163-01 CROSS BAY BLVD. REZONING
QUEENS, NY 11414

ARCHITECTURAL

- Cover
G-000.00 COVER SHEET
G-001.00 TOPOGRAPHICAL SURVEY SHEET 2 OF 2

100 Floor Plans
A-100.00 ZONING LOT SITE PLAN AND ABBREVIATED ZONING ANALYSIS
A-101.00 GROUND FLOOR PLAN
A-102.00 CELLAR, 1st, 2nd, 3rd & 4th FLOOR

300 Exterior Elevations
A-300.00 EXTERIOR BUILDING ELEVATIONS - NORTH & EAST

310 Building Sections
A-310.00 BUILDING SECTIONS

Project

RUSSO'S ON THE BAY
163-01 CROSS BAY BLVD. QUEENS, NY 11414

KUTNICKI BERNSTEIN ARCHITECTS
277 BROADWAY NEW YORK CITY 10007 P.212.431.5552 F.212.431.5663

OWNER:
Client Name
Street
000.000.0000

LANDSCAPE ARCHITECT
MPFP LLC
41 EAST 11th ST.
NEW YORK, NY 10003
212.477.0206

SURVEYOR
ROGERS SURVEYING, PLLC
2430 ARTHUR KILL ROAD
STATEN ISLAND, NY 10309
718.447.7311

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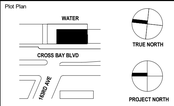
Issuance Schedule

No.	Date	Description
1	12-09-20	FOR DCP REVIEW
2	12-22-20	FOR DCP REVIEW
3	10-06-22	FOR DCP REVIEW
4	09-13-23	FOR DCP REVIEW

Revision Schedule

No.	Date	Description

Plot Plan



For Department of Buildings Use

Drawing Title
COVER SHEET

Sign & Seal

Drawing No.
G-000.00

date 7/13/22
drawn by Author
job no. 2020.011
sheet scale As indicated
checked by Checker
DOB sheet
DOB NUMBER

PROGRESS SET: 11/2/2023 12:59:22 PM

"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."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S IMPRESSION SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS."

"SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY OR LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

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.

SHELLBANK BASIN

1"=15'
49896-NAVD

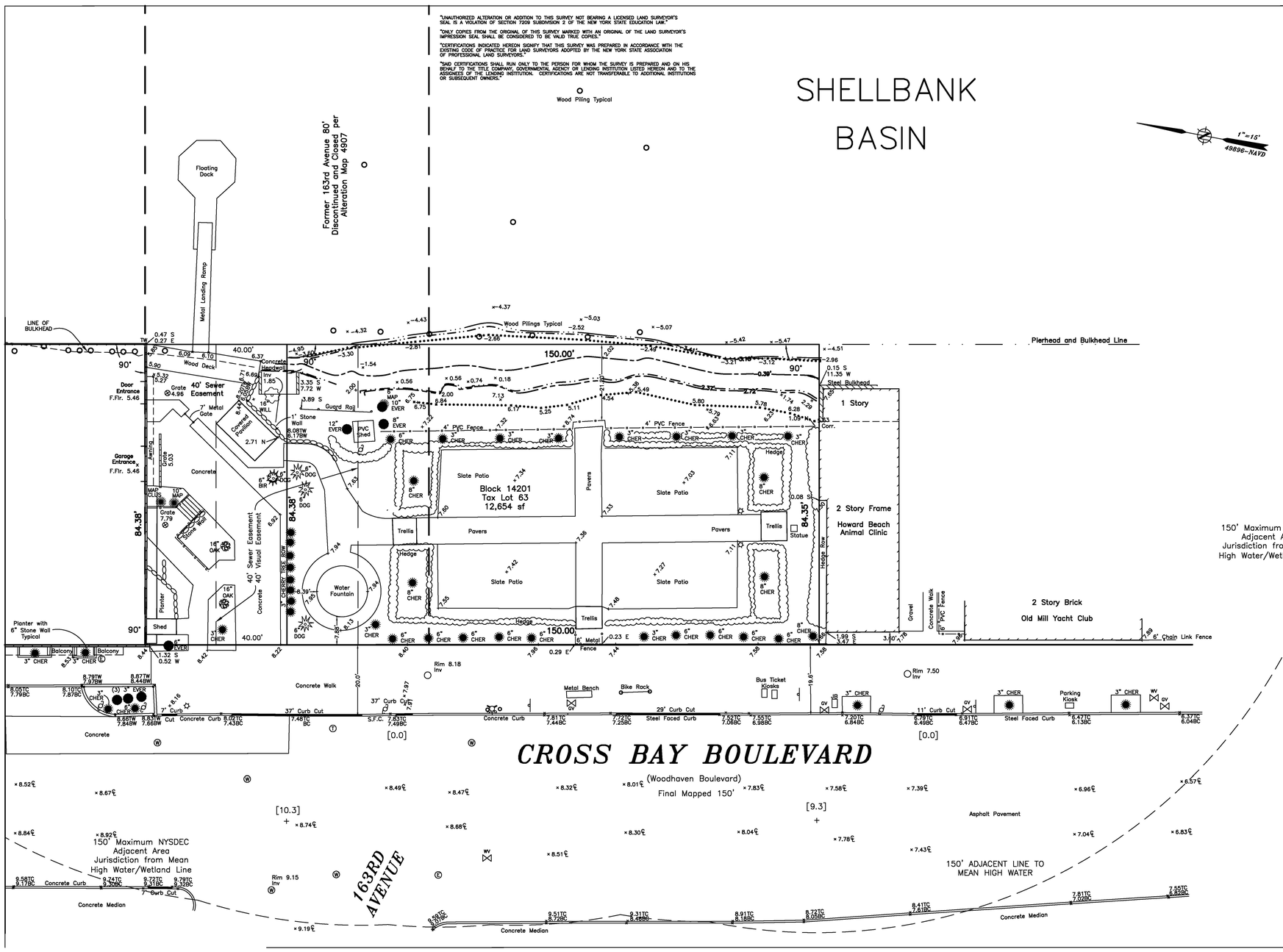
DATUM NOTE:

