LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
- SPECIALTY PIGMENTED CONCRETE PAVING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILI□ED RIP RAP EDGE
- LANDSCAPE BOULDER
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH RUBBER SAFETY SURFACE (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS □TABLES
- UC BENCH - WITH BACK

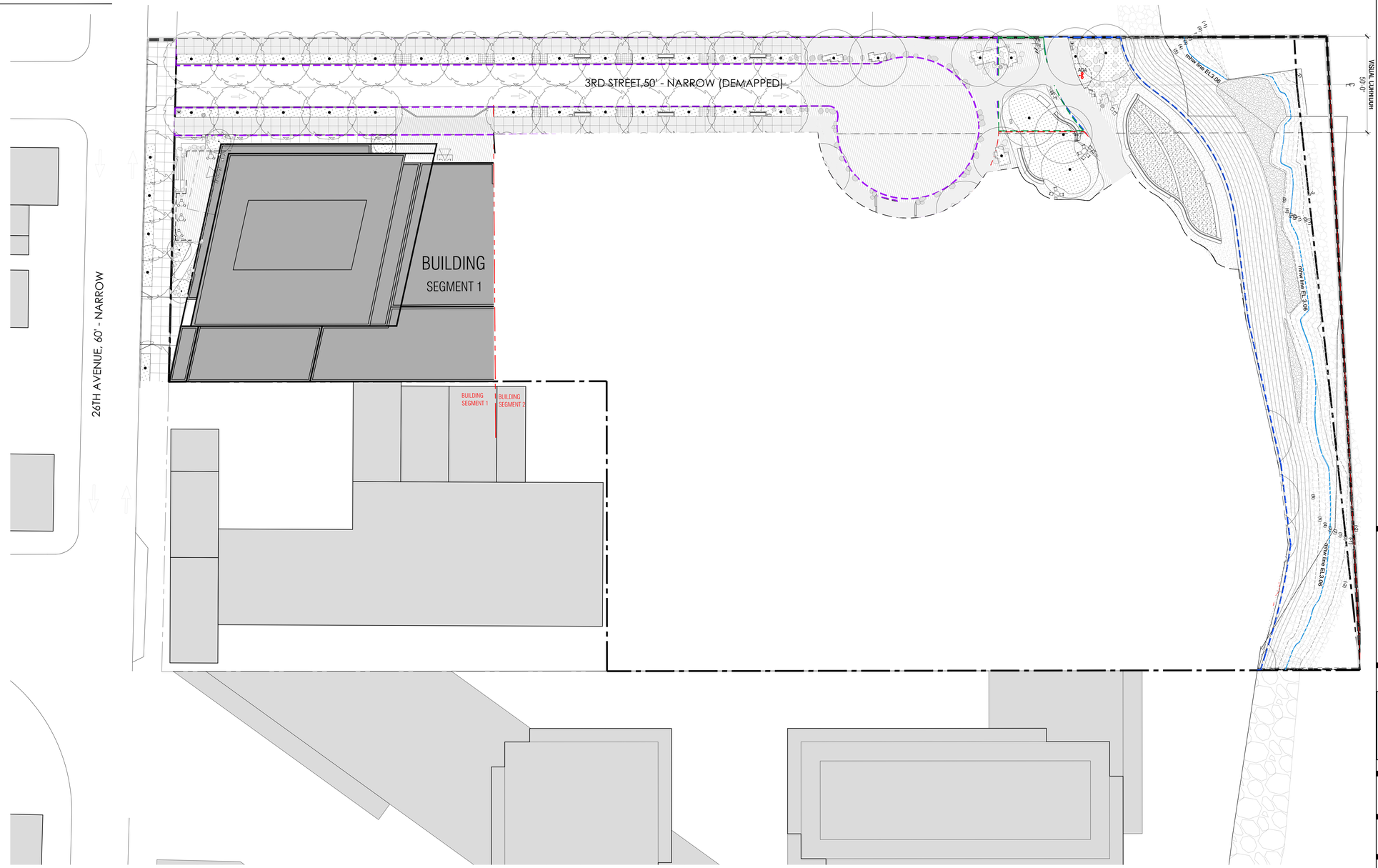
FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW □UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

PUBLIC ACCESS AREA PHASING

	PHASE I	PHASE II	PHASE III	TOTAL
DEVELOPED LOT AREA	68,895 SF	41,099 SF	54,398 SF	164,392 SF
REQUIRED WPAA (20%)	13,779 SF	8,220 SF	10,880 SF	32,878 SF
PROVIDED WPAA	20,550 SF	8,504 SF	12,550 SF	41,604 SF



1 PHASE 1 PLAN
1" = 20'-0"

STUDIO V
ARCHITECTURE

3-15 26TH AVENUE
NY 11102

NO. 13015

OWNER/CLIENT

ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT

STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288 F +1 212 689 1325

CONSULTANTS

OWNER'S REPRESENTATIVE
TRELIN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T+1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP Submission
02	03/07/22	Final ULURP Submission
03	03/18/22	ULURP Revision
04	03/23/22	ULURP Revision

DATE DRAWN BY CHECKED BY
AG

REGISTERED ARCHITECT
DONALD VALLONE
026913
STATE OF NEW YORK

SHEET TITLE

PHASING PLAN 3

SCALE

1" = 20'-0"

SHEET NO.

L-001.00
01 of 01

© Plan, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC and were created, revised and developed for use on, and construction with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC of any variation from dimensions and conditions depicted in these drawings. © 2019 STUDIO V Architecture PLLC. All rights reserved.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
- SPECIALTY PIGMENTED CONCRETE PAVING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILI□ED RIP RAP EDGE
- LANDSCAPE BOULDER
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH RUBBER SAFETY SURFACE (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS □TABLES
- UC BENCH - WITH BACK

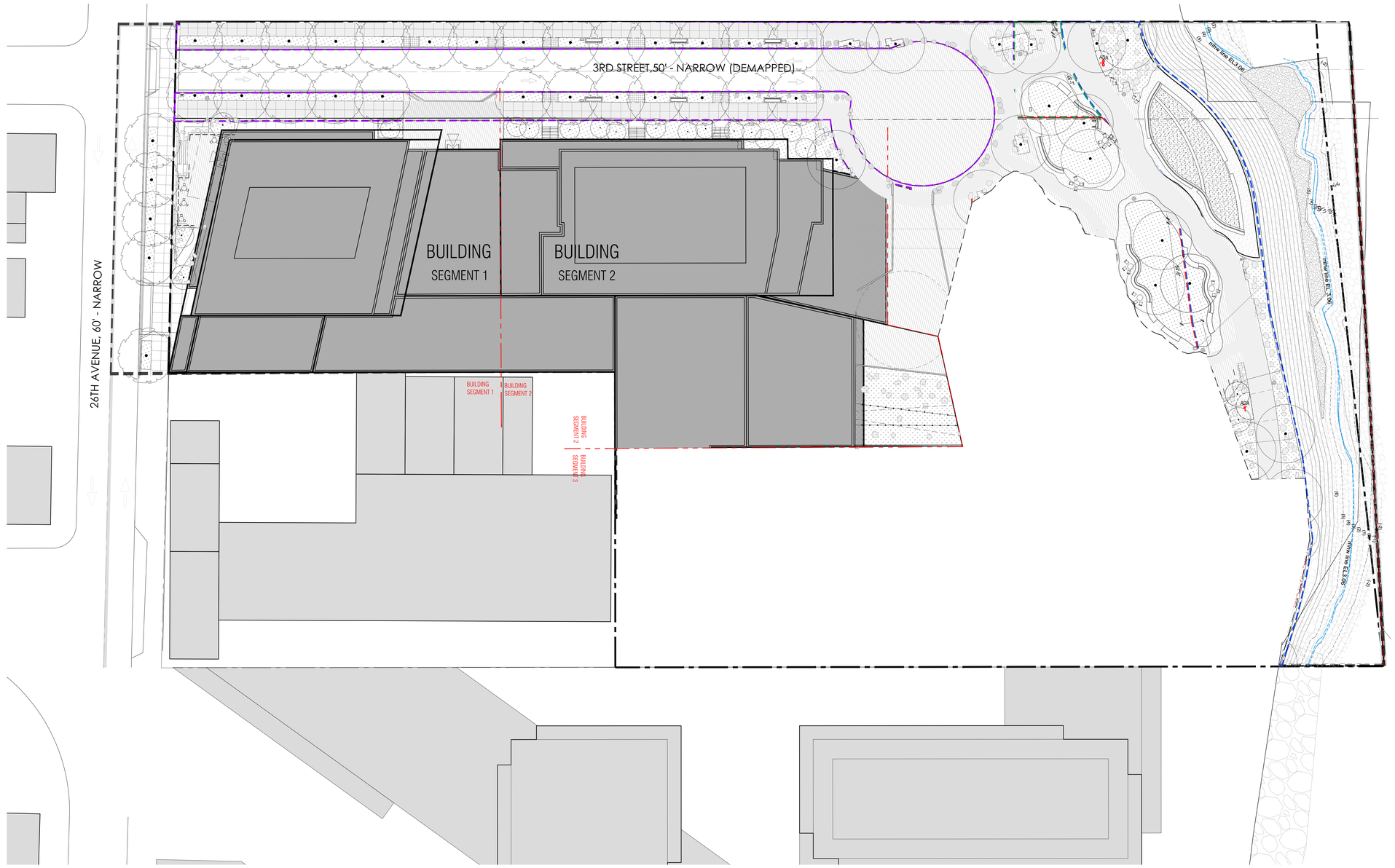
FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW □UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

PUBLIC ACCESS AREA PHASING

	PHASE I	PHASE II	PHASE III	TOTAL
DEVELOPED LOT AREA	68,895 SF	41,099 SF	54,398 SF	164,392 SF
REQUIRED WPAA (20%)	13,779 SF	8,220 SF	10,880 SF	32,878 SF
PROVIDED WPAA	20,550 SF	8,504 SF	12,550 SF	41,604 SF



1 PHASE 2 PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102

NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288 F +1 212 689 1325

CONSULTANTS
OWNER'S REPRESENTATIVE
TRELIN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T+1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/05/21	ULURP Submission
02	03/07/22	Final ULURP Submission
03	03/18/22	ULURP Revision
04	06/23/22	ULURP Revision

DATE | DRAWN BY | CHECKED BY
AG

REGISTERED ARCHITECT DAVID VALDOS 031075 STATE OF NEW YORK

SHEET TITLE
PHASE 2 PLAN

SCALE
1" = 20'-0"

SHEET NO.
L-002.00
01 of 10

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2021 STUDIO V Architecture, PLLC. All rights reserved.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
- SPECIALTY PIGMENTED CONCRETE PAVING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILI□ED RIP RAP EDGE
- LANDSCAPE BOULDER
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH RUBBER SAFETY SURFACE (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS □TABLES
- UC BENCH - WITH BACK

FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW □UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

PUBLIC ACCESS AREA PHASING

	PHASE I	PHASE II	PHASE III	TOTAL
DEVELOPED LOT AREA	68,895 SF	41,099 SF	54,398 SF	164,392 SF
REQUIRED WPAA (20%)	13,779 SF	8,220 SF	10,880 SF	32,878 SF
PROVIDED WPAA	20,550 SF	8,504 SF	12,550 SF	41,604 SF



1 PHASE 3 PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102

BL 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288 F +1 212 689 1325

CONSULTANTS
OWNER'S REPRESENTATIVE
TRELIN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T+1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/08/21	ULURP Submission
02	03/07/22	Final ULURP Submission
03	03/18/22	ULURP Revision
03	03/23/22	ULURP Revision

DATE	DRAWN BY	CHECKED BY
	AG	

REGISTERED ARCHITECT DAVID VALDEZ 029375 STATE OF NEW YORK

SHEET TITLE
PHASING PLAN 3

SCALE
1" = 20'-0"

SHEET NO.
L-003.00
01 of 05

These ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and intended solely for the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any variation from dimensions and conditions depicted in these drawings. © COPYRIGHT STUDIO V Architecture PLLC. All rights reserved.

GENERAL NOTES

1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION.
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION.
3. FLOOR ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATIONAL APPROVAL.
5. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
6. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
7. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
8. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
- SPECIALTY PIGMENTED CONCRETE PAVING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILIZED RIP RAP EDGE
- LANDSCAPE BOULDER
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS / TABLES
- UC BENCH - WITH BACK

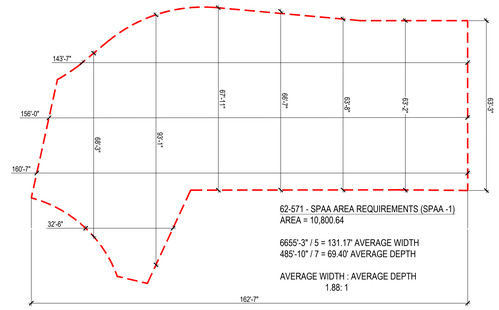
FURNISHINGS

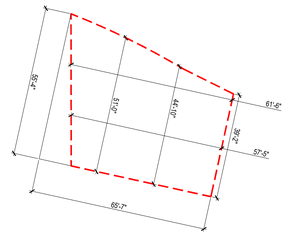
- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION

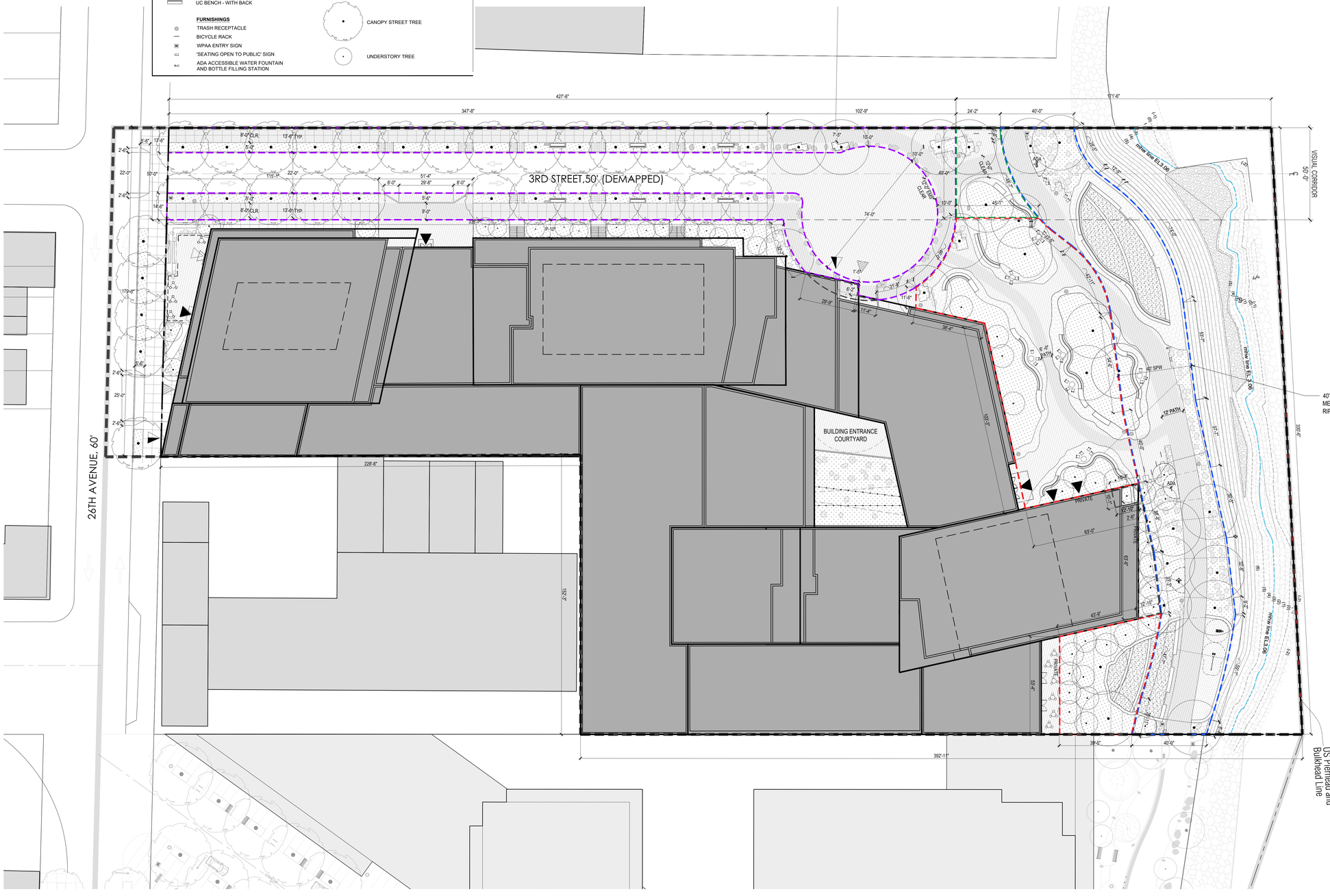
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW + UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

3-15 26th Avenue

WPAA REQUIREMENT 164,392 SF x .20 = 32,878.40 SF	ZR 62-57 (c)
PROPOSED	QUANTITY - AREA (SF)
SHORE PUBLIC WALKWAY	14,197.50
UPLAND CONNECTION (TR)	1,528.14
UPLAND CONNECTION (TYPE 2)	12,281.30
TOTAL SPW + UC	28,006.94
SPAA REQUIREMENT 32,848.40 - 28,006.94 = 4,841.46 SF	
SUPPLEMENTAL ACCESS AREA - 1	10,800.64
SUPPLEMENTAL ACCESS AREA - 2	2,796.25
TOTAL SPAA	13,596.89
TOTAL PROPOSED WPAA	41,603.83
TOTAL SPW + SPAA	27,794.39
PROPOSED PAA	854.35







1 SITE PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	3/18/22	ULURP SUBMISSION - REVISION
04	3/24/22	ULURP SUBMISSION - REVISION

DATE	DRAWN BY	CHECKED BY
	BR	KS

KENNETH W. SMITH 001356 LANDSCAPE ARCHITECT STATE OF NEW YORK

SHEET TITLE
WATERFRONT ACCESS AREA PLAN / ZONING LOT PLAN

SCALE
1" = 20'-0"

SHEET NO.
L-100.00

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture PLLC. All rights reserved.

