 LF = 0.5 X 12 LF = 6 LF	PROPOSED: 24 LF	COMPLIES	L-401, L-100
62-64 (E)	TRASH RECEPTACLES	ONE TRASH RECEPTACLE SHALL BE PROVIDED WITHIN 15 FEET OF A STREET, PUBLIC PARK OR OTHER PUBLIC PLACE AND ONE RECEPTACLE SHALL BE PROVIDED WHERE THE UPLAND CONNECTION ADJOINS A SHORE PUBLIC WALKWAY OR SUPPLEMENTAL PUBLIC ACCESS AREA, PURSUANT TO SECTION 62-658.	ONE TRASH RECEPTACLE PROPOSED WHERE UPLAND CONNECTION MEETS SHORE PUBLIC WALKWAY	COMPLIES	L-100
62-65	PUBLIC ACCESS DESIGN REFERENCE STANDARDS				
62-651	GUARDRAIL GATES AND OTHER PROTECTIVE BARRIERS				
62-651 (A)	GUARDRAILS REQUIRMENTS	FOR THE PURPOSES OF THIS PARAGRAPH, (A), THE TERM "GUARDRAIL" SHALL REFER ONLY TO FENCING OR SIMILAR STRUCTURES PROVIDED ALONG A BULKHEAD, STABILIZED SHORE OR THE WATER EDGES OF A PIER OR PLATFORM. WHEN A GUARDRAIL IS PROVIDED, IT SHALL HAVE A MAXIMUM HEIGHT OF 42 INCHES MEASURED FROM THE ADJOINING GRADE LEVEL, AND SHALL BE AT LEAST 70 PERCENT OPEN. GUARDRAILS MAY BE MOUNTED ON A SOLID CURB NOT HIGHER THAN SIX INCHES. A GUARDRAIL MAY BE SUBSTITUTED FOR A WALL, PURSUANT TO PARAGRAPH (C)(3) OF THIS SECTION.	GALVANIZED STEEL GUARDRAIL 42" HEIGHT WITH MIN. 70 % OPEN PROVIDED	COMPLIES	L-603
62-651 (B)	BOLLARDS	(1) BOLLARDS SHALL BE LIMITED TO THE FOLLOWING LOCATIONS: (I) ALONG THE BULKHEAD, STABILIZED SHORE OR THE WATER EDGES OF A PIER OR PLATFORM; (II) ALONG A ZONING LOT LINE ADJACENT TO, AND LIMITING ACCESS FROM AN UPLAND STREET; AND (III) ALONG THE BOUNDARIES OF A ROADWAY WITHIN AN UPLAND CONNECTION. (2) BOLLARDS SHALL NOT EXCEED 30 INCHES IN HEIGHT AND SHALL BE BETWEEN SIX AND 15 INCHES IN WIDTH. THE TOP OF BOLLARDS SHALL NOT CONSIST OF ANY SHARP EDGES. THE MINIMUM CLEARANCE BETWEEN TWO BOLLARDS SHALL BE FIVE FEET.	BOLLARDS PROVIDED ALONG ALONG THE BOUNDARIES OF A ROADWAY WITHIN AN UPLAND CONNECTION. BOLLARDS ARE 30" HEIGHT WITH 6" WIDTH, MINIMUM CLEARANCE BETWEEN TWO BOLLARDS IS 5 FEET.	COMPLIES	L-600
62-651 (C) (1)	FENCE AND WALL LOCATIONS	FENCES AND WALLS, WHEN PROVIDED, SHALL BE LIMITED TO THE FOLLOWING LOCATIONS: (I) ALONG THE BOUNDARY OF A WATERFRONT PUBLIC ACCESS AREA AND AN ADJOINING PRIVATE AREA ON THE ZONING LOT; (II) AROUND THE PERIMETER OF A PLAYGROUND, TOT-LOT OR DOG-RUN; (III) ADJOINING WD USES; (IV) WITHIN A VISUAL CORRIDOR; AND (V) ALONG ANY GRADE LEVEL CHANGE OF 30 INCHES OR GREATER.	NO FENCE PROPOSED	N/A	N/A
62-651 (D)	GATES	GATES ATTACHED TO FENCES AND WALLS THAT LIMIT PHYSICAL ACCESS TO WATERFRONT PUBLIC ACCESS AREAS FROM STREETS, PUBLIC PARKS OR OTHER PUBLIC WAYS, OR FROM ADJACENT WATERFRONT PUBLIC ACCESS AREAS ON ADJOINING ZONING LOTS	GATE PROPOSED FOR ACCESS TO PRIVATELY OWNED AMENITIES ONLY	COMPLIES	L-100
62-652	SEATING REQUIREMENTS				
62-652 (A)	SEATING WITH BACKS	AT LEAST 50 PERCENT OF THE REQUIRED SEATING SHALL HAVE BACKS, AND AT LEAST 50 PERCENT OF SUCH SEATING SHALL FACE IN THE GENERAL DIRECTION OF THE WATER. SEAT BACKS SHALL BE AT LEAST 14 INCHES HIGH. WALLS LOCATED ADJACENT TO A SEATING SURFACE SHALL NOT COUNT AS SEAT BACKS. ALL SEAT BACKS MUST EITHER BE CONTOURED IN FORM FOR COMFORT OR SHALL BE RECLINED FROM THE VERTICAL BETWEEN 10 TO 15 DEGREES. REQUIRED SEATING: 56.6 LF 50% OF REQUIRED SEATING SHALL HAVE BACKS: 28.3 LF OF BACK SEATING REQUIRED 50% OF BACKED SEATING SHALL FACE WATER: 14.15 LF OF SEATING FACING WATER REQUIRED	PROVIDED: 70LF OF SEATING HAVE BACKS 24 LF FACE WATER	COMPLIES	L-401, L-602
62-652 (B)	SEATING DEPTH	SEATING WITH OR WITHOUT BACKS SHALL HAVE A DEPTH OF NOT LESS THAN 18 INCHES, AND FOR SEATING WITH BACKS, SUCH DEPTH SHALL NOT BE GREATER THAN 20 INCHES. SEATING WITH A DEPTH OF AT LEAST 36 INCHES, AND ACCESSIBLE FROM BOTH SIDES, MAY BE CREDITED AS DOUBLE SEATING. WHEN SEATING IS PROVIDED ON A PLANTER LEDGE, SUCH LEDGE MUST HAVE A MINIMUM DEPTH OF 22 INCHES.	PROVIDED SEAT DEPTH: 18"	COMPLIES	L-401, L-602
62-652 (C)	SEATING HEIGHT	AT LEAST 75 PERCENT OF THE REQUIRED SEATING SHALL HAVE A HEIGHT NOT LESS THAN 16 INCHES NOR GREATER THAN 20 INCHES ABOVE THE LEVEL OF THE ADJACENT GRADE. SEATING HIGHER THAN 36 INCHES OR LOWER THAN 12 INCHES SHALL NOT QUALIFY TOWARD THE SEATING REQUIREMENTS. SEATING MAY BE MOUNTED ON A SOLID CURB NOT HIGHER THAN SIX INCHES.	PROVIDED SEAT HEIGHT: 17.9"	COMPLIES	L-402, L-602
62-652 (D)	SEATING CLEARANCE	SEATING SHALL BE LOCATED A MINIMUM OF 22 INCHES FROM ANY CIRCULATION PATH OR PERMITTED OBSTRUCTION ALONG THE ACCESSIBLE SIDE OF SUCH SEATING, EXCEPT THAT SEATING WITHOUT BACKS MAY BE AS CLOSE TO A GUARDRAIL AS 12 INCHES.		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-100
		54 LF OF 70 LF SEATING PROVIDED SHALL BE LOCATED A MINIMUM OF 22 INCH FROM ANY CIRCULATION PATH PURSUANT TO AUTHORIZATION PURSUANT TO ZR 62-822 16 LF OF PROVIDED SEATING SHALL HAVE 0" CLEARANCE.	54 LF OF 70 LF SEATING PROVIDED IS LOCATED A MINIMUM OF 22 INCH FROM ANY CIRCULATION PATH. 16 LF OF PROVIDED SEATING HAS 0" CLEARANCE.		
62-652 (E)	TYPES OF SEATING	IN SHORE PUBLIC WALKWAYS AND SUPPLEMENTAL PUBLIC ACCESS AREAS, AT LEAST TWO OF THE FOLLOWING TYPES OF SEATING ARE REQUIRED: MOVEABLE SEATING, FIXED INDIVIDUAL SEATS, FIXED BENCHES WITH BACKS, FIXED BENCHES WITHOUT BACKS, LOUNGING CHAIRS AND DESIGN FEATURE SEATING. (1) DESIGN FEATURE SEATING PLANTER LEDGES, SEATING WALLS, AND SEATING STEPS MAY BE PROVIDED, AND SHALL BE LIMITED TO 25 PERCENT OF THE REQUIRED SEATING. WALLS AND PLANTER LEDGES SHALL BE FLAT AND SMOOTH WITH AT LEAST ONE INCH RADIUS ROUNDED EDGES. (2) MOVEABLE SEATING MOVEABLE CHAIRS, EXCLUDING THOSE IN OPEN AIR CAFES, MAY BE CREDITED AS 18 INCHES OF LINEAR SEATING PER CHAIR; HOWEVER, NOT MORE THAN 50 PERCENT OF REQUIRED LINEAR SEATING MAY BE IN MOVEABLE CHAIRS. MOVEABLE CHAIRS MAY BE PLACED IN STORAGE OUTSIDE OF THE REQUIRED HOURS OF OPERATION, PURSUANT TO SECTION 62-71, PARAGRAPH (A). ALL MOVEABLE CHAIRS MUST HAVE BACKS. MOVEABLE CHAIRS SHALL NOT BE CHAINED, FIXED, OR OTHERWISE SECURED WHILE THE WATERFRONT PUBLIC ACCESS AREA IS OPEN TO THE PUBLIC. (3) SEATING STEPS SEATING STEPS SHALL NOT INCLUDE ANY STEPS INTENDED FOR CIRCULATION AND MUST HAVE A HEIGHT NOT LESS THAN 12 INCHES NOR GREATER THAN 30 INCHES AND A DEPTH NOT LESS THAN 18 INCHES. (4) LOUNGE CHAIRS LOUNGE CHAIRS SHALL ALLOW FOR A RECLINED POSITION SUPPORTING THE BACK AS WELL AS THE LEGS. LOUNGE CHAIRS MAY BE CREDITED AS 36 INCHES OF LINEAR SEATING PER CHAIR.	FIXED BENCHES WITH BACKS AND MOVEABLE CHAIRS PROVIDED	COMPLIES	L-401, L-602
62-652 (F)	SOCIAL SEATING	AT LEAST 25 PERCENT OF REQUIRED SEATING SHALL BE SOCIAL SEATING, CONSISTING OF SEATS THAT ARE PLACED IN CLOSE PROXIMITY AND AT ANGLES TO ONE ANOTHER OR IN FACING CONFIGURATIONS THAT FACILITATE SOCIAL INTERACTION. A MINIMUM OF TWO SQUARE FEET OF TABLES SHALL BE REQUIRED FOR EVERY THREE LINEAR FEET OF SOCIAL SEATING. HOWEVER, ANY REQUIREMENT FOR TABLES THAT, IN TOTAL, IS LESS THAN 10 SQUARE FEET SHALL BE WAIVED, AND NO MORE THAN 150 SQUARE FEET OF TABLES SHALL BE REQUIRED IN ANY SITE. REQUIRED SEATING: 56.6 LF 25% OF REQUIRED SEATING SHALL BE SOCIAL SEATING: 14.15 LF OF SOCIAL SEATING REQUIRED MINIMUM OF 2 SF OF TABLES PER 3 LF OF SOCIAL SEATING REQUIRED: 9.43 SF OF TABLES REQUIRED	PROVIDED: 20 LF OF SOCIAL SEATING 24.4 SF OF TABLES PROVIDED	COMPLIES	L-401, L-602
62-652 (G)	SHADED SEATING	AT LEAST 20 PERCENT OF REQUIRED SEATING SHALL BE SHADED. SEATING SHALL BE 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 OF A SHADE STRUCTURE. REQUIRED SEATING: 56.6 LF 20% OF REQUIRED SEATING SHALL BE SHADED: 11.32 LF OF SHADED SEATING REQUIRED	PROVIDED: 70 LF PROVIDED	COMPLIES	L-401, L-602
62-652 (H)	SEAWARD SEATING	UP TO 25 PERCENT OF REQUIRED SEATING MAY BE LOCATED SEAWARD OF THE SHORE PUBLIC WALKWAY	NO SEAWARD SEATING PROVIDED	N/A	N/A

PROJECT:

RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

RUSSO'S ON THE BAY
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NOT FOR CONSTRUCTION

Date:	Revision:
10/20/23	ISSUED FOR WPAA
10/4/22	ISSUED FOR WPAA
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5/27/22	ISSUED FOR WPAA

SCALE:

SEAL:

DRAWING TITLE:
WATERFRONT PUBLIC ACCESS AREAS ZONING CALCULATIONS

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT — PATRICK ANTHONY PORTER — 002200 — STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT NO:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:
Z-03

163-01 Cross Bay Blvd.
Block 14201
Lot 63
Lot 8900
Zoning Map 18b
Existing R3-1 w/ C2-2 Overlay
Proposed R6B w C2-5 Overlay
Borough of Queens, Community District 10

Zoning Lot Area: 16,029.20 SF
Zoning Lot Area Within DEC Jurisdiction: 16,029.20 SF
Upland Lot Area: 1,000 SF
Shore Public Walkway Area 3,541SF
WPAA Area 4,541 SF
Street: Cross Bay Blvd: 150 Ft Wide
Flood Zone AE
FEMA Base Flood Elevation:10 FT (2015 FIRM)