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.



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

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.

G-001.

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



1 ZONING LOT SITE PLAN
3/32" = 1'-0"

PROPOSED NEW STREET TREE
EXISTING TREE TO REMAIN
EXISTING TREE
PROPOSED ORNAMENTAL TREE
PROPOSED SHADE TREE

SITE TREE LEGEND

- DEVELOPMENT SITE/ ZONING LOT
- DEC JURISDICTION LINE
- PROPERTY LINE
- ZONING DISTRICT
- SHORLINE
- PIERHEAD LINE
- MEAN HIGH WATER
- MEAN LOW WATER
- 40' EASEMENT
- PROPOSED BLDG.
- EXISTING BLDG.
- 10' CLEAR PATH
- UG 5
- RIP RAP
- PLANTING
- GREEN SCREEN/ BUFFER ZONE
- PRECAST PAVERS TYPE 1
- PRECAST PAVERS TYPE 2

ZONING SITE LEGEND

- SURFACE MOUNTED BENCH
- LIGHT POLE
- TRASH RECEPTACLE
- WPAA SIGN
- SEATING SIGNAGE
- CATENARY LIGHT
- BICYCLE RACKS
- WATERFRONT PUBLIC ACCESS
- RESIDENTIAL ENTRANCE
- PARKING ENTRANCE
- PL PLANTED AREAS
- BOLLARD
- HYD HYDRANT
- TRASH RECEPTABLE
- MOVABLE CHAIRS AND TABLES
- ADA SEATING
- BULKHEAD WITH GUARDRAIL

SITE LEGEND

DRAWING CERTIFICATION NOTE

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

0 25' 50' 100'
GRAPHIC SCALE

N

Zoning

SITE DATA		REQUIRED ACTION(S)
BLOCK	14201	1. ZONING MAP AMENDMENT CHANGING BLOCK 14201 LOTS 63 AND 8900 FROM R3-1/C2-2 TO R6B/C2-5 2. ZONING TEXT AMENDMENT TO ZR APPENDIX F TO ESTABLISH BLOCK 14201 LOTS 63 AND 8900 WITHIN AN MIH AREA; AND 3. SPECIAL PERMIT PURSUANT TO SECTION 74-802 OF ZR TO ALLOW A HOTEL USE
TAX LOT(S)	63 & 8900	
LOT AREA	12,654 SF	
STREET ADDRESS	163-01 CROSSBAY BLVD. QUEENS, NY	
ZONING DISTRICT	R6B/C2-5	
ZONING SECTION MAP	18b	
COMMUNITY DISTRICT	10	

ZONING CALCULATIONS

ZR SECTION	REGULATIONS	PERMITTED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE NOTES
32-10	USE GROUPS	1,2,3,4,6,7,8,9,14	N/A	UG 5 *	* REQUIRES SPECIAL PERMIT PURSUANT SECTION 74-802 OF ZR
62-324	FLOOR AREA RATIO	Residential FAR = 2.2 with Inclusionary Housing Community Facility FAR - 2.0	N/A	C2-5 DISTRICT *	* REQUIRES SPECIAL PERMIT PURSUANT SECTION 74-802 OF ZR
33-121	FLOOR AREA		N/A	23,628 SF *	* REQUIRES SPECIAL PERMIT PURSUANT SECTION 74-802 OF ZR

