

PROPOSED 12 STORY MIX-USED BUILDING

23 - 81 31 STREET

ASTORIA, NY 11105

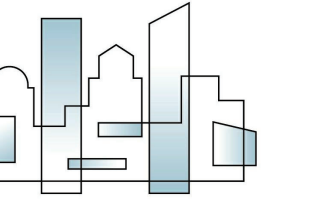


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STRUCTURAL ENGINEERS

45 WEST 45TH STREET, Penthouse
NEW YORK, NY 10036
TEL: (212) 246 - 9800

| NO. | DATE | REVISION |
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DRAWING TITLE:
COVER SHEET

PREMISES:
23-81 31 STREET
ASTORIA, NY 11105

DRAWN: Author
CHECKED: F.J.Q.
JOB NO.: 23024
SCALE:
DATE: 07-19-2023

SEAL: DRAWING: 01 OF 50

T-100.00

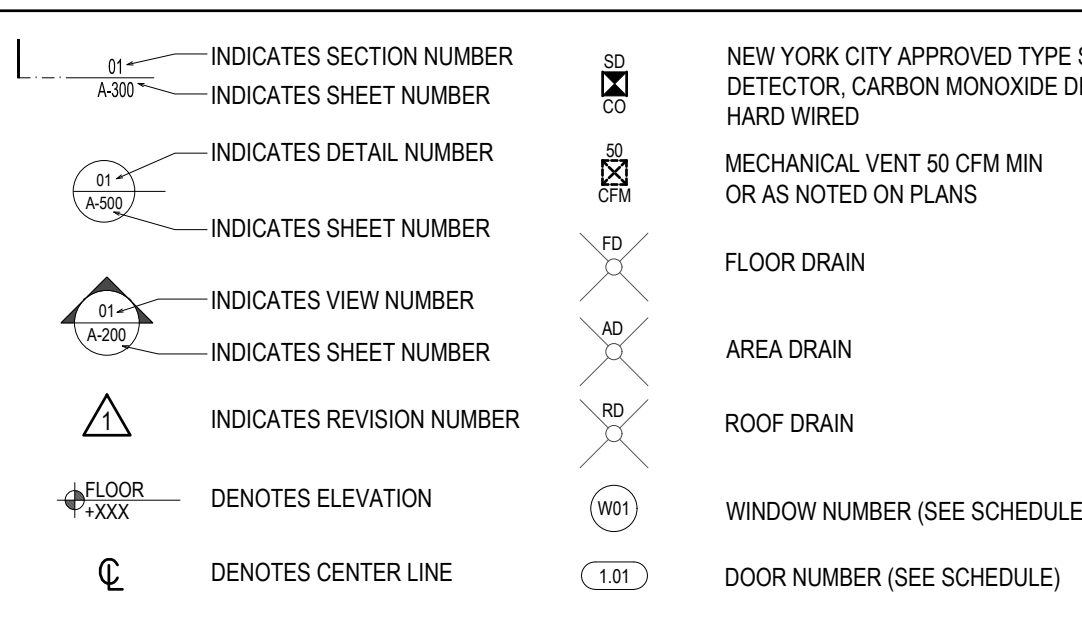
BUILDING DEPARTMENT NOTES

- THE CODE SHALL BE KNOWN AND MAY BE CITED AS THE NEW YORK CITY BUILDING CODE... THE PROVISIONS OF THE NEW YORK CITY ELECTRICAL CODE SHALL APPLY TO THE INSTALLATION OF ELECTRICAL SYSTEMS...