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
Visual Corridor					
ZR 62-511 (a)	Visual Corridor Methodology	The street lines of a mapped street, extending seaward of the first upland street and terminate at a waterfront block shall be prolonged as a VC through all intervening zoning lots to the water.	3rd Street is a proposed visual corridor.	COMPLIES	L-100
ZR 62-511 (b)		A visual corridor designated in a Waterfront Access Plan that traverses the zoning lot shall be maintained thought the zoning lot in accordance with the plan.	3rd St. visual corridor extends through the zoning lot.	COMPLIES	L-100
ZR 62-511 (c)	Visual Corridor not required	A Visual Corridor shall not be required if any of the following conditions exist within 400'	N/A	N/A	
		(1) there is an existing mapped street extending to the water that intersects the shoreline at an angle of 45 degrees or more			
		(2) there is a required visual corridor pursuant to paragraph (a) of this section;			
		(3) there is an existing visual corridor either previously recorded or mandated in a WAP;			
		(4) the property owner is designating another visual corridor though the zoning lot which is equal to or greater in width than the VC that would be eliminated.			
	Visual Corridor Spacing	Following the methodology of Section 62-511, visual corridors should not be spaced more than 600 feet apart. However, no visual corridor shall be required where such increased spacing place it within 200 feet of another visual corridor. See diagram in Section 62-511.	Proposed 3rd St. visual corridor is 280' LF from a visual corridor at 4th St (to the east).	COMPLIES	
Dimensions of a Visual Corridor					
ZR 62-512	Width	The width of a visual corridor shall be determined by the width of the street of which it is the prolongation. Minimum 50' wide. The lowest level shall be determined by establishing a plane connecting the 2 points along the street line from which the VC emanates at the curb with the 2 points where the street lines intersect the shoreline. Such a plan shall then continue horizontally seaward from the line of intersection. The lowest level shall be determined by establishing a plane connecting the 2 points along the street line from where the VC emanates at the curb with the 2 points where the street lines intersect the flood zone elevation required for the FFE of the building. ***Pursuant to an Authorization Pursuant to ZR 62-822(a)**	3rd St ROW and the VC are 50'-0" wd. The lowest level, elevation of 17.00, is required to meet the FFE of the building, which has been raised to meet flood level requirements. The VC continues horizontally from this point.	COMPLIES DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(a))**	L-100, L-200
	Obstructions	No obstructions are permitted within the Visual Corridor, except as set forth in ZR 62-513 and 62-60.	ZR 62-513 and 62-60	COMPLIES	
Permitted Obstructions in a Visual Corridor					
ZR 62-513	Permitted Obstructions	No buildings or structures shall be erected within the width of the visual corridor. Permitted obstructions include: a) permitted obstructions listed in 62-611, provided no shade trees shall be planted within 15 ft. of the center line of the visual corridor a) permitted obstructions listed in 62-611, provided no shade trees shall be planted within 13'-6" of the center line of the visual corridor. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)** (b) permitted obstructions listed in 23-44, as modified for waterfront yards (c) boats, ships, other vessels, and floating structures permitted in 62-25(a) (d) any moving or parked vehicles (e) street furniture (f) swimming pools	No buildings or structured are proposed within the VC. (a) Trees on the east side of 3rd street are 13'-6" from the VC's centerline. Trees on the west side of 3rd St. are 14'-6" from the VC's centerline. (b) N/A (c) none proposed (d) moving and parking vehicles proposed/expected (e) street furniture is proposed (f) none proposed	DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(b))**	L-230
Shore Public Walkway					
Requirements for a Shore Public Walkway					
ZR 62-53 (a)	Shore Public Walkway Contiguous edge Width Reduced width	All waterfront zoning lots meeting the criteria in Section 62-52, shall provide a shore public walkway, which shall comply with the following: (1) SPW shall have a seaward edge contiguous with the seaward edge of the waterfront yard. (2) SPW shall have a minimum width of 40'. (3) The minimum width of the SPW may be reduced at the following locations provided no SPW is reduced to less than 10': (i) On shallow portions of the zoning lot, less than 150', SPW may be reduced by 1' for every 2' that the lot dimension is less than 150' (ii) On narrow portion of platforms that are less than 150' in depth between the water edges, the minimum wd. along each opposite edge my be reduced by 1' for every 2' that the platform is less than 150'	Proposed SPW is 40'-0" and is a contiguous seaward edge.	COMPLIES	L-100
ZR 62-53 (b)	Wetlands	In the case of a natural shoreline within NYS wetlands, the SPW shall be permitted to be relocated using either the following methods:	N/A		
		(1) further landward within the designated wetlands or its adjacent regulated area, in accordance with an approval from NY- DEC, in which case its width and design shall be determined by such agency;			
		(2) immediately adjacent and contiguous to the landward boundary of the wetland area, in which case its width shall be measured from the seaward edge, as relocated.			
ZR 62-53 (c)	Accessibility	SPW shall be accessible from a public sidewalk within a street, public park, or other accessible open public space, according to Section 62-56. SPW shall connect with SPWs on adjoining zoning lots.	SPW is connected to a public street (26th Ave) by UC-Type 2 along 3rd Street. SPW connects on it's eastern edge to an approved SPW (not yet constructed).	COMPLIES	L-100
ZR 62-53 (d)	Width requirements by district	Where a zoning lot is divided by a boundary between districts, each portion of the SPW shall be governed by the width requirement for the district in which it is located.	N/A		
Public Access on Piers					
Requirements for Public Access on Piers					
ZR 62-54 (a)(1)(2)(3)(b)	Requirements		N/A		
Public Access on Floating Structures					
Requirements for Public Access on Floating Structures					
ZR 62-55(a)(b)	Requirements		N/A		
Upland Connections					
Requirements for Upland Connections					
ZR 62-56	Provision	The WPAA shall be accessible from an open street, public park, or other public place at intervals along the SPW not to exceed 600 ft.	The proposed SPW is 324.5 LF. On it's eastern edge, it connects to an approved (not yet built) SPW on neighboring property. It is connected to a public sidewalk along 26th Ave by a proposed UC Type 2 along 3rd St.	COMPLIES	L-100
ZR 62-561 (a)	Single Pedestrian Walkway (Type 1)	(1) minimum width shall be 30', increased by 20' within 15' of a street, public park, or other public place ('entry area'). May be reduced on zoning lot with less than 150ft.	N/A	N/A	
	Visual corridor	(2) unless coinciding with a visual corridor, a 20' wd. open area shall extend along the entire length of the upland connection but need not be publicly accessible.			
	Transition area exception	(3) where UC 1 traverses portions of a zoning lot located in districts in which different wd. Requirements apply, the wd. of the UC shall be computed as the weighted avg. based on the length of the UC in each district.			
ZR 62-561 (b)	Double Pedestrian Walkway (Type 2)	(1) Min width of UC provided in form of two pedestrian walkways (one on each side of roadbed of a private drive), shall be 13' for each walkway. Where a private driveway terminated in a vehicular turnaround, the min. wd. of the UC abutting such turnaround shall be 10'. Min width of UC provided in form of two pedestrian walkways (one on each side of roadbed of a private drive), shall be 9' - 13' for each walkway. Where a private driveway terminated in a vehicular turnaround, the min. wd. of the UC abutting such turnaround shall be 1'-5" to 10'.	Proposed 3rd Street, UC (Type 2) has two pedestrian walkways, the north side of 3rd St. is 13'-6" wd. The south side is 14'-6", but narrows to 9'-0" at a vehicular layby / drop off area in front of the building entrance. At the vehicular turn around, the walkway is 1'-5" to 10' wd.	DOES NOT COMPLY **(*Requires Authorization pursuant to to ZR 62-822(a))**	L-100
		(2) Transition area shall be provided equal to combined width of Type 2 UC and roadbed to extend 40' from termination of roadbed in direction of the SPW. (2) Transition area shall be provided equal to combined width of Type 2 UC and roadbed to extend from the termination of the turnaround to the SPW. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	Proposed transition area is 49' wd, the combined with of the roadbed and extends from termination of the UC-2, 24'-2" to the SPW.	DOES NOT COMPLY **(*Requires Authorization pursuant to to ZR 62-822(a))**	L-100
		(3) Transition area not required for roadbeds that turn and are located within 15' of SPW	N/A	N/A	
Supplemental Public Access Area					
Requirements for Supplemental Public Access Areas					
ZR 62-57 (a)	Supplemental Public Access Area (SPAA)	If the aggregate areas of the required SPW, upland connections, public access area on piers, and public access areas on floating structures on the zoning lot is less by 750 sq. ft or more than the required WPAA, then supplemental public access area shall be provided to meet the required area. Req. WPAA = 32,878.40 SF Proposed WPAA (SPW 14,197.50) + (UC-TR 1,528.14) + (UC2 12,281.30) = 28,006.94 SF **Req. SPAA** = (32,878.40 - 28,006.94) **4,841.46 SF**	SPAA 1 = 10,800.64 SPAA 2 = 2,796.25 **Total Provided SPAA = 13,596.89 SF**	COMPLIES	L-100
ZR 62-57 (b)	Wetlands	Where SPAA is required within NYS wetlands or adjacent regulated areas, the requirements and design standards for such SPAAs may be reduced or modified by NYS DEC. SPAA not required where the total area of designated wetlands or adjacent State regulated areas on the Zoning Lot is equal to or greater than the total required SPAA and DEC determines that public access to such areas is not permitted.	N/A		
ZR 62-57 (c)	Waterfront public access area requirements	Total Waterfront Public Access Area Requirement = 20% of Lot Area **Total Req. WPAA** 164,392.00 SF x .20 = **32,878.40 SF**	**Provided WPAA = 41,603.83 SF**	COMPLIES	L-100

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
Location and Area Requirements for Supplemental Public Access Areas					
ZR 62-571 (a)	Minimum area	(1) When located at the intersection of a SPW and an upland connection or street: the minimum area shall be 750 SF., Min. width to depth ratio of 1:1, max. of 3:1. The longest side shall adjoin the SPW. (2) when located adjoining a SPW without adjoining to an upland connection shall be 1,875 sq. ft. and have a: Min. width to depth ratio of 3:1 Minimum depth shall be 25' Shall be 1,395.70 SF Min. width to depth ratio of 1.29:1 ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	SPAA-1 connects the SPW to the UC Type 2. SPAA-1 = 10,800.64 SF. (> 750 sf) Average width - 131.17' Average depth - 69.40' width : depth ratio - 1.88 : 1 (>1:1, <3:1) SPAA-2 does not connect to an UC. SPAA-2 = 2,796.25 (> 1,875 sf) Average width - 61.50' Average depth - 47.58' width : depth ratio - 1.29 : 1 SPAA-2 does not connect to an UC. SPAA-2 = 1,395.70 (< 1,875 sf) Average width - 72.29' Average depth - 19.48' width : depth ratio – 3.71 : 1	COMPLIES DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(a))**	L-100
ZR 62-571 (b)	Provision	SPAA may be provided to: (1) Widen the SPW, with a min. of 10', along the full length of the SPW, between upland connection and street, or public park, or other public place. (2) As a pedestrian sidewalk area abutting a roadbed running along the shoreline (3) As a dedicated bicycle path, if connected at each end to an open street. Min. width shall be 10', plus 2' clearance on each side for full length.	(1) The SPAA-1 and SPAA-2 are provided to widen the SPW between the UC Type 2 and the approved (not yet built) SPW to the east. There is a gap between the 2 SPAAs to allow for an area where the building tower would be a non-compliant obstruction over the WPAA. This area is PAA. N/A N/A	COMPLIES	L-100
Special Regulation for Water-Dependent Uses and Other Developments (ZR 62-58) - N/A					
Special Regulations for Zoning Lots That include Parks (ZR 62-59) - N/A					
Design Requirements for Waterfront Public Access Areas					
ZR 62-61 (a)	Obstructions	All WPAA shall be unobstructed from their lowest level to the sky, except as set forth in ZR 62-611. The lowest level shall be determined by the elevation of the adjoining portion on the same or an adjoining zoning lot or the connecting public sidewalk.	The WPAA is unobstructed from the lowest level to the sky, except for permitted obstructions.	COMPLIES	L-100
ZR 62-61 (b)	Connections and Continuity	The minimum required circulation paths shall be connected and continuous through all waterfront public access areas on adjacent zoning lots.	Min. circulation and secondary circulation paths connect all areas of the SPAA.	COMPLIES	L-210
ZR 62-61 (c)	Accessibility	WPAA shall be accessible in accordance to the Americans with Disabilities Act and the American National Standard Institute (ANSI) design guidelines.	Grading is complaint with ADA and ANSI guidelines.	COMPLIES	L-220
ZR 62-61 (d)(1)	Grading in Required Circulation Paths	(i) Cross-sectional grading shall have a minimum slope of 1-1/2% to allow for positive drainage and maximum slope shall be 3%.	Cross section al slopes are 1.5 - 3%.	COMPLIES	L-220
		(ii) For longitudinal grading controls, grade changes are permitted as long as they comply with ADA.	All grading to comply with ADA.	COMPLIES	L-220
ZR 62-61 (d)(2)	Grading in Required Planting Areas	Within 5 feet of the edge of any planting area, the grade level of such planting shall be no more than 18 inches higher or lower than the adjoining level of the pedestrian circulation path.	No planting range from 0" - 18" above adjacent circulation paths.	COMPLIES	L-220
ZR 62-61 (e)	Vehicle and Emergency Access	Vehicular access is prohibited within WPAA except for emergency and maintenance vehicular access. Parking areas, drops offs, driveways, loading berths, and trash storage facilities are not permitted within, or allowed to be accessed or serviced though a WPAA, except for vehicular access required for development on a pier or floating structure. except for vehicular access required for development on a pier or floating structure or a vehicular drop-off at an adjacent residential lobby. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)** No single driveway shall exceed a width of 25 feet. Bollards shall be installed in accordance w/ Section 62-651. A min. 12 inch paved border shall be installed along the driveway boundaries and shall have a color distinct from the paving of the adjoining surface. A min. 12 inch paved border shall be installed along the driveway boundaries and shall have a color distinct from the paving of the adjoining surface, except for locations where Bollard Boulders line the vehicular street. *Pursuant to an Authorization Pursuant to ZR 62-822(b) Vehicular roadways are permitted as part of an upland connection. Must comply with Section 62-56 Any vehicular roadway crossing a required WPAA shall comply with Section 62-656.	A layby / drop off area is proposed at the Tower 1 building lobby, on the east side of 3rd street. (115'-1" from the 26th Ave intersection). Drop off is 5' wide and does not affect the clear walkway requirement of the UC-2. The UC-2 roadbed of 3rd street is 22' wd. Bollard boulders are proposed. No paving border is proposed. Vehicular traffic is separated from pedestrians by Bollard Boulders.	DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(b))**	L-200, L-210
Permitted Obstructions		***Pursuant to an Authorization Pursuant to ZR 62-822(b)**			
ZR 62-611(a)	Permitted Obstructions in All Areas	WPAA shall be unobstructed from the lowest level to the sky except Permitted obstructions: (1) Trees and other plant materials; (2) seating, litter receptacles, drinking fountains, other outdoor furniture; (3) fountains, reflecting pools, sculptures; (4) guardrails, bollards, gates, other protective barriers; (5) lighting, flag poles, exercise and other recreational equipment; (6) Kiosks and open air cafes	UC - permitted obstructions: tree, plant materials, outdoor furniture/seating, litter receptacles, signage, and lights. SPW/SPAA - permitted obstructions: Trees, plant materials, outdoor furniture/seating, litter receptacles, signage, bike racks, and lights.	COMPLIES	L-210
ZR 62-611 (b)	Permitted Obstructions in Screening Buffers	(1) Paved entrances to buildings fronting upon a screening buffer, including awning and canopies over such entrances, seating located within 42" of adjacent paved area, bicycle racks within 6' of the sidewalk of an open accessible street or within 10' of an upland connection. (2) Service equipment necessary for maintenance of WPAA. (3) Exhaust vents	N/A	N/A	
ZR 62-611 (c)	Permitted Obstructions Beyond 20 feet of the Shoreline	Tot-lots, playgrounds, dog runs, public telephones, toilets, bicycle racks.	Bicycle racks proposed in SPAA, more than 20' from the shoreline.	COMPLIES	L-250
Design Requirements for Shore Public Walkways and Supplemental Public Access Areas					
ZR 62-62 (a)(1)	Circulation and Access	Minimum clear circulation path of 12 feet, located within 10 feet of the shoreline for at least 20% of the length of such shoreline. 351 LF of shoreline x .20 = **70.2 LF** Secondary paths, when provided, shall be a min. of 6' wd. When two circulation paths are parallel to each other, they shall be connected by paths or accessible lawn at intervals not to exceed 200'. Where a SPW is on a zoning lot adjacent to a zoning lot without a SPW, the portion of the circulation path that terminates at the common zoning lot line shall be located within 30' of the shoreline.	12' wd. clear circulation path is maintained along the full length of the SPW. 84 LF of that is within 10' of shoreline. A secondary clear path, 6' wd., provided access in the SPAA where the depth of the SPAA allows. N/A Where SPW meets adjacent lot, without a SPW, the 12' wd. circulation path s 27'-10" from the shoreline.	COMPLIES	L-200
ZR 62-62 (a)(2)	Circulation in Supplemental Area	A SPAA shall provide at least one circulation path with a min. clear width of 6' that provides access throughout the SPAA. This can be the circulation path of the SPW that traverses the SPAA.	SPAA includes 1 circulation path, 6' wd. On the eastern side of the SPAA there is a terraces lawn seating feature and a screening buffer. There is not room for an additional circulation path.	COMPLIES	L-200
ZR 62-62 (b)	Seating	Required: 1 linear ft. of seating for every 75 sf. of SPW and SPAA. **Req. Seating** (27,794.39 SF / 75) = **370.59 LF**	**521.90 LF of seating is provided.**	COMPLIES	L-240
		Up to 25% of required seating may be located seaward of the SPW and shall be subject to provisions of 62-652(h).	No seating seaward of the SPW is proposed.		

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
ZR 62-62 (c)(1)	Planting Areas	Required - at least 50% of the area of the shore public walkway and supplemental public access area shall be planted. **Req. Planted Area** (27,794.39 SF x .50) = **13,897.20 SF** (i) Where SPAA is required and greater than 1,875 SF, at least 25% of the required planting area of the shore public walkway and supplemental public access area shall be provided as lawn. **Req. Lawn** (13,897.20 SF x .25) = 3,474.30 SF at least 17.33% of the required planting area of the shore public walkway and supplemental public access area shall be provided as lawn. ***Pursuant to an Authorization Pursuant to ZR 62- 822(b)**	**14,460.11 SF** of planted area is provided. **2436.15 SF** of lawn is provided. (17.53% of WPAA)	COMPLIES DOES NOT COMPLY **(*Requires Authorization pursuant too ZR 62-822(b))**	L-230
		(ii) Up to 15% of the req. planting area may be located seaward of the SPW. **Max. planting area beyond SPW** (13,897.20 SF x .15) = **2,084.58 SF**	**1,544.97 SF** of planting is seaward, beyond the SPW (10.23 %)	COMPLIES	
		(iii) Planting area, 5' min. width, shall be provided between a bicycle path and any paved pedestrian area.	No bikeway proposed - N/A	N/A	
		Planting can be located anywhere within the SPW/SPAA and shall comply with the standards of ZR 62- 655.		COMPLIES	
ZR 62-62 (c)(2)	Screening Buffer	(i) A screening buffer shall be provided within the SPW/SPAA, 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. (ii) Minimum width is 10'-0". Minimum width is 8'-8". ***Pursuant to an Authorization Pursuant to ZR 62- 822(b)** (iii) Not required when (a) adjacent to a private drive, street, or entrance to a building. (b) for commercial or community facility use where at least 70% of the area of the façade, within the height of 10', located within 10' from the sidewalk or WPAA, is glazed with windows.	(i) The SPAA is adjacent to a private residential building. The total length of that façade within the WPAA is 239 LF. 30 LF is a building entrance. Screen buffer provided along 63', 53'-4" widths of buildage frontage. (ii) 2 screening buffers provided. Width varies from 8'-8" to 18'-9". (iii) Screening buffer is not provided at the waterfront side entrance of the building. commerical and community facilities not provided adjacent to the WPAA.	DOES NOT COMPLY **(*Requires Authorization pursuant too ZR 62-822(b))**	L-230
ZR 62-62 (c)(3)	Trees and Additional Planting	(i) A minimum of one canopy tree shall be provided for every 2,000 square feet of shore public walkway and supplemental public area. In no event may a SPW have less than 2 canopy trees for every 100 ft. of shoreline. **Req. Trees** (27,794.39 SF / 2000) = **14** (ii) In addition, for every 7,250 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. **Additional Planting Req.** (27,794.39 SF / 1250) = **22 additional trees (canopy, ornamental, or multi-stem)**	**18 Canopy trees are provided.** **24 ornamental trees provided**	COMPLIES COMPLIES	L-230 L-230
ZR 62-62 (c)(4)	Reduction in minimum required planting area	Min. planting area may be reduced by 10 SF for every 1 LF of: (i) Shoreline improved for boat launching or mooring or designed with architectural features to facilitate direct access to the water, such as steps or 'gyst-downs' (except rip-rap) (ii) WE uses with frontage adjoining, and having a public entrance on the SPW or SPAA. A SPAA, of at least 7,500 sq. ft, containing a playground of at least 3,500 sq. ft in area and improved in accordance with DPR, the required minimum planting area may be reduced by 1 sq. ft for every 5 sq. ft of playground area. Playground may be located anywhere within the WPAA that is beyond 20' of the shoreline.	N/A		
ZR 62-62 (d)	Bicycle Parking	Required: 4 parking spaces within a WPAA. If combined area of the SPW and SPAA is greater than 8,000 sq. ft, 2 additional parking spaces are required for every additional 2,000 sq. ft of SPW or SPAA. **Req. bike parking** (4 + [(27,794.39 - 8000) / 2000] = **14 bikes**	**14 bike parking spaces provided** (7 double-sided racks)	COMPLIES	L-250
	Bicycle Parking Location	Such bicycle racks shall be adjacent to a circulation path and at least 20' from the shoreline. Bike racks may be located in public sidewalks adjacent to the zoning lot. Bike racks may be located in public sidewalks adjacent to the zoning lot. or in the adjacent UC transition zone, within 14'-9" from the SPW. ***Pursuant to an Authorization Pursuant to ZR 62- 822(b)**	Bike racks located in 2 areas. At the western boundary of the WPAA, (2) bike racks are 44'-6" from the shoreline, in the UC-TR, 14'-9" from the adjacent SPW. (5) bike racks are located in the SPAA, midway along the SPW. They are 24'-10" from the shoreline.	DOES NOT COMPLY **(*Requires Authorization pursuant to ZR 62-822(b))**	L-250
ZR 62-62 (e)	Trash Receptacles	Required: 1 receptacle for every 4,000 sq. ft of SPW and SPAA. Receptacles shall comply with Section 62-658 27,794.39/ 4000 = **7 req. trash receptacles**	**7 trash receptacles are provided.**	COMPLIES	L-250

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102

NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	3/18/22	ULURP SUBMISSION - REVISION

DATE | DRAWN BY | CHECKED BY
BR, KS

LANDSCAPE ARCHITECT KENNETH M. SMITH 001356 STATE OF NEW YORK

SHEET TITLE
WPAA ZONING COMPLIANCE CHART 1/2

SCALE

SHEET NO.
L-110.00
5 of 18

These drawings, designs, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions shown on these drawings. © 2022 STUDIO V Architecture, PLLC. All rights reserved.

