

HOUSE # 30-85 31st STREET ASTORIA NY
CONST. CLASS 1-B

BLOCK : 615
ZONE DIST. : C4-3 (R6 EQUIVALENT)

LOT : 2
MAP NO.: 9a

NOTE: THE FOLLOWING ZONING ANALYSIS IS FOR ONE (1) ZONING LOT, ONE (1) TAX LOT. THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE EXHIBIT I CRFN # 2020xxxxxxx & EXHIBIT III CRFN # 2020xxxxxxx.

LOT AREA: (LOT: 102) INFO TAKING FROM SURVEY PREPARED BY A & B LAND SURVEYING
60.00' x 80.00' = 4,800.00 SF (0.09 ACRES)
TOTAL LOT AREA OF ENTIRE ZONING LOT = 4,000.00 SF

ARTICLE II: RESIDENCE DISTRICT REGULATIONS
CHAPTER 3 - BULK REGULATIONS FOR RESIDENTIAL BUILDINGS IN RESIDENCE DISTRICTS
BALCONIES: (AS PER 23-13 ZR)
BALCONIES IN R6 DISTRICT: (AS PER 23-13 ZR)
BALCONIES PROJECT INTO THE REQUIRED SETBACK SPACE SHALL COMPLY WITH THE FOLLOWING:
(A) MAX. PROJECTION: 7'00" PROPOSED PROJECTION: 5'00"
(B) NOT APPLICABLE (ONLY ONE BUILDING ON ZONING LOT)
(C) NOT APPLICABLE, BALCONIES DO NOT PROJECT OVER ANY OUTDOOR RECREATION SPACE
(D) REDUCTION ENCLOSURE: 3"8" HIGH PARAPET OR 4"8" HIGH RAILING NOT LESS THAN 50% OPEN PROPOSED ENCLOSURE: 3"8" HIGH RAILING NOT LESS THAN 50% OPEN
(E) REQ'D LOCATION: @ OR HIGHER THAN 3RD STORY OR 20'00", WHICHEVER IS HIGHER PROPOSED LOCATION: @ 3RD FLOOR (3RD STORY)

MAX ALLOWABLE FLOOR AREA: (AS PER 23-153 & 33-121)
RESIDENTIAL = 4,000.00 SF (LOT AREA) x 3.0 (QUALITY HOUSING - WIDE STREET) = 12,000.00 SF
COMMUNITY FACILITY = 4,000.00 SF (LOT AREA) x 3.4 = 13,600.00 SF
COMMERCIAL = 4,000.00 (LOT AREA) x 4.8 = 19,200.00 SF

LOT COVERAGE AND FLOOR AREA REGULATIONS FOR QUALITY HOUSING BUILDINGS: (AS PER 23-153 ZR)
R6 ARTICLE 3, CHAPTER 4 =====> ARTICLE 2, CHAPTER 3
MAX FLOOR AREA RATIO = 3.00 (AS PER 23-153 ZR) QUALITY HOUSING - WIDE STREET
MAX FLOOR AREA RATIO = 4.80 (AS PER 33-121 ZR) COMMUNITY FACILITY
MAX FLOOR AREA RATIO = 2.00 (AS PER 33-121 ZR) COMMERCIAL
MAX RESIDENTIAL FLOOR AREA = 4,000.00 x 3.00 = 12,000.00 SF MAX
PROPOSED FLOOR AREA = 11,992.00 SF < 12,000.00 SF =====> O.K.

MAX LOT COVERAGE = 60% (AS PER 23-153 ZR) PROPOSED LOT COVERAGE
WIDE: 80% x 4,000.00 = 3,200.00 SF MAX WIDE: 2,723.46 < 3,200.00 SF MAX =====> O.K.

PROPOSED COMMERCIAL FLOOR AREA:
FIRST FLOOR = 1,275.66 SF
1,240.69 SF < 19,200.00 SF =====> O.K.

PROPOSED COMMUNITY FACILITY FLOOR AREA:
FIRST FLOOR = 1,458.66 SF
1,230.54 SF < 13,600.00 SF =====> O.K.

MAXIMUM LOT COVERAGE: (AS PER 24-11 ZR) = 70%
MAX COMMUNITY FACILITY LOT COVERAGE = 2,000.00 x 70% = 1,400.00 SF MAX
PROPOSED COMMUNITY FACILITY LOT COVERAGE = 1,230.54 SF < 1,400.00 SF =====> OK!

AS PER Z.R. SEC 24-165:
THE MAXIMUM PERCENT OF LOT COVERAGE FOR COMMUNITY FACILITY USES LOCATED BELOW OF RESIDENTIAL USE NEED NOT BE LOWER THAN THE MAXIMUM PERCENT OF LOT COVERAGE PERMITTED SUCH RESIDENTIAL USES)

FLOOR	RESIDENTIAL GROSS FLOOR AREA	DEDUCT'S R6 ONLY	Q.H. & ZONING	RESIDENTIAL ZONING FLOOR AREA	COM. GROSS FLOOR AREA	DEDUCT'S	COM. ZONING FLOOR AREA	COM. FACILITY GROSS FLOOR AREA	DEDUCT'S	COM. FACILITY ZONING FLOOR AREA	TOTAL NET AREA (ALL USES)
	C4-3 (R6 EQV.)	MH		C4-3 (R6 EQV.)	C4-3	MH	C4-3	C4-3		C4-3	C4-3
CEL	3,786.83										0.00
1	1,311.64	8.93	599.83	702.78	1,244.65	3.96	1,240.69	1,230.54	4.38	1,226.16	3,169.63
2	2,723.46	61.56	317.97	2,343.93							2,343.93
3	2,723.46	63.13	309.03	2,351.30							2,351.30
4	2,723.46	63.13	309.03	2,351.30							2,351.30
5	2,723.46	56.91	306.82	2,359.73							2,359.73
6	2,119.33	26.85	209.52	1,882.96							1,882.96
ROOF	304.00		304.00	0.00							0.00
TOTAL	18,415.44	280.51	2,355.30	11,992.00	1,244.65	3.96	1,240.69	1,230.54	4.38	1,226.16	14,458.65
GFA	20,890.83	TOTAL GFA (ALL USES)									
		TOTAL NFA (ALL USES)									

DENSITY REGULATIONS: (AS PER 23-20 ZR)
MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS: (AS PER 23-22 ZR)
FOR R6 PORTION
REQUIRED 680.00 SF FOR DWELLING UNIT
4,000.00 x 3.00 = 12,000.00 / 680 = 17.64 =====> 18 D.U.
PROPOSED DWELLINGS: 17 < 18 =====> O.K.

LOT AREA AND LOT WIDTH REGULATIONS: (AS PER 23-30 ZR)
MIN. LOT AREA: (AS PER 23-32)
REQUIRED: 1,700.00 SF
PROVIDED (R6): 4,000.00 SF
YARD REGULATIONS: (AS PER 23-24(B))
YARD REGULATIONS: (AS PER 23-40(B))
FRONT YARD: (AS PER 35-24(B))
REQUIRED: 0'-0" OR WITHIN 8'-0" FOR 70% OF FRONTAGE
PROVIDED: 0'-0"
SIDE YARD: (AS PER 23-46(C))
REQUIRED: NONE OR 8'0"
PROVIDED: 0'-0"
REAR YARD: (AS PER 23-47 / 23-52; SHALLOW LOT: REDUCED 6" / FT LESS THAN 90"
REQUIRED: 25'-0"
PROVIDED: 25'-0"

SPECIAL STREET WALL LOCATION AND HEIGHT AND SETBACK REGULATIONS IN CERTAIN DISTRICTS (35-24 TABLE B)
MIN. BASE HEIGHT: 40'-0" (AS PER 35-24 TABLE B)
MAX. BASE HEIGHT: 60'-0" (AS PER 35-24 TABLE B)
MAX. BUILDING HEIGHT: 70'-0" (AS PER 35-24 TABLE B)
PROPOSED BASE HEIGHTS: 50'-0" (SEE HEIGHT & SETBACK DIAGRAM ON SHEET Z-102)
REQUIRED SETBACK: 15'-0" (AS PER 23-642) WHEN FRONTING ON A NARROW STREET
PROPOSED SETBACK: N/A - 31 STREET NOT A NARROW STREET
REQUIRED SETBACK: 10'-0" (AS PER 23-642) WHEN FRONTING ON A WIDE STREET
PROPOSED SETBACK: 10'-0" FRONTING ON 31st STREET

PERMITTED OBSTRUCTIONS IN CERTAIN DISTRICTS: (AS PER 23-621(c)(1) ZR)
MIN. WIDTH OF DORMER OF STREET WALL: 1% FOR EACH FOOT THAT DORMER IS ABOVE MAX BASE HEIGHT STREET WALL @ 31st STREET = 49.83'
PROPOSED HEIGHT OF DORMER ABOVE MAX BASE HEIGHT = 10.50'
PROPOSED WIDTH OF DORMER @ 31st STREET = (49.83' x 60%) - (49.83' x 10%) = 29.90' - 4.99' = 24.91'
ACTUAL WIDTH OF DORMER = 24.96' < 24.91' =====> O.K.