FLOORS	PROPOSED HOTEL USE AREA
CELLAR	7,356
GROUND FLOOR	692
1ST FLOOR	5,764
2ND FLOOR	6,456
3RD FLOOR	6,456
4TH FLOOR	4,260
TOTAL WITHOUT CELLAR	23,628
TOTAL WITH CELLAR	30,984

Project

RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD. QUEENS, NY 11414

BLOCK 14201
LOT 63
LOT 8900

KUTNICKI BERNSTEIN ARCHITECTS
277 BROADWAY NEW YORK CITY 10007 P.212.431.5552 F.212.431.5663

OWNER:
Client Name
Client Name

LANDSCAPE ARCHITECT
44 WEST 71TH ST.
NEW YORK, NY 10023
212-477-2006

SURVEYOR
JOSEPH SCARCELLA, P.L.L.C
2629 NOSTRAND AVE.
BROOKLYN, NY 10000
718.407.7331

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Revision Schedule

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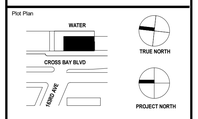
Plot Plan



For Department of Buildings Use

Drawing Title

ZONING LOT SITE PLAN AND ABBREVIATED ZONING ANALYSIS

Sign & Seal

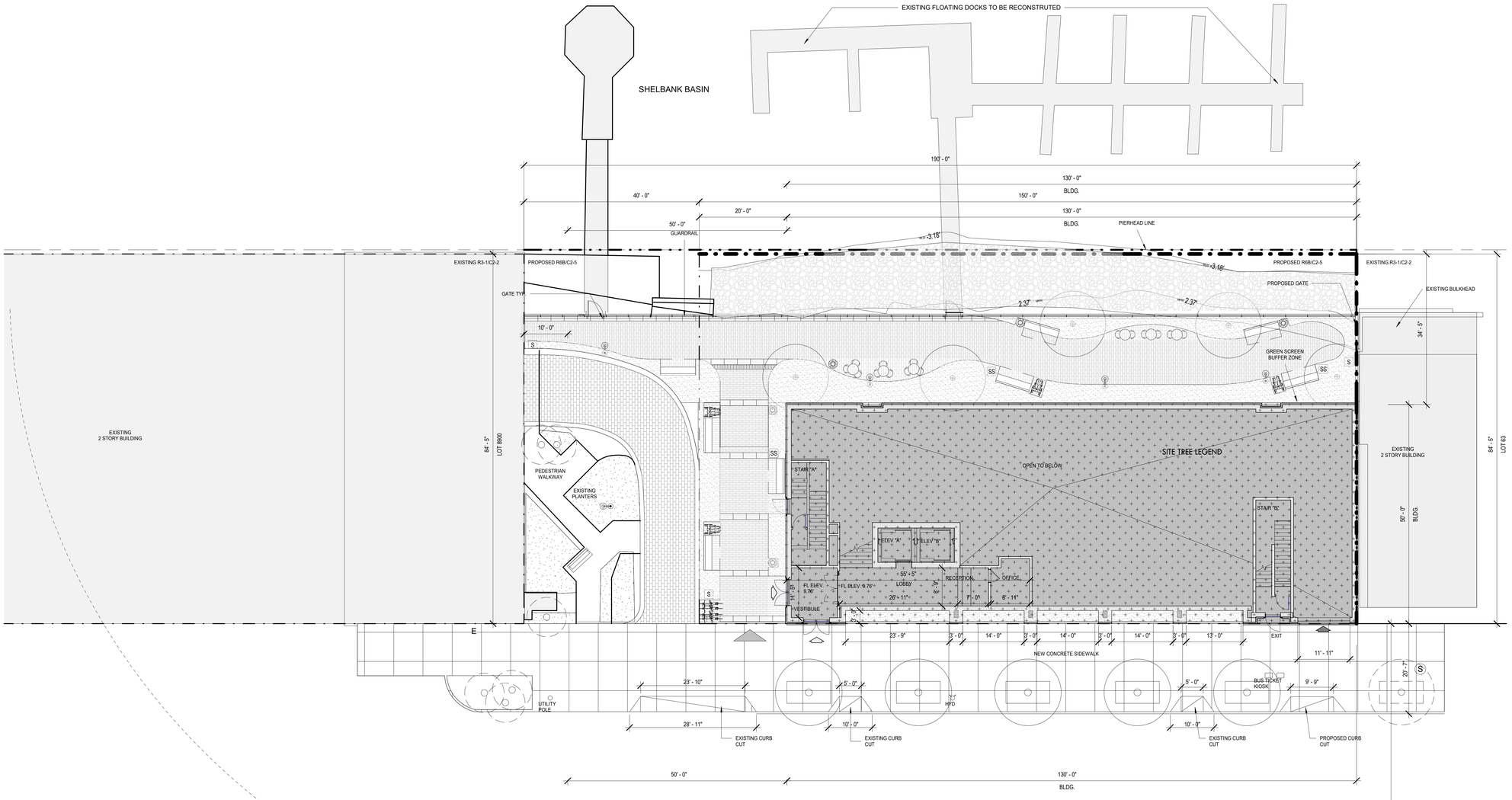
Drawing No.
A-100.00

date	drawn by	job no.
7/13/22	Author	2020.011

sheet scale	checked by	DOB sheet
As indicated	Checker	

DOB NUMBER

PROGRESS SET: 11/2/2023 12:59:27 PM



PROPOSED NEW STREET TREE

EXISTING TREE TO REMAIN

EXISTING TREE

PROPOSED ORNAMENTAL TREE

PROPOSED SHADE TREE

ZONING SITE LEGEND

- DEVELOPMENT SITE/ ZONING LOT
- DEC JURISDICTION LINE
- PROPERTY LINE