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
Design Requirements for Public Access on Piers or Floating Structures (ZR 62-63) – N/A					
Design Requirements for Upland Connections					
ZR 62-64 (a)	Circulation and Access	(1) Type 1: at least 1 circulation path, with min. clear width of 12', linking an open street, public park, or public place with a SPW. Any secondary paths to be 6' wd. min.	N/A		
		(2) Type 2: Each pedestrian path shall have a min. clear width of 8', linking an open street, public park, or public place with a SPW. When a turnaround is provided, the entire required area shall be provided as a circulation path. Each pedestrian path at vehicular shall have a min. clear width of +/-7' to accommodate natural boulder bollards. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	Min. clear path along 3rd street is 8'-0". At vehicular turn around, clear path is +/- 7'-0". Proposed vehicular safety boulders are +/- 3'-0" in size.	**DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))**	L-200
		(3) Transition areas: a circulation path, with a width of 12' shall connect each circulation path of the Type 2 upland connection with a circulation path of a SPW, SPAA, or a Type 1 upland connection.	12'-0" path through UC-TR connects to SPW circulation path.	COMPLIES	L-200
ZR 62-64 (b)	Paving	(1) Type 1: at least 40%, but no more than 65% of the entry area shall be paved. Such paving shall include 5' wd. Area along 70% of frontage adjoining a public sidewalk.	N/A		
		(2) Where any upland connection is interrupted by a private driveway, the full width of the required upland connection shall traverse the roadbed without a drop in level, and be paved with materials distinct from the roadbed. For Type 2, the area of the roadbed between both circulation paths, within lines perpendicular to the upland connection traversing the roadbed can be drawn or the portion of the roadbed within a vehicular turnaround, shall be paved to be flush with the level of such adjoining upland connection.	UC walkway interrupted by private drive on the east side of the vehicular turn around. There is no drop in level, roadbed is flush with adjoining UC.	COMPLIES	L-210, L-220
		(3) Roadbed paving material of a private driveway leading to a vehicular turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. Remaining areas shall be paved with distinct materials. The level of the area within the turnaround shall be raised to be flush with the level of the adjoining circulation paths. Roadbed paving in the UC-2 turn around may be the same material as the adjacent circulation paths. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	The paving in the vehicular area of the turn around is the same as the adjacent circulation paths of the UC-2. The level of the area in the turn around is raised to be flush with the level of the adjoining circulation paths.	**DOES NOT COMPLY (*Requires Authorization pursuant too ZR 62-822(b))**	L-210
ZR 62-64 (c)	Planting - Type 1	(1) min. area of 40% shall be planted in accordance with provisions in Section 62-655 (i) Where UC does not abut private driveways, 6 caliper inches of ornamental trees or equivalent multi-stem plants required for every 100 LF of UC. (ii) Where UC abuts an open parking lot - N/A (iii) Where UC abuts a private driveway, a continuous tree pit shall be provided along curb to meet requirements of S. 62-655. Provide 1 tree for every 25' of private driveway frontage (iv) Where UC does not coincide with VC, at least 30% of the required open area along length of UC shall be planted to meet requirements of S. 62-513	N/A		
	Planting - Type 2	(2) Type 2: Continuous tree pit to be provided within UC along curb of private driveway. Tree pit shall meet requirements of ZR 62-655. One tree shall be provided for every 25' of private driveway frontage. Portions of pit may be paved with permeable paving to allow for required amenities. No tree pit required where UC abuts a portion of roadbed required to be raised. **Req. trees** (427.5 / 250) = **17** No tree pit required where UC abuts a portion of roadbed required to be raised or adjacent to residential lobby vehicular drop-off. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	**26 street trees are provided.** No tree pit provided where UC abuts portion of roadbed required to be raised or at the adjacent residential lobby vehicular drop-off on 3rd street.	**DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))**	L-230
	Planting - Transition Areas	(3) Min. 40% of such area to be planted. In addition, min. 2 canopy trees or equivalent to be provided **Req. planting** 1,528.14 (.4) = **611.26 SF** A min. of 31% of such area to be planted. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	**2 trees** are provided. **487.02 SF** of planted area provided. 487.02 / 1528.14 = 31.87 % of UC-TR is planted	**DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))**	L-230
ZR 62-64 (d)	Seating	12 linear feet shall be provided for every 100 LF of Upland Connection, excluding the length of any entry or transition area and the first 50' of a Type 2 Upland Connection. Excluded area req. 24 LF. **UC-2 Req. seating** 12/427.5 - 50 /100) = **45.30 LF** **UC-TR Req. seating = 24 LF**	**UC- 2 - 48.00 LF of seating provided.** **UC-TR - 24.00 LF of seating provided.**	COMPLIES	L-240
ZR 62-64 (e)	Trash Receptacles	1 receptacle shall be provided within 15' of a street, public park, or other public area and 1 receptacle shall be provided at the intersection of the UC and the SPW / SPAA.	**2 trash cans are provided.** (1) is 13'-10" from 26th Ave. (1) is at the intersection of the UC transition zone and the SPW->	COMPLIES	L-250
Public Access Design Reference Standards					
Guardrails and Gates					
ZR 62-65	Hollow plastic material	No hollow plastic material, such as PVC or similar, shall be permitted in guardrails, fences, seating, trash receptacles or other similar furniture within the WPAA. High-density polyethylene shall be permitted.	None proposed.	N/A	
ZR 62-651 (a)	Guardrails, gates, protective barriers	Shall have a max. height of 42"; be at least 70% open. May be mounted on a solid curb not higher than 6".	None proposed.	N/A	
ZR 62-651 (b)	Bollards	(1) Shall be limited to the following locations: (i) along the bulkhead, stabilized shore or the water edge of a "pier" or "platform"; (ii) along the zoning lot line adjacent to, limiting access from an upland connection; (iii) along the boundaries of a roadway within an upland connection.	Vehicular boulder bollards are proposed along the driveway and turn around of the 3rd Street UC-2.	COMPLIES	L-200, L-201
		(2) Shall not exceed 30" in height and shall be between 6" and 15" in width. The top shall not consist of any sharp edges. Min. clearance between 2 bollards shall be 5'. Shall not exceed 30" in height and shall be between 6" and 15" in width unless bollards are natural stone boulders, sized and anchored for vehicular and pedestrian safety. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	Sizes of the natural stone boulders vary. They are a min. of 36" high and an average width of +/- 36".	**DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))**	L-400
ZR 62-651 (c)	Fences and walls Fence max. height & opacity Wall max. height & opacity Prohibited	(1)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; (v) along any grade level change of 30" or greater. (2) Shall have a max. height of 36"; be at least 70% open, mounted on a solid curb not higher than 6". (3) Walls shall not exceed a height of 21", and may be fully opaque. (4) Chain link fencing or barbed razor wire shall not be permitted.	None proposed. N/A		
ZR 62-651 (d)	Gates Gate height & opacity Gate access Gate obstructions	Permitted only at the boundaries of WPAA and adjacent PAA, such as streets, public parks, or adjoining zoning lots. Gates shall not intrude into any planting area. Max. height - 4'-0", be no more than 30% opaque. When open for access, 70% of total width, in aggregate, of the WPAA shall be free of obstructions associated with the gate. Min. clear distance of at least 10' between any two obstructions . Gate and it's support structures shall not obstruct; (1) any circulation path; (2) 25% of the width of the entry area of an UC along each side of the centerline of such entry area, and (3) at least 50% of the width of the SPW closest to the "shoreline".	None proposed. N/A		
Seating					
ZR 62-652 (a)	Seating with backs	At least 50% of required seating shall have backs. **SPW/SPAA Req. seating w/ backs** (370.59 LF x .5) = **185.30 LF** 50% of such seating shall face in the general direction of the water. **Req. seating facing the water** (185.30 LF x .5) = **92.65 LF** Seat backs shall be at least 14" high Seat backs shall be reclined at an angle of 10 to 15 degrees	**346.75 LF** of seating with backs provided. **101.00 LF proposed** (not incl. movable seating) Seat backs are 14" ht. min. and recline at 10-15 degrees.	COMPLIES	L-240, L-401
ZR 62-652 (b)	Seat depth - with backs Seat depth - without backs Seat depth - double seating Seat depth along planter edge	Min. 18" - max - 20" Min. 18" Min. 36" and accessible from both sides Min. of 22"	Seat depths range from 18" - 20" Seat depths range from 18" to 32" N/A Seat depth at planter edge, without a back is 32"	COMPLIES	L-401
ZR 62-652 (c)	Seat height	Min. of 16" and max. of 20" for 75% of seating. Any seating higher than 36" or lower than 12" shall not qualify toward requirement. May be mounted on a curb no higher than 6"	All seating is between 16" and 20" ht. No seating is mounted to a curb.	COMPLIES	L-401
ZR 62-652 (d)	Seat clearance	Min. 22" of clearance from any circulation path or permitted obstruction along the accessible path Seating without backs may be 12" from guardrail.	All seating is a 22" from a circulation path. No guardrails are proposed.	COMPLIES N/A	L-200

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
ZR 62-652 (e)	Seating types	Minimum of 2 of the following types are required within the SPW/SPAA: movable seating, fixed individual seats, fixed benches w/backs, fixed benches w/out backs, lounging chairs and design feature seating.	4 types provided: movable seating, fixed benches with backs, fixed benches without backs, and terraced lawn seating steps	COMPLIES	L-240 L-220, L-401
	Design feature seating	(1) Planter ledges, seating walls, and stepping steps - Max. of 25% of required linear seating. Walls and planter ledges shall be flat and smooth with at least 1" radius rounded edges. **Max. design feature seating** (370.59 x .25) = **92.65 LF max**	240.00 LF of terraced lawn seating steps are proposed, but only **92.65 LF is used towards seating calculations and totals.**		
	Movable seating	(2) Max. of 50% of required seating can be movable seating. Credited as 18" of linear seating per chair. **Max. movable seating** (370.59 3 x .50) =**185.30 LF max**	**51.00 LF** of movable seating is provided.		
	Seating steps	(3) Seating steps shall not include any steps intended for circulation. Height of step must be min. 12" and max. 30". Depth must be 18" min.	Seating edge of terraced lawn steps are 18" wd. Heights range between 12" and 30".		
	Lounge chairs	(4) Shall allow for a reclined position supporting the back as well as legs. Credited as 36 in. of linear seating per chair.	N/A		
ZR 62-652 (f)	Social seating and tables	Min. of 25% of required seating shall be social seating, consisting of seats places in close proximity and at angles to one another of in facing configurations that facilitate social integration. **Req. social seating** (370.59 x .25) = **92.65 LF**	**135.00 LF** of social seating is provided.	COMPLIES	L-240
	Tables	Min. of 2 of tables required for every 3 linear ft of social seating. No more than 150 sf of tables shall be required. **Req. SF of table** = 2(92.65 / 3) = **61.77 SF OF TABLES**	**70.00 SF** of tables is provided. (10 tables)		
ZR 62-652 (g)	Shaded seating	Min. of 20% of required seating shall be shaded. Considered shaded if it is located under a canopy tree or shade structure, or on the eastern side and within 45 feet of the trunk of a canopy tree or shade structure. **Req. shaded seating** (370.59 LF x .2) = **7412 LF**	**104.25 LF** of shaded seating is provided.	COMPLIES	L-240
ZR 62-652 (h)	Seaward seating	Max. of 25% of required seating may be located seaward of the SPW (1) Shall be smooth and flat within a stabilizes natural "shoreline". In the form of a rock, stone, wood or other solid material that measures at least 15 in. wide and deep, and is between 12 and 30 in. high. (2) Steps, with a depth and height between 12 and 30 in., that facilitate access to the water. Seating in open air cafes or stairs shall not qualify towards seating requirements. All seating locates w/in a planting area shall be on permeable pavement and secured for stability.	No seaward seating is proposed. - N/A		
Lighting					
ZR 62-653	In walkable-areas	An average of 1 horizontal foot candle (lumens per foot)	An average of 1 horizontal foot candle (lumens per foot)	COMPLIES	LT-101
	All other areas	Min. level of 0.2 horizontal foot candles (lumens per foot)	Min. level of 0.1 horizontal foot candles (lumens per foot)only at water's edge and edges of building. To be compensated by building spill light	DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))	LT-101
	Schedule	Shall be maintained from one-half hour before sunset to one-half hour after sunrise.	Lighting to be maintained from one-half hour before sunset to one-half hour after sunrise.	COMPLIES	
	Average illumination to min. foot candle uniformity ratio	Max. of 10:1 within WPAA	Max. of 10:1 within WPAA	COMPLIES	LT-101
	Glare control	Glare shall be controlled to a semi-cutoff standard (not more than 5% of peak foot candle intensity radiating above 90 degrees and 20% of peak intensity above 80 degrees)	Type TA : Fixture 16.5% of peak foot candle intensity radiating above 90 degrees and 16.4% of peak intensity above 80 degrees to provide vertical footcandles and provde soft illuminination as per design intent. All TA fixtures located under tree canopies. Tree Canopy to reduce uplight percentage. Design intent is to provide verticle footcandles to illuminate tree canopy for a glowing atmospheric appearance.. Type TB : Tree Uplight covered by Tree canopy. Fixture aimed inward with a 45 degree cut off snoot. Type TJ : micro uplight that reduces in brightness to twinkls. cumilative peak foot candle intensity not more that 5% of the peak cumilative foot candle intensity in the WPAA.	DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))	LT-102
	Luminaire color temp. range	3000 K to 4100 K with a min. color rendering index of 65.	All fixtures at 3000K with a min color rendering index of 80	COMPLIES	LT-102
	Lenses and globes	Polycarbonate or equivalent	Light fixtures to be polycorbonate or equivalent.	COMPLIES	LT-102
	Shielding	All lighting sources that illuminate the WPAA and are mounted on or located in adjacent buildings shall be shielded from direct view.	Required circulation paths will be concrete unit pavers or specialty pigmented concrete paving.	COMPLIES	LT-100, LT-102
		All lighting sources within the WPAA shall be shielded to minimize adverse effect on surrounding buildings containing residences.		COMPLIES	LT-100
Signage					
ZR 62-654	Locations	All signage shall be located in directly visible locations, without any obstruction.	All signage is locates in visible locations, without obstruction.	COMPLIES	L-250, L-401
	Material	Fully opaque, non-reflective and constructed of permanent, highly durable materials.	They are fully opaque, non-reflective, ad highly durable.		
	Lettering	Shall be clear, sans-serif, non--narrow font (Arial, Helvetica, or Verdana), solid in color with a min. height of 1/4 in.	Lettering complies.		
	Drawing documents	Shall document the size, format, and orientation of all req. signs. Shall include detailed information about dimensions of the sign, lettering size, color and materials.	Drawing documents all requirements.		
ZR 62-654 (a)	Entry signage	All WPAA areas shall contain an entry sign mounted on a permanent structure, located within 5 ft of entrance from a street, public park, or other public way. All required signage shall contain:	(1) entry sign located where UC-2 meets 26th Ave.	COMPLIES	L-250, L-401
		(1) the NYC waterfront symbol, 12" square in dim., as provided by DCP in April 1989	All lettering and dimensional requirements comply.		
		(2) lettering stating "OPEN TO PUBLIC", min 1-1/2" ht and in bold type			
		(3) lettering stating approved hours of operation as req. pursuant to ZR 62-71(a), min 1/2" ht.			
		(4) lettering stating "Do not enter outside of hours of operation", min 1/2" ht.			
		(5) the International Symbol of Access for persons w/ physical disabilities, min. 3" sq., or the statement "This public access area is accessible to persons with physical disabilities"			
		(6) the address of the property where the WPAA is located			
		(7) the name of the current owner and the name, phone #, and email address of the person designated to maintain the WPAA			
		(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 spec. in ZR 62-71(b)			
		Info in paragraphs (a)(1) and (a)(2) may be inscribed in pavement or an permitted appropriate amenity, such as seating wall or sculpture.			
		Sign shall have a max. dim. in one direction of 16". The max. height of the sign above the adjoining grade shall be 3' for a horizontal sign and 5' for a vertical sign. The bottom of all signs shall be at least 18" above adjoining grade, except signs angled at 45 degrees or less.	Sign is 16" wide. It is 5'-0" above adjacent grade and the bottom of the sign is 18" above adjacent grade.		
		The waterfront symbol pursuant to (a)(1) need not be included in such signage if the symbol is inscribed nearby in pavement of any appropriate	N/A		
ZR 62-654 (b)	Signage at zoning lot	Located within 5 ft of any zoning lot adjacent to another zoning lot within a shore public walkway and at a max. distance of 5 ft from required circulation path.	(1) entry sign located on the eastern boundary of the SPW where is meets an approved SPW (future construction). (1) entry sign located on the western boundary of the SPW where is meets a private and undeveloped section of waterfront.	COMPLIES	L-250, L-401
		Max. dimension of 16 in in one direction. Max. height of sign above adjoining grade shall be 3 ft. Bottom of sign shall be at least 18" above adjoining grade.	Sign is 16" wide. It is 5'-0" above adjacent grade and the bottom of the sign is 18" above adjacent grade.		
		All information from paragraph (a) shall be included. However the req. waterfront symbol shall be no larger than 4 in. sq., if inscribed in nearby pavement, or appropriate amenity, shall be 12 in. sq.	N/A		
ZR 62-654 (c)	Other signage	Seating areas within the WPAA shall be identified by a sign with the words "SEATING OPEN TO PUBLIC" in lettering at least 1 in. high. Must be clearly visible from WPAA.	Total of (8) "SEATING OPEN TO PUBLIC" signs located at seating areas in WPAA. (4) in SPW/SPAA, (4) in UC-2.	COMPLIES	L-250, L-401
		Max. 60" in square, no higher than 18" above adjacent grade, and angled for visibility.	Signs are 4' high and 14" wide, and a max height of 18" above grade.		
		May be freestanding or attached to a permitted amenity within WPAA. No advertising signs shall be located in WPAA.	Signs are freestanding. No advertising is proposed.		

ZONING CALCULATIONS

WATERFRONT PUBLIC ACCESS AREA (SPW, SPAA, & UC)