STREET TREE PLANTING: (AS PER 23-63 & 26-41)
REQUIRED: 1 FOR EVERY 25' OF STREET TREE FRONTAGE OF THE ZONING LOT
FRONTAGES: 50.00 / 25 = 2 TREE
PROVIDED: (2) TREE PLANTED OFF-SITE / TREE FUND
CHAPTER 5 - ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS
REQUIRED OFF-STREET PARKING SPACES: (AS PER 25-20)
REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED (AS PER 25-23 ZR)
REQUIRED FOR RES. PORTION: 50% OF TOTAL DWELLING UNITS FOR RESIDENTIAL USE
17 X .50 = 8.5 or 9 RESIDENTIAL SPACES REQUIRED
WAIVER OF REQUIREMENTS: (AS PER 25-261 ZR)
WAIVER: 5 RESIDENTIAL SPACES

CHAPTER 6 - ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS
PERMITTED ACCESSORY OFF-STREET PARKING SPACES: (AS PER 36-10)
MAXIMUM SIZE OF ACCESSORY GROUP PARKING FACILITIES: (AS PER 36-12)
NO MORE THAN 150 SPACES OR 200 WHEN QUALITY HOUSING IS USED
REQUIRED ACCESSORY OFF-STREET PARKING SPACES: (AS PER 36-20, 25-20)
REQUIRED ACCESSORY OFF-STREET PARKING: (AS PER 36-21 & 25-241)
REQUIRED: 1 PER 400 SF FOR GENERAL RETAIL (COMMERCIAL USE)
1,286.47 / 400 = 3.21 = 3 COMMERCIAL SPACES REQUIRED - SEE WAIVER BELOW
REQUIRED OFF-STREET PARKING SPACES: (AS PER 36-21)
REQUIRED FOR COM. FAC. PORTION: 1 PER 400 SF
1,305.80 / 400 = 3.2 or 3 SPACES REQUIRED
WAIVER OF REQUIREMENTS: (AS PER 36-23, 25-261)
WAIVER: 25 NON RESIDENTIAL SPACES (AS PER 36-231)
TOTAL NON-RES. PARKING: 4 + 4 = 6 < 25 =====> O.K.

BICYCLE PARKING (AS PER 25-80)
ENCLOSED BICYCLE PARKING SPACES (AS PER 25-811)
REQUIRED: 1 PER 2 D.U.'S - 17 D.U'S THEREFORE 8.5 SPACES REQUIRED
PROVIDED: 9 SPACES

COM. BICYCLE PARKING (AS PER 36-70)
REQUIRED: 1 PER 10,000 SF FOR COMMERCIAL USES
PROVIDED: 1 SPACE REQUIRED
PROVIDED: 0, UP TO 3 SPACES WAIVED

COM. FAC. BICYCLE PARKING (AS PER 36-70)
REQUIRED (U.G. 4): 1 PER 10,000 SF OF FLOOR AREA
PROVIDED: 1 SPACE REQUIRED
PROVIDED: 0, UP TO 3 SPACES WAIVED