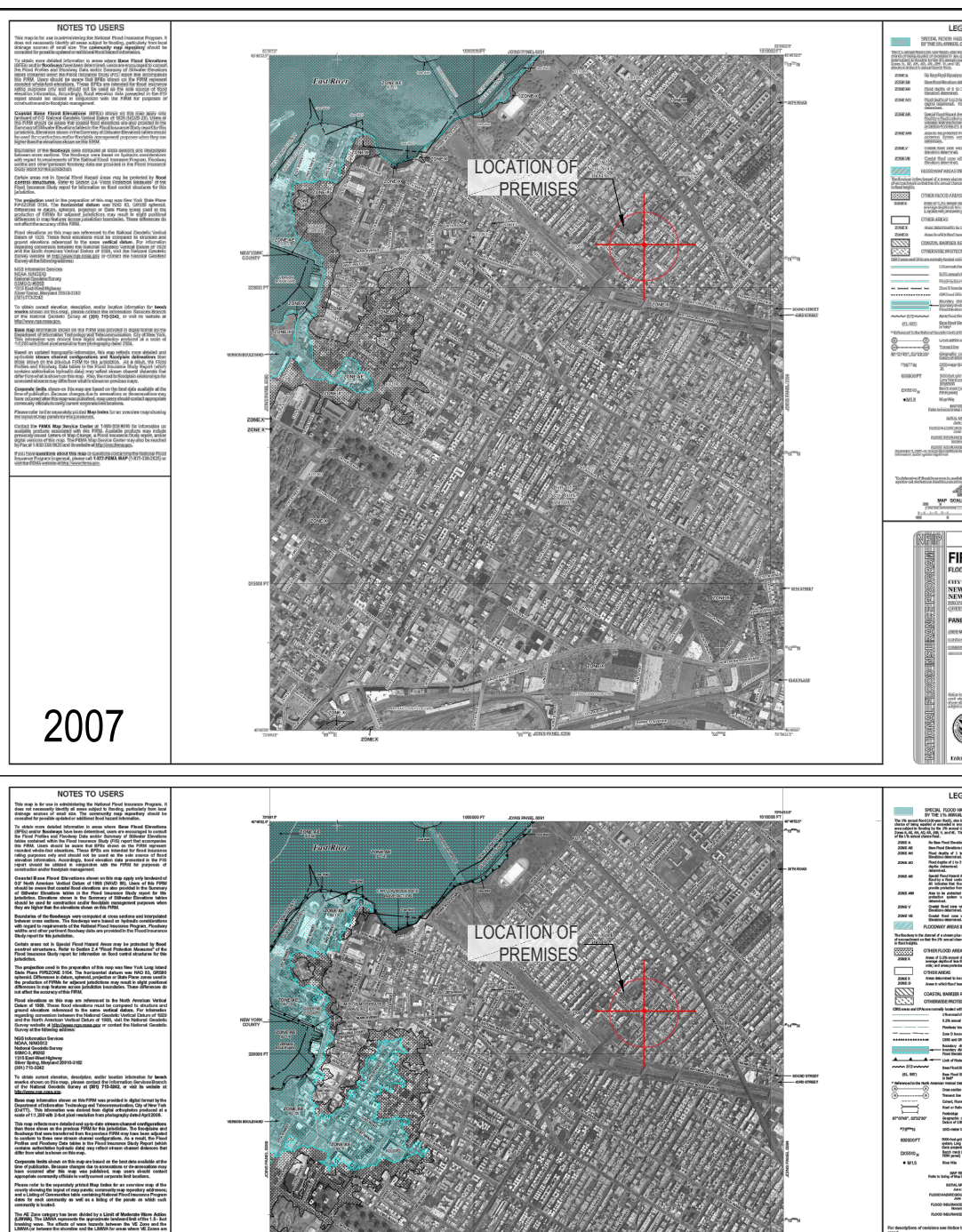
ZONING ANALYSIS

Table with columns: ADDRESS, BLOCK, LOT, ZONING DISTRICT, LOT AREA, SCOPE OF WORK, FLOOR AREA BREAKDOWN, FLOOR AREA ANALYSIS, DENSITY CALCULATIONS, STREET TREE PLANTING, LOCATION AND WIDTH OF CURB CUTS, REQUIRED LOCATION, PARKING REQUIREMENT, RESIDENTIAL USE, COMMERCIAL USE, COMMUNITY FACILITY USE, REQUIRED OFF-STREET LOADING BERTH, UNLOADED BICYCLE PARKING SPACES, REQUIRED OFF-STREET LOADING BERTH, COMMUNITY FACILITY USE, REQUIRED OFF-STREET LOADING BERTH, UNLOADED BICYCLE PARKING SPACES.