ZR Sec. No.	ITEM	PERMITTED/REQUIREMENT	PROPOSED	COMPLIANCE/ NOTES	DRAWING REFERENCE
62-653	LIGHTING				
	LIGHTING	ALL WATERFRONT PUBLIC ACCESS AREAS SHALL PROVIDE LIGHTING IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: AN AVERAGE MAINTAINED LEVEL OF ILLUMINATION OF NOT LESS THAN ONE HORIZONTAL FOOT CANDLE (LUMENS PER FOOT) THROUGHOUT ALL WALKABLE AREAS, AND A MINIMUM LEVEL OF ILLUMINATION OF NOT LESS THAN 0.2 HORIZONTAL FOOT CANDLES (LUMENS PER FOOT) THROUGHOUT ALL OTHER AREAS, SHALL BE REQUIRED. SUCH LEVEL OF ILLUMINATION SHALL BE MAINTAINED FROM ONE-HALF HOUR BEFORE SUNSET TO ONE-HALF HOUR AFTER SUNRISE. THE AVERAGE ILLUMINATION TO MINIMUM FOOT CANDLE UNIFORMITY RATIO SHALL BE NO GREATER THAN 10:1 WITHIN A WATERFRONT PUBLIC ACCESS AREA. GLARE SHALL BE CONTROLLED TO A SEMI-CUTOFF STANDARD (NOT MORE THAN FIVE PERCENT OF PEAK FOOT CANDLE INTENSITY RADIATING ABOVE 90 DEGREES AND 20 PERCENT OF PEAK INTENSITY ABOVE 80 DEGREES). THE LUMINAIRE SHALL BE EQUIPPED WITH LAMPS WITH A COLOR TEMPERATURE RANGE OF 3000 K TO 4100 K WITH A MINIMUM COLOR RENDERING INDEX OF 65. ALL LENSES AND GLOBES SHALL BE POLYCARBONATE OR EQUIVALENT. ALL LIGHTING SOURCES THAT ILLUMINATE A WATERFRONT PUBLIC ACCESS AREA AND ARE MOUNTED ON OR LOCATED WITHIN BUILDINGS ADJACENT TO THE WATERFRONT PUBLIC ACCESS AREA SHALL BE SHIELDED FROM DIRECT VIEW. IN ADDITION, ALL LIGHTING WITHIN THE WATERFRONT PUBLIC ACCESS AREA SHALL BE SHIELDED TO MINIMIZE ANY ADVERSE EFFECT ON SURROUNDING BUILDINGS CONTAINING RESIDENCES.	A MINIMUM OF 1 HORIZONTAL FOOT CANDLES IS PROPOSED FOR ALL WALKABLE AREAS. A MINIMUM LEVEL OF ILLUMINATION OF NOT LESS THAN 0.2 HORIZONTAL FOOT CANDLES THROUGHOUT ALL OTHER AREAS ARE PROPOSED. THE AVERAGE UNIFORMITY RATIO DOSE NOT GREATER THAN 10:1 WITHIN WPAA.SPECIFIED FIXTURES ARE FULL-CUTOFF FIXTURES. SPECIFIED FIXTURES ARE 4000K AND EXCEED THE MINIMUN CRI OF 65. FIXTURE ARE POLYCARBONATE OR EQUIVALENT. ALL FIXTURES THAT ILLUMINATE THE WPAA AND ARE MOUNTED ON BUILDING ADJECENET THE WPAA ARE RECESSED, SHIELDED FROM DIRECT VIEW AND WILL NOT HAVE ANY ADVERSE AFFEE ON SURRDUNG BUILDINGS CONTAINING RESIDENCES.	COMPLIES	L-402
62-654	SIGNAGE				
62-654 (A)	ENTRY SIGNAGE	ALL WATERFRONT PUBLIC ACCESS AREAS SHALL CONTAIN AN ENTRY SIGN MOUNTED ON A PERMANENT STRUCTURE. SUCH SIGN SHALL BE LOCATED WITHIN FIVE FEET OF THE BOUNDARY OF THE ENTRANCE FROM A STREET, PUBLIC PARK OR OTHER PUBLIC WAY. REQUIRED SIGNAGE SHALL CONTAIN: (1) THE NEW YORK CITY WATERFRONT SYMBOL, 12 INCHES SQUARE IN DIMENSION, AS PROVIDED IN THE REQUIRED SIGNAGE SYMBOLS FILE AT THE DEPARTMENT OF CITY PLANNING WEBSITE AND THE "THE NEW YORK WATERFRONT SYMBOL STANDARDS AND SPECIFICATIONS (2) LETTERING AT LEAST ONE-AND ONE-HALF INCHES IN HEIGHT, STATING "OPEN TO PUBLIC" IN BOLD TYPE; (3) LETTERING AT LEAST ONE-HALF INCH IN HEIGHT STATING THE APPROVED HOURS OF OPERATION AS REQUIRED PURSUANT TO SECTION 62-71 (OPERATIONAL REQUIREMENTS), PARAGRAPH (A); (4) LETTERING AT LEAST ONE-HALF INCH IN HEIGHT STATING "DO NOT ENTER OUTSIDE OF HOURS OF OPERATION"; (5) THE INTERNATIONAL SYMBOL OF ACCESS FOR PERSONS WITH PHYSICAL DISABILITIES, AT LEAST THREE INCHES SQUARE, OR THE STATEMENT: "THIS PUBLIC ACCESS AREA IS ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES"; (6) THE ADDRESS OF THE PROPERTY WHERE THE WATERFRONT PUBLIC ACCESS AREA IS LOCATED; (7) THE NAME OF THE CURRENT OWNER AND THE NAME, PHONE NUMBER AND EMAIL ADDRESS OF THE PERSON DESIGNATED TO MAINTAIN THE WATERFRONT PUBLIC ACCESS AREA; (8) THE STATEMENT: "FOR COMPLAINTS OR QUESTIONS: CALL 311"; (9) THE STATEMENT: "FOR MORE INFORMATION GO TO HTTP://NYC.GOV/PLANNING"; AND (10) RULES OF CONDUCT AS SPECIFIED IN SECTION 62-71, PARAGRAPH (B). INFORMATION IN PARAGRAPHS (A)(1) AND (A)(2) MAY BE INSCRIBED IN PAVEMENT OR ON ANY PERMITTED APPROPRIATE AMENITY, SUCH AS A SEATING WALL OR SCULPTURE. ALL INFORMATION REQUIRED IN THIS PARAGRAPH, (A), SHALL BE INCLUDED ON SIGNS WITH A MAXIMUM DIMENSION IN ONE DIRECTION OF 16 INCHES. THE MAXIMUM HEIGHT OF A SIGN ABOVE THE ADJOINING GRADE SHALL BE THREE FEET FOR A HORIZONTAL SIGN AND FIVE FEET FOR A VERTICAL SIGN. THE BOTTOM OF ALL SIGNS SHALL BE AT LEAST EIGHTEEN INCHES ABOVE ADJOINING GRADE, EXCEPT FOR SIGNS ANGLED 45 DEGREES OR LESS AS MEASURED FROM ADJACENT GRADE. HOWEVER, THE WATERFRONT SYMBOL REQUIRED PURSUANT TO PARAGRAPH (A)(1) NEED NOT BE INCLUDED IN SUCH SIGNAGE IF SUCH SYMBOL IS INSCRIBED NEARBY IN PAVEMENT OR ANY APPROPRIATE AMENITY.	3 FREE STANDING ENTRY SIGNS PROVIDED WITHIN WATERFRONT OPEN SPACE. (1) NEW YORK CITY WATER FRONT SYMBOL - 1SF PROVIDED (2) LETTERING 1/2 INCH HEIGHT, STATING "OPEN TO PUBLIC" IN BOLD TYPE (3) LETTERING 1/2 INCH HEIGHT, STATING HOURS OF OPERATION (4) LETTERING 1/2 INCH HEIGHT, STATING "DO NOT ENTER OUTSIDE OF HOURS OF OPERATION" (5) INCLUDES STATEMENT "THIS PUBLIC ACCESS AREA IS ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES" (6) THE ADDRESS PROVIDED (7) THE NAME OF OWNER, PHONE NUMBER AND EMAIL ADDRESS OF THE PERSON DESIGNATED TO MAINTAIN THIS AREA PRIVIDED (8) THE STATEMENT: "FOR COMPLAINTS OR QUESTIONS: CALL 311" PROVIDED (9) THE STATEMENT: "FOR MORE INFORMATION GO TO HTTP://NYC.GOV/PLANNING" PROVIDED (10) RULES OF CONDUCT PROVIDED	COMPLIES	L-604, L-402
62-654 (B)	SIGNAGE AT ZONING LOT LINE	A SIGN SHALL BE REQUIRED TO BE LOCATED WITHIN FIVE FEET OF ANY ZONING LOT LINE ADJACENT TO ANOTHER ZONING LOT WITHIN A SHORE PUBLIC WALKWAY AND AT A DISTANCE NO GREATER THAN FIVE FEET FROM THE REQUIRED CIRCULATION PATH. ALL INFORMATION REQUIRED IN PARAGRAPH (A) OF THIS SECTION SHALL BE INCLUDED ON SIGNS WITH A MAXIMUM DIMENSION IN ONE DIRECTION OF 16 INCHES. THE MAXIMUM HEIGHT OF A SIGN ABOVE ADJOINING GRADE SHALL BE THREE FEET. THE BOTTOM OF ALL SIGNS SHALL BE AT LEAST 18 INCHES ABOVE ADJOINING GRADE, EXCEPT FOR SIGNS ANGLED 45 DEGREES OR LESS, AS MEASURED FROM ADJACENT GRADE. HOWEVER, THE WATERFRONT SYMBOL REQUIRED PURSUANT TO PARAGRAPH (A)(1) OF THIS SECTION NEED NOT BE INCLUDED IN SUCH SIGNAGE IF SUCH SYMBOL IS INSCRIBED NEARBY IN PAVEMENT OR ANY APPROPRIATE AMENITY, SUCH AS A SEATING WALL OR SCULPTURE. HOWEVER, THE WATERFRONT SYMBOL REQUIRED PURSUANT TO PARAGRAPH (A)(1) SHALL BE NO LARGER THAN FOUR INCHES SQUARE, OR 12 INCHES SQUARE IF INSCRIBED IN PAVEMENT OR ANY APPROPRIATE AMENITY, AND THE INFORMATION REQUIRED IN PARAGRAPH (A)(2) OF THIS SECTION SHALL BE ONE INCH HIGH. THE INFORMATION REQUIRED IN PARAGRAPHS (A)(1) AND (A)(2) MAY BE INSCRIBED IN PAVEMENT OR ON ANY PERMITTED APPROPRIATE AMENITY	3 FREE STANDING ENTRY SIGNS PROVIDED WITHIN WATERFRONT OPEN SPACE AND WITHIN 5' OF ZONING LOT LINE. BOTTOM OF SIGNS IS GREATER THAN 18 INCH ABOVE THE ADJOINING GRADE. AND THE TOP OF THE SIGNS IS NO HIGHER THAN THREE DEET ABOVE ADJOING GRADE	COMPLIES	L-100, L-604
62-654 (C)	OTHER SIGNAGE	SEATING AREAS WITHIN WATERFRONT PUBLIC ACCESS AREAS ALLOWED PURSUANT TO PARAGRAPH (B) OF SECTION 62-62 (DESIGN REQUIREMENTS FOR SHORE PUBLIC WALKWAYS AND SUPPLEMENTAL PUBLIC ACCESS AREAS) SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS "SEATING OPEN TO PUBLIC" IN LETTERING AT LEAST ONE INCH HIGH. SUCH SIGN SHALL BE CLEARLY VISIBLE FROM THE WATERFRONT PUBLIC ACCESS AREA. IN ADDITION, SUCH SIGN SHALL BE NO GREATER THAN 60 SQUARE INCHES, NO HIGHER THAN 18 INCHES ABOVE ADJACENT GRADE, AND ANGLED FOR VISIBILITY. THE REQUIRED SIGN MAY BE FREESTANDING OR ATTACHED TO A PERMITTED AMENITY WITHIN THE WATERFRONT PUBLIC ACCESS AREA.	3 FREE STANDING SEATING SIGNS PROVIDED WITHIN WATERFRONT OPEN SPACE ADJACENT TO SEATING AREAS WITH THE WORDS "SEATING OPEN TO PUBLIC" IN LETTERING AT LEAST ONE INCH HIGH, CLEARLY VISIBLE FROM THE WATERFRONT PUBLIC ACCESS AREA. SUCH SIGN WILL BE NO GREATER THAN 60 SQUARE INCHES, AND NO HIGHER THAN 18 INCHES ABOVE ADJACENT GRADE	COMPLIES	L-100, L-604
62-655	PLANTING AND TREES				
62-655	IRRIGATION	ALL LANDSCAPED AREAS SHALL CONTAIN A BUILT-IN IRRIGATION SYSTEM	BUILT-IN IRRIGATION SYSTEM PROVIDED	COMPLIES	
62-655 (A)	PLANTING AREAS	WHEREVER A MINIMUM PERCENTAGE OF PLANTING AREA IS SPECIFIED FOR A WATERFRONT PUBLIC ACCESS AREA, SUCH REQUIREMENTS SHALL BE MET ONLY THROUGH THE PROVISIONS OF THE TYPES OF PLANTING AREAS LISTED IN PARAGRAPHS (A)(1) THROUGH (A)(7) OF THIS SECTION. A CURB WITH A MAXIMUM HEIGHT OF SIX INCHES IS PERMITTED ALONG THE PERIMETER OF ANY PLANTING AREA. ANY EDGING HIGHER THAN SIX INCHES ABOVE ADJACENT GRADE SHALL BE CONSIDERED A RETAINING WALL. RETAINING WALLS SHALL NOT EXCEED 60 PERCENT OF THE PERIMETER OF A PLANTING AREA OR A MAXIMUM HEIGHT OF 18 INCHES MEASURED FROM THE ADJACENT GRADE. AT LEAST ONE CONTINUOUS LENGTH, EQUAL TO 40 PERCENT OF THE PLANTING AREA'S PERIMETER, SHALL HAVE A GRADE LEVEL WITHIN SIX INCHES OF THE ADJACENT GRADE LEVEL. WHERE NOT SPECIFICALLY INDICATED, THE MINIMUM PLANTING STANDARD FOR REQUIRED PLANTING AREAS SHALL BE TURF GRASS, OTHER NATURAL GRASSES OR GROUNDCOVER. ALL PLANTING AREAS SHALL BE LOCATED ON UNDISTURBED SUBSOIL OR CLEAN FILL.	ALL REQUIREMENTS MET	COMPLIES	L-300, L-100
62-655 (A) (1)	SINGLE TREE PITS	A SINGLE TREE PIT SHALL HAVE A MINIMUM DIMENSION OF FIVE FEET WITH A MINIMUM AREA OF 30 SQUARE FEET AND A MINIMUM DEPTH OF 3 FEET, 6 INCHES. ONLY TREE PITS PLANTED WITH GROUND COVER SHALL COUNT TOWARDS MEETING A MINIMUM PLANTING AREA REQUIREMENT.	ALL PLANTING DEPTHS ARE MINIMUM OF 3'-6" & A MINIMUM AREA OF 30 SQUARE FEET FOR EACH TREE IS PROVIDED	COMPLIES	L-300, L-100
62-655 (A) (2)	CONTINUOUS TREE PITS	A CONTINUOUS TREE PIT IS A PLANTING AREA CONTAINING TWO OR MORE TREES. CONTINUOUS TREE PITS SHALL HAVE A MINIMUM WIDTH OF FIVE FEET AND A MINIMUM DEPTH OF 3 FEET, 6 INCHES, AND A LENGTH AS REQUIRED TO MEET A MINIMUM OF FIVE FEET FROM THE TRUNK OF THE TREE TO THE END OF THE TREE PIT.	ALL PLANTING DEPTHS ARE MINIMUM OF 3'-6" & A MINIMUM AREA OF 30 SQUARE FEET FOR EACH TREE IS PROVIDED	COMPLIES	L-300, L-100
62-655 (A) (3)	PLANTING BED SQUARE FOOTAGE	PLANTING BEDS FOR TURF GRASS OR GROUNDCOVERS SHALL HAVE MINIMUM DIMENSIONS OF TWO FEET IN ANY DIRECTION AND A MINIMUM DEPTH OF TWO FEET. PLANTING BEDS FOR SHRUBS SHALL HAVE MINIMUM DIMENSIONS OF THREE FEET BY THREE FEET FOR EACH SHRUB AND A MINIMUM DEPTH OF 2 FEET, 6 INCHES. PLANTING BEDS CONTAINING TREES SHALL HAVE A MINIMUM DIMENSION OF FIVE FEET AND A MINIMUM AREA OF 30 SQUARE FEET FOR EACH TREE, WITH A MINIMUM DEPTH OF 3 FEET, 6 INCHES. TREES, SHRUBS OR GROUNDCOVERS MAY BE COMBINED IN A SINGLE PLANTING BED ONLY IF SUCH BED MEETS THE MINIMUM DEPTH REQUIRED FOR THE LARGEST PLANT.	MIN. 3'-6" DEPTH PROVIDED FOR TREES, MIN. 2'-6" DEPTH PROVIDED FOR SHRUBS, & MIN. 2'-0" DEPTH PROVIDED FOR GROUNDCOVER	COMPLIES	L-300, L-100
62-655 (A) (4)	TERRACED PLANTING AREA	A "TERRACED PLANTING AREA" IS A PLANTING AREA WITH TWO OR MORE PLANTING BEDS INCORPORATING RETAINING WALLS ON A SLOPE WITH A GRADE CHANGE GREATER THAN OR EQUAL TO THREE FEET. A TERRACED PLANTING AREA SHALL COMPLY WITH THE DIMENSIONAL STANDARDS FOR A PLANTING BED EXCEPT THAT THE AVERAGE DEPTH OF THE INDIVIDUAL PLANTING BEDS BETWEEN THE TWO RETAINING WALLS SHALL NOT BE LESS THAN THREE FEET, AS MEASURED PERPENDICULAR TO THE EDGE OF THE RETAINING WALL. IN ADDITION, FOR RETAINING WALLS BETWEEN TWO OR MORE PLANTING BEDS, THEIR HEIGHT MAY EXCEED THREE FEET, PROVIDED THAT THE FRONT OF SUCH RETAINING WALLS IS SCREENED BY PLANT MATERIAL.	NO PLANTING BEDS GREATER THAN 18" HT.	N/A	N/A
62-655 (A) (5)	BERMS	A "BERM" IS A PLANTING AREA WITH SLOPED GRADE STABILIZED PRIMARILY BY PLANT MATERIALS RATHER THAN RETAINING WALLS OR OTHER SIMILAR BUILT STRUCTURES. A BERM SHALL COMPLY WITH THE DIMENSIONAL STANDARDS FOR A PLANTING BED EXCEPT THAT THE HEIGHT FROM THE ADJACENT GRADE TO THE TOP OF THE BERM SHALL NOT EXCEED 60 INCHES.	NO BERMS PROPOSED	N/A	N/A
62-655 (A) (6)	LAWNS	A "LAWN" IS AN AREA PLANTED WITH TURF GRASS HAVING A MINIMUM SOIL DEPTH OF 2 FEET, 6 INCHES. ALONG AT LEAST 60 PERCENT OF THE PERIMETER, A LAWN SHALL HAVE A GRADE LEVEL WITHIN SIX INCHES OF THE ADJACENT GRADE PROVIDING UNOBSTRUCTED PEDESTRIAN ACCESS. ANY REQUIRED LAWN SHALL HAVE A MINIMUM AREA OF 500 SQUARE FEET AND NO DIMENSION LESS THAN 18 FEET.	NO LAWN IS PROPOSED	N/A	N/A
62-655 (A) (7)	SCREENING	SCREENING IS INTENDED TO CREATE A LANDSCAPED BUFFER BETWEEN THE WATERFRONT PUBLIC ACCESS AREAS AND ADJOINING NON-PUBLIC USES TO PROTECT THE PRIVACY OR MINIMIZE THE VISUAL IMPACT OF BLANK WALLS, EQUIPMENT, LOADING AND PARKING AREAS OR SIMILAR CONDITIONS. (I) SCREENING BUFFERS SCREENING BUFFERS REQUIRED PURSUANT TO PARAGRAPH (C)(2) OF SECTION 62-62 (DESIGN REQUIREMENTS FOR SHORE PUBLIC WALKWAYS AND SUPPLEMENTAL PUBLIC ACCESS AREAS) SHALL CONSIST OF DENSELY PLANTED SHRUBS OR MULTI-STEMMED SCREENING PLANTS, WITH AT LEAST 50 PERCENT BEING EVERGREEN SPECIES. SHRUBS SHALL HAVE A HEIGHT OF AT LEAST FOUR FEET AT THE TIME OF PLANTING. THE REQUIREMENTS OF THIS PARAGRAPH, (A)(7)(I), MAY ALSO BE SATISFIED BY THE REQUIREMENTS OF PARAGRAPH (A)(7)(II) OF THIS SECTION. (II) BLANK WALLS AND SERVICE AREAS BLANK WALLS HIGHER THAN FOUR FEET MEASURED FROM AN ADJACENT GRADE LEVEL AND SERVICE AREAS ANYWHERE WITHIN A WATERFRONT PUBLIC ACCESS AREA SHALL BE SCREENED WITH ANY COMBINATION OF EVERGREEN TREES, VINES OR ESPALIERED TREES OR SHRUBS, AND AN ARCHITECTURAL TREATMENT SUCH AS A PERGOLA, STONE RUSTICATION, GRILLS OR SCULPTURAL FEATURES. (III) PARKING GARAGE SCREENING OPEN PARKING AREAS ON ANY ZONING LOT FRONTING ON AN UPLAND CONNECTION OR STREET ON ANY WATERFRONT BLOCK, NOTWITHSTANDING THE USE ON SUCH LOT, SHALL REQUIRE SCREENING PURSUANT TO SECTION 37-921 (PERIMETER LANDSCAPING). SCREENING REQUIRED PURSUANT TO SECTION 62-453 SHALL CONSIST OF A PLANTING STRIP AT LEAST FOUR FEET WIDE. PLANTS SHALL BE AT LEAST FOUR FEET HIGH AT THE TIME OF PLANTING AND 50 PERCENT OF THEM SHALL BE EVERGREEN SHRUBS. ALL REQUIRED SCREENING MAY BE INTERRUPTED BY VEHICULAR OR PEDESTRIAN ENTRANCES.		COMPLIES PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	L-100
		SCREENING BUFFERS SHALL CONSIST OF DENSELY PLANTED SHRUBS OR MULTI-STEMMED SCREENING PLANTS, WITH AT LEAST 50 PERCENT BEING EVERGREEN SPECIES. SHRUBS SHALL HAVE A HEIGHT OF AT LEAST FOUR FEET AT THE TIME OF PLANTING. 4' WIDE BUFFER IS INTERRUPTED BY ADA COMPANION SEATING PURSUANT TO AN AUTHORIZATION PURSUANT TO ZR 62-822	4' WIDE BUFFER IS INTERRUPTED BY ADA COMPANION SEATING. EMERALD ARBORVITAE AND HYDRANGEA ARE USED, WITH GREATER THAN 50% BEING EVERGREEN. PLANTING HAVE A HEIGHT OF AT LEAST FOUR FEET AT THE TIME OF PLANTING.		
62-655 (B)	TREES	(1) TREE CALIPER AT TIME OF PLANTING, CANOPY TREES SHALL BE A MINIMUM OF THREE INCHES CALIPER AND ORNAMENTAL TREES SHALL BE A MINIMUM OF TWO INCHES CALIPER. (2) TREES IN SINGLE TREE PITS ONE OF THE PROCEDURES IN THIS PARAGRAPH, (B)(2), SHALL BE EMPLOYED TO PROTECT TREES PLANTED AT GRADE: (I) GRANITE OR CAST CONCRETE BLOCK PAVERS WITH A MINIMUM FOUR INCH DEPTH SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION (DPR) STANDARDS FOR STREET TREES; (II) A GRATE SHALL BE INSTALLED OVER THE ROOT ZONE, SUPPORTED AT ITS EDGES AND SET FLUSH WITH THE ADJACENT PAVEMENT FOR PEDESTRIAN SAFETY, IN ACCORDANCE WITH DPR STANDARDS FOR STREET TREES FOR GRATE SIZE; OR (III) THE ROOT ZONE SHALL BE SURROUNDED WITH BARRIER HEDGE PLANTING.	ALL TREES PROVIDED WITH 3" MIN. CALIPER	COMPLIES	L-300