CHAPTER 8 THE QUALITY HOUSING PROGRAM (8/14/87)
28-00 GENERAL PURPOSES (3/22/16)
THE QUALITY HOUSING PROGRAM IS ESTABLISHED TO FOSTER THE PROVISION OF MULTIFAMILY HOUSING & CERTAIN COMMUNITY FACILITIES THAT:
(A) ARE COMPATIBLE WITH EXISTING NEIGHBORHOOD SCALE AND CHARACTER;
(B) PROVIDE ON-SITE AMENITY SPACES TO MEET THE NEEDS OF ITS RESIDENTS; AND
(C) ARE DESIGNED TO PROMOTE THE SECURITY AND SAFETY OF ITS RESIDENTS.
28-01 APPLICABILITY OF THIS CHAPTER (3/22/16)
THE QUALITY HOUSING PROGRAM IS A SPECIFIC SET OF STANDARDS AND REQUIREMENTS THAT, IN CONJUNCTION WITH THE BULK PROVISIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN ARTICLE II, CHAPTER 3, AND ARTICLE III, CHAPTER 5, AS APPLICABLE, APPLY TO BUILDINGS CONTAINING RESIDENCES, LONG-TERM CARE FACILITIES OR PHILANTHROPIC OR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS, OR SOME COMBINATION THEREOF AS FOLLOWS:
(B) IN OTHER R6, R7, R8, R9 OR R10 DISTRICTS, AND IN THE EQUIVALENT COMMERCIAL DISTRICTS LISTED IN SECTIONS 34-111 AND 34-112, ALL DEVELOPMENTS AND ENLARGEMENTS OF QUALITY HOUSING BUILDINGS UTILIZING THE QUALITY HOUSING REGULATIONS IN ARTICLE II, CHAPTER 3, SHALL COMPLY WITH THE QUALITY HOUSING PROGRAM STANDARDS AND REQUIREMENTS SET FORTH IN THIS CHAPTER
(D) IN R6 THROUGH R10 DISTRICTS, AND IN THE EQUIVALENT COMMERCIAL DISTRICTS LISTED IN SECTIONS 34-111 AND 34-112, FOR DEVELOPMENTS AND ENLARGEMENTS OF COMMUNITY FACILITY BUILDINGS CONTAINING LONG-TERM CARE FACILITIES OR PHILANTHROPIC OR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS, OR PORTIONS OF BUILDINGS CONTAINING SUCH USES, WHERE SUCH BUILDINGS UTILIZE THE BULK REGULATIONS SET FORTH IN ARTICLE II, CHAPTER 3, IN R6 THROUGH R10 DISTRICTS, IN A LETTER SUFFIX, ON THE LETTER SUFFIX, OF THE HEIGHT AND SETBACK REGULATIONS FOR QUALITY HOUSING BUILDINGS IN ARTICLE II, CHAPTER 3, IN R6 THROUGH R10 DISTRICTS WITHOUT A LETTER SUFFIX, THE QUALITY HOUSING PROGRAM STANDARDS AND REQUIREMENTS OF THIS CHAPTER SHALL APPLY, EXCEPT THAT THE PROVISIONS OF SECTION 28-12 SHALL BE OPTIONAL.
28-02 DEFINITIONS (3/22/16)
DWELLING UNIT: FOR THE PURPOSES OF APPLYING THE PROVISIONS OF THIS CHAPTER TO PHILANTHROPIC OR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS AND TO LONG-TERM CARE FACILITIES, THE TERM "DWELLING UNIT" SHALL INCLUDE DWELLING UNITS AND ROOMING UNITS, AS SET FORTH IN THE NEW YORK CITY HOUSING MAINTENANCE CODE.
VERTICAL CIRCULATION CORE: A "VERTICAL CIRCULATION CORE" IS AN ELEVATOR CORE (CONSISTING OF ONE OR MORE ELEVATORS) OR A CENTRAL STAIRWELL IN A NON ELEVATOR BUILDING.
28-03 QUALITY HOUSING PROGRAM ELEMENTS (3/22/16)
THE QUALITY HOUSING PROGRAM CONSISTS OF FOUR COMPONENTS: BUILDING INTERIOR, RECREATION SPACE AND PLANTING, SAFETY AND SECURITY, AND PARKING REQUIREMENTS.
THE BUILDING INTERIOR COMPONENT SETS FORTH SPECIAL REFUSE STORAGE AND DISPOSAL SYSTEMS, AND ENCOURAGES LAUNDRY FACILITIES AND DAYLIGHT IN CORRIDORS.
THE RECREATION AND PLANTING COMPONENT ESTABLISHES MINIMUM SPACE STANDARDS FOR INDOOR AND OUTDOOR RECREATION SPACE AND REQUIRES PLANTING OF TREES AND PLANTS BETWEEN THE FRONT BUILDING WALL AND THE STREET.
THE SAFETY AND SECURITY COMPONENT ENCOURAGES FEWER DWELLING UNITS PER CORRIDOR.
THE PARKING COMPONENT SCREENS ACCESSORY PARKING SPACES FROM THE PUBLIC REALM.
EACH QUALITY HOUSING BUILDING SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF THIS CHAPTER.
28-10 BUILDING INTERIOR (3/22/16)
28-11 ELEVATED GROUND FLOOR UNITS (3/22/16)
FOR ALL QUALITY HOUSING BUILDINGS WITH ENTRYWAYS AT CURB LEVEL THAT ACCOMMODATE RAMPS, STAIRS, OR LIFTS TO DWELLING UNITS THAT ARE ELEVATED ABOVE CURB LEVEL ON THE FIRST STORY OF THE BUILDING, UP TO 100 SQUARE FEET OF SUCH ENTRYWAYS MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA FOR EACH FOOT OF DIFFERENCE BETWEEN THE FLOOR LEVEL OF SUCH DWELLING UNITS AND CURB LEVEL. HOWEVER, NO MORE THAN A MAXIMUM OF 500 SQUARE FEET MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA FOR EACH BUILDING.
28-12 REFUSE STORAGE AND DISPOSAL (3/22/16)
IN R6 THROUGH R10 DISTRICTS, DEVELOPMENTS, WITH NINE OR MORE DWELLING UNITS PER VERTICAL CIRCULATION CORE, AND ENLARGEMENTS, EXTENSIONS OR CONVERSIONS THAT RESULT IN NINE OR MORE DWELLING UNITS PER VERTICAL CIRCULATION CORE, SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.
IN R6 DISTRICTS, DEVELOPMENTS WITH NINE OR MORE DWELLING UNITS PER ZONING LOT, AND ENLARGEMENTS, EXTENSIONS OR CONVERSIONS THAT RESULT IN NINE OR MORE DWELLING UNITS PER ZONING LOT, SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION. SUCH PROVISIONS SHALL ALSO APPLY TO ANY ZONING LOT WITH LESS THAN NINE UNITS WHERE SUCH ZONING LOT AND ANY ADJACENT ZONING LOT WITH A TOTAL OF NINE OR MORE DWELLING UNITS ARE DEVELOPED OR ENLARGED UNDER COMMON OWNERSHIP OR CONTROL.
THE STORAGE OF REFUSE SHALL OCCUR ENTIRELY WITHIN AN ENCLOSED AREA ON THE ZONING LOT AND APPROPRIATE LOCATIONS WITHIN THE ZONING LOT SHALL BE DELINEATED FOR THIS PURPOSE, AT LEAST ONE FOR RESIDENTIAL USES, LONG-TERM CARE FACILITIES AND PHILANTHROPIC OR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS, AS APPLICABLE, AND AT LEAST ONE FOR OTHER COMMUNITY FACILITY AND COMMERCIAL USES. RESIDENTIAL STORAGE AND REMOVAL LOCATIONS SHALL BE PROVIDED AT THE RATE OF 2.9 CUBIC FEET PER DWELLING UNIT.
A REFUSE DISPOSAL ROOM OF NOT LESS THAN 12 SQUARE FEET WITH NO DIMENSION LESS THAN THREE FEET SHALL BE PROVIDED ON EACH STORY THAT HAS ENTRANCES TO DWELLING UNITS. TWELVE SQUARE FEET OF FLOOR SPACE ALLOCATED TO SUCH REFUSE DISPOSAL ROOM SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA PER STORY.
SEE PLAN FOR LOCATION AND SIZE OF REFUSE ROOMS.
28-13 LAUNDRY FACILITIES (3/22/16)
IF THE BUILDING PROVIDES THE FOLLOWING, THEN THAT PORTION OF THE LAUNDRY ROOM WHICH IS USED TO MEET THESE MINIMUM REQUIREMENTS SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA:
(A) AT LEAST ONE WASHING MACHINE PER 20 DWELLING UNITS AND AT LEAST ONE DRYER PER 40 DWELLING UNITS;
(B) SUCH MACHINES ARE LOCATED IN A ROOM OR ROOMS WITH AN ADDITIONAL THREE SQUARE FEET OF UNOBSTRUCTED FLOOR SPACE EQUIPPED WITH CHAIRS AND TABLES FOR FOLDING LAUNDRY FOR EACH MACHINE PROVIDED;
(C) SUCH ROOMS HAVE AT LEAST ONE EXTERIOR WALL WITH WINDOWS, OR CEILINGS WITH SKYLIGHTS, MEASURING NOT LESS THAN 9.5 PERCENT OF THE TOTAL FLOOR SPACE OF THE ROOMS.