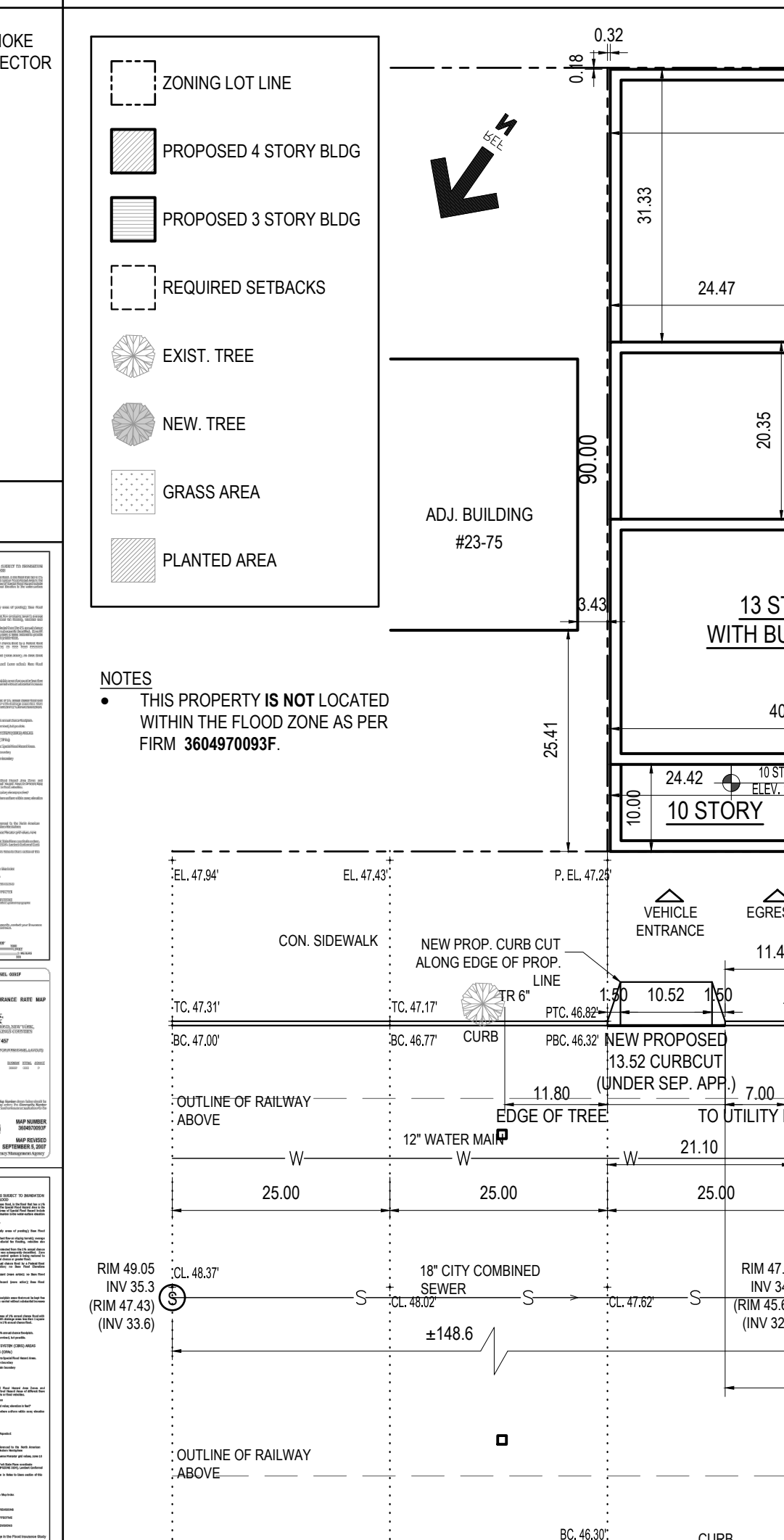
SYMBOLS



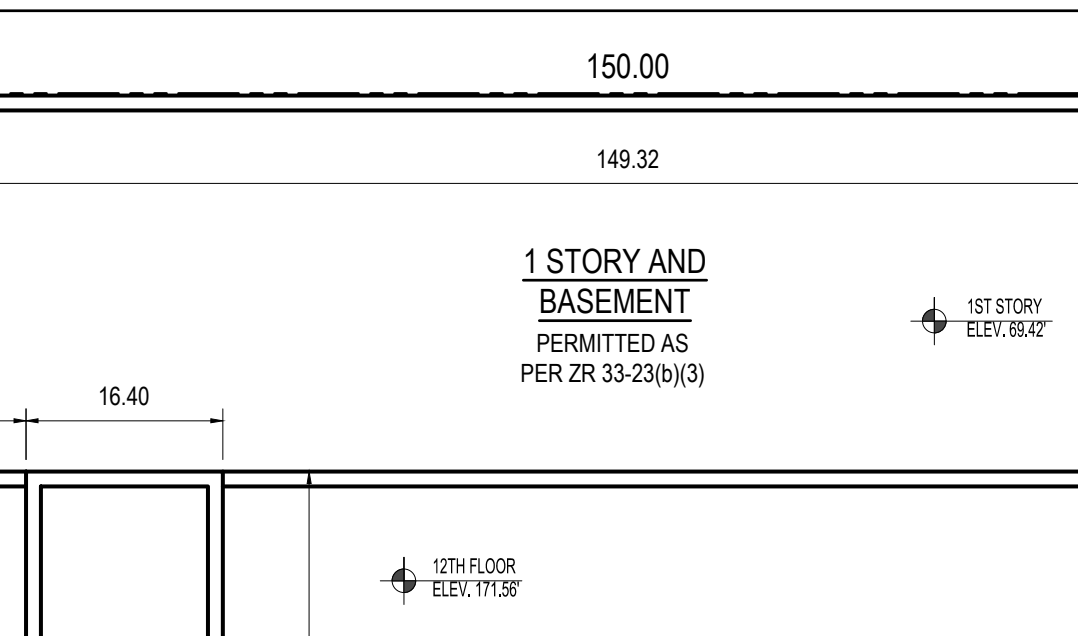
FEMA FLOOD MAP #3604970093F



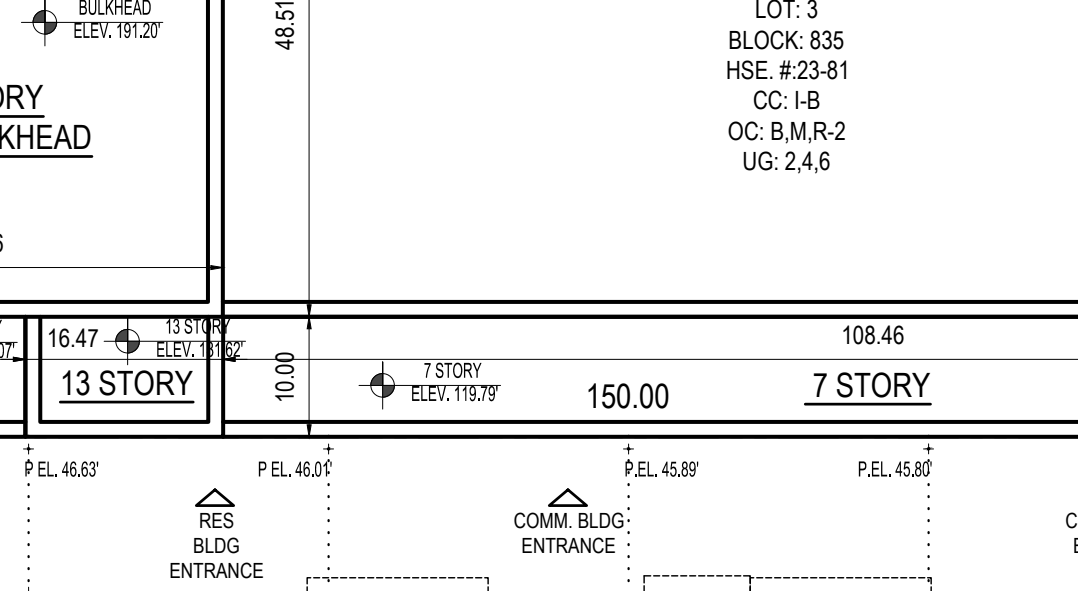
PLOT PLAN SCALE = 1/16" = 1'-0"



LOT COVERAGE DIAGRAM SCALE = 1/32" = 1'-0"



TOP OF CURB DIAGRAM SCALE = 1/16" = 1'-0"



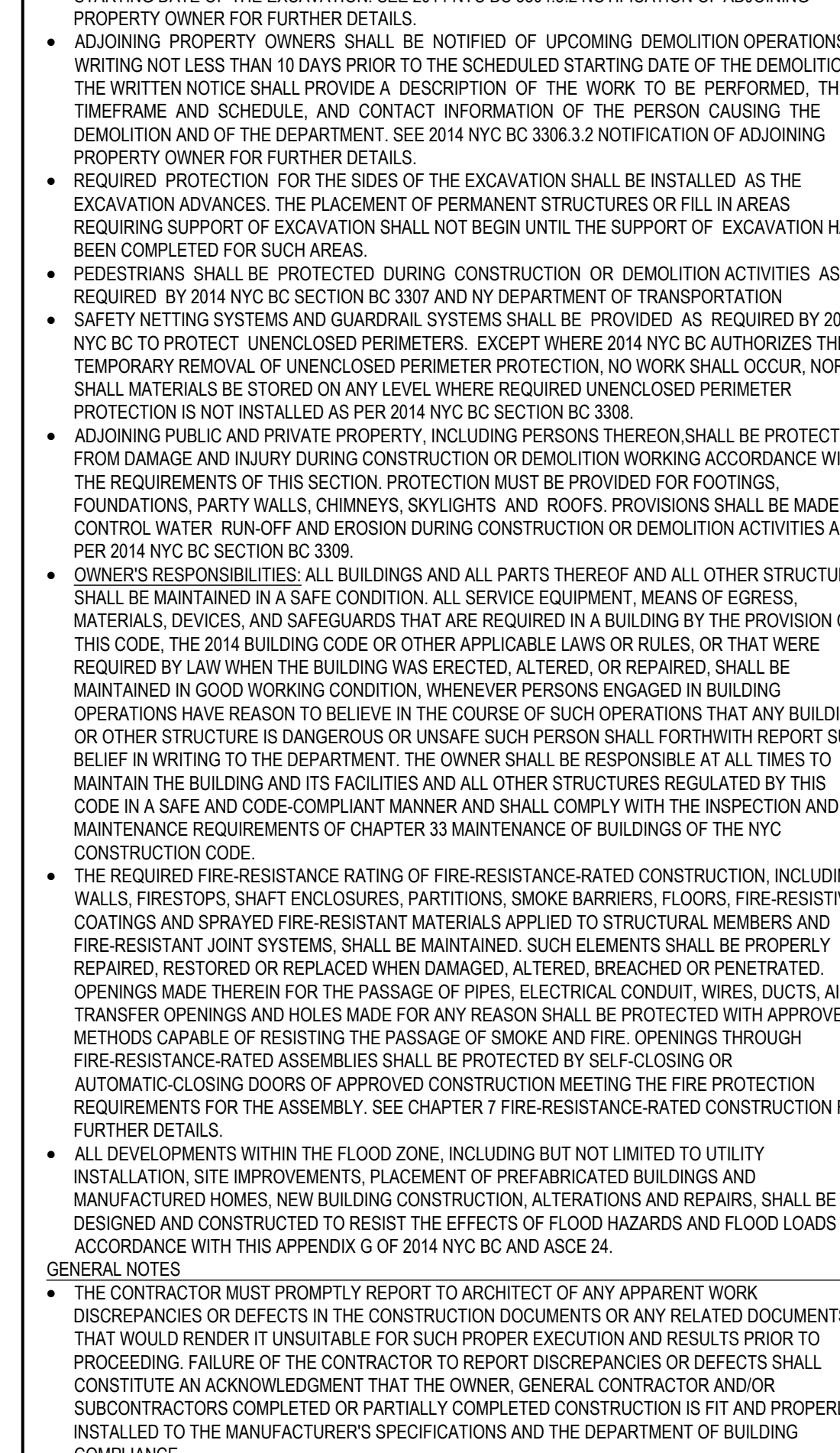
FLOOR AREA BREAKDOWN ANALYSIS

Table showing floor area breakdown by floor, use, and zoning. Includes columns for floor, use, gross floor area, and zoning floor area.