ZR SECTION	ITEM	DESCRIPTION	PROPOSED	NOTES / COMPLIANCE	DRAWING
Planting and Trees					
ZR 62-655	Documentation	Detailed Landscape Plan	Irrigation to be provided.	COMPLIES	L-230
	Irrigation	All landscaped areas shall contain a built-In irrigation system or contain hose bibs within 100ft of all planting areas.			
ZR 62-655 (a)	Planting Areas	Where a min. % of planting area is specified for WPAA, such requirements shall be met only through provisions (a)(1) - (a)(7) of this section. A perimeter curb w/ max. ht. of 6" is permitted along any planting area. Any edging higher than 6" above the adjacent grade shall be considered a retaining wall. Retaining walls shall not exceed 60% of the perimeter of a planting area or a max. ht of 18" measured from the adjacent grade. At least one continuous length, equal to 40% of the planting area's perimeter, shall have a grade level within 6" of the adjacent grade Where not specifically indicated, the min. 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 planting is at grade, without curbs, except for the turf of the terraced lawn steps. Each terrace is 18" high so the edge is a compliant seating feature. These seating edges and bounding walls are a max. height of 18" from adjacent grade.	COMPLIES	L-220, L-230
ZR 62-655 (a)(1)	Single tree pits	Min. dim. of 5'; min. area of 30 sf.; min. depth of 3 ft- 6in. Only tree pits planted with ground cover shall count towards meeting a min. planting area requirement.	5 tree pits are proposed (4 single, one double) All will have groundcover. All are greater than 30 SF.. Tree pits are 5' wd.	COMPLIES	L-200, L-230
ZR 62-655 (a)(2)	Continuous tree pits	Min. width of 5 ft; min. depth of 3 ft 6 in; length as required to meet a min. of 5 ft from the trunk of the tree to the end of the tree pit.	Continuous tree pits are 5' wd. And 3'-6" DP..	COMPLIES	L-200, L-400
ZR 62-655 (a)(3)	Planting beds for turf grass or groundcovers	Min. of 2 ft in any direction and a min. depth of 2 ft.	Min. dim. of turf area is 3ft. Depth is 2.5 ft.	COMPLIES	L-200
	Planting beds for shrubs	Min. 3 ft x 3 ft x 2.5 ft deep per shrub	Min. dim. of planting bed with shrubs is 6 ft., and 2.5' DP..		
	Planting beds for trees	Min. dim. of 5 ft and a min. area of 30 sf. par tree. Min. depth of 3.5 ft.	Min. dim. of planting bed with trees is 5 ft., and 3.5' DP..		
ZR 62-655 (a)(4)	Raised planting beds	Max. height of retaining wall of a raised bed shall be 36 in.	terraced seating steps have retaining walls that range from 6" to 18". (All other planting is at grade level)	COMPLIES	L-220
ZR 62-655 (a)(5)	Berms	Max. height of 60" in.	N/A		
ZR 62-655 (a)(6)	Lawns	Min. soil depth of 2.5 ft. 60% of the perimeter shall have a grade level within 6 in of the adjacent grade, providing unobstructed access. Required lawn shall have a min. area of 500 ft. and no dimension less than 18 ft.	Min. soil depth of lawn terraces is 2.5 ft. Lawns are terraced with a seat wall at each terrace. Lawn areas are 1726.99 SF and 1900.00 SF.. Min. dimension is 3'-0"	COMPLIES	L-220
ZR 62-655 (a)(7)	Screening Buffers	(i) Shall consist of densely planted shrub or multi--stem plants, with at least 50% being evergreen. Shrubs shall have a min. height of 4 ft at the time of planting. (ii) Blank walls higher than 4ft and service areas anywhere in the WPAA shall be screened with evergreen trees, vines, or espaliered trees or shrubs, and an architectural treatment. (iii) Open parking areas shall require screening.	Peposed screening buffers are densely planted with evergreen species that have a min. ht of 4' at planting. N/A N/A	COMPLIES	L-230
ZR 62-655 (b)(1)	Tree caliper (canopy trees) Tree caliper (ornamental)	Min. 3" caliper Min. 2 "caliper	Canopy trees are 3" cal. Ornamental trees are a min. 2" cal.	COMPLIES	L-230
ZR 62-655 (b)(2)	Trees in single tree pits	One of the following procedures must be used to protect trees planted at grade. (i) granite or concrete block pavers with a min. 4 in. depth; (ii) grate installed over the root zone, supported at its edges and set flush with the adjacent pavement. (iii) the root zone shall be surrounded with barrier hedge planting (iii) the root zone shall be surrounded with barrier hedge planting, robust ground cover and landscape boulders. ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	Landscape boulders and robust groundcover planting will provide protection to tree pits.	DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))	L-230, L-400
Paving					
ZR 62-656 (a)(1)	Within required circulation paths	Paving for required circulation paths shall be permanent, durable, accessible to persons w/ physical disabilities, and shall consist on or combination of the following: (i) (1) unit pavers of stone, concrete, granite, asphalt, or a mix of these with other aggregates. (ii) concrete, prefabricated, poured or permeable; (iii) wood planks for boardwalk or decking, except that of tropical hardwood; (iv) solid plastic, "plastic lumber", high density polyethylene, wood composite plastic or fiber-reinforced plastic.	Required circulation paths will be concrete unit pavers or specialty pigmented concrete paving.	COMPLIES	L-210, L-400
ZR 62-656 (a)(2)	Other than within required circulation paths	In addition to the materials listed (a)(1) of this section, the following are permitted within the WPAA (i) blocks, i.e. Belgian blocks, cobble stones, concrete cobbles, or Eurocobble; (ii) gravel, loose, installed over a solid surface or glued with resin; (iii) wood chips (iv) metal grating, in locations that require dsinage and for "platforms"; (v) asphalt, impermeable or porous	Paving to be concrete unit pavers, specialty pigmented concrete paving, ADA accessible metal grating (at 'Get-Out' platforms) permeable pavers (at continuous tree pits), and standard DOT concrete sidewalk paving.	COMPLIES	L-210, L-400
	Type 2 Upland Connections	Paving for driveways and pedestrian paths shall be subject to standards of the NYC DOT for roadbeds and sidewalks.	Paving in the vehicular turn around are concrete unit pavers that match the paving of the SPA and SPAA. Paving of the sidewalks in UC-2 are standard DOT concrete paving, concrete unit paver, and permeable unit pavers (at continuous tree pits)	COMPLIES	L-210
ZR 62-656 (b)(1)	(1) Dimensional requirements - unit pavers	Min. thickness of 2 in. for pedestrian uses and min. of 3 in. and max. of 4 in. for vehicular areas. Shall not exceed a max. of 4' SF in area.	Concrete unit pavers are 2" thick in pedestrian areas and 4" thick in the UC-2 turn around and drop off lane.	COMPLIES	L-400
ZR 62-656 (b)(2)	(2) Dimensional requirements - wood planks/plastic lumber	Min. of 3 in. thickness (nominal). Planks not to be paasillel to direction of traffic.	N/A		
ZR 62-656 (b)(3)	Dimensional requirements - concrete slabs	In SPW/SPAA - max. of 2 ft. in any one direction, except within an "upland connection" In SPW/SPAA - a max. of 15' in any one direction, except within an upland connection ***Pursuant to an Authorization Pursuant to ZR 62-822(b)**	Specialty PIP concrete bands surround each Oyster Rain Garden. They vary in width, from 3' - 14' .	DOES NOT COMPLY (*Requires Authorization pursuant to ZR 62-822(b))	
	Provision	All above materials may be installed to facilitate storm water management appropriate for specific site conditions.	All materials facilitate storm water management. Run off is collected in infiltration tree pits along 3rd street and in the 'oyster' rain gardens of the SPW/SPAA.	COMPLIES	L-210
Bicycle Racks					
ZR 62-657	Locking requirements Bicycle rack spacing	Each bike rack shall allow for the bike frame and (1) wheel to be locked to the rack. If bikes can be locked to each side, each side may be counted as a req. space. 30 in. of maneuvesible space shall be provided between parallel bicycle racks and an 8 ft wide aisle shall be provided between bicycle rack areas.	Each bike rack hold 2 bikes, with 1 wheel locked on either side. 36" min. provided between parallel racks.	COMPLIES	L-250, L-401
Trash Receptacles					
ZR 62-658	Trash receptacle locations Capacity Opening	Placed within 50 ft of a seating area 25 gallons Opening min. of 12 in wide on top or side openings.min. of 12" x 6" high..	Trash receptacles are within 50 LF of a seating area. They are 25-gallon capacity and have a 12" wide opening.	COMPLIES	L-250, L-401

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	3/18/22	ULURP SUBMISSION - REVISION

DATE	DRAWN BY	CHECKED BY
	BR, KS	



SHEET TITLE
WPAA ZONING COMPLIANCE CHART 2/2

SCALE

SHEET NO.
L-111.00

6 of 18

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
- SPECIALTY PIGMENTED CONCRETE PAVING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILIZED RIP RAP EDGE
- LANDSCAPE BOULDER
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS / TABLES
- UC BENCH - WITH BACK

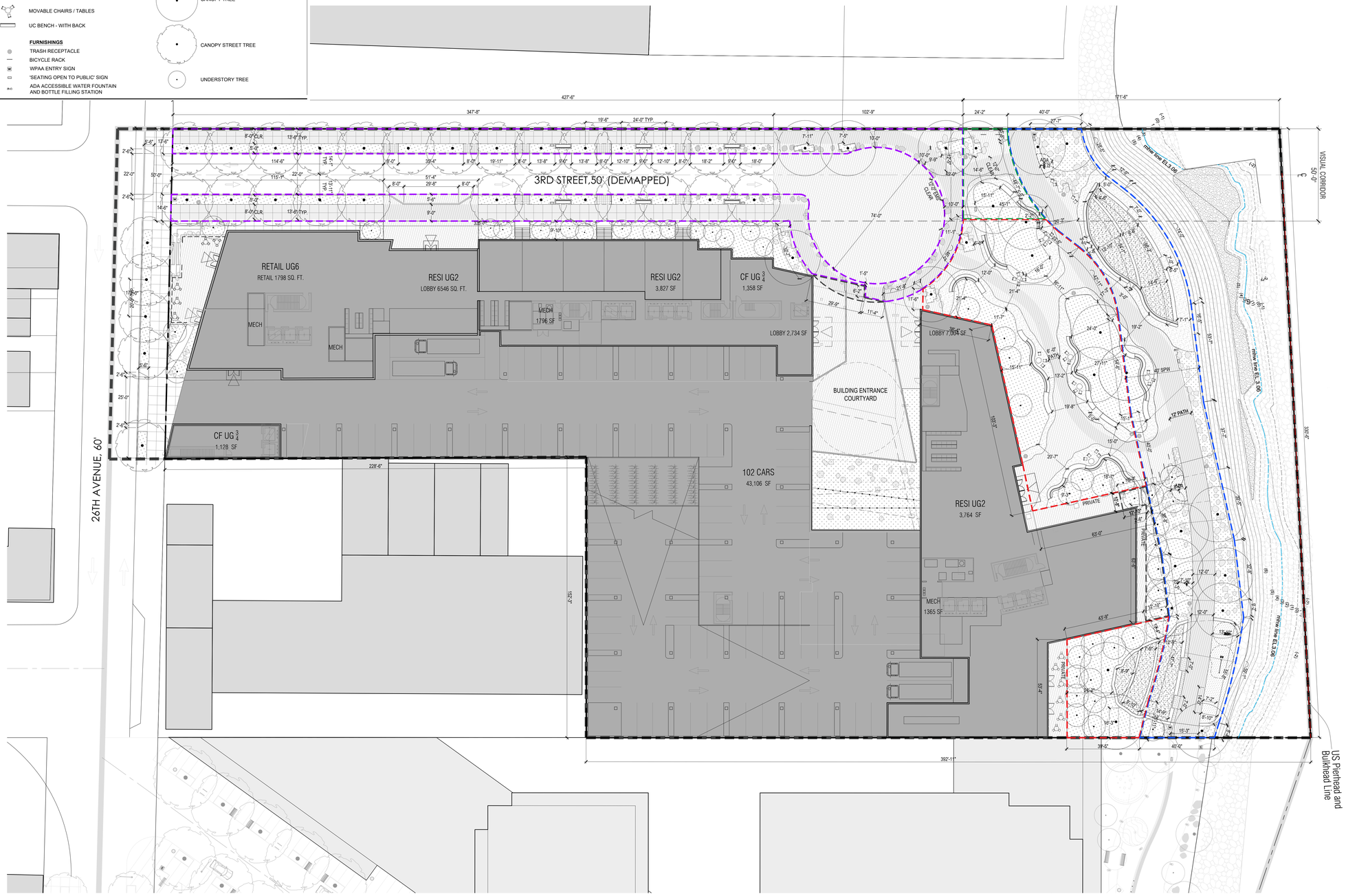
FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW + UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

GENERAL NOTES

1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION.
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION.
3. FLOOR ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATIONAL APPROVAL.
5. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
6. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
7. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
8. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.



1 DIMENSION PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS

OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	3/18/22	ULURP SUBMISSION - REVISION
04	3/24/22	ULURP SUBMISSION - REVISION

DATE | DRAWN BY | CHECKED BY
BR, KS

KENNETH M. SMITH LANDSCAPE ARCHITECT 001356 STATE OF NEW YORK

SHEET TITLE
DIMENSION PLAN

SCALE
1" = 20'-0"

SHEET NO.
L-200.00
7 of 18

These drawings, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any discrepancies from dimensions and conditions depicted in these drawings. © 2021 STUDIO V Architecture, PLLC. All rights reserved.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
- SPECIALTY PIGMENTED CONCRETE PAVING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILIZED RIP RAP EDGE
- LANDSCAPE BOULDER
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS / TABLES
- UC BENCH - WITH BACK

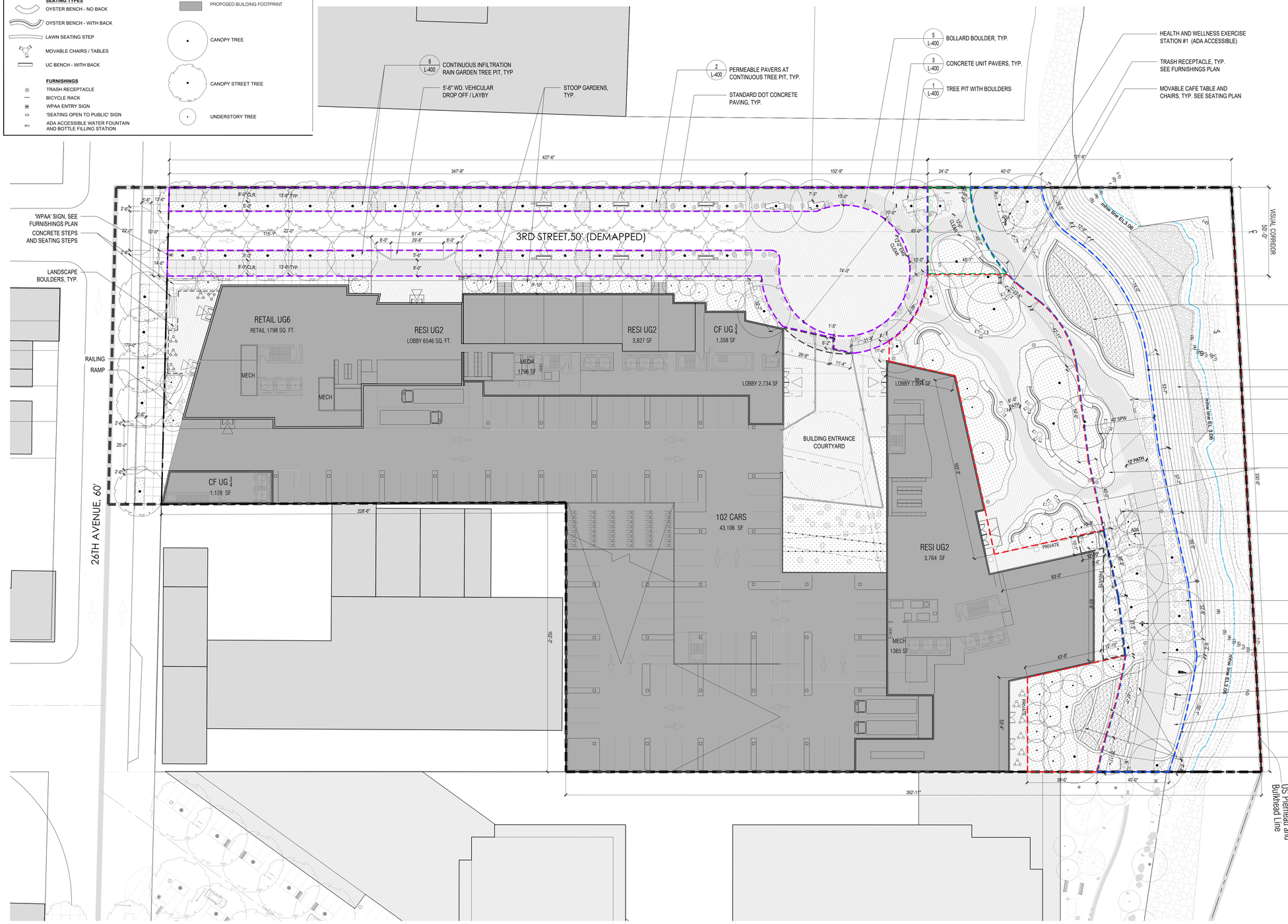
FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW + UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

GENERAL NOTES

1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION.
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION.
3. FLOOR ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATIONAL APPROVAL.
5. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
6. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
7. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
8. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.



1 MATERIALS PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
BL 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS

OWNER'S REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/26/21	ULURP SUBMISSION
02	3/21/22	ULURP SUBMISSION - REVISION
03	3/18/22	ULURP SUBMISSION - REVISION
04	3/24/22	ULURP SUBMISSION - REVISION

DATE | DRAWN BY | CHECKED BY
BR, KS

KENNETH W. SMITH LANDSCAPE ARCHITECT 001255 STATE OF NEW YORK

SHEET TITLE
MATERIALS PLAN

SCALE
1" = 20'-0"

SHEET NO.
L-210.00
8 of 18

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, revised, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2019 STUDIO V Architecture, PLLC. All rights reserved.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- ADA COMPLIANT METAL GRATING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILIZED RIP RAP EDGE
- LANDSCAPE BOULDER
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS / TABLES
- ADA ACCESSIBLE COMPANION SEATING DC BENCH - WITH BACK

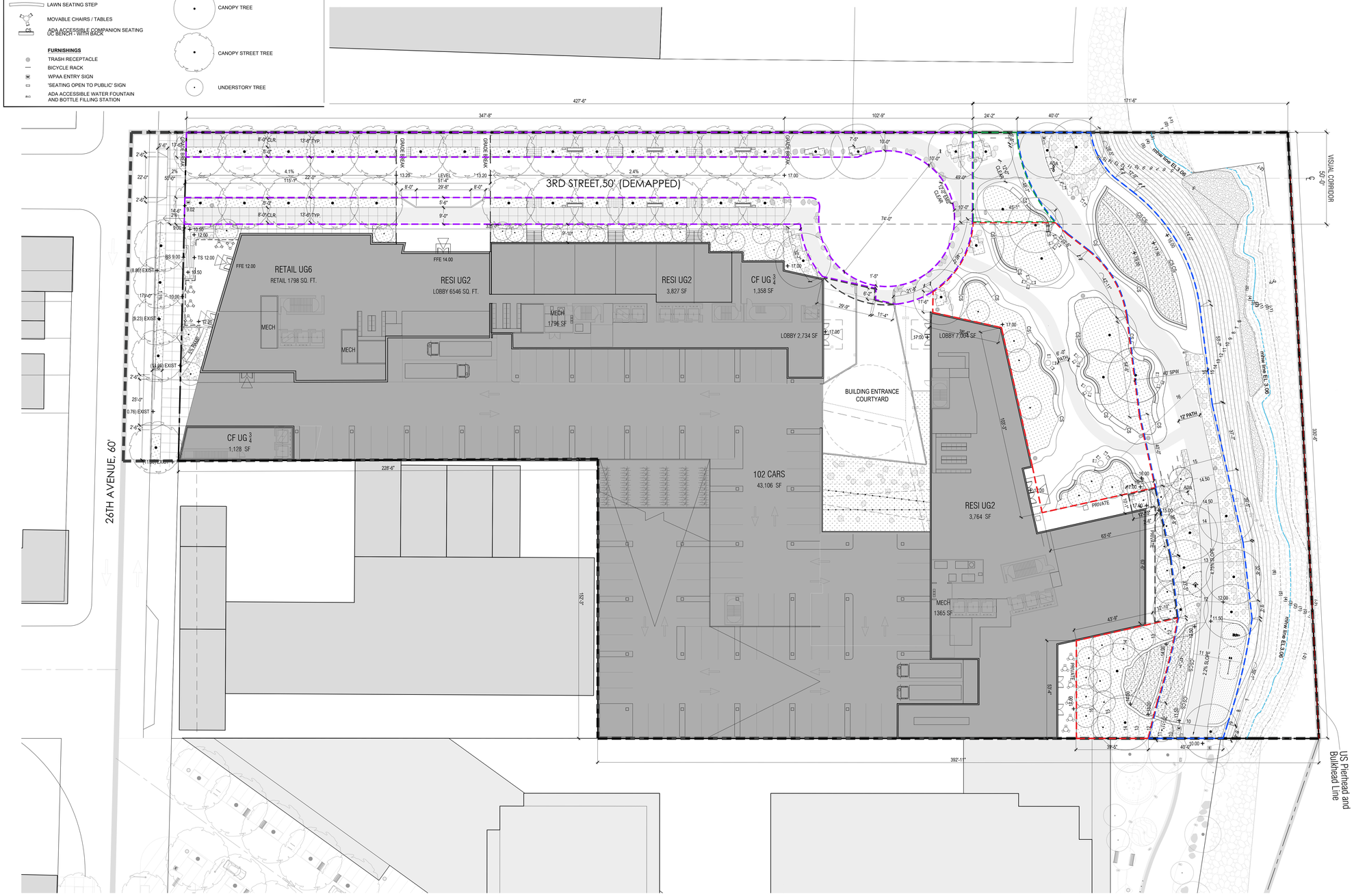
FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW + UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

GENERAL NOTES

1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION.
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION.
3. FLOOR ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATIONAL APPROVAL.
5. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
6. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
7. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
8. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.



1 GRADING PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS

OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	3/16/22	ULURP SUBMISSION - REVISION
04	3/24/22	ULURP SUBMISSION - REVISION

DATE | DRAWN BY | CHECKED BY
BR, KS

LANDSCAPE ARCHITECT KENNETH M. SMITH 001356 STATE OF NEW YORK

SHEET TITLE
GRADING PLAN

SCALE
1" = 20'-0"

SHEET NO.
L-220.00
9 of 18

These drawings and designs are the property of STUDIO V Architecture PLLC and were created, evolved and developed for use on and in connection with the specified project. None of such plans, designs or ideas shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC of any discrepancies before proceeding with the work. Drawings © 2021 STUDIO V Architecture, PLLC. All rights reserved.

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- ADA COMPLIANT METAL GRATING
- STABILIZED RIP RAP EDGE
- LANDSCAPE BOULDER
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - MO BACK
- OYSTER BENCH -WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS / TABLES
- UC BENCH - WITH BACK

FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION

PLANT MIXES

- RAIN GARDEN PLANT MIX
- MEADOW MIX
- MID-SLOPE SEAWARD PLANT MIX
- TURF PLANTING
- PLANTING AREA - OUTSIDE OF WPAA

- ZONING LOT LINE AND DIMENSION
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW + UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

CANOPY TREES

SYMBOL	TYPE	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	SPW / SPAA	UC - 2	UC - TR	OTHER
	CANOPY TREE	BN	Betula nigra	River Birch	3.5" CAL.	7 EA.	- -	1 EA.	1 EA.
		NS	Nyssa sylvatica	Tupelo	3.5" CAL.	11 EA.	3 EA.	1 EA.	- -
	CANOPY STREET TREE	QI	*Quercus imbricaria*	Shingle Oak	3.5" CAL.	- -	- -	- -	5 EA.
		QB	*Quercus bicolor*	Swamp White Oak	3.5" CAL.	- -	26 EA.	- -	-
					TOTAL CANOPY TREES	18 EA.	29 EA.	2 EA.	6 EA.