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SURVEYOR:

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DRAWING TITLE:

WATERFRONT PUBLIC ACCESS AREAS ZONING CALCULATIONS

SEAL & SIGNATURE:

DISTERED LANDSCAPE ARCHITECT PATRICK ANTHONY PARISI 002200 STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:

Z-04

163-01 Cross Bay Blvd.
Block 14201
Lot 63
Lot 8900
Zoning Map 18b
Existing R3-1 w/ C2-2 Overlay
Proposed R6B w C2-5 Overlay
Borough of Queens, Community District 10

Zoning Lot Area: 16,029.20 SF
Zoning Lot Area Within DEC Jurisdiction: 16,029.20 SF
Upland Lot Area: 1,000 SF
Shore Public Walkway Area 3,541SF
WPAA Area 4,541 SF
Street: Cross Bay Blvd: 150 Ft Wide
Flood Zone AE
FEMA Base Flood Elevation:10 FT (2015 FIRM)

ZR Sec. No.	ITEM	PERMITTED/REQUIREMENT	PROPOSED	COMPLIANCE/ NOTES	DRAWING REFERENCE
62-656	PAVING				
62-656 (A) (1)	PAVING WITHIN REQ. CIRCULATION PATHS	ALL PAVING MATERIAL FOR A REQUIRED CIRCULATION PATH SHALL BE PERMANENT, DURABLE, ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES, AND SHALL CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING: (I) UNIT PAVERS CONSTITUTED OF STONE, CONCRETE, GRANITE, ASPHALT OR A MIX OF THESE MATERIALS WITH OTHER AGGREGATES; (II) CONCRETE, PREFABRICATED, POURED OR PERMEABLE; (III) WOOD PLANKS FOR BOARDWALK OR DECKING, EXCEPT THAT TROPICAL HARDWOOD SHALL NOT BE PERMITTED; (IV) SOLID PLASTIC, SUCH AS "PLASTIC LUMBER," HIGH DENSITY POLYETHYLENE, WOOD COMPOSITE PLASTIC OR FIBER-REINFORCED PLASTIC.	PRECAST UNIT PAVERS PROVIDED	COMPLIES	L-600, L-400
62-656 (A) (2)	PAVING OTHER THAN WITHIN REQ. CIRCULATION PATHS	IN ADDITION TO THE PERMITTED PAVING MATERIALS OF PARAGRAPH (A)(1) OF THIS SECTION, THE FOLLOWING MATERIALS SHALL BE PERMITTED ANYWHERE IN A WATERFRONT PUBLIC ACCESS AREA: (I) BLOCKS SUCH AS BELGIAN BLOCKS, COBBLE STONES, CONCRETE COBBLES OR EUROCOBBLE; (II) GRAVEL, LOOSE, INSTALLED OVER A SOLID SURFACE OR GLUED WITH RESIN; (III) WOOD CHIPS OR OTHER SIMILAR MATERIAL; (IV) METAL GRATING, LIMITED TO LOCATIONS THAT REQUIRE DRAINAGE AND FOR PLATFORMS; (V) ASPHALT, IMPERMEABLE OR POROUS, WHICH MAY BE IMPRINTED WITH THERMOPLASTIC PATTERNS.	PRECAST UNIT PAVERS PROVIDED	COMPLIES	L-600, L-400
62-656 (B)	DIMENSIONAL REQUIREMENTS	(1) ALL UNIT PAVERS SHALL HAVE A MINIMUM THICKNESS DIMENSION OF TWO INCHES FOR PEDESTRIAN USE AND THREE INCHES FOR VEHICULAR USE AND SHALL NOT EXCEED A MAXIMUM OF FOUR SQUARE FEET IN AREA. (2) WOOD PLANKS OR PLASTIC LUMBER FOR BOARDWALK OR DECKING SHALL BE A MINIMUM OF THREE INCHES THICK (NOMINAL DIMENSION). THE DIRECTION OF PLANKS SHALL NOT BE PARALLEL TO THE DIRECTION OF TRAFFIC. (3) CONCRETE SLABS, OTHER THAN IN UPLAND CONNECTIONS, SHALL BE A MAXIMUM OF TWO FEET IN ANY ONE DIMENSION.	PEDESTRIAN AND VEHICULAR PAVERS ARE 3" THICK	COMPLIES	L-600
62-657	BICYCLE RACKS				
	BICYCLE RACKS	EACH BICYCLE RACK SHALL ALLOW FOR THE BICYCLE FRAME AND ONE WHEEL TO BE LOCKED TO THE RACK. IF BICYCLES CAN BE LOCKED TO EACH SIDE OF THE RACK, EACH SIDE MAY BE COUNTED AS A REQUIRED SPACE. THIRTY INCHES OF MANEUVERABLE SPACE SHALL BE PROVIDED BETWEEN PARALLEL BICYCLE RACKS AND AN EIGHT FOOT WIDE AISLE SHALL BE PROVIDED BETWEEN BICYCLE RACK AREAS.	4 BIKE RACKS PROVIDED MEET ALL REQUIREMENTS	COMPLIES	L-401 & L-602
62-658	TRASH RECEPTACLES				
	TRASH RECEPTACLES	TRASH RECEPTACLES SHALL BE PLACED WITHIN 50 FEET OF A SEATING AREA, HAVE A MINIMUM CAPACITY OF 25 GALLONS AND HAVE EITHER TOP OPENINGS THAT MEASURE AT LEAST 12 INCHES WIDE OR SIDE OPENINGS THAT INSCRIBE A RECTANGLE MEASURING AT LEAST 12 INCHES WIDE AND SIX INCHES HIGH. TRASH RECEPTACLES SHALL BE ABLE TO USE STANDARD BAGS USED TO COLLECT TRASH.	TRASH RECEPTACLES ARE LOCATED WITHIN 50' OF SEATING AREA AND HAVE A CAPACITY FOR 32 GALLONS WITH TOP OPENINGS THAT MEASURE AT LEAST 12 INCHES WIDE. TRASH RECEPTACLES ARE ABLE TO USE STANDARD BAGS TO COLLECT TRASH.	COMPLIES	L-401 & L-602

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ENGINEER:

SURVEYOR:

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SEAL:

DRAWING TITLE:
WATERFRONT PUBLIC ACCESS AREAS ZONING CALCULATIONS

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT RICHARD ANTHONY PRISCO 002200-1 STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:
Z-05



1 ZONING LOT SITE PLAN

SCALE: 1" = 20'-0"

ZONING LOT AREA	16,029.20 SF
ZONING LOT AREA WITHIN DEC JURISDICTION	16,029.20 SF
TOTAL REQUIRED WPAA AREA (15% OF 16,029.20 SF)	2,404.38 SF
SHORE PUBLIC WALKWAY AREA	3,541 SF
UPLAND CONNECTION AREA	1,000 SF
WPAA TOTAL	4,541 SF

LEGEND

- ZONING LOT LINE
- SHORE PUBLIC WALKWAY ZR 62-62
- UPLAND CONNECTION ZR 62-64
- 40' EASEMENT
- MEAN HIGH WATER
- MEAN LOW WATER
- LIMITS OF NYSDEC JURISDICTION
- 10' CLEAR PATH
- BUILDING ENTRY
- PROPOSED &EXISTING BUILDINGS
- RIP RAP
- PLANTING — 2&3 / L601
- GREEN SCREEN BUFFER ZONE
- CONCRETE PAVING — 1 / L600
- PROPOSED TREE — 1 / L601
- EXISTING TREE
- BIKE RACK — 2 / L602
- TRASH RECEPTACLE — 4 / L602
- PROPOSED WHEELCHAIR SEATING
- BENCH W/ BACK — 1 / L602
- BULKHEAD WITH GUARDRAIL — 1 / L603
- MOVABLE TABLE & CHAIRS — 3 / L602
- WPAA SIGN — 2 / L604
- SEATING SIGN — 5 / L604
- LIGHT POLE — 4 / L604

PROJECT:

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ZONING LOT SITE PLAN

SEAL & SIGNATURE:
REGISTERED LANDSCAPE ARCHITECT — ANTHONY FABIO — 002200-1 — STATE OF NEW YORK

DATE: JUNE 8, 2015
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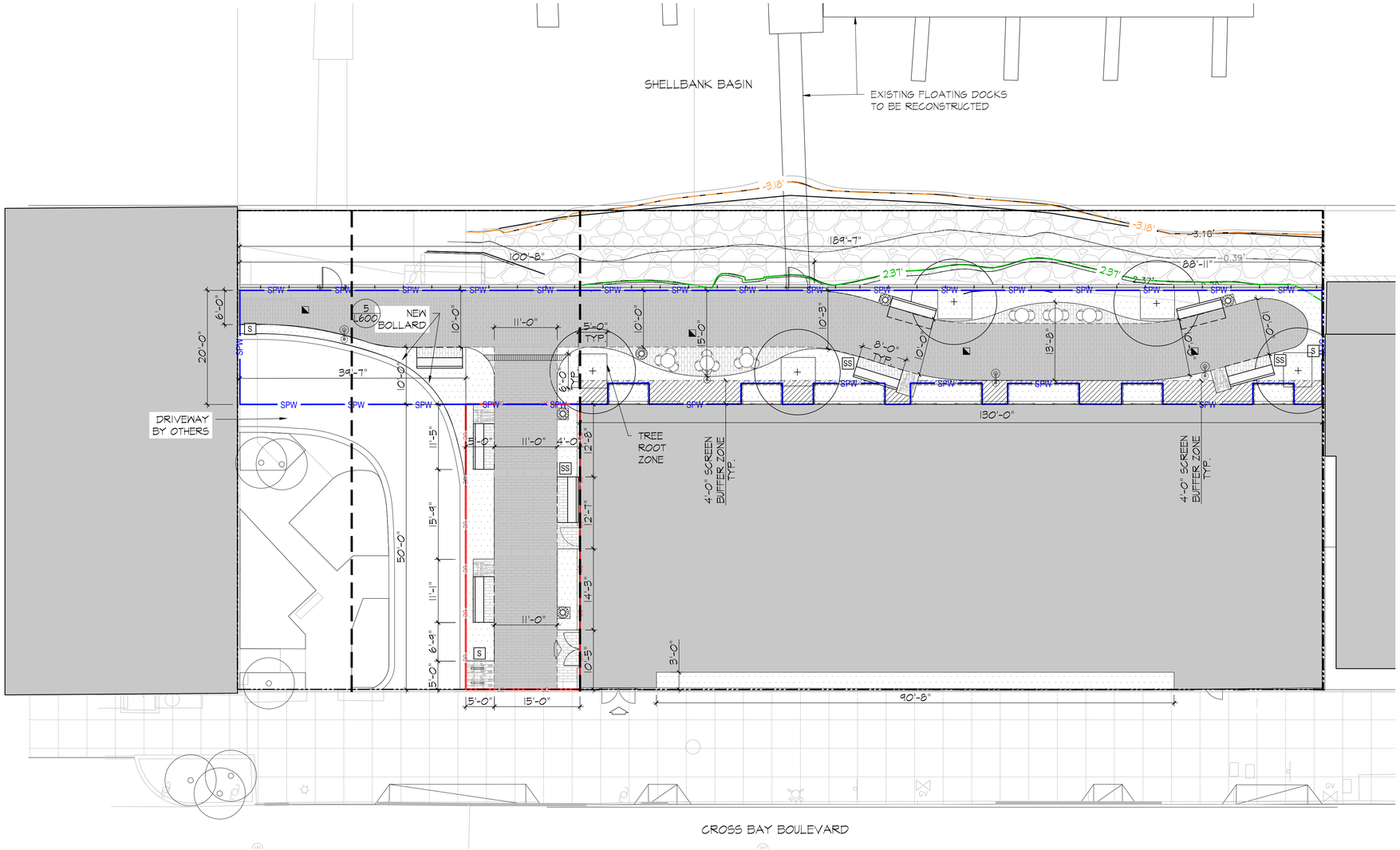

1 DIMENSION PLAN

SCALE: 1" = 10'-0"

LEGEND

ZONING LOT LINE	PLANTING	2&3 L601	BOLLARD	5 L600
SPW — SHORE PUBLIC WALKWAY ZR 62-62	GREEN SCREEN BUFFER ZONE		PROPOSED WHEELCHAIR SEATING	
UC — UPLAND CONNECTION ZR 62-64	CONCRETE PAVING	1 L600	BENCH W/ BACK	1 L602
40' EASEMENT	PROPOSED TREE	1 L601	BULKHEAD WITH GUARDRAIL	1 L603
MEAN HIGH WATER	EXISTING TREE		MOVABLE TABLE & CHAIRS	3 L602
MEAN LOW WATER	BIKE RACK	2 L602	WPAA SIGN	2 L604
BALCONY ABOVE			SEATING SIGN	6 L604
10' CLEAR PATH			TRASH RECEPTACLE	4 L602
BUILDING ENTRY			LIGHT POLE	4 L604
PROPOSED & EXISTING BUILDINGS			CATENARY LIGHT	5 L604
RIP RAP				

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DIMENSION PLAN

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT RICH ANTHONY PARISI 002200-1 STATE OF NEW YORK