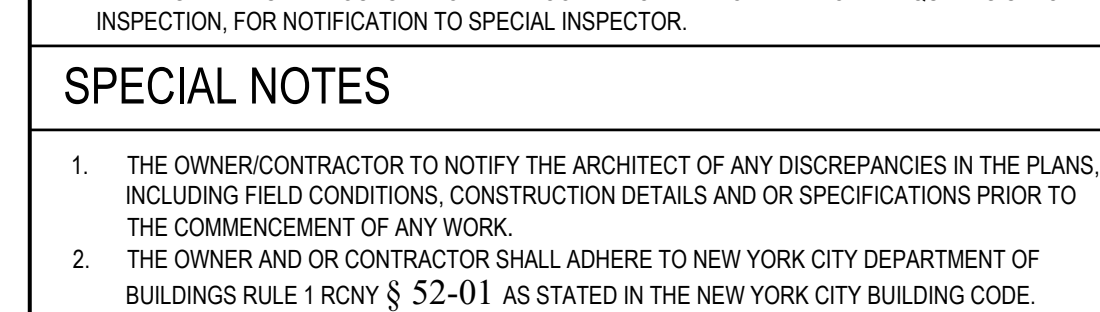
QUALITY HOUSING AS ZR 28-00

Table detailing quality housing requirements for ZR 28-00, including zoning sections, descriptions, and notes.