(D) WHERE WINDOWS ARE PROVIDED TO MEET SUCH REQUIREMENT, THEY FACE A STREET, YARD OR COURT THAT MEETS THE APPLICABLE REGULATIONS SET FORTH IN ARTICLE II, CHAPTER 3, AND ARE UNOBSTRUCTED FROM THEIR LOWEST LEVEL TO THE SKY, EXCEPT BY PERMITTED OBSTRUCTIONS SET FORTH IN SECTION 23-87 (PERMITTED OBSTRUCTIONS IN COURTS).
LAUNDRY PROVIDED IN CELLAR - NO ZONING DEDUCTIONS TAKEN.
28-14 DAYLIGHT IN CORRIDORS (3/22/16)
FIFTY PERCENT OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA IF A WINDOW WITH A CLEAR, NON-TINTED, GLAZED AREA OF AT LEAST 20 SQUARE FEET IS PROVIDED IN SUCH CORRIDOR, PROVIDED THAT SUCH WINDOW:
(A) SHALL BE DIRECTLY VISIBLE FROM AT LEAST 50 PERCENT OF THE CORRIDOR OR FROM THE VERTICAL CIRCULATION CORE. THIS STANDARD SHALL BE ACHIEVED WHEN A VISUALLY UNOBSTRUCTED STRAIGHT LINE CAN BE DRAWN BETWEEN SUCH CORRIDOR, ELEVATOR OR STAIRWELL, AND THE WINDOW, AND
(B) IS FACING A STREET, YARD OR COURT THAT MEETS THE APPLICABLE REGULATIONS SET FORTH IN ARTICLE II, CHAPTER 3.
SEE FLOOR PLANS FOR LOCATION OF WINDOWS IN CORRIDOR.
28-20 RECREATION SPACE AND PLANTING AREAS (3/22/16)
28-21 REQUIRED RECREATION SPACE (3/22/16)
ALL DEVELOPMENTS WITH NINE OR MORE DWELLING UNITS, AND ENLARGEMENTS, EXTENSIONS OR CONVERSIONS, THAT RESULT IN NINE OR MORE DWELLING UNITS PER ZONING LOT, SHALL PROVIDE AT LEAST TEN PERCENT OF THE TOTAL FLOOR SPACE OF THE BUILDING, OR THE COMMUNITY FACILITY PORTION OF A BUILDING ALLOCATED TO LONG-TERM CARE FACILITIES OR PHILANTHROPIC OR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS, AS APPLICABLE, MAY BE AGGREGATED IN ONE TYPE, INDOORS OR OUTDOORS.
IF FLOOR SPACE FOR RECREATION SPACE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 28-22 (STANDARDS FOR RECREATION SPACE), NOT EXCEEDING THE AMOUNT REQUIRED IN THE TABLE, SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA.
MINIMUM REQUIRED RECREATION SPACE (AS A PERCENTAGE OF THE RESIDENTIAL FLOOR AREA OR APPLICABLE COMMUNITY FACILITY FLOOR AREA)
3.3
R6 R7
REQUIRED: 6028.51 x 3.3% = 198.94 SF PROVIDED: 275.03 SF ON ROOF
28-22 STANDARDS FOR RECREATION SPACE (3/22/16)
(A) ALL RECREATION SPACE SHALL BE ACCESSIBLE TO THE RESIDENTS OF THE BUILDING, IN A MIXED USE BUILDING, THE RECREATION SPACE SHALL BE ACCESSIBLE ONLY FROM THE RECREATION PORTION OF THE BUILDING, OR THE COMMUNITY FACILITY PORTION OF A BUILDING ALLOCATED TO LONG-TERM CARE FACILITIES OR PHILANTHROPIC OR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS, AS APPLICABLE.
(B) THE MINIMUM DIMENSION OF ANY RECREATION SPACE SHALL BE 15 FEET. THE MINIMUM SIZE OF ANY OUTDOOR RECREATION SPACE SHALL BE 225 SQUARE FEET, AND THE MINIMUM SIZE OF ANY INDOOR RECREATION SPACE SHALL BE 300 SQUARE FEET.
(C) OUTDOOR RECREATION SPACE SHALL BE OPEN TO THE SKY EXCEPT THAT BUILDING PROJECTIONS, NOT TO EXCEED SEVEN FEET IN DEPTH, MAY COVER UP TO TEN PERCENT OF THE OUTDOOR RECREATION SPACE, PROVIDED THAT THE LOWEST LEVEL OF THE PROJECTION IS AT LEAST TEN FEET ABOVE THE LEVEL OF THE OUTDOOR RECREATION SPACE.
(D) ANY INDOOR RECREATION ROOM LOCATED IN A STORY SHALL HAVE AT LEAST ONE EXTERIOR WALL WITH WINDOWS, OR CEILING WITH SKYLIGHTS, THAT MEASURES NOT LESS THAN 9.5 PERCENT OF THE TOTAL FLOOR SPACE OF THE ROOM. WHERE WINDOWS ARE PROVIDED TO MEET SUCH REQUIREMENT, THEY SHALL FACE A STREET, YARD OR COURT THAT MEETS THE APPLICABLE REGULATIONS SET FORTH IN ARTICLE II, CHAPTER 3, WHERE SKYLIGHTS ARE PROVIDED TO MEET SUCH REQUIREMENT, THEY SHALL BE LOCATED IN A YARD OR COURT THAT MEETS THE APPLICABLE REGULATIONS SET FORTH IN ARTICLE II, CHAPTER 3 AND SHALL BE UNOBSTRUCTED FROM THEIR LOWEST LEVEL TO THE SKY, EXCEPT FOR PERMITTED OBSTRUCTIONS SET FORTH IN SECTION 23-87 (PERMITTED OBSTRUCTIONS IN COURTS).
28-23 PLANTING AREAS (3/22/16)
THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE BUILDING, WITHIN DRIVEWAYS ACCESSING OFF-STREET PARKING SPACES LOCATED WITHIN, TO THE SIDE, OR REAR OF SUCH BUILDING, OR BETWEEN NON-RESIDENTIAL USES, OTHER THAN PHILANTHROPIC OR NONPROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS AND LONG-TERM CARE FACILITIES, AND THE STREET LINE. NO ZONING LOT SHALL BE ALTERED IN ANY WAY THAT WILL EITHER CREATE A NEW NON-COMPLIANCE OR INCREASE THE DEGREE OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS SECTION.
PROPOSED PLANTING LOCATED ON THE FRONT PROPERTY LINE, ALIGNING WITH THE ADJACENT BUILDING, THEREFORE NO PLANTING REQUIRED.
SEE PLOT PLAN FOR ADDITIONAL INFORMATION.
28-30 SAFETY AND SECURITY (3/22/16)
28-31 DENSITY PER CORRIDOR (3/22/16)
IF THE NUMBER OF DWELLING UNITS SERVED BY A VERTICAL CIRCULATION CORE AND CORRIDOR ON EACH STORY DOES NOT EXCEED THE NUMBER SET FORTH IN THE FOLLOWING TABLE, 50 PERCENT OF THE FLOOR AREA OF SUCH CORRIDOR SERVING THE DWELLING UNITS ON SUCH STORY MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA. DWELLING UNITS WITH ENTRANCE DOORS ON MORE THAN ONE CORRIDOR (DUPLEX AND TRIPLEX UNITS), MAY COUNT EACH ENTRANCE DOOR AS A FRACTION OF THE TOTAL NUMBER OF DOORS TO SUCH DWELLING UNIT WHEN DETERMINING THE NUMBER OF DWELLING UNITS SERVED PER CORRIDOR.
DENSITY OF DWELLING UNITS PER CORRIDOR
DISTRICT NUMBER OF DWELLING UNITS SERVED BY A CORRIDOR PER STORY
R6 11
28-40 PARKING FOR QUALITY HOUSING (3/22/16)
EXCEPT AS MODIFIED BY THE PROVISIONS OF THIS SECTION, ACCESSORY OFF-STREET PARKING SHALL BE PROVIDED AS SET FORTH IN THE APPLICABLE UNDERLYING DISTRICT REGULATIONS.
28-41 SCREENING (3/22/16)
ALL OPEN ACCESSORY OFF-STREET GROUP PARKING FACILITIES SHALL BE SCREENED FROM DWELLING UNITS, ADJACENT ZONING LOTS AND STREETS IN ACCORDANCE WITH PARAGRAPH 1(A) OF SECTION 25-56.
28-42 SPECIAL REGULATIONS FOR OFF-SITE ACCESSORY PARKING (3/22/16)
OFF-SITE ACCESSORY PARKING SPACES MAY BE UNENCLOSED, PROVIDED THAT THE ZONING LOT ON WHICH SUCH SPACES ARE LOCATED DOES NOT CONTAIN A RESIDENTIAL USE.
28-43 LOCATION OF ACCESSORY PARKING (3/22/16)
ON-SITE ACCESSORY OFF-STREET PARKING SHALL NOT BE PERMITTED BETWEEN THE STREET LINE AND THE STREET WALL OF A BUILDING OR ITS PROLONGATION, HOWEVER, ON THROUGH LOTS MEASURING LESS THAN 180 FEET IN WIDTH FROM STREET TO STREET, ACCESSORY OFF-STREET PARKING MAY BE LOCATED BETWEEN THE STREET LINE AND ANY STREET WALL LOCATED BEYOND 50 FEET OF SUCH STREET LINE.