- ZONING DISTRICT
- SHORLINE
- PIERHEAD LINE
- MEAN HIGH WATER
- MEAN LOW WATER
- 40' EASEMENT
- PROPOSED BLDG.
- EXISTING BLDG.
- 10' CLEAR PATH
- UG 5
- RIP RAP
- PLANTING
- GREEN SCREEN/ BUFFER ZONE
- PRECAST PAVERS TYPE 1
- PRECAST PAVERS TYPE 2

- SURFACE MOUNTED BENCH
- LIGHT POLE
- TRASH RECEPTACLE
- WPAA SIGN
- SEATING SIGNAGE
- CATENARY LIGHT
- BICYCLE RACKS
- WATERFRONT PUBLIC ACCESS
- RESIDENTIAL ENTRANCE
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- PL PLANTED AREAS
- BOLLARD
- HYD HYDRANT
- TRASH RECEPTABLE
- MOVABLE CHAIRS AND TABLES
- ADA SEATING
- BULKHEAD WITH GUARDRAIL

SITE LEGEND

DRAWING CERTIFICATION NOTE

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

0 25' 50' 100'

GRAPHIC SCALE

N

1 GROUND FLOOR PLAN_DCP
3/32" = 1'-0"

Project

RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD. QUEENS, NY 11414

KUTNICKI BERNSTEIN ARCHITECTS
277 BROADWAY NEW YORK CITY 10007 P.212.431.5552 F.212.431.5663

SURVEYOR
JACKSON SURVEYING, P.L.L.C.
2626 ARTHUR KILL RD.
STATEN ISLAND, NY 10309
718.407.7331

LANDSCAPE ARCHITECT
MESSINGER
48 W 21ST (11TH ST.
NEW YORK, NY 10003
212.477.2006

OWNER:
Client Name
Client Address
000.000.0000

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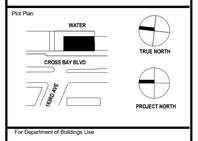
Revision Schedule