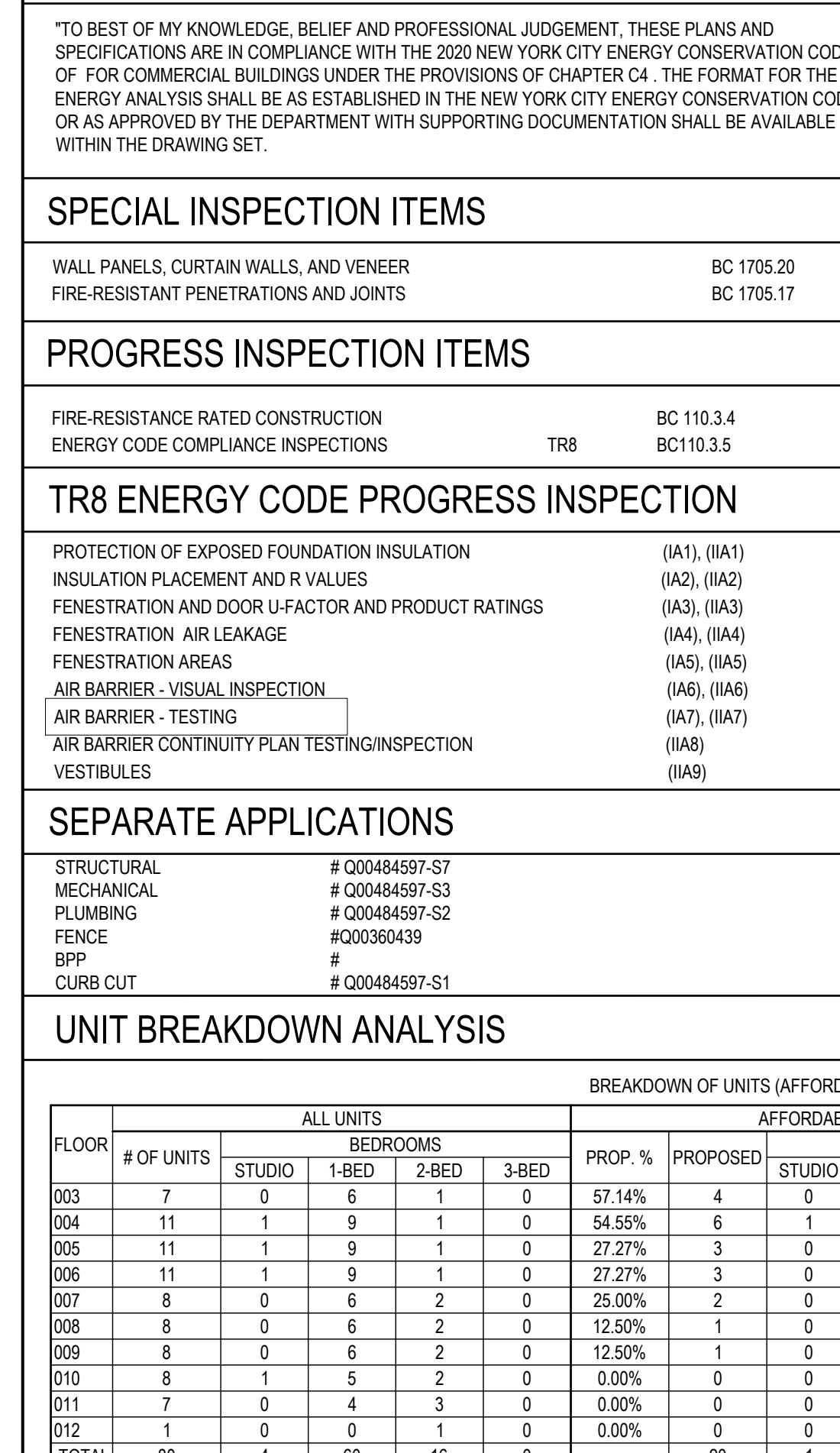
ZONING MAP 9a



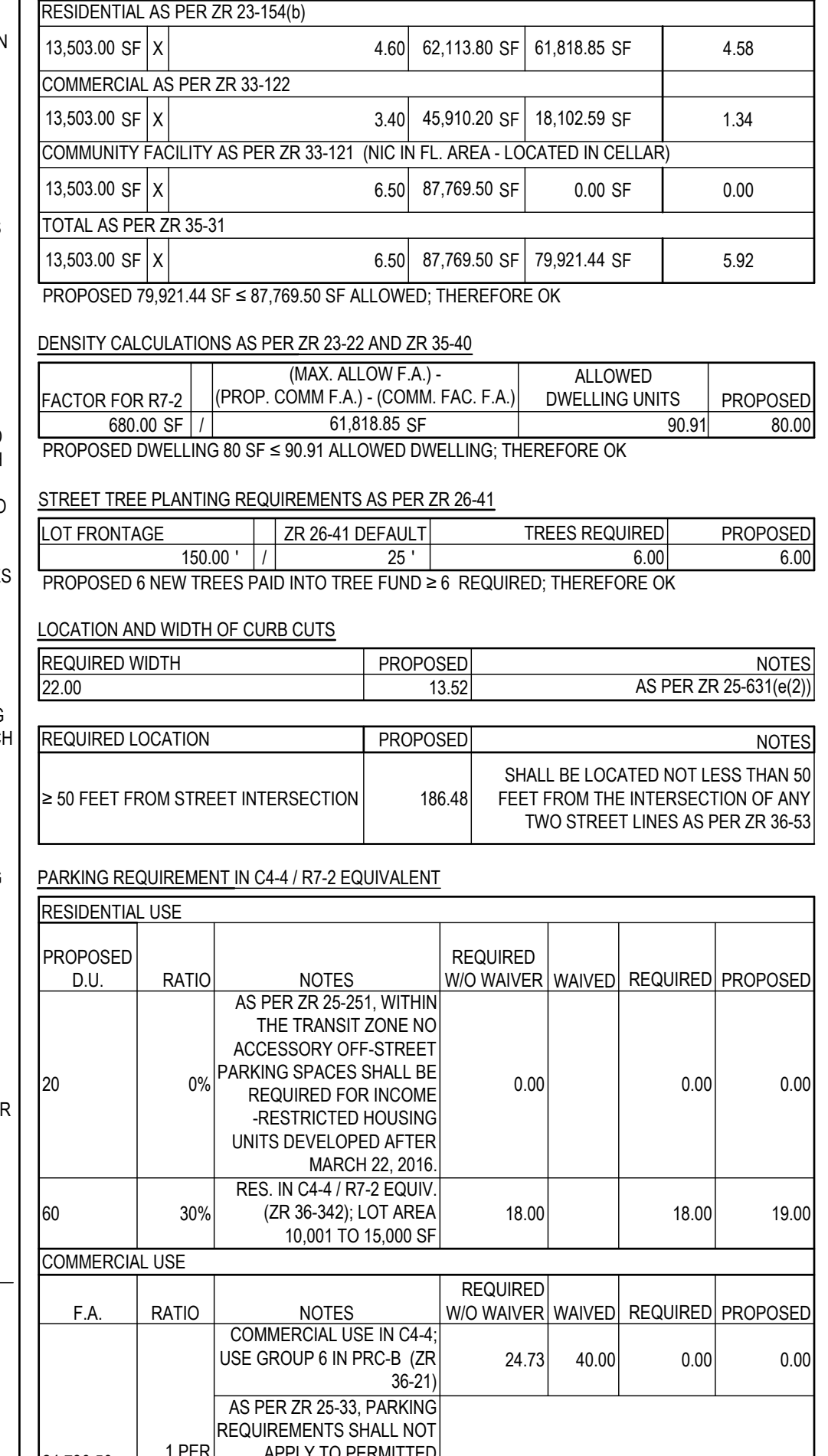
TRANSIT ZONE MAP 4



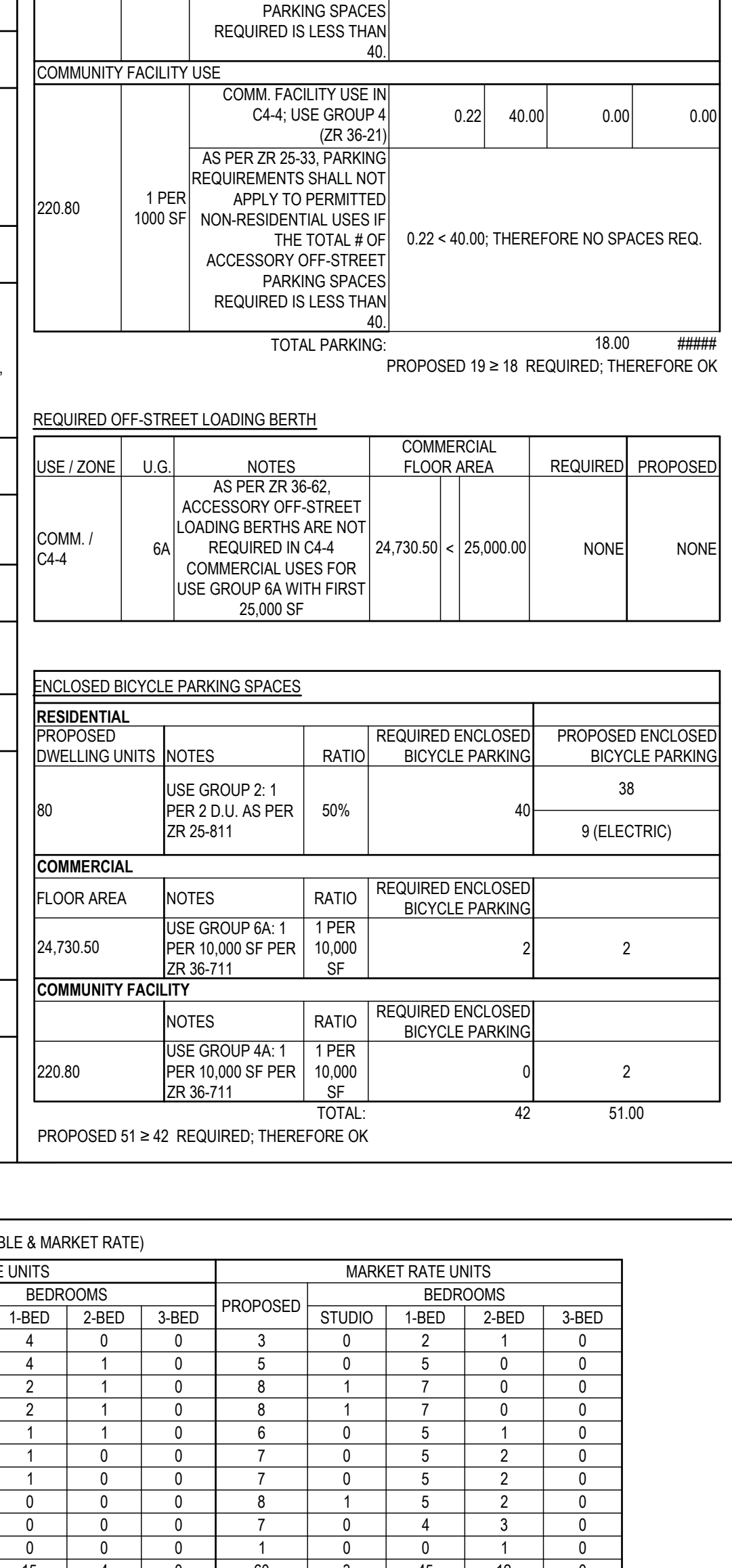
ZONING CHANGE ON MAP 9a



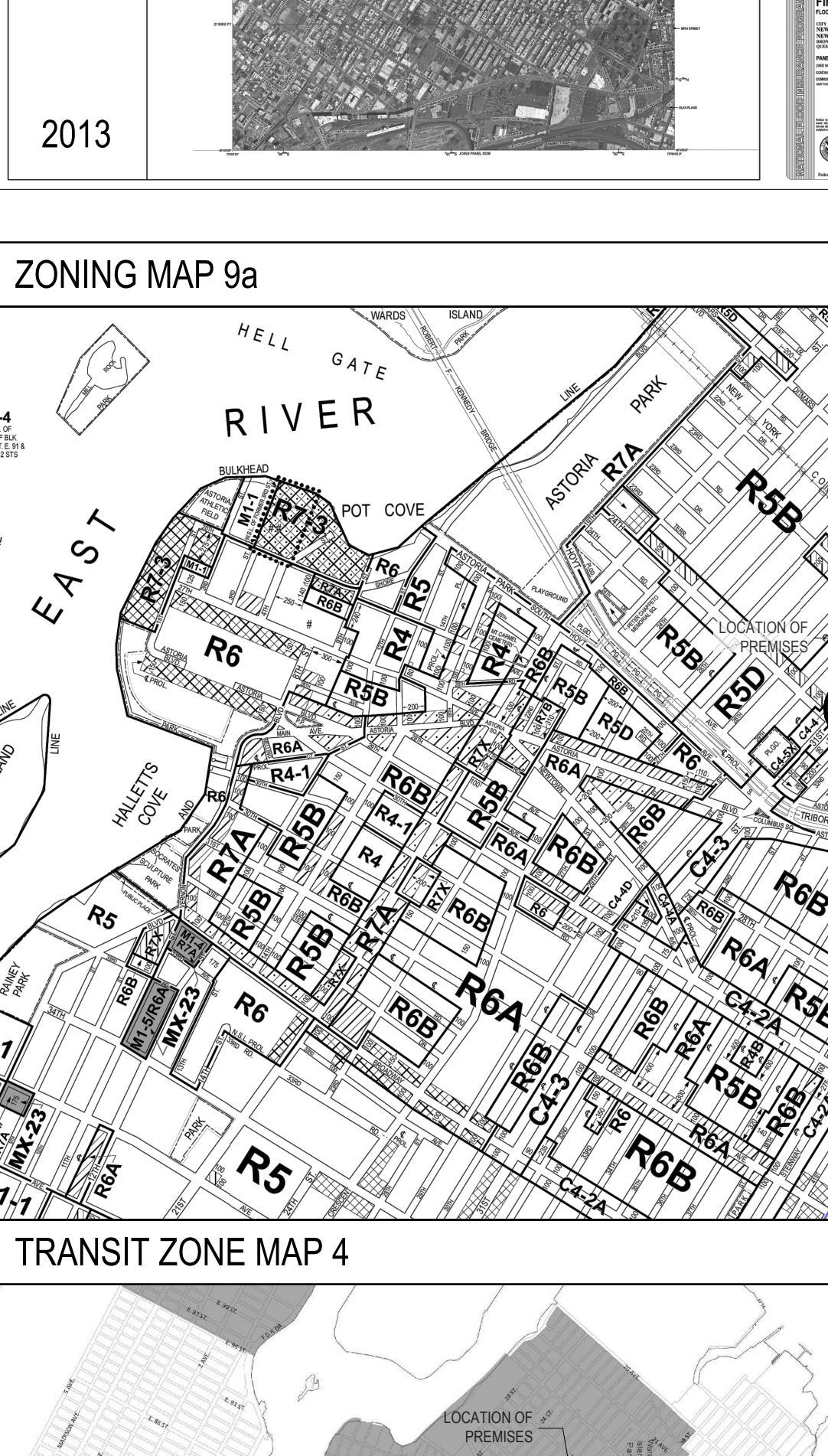
BUILDING HEIGHT DIAGRAM



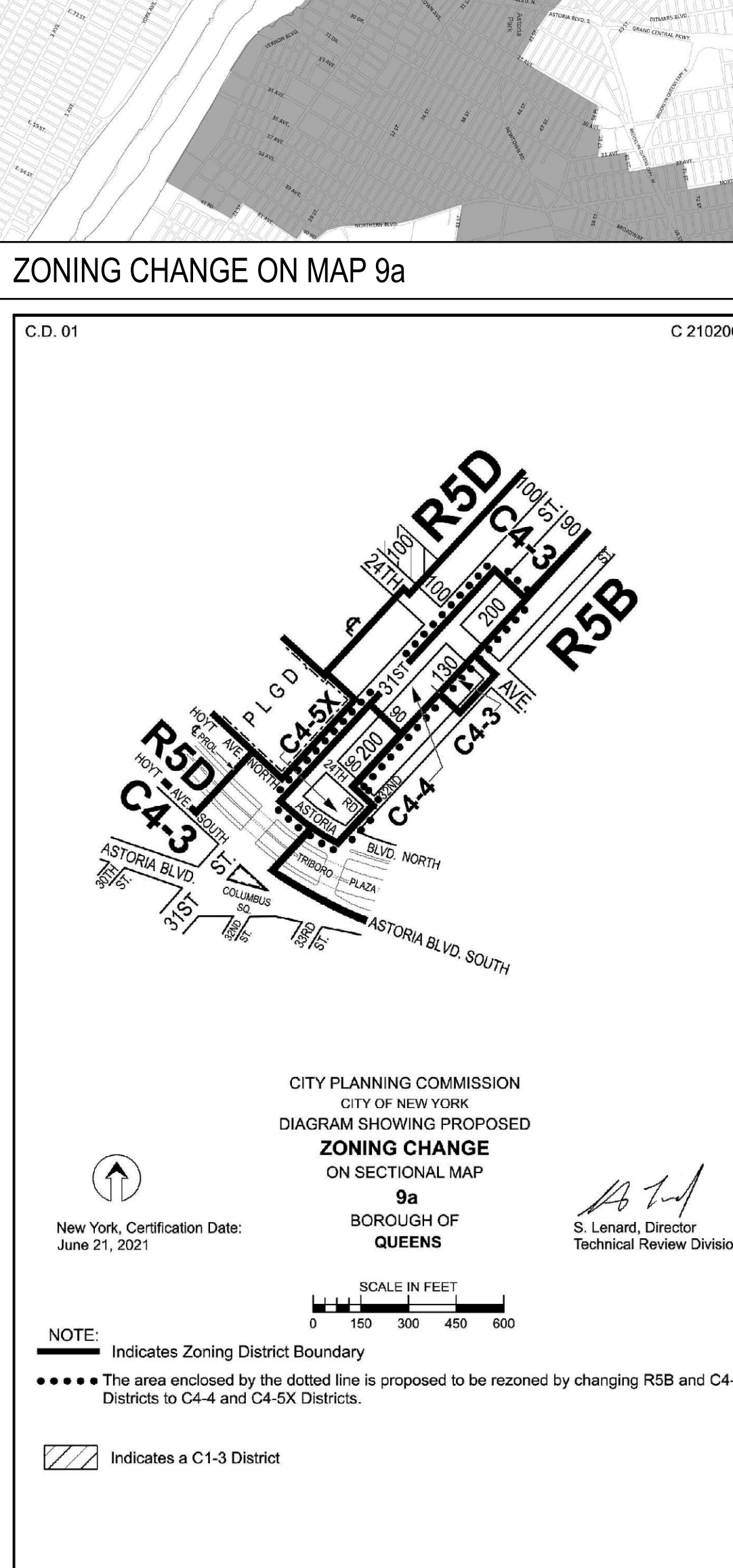
PERMITTED OBSTRUCTION / BUILDING HEIGHT DIAGRAM



BASE PLANE CALCULATION FRONT YARD LINE LEVEL



BASE PLANE CALCULATION REAR YARD LINE LEVEL