UNDERSTORY TREES

	ORNAMENTAL	PM	*Prunus maritimia*	Beach Plum		10 EA.	- -	- -	4 EA.
	EVERGREEN	JH	*Juniperus 'Hollywood'*	HollywoodJuniper		14 EA.	- -	- -	1 EA.
					TOTAL UNDERSTORY TREES	24 EA.			5 EA.

SHRUBS

BOTANICAL NAME	COMMON NAME
Hydrangea quercifolia	Oakleaf Hydrangea
Itea virginica	Sweetspire
Morella (Myrica) pensylvanica	Wax Myrtle
Baccharis halimifolia	Groundsel Bush

MID-SLOPE ECOLOGICAL PLANTING (SEAWARD)

BOTANICAL NAME	COMMON NAME
Spartina patens	Saltmeadow Cordgrass
Solidago sempervirens	Goldenrod
Baptisia tinctoria	Wild Yellow Indigo
Sericocarpus asteroides	White-topped Aster
Schizachyrium scoparium	Little Bluestem

RAIN GARDEN PLANT MIX

BOTANICAL NAME	COMMON NAME
Adiantum pedatum	Maiden hair fern
Carex	Sedge grass
Deschampsia cespitosa	Tufted Hair Grass
Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern
Heuchera	Coral Bells
Hibiscus moscheutos	Swamp Rose mallow
Echinacea pallida	Cone Flower
Ilex glabra	Inkberry
Juniper chinensis 'Sea green'	Sea Green Juniper
Liatris	Blazing Star
Nepeta sibirica	Nepeta
Nipponanthemum nipponicum	Montauk Daisy
Sesleria autumnalis	Autumn Moore Grass

MEADOW PLANT MIX

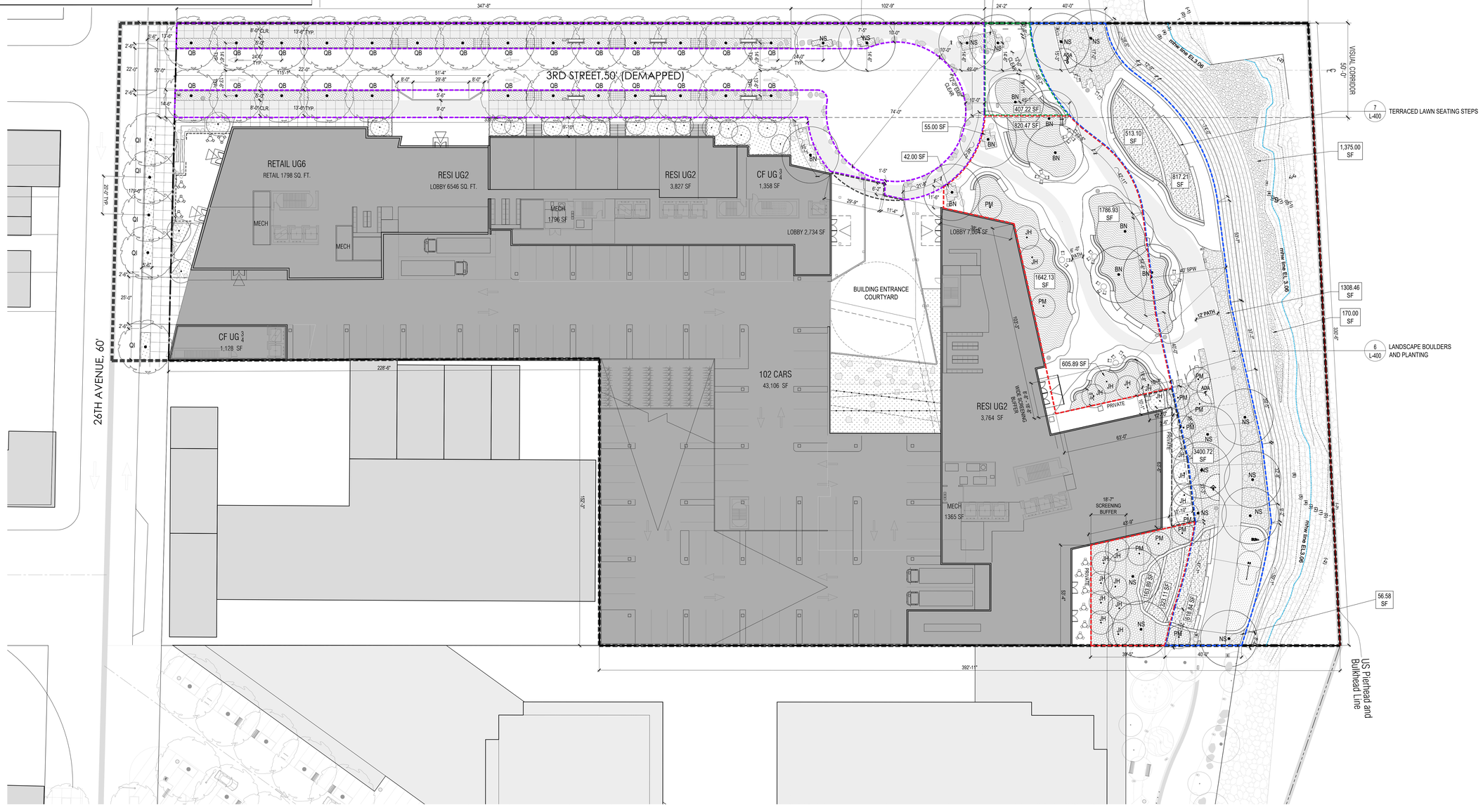
BOTANICAL NAME	COMMON NAME
Festuca Elijah Blue	Elijah Blue Fescue
Schnizachyrium Scoparium	Bluestem
Monadra	Bee Balm
Panicum	Switch Grass
Rudbeckia	Black Eyed Susan
Symphyotrichum oblongifolium	Native Aster
Bouteloua gracilis	Blue Grama

SPW / SPAA		
REQUIRED PLANTING AREA 27,794.39 x .50 = 13,897.20 SF		ZR 62-62 (c)(1)
Oyster - Rain Gardens	4,855.42	
Oyster - Lawn Steps	2,436.15	
Other	5,623.62	
Beyond SPW (15% of total req. = 2,084.58 SF max)	1,544.92	ZR 62-62 (c)(1)(ii)
TOTAL PROPOSED PLANTING AREA	14,460.11	COMPLIES
REQUIRED LAWN 13,897.20 SF x .25 = 3,474.30 SF		ZR 62-62 (c)(1)(i)
PROPOSED	2436.15 (17.53%)	NON-COMPLIANT
REQUIRED CANOPY TREES 27,794.39 SF / 2000 = 14		ZR 62-62 (c)(3)(i)
PROPOSED	18 canopy trees	COMPLIES
REQUIRED ADDITIONAL PLANTING 27,794.39 SF / 1250 = 22 canopy or ornamental trees		ZR 62-62 (c)(3)(ii)
PROPOSED	23 ornamental trees	COMPLIES

UC TYPE-2		
REQUIRED TREES 427.5 LF /25 = 17 TREES		ZR 62-64 (c)(2)
PROPOSED	26 canopy trees	COMPLIES
UC TYPE-2 TRANSITION AREA		
REQUIRED TREES = 2 TREES		ZR 62-64 (c)(2)
	2 canopy trees	COMPLIES
REQUIRED PLANTING AREA IN UC-2 1,528.14 (.4) = 611.26 SF		ZR 62-64 (c)(2)
PROPOSED	487.02	NON-COMPLIANT

GENERAL NOTES

1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION.
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION.
3. FLOOR ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATIONAL APPROVAL.
5. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
6. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
7. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
8. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.



1 PLANTING PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	3/16/22	ULURP SUBMISSION - REVISION
04	3/24/22	ULURP SUBMISSION - REVISION

DATE | DRAWN BY | CHECKED BY
BR, KS

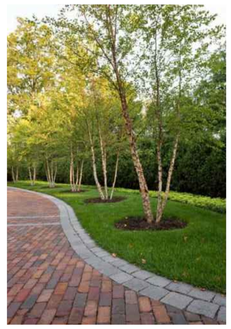
LANDSCAPE ARCHITECT KENNETH M. SMITH 001356 STATE OF NEW YORK

SHEET TITLE
PLANTING PLAN

SCALE
1" = 20'-0"

SHEET NO.
L-230.00
10 of 18

Ideas, design, arrangements and plans indicated or represented by this drawing are owned by and are the property of STUDIO V Architecture PLLC and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC of any discrepancies before proceeding with the work. © 2022 STUDIO V Architecture, PLLC. All rights reserved.



RIVER BIRCH *(Betula Nigra)*





TUPELO *(Nyssa sylvatica)*





SWAMP WHITE OAK *(Quercus bicolor)*



SHINGLE OAK *(Quercus imbricaria)*

1 CANOPY TREES



BEACH PLUM *(Prunus maritima)*



SWEETSPIRE *(Itea virginica)*



BAYBERRY *(Myrica pensylvanica)*



HOLLYWOOD JUNIPER *(Juniperus chinensis 'Torulosa')*



OAKLEAF HYDRANGEA *(Hydrangea quercifolia)*



GROUNDSEL BUSH *(Baccharis halimifolia)*

2 UNDERSTORY TREES AND SHRUBS



BLUESTEM



FESTUCA 'ELIJAH BLUE'



BLACK EYED SUSAN

3 MEADOW PLANTS



SEA GREEN JUNIPER



AUTUMN MOORE GRASS



CAREX SEDGE GRASS



AUTUMN BRILLIANCE FERN



NEPETA



TUFTED HAIR GRASS



WILD YELLOW INDIGO



WHITE TOPPED ASTER



CORAL BELLS



CONE FLOWER



MONTAUK DAISY



MAIDENHAIR FERN



SWAMP ROSE MALLOW

4 RAIN GARDEN PLANTS - OYSTER PLANT BEDS AND TREE PITS



SALTMEADOW CORDGRASS



LITTLE BLUESTEM

5 MID-SLOPE SEAWARD RIPARIAN PLANTS

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/08/17	ULURP SUBMISSION
02	3/01/19	ULURP SUBMISSION - REVISION
03	3/18/19	ULURP SUBMISSION - REVISION
04	3/26/19	ULURP SUBMISSION - REVISION

DATE | DRAWN BY | CHECKED BY
BR, KS

LANDSCAPE ARCHITECT KENNETH W. SMITH 001358 STATE OF NEW YORK

SHEET TITLE
PLANT IMAGES

SCALE
NTS

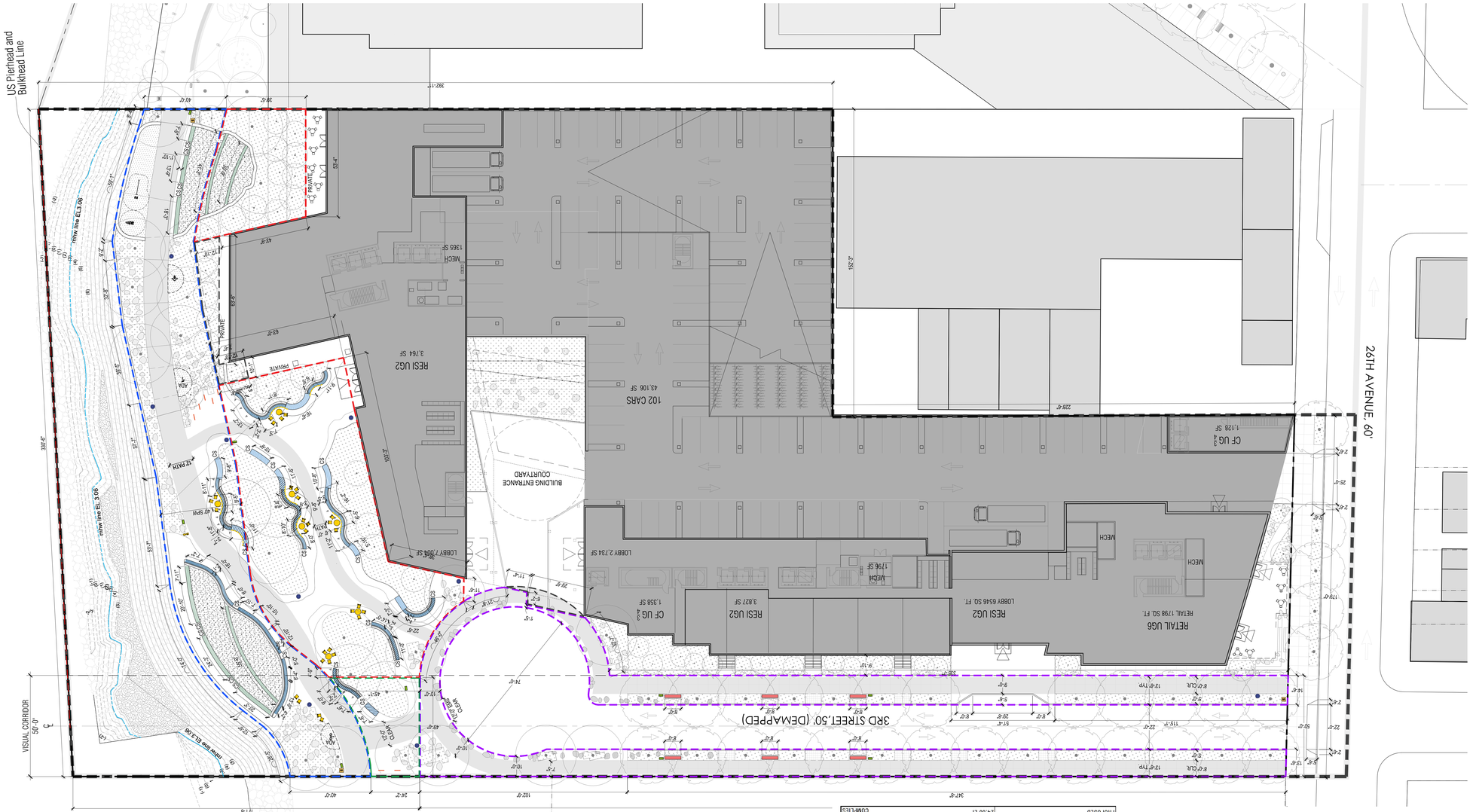
SHEET NO.
L-231.00
11 of 18

Ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2019 STUDIO V Architecture, PLLC. All rights reserved.

These drawings and designs are the property of STUDIO V ARCHITECTURE and are not to be used in any way without the permission of STUDIO V ARCHITECTURE. Written dimensions on these drawings have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be reported to STUDIO V ARCHITECTURE before proceeding with the work. Any changes made on these drawings without the consent of STUDIO V ARCHITECTURE will void all responsibility of STUDIO V ARCHITECTURE for the resultant work.

SEATING PLAN

1 — 1" = 20'-0"



LEGEND

- CONCRETE PAVING
- DO NOT STANDARD
- PERMEABLE PAVERS
- ADA COMPLIANT METAL GRATING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- STABILIZED RIP RAP EDGE
- LANDSCAPE EDGE
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF, ADA ACCESSIBLE
- CIRCULATION PATH
- SPAA + UC-TR (12' W.D.), SPAA (6' WD)
- UC-2 (8' WD.)
- PUBLIC ACCESS AREA (PAA)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- UPLAND CONNECTION - TYPE 2 (UC-2)
- SEATING TYPES
- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS / TABLES (SOCIAL SEATING)
- UC BENCH - WITH BACK
- SOCIAL SEATING OYSTER BENCH (WITH AND WITHOUT BACK)
- SHADED SEATING
- SEATING W/BACK, FACING THE WATER
- ADA ACCESSIBLE COMPANION SEATING
- FURNISHINGS
- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION
- ZONING LOT LINE MIN DIMENSION
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- VISUAL CORRIDOR CENTER LINE
- MEAN HIGH WATER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONNECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- PARKING ENTRANCE
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- COMMERCIAL ACCESS POINT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

PROVIDED SEATING

SYMBOL	BENCH TYPE	LF PER UNIT	SPW / SPAA	UC-2	UC-TR	DET./DWG
	A OYSTER BENCH - WITH BACK	A 1.5PAA - 4.75 LF A 1.1UC/TR - 2.00 LF A 1.3UC-2 - 2.00 LF A 2 - 2.50 LF A 3 - 22.50 LF A 4 - 33.75 LF A 5 - 49.50 LF A 6 - 30.75 LF A 7 - 30.00 LF A 8 - 94.25 LF	295.25 LF		2.00 LF	9/L-401
	B OYSTER BENCH - NO BACK	B 3 - 7.25 LF B 6 - 22.50 LF B 5 - 16.50 LF B 7 - 20.00 LF	83.00 LF		12.50 LF	10/L-401
	C TERRACE LAWN SEATING LEDGE	C 1 - 73.25 LF C 2 - 55.00 LF C 3 - 38.75 LF C 3 - 30.25 LF	92.66 LF* (240.00 TOTAL LF)			7/L-400
	D MOVEABLE SEATING AND TABLES	1.50 LF / CHAIR 7.00 SF / TABLE	51 LF (34 EA.) 70 SF (10 EA.)			1.2/L-401
	E UC BENCH - WITH BACK	8.00 LF		48.00 LF		3/L-401

SYMBOL	TYPE	TOTAL SEATING PROVIDED IN SPW/SPAA	TOTAL REQUIRED IN SPW/SPAA	TOTAL SEATING PROVIDED IN UC-2	TOTAL REQUIRED IN UC-2	TOTAL SEATING PROVIDED IN UC-TR	TOTAL REQUIRED IN UC-TR
	A OYSTER BENCH - WITH BACK	295.25 LF	321.90 LF	48.00 LF	48.00 LF	14.50 LF	24.00 LF
	B OYSTER BENCH - NO BACK	83.00 LF				12.50 LF	
	C TERRACE LAWN SEATING LEDGE	92.66 LF* (240.00 TOTAL LF)					
	D MOVEABLE SEATING AND TABLES	51 LF (34 EA.) 70 SF (10 EA.)					
	E UC BENCH - WITH BACK	8.00 LF		48.00 LF			

PROVIDED FURNISHINGS

SYMBOL	TYPE	SPW/SPAA REQUIRED	SPW/SPAA PROVIDED	UC REQUIRED	UC PROVIDED	DET. DWG.
	A TRASH RECEPTACLE	7	7	2	2	11/L-401
W	B WPAA ENTRY SIGN	(AS NECESSARY)	2	1 (AT ENTRY TO STREET)	1	7/L-401
	C SEATING OPEN TO PUBLIC SIGN	(AS NECESSARY)	4	(AS NECESSARY)	4	8/L-401
	D BIKE RACK (2 PARKING SPOTS EA.)	14 SPOTS (7 RACKS)	14 SPOTS (7 RACKS)	0	0	5/L-401

GENERAL NOTES

1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION
3. FLOOR ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DOT, PARKS & RECREATIONAL APPROVAL
5. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL
6. NUMBER OF BUILDING STORIES NOTED ON THE DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
7. ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE
8. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS

ZR 62-62 (b)

	SPW / SPAA
REQUIRED SEATING 27,794.99 SF / 7.5 = 370.59 LF	
Type A - oyster bench w/ back	252.25
Type B - oyster bench w/out back	83.00
Type C - lawn seating steps (240.00 total; limited by design feature seating max.)	92.66
Type D - movable seating	51.00
TOTAL PROPOSED SEATING	521.90
SEATING WITH BACKS 370.59 LF x .5 = 185.30 LF	346.25
SEATING FACING THE WATER 185.30 LF x .5 = 92.65 LF	
PROPOSED	101.00 LF
DESIGN FEATURE SEATING 370.59 x .25 = 92.65 LF max	
PROPOSED	97.30 SF * (*2nd level max. allowed counted toward total LF of seating)
MOVABLE SEATING 370.59 LF x .5 = 185.30 LF max	
PROPOSED	51.00 LF
SOCIAL SEATING 370.59 x .25 = 92.65 LF	
PROPOSED	135.00
Type A / B - oyster bench	84.00
Type D - Moveable cafe tables/chairs	51.00
SOCIAL SEATING - TABLES 392.65 / 35 = 61.77 SF OF TABLES	
Cafe Tables	70.00
PROPOSED	70.00 SF

ZR 62-652 (e) (2)

MOVABLE SEATING 370.59 LF x .5 = 185.30 LF max	
PROPOSED	51.00 LF
SOCIAL SEATING 370.59 x .25 = 92.65 LF	
PROPOSED	135.00
Type A / B - oyster bench	84.00
Type D - Moveable cafe tables/chairs	51.00
SOCIAL SEATING - TABLES 392.65 / 35 = 61.77 SF OF TABLES	
Cafe Tables	70.00
PROPOSED	70.00 SF

ZR 62-652 (g)

SHADED SEATING 370.59 x .2 = 74.12 LF	
PROPOSED	104.25 LF

ZR 62-652 (9)

SEAWARD SEATING 370.59 x .25 = 92.65 LF max	
PROPOSED	0.00

UC TYPE 2

REQUIRED SEATING 12[427.5-50)/100]) = 43.3 LF	
PROPOSED	48.00 LF

ZR 62-64 (d)

REQUIRED SEATING - 24 LF	
PROPOSED	24.00 LF

UC TRANSITION ZONE

ZR 62-64 (a)

