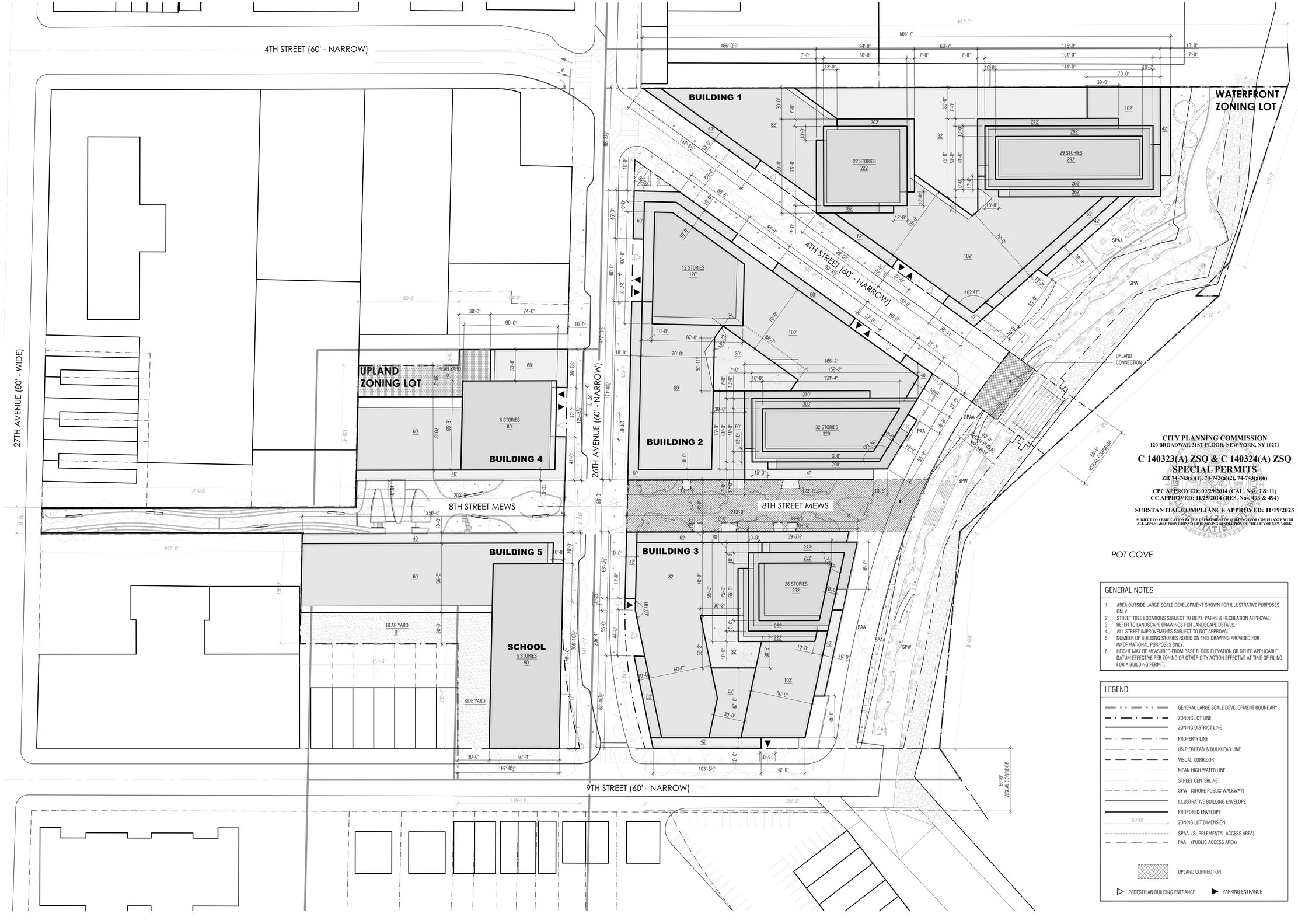


CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

C 140323(A) ZSQ & C 140324(A) ZSQ
SPECIAL PERMITS
ZR 74-743(a)(1), 74-743(a)(2), 74-743(a)(6)

CPC APPROVED: 09/29/2014 (CAL. Nos. 9 & 11)
CC APPROVED: 11/25/2014 (RES. Nos. 493 & 494)

SUBSTANTIAL COMPLIANCE APPROVED: 11/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

POT COVE

GENERAL NOTES

1. AREA OUTSIDE LARGE SCALE DEVELOPMENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATION APPROVAL.
3. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS.
4. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. HEIGHT MAY BE MEASURED FROM BASE FLOOD ELEVATION OR OTHER APPLICABLE DATUM EFFECTIVE PER ZONING OR OTHER CITY ACTION EFFECTIVE AT TIME OF FILING FOR A BUILDING PERMIT.

LEGEND

- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- ZONING DISTRICT LINE
- PROPERTY LINE
- US PIERHEAD & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- STREET CENTERLINE
- SPW (SHORE PUBLIC WALKWAY)
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED ENVELOPE
- 60'-0" ZONING LOT DIMENSION
- SPAA (SUPPLEMENTAL ACCESS AREA)
- PAA (PUBLIC ACCESS AREA)
- UPLAND CONNECTION
- PEDESTRIAN BUILDING ENTRANCE
- PARKING ENTRANCE

WORKSHOP
KEN SMITH LANDSCAPE ARCHITECT
450 West 31st Street, 5th floor, New York 10001
212.791.3595 www.kensmithworkshop.com

OWNER/CLIENT
SLIM ASTORIA 2468 LLC
571 McDonald Avenue 3rd Floor
Brooklyn, NY 11218

ARCHITECT
FOGARTY FINGER
69 Walker Street New York, NY 10013
T (212) 966-7450
F (212) 966-7444

J FRANKL ARCHITECTS
16 Court Street, 36th Floor
Brooklyn, NY 11241
T (718) 569-2200

CONSULTANT
LAND USE COUNSEL
Belkin • Burden • Goldman, LLP
60 East 42nd Street, 16th Floor
New York, NY 10165
T (212) 867-4466

LANDSCAPE ARCHITECT
WORKSHOP: Ken Smith Landscape Architect
450 West 31st Street, 5th Floor
New York, NY 10007
T (212) 791-3595

ENVIRONMENTAL CONSULTANT & CIVIL ENGINEER
Philip Habib Associates, An AKRF Division
440 Park Avenue South, 7th Floor
New York, NY 10016
T (212) 696-0670

GEOTECT
GEI Consultants Inc.
400 Broadacres Drive, Suite 310
Bloomfield, NJ 07003

MARINE ENGINEER
LANGAN
360 W 31st Street, 8th Floor
New York, NY 10001
T: (212) 479-5414

LIGHTING DESIGNER
ONELUX STUDIO
158 West 29th Street, 10th Floor
New York, NY 10001
T (212) 201-5790

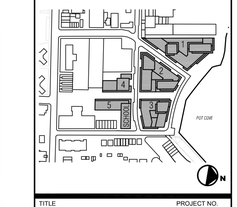
REVISIONS

ISSUE	DATE	DESCRIPTION
	03/05/2014	ULURP FILING SET
	04