SPECIAL INSPECTIONS CATEGORIES indicates report required

Y	N	Special Inspections	Code/Section
		Structural Steel - Welding	BC 1704.3.1
		Structural Steel - Details	BC 1704.3.2
		Structural Steel - High Strength Bolting	BC 1704.3.3
		Structural Cold-Formed Steel	BC 1704.3.4
		Concrete - Cast-In-Place	BC 1704.4
		Concrete - Precast	BC 1704.4
		Concrete - Prestressed	BC 1704.4
		Masonry	BC 1704.5
		Wood - Installation of High-Load Diaphragms	BC 1704.6.1
		Wood - Installation of Metal-Plate-Connected Trusses	BC 1704.6.2
		Wood - Installation of Prefabricated Joists	BC 1704.6.3
		Subgrade Inspection	BC 1704.7.1
		Subsurface Conditions - Fill Placement & In-Place Density	BC 1704.7.2, BC 1704.7.3
		Subsurface Investigations (Borings/Test Pits)	TR4 BC 1704.7.4
		Deep Foundation Elements	TR5 BC 1704.8
		Helical Piles (BBF 2014-020)	TR5H BC 1704.8.5
		Vertical Masonry Foundation Elements	BC 1704.9
		Wall Penalties, Curtain Walls, and Veneers	BC 1704.10
		Sprayed fire-resistant materials	BC 1704.11
		Mastic and Intumescent Fire-resistant Coatings	BC 1704.12
		Exterior Insulation and Finish Systems (EIFS)	BC 1704.13
		Alternative Materials - OTCR Buildings Bulletin#	BC 1704.14
		Smoke Control Systems	BC 1704.15
		Mechanical Systems	BC 1704.16
		Fuel-Oil Storage and Fuel-Oil Piping Systems	BC 1704.17
		High-Pressure Steam Piping (Welding)	BC 1704.18
		High Temperature Hot Water Piping (Welding)	BC 1704.18
		High-Pressure Fuel-Gas Piping (Welding)	BC 1704.19
		Structural Stability - Existing Buildings	BC 1704.20.1
		Excavations-Sheeling, Shoring, and Bracing	BC 1704.20.2
		Underpinning	BC 1704.20.3, BC 1814
		Mechanical Demolition	BC 1704.20.4
		Raising and Moving of a Building	BC 1704.20.5
		Soil Percolation Test - Private On-Site Storm Water Drainage Disposal Systems, and Detention Facilities	BC 1704.21.1.2
		Private On-Site Storm Water Drainage Disposal Systems, and Detention Facilities Installation	BC 1704.21.1.2
		Individual On-Site Private Sewage Disposal Systems Installation	BC 1704.22
		Soil Percolation Test - Individual On-Site Private Sewage Disposal Systems	BC 1704.22
		Sprinkler Systems	BC 1704.23
		Standpipe Systems	BC 1704.24
		Heating Systems	BC 1704.25
		Chimneys	BC 1704.26
		Fire-resistant Penetrations and Joints	BC 1704.27
		Aluminum Welding	BC 1704.28
		Flood Zone Certificate (attach FEMA elevation/dry flood proofing certificate where applicable)	BC 1704.29
		Luminous Egress Path Markings	TR7 BC 1704.30, BC 1024.8
		Emergency and Standby Power Systems (Generators)	BC 1704.31
		Post-Installed Anchors (BBF 2014-018, 2014-019)	BC 1704.32
		Seismic Isolation Systems	BC 1707.8
		Concrete Design Mix	TR3 BC 1905.3, BC 1913.5
		Concrete Sampling and Testing	TR2 BC 1905.6, BC 1913.10

PROGRESS INSPECTIONS CATEGORIES

Y	N	Progress Inspections	Code/Section
		Preliminary	28-118.2.1, BC 110.2
		Footings and Foundation	BC 110.3.1
		Lowest Floor Elevation	BC 110.3.2
		Structural Wood Frame	BC 110.3.3
		Energy Code Compliance Inspections	BC 110.3.5
		Fire-Resistance Rated Construction	BC 110.3.4
		Public Assembly Emergency Lighting	28-116.2.2
		Final *	28-116.2.4.2 and BC 110.5, Directive 14 of 1975 and 1 RCNY §101-10

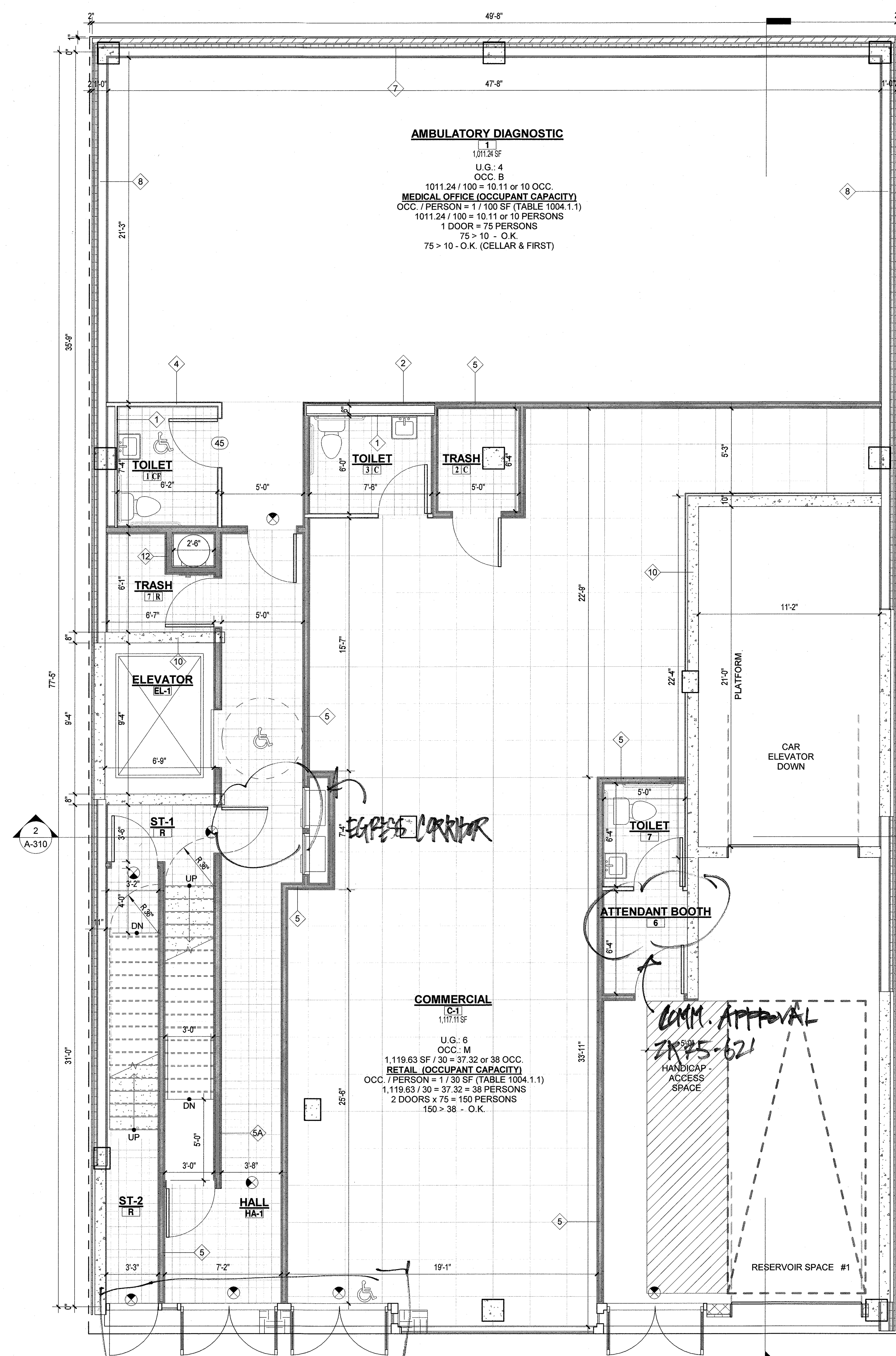
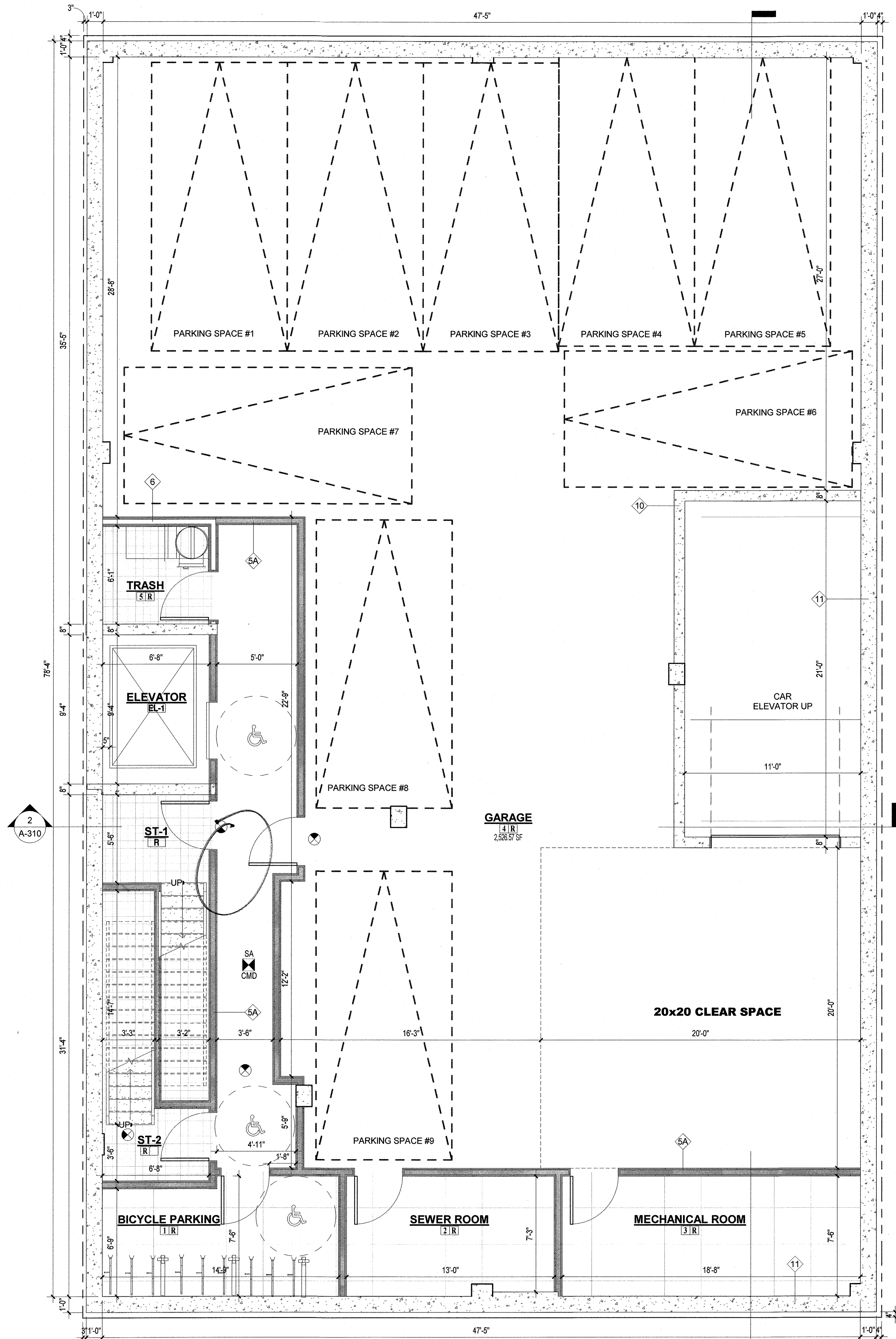
*For column 4C, indicate date when the actual final inspection was performed