REQUIRED SEATING 27,794.99 SF / 75 = 370.59 LF	
Type A - oyster bench w/ back	252.25
Type B - oyster bench w/out back	83.00
Type C - lawn seating steps (240.00 total; limited by design feature seating max.)	92.66
Type D - movable seating	51.00
TOTAL PROPOSED SEATING	521.90
SEATING WITH BACKS 370.59 LF x .5 = 185.30 LF	
SEATING FACING THE WATER 185.30 LF x .5 = 92.65 LF	
PROPOSED	101.00 LF
DESIGN FEATURE SEATING 370.59 x .25 = 92.65 LF max	
PROPOSED	97.30 SF * (*2nd level max. allowed counted toward total LF of seating)
MOVABLE SEATING 370.59 LF x .5 = 185.30 LF max	
PROPOSED	51.00 LF
SOCIAL SEATING 370.59 x .25 = 92.65 LF	
PROPOSED	135.00
Type A / B - oyster bench	84.00
Type D - Moveable cafe tables/chairs	51.00
SOCIAL SEATING - TABLES 392.65 / 35 = 61.77 SF OF TABLES	
Cafe Tables	70.00
PROPOSED	70.00 SF

ZR 62-652 (e) (1)

ZR 62-652 (a)

ZR 62-652 (g)

ZR 62-652 (9)

ZR 62-64 (d)

UC TRANSITION ZONE

ZR 62-64 (a)

OWNER/CLIENT
ASTORIA OWERS, LLC
c/o 8 8th Street, New York, NY 10036
T +1 917 329 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNERS REPRESENTATIVE
TRIDUM REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HEBRICK FINSTEN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1415 Crossroads Bldg, 2 State St, Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

GIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
Orin Pilvin Plaza, Suite 715, New York, NY 10119
T +1 212 791 3599

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3599

PLANNING CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8687

BR, KS
DRAWN BY CHECKED BY

LEGEND

- NYC DOT STANDARD CONCRETE PAVING
- PERMEABLE PAVERS
- CONCRETE UNIT PAVERS
- ADA COMPLIANT METAL GRATING
- SPECIALTY PIGMENTED CONCRETE PAVING
- PLANTED AREA
- TURF PLANTED AREA
- SEAWARD PLANTED AREA
- STABILIZED RIP RAP EDGE
- LANDSCAPE BOULDER
- VEHICULAR BOLLARD BOULDER
- HEALTH AND WELLNESS EXERCISE STATION WITH FALL ZONE SYNTHETIC TURF (ADA - ADA ACCESSIBLE)

SEATING TYPES

- OYSTER BENCH - NO BACK
- OYSTER BENCH - WITH BACK
- LAWN SEATING STEP
- MOVABLE CHAIRS / TABLES
- UC BENCH - WITH BACK

FURNISHINGS

- TRASH RECEPTACLE
- BICYCLE RACK
- WPAA ENTRY SIGN
- 'SEATING OPEN TO PUBLIC' SIGN
- ADA ACCESSIBLE WATER FOUNTAIN AND BOTTLE FILLING STATION

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- US PIERHEAD & BULKHEAD LINES
- VISUAL CORRIDOR LINES
- MEAN HIGH WATER LINE
- VISUAL CORRIDOR CENTER LINE
- PROPOSED ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
- SUPPLEMENTAL PUBLIC ACCESS AREA (SPAA)
- UPLAND CONECTION - TYPE 2 (UC-2)
- UPLAND CONNECTION - TRANSITION AREA (UC-TR)
- PUBLIC ACCESS AREA (PAA)
- CIRCULATION PATH SPW + UC-TR (12' WD.) SPAA (6' WD) UC-2 (8' WD.)
- COMMERCIAL ACCESS POINT
- RESIDENTIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- PARKING ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

PROVIDED EXERCISE EQUIPMENT

EXERCISE EQUIPMENT 1, ADA COMPLIANT - HEALTHBEAT TAICHI



EXERCISE EQUIPMENT 2, ADA COMPLIANT - HEALTHBEAT HAND CYCLER



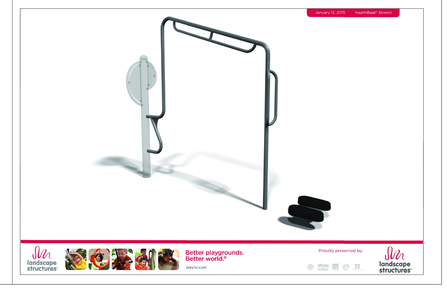
EXERCISE EQUIPMENT 3 - HEALTHBEAT CHEST/BACK PRESS



EXERCISE EQUIPMENT 4 - HEALTHBEAT CARDIO STEPPER

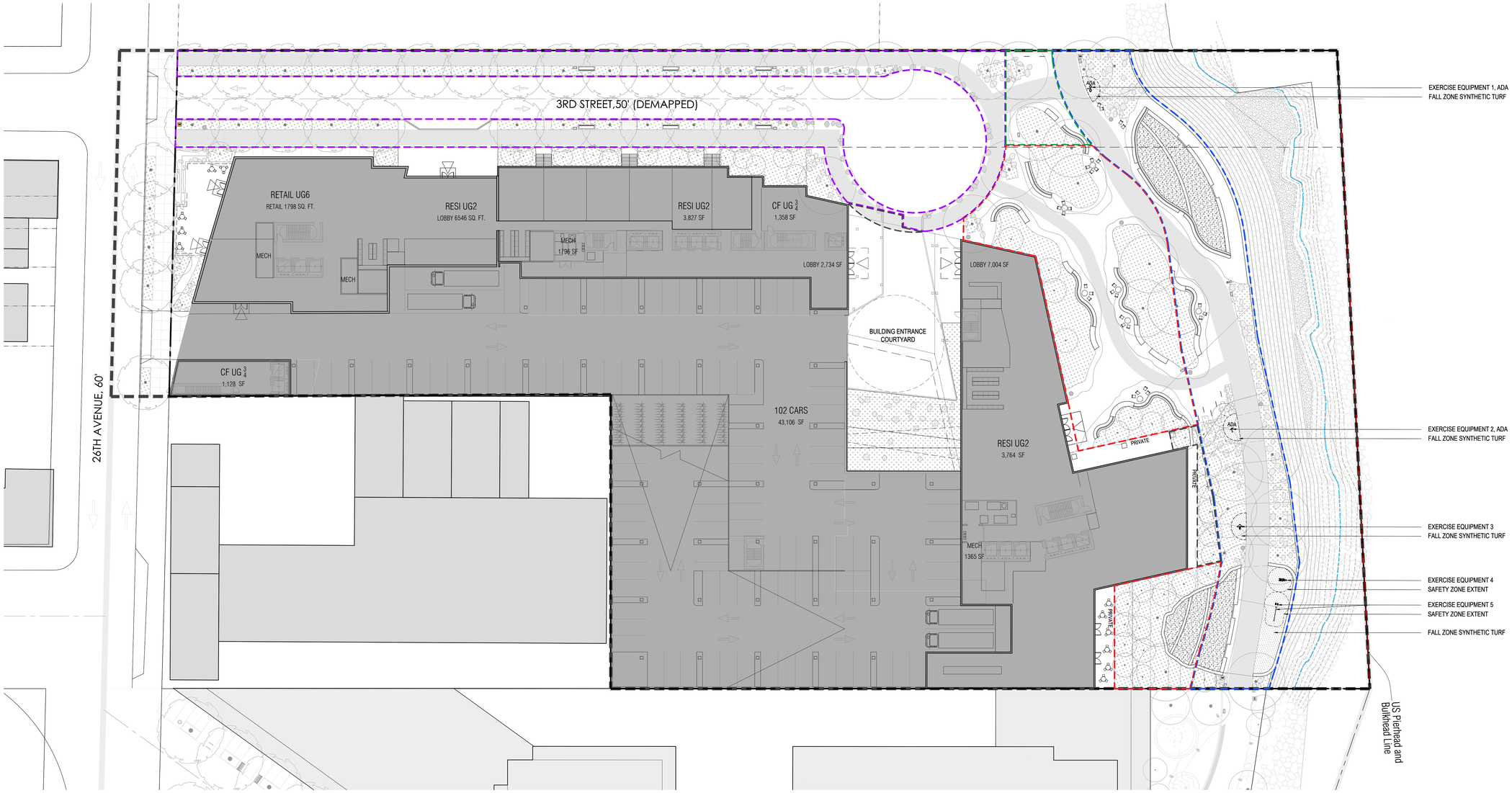


EXERCISE EQUIPMENT 5 - HEALTHBEAT STRETCH



GENERAL NOTES

1. ALL STREET IMPROVEMENTS SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF TRANSPORTATION.
2. ALL PROPOSED STREET TREES SUBJECT TO APPROVAL BY THE NYC DEPARTMENT OF PARKS & RECREATION.
3. FLOOR ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
4. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATIONAL APPROVAL.
5. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
6. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
7. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
8. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.



1 SEATING PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS

OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

ESS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/28/22	ULURP SUBMISSION
02	3/01/23	ULURP SUBMISSION - REVISION
03	3/16/23	ULURP SUBMISSION - REVISION
04	3/24/23	ULURP SUBMISSION - REVISION

DATE | DRAWN BY | CHECKED BY
BR, KS

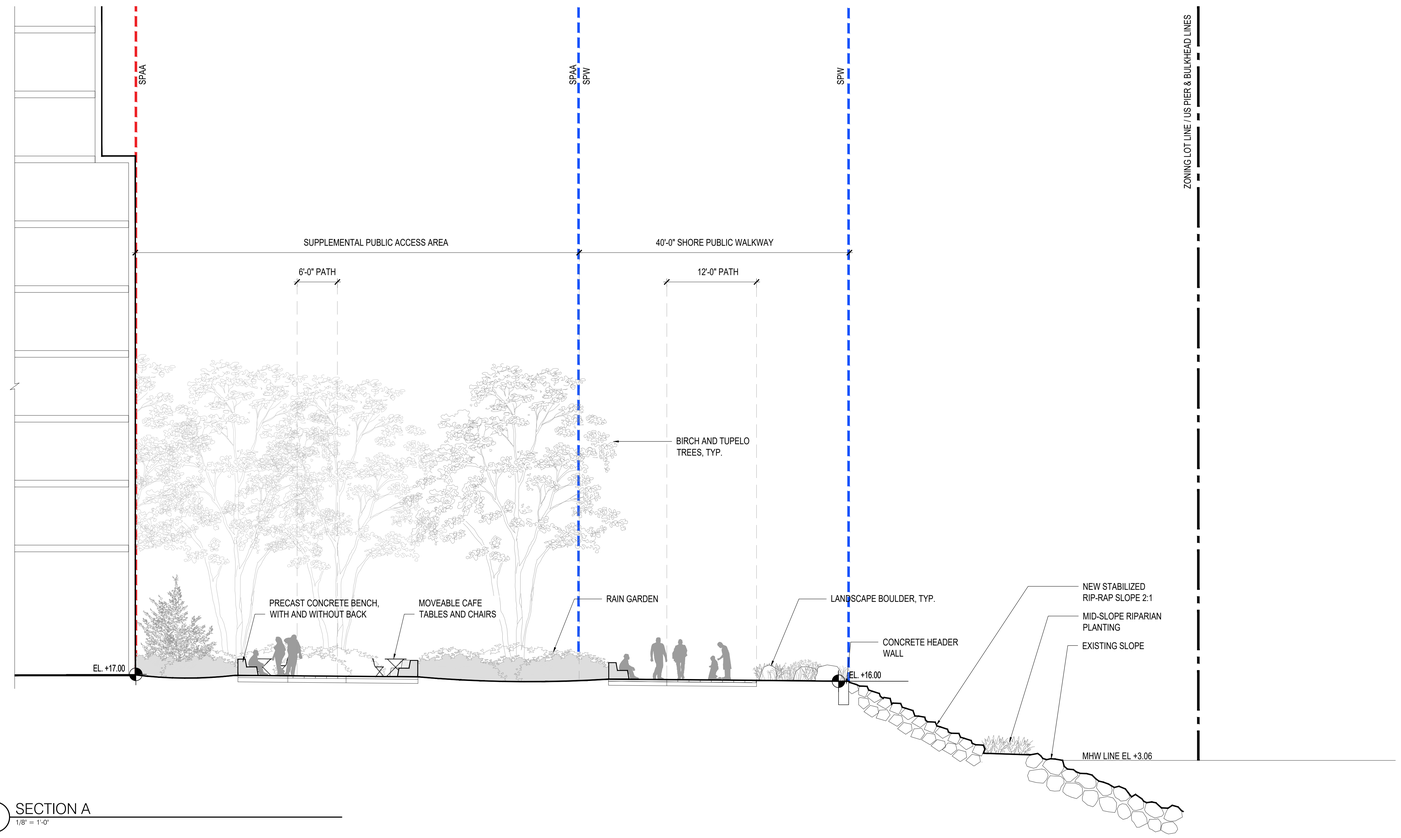
LANDSCAPE ARCHITECT JONATHAN BRUNO 001355 STATE OF NEW YORK

SHEET TITLE
EXERCISE EQUIPMENT PLAN

SCALE
1" = 20'-0"

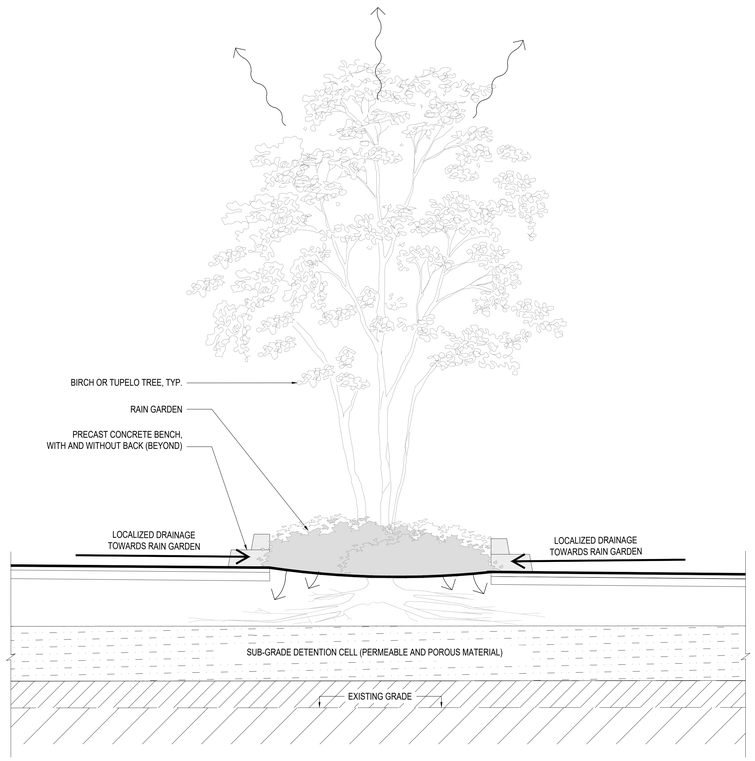
SHEET NO.
L-250.00
12 of 18

All text, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2023 STUDIO V Architecture, PLLC. All rights reserved.

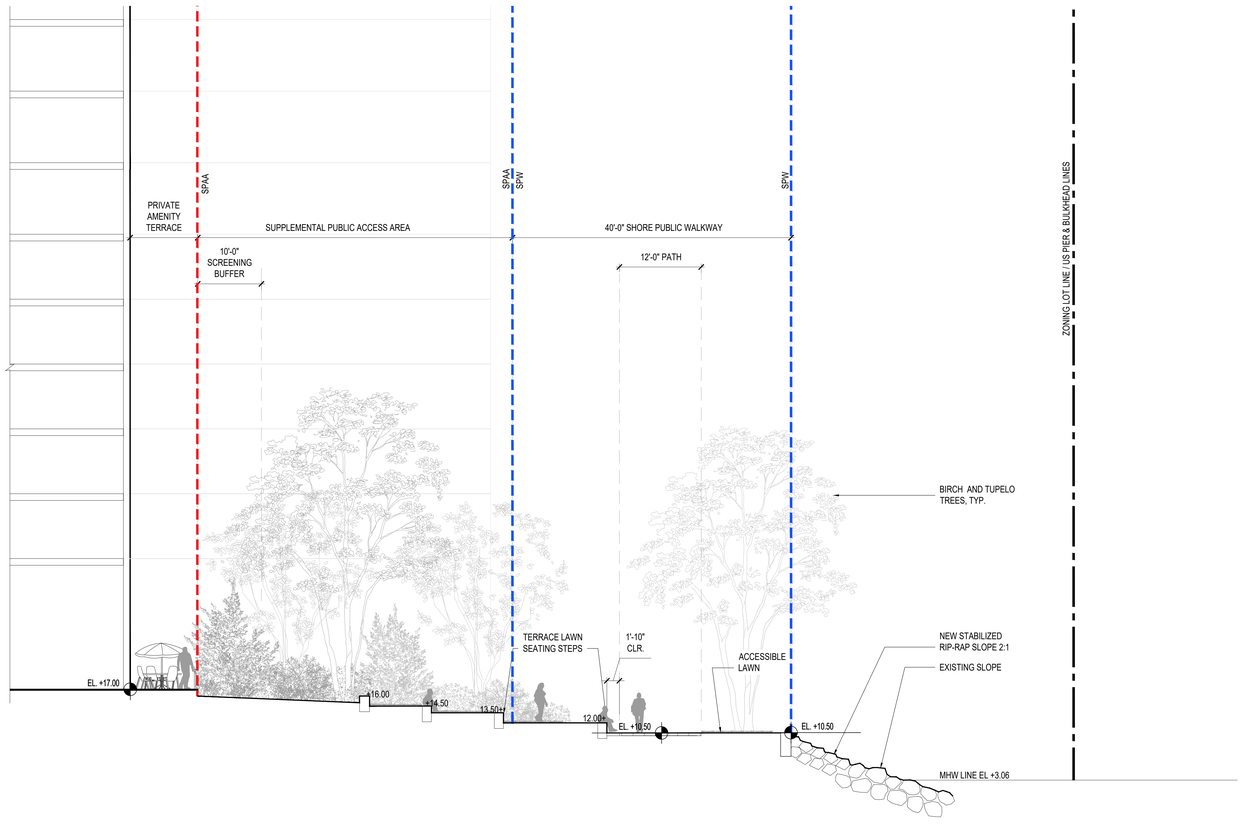


1 SECTION A
1/8" = 1'-0"





2 SECTION B
1/4" = 1'-0"



3 SECTION C
1/8" = 1'-0"

STUDIO V
ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/28/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	3/16/22	ULURP SUBMISSION - REVISION

DATE	DRAWN BY	CHECKED BY
	BR, KS	

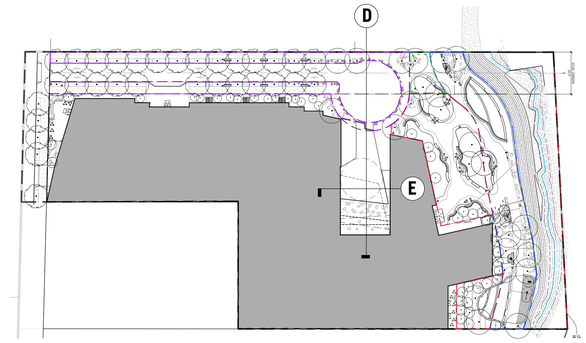
LANDSCAPE ARCHITECTURE
JONATHAN MARC SMITH
001355
STATE OF NEW YORK

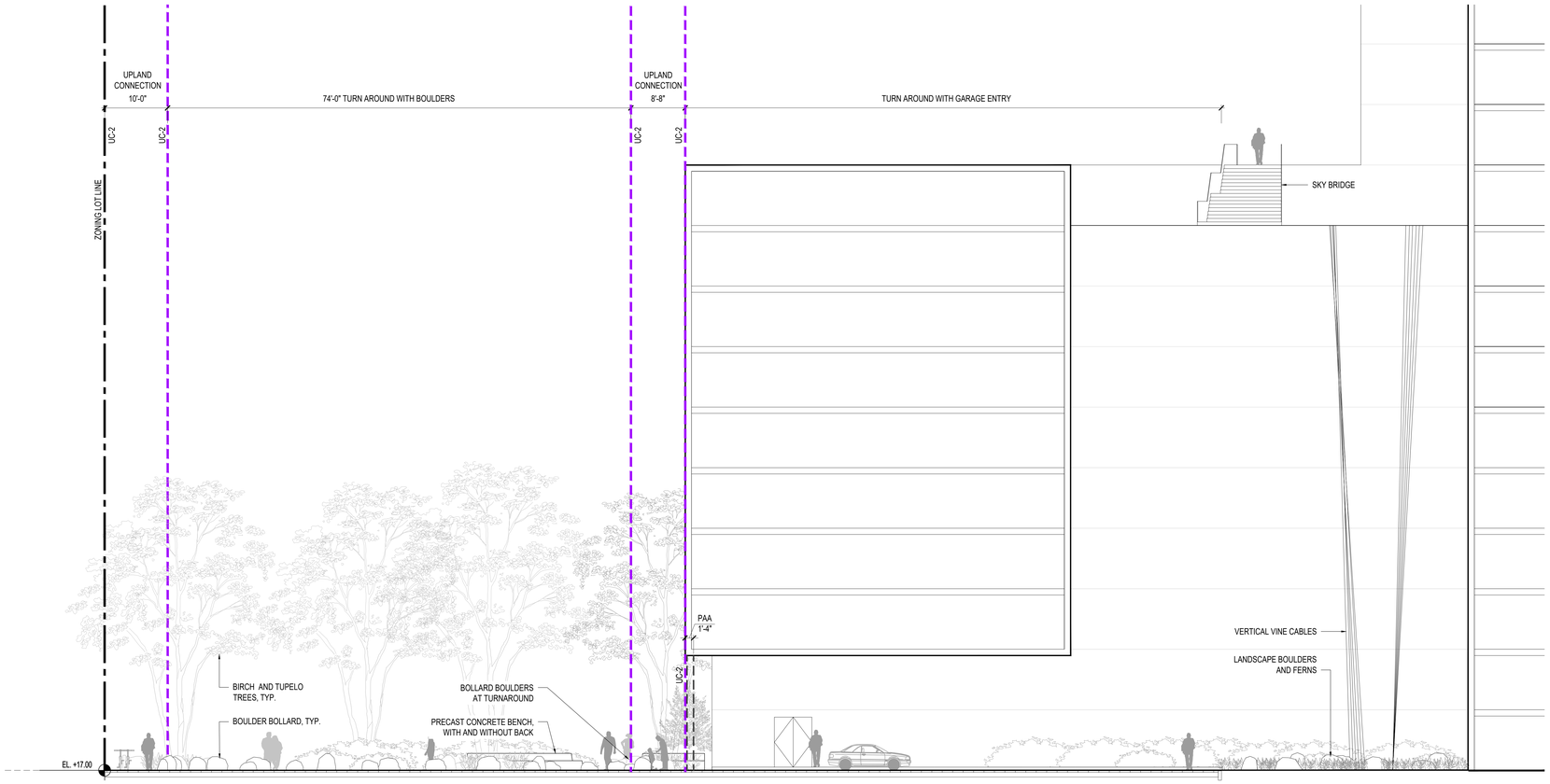
SHEET TITLE
SECTIONS 1

SCALE
AS NOTED

SHEET NO.
L-300.00
14 of 18

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of STUDIO V Architecture PLLC, and were created, invented, and developed for use in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC of any variations from dimensions and conditions shown in these drawings. © 2022 STUDIO V Architecture PLLC. All rights reserved.