No.	Date	Description

Plot Plan



For Department of Buildings Use

Drawing Title: GROUND FLOOR PLAN

Sign & Seal

Drawing No.: A-101.00

date	drawn by	job no.
7/13/22	Author	2020.011

sheet scale	checked by	DOB sheet
As indicated	Checker	

DOB NUMBER

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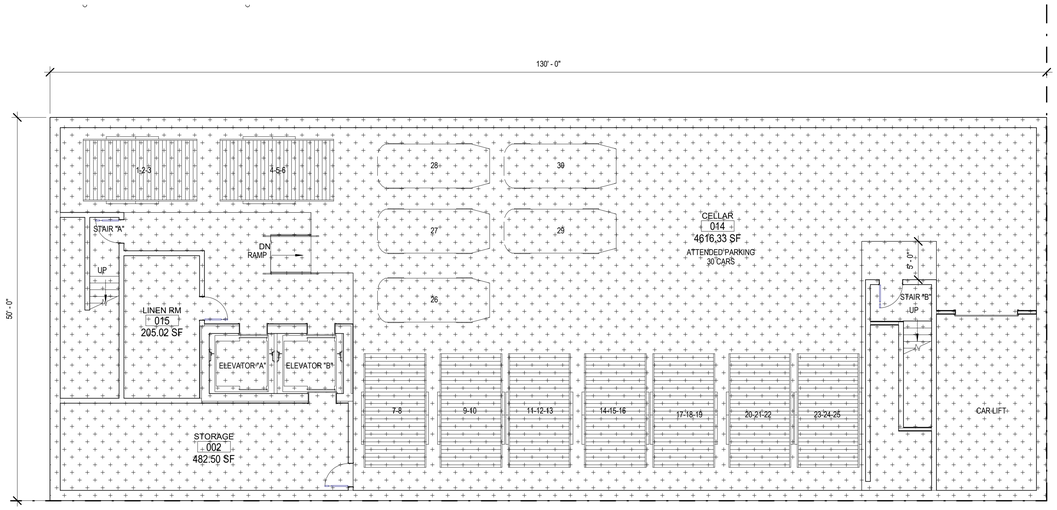
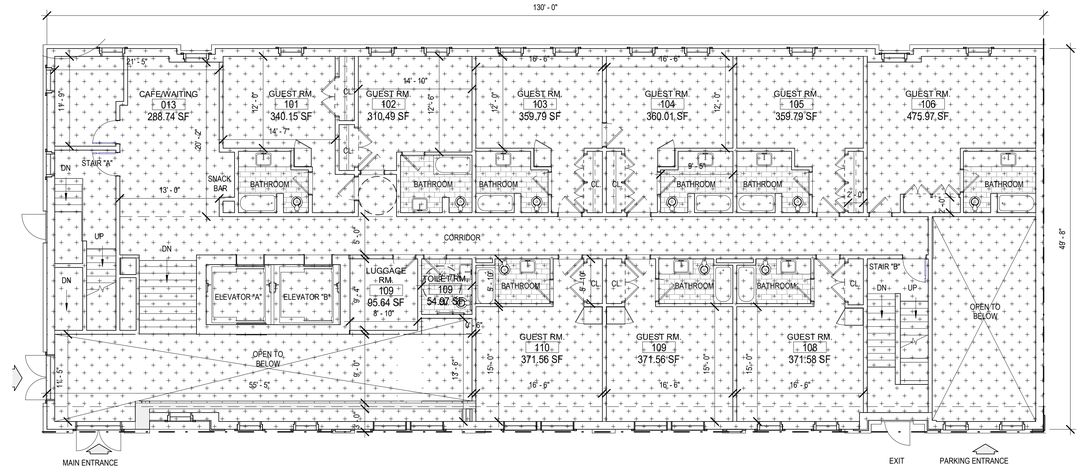
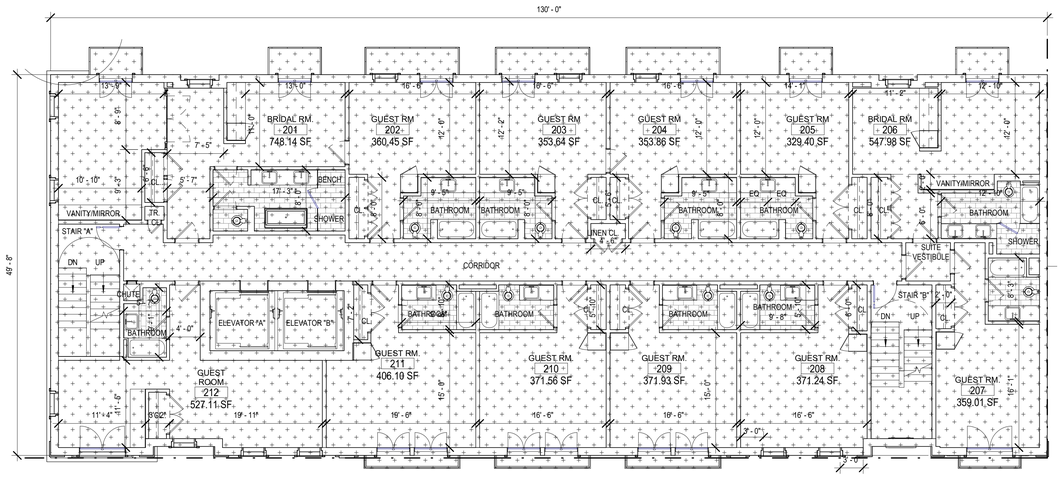