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PROPERTY INFO, ZONING, NOTES, PLOT PLAN, TABLES, LEGENDS, & MAPS

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PREMISES

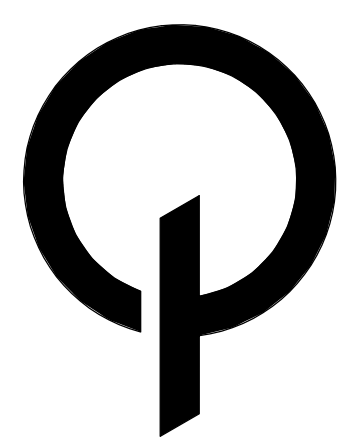
PREMISES

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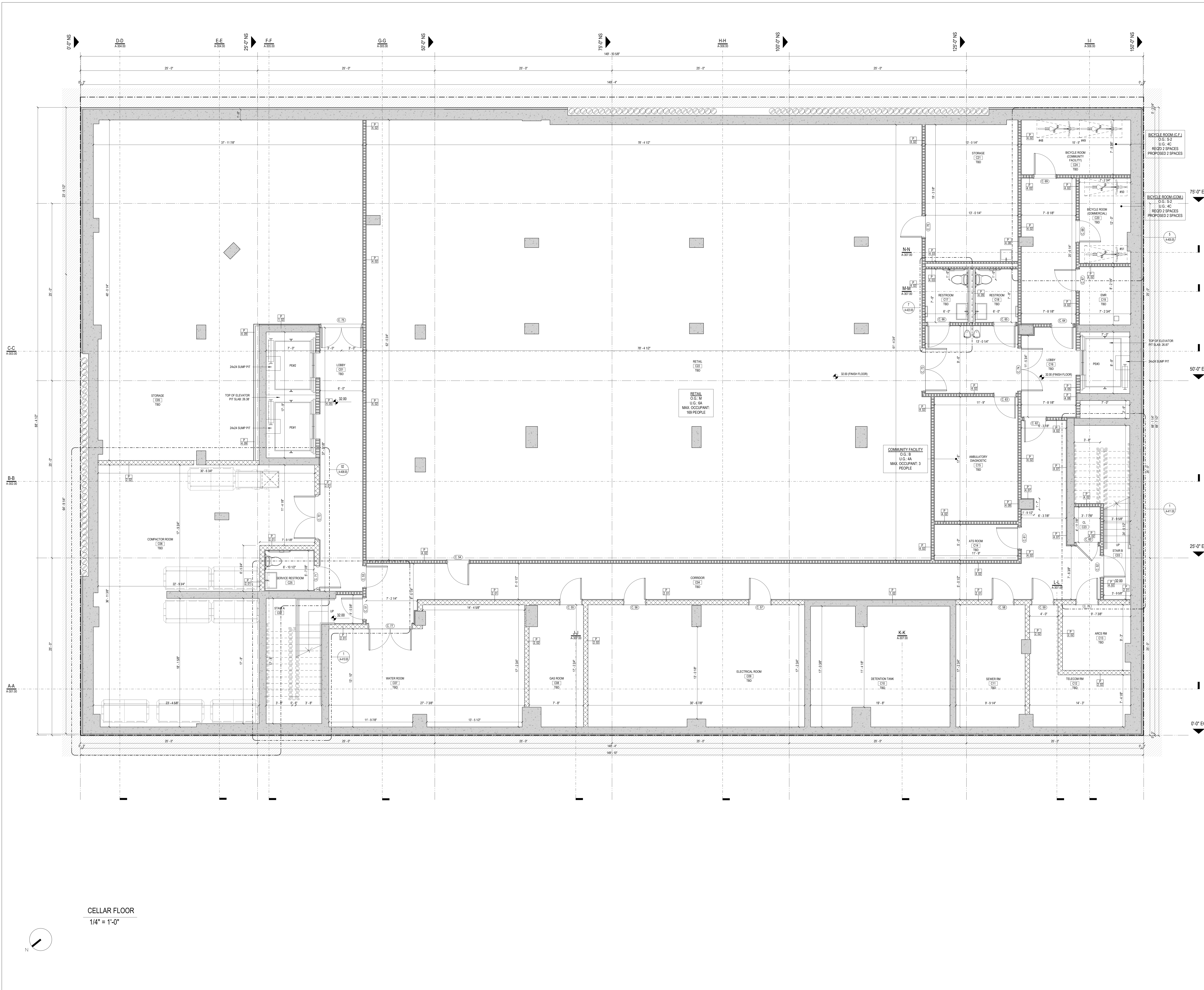
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| NO. | DATE | REVISION |
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| 1 | 05.31.2023 | 25% DD Submission |
| 2 | 06.21.2023 | 50% DD Submission |
| 3 | 08.02.2023 | 100% DD Submission |

DRAWING TITLE:
CELLAR FLOOR

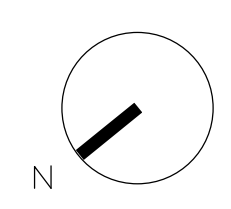
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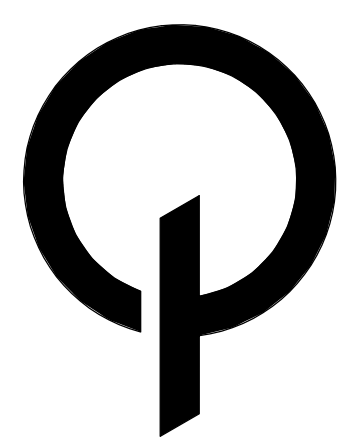
DRAWN: LS
CHECKED: FJQ
JOB NO.: 23024
SCALE: 1/4" = 1'-0"
DATE: 08-08-2023

SEAL: DRAWING: 21 OF 65

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CELLAR FLOOR
1/4" = 1'-0"