1 SECTION D
1/8" = 1'-0"



2 SECTION E
1/8" = 1'-0"

STUDIO V
ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS

OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	3/18/22	ULURP SUBMISSION - REVISION

DATE	DRAWN BY	CHECKED BY
	BR, KS	

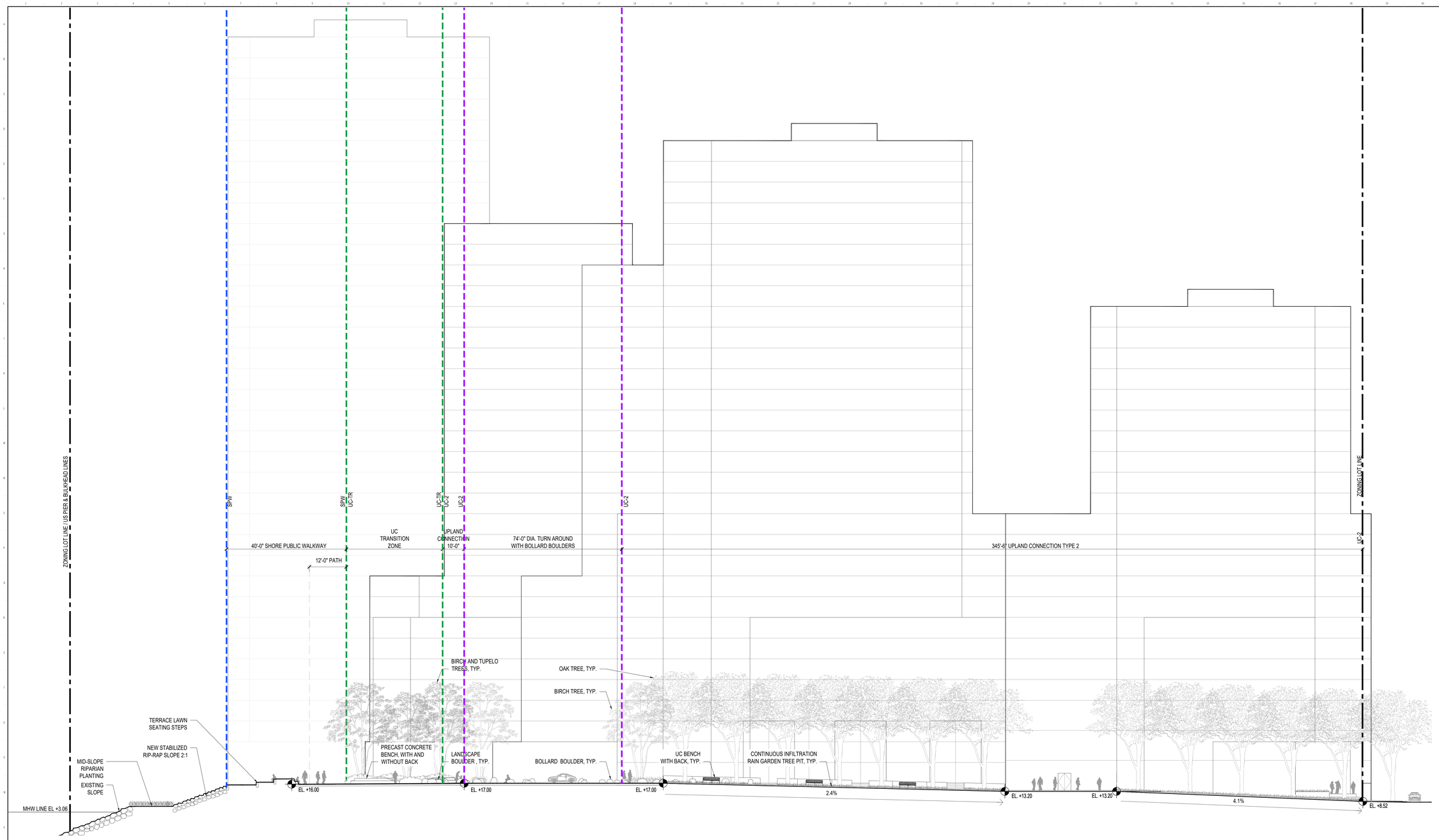
LANDSCAPE ARCHITECT — KENNETH W. SMITH — 001356 — STATE OF NEW YORK

SHEET TITLE
SECTIONS 2

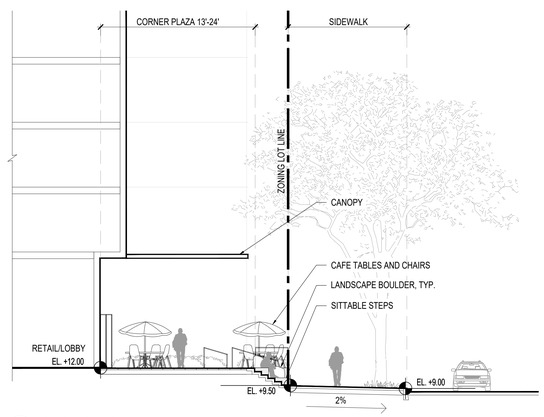
SCALE
AS NOTED

SHEET NO.
L-301.00
15 of 18

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2020 STUDIO V Architecture, PLLC. All rights reserved.



1 SECTION F
1/16" = 1'-0"



2 SECTION G
1/8" = 1'-0"



STUDIO V
ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS

OWNERS REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T+1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	5/16/22	ULURP SUBMISSION - REVISION

DATE	DRAWN BY	CHECKED BY
	BR, KS	

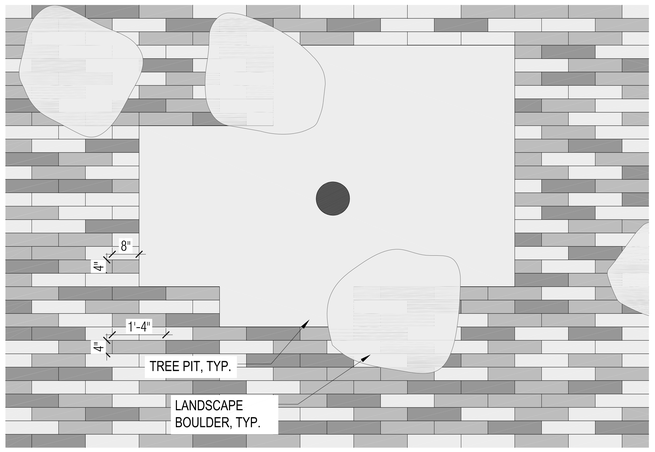
LANDSCAPE ARCHITECT KENNETH W. SMITH 002135 STATE OF NEW YORK

SHEET TITLE
SECTIONS 3

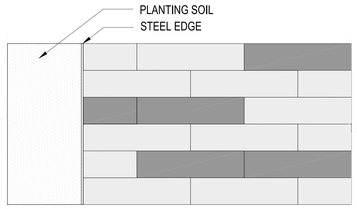
SCALE
AS NOTED

SHEET NO.
L-302.00
16 of 18

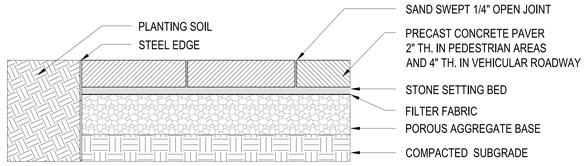
All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2022 STUDIO V Architecture PLLC. All rights reserved.



1 TREE PIT PAVING AND LANDSCAPE BOULDER
3/4" = 1'-0"

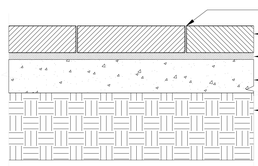


PLAN

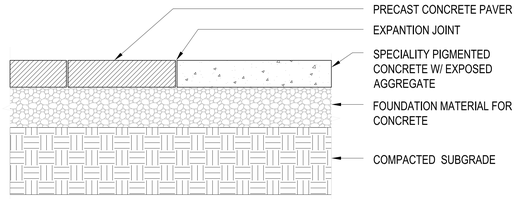


SECTION

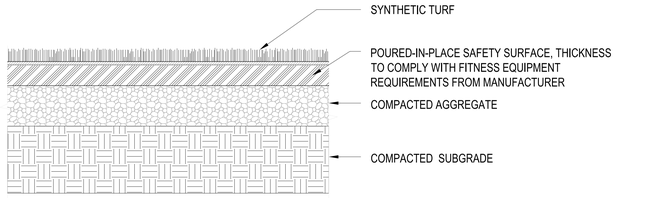
2 PERMEABLE PAVING AT TREE PIT
1 -1/2" = 1'-0"



3 CONCRETE UNIT PAVER
1-1/2"" = 1'-0"



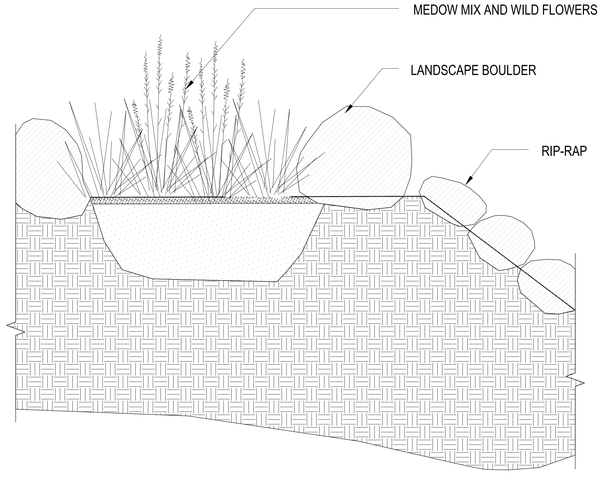
4 SPECIALITY CONCRETE PAVER
1-1/2" = 1'-0"



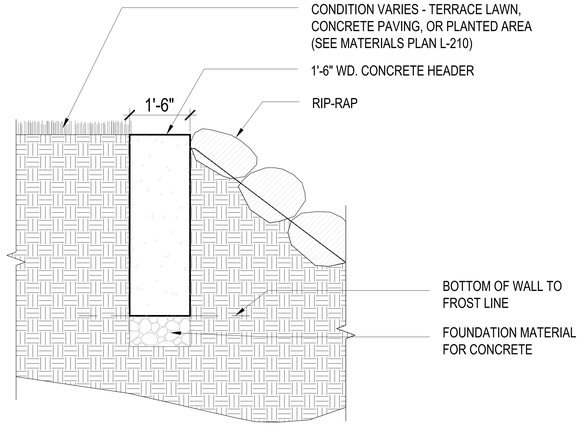
FALL ZONE
9 SYNTHETIC TURF
1-1/2" = 1'-0"

5 BOLLARD BOULDER SET WITHIN CONCRETE UNIT PAVER
1-1/2" = 1'-0"

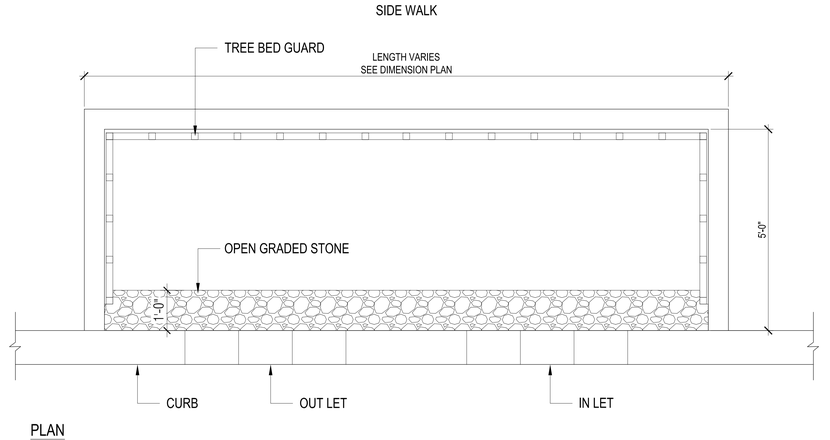
7 TERRACE LAWN STEPS
1-1/2" = 1'-0"



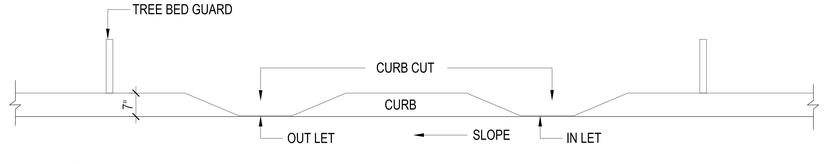
6 LANDSCAPE BOULDER AT PLANTED AREA
3/4" = 1'-0"



10 CONCRETE HEADER
3/4" = 1'-0"



PLAN



ELEVATION

8 INFILLTRATION TREE PIT
3/4" = 1'-0"

STUDIO V
ARCHITECTURE

3-15 26TH AVENUE
NY 11102
no. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNER'S REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/22	ULURP SUBMISSION
02	3/07/23	ULURP SUBMISSION - REVISION
03	3/16/23	ULURP SUBMISSION - REVISION

DRAWN BY: BR, KS
CHECKED BY:

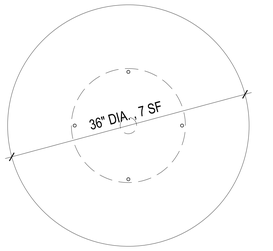
SHEET TITLE
LANDSCAPE DETAILS

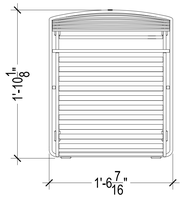
SCALE
AS NOTED

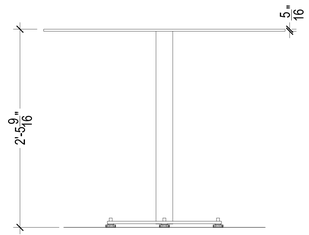
SHEET NO.
L-400.00

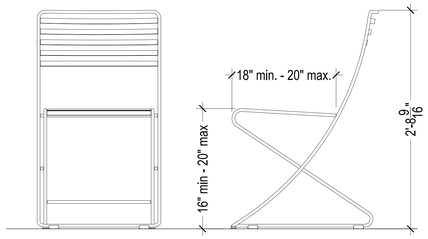
LANDSCAPE ARCHITECTURE
KENNETH R. SMITH
001395
STATE OF NEW YORK

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of STUDIO V Architecture PLLC and were created, invented, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the field and must notify STUDIO V Architecture PLLC of any variations from dimensions and conditions shown in these drawings. © 2020 STUDIO V Architecture PLLC. All rights reserved.



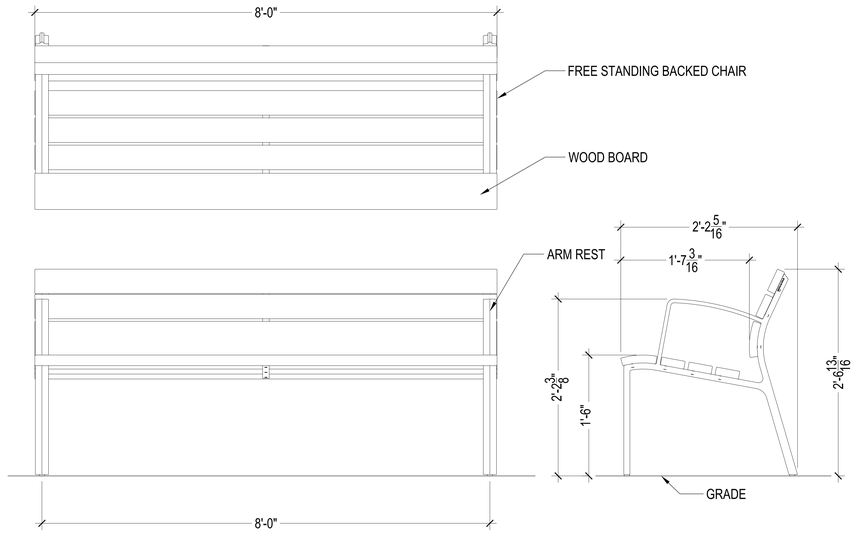




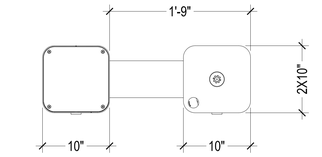


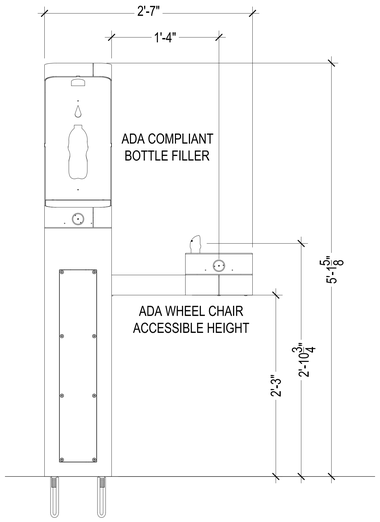
1 MOVABLE CAFE TABLE
1 1/2" = 1'-0"

2 MOVABLE CAFE CHAIR
1 1/2" = 1'-0"



3 UC BENCH WITH BACK
1 1/2" = 1'-0"



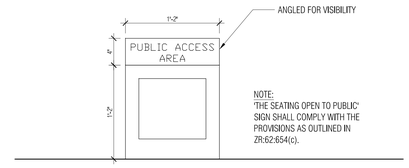


4 ADA ACCESSIBLE
DRINKING FOUNTAIN / BOTTLE FILLER
1 1/2" = 1'-0"

5 BIKE RACK
1 1/2" = 1'-0"

6 WATERFRONT OVERLOOK DECK RAILING
1 1/2" = 1'-0"

7 WPAA SIGN
1 1/2" = 1'-0"



8 'SEATING OPEN TO PUBLIC' SIGN
1 1/2" = 1'-0"

9 PRECAST CONCRETE CURVED BACKED BENCH
3/4" = 1'-0"

10 PRECAST CONCRETE CURVED BACKLESS BENCH
3/4" = 1'-0"

11 TRASH RECEPTACLE
1 1/2" = 1'-0"

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any variation from dimensions and conditions shown in these drawings. © 2020 STUDIO V Architecture PLLC. All rights reserved.