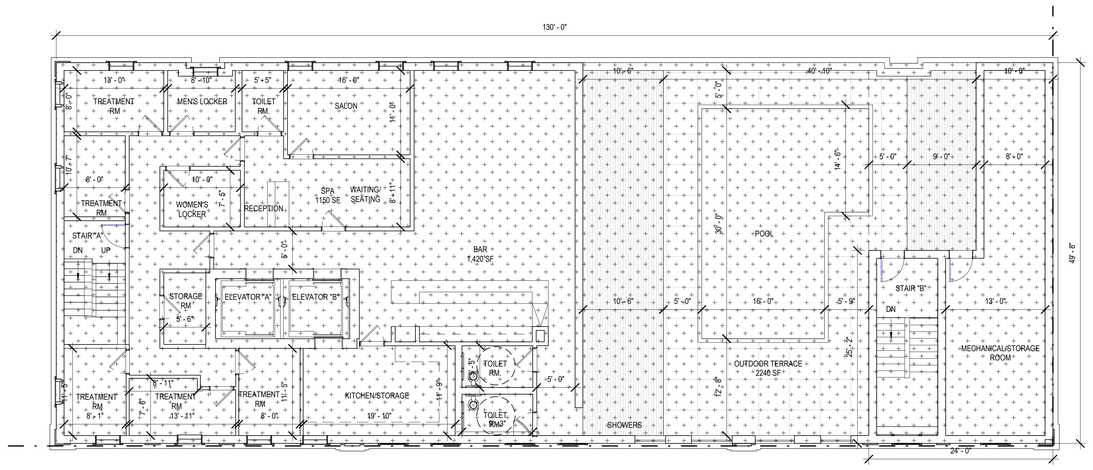
1 CELLAR PLAN
1/8" = 1'-0"



2 1ST FL PLAN
1/8" = 1'-0"



3 2ND & 3RD FLOOR PLAN
1/8" = 1'-0"



4 4TH FLOOR PLAN
1/8" = 1'-0"

Project

RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD. QUEENS, NY 11414

KUTNICKI BERNSTEIN ARCHITECTS
277 BROADWAY NEW YORK CITY 10007 P.212.431.5552 F.212.431.5663

LANDSCAPE ARCHITECT
SURVEYOR
OWNER:
Client Name
Address
000.000.0000

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Revision Schedule

No.	Date	Description

Plot Plan

WATER
CROSS BAY BLVD
TERRY AVE
TRUE NORTH
PROJECT NORTH

For Department of Buildings Use

Drawing Title
CELLAR, 1st, 2nd, 3rd & 4th FLOOR

Sign & Seal

Drawing No.
A-102.00

date	drawn by	job no.
7/13/22	Author	2020.011
sheet scale	checked by	DOB sheet
As indicated	Checker	

DOB NUMBER

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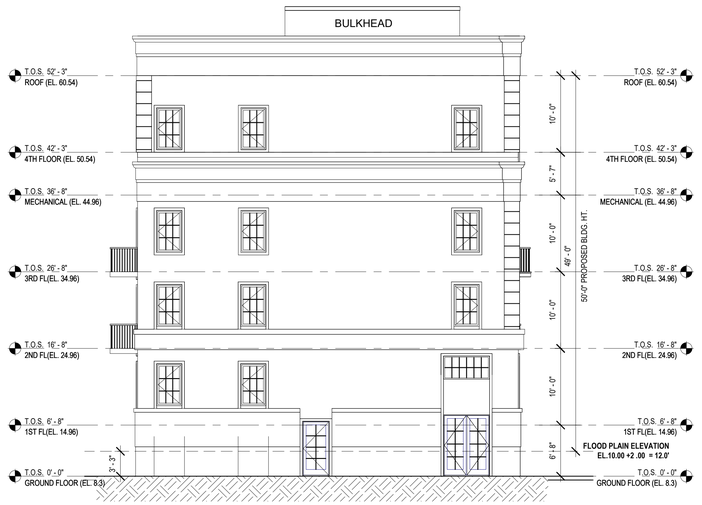
As per 37-361 (a) & 37-362 (b) The Façade on Cross Bay Blvd. will be set back 3' from the property line, the blank wall below the first story above the flood elevation shall be provided with Raised Planting beds as the mitigation element for the blank wall Type 1.

1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



KEY PLAN ELEVATIONS

Project

RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD. QUEENS, NY 11414

KUTNICKI BERNSTEIN ARCHITECTS
277 BROADWAY NEW YORK CITY 10007 P.212.431.5552 F.212.431.5663

OWNER:
Client Name
Client

LANDSCAPE ARCHITECT
ARCHITECTURE DISTRICT, P.L.L.C
48 W.37 11TH ST.
NEW YORK, NY 10003
212.477.2006

SURVEYOR
JACOB ARTUSO, P.E., P.L.S.
2520 HARWAY AVE.
BELLMORE, NY 10000
718.407.7331

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Revision Schedule

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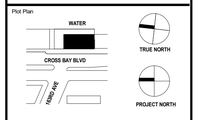
Plot Plan