DATE: JUNE 8, 2015
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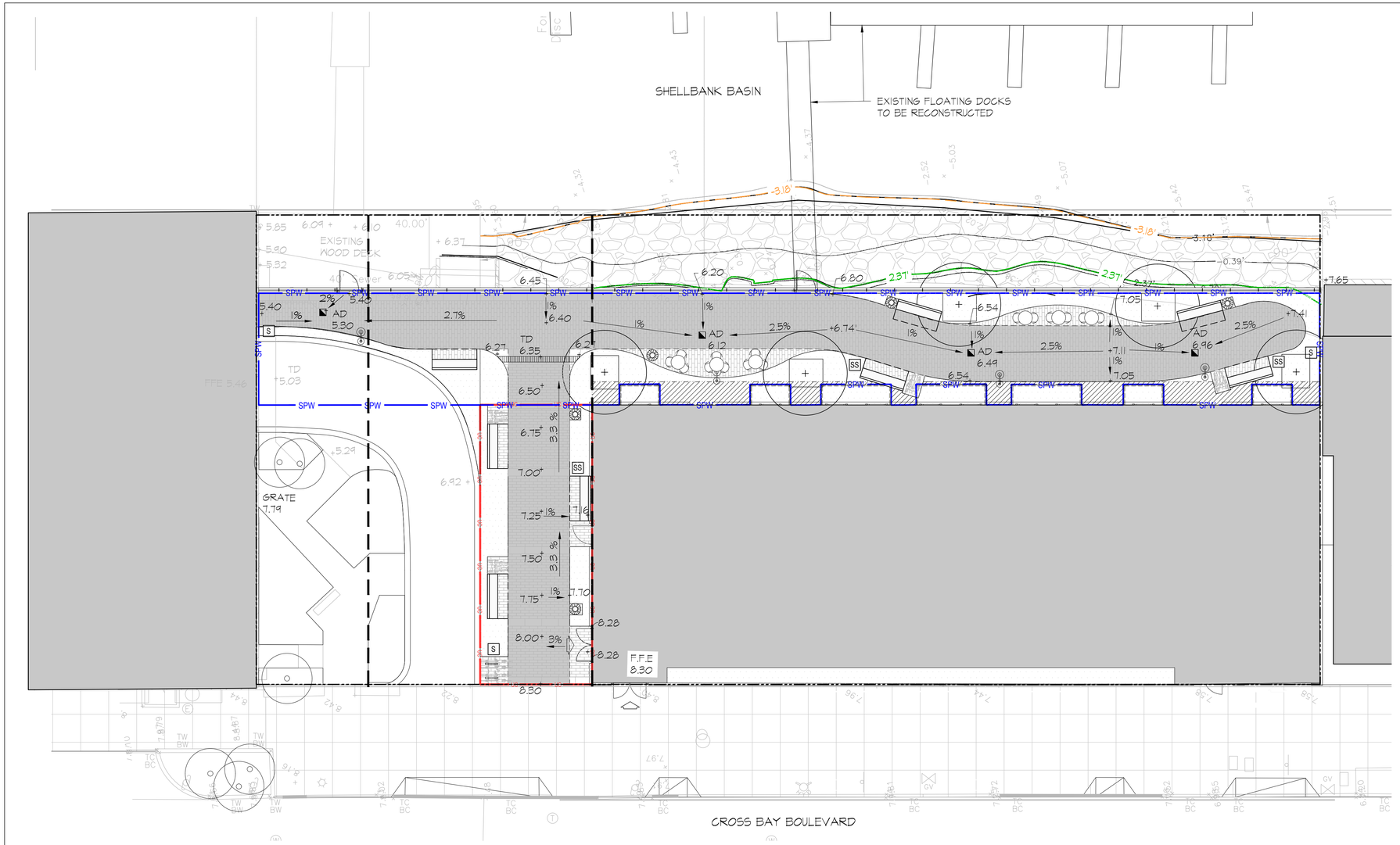

1 GRADING PLAN

SCALE: 1" = 10'-0"

LEGEND

- ZONING LOT LINE
- SPW — SHORE PUBLIC WALKWAY ZR 62-62
- UC — UC — UPLAND CONNECTION ZR 62-64
- 40' EASEMENT
- MEAN HIGH WATER
- MEAN LOW WATER
- BALCONY ABOVE
- 10' CLEAR PATH
- BUILDING ENTRY
- PROPOSED &EXISTING BUILDINGS
- RIP RAP
- PLANTING — 2&3 / L601
- GREEN SCREEN BUFFER ZONE
- CONCRETE PAVING — 1 / L600
- PROPOSED TREE — 1 / L601
- EXISTING TREE
- BIKE RACK — 2 / L602
- BOLLARD — 5 / L600
- PROPOSED WHEELCHAIR SEATING
- BENCH W/ BACK — 1 / L602
- BULKHEAD WITH GUARDRAIL — 1 / L603
- MOVABLE TABLE & CHAIRS — 3 / L602
- WPAA SIGN — 2 / L604
- SEATING SIGN — 6 / L604
- TRASH RECEPTACLE — 4 / L602
- LIGHT POLE — 4 / L604
- CATENARY LIGHT — 5 / L604

GRADING LEGEND

FFE 13.00'	FINISH FLOOR ELEVATION
+ 13.00'	FINISH GRADE SPOT ELEVATION
HP 13.00'	HIGH POINT
TC 13.00'	TOP OF CURB
BS 13.00'	BOTTOM OF STAIRS
	AD-1 AREA DRAIN — 7 / L600
	TD-1 TRENCH DRAIN — 6 / L600
1.5%	SLOPE

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SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT — RICO ANTHONY PRISCO — 002200-1 — STATE OF NEW YORK

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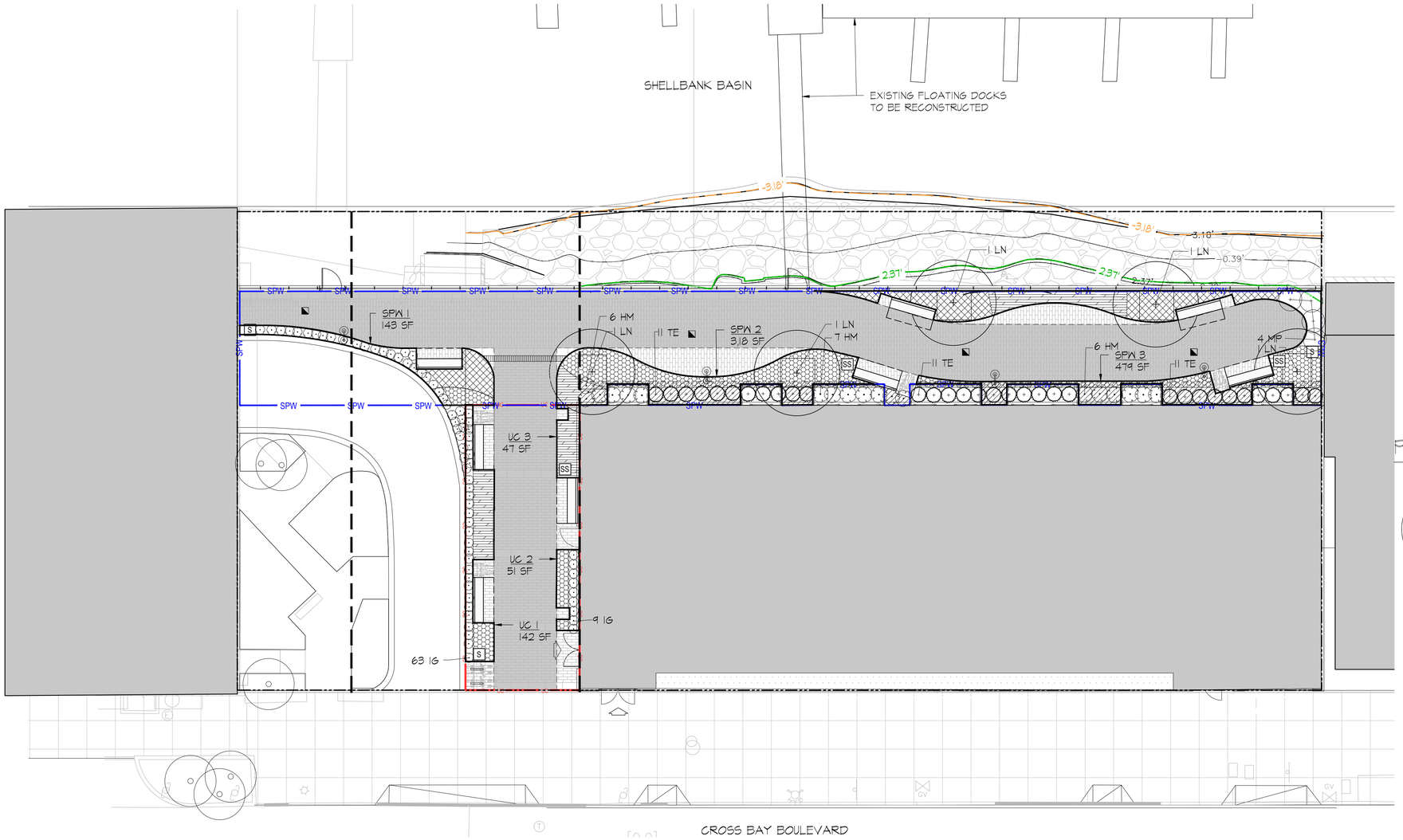

1 PLANTING PLAN

SCALE: 1" = 10'-0"

LEGEND

- ZONING LOT LINE
- SPW — SHORE PUBLIC WALKWAY ZR 62-62
- UC — UPLAND CONNECTION ZR 62-64
- 40' EASEMENT
- MEAN HIGH WATER
- MEAN LOW WATER
- BALCONY ABOVE
- 10' CLEAR PATH
- BUILDING ENTRY
- PROPOSED & EXISTING BUILDINGS
- RIP RAP

PLANTING LEGEND

- LN- CRAPE MYRTLE (1/L601)
- MP- BAYBERRY (2/L601)
- HM- NIKKO BLUE HYDRANGEA (2/L601)
- TE- EMERALD ARBORVITAE (2/L601)
- IG- INKBERRY (2/L601)
- LM- BIG BLUE LIRIOPE (3/L601)
- PK- FOUNTIAN GRASS (2/L601)
- CK- FEATHER REED GRASS (2/L601)
- GREEN SCREEN BUFFER ZONE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
TREES							
LN	LAGERSTROEMIA 'NATCHEZ'	CRAPE MYRTLE	5	12-15' H	B & B	AS SHOWN	MULTI-STEM
SHRUBS							
MP	MYRICA PENSYLVANICA	BAYBERRY	4	5 GAL.	CONT.	AS SHOWN	
HM	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	19	5 GAL	CONT.	AS SHOWN	
TE	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	33	4' HT	CONT.	AS SHOWN	
IG	ILEX GLABRA 'SHAMROCK'	INKBERRY	72	3 GAL	CONT.	AS SHOWN	
GRASSES							
PK	PENNISETUM 'KARLEY ROSE'	FOUNTIAN GRASS		3 GAL.	CONT.	36" O.C.	
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS		3 GAL.	CONT.	48" O.C.	
PERENNIALS & GROUNDCOVERS							
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE		3 GAL.	B & B	12" O.C.	

SHORE PUBLIC WALKWAY
SPW 1 = 143 SF
SPW 2 = 318 SF
SPW 3 = 479 SF

TOTAL = 940 SF

UPLAND CONNECTION
UC 1 = 142 SF
UC 2 = 51 SF
UC 3 = 47 SF

TOTAL = 240 SF

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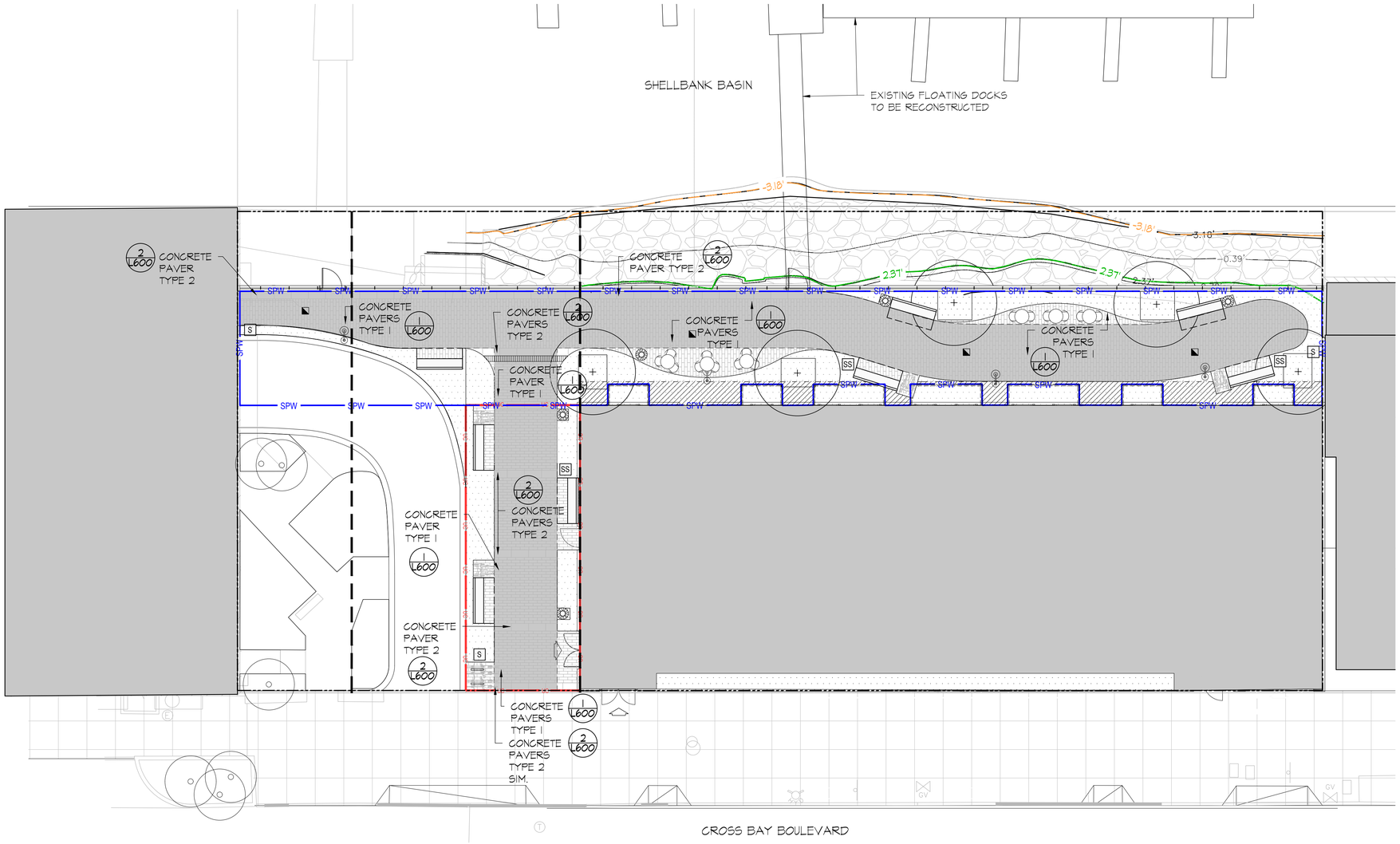
PLANTING PLAN

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT RICK ANTHONY PARISI 002200-1 STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:

L-300



1 MATERIAL PLAN

SCALE: 1" = 10'-0"

LEGEND

- ZONING LOT LINE
- SHORE PUBLIC WALKWAY ZR 62-62
- UPLAND CONNECTION ZR 62-64
- 40' EASEMENT
- MEAN HIGH WATER
- MEAN LOW WATER
- BALCONY ABOVE
- 10' CLEAR PATH
- BUILDING ENTRY
- PROPOSED &EXISTING BUILDINGS
- RIP RAP
- PLANTING — 2&3/L601
- GREEN SCREEN BUFFER ZONE
- PROPOSED TREE — 1/L601
- EXISTING TREE
- BIKE RACK — 2/L602
- BOLLARD — 5/L600
- PROPOSED WHEELCHAIR SEATING
- BENCH W/ BACK — 1/L602
- BULKHEAD WITH GUARDRAIL — 1/L603
- MOVABLE TABLE & CHAIRS — 3/L602
- WPAA SIGN — 2/L604
- SEATING SIGN — 6/L604
- TRASH RECEPTACLE — 4/L602
- LIGHT POLE — 4/L604
- CATENARY LIGHT — 5/L604

MATERIAL LEGEND

CONCRETE PAVERS TYPE 1 - PERMEABLE — 1/L600

MFG: MAUSAU TILE
SIZE:8"X 14"X 3"
COLOR/FINISH:50% MIX OF XP-10 AND XP-40
PHONE:1(715) 359-3121
WEBSITE:mausautile.com

CONCRETE PAVER TYPE 2 - PERMEABLE — 2/L600

MFG: MAUSAU TILE
SIZE: 16"X 36"X 3"
COLOR/FINISH:SEA-50
PHONE:1(715) 359-3121
WEBSITE:mausautile.com

PROJECT:

RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

RUSSO'S ON THE BAY
HOWARD BEACH, NY

LANDSCAPE ARCHITECTS:

MPFP LLC
41 EAST 11TH STREET
NEW YORK, NY 10003
TEL.: (212) 477-6366
FAX.: (212) 477-6548

ARCHITECT:

KUTNICKI BERNSTEIN ARCHITECTS
434 BROADWAY, 4TH FLOOR
NEW YORK, NY 10013

ENGINEER:

SURVEYOR:

NOT FOR CONSTRUCTION

Date:	Revision:
10/20/23	ISSUED FOR WPAA
10/4/22	ISSUED FOR WPAA
7/18/22	ISSUED FOR WPAA
5/27/22	ISSUED FOR WPAA

SCALE:

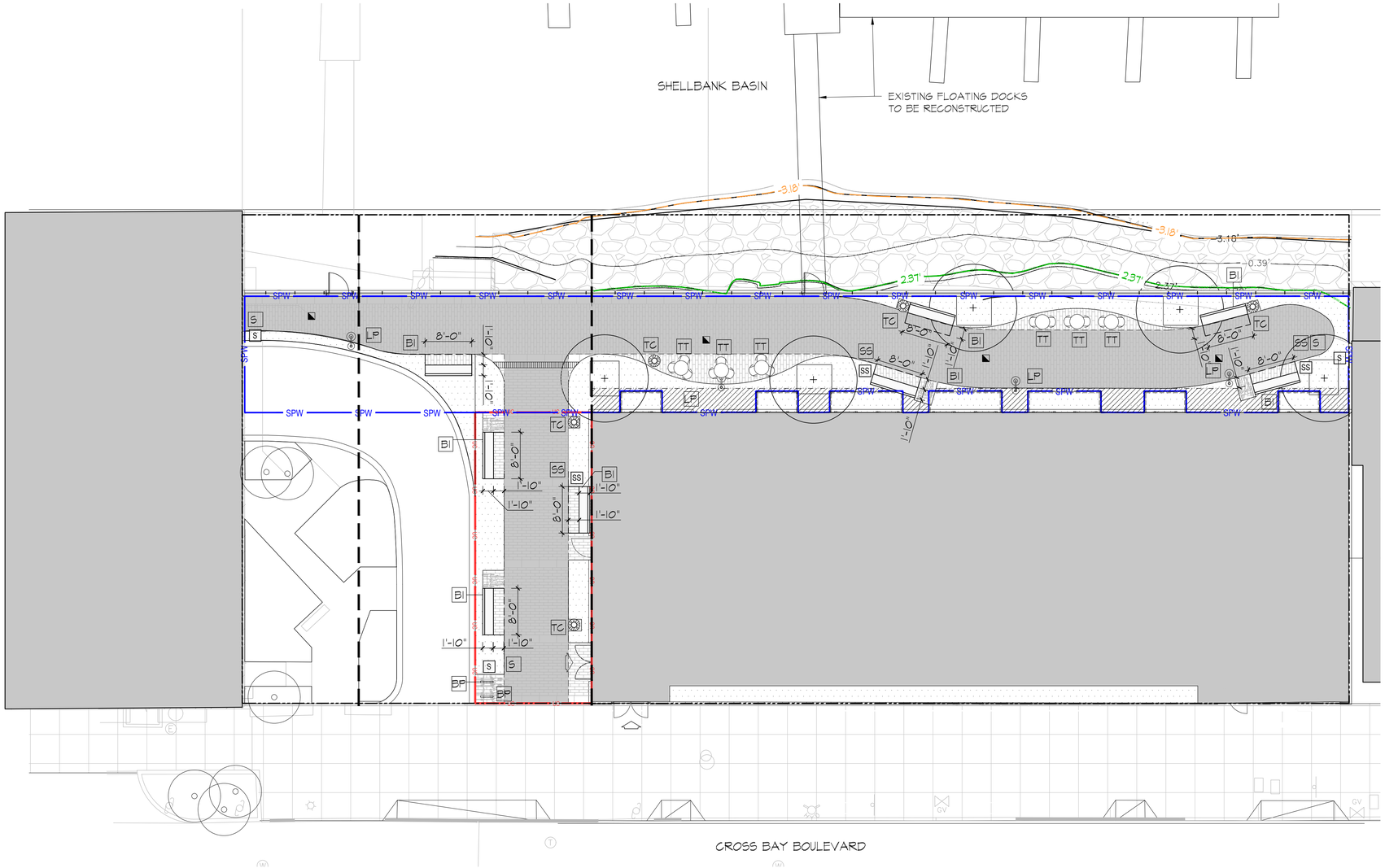
SEAL:

DRAWING TITLE:
MATERIAL PLAN

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT — ANTHONY PRISINZANO — 002200-1 — STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:
L-400



1 FURNITURE PLAN

SCALE: 1" = 10'-0"

LEGEND

- ZONING LOT LINE
- SPW — SHORE PUBLIC WALKWAY ZR 62-62
- UC — UC — UPLAND CONNECTION ZR 62-64
- 40' EASEMENT
- MEAN HIGH WATER
- MEAN LOW WATER
- BALCONY ABOVE
- 10' CLEAR PATH
- BUILDING ENTRY
- PROPOSED &EXISTING BUILDINGS
- RIP RAP

WATERFRONT FURNISHING & SIGNAGE SCHEDULE

ID / TAG	DESCRIPTION	QTY.	DWG REFERENCE
TT	MOVABLE CHAIRS & TABLE	6 TABLES & 15 CHAIRS	6/L-602
TC	TRASH CANS	3 TRASH	4/L-602
S	WPAA SIGN	2	2/L-604
SS	SEATING SIGN	2	6/L-604
LP	LIGHT POLE	4	4/L-604

UPLAND CONNECTION FURNISHING SCHEDULE

ID / TAG	DESCRIPTION	QTY.	DWG REFERENCE
TC	TRASH CANS	2 TRASH	4/L-602
BP	BIKE PARKING	2	2/L-602
S	WPAA SIGN	1	2/L-604
SS	SEATING SIGN	1	2/L-604
BO	BOLLARD	7	5/L-600

SHORE PUBLIC WALKWAY & SUPPLEMENTAL PUBLIC ACCESS AREA SEATING SCHEDULE

ID / TAG	TYPE	QTY.	DESCRIPTION	SEATING TOTAL	DRAWING REFERENCE
BI	BENCH TYPE 1	5	8 LF BACKED	40 LF BACKED	1/L-602
TT	MOVEABLE TABLES & CHAIRS	15	2 LF BACKED	30 LF BACKED	3/L-602

SHORE PUBLIC WALKWAY & SUPPLEMENTAL PUBLIC ACCESS AREA SEATING REQUIRMENTS

SEATING REQ.	REQUIRED	PROVIDED	TYPES
TOTAL SEATING	56.6 LF	70 LF	B1, TT
SEATING W/ BACKS	28.3 LF	70 LF	B1, TT
WATER FACING	14.15	24 LF	B1
SOCIAL SEATING	14.15	20 LF	B1, TT
TABLES	9.43 SF	24.5 SF	TT
SHADED SEATING	11.32 SF	70 LF	B1, TT

UPLAND CONNECTION SEATING SCHEDULE

ID / TAG	TYPE	QTY.	DESCRIPTION	SEATING TOTAL	DRAWING REFERENCE
BI	BENCH TYPE 1	3	8 LF BACKED	24 LF BACKED	1/L-602

UPLAND CONNECTION SEATING REQUIRMENTS

SEATING REQ.	REQUIRED	PROVIDED	TYPES
TOTAL SEATING	6 LF	24 LF	B1

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DATE: JUNE 8, 2015
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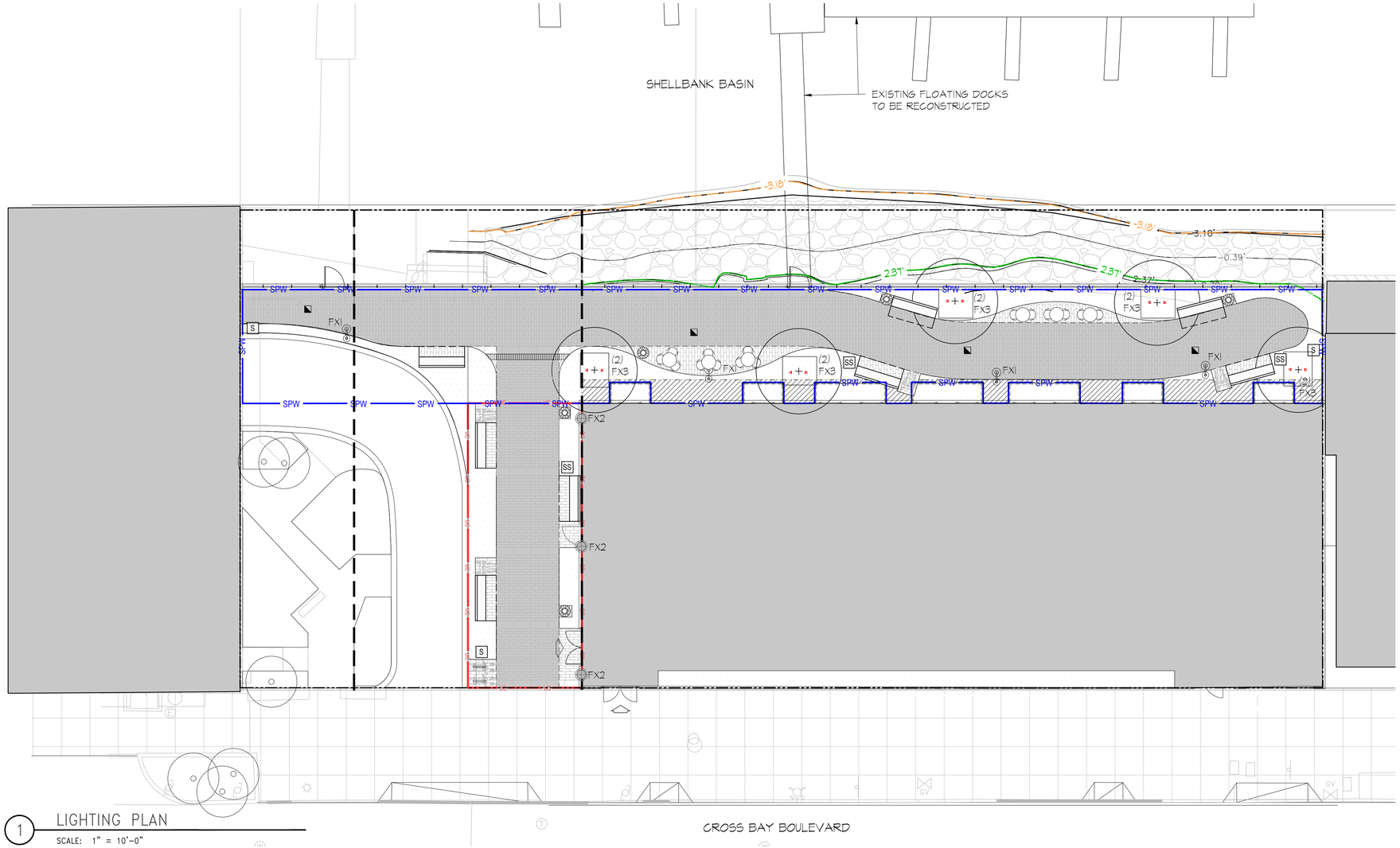
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:
L-401



1 LIGHTING PLAN

SCALE: 1" = 10'-0"

LEGEND

- ZONING LOT LINE
- SPW — SHORE PUBLIC WALKWAY ZR 62-62
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- 40' EASEMENT
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- EXISTING TREE
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- BOLLARD — 5 / L600
- PROPOSED WHEELCHAIR SEATING
- BENCH W/ BACK — 1 / L602
- BULKHEAD WITH GUARDRAIL — 1 / L603
- MOVABLE TABLE & CHAIRS — 3 / L602
- S — NPAA SIGN — 2 / L604
- SS — SEATING SIGN — 6 / L604
- TRASH RECEPTACLE — 4 / L602

LIGHTING LEGEND

- FX1 - POLE LIGHT
  MFR: LANDSCAPE FORMS
  MODEL: TUMBLER W/ SINGLE COLUMN
  POLE HEIGHT: 11.2' — 4 / L604
- FX2 - WALL MOUNTED LIGHT
  MFR: LANDSCAPE FORMS
  MODEL: TUMBLER — 5 / L604
- FX3 - TREE UPLIGHT
  MFR: FX LUMINAIRES
  MODEL: FB3 LED

*NOTES:
FOR FINAL LIGHTING FIXTURE SPECIFICATION AND MODELS
REFER TO PHOTOMETRIC PLAN L-403

PROJECT:

RUSSO'S ON THE BAY
162-45 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

RUSSO'S ON THE BAY
HOWARD BEACH, NY

LANDSCAPE ARCHITECTS:

MPFP LLC
41 EAST 11TH STREET
NEW YORK, NY 10003
TEL.: (212) 477-6366
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ARCHITECT:

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434 BROADWAY, 4TH FLOOR
NEW YORK, NY 10013

ENGINEER:

SURVEYOR:

NOT FOR CONSTRUCTION

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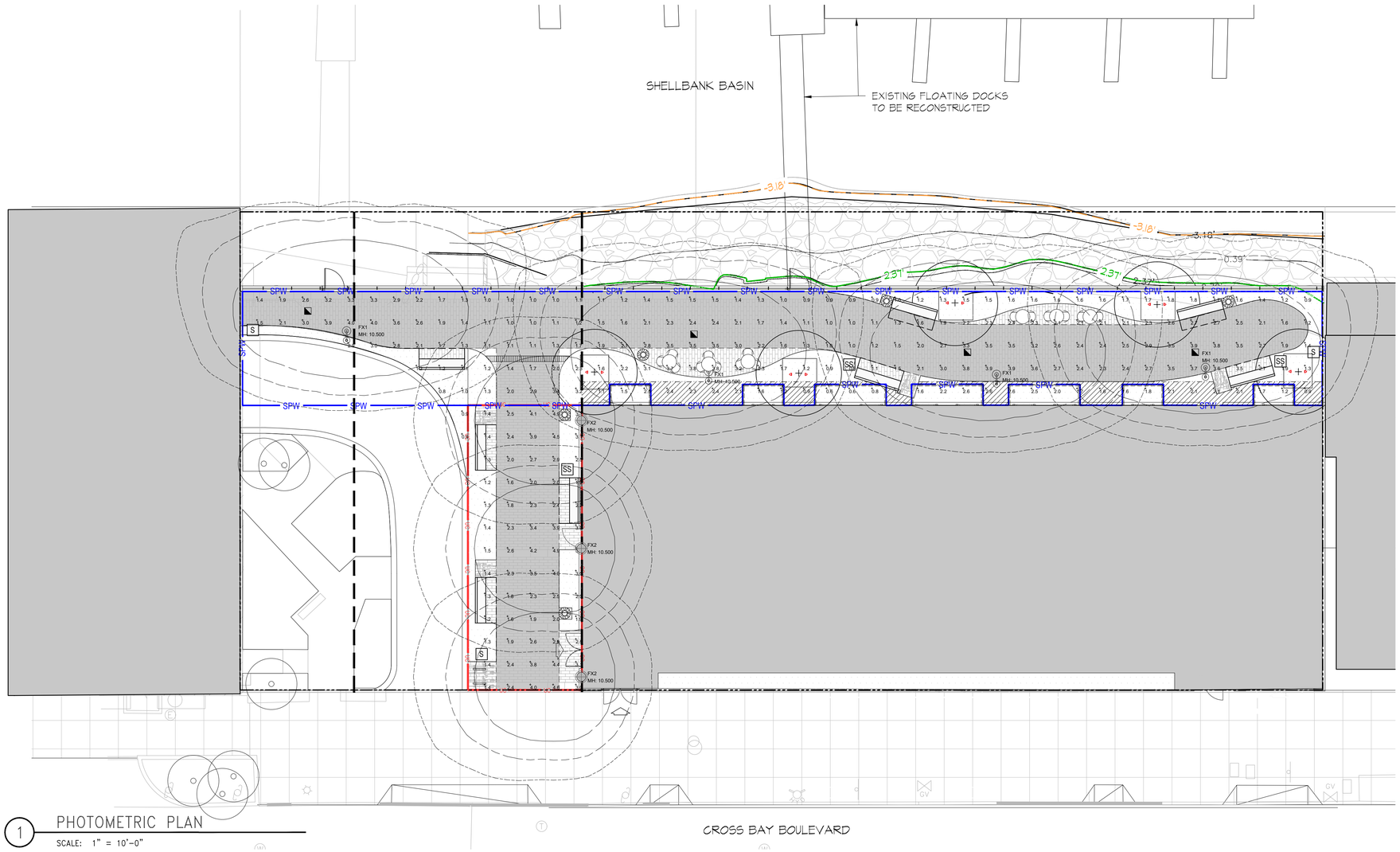
SEAL & SIGNATURE:

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:
L-402



1 PHOTOMETRIC PLAN

SCALE: 1" = 10'-0"

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- SPW — SHORE PUBLIC WALKWAY ZR 62-62
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- MEAN LOW WATER
- BALCONY ABOVE
- 10' CLEAR PATH
- BUILDING ENTRY
- PROPOSED &EXISTING BUILDINGS
- RIP RAP

LIGHTING LEGEND

- FX1 - POLE LIGHT
  MFR: LANDSCAPE FORMS
  MODEL: TUMBLER W/ SINGLE COLUMN
  POLE HEIGHT: 11.2'
  (4 / L604)
- FX2 - WALL MOUNTED LIGHT
  MFR: LANDSCAPE FORMS
  MODEL: TUMBLER
  (5 / L604)
- FX3 - TREE UPLIGHT
  MFR: FX LUMINAIRES
  MODEL: FB3 LED

LUMINAIRE SCHEDULE

SYMBOL	QTY.	LABEL	ARRANGEMENT	DESCRIPTION	LLF	LUMINAIRE LUMENS	TOTAL WATTS
	4	FX1	SINGLE	TUMBLER AREA LIGHT, 16LED, 4000K CCT, 500mA, TYPE II, 120-277VAC, Clear Lens (TML-16-B-2-TII) // SINGLE COLUMN Bracket (TML-01) // 3.4m Aluminum Pole (TMF-11P)	0.850	2863	112
	3	FX2	SINGLE	Tumbler Area Light, 16 LED, 4000K CCT, 500mA, Type IV, 120-277VAC, Opal Lens (TML-16-B-2-TIVO) // Wall Mount Bracket (TML-02)	0.850	2071	84