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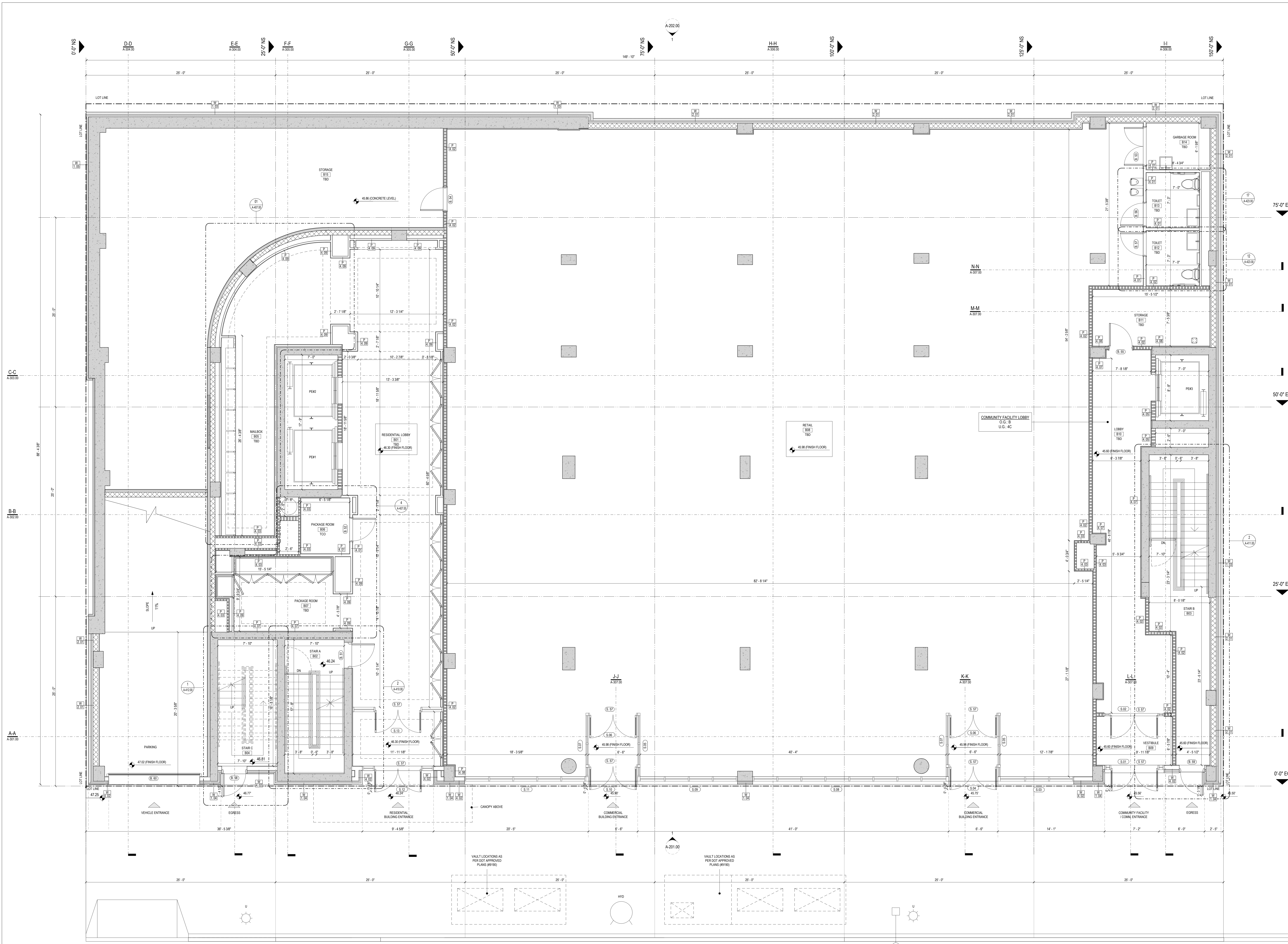
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BASEMENT FLOOR

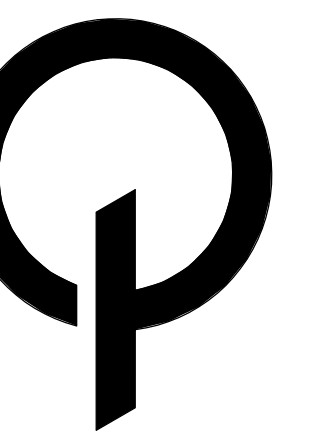
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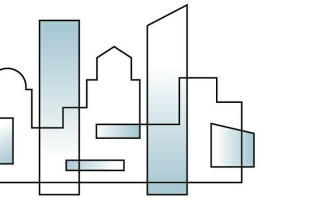


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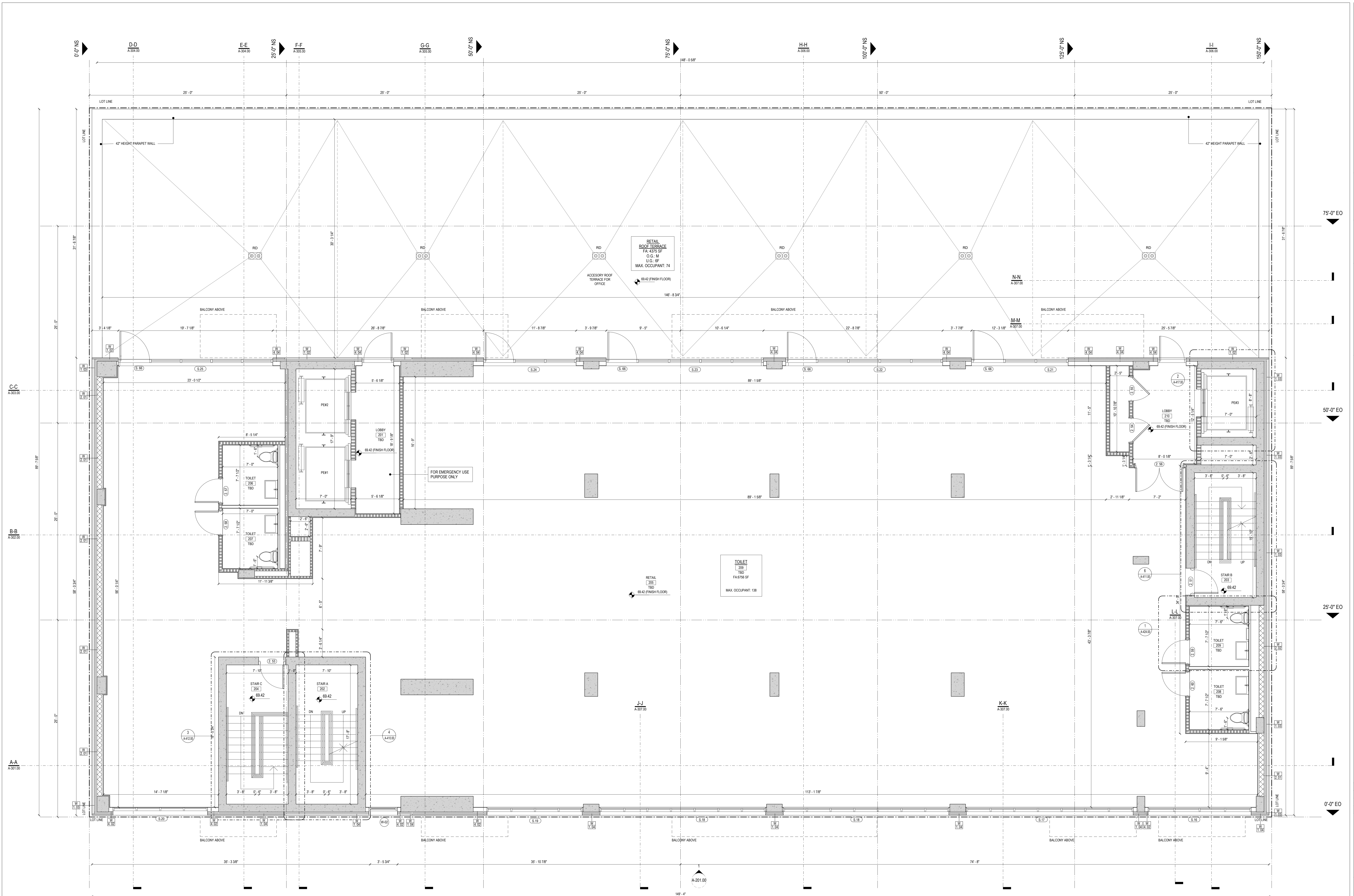
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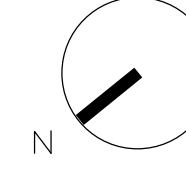


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2ND FLOOR
1/4" = 1'-0"



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