For Department of Buildings Use

Drawing Title
EXTERIOR BUILDING ELEVATIONS - NORTH & EAST

Sign & Seal

Drawing No.
A-300.00

date	drawn by	job no.
7/13/22	Author	2020.011
sheet scale	checked by	DOB sheet
As indicated	Checker	

DOB NUMBER

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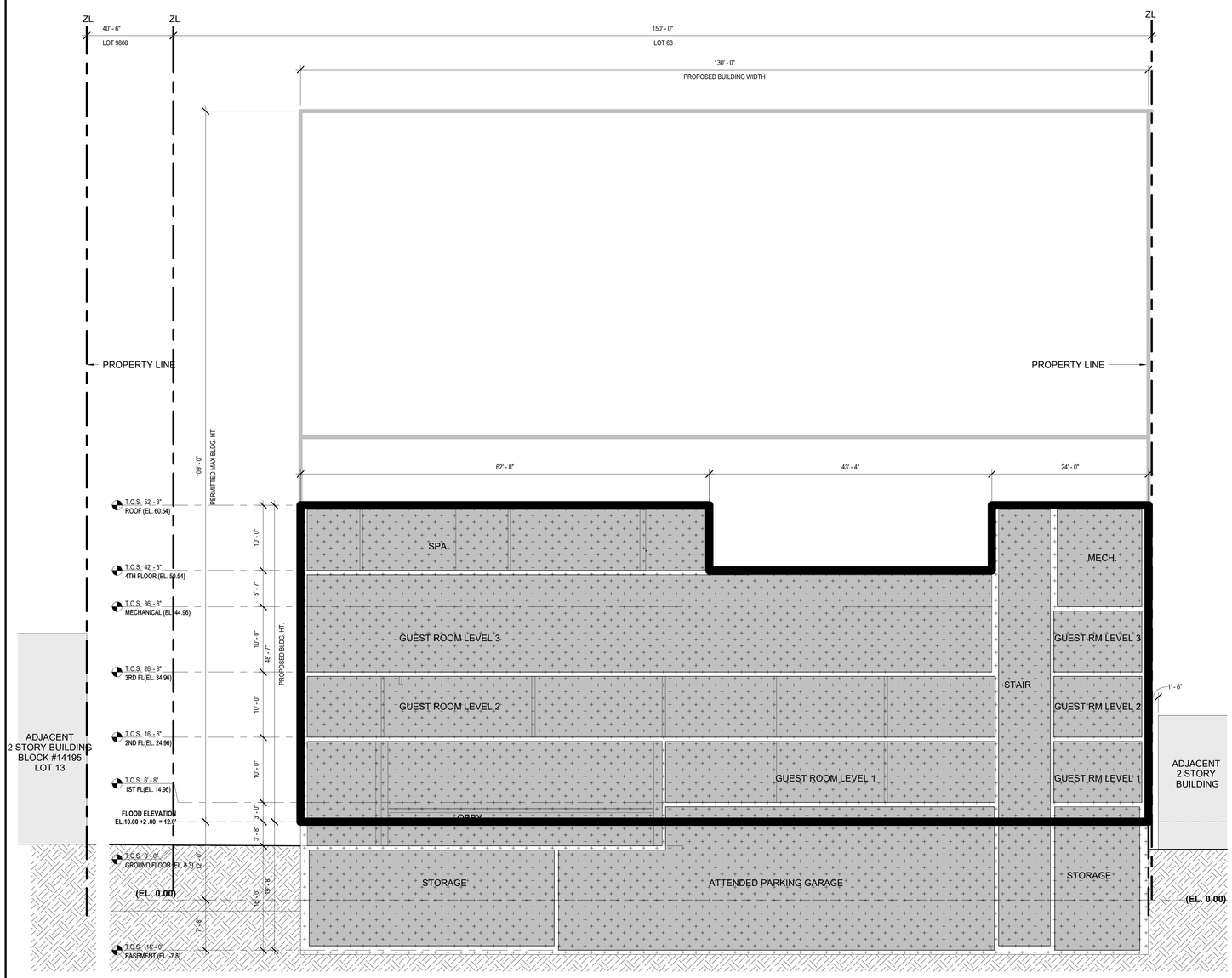
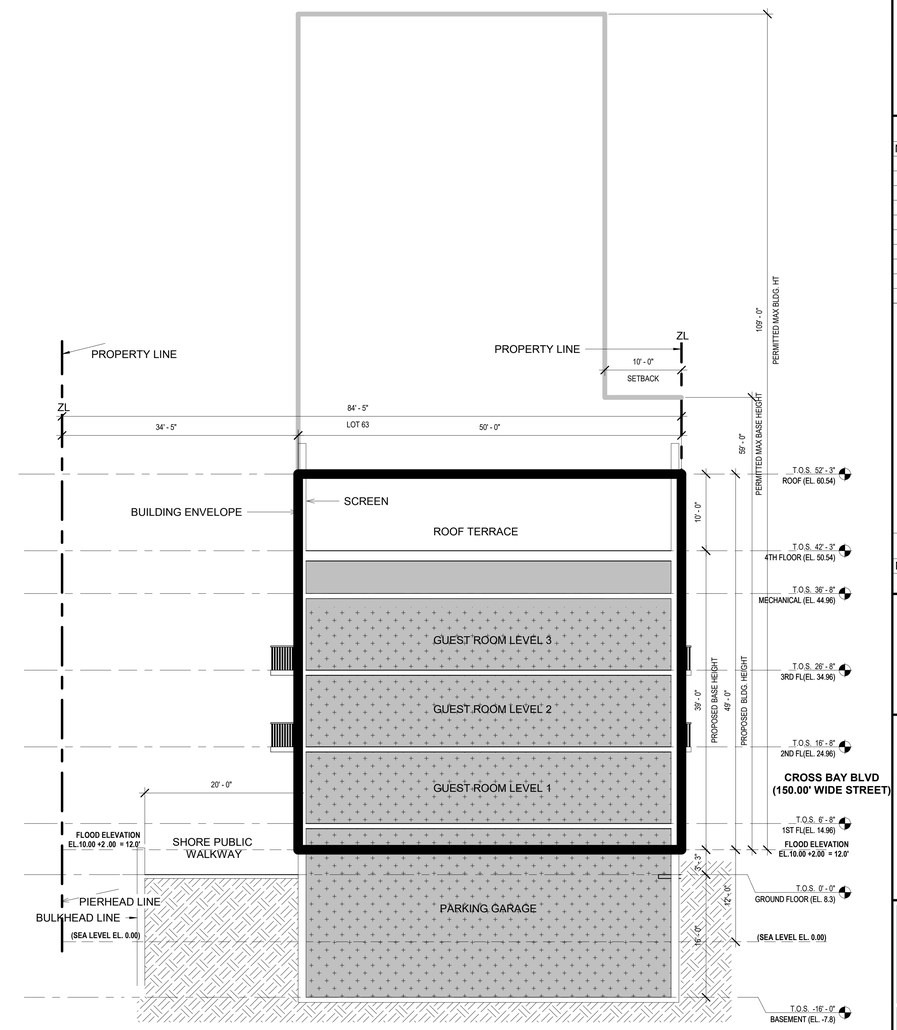