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG.	MAX.	MIN.	AVG./MIN.	MAX./MIN.
ALL CALCULATIONS	ILLUMINANCE	Fc	2.13	4.9	0.6	3.55	8.17
BUILDING EGRESS NORTH END	ILLUMINANCE	Fc	1.69	3.3	0.6	2.82	5.50
PATHWAY	ILLUMINANCE	Fc	2.44	4.9	0.8	3.05	6.13
SOUTHWEST BUILDING EGRESS	ILLUMINANCE	Fc	2.58	3.1	1.9	1.36	1.63
WALKWAY EGRESS	ILLUMINANCE	Fc	1.31	2.9	0.8	1.64	3.63

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162-45 CROSS BAY BLVD
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MPFP LLC
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434 BROADWAY, 4TH FLOOR
NEW YORK, NY 10013

ENGINEER:

SURVEYOR:

NOT FOR CONSTRUCTION

Date:	Revision:

SCALE:

N

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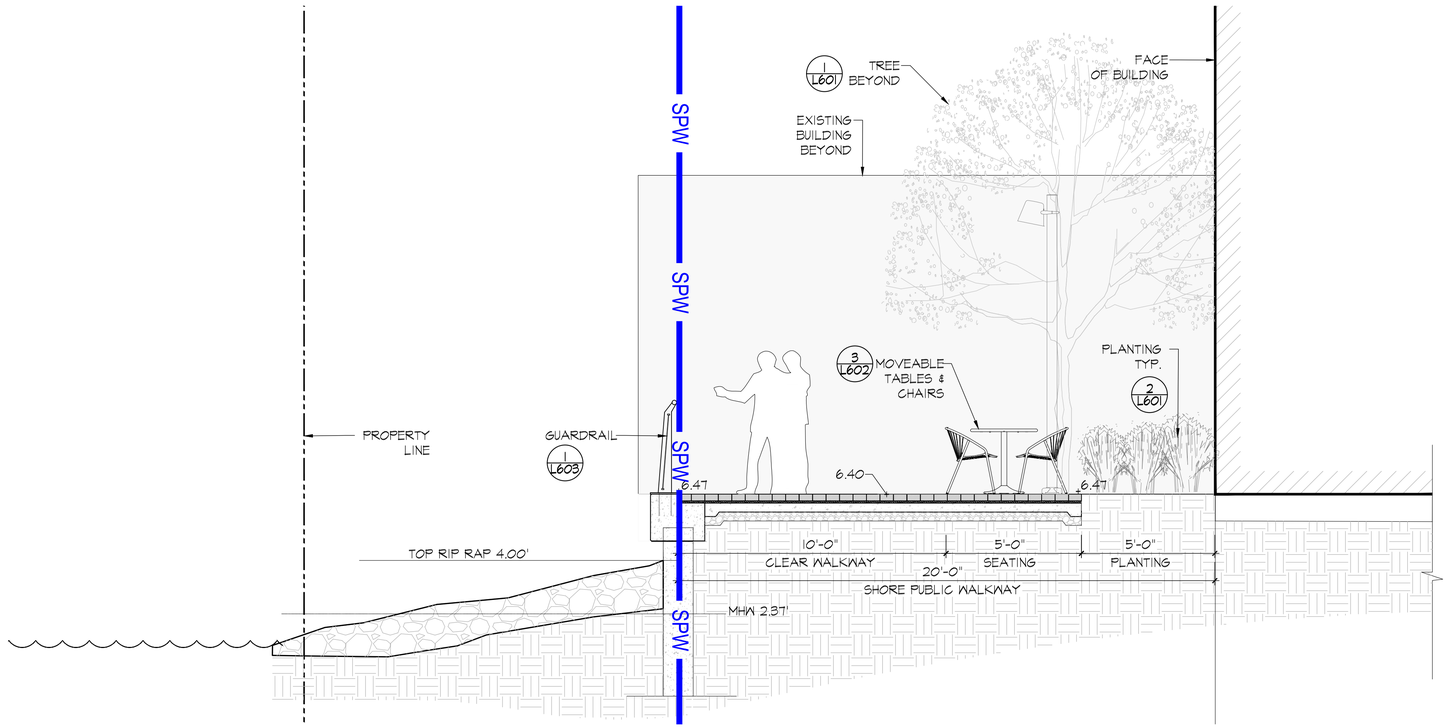
PHOTOMETRIC PLAN

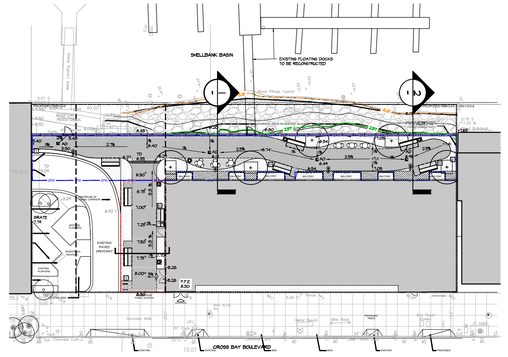
SEAL & SIGNATURE:

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:
L-403

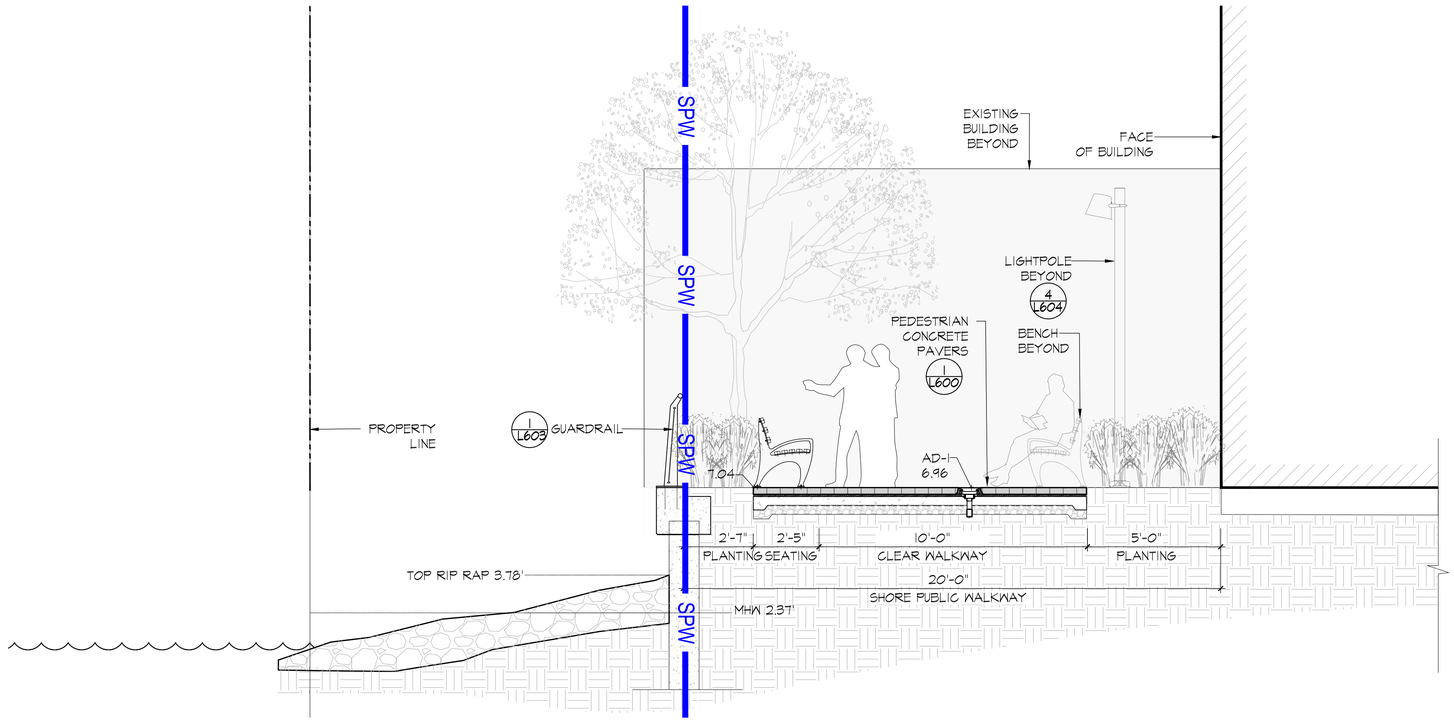


1 SECTION THROUGH SHORE PUBLIC WALKWAY

SCALE: 3/8"= 1'-0"



KEY PLAN



2 SECTION THROUGH SHORE PUBLIC WALKWAY

SCALE: 3/8"= 1'-0"

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RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

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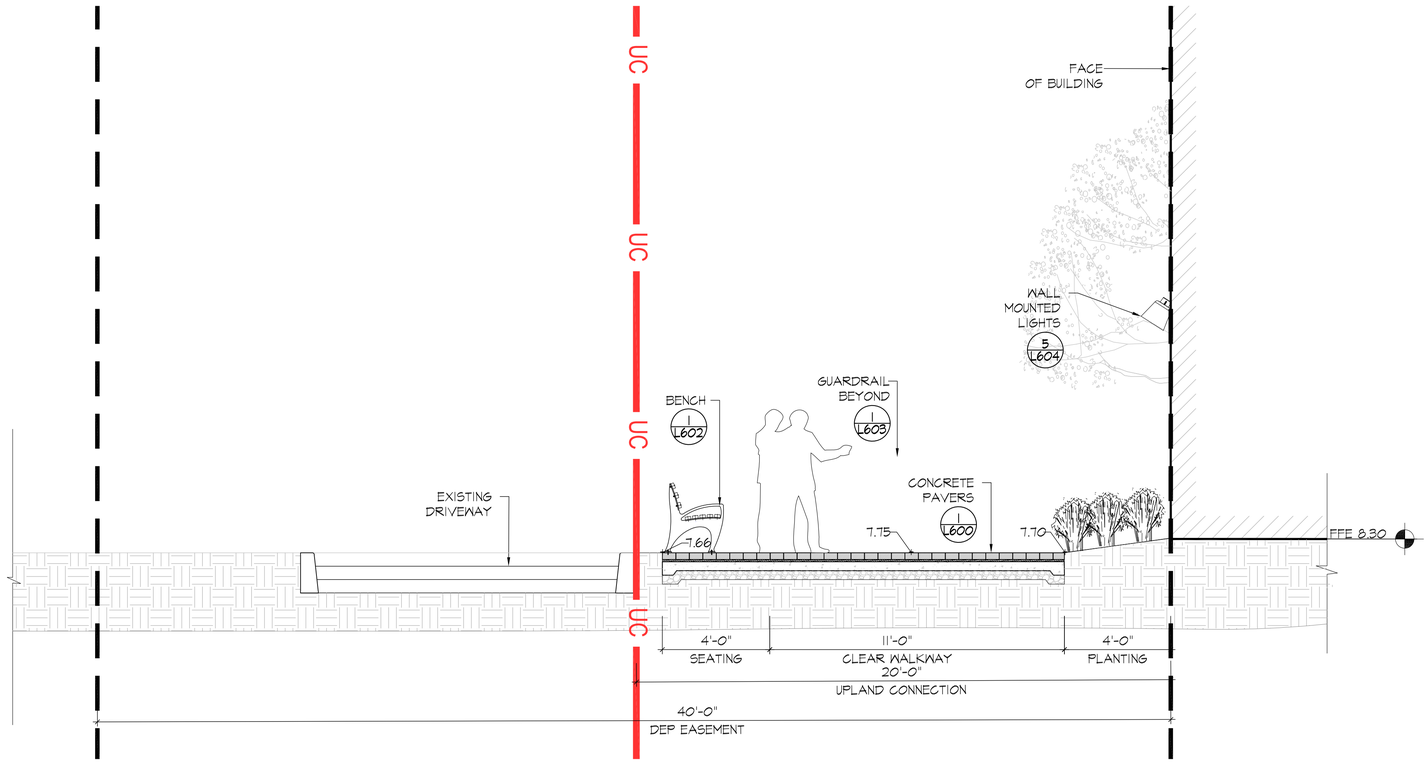
SECTIONS

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT ROBERT ANTHONY PARISI 002200-1 STATE OF NEW YORK

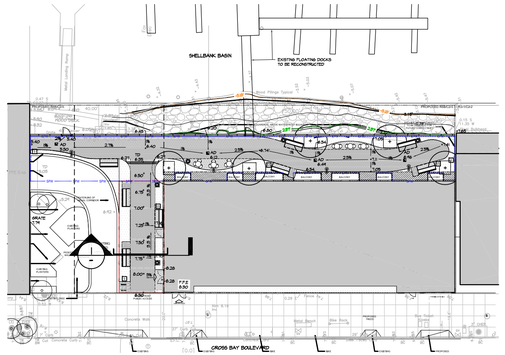
DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:

L-500



1 SECTION THROUGH WALKWAY ENTRANCE

SCALE: 3/8"= 1'-0"



KEY PLAN

PROJECT:

RUSSO'S ON THE BAY
163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

RUSSO'S ON THE BAY
HOWARD BEACH, NY

LANDSCAPE ARCHITECTS:

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41 EAST 11TH STREET
NEW YORK, NY 10003
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N

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REGISTERED LANDSCAPE ARCHITECT
ANTHONY PARISI
002200-1
STATE OF NEW YORK

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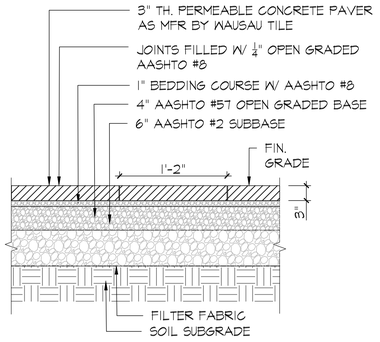
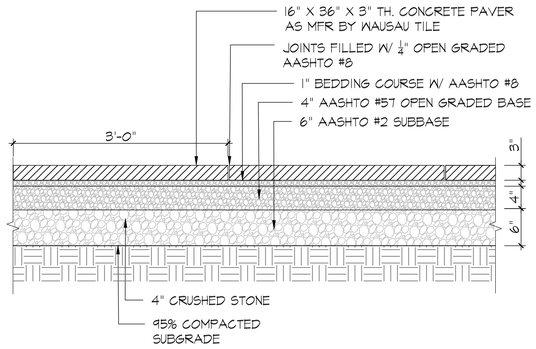
L-501



1 PERMEABLE CONCRETE PAVERS TYPE 1

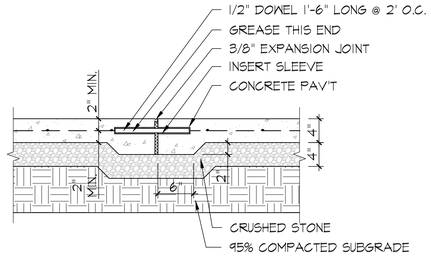
SCALE: 1"=1'-0"



2 PERMEABLE CONCRETE PAVERS TYPE 2

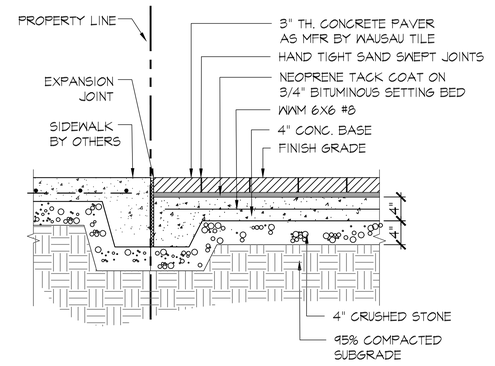
SCALE: 1"=1'-0"

NOTES:
1. EXPANSION JOINTS SHALL BE MAX. 20' O.C. IN EACH DIRECTION TYPICAL.