ENERGY CODE PROGRESS INSPECTION

Y	N	Progress Inspections	Code/Section
		Protection of exposed foundation insulation	(IA1), (IA1)
		Insulation placement and R values	(IA2), (IA2)
		Fenestration u-factor and product rating	(IA3), (IA3)
		Fenestration air leakage	(IA4), (IA4)
		Fenestration areas	(IA5), (IA5)
		Air sealing and insulation - visual	(IA6), (IA6)
		Air sealing and insulation - testing	(IA7)
		Projection factors	(IA7)
		Loading deck weather seals	(IA8)
		Vestibules	(IA9)
		Fireplaces	(IB1), (IB1)
		Shutoff dampers	(IB2), (IB2)
		HVAC and service water heating equipment	(IB3), (IB3)
		HVAC and service water heating systems controls	(IB4), (IB4)
		HVAC insulation and sealing	(IB5), (IB5)
		Duct leakage test	(IB6), (IB6)
		Electrical energy consumption	(IC1), (IC1)
		Lighting in dwelling units	(IC2), (IC2)
		Interior lighting power	(IC3)
		Exterior lighting power	(IC4)
		Lighting controls	(IC5)
		Exit signs	(IC6)
		Electrical motors	(IC8)
		Maintenance information	(ID1), (ID1)
		Permanent certificate	(ID2)

SYMBOLS LEGEND

SYMBOL	SYMBOL DESCRIPTION
	WATER METER
	ELECTRIC METER
	GAS METER
	FOILED FACED BATT INSULATION. SEE PLANS FOR ACTUAL R-VALUE.
	MECHANICAL EXHAUST VENT 50 CFM FOR ALL BATHROOMS
	WINDOW TAG DESIGNATION, REFER TO WINDOW SCHEDULE FOR DESCRIPTION.
	DOOR TAG DESIGNATION, REFER TO WINDOW SCHEDULE FOR DESCRIPTION.
	WALL TAG DESIGNATION, REFER TO WALL STYLES FOR DESCRIPTION.
	PARKING TAG: VEHICLES & BICYCLES
	SMOKE DETECTORS REQUIRED IN EACH BEDROOM, ONE IN COMMON AREA, AND ONE ON EACH FLOOR. Section R213.1.
	CONDITION ABOVE
	STEEL - SEE STRUCTURAL DRAWINGS FOR SIZING / INSTALLATION
	B.S.A. APPROVED - DIRECTIONAL EXIT SIGN W/ BATTERY BACK-UP
	FD = FLOOR DRAIN, AD = OUTSIDE AREA DRAIN, RD = ROOF DRAIN
	SECTION NUMBER DESIGNATION
	SHEET NUMBER DESIGNATION



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FLOOR PLANS

PROJECT ADDRESS:
NEW 6-STORY & CELLAR MIX USE BUILDING
30-85 31st STREET
ASTORIA, NY 11102

DRAWING TITLE:
FLOOR PLANS

Description	Date	Drawn By:	LS	Checked By:	GJC	Job No:	19123	Scale:	As Noted	Date:	02/28/2020

SEAL: REGISTERED ARCHITECT
GERALD J. CALIENDO
STATE OF NEW YORK

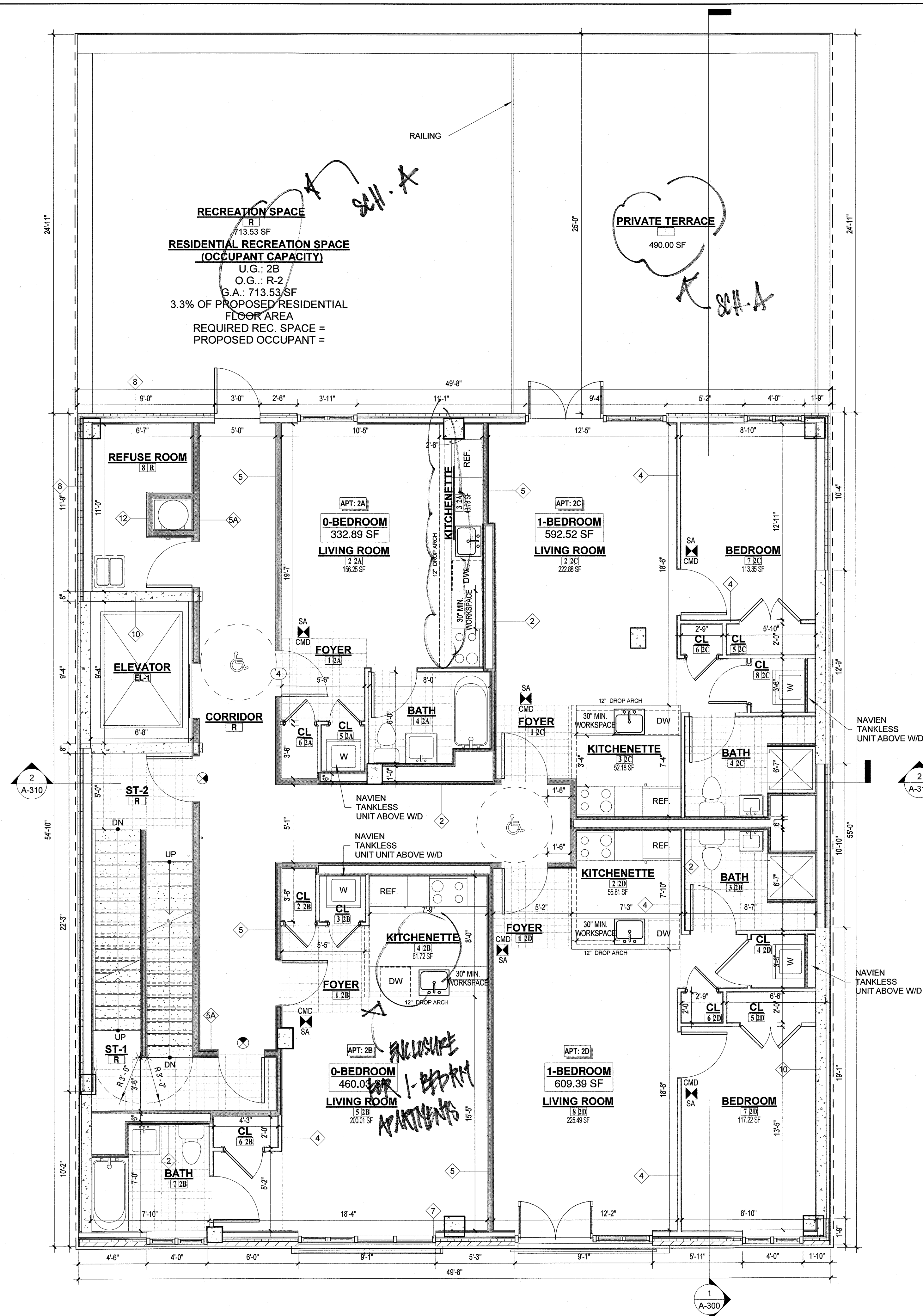
DOOR APPROVAL:

DEPT BLDG 421943277 Job Number
SC181108030 Scan Code

DRAWING No: 6 OF 40

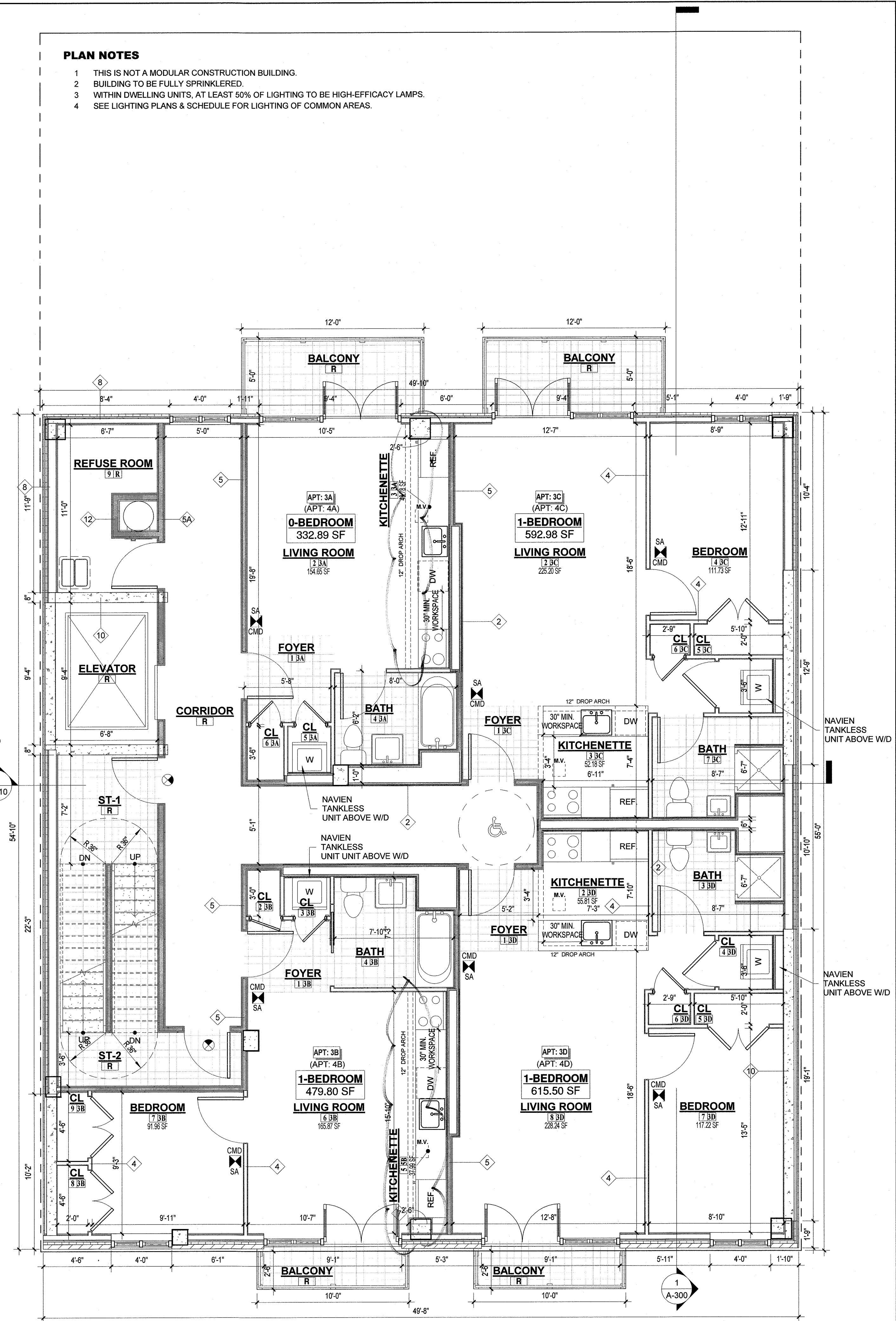
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THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT P.C. AND ITS PRINCIPAL EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.



02 - 2nd FLOOR PLAN

Scale: 1/4" = 1'-0"



03 - TYP. (3-4) FLOOR PLAN

Scale: 1/4" = 1'-0"

- ## PLAN NOTES

- 1 THIS IS NOT A MODULAR CONSTRUCTION BUILDING.
2 BUILDING TO BE FULLY SPRINKLERED.
3 WITHIN DWELLING UNITS, AT LEAST 50% OF LIGHTING TO BE HIGH-EFFICACY LAMPS.
4 SEE LIGHTING PLANS & SCHEDULE FOR LIGHTING OF COMMON AREAS.