STUDIO V
ARCHITECTURE

3-15 26TH AVENUE
NY 11102
BL 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNER'S REPRESENTATIVE
TREUN REALTY INVESTMENTS
246 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION
03	3/15/22	ULURP SUBMISSION - REVISION

DATE | DRAWN BY | CHECKED BY
BR, KS

SHEET TITLE
FURNISHING DETAILS

SCALE
AS NOTED

SHEET NO.
L-401.00

LIGHT FIXTURE SCHEDULE

⊠	TYPE TA	Pole Light - Light source to be 18ft from finished ground plane
	TYPE TB	Stake mounted tree uplight
	TYPE TC	Linear Light under bench - bottom of fixture 1" from finished ground plane
	TYPE TD	Catenary Light with Wide Flood optic. Light source mounted 16ft from finished ground plane
○	TYPE TE	Recessed downlight (Adjustable)
○	TYPE TE-1	Recessed downlight (Fixed)
	TYPE TF	Surface mounted flood light
	TYPE TG	Cable mount micro-spotlight
	TYPE TH	Surface mounted spot light with wide flood optic
⊠	TYPE TJ	Inground micro light



STUDIO V
ARCHITECTURE

3–15 26TH AVENUE NO. 13015
NY 11102

OWNER/ APPLICANT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS

OWNER'S REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/22	ULURP SUBMISSION
02	3/01/23	ULURP SUBMISSION - REVISION

DATE
DRAWN BY
BR, KS

LANDSCAPE ARCHITECT KENNETH W. SMITH 001395 STATE OF NEW YORK

SHEET TITLE
LIGHTING PLAN

SCALE
1" = 20'-0"

SHEET NO.
LT–100

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2019 STUDIO V Architecture, PLLC. All rights reserved.

LIGHT FIXTURE SCHEDULE

⊠	TYPE TA	Pole Light - Light source to be 18ft from finished ground plane
⊙	TYPE TB	Stake mounted tree uplight
— · —	TYPE TC	Linear Light under bench - bottom of fixture 1' from finished ground plane
⊙	TYPE TD	Catenary Light with Wide Flood optic. Light source mounted 18ft from finished ground plane
○	TYPE TE	Recessed downlight (Adjustable)
○	TYPE TE-1	Recessed downlight (Fixed)
⊙	TYPE TF	Surface mounted flood light
⊙	TYPE TG	Cable mount micro-spotlight
⊙	TYPE TH	Surface mounted spot light with wide flood optic
⊠	TYPE TJ	Inground micro light

STATISTICAL DATA

WALKABLE AREA :
Average Light Level : 1.63 Fc
Minimum Light Level : 0.2 Fc

NON-WALKABLE AREA :
Minimum Light Level : 0.1

ISO-CANDELA LEGEND

= 1.0 FC

= 0.5 FC

= 0.2 FC

= 0.1 FC



STUDIO V
ARCHITECTURE

3-15 26TH AVENUE NO. 13015
NY 11102

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS:

OWNER'S REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

REVISIONS:

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION

DATE: DRAWN BY:
BR, KS

KENNETH W. REED
LICENSED LANDSCAPE ARCHITECT
001356
STATE OF NEW YORK

SHEET TITLE:
LIGHTING PHOTOMETRIC PLAN

SCALE:
1" = 20'-0"

SHEET NO:
LT-101

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2019 STUDIO V Architecture, PLLC. All rights reserved.

Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

TYPE TA selux

Modular Column



Order Code: MCB - ____ - ____ - ____ - ____

MCB	Series	MCB Modular Column										
_____	Column Body Height	7 7ft	8 8ft	9 9ft	10 10ft	11 11ft	12 12ft	13 13ft	14 14ft	15[1] 15ft	16[1] 16ft	17[1] 17ft	18[1] 18ft
_____	Column Features	CMxx[2] Concrete	SPxx Speaker	FMSxx[3,4,5] Fixcable Module Small Opening	FMLxx[3,4,5] Fixcable Module Large Opening	TMSxx[3,5,6] Twin Spot Module Single	TMDxx[3,5,6] Twin Spot Module Double						
		DVSxx[7] 36" Design Void	DVLxx[7] 48" Design Void										
_____	Finish	WH White	BK Black	BZ Bronze	SV Silver	BL Semi-Matte Black	SP Specify Premium Color						
_____	Options	REC 100VAC/120VAC Receptacle w/ weather-proof cover	REC2 100VAC/120VAC Receptacle w/ in-use cover	MSxx[8] Motion Sensor w/ optional photocell (Mounts Max 24 Meters High) See p. 8 for order code	TC[9] Top Cover (non-IG)	PC[10] Photocell-style photocell							
		REC5 120 & Duplex Receptacle w/ weather-proof cover	REC4 120 & Duplex Receptacle w/ in-use cover approval padlockable in-use cover										

[1] Nominal overall height cannot exceed 18ft
[2] For use with TC option only
*Refer to page 2 for mounting option details

[3] Cannot be mounted within 6 ft of ground
[4] Select up to (1) MS or (2) FML options
[5] Select up to (1) MS or up to (1) TMD and (1) MS
[6] Select up to (1) MS/FML and (1) MS/FML combined
[7] Not field-available for modules
*Refer to page 2 for mounting option details

[8] Include angular orientation on page 8
[9] Not field-adaptable to kit top

Product Modifications
Please list modification requirements for review by factory:

Approvals

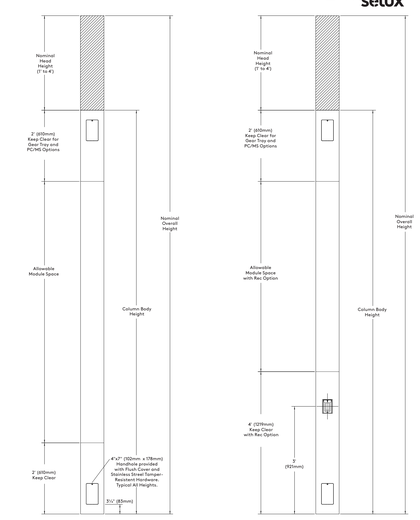
Date:

MADE IN THE USA | ASSY. BY SELUX | PAINT FINISH

Selux Corporation © 2020, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
The information contained herein may be changed without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

TYPE TA selux

Modular Column



Selux Corporation © 2020, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
The information contained herein may be changed without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

TYPE TB

DELTA STAR LED

IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer. Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

***The 3605L cost is already included in the price of UPM, UPM dual, and Power Canopy.

CATALOG NUMBER LOGIC
Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 3605L
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
DS - Delta Star
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (37°)
ADJUST-E-LUME® OUTPUT INTENSITY**
A9 (Standard) A6, A7, A8, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
H - Honeycomb Baffle
CAP STYLE
A - 45°
B - 90°
C - Flush Lens
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens
OPTIONS
3605L - Knuckle Mounting System***

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC IS STRICTLY FORBIDDEN.

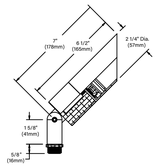
01/15/2020 SKU-739
SUB0005930

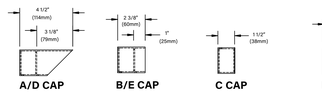
TYPE TB

DELTA STAR LED

IP66 RATED

DATE: PROJECT: TYPE:





STANDARD FINISHES

Satin Black (BLP) | Satin Bronze (BZP) | Satin White (WHP) | Satin Aluminum (SAP)
Black Wrinkle (BLW) | Bronze Wrinkle (BZW) | White Wrinkle (WHW) | Verde (VER)

PREMIUM FINISHES

Cascade Mtn. Granite (CMG) | Rocky Mtn. Granite (RMG) | Sierra Mtn. Granite (SMG) | Aleutian Mtn Granite (AMG) | Textured Forest (TXF)
Black Chrome (BCM) | Beige (BGE) | Weathered Copper (WCP) | Old Copper (OCP) | Hunter Green (HUG)
Crushed Ice (CRI) | Mojave Desert Sandstone (MDS) | Antique Brass Powder (ABP) | Brown Patina Powder (BPP) | Sonoran Desert Sandstone (SDS)
Weathered Iron (WIR) | Clear Anodized Powder (CAP) | Cream (CRM) | Antique White (AQW) | Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC IS STRICTLY FORBIDDEN.

01/15/2020 SKU-739
SUB0005930

STUDIO V ARCHITECTURE
3–15 26TH AVENUE NO. 13015
NY 11102

OWNER/ CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
T +1 917 539 3088

ARCHITECT
STUDIO V ARCHITECTURE, PLLC
44 E 32nd Street, New York NY 10016
T +1 212 779 2288
F +1 212 689 1325

CONSULTANTS
OWNER'S REPRESENTATIVE
TREUN REALTY INVESTMENTS
245 East 25th Street, #2E, New York, NY 10010
T +1 908 342 4068

LAND USE COUNSEL
HERRICK FEINSTEIN LLP (HF)
Two Park Avenue, New York, NY 10016
T +1 212 592 1477

ENVIRONMENTAL COUNSEL
KNAUF SHAW LLP
1125 Crossroads Bldg., 2 State St., Rochester, NY 14614
T +1 585 546 8430

ENVIRONMENTAL ENGINEER
LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, NY 10001
T +1 212 421 2150

EIS CONSULTANT
PHILIP HABIB & ASSOCIATES (PHA)
102 Madison Avenue, 11th Floor, New York, NY 10016
T +1 212 929 5656

CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

FINANCIAL CONSULTANT
JAMES LIMA PLANNING + DEVELOPMENT (JLPD)
120 Fifth Avenue, 8th Floor, New York, NY 10011
T +1 347 675 8637

TYPE TC

GHOST

LINEAR

Type: SPECIFICATION SHEET
Project: Page: 1 of 6









Unique lighting system for wall recessed lighting in exterior applications. The system consists of a series of concrete forming boxes designed to create a cavity in the wall during the concrete forming process. The resulting void in the wall houses the LED light module, which is concealed from view. Designed for low mounting heights with downward asymmetric light distribution. Low luminance with light source regressed inside the luminaire and shielded from all viewing angles

Luminaire characteristic:	**Power input:** 3W to 24W **Lumens:** up to 635lm (for 3000K, 80CRI) **Luminaire efficacy:** Up to 26lm/W
Source:	WHITE LED module (LM-80 tested) 3000K - 80CRI, 4000K - 80CRI.
Lumen maintenance:	70% of initial lumens at 50 000 hours (L70) (LM79 tested).
Optic:	Downward Asymmetric
Material:	Body: Extruded aluminum Diffuser: Silicone Recessed housing: Aluminum
Mounting:	Wall recessed cast in concrete. Supplied with a two part housing installation kit, anchor screws, bolts, locking system and adhesive template to ensure perfect alignment when installing. Connections to be done inside the back box.
Electrical:	See remote power supply options on page 6
Finish:	Concrete
Weight:	4.1 lbs (1,85 kg) to 16.4 lbs (7,44 kg)
Warranty:	5 year limited warranty
Rating:	IP65, IK06
Certification:	cULus listed for Wet location

SISTEMALUX

9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P.: 514.323.1339 F.: 514.525.6107 www.sistemalux.com

Due to continuous improvements, the information herein may be changed without notice

TYPE TD

ARTISTAR - CATENARY (REMOTE)

IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Please see Adjust-a-Lume photometry to determine desired intensity.

**Accommodates up to 2 lens/shielding media.

CATALOG NUMBER LOGIC
Example: CY - AR - LED - RM - e65 - SP - A9 - BZW - 12 - 11 - C
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
CY - Catenary
FIXTURE
AR - ArtiStar
SOURCE
LED - with Integral Dimming Driver
HOUSING
RM - Remote Transformer
LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (17°) MFL - Medium Flood (28°)
SP - Spot (21°) WFL - Wide Flood (65°)
ADJUST-E-LUME® OUTPUT INTENSITY*
A9 (Standard) A6, A7, A8, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
9 - Clear (Standard) 12 - Soft Focus** 13 - Rectilinear**
SHIELDING
11 - Honeycomb Baffle**
CAP STYLE
C - Flush Lens
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC IS STRICTLY FORBIDDEN.

01/15/2020 SKU-739
SUB0005930

TYPE TE/TE-1

prescolite

LTR-3RD

LITEISTRY 3" ROUND DOWNLIGHT

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LITEISTRY



FEATURES

- 3" architectural LED downlight delivering 600–2000 lm
- Four beam distributions from 0.4 to 1.1 Spacing Criteria
- Quiet reflector appearance with 50° optical cutoff
- 2700K–5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), Remodel (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0-10V, DALI, DMX, Lutron Forward Phase and EcoSystem
- NX Distributed Intelligence™ wired and wireless controls capability available

RELATED PRODUCTS

6" LITEISTRY Family | 4" LITEISTRY Family | 6" LITEISTRY Family

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION
- Standard Non-IC, Chicago Plenum, IC and Remodel options
- New Construction: Painted black durable steel platform with pre-installed bar hangers
- New Construction: Pre-wired junction box with snap-on covers for easy access
- New Construction: Snap-in connection from driver compartment allows easy installation
- Remodel: Die cast and spun aluminum construction with separate driver compartment and compact junction box
- Remodel: Installs from below the ceiling after drywall with pre-installed retention springs; No plaster frame required
- Light Engine connections use plenum rated (CMP) cable

OPTICS
- Visually pleasing 50° cutoff to source and source image
- Optical grade silicone lens integral to light engine
- The light distribution is free of distracting bright spots or pixelation and the perimeter has a smooth transition
- High purity spun aluminum reflector, self-flanged
- Flush mount flange option with mud-in ring available
- Large selection of anodized finishes and colors

OPTICS (CONTINUED)
- Painted cones and flange options available

ELECTRICAL
- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >55,000 hours (TM-21)
- Universal voltage 120V–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection, RoHS compliant
- Flicker free 0-10V dimming with 1% or <1% performance
- DALI, DMX, and Lutron Forward Phase and EcoSystem options
- NX or Lutron Vive control options available
- Refer to additional spec sheets for information on SpectraSync™ Tunable White or Dim-to-Warm or PowerHUB® PoE enabled solutions

INSTALLATION
- Accommodates ceiling thickness up to 2"
- Universal adjustable mounting brackets also accept 0.5" EMT conduit or 1.5" or 0.75" lathing channel (by others) or Prescolite accessory bar hangers (B24 or B6).
- Remodel light engine/driver fully serviceable from above or below the ceiling; Plaster frame version driver and EMR battery pack are serviceable above ceiling only

CERTIFICATIONS
- cCSAus certified to UL 1598
- Suitable for wet locations, covered ceiling. EMR: Suitable for damp locations.
- EMR: Certified under UL 924 standard for emergency lighting and power equipment
- Plaster Frame: Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90° through-wiring
- Remodel: Approved for 4 (2 in/2 out) No. 12AWG conductors rated for 90°C through-wiring
- ENERGY STAR® certified models available (See list and additional information on page 7)
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/6/2020. See Buy American Act Solutions.

WARRANTY
- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	600-2000
Wattage Range	8-25
Efficacy Range (LPW)	77-84*
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	67-208 (120V)

*Based on Spec-ial, 3K, 80 CRI

© 2020 Prescolite, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.

701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.prescolite.com

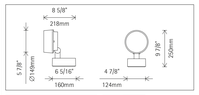
HUBBELL Lighting

TYPE TF

ERCO

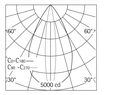
Gecko Floodlight





LED

Outdoor IP65
Dry Damp Wet



h[ft]	E[lx]	D (0)	(90)
		55°	15°
3	534	31°	09°
6	134	63°	17°
9	59	94°	24°
12	33	126°	32°
15	21	157°	39°

NPB EB(s) D

34124.023 Graphit-e LED 189lm 3000K warm white Trailing edge dimmable Version 9 Spherical lens, oval flood

Product description
Housing, hinge and mounting plate: corrosion-resistant, cast aluminum, No-Rinse surface treatment. Double powder-coated. Optional surface for reduced accumulation of dirt. Hinge with scale and internal wiring. Housing 130° titlable, rotatable through 360°
Control gear, 60Hz, 120V dimmable, 277V switchable. 2 cable entries. Through-wiring possible. 3-pole terminal block.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer. Lens rotatable through 360°.
Compact light head with non-reflecting safety glass. Corrosion-resistant cast aluminum, double powder-coated.

Suitable for wet location (IP65): dust-proof and water jet-proof.
120V: Dimming with external dimmers possible (trailing edge).
Weight 5.51lbs / 2.50kg
Maximum wind load area 0.32ft² / 0.03m²
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

Technical data

Luminous flux of the luminaire	1479lm
Connected load	20.0W
Luminaire efficacy	74lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90/B10 ≥50000h L80 ≥100000h
LED failure rate	B 1% ≥50000h
LMF	E

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

Technical region: 120V/60Hz, 277V/60Hz
We reserve the right to make technical and design changes.
Edition: 13.10.2020
Current version under
www.erco.com/34124.023

® ERCO GmbH 2021

TYPE TG

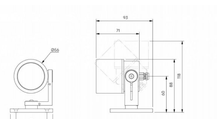
STOANE LIGHTING

EQUIPMENT DESIGN + MANUFACTURE

Frog Type M

order code: frog-type-m.colourtemp.optic.finish
example: frog-type-m.3000K.medium.black





INFORMATION

IP66 rated adjustable and lockable spot light for use with Type M PCB and Ø50mm accessories.

LIGHT SOURCE TYPE	Discrete LED
USAGE TYPE	IP Rated for Exterior Use
MOUNTING METHOD	Ground Spike / Surface / Tree Strap
MATERIAL	Machined Aluminium Toughened Glass
LIGHT SOURCE	Type M (3 x Osram Oslon Square)
COLOUR TEMPERATURE	2700K / 3000K / 3500K / 4000K
CRI RA	Min. 90 (typ.95)
INITIAL OUTPUT (WATTAGE)	300lm at 350mA (3W) / 411lm at 500mA (4.2W) / 643lm at 700mA (6W)
IP RATING	IP66
FINISH	Anodised / Painted / Specials
DIMMING	0-10V / DMX / DALI / Mains Dim / Wireless
SUPPLY	Remote Constant Current LED driver required
PAN & TILT	±120° Tilt
OPTIC	Narrow / Flood / Wide Flood
WEIGHT	0.5 kg

TYPE TH

DELTA STAR LED

IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer. Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

***The 3605L cost is already included in the price of UPM, UPM dual, and Power Canopy.

CATALOG NUMBER LOGIC
Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 3605L
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
DS - Delta Star
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (37°)
ADJUST-E-LUME® OUTPUT INTENSITY**
A9 (Standard) A6, A7, A8, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
H - Honeycomb Baffle
CAP STYLE
A - 45°
B - 90°
C - Flush Lens
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens
OPTIONS
3605L - Knuckle Mounting System***

CANOPY MOUNT

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC IS STRICTLY FORBIDDEN.

01/15/2020 SKU-739
SUB0005930

TYPE TJ

Centaur C1X

designplan

datasheet

The Centaur C1X is a 1" diameter ingrade uplight made of stainless steel that is suitable for power washing and is drivecver rated up to 11,000 lbs.



MADE IN THE U.S.A.

Fixture Dimensions
Ø1.0" x 4.0" h
See Full Drawing on page 2

TECHNICAL DATA

Wattage / Input	1W (24VDC)
Power Supply	Remote, not included. See page 2.
Construction	Body and Trim: Stainless Steel 304 Alloy Jbox: Cast Stainless Steel Lens: 0.4" Clear, Frosted or Internally Ceramic Coated Tempered Glass Lens Frame: Threaded Bottlecap
CCT	3000K, 5000K
CRI	CRI>80
Delivered Lumens	44 lm (3000K, 24VDC)
Efficacy	44 lm/W
Optics	0°, 6°, 25°
Finishes	Stainless Steel 304 Alloy
Fixture Dimensions	Ø1.0" x 4.0" h
LED Source	1 Cree XPE LED
IP Rating	IP68, IP69K
Driveover Rated	11,000 lbs

ORDERING INFORMATION

Example: C1X-L-150-4-SS-1-X-T-00.

C1X-L - ____ - 4 - SS - ____ - X - ____ - 00

Model #	Wattage/CCT	Body	Finish	Optics	Driver	Lens	Options
C1X-L	**130** -1W, 3000K **150** -1W, 5000K	**4** - Recessed box with conduit entries	**SS** - Stainless Steel	**0** - None **1** - 6° **2** - 25° *Note: Optic options 1 and 2 can only be used with "T" Lens.*	**X** - Remote *See p.2 to specify* *Note: 0-10V on board dimming included*	**T** - Clear Tempered **K** - Internally Ceramic Coated **G** - Frosted Tempered Glass *Note: Optic options 1 and 2 can only be used with "T" Lens.*	**00** - None

Job Name/Date: *Fixture Type Designation:*

sales@designplan.com
www.designplan.com
79 Trenton Avenue, Frenchtown NJ 08825
P: 908-996-7710
F: 908-996-7042

© Copyright 2019 Designplan Lighting, Inc.

Published: March 2, 2020

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP SUBMISSION
02	3/01/22	ULURP SUBMISSION - REVISION

DATE: DRAWN BY:
BR, KS

LANDSCAPE ARCHITECT KENNETH SMITH LICENSED 001335 STATE OF NEW YORK

SHEET TITLE:
LIGHTING CUTSHEETS

SCALE:
N.A.

SHEET NO.:
LT—102

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by, and are the property of STUDIO V Architecture PLLC, and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of STUDIO V Architecture PLLC. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions in the field and must notify STUDIO V Architecture PLLC of any deviation from dimensions and conditions depicted in these drawings. © 2019 STUDIO V Architecture, PLLC. All rights reserved.