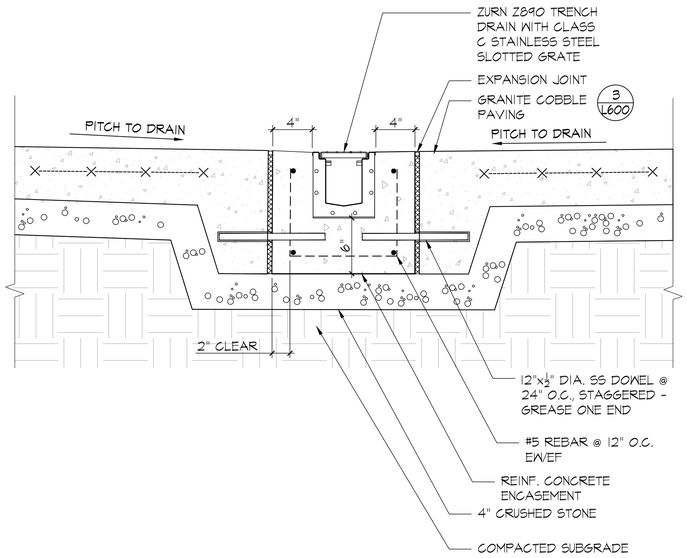
3 EXPANSION JOINT TYP. DETAIL

SCALE: 1"=1'-0"



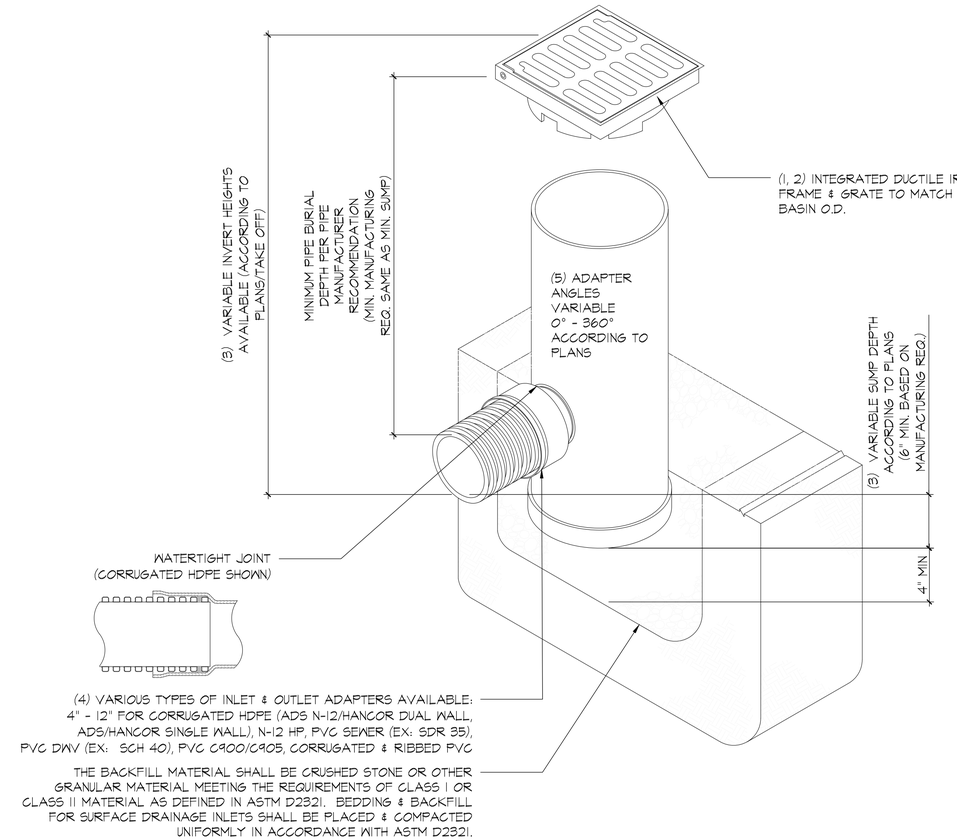
4 PEDESTRIAN CONC. PAVERS @ SIDEWALK

SCALE: 1"=1'-0"



6 TRENCH DRAIN DETAIL

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



7 AREA DRAIN TYP. DETAIL

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

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SCALE:

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SITE DETAILS

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT ANTHONY PRISTO 002200-1 STATE OF NEW YORK

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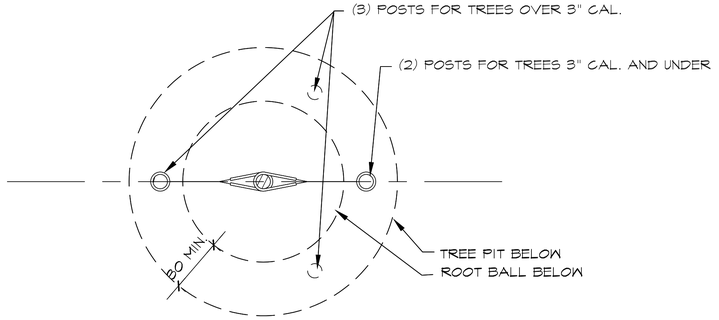
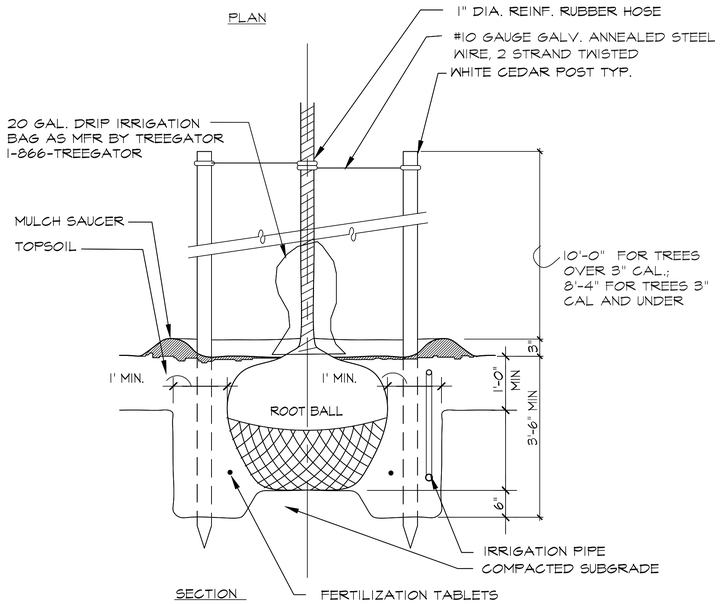


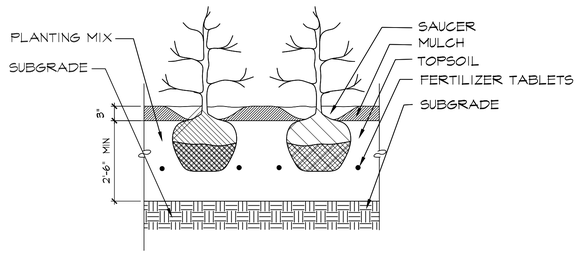
PLAN



SECTION

1 TREE PLANTING DETAIL

SCALE: 3/4"=1'-0"



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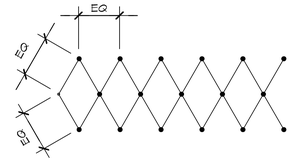
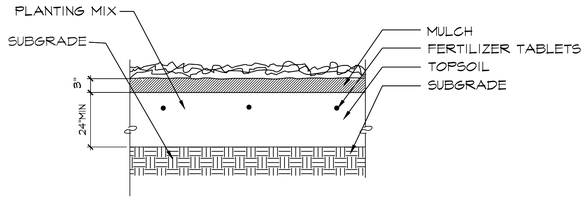


NOTE: SHRUBS ARE TO BE PLANTED IN STAGGERED ROWS.

PLAN

2 SHRUB PLANTING DETAIL

SCALE: 3/4"=1'-0"



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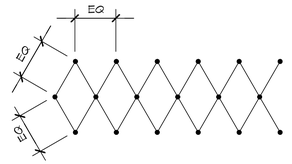
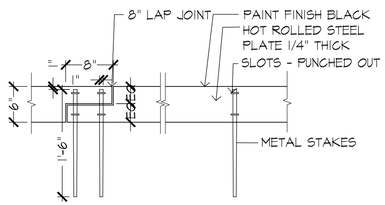


NOTE: GROUNDCOVER PLANTS ARE TO BE PLANTED IN STAGGERED ROWS.

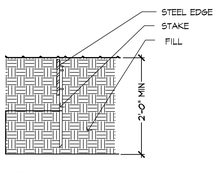
PLAN

3 GROUNDCOVER PLANTING DETAIL

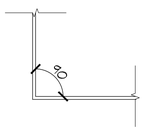
SCALE: 3/4"=1'-0"



ELEVATION



SECTION

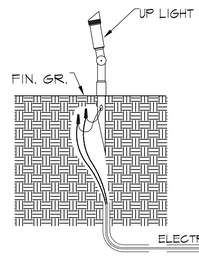


CORNER CONNECTION

NOTE:
1. ALL ANGLES, ARCS RADII SHALL BE MECHANICALLY BENT.
2. ALL 90 DEGREE CORNERS AT PAVEMENT SHALL BE MECHANICALLY BENT.
3. ALTERNATIVELY WELD ALL CORNERS.
4. ALL CONNECTIONS FROM EDGE TO EDGE MUST HAVE A POSITIVE CONNECTION.

4 STEEL EDGE

SCALE: 1"=1'-0"



UPLIGHT A
UPLIGHT:
STAKE MOUNTED UPLIGHT
INSTALL & SECURE AS PER MFR RECOMMENDATIONS AND SPECS.
SEE E-400 FOR MAKE AND MODEL

5 UP LIGHTS

SCALE: 1"=1'-0"

PROJECT:

RUSSO'S ON THE BAY
163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

RUSSO'S ON THE BAY
HOWARD BEACH, NY

LANDSCAPE ARCHITECTS:

MPFP
MPFP LLC
41 EAST 11TH STREET
NEW YORK, NY 10003
TEL.: (212) 477-6366
FAX.: (212) 477-6548

ARCHITECT:

KUTNICKI BERNSTEIN ARCHITECTS
434 BROADWAY, 4TH FLOOR
NEW YORK, NY 10013

ENGINEER:

SURVEYOR:

NOT FOR CONSTRUCTION

Date:	Revision:
10/20/23	ISSUED FOR WPAA
10/4/22	ISSUED FOR WPAA
7/18/22	ISSUED FOR WPAA
5/27/22	ISSUED FOR WPAA

SCALE:

N

SEAL:

DRAWING TITLE:

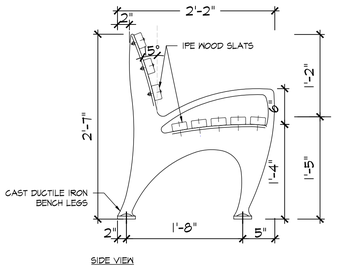
SITE PLANTING DETAILS

SEAL & SIGNATURE:

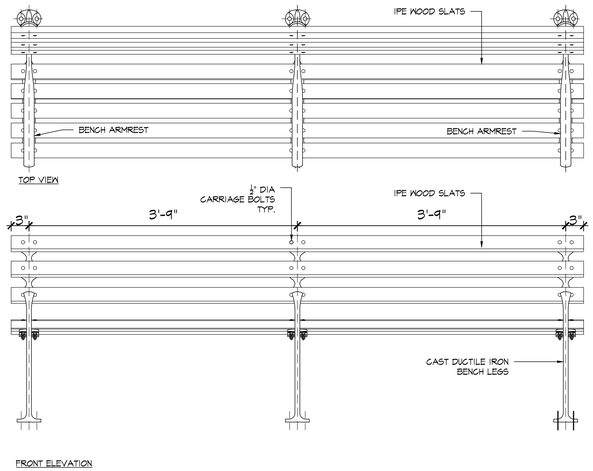
REGISTERED LANDSCAPE ARCHITECT
RICK ANTHONY PARISI
002200
STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:

L-601



SIDE VIEW



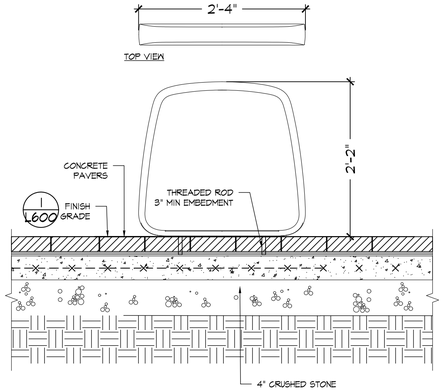
FRONT ELEVATION



SURFACE MOUNTED AS ACCEPTED BY DEC
BENCH WITH INTEGRAL ARMRESTS
MODEL: FLUSHING MEADOWS CORONA PARK BENCH
MFR:KENNETH LYNCH & SONS
114 Willenbrock Road,Oxford, CT 06478
203-264-2831 phone 203-264-2833 fax
www.klynchandsons.com

1 BENCH DETAIL

SCALE: 1"=1'-0"

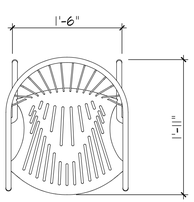




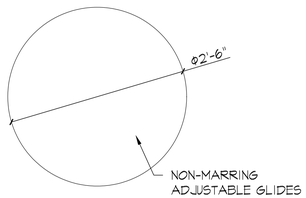
BIKE RACK
SURFACE MOUNTED AS ACCEPTED BY DEC
MODEL: RIDE BIKE RACK
MFR:LANDSCAPE FORMS
Landscape Forms, Inc.
431 Lanndale Ave. Kalamazoo, MI 49048
269.381.3455 fax 800.521.2546 phone
www.landscapeforms.com

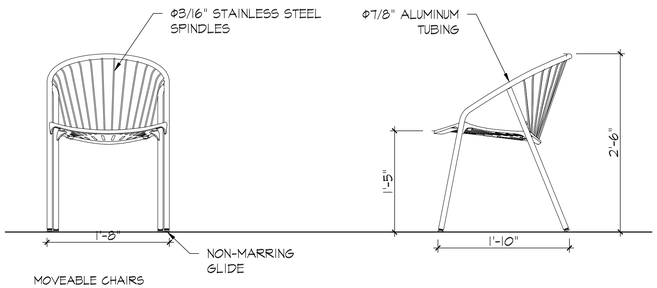
2 BIKE RACKS

SCALE: 1"=1'-0"

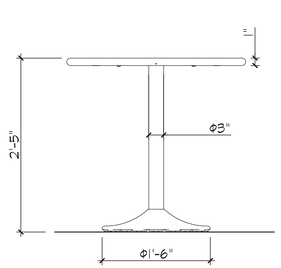








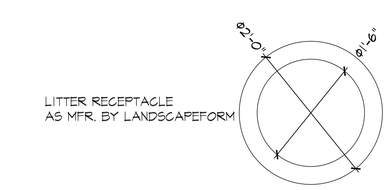
MOVEABLE CHAIRS
MODEL:CATENA
FIN: STEEL
MANUFACTURE:
Landscape Forms, Inc.
431 Lanndale Ave. Kalamazoo, MI
49048
269.381.3455 fax 800.521.2546 phone
www.landscapeforms.com

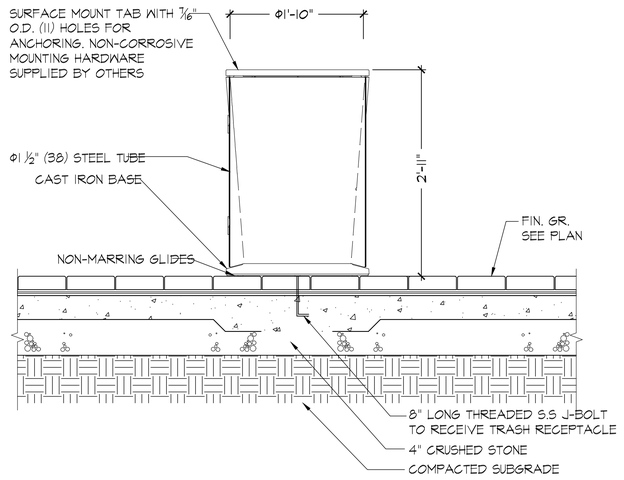


MOVEABLE TABLE
SIZE: 30" ROUND TABLE FREE STANDING
MODEL: CATENA
FIN: POWDERCOAT
MANUFACTURE:
Landscape Forms, Inc.
431 Lanndale Ave. Kalamazoo, MI
49048
269.381.3455 fax 800.521.2546 phone
www.landscapeforms.com

3 MOVABLE TABLES AND CHAIRS

SCALE: 1"=1'-0"





4 TRASH RECEPTACLE ON GRADE

SCALE: 1"=1'-0"



LITTER RECEPTACLE
SURFACE MOUNTED AS ACCEPTED BY DEC
MFR: LANDSCAPE FORMS
MODEL AUSTIN OPEN TOP
GALLONS: 34

PROJECT:

RUSSO'S ON THE BAY
163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

RUSSO'S ON THE BAY
HOWARD BEACH, NY

LANDSCAPE ARCHITECTS:

MPFP
MPFP LLC
41 EAST 11TH STREET
NEW YORK, NY 10003
TEL.: (212) 477-6366
FAX.: (212) 477-6548

ARCHITECT:

KUTNICKI BERNSTEIN ARCHITECTS
434 BROADWAY, 4TH FLOOR
NEW YORK, NY 10013

ENGINEER:

SURVEYOR:

NOT FOR CONSTRUCTION

Date:	Revision:
10/20/23	ISSUED FOR WPAA
10/4/22	ISSUED FOR WPAA
7/18/22	ISSUED FOR WPAA
5/27/22	ISSUED FOR WPAA

SCALE:

SEAL:

DRAWING TITLE:

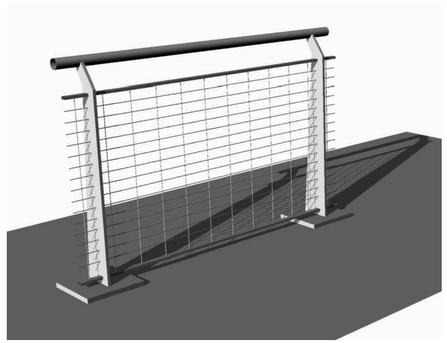
SITE FURNISHING DETAILS

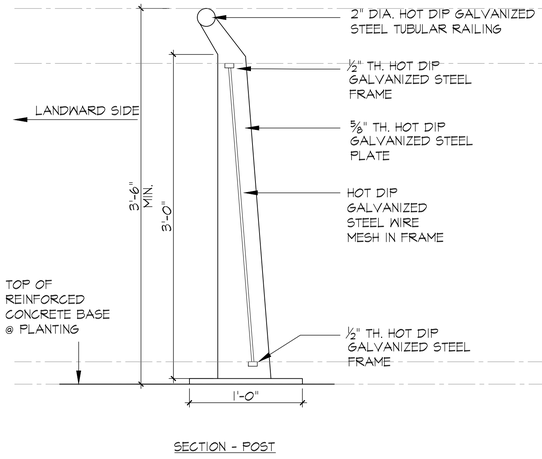
SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT ANTHONY PRISCO 002200-1 STATE OF NEW YORK