1 ZONING ENVELOPE DIAGRAM A
1/8" = 1'-0"

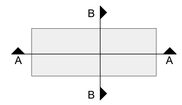


2 ZONING ENVELOPE DIAGRAM B
1/8" = 1'-0"

DEVELOPMENT SITE/ ZONING LOT
DEC JURISDICTION LINE
PROPERTY LINE
ZONING DISTRICT
SHORLINE
PIERHEAD LINE
MEAN HIGH WATER
MEAN LOW WATER
40' EASEMENT
PROPOSED BLDG.
EXISTING BLDG.
10' CLEAR PATH
UG 5
RIP RAP
PLANTING
GREEN SCREEN/ BUFFER ZONE
PRECAST PAVERS TYPE 1
PRECAST PAVERS TYPE 2
ZONING SITE LEGEND

APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

DRAWING CERTIFICATION NOTE



KEY PLAN SECTIONS

Project

RUSSO'S ON THE BAY

163-01 CROSS BAY BLVD. QUEENS, NY 11414

KUTNICKI BERNSTEIN ARCHITECTS
277 BROADWAY NEW YORK CITY 10007 P.212.431.5552 F.212.431.5663

OWNER:
Client Name
Client

LANDSCAPE ARCHITECT
AKF GROUP LLC
41 E 11TH ST 11TH FL
NEW YORK, NY 10003
212.477.2506

SURVEYOR
JACKSON SURVEYING, P.L.L.C
2529 ARTHUR KILL RD.
STATEN ISLAND, NY 10309
718.407.7331

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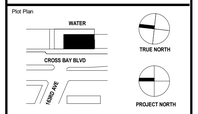
Plot Plan



For Department of Buildings Use

Drawing Title
BUILDING SECTIONS

Sign & Seal

Drawing No.
A-310.00

date	drawn by	job no.
7/13/22	Author	2020.011
sheet scale	checked by	DOB sheet
As indicated	Checker	

DOB NUMBER

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