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FLOOR PLANS

STORY & CELLAR MIX USE BUILDING

30-85 31st STREET

ASTORIA, NY 11102

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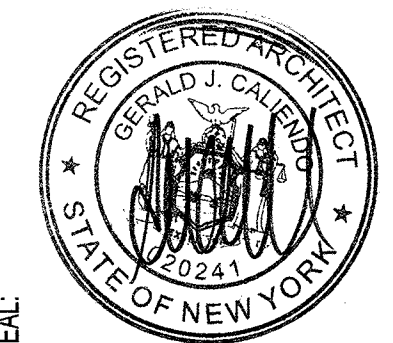
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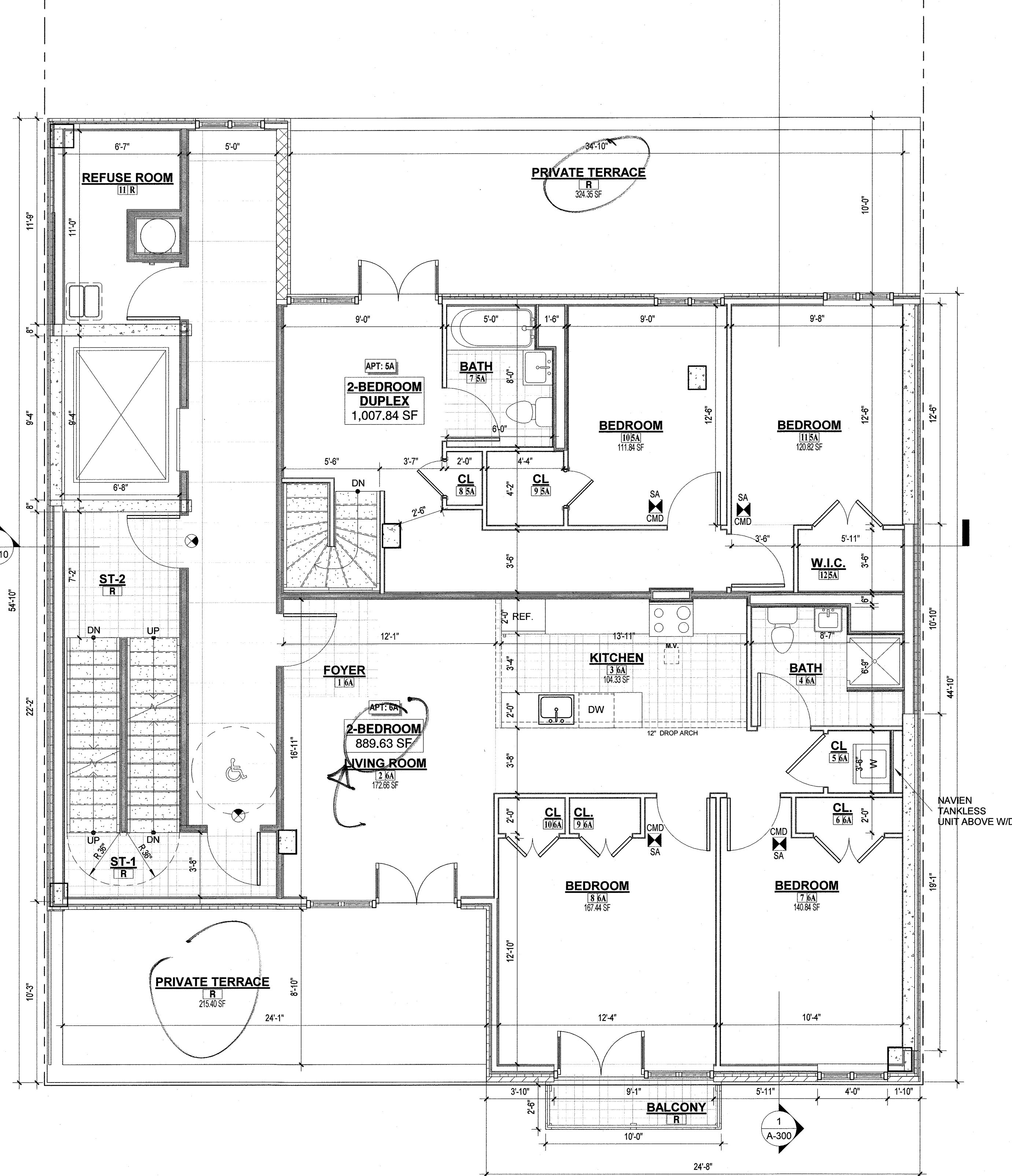
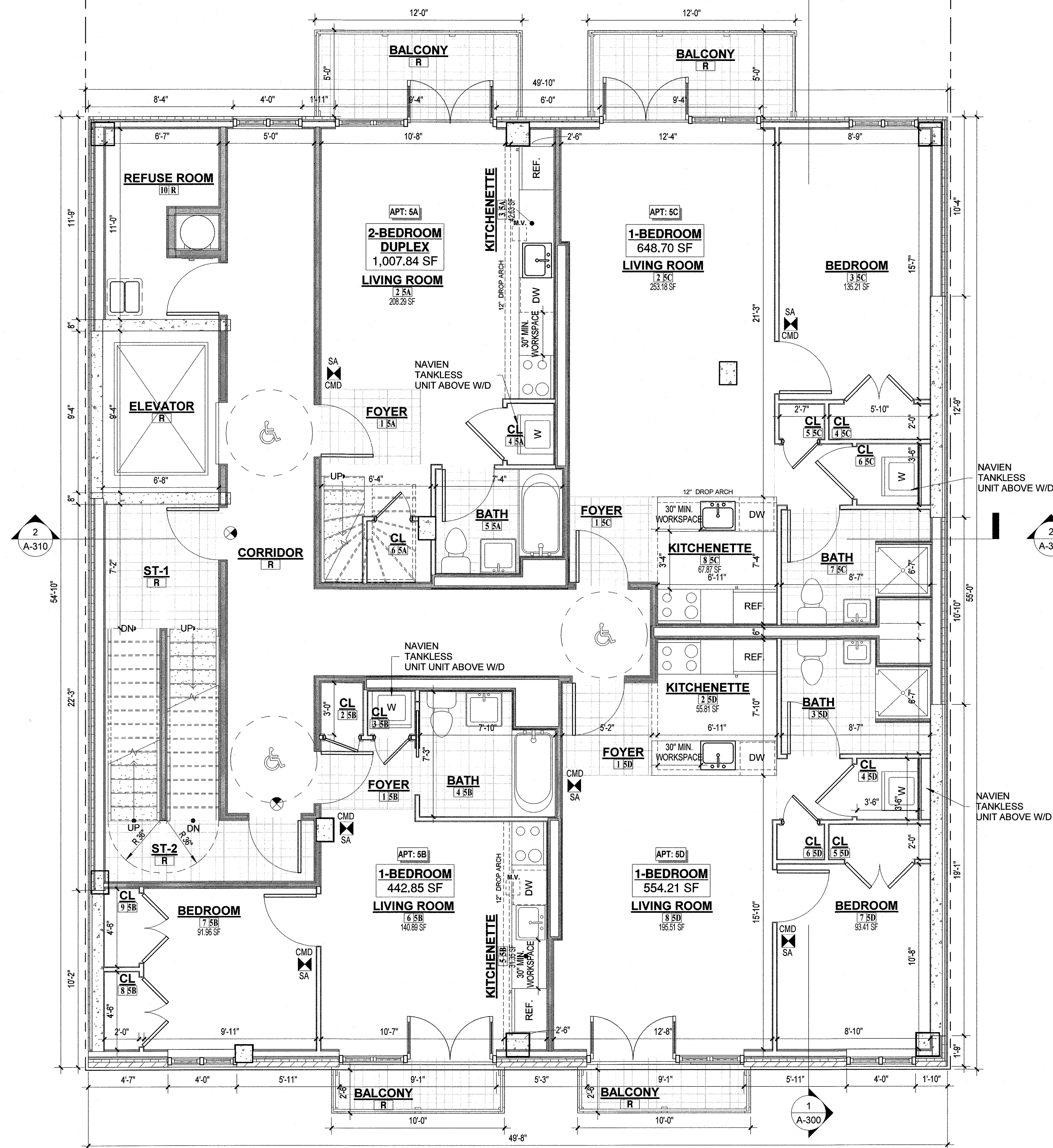
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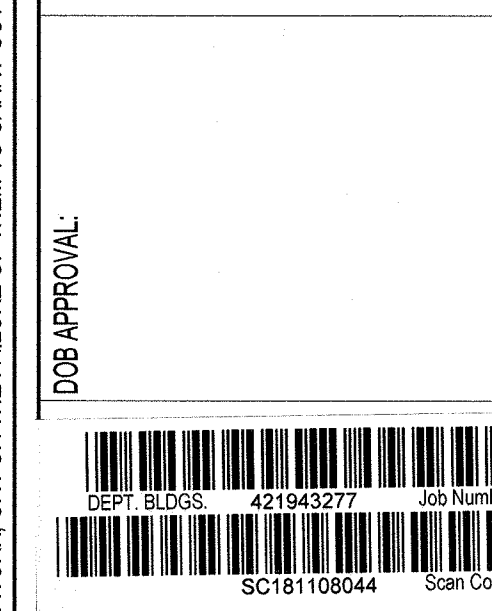
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Drawn By:	LS	Checked By:	GLC	Job No:	19123	Scale:	As Noted	Date:	02/28/2020
Description									
Date									



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