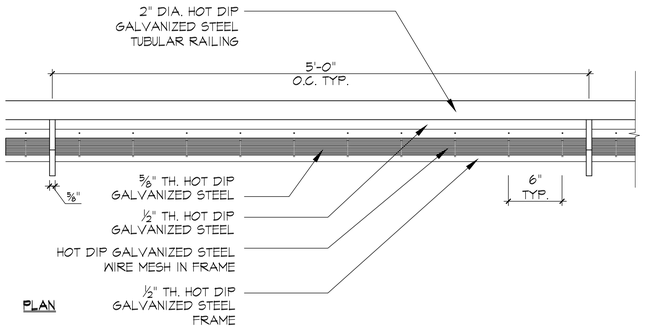
DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:

L-602

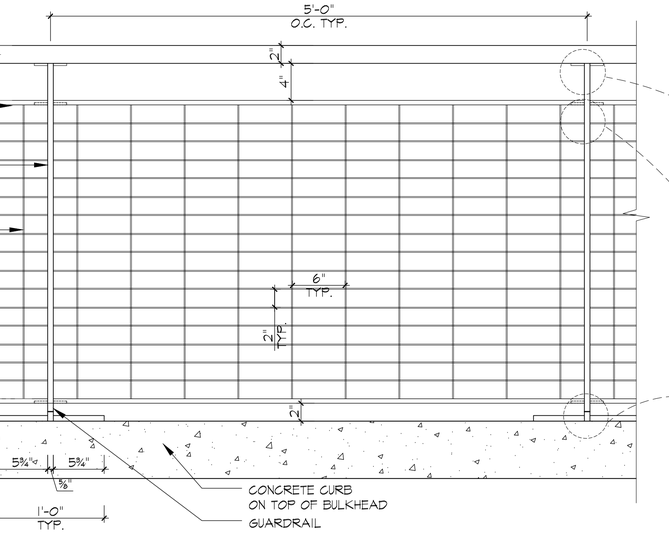




SECTION - POST



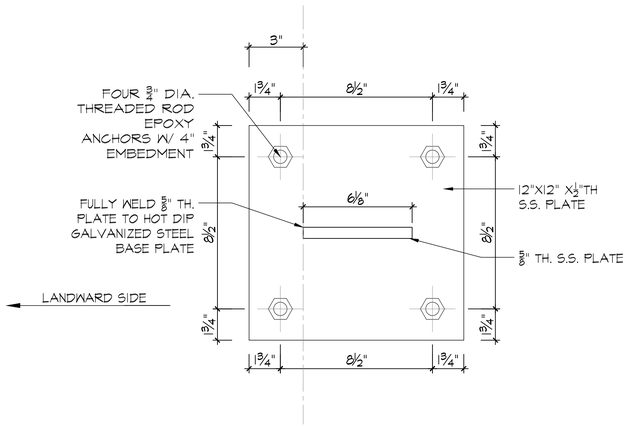
PLAN



ELEVATION

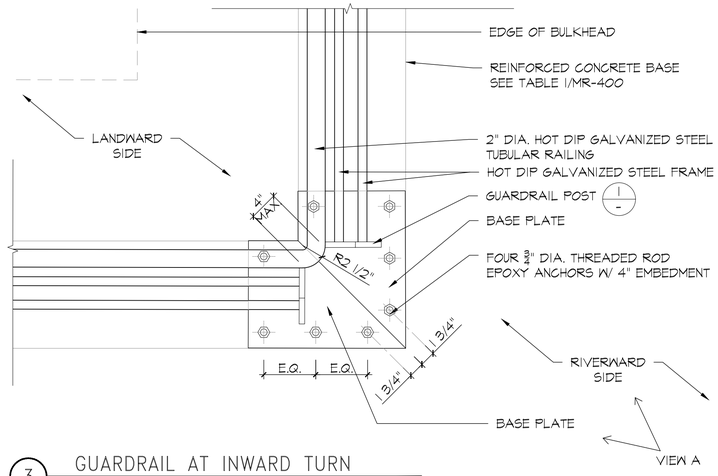
1 GUARDRAIL

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



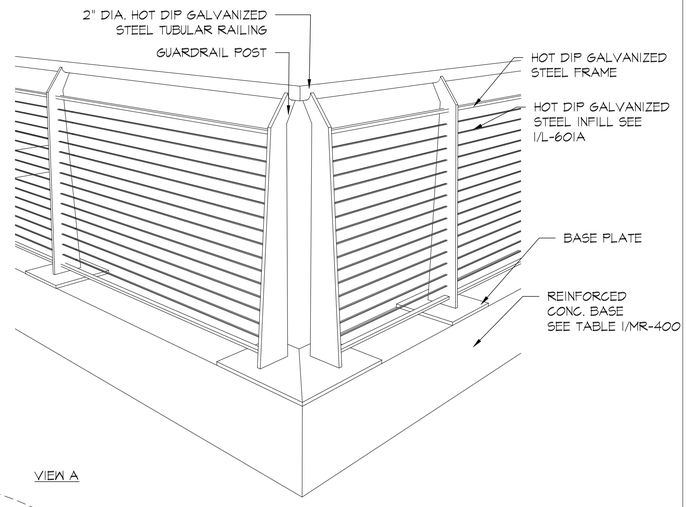
2 BASE PLATE ENLARGEMENT PLAN

SCALE: 3"=1'-0"

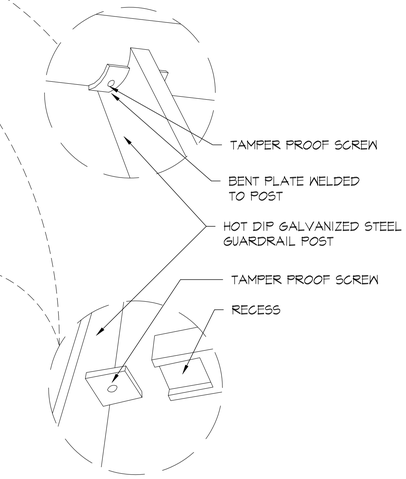


3 GUARDRAIL AT INWARD TURN

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

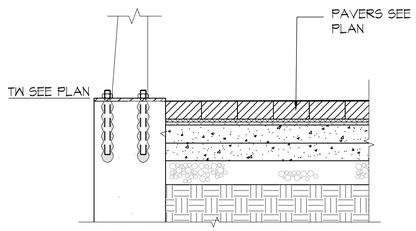


VIEW A

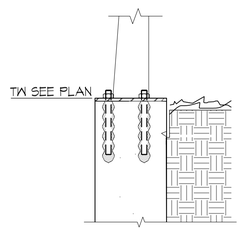


SECTION A-A

AT PAVING



AT PLANTING



4 GUARDRAIL MOUNTING DETAILS

SCALE: 1"=1'-0"

PROJECT:

RUSSO'S ON THE BAY
163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

RUSSO'S ON THE BAY
HOWARD BEACH, NY

LANDSCAPE ARCHITECTS:

MPFP LLC
41 EAST 11TH STREET
NEW YORK, NY 10003
TEL.: (212) 477-6366
FAX.: (212) 477-6548

ARCHITECT:

KUTNICKI BERNSTEIN ARCHITECTS
434 BROADWAY, 4TH FLOOR
NEW YORK, NY 10013

ENGINEER:

SURVEYOR:

NOT FOR CONSTRUCTION

Date:	Revision:
10/20/23	ISSUED FOR WPAA
10/4/22	ISSUED FOR WPAA
7/18/22	ISSUED FOR WPAA
5/27/22	ISSUED FOR WPAA

SCALE:

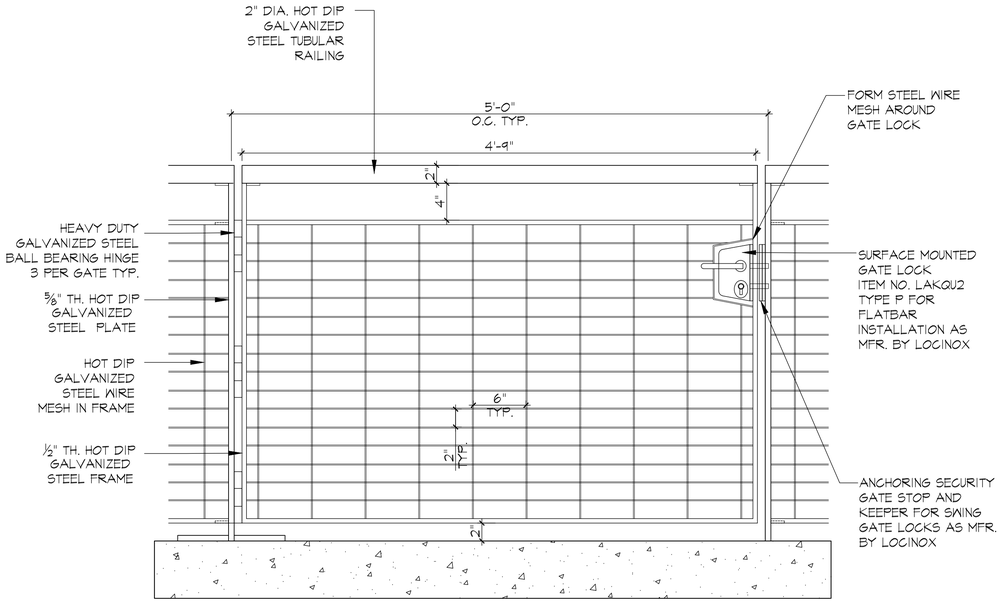
SEAL:

DRAWING TITLE:
GUARDRAIL DETAILS

SEAL & SIGNATURE:

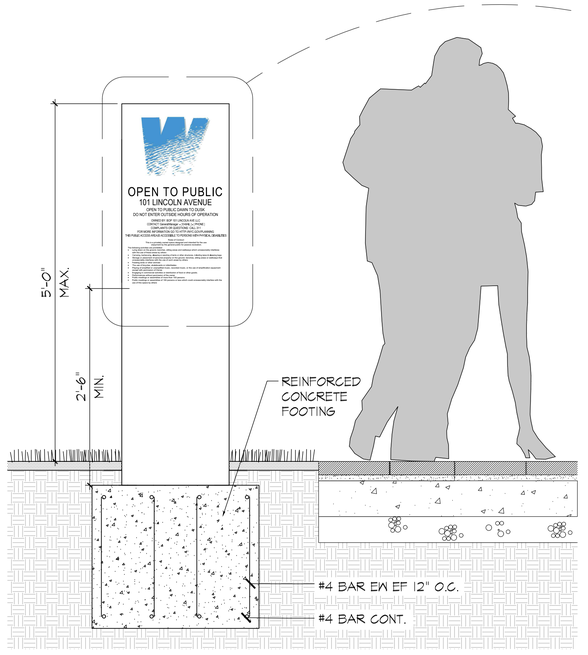
REGISTERED LANDSCAPE ARCHITECT ROSE ANTHONY PARISI 002200 STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.:
L-603



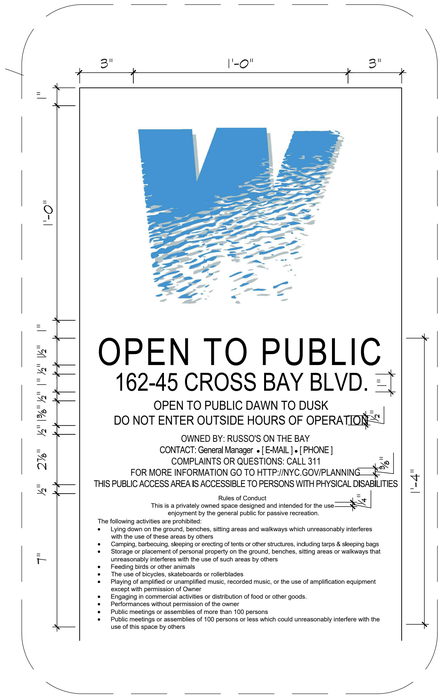
1 GUARDRAIL GATE DETAIL

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



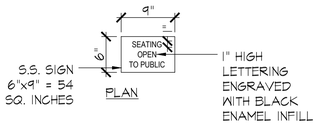
2 OPEN SPACE SIGN DETAIL

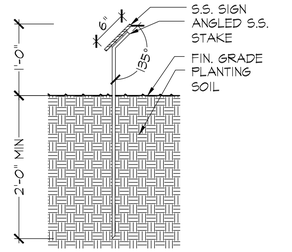
SCALE: 1"=1'-0"



SIGNAGE NOTE:

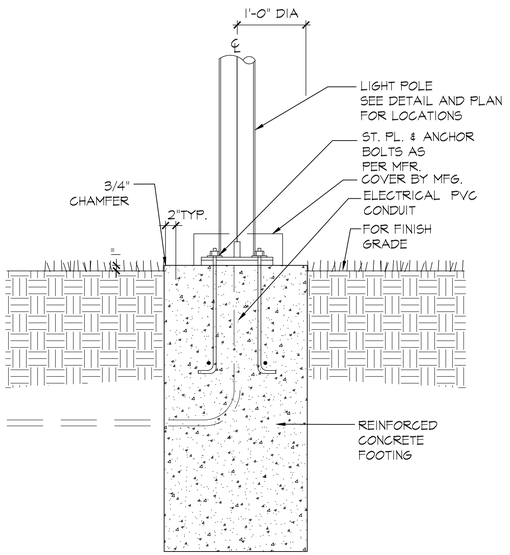
1. SIGN SHALL BE SATIN FINISH STAINLESS STEEL, ENGRAVED WITH BLACK, ENAMEL INFILL LETTERS WHERE INDICATED.
2. SIGN SHALL BE SPRAY COATED WITH A CLEAR, WEATHER RESISTANT SEALANT.
3. FULL SIZE SHOP DRAWINGS ILLUSTRATING THE GRAPHIC LAYOUT AND ARTWORK, FABRICATION AND MOUNTING HARDWARE SHALL BE SUBMITTED AND APPROVED PRIOR TO FABRICATION.
4. PROVIDE (2) 2" X 2" SAMPLES OF SIGN MATERIAL FOR APPROVAL WITH SHOP DRAWING SUBMITTAL.
5. SIGN SHALL BE MOUNTED WITH ITS CENTER FIVE FEET ABOVE THE NEAREST WALKABLE PAVEMENT.
6. SIGN SHALL BE LOCATED WHERE INDICATED ON THE PLAN.
7. FINAL LOCATION OF SIGN TO BE APPROVED BY LANDSCAPE ARCHITECT.





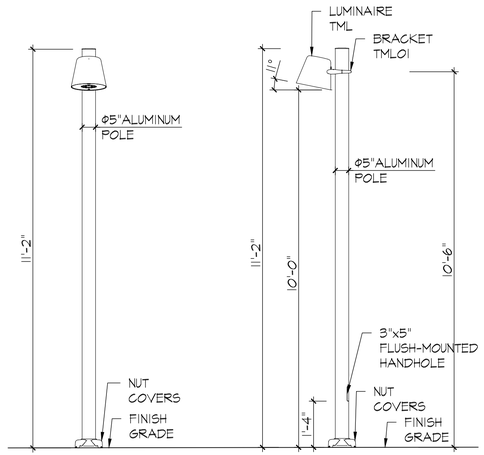
6 SEATING SIGN DETAIL

SCALE: 1"=1'-0"



3 LIGHTPOLE MOUNTING DETAIL

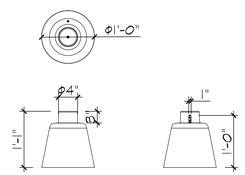
SCALE: 1/2"=1'-0"



POLE LIGHT
MODEL: TUMBLER W/ SINGLE COLUMN
MFR:LANDSCAPE FORMS
Landscape Forms, Inc.
431 Lanndale Ave. Kalamazoo, MI 49048
269.381.3455 fax 800.521.2546 phone
www.landscapeforms.com

4 FX 1 POLE LIGHT DETAIL

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



WALL MOUNTED LIGHT
MODEL: TUMBLER
MFR:LANDSCAPE FORMS
Landscape Forms, Inc.
431 Lanndale Ave. Kalamazoo, MI 49048
269.381.3455 fax 800.521.2546 phone
www.landscapeforms.com

5 FX 2 WALL MOUNTED LIGHT DETAIL

SCALE: 3/4"=1'-0"

PROJECT:

RUSSO'S ON THE BAY
163-01 CROSS BAY BLVD
HOWARD BEACH, NY 11414

CLIENT:

RUSSO'S ON THE BAY
HOWARD BEACH, NY

LANDSCAPE ARCHITECTS:

MPFP LLC
41 EAST 11TH STREET
NEW YORK, NY 10003
TEL.: (212) 477-6366
FAX.: (212) 477-6548

ARCHITECT:

KUTNICKI BERNSTEIN ARCHITECTS
434 BROADWAY, 4TH FLOOR
NEW YORK, NY 10013

ENGINEER:

SURVEYOR:

NOT FOR CONSTRUCTION

Date:	Revision:
10/20/23	ISSUED FOR WPAA
10/4/22	ISSUED FOR WPAA
7/18/22	ISSUED FOR WPAA
5/27/22	ISSUED FOR WPAA

SCALE:

SEAL:

DRAWING TITLE:

SIGNAGE AND LIGHTING DETAILS

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT RAJOO ANTHONY RABBITT 002200-1 STATE OF NEW YORK

DATE: JUNE 8, 2015
PROJECT No.:
DRAWN BY: RJO
CHECK'D BY: RAP
DWG. No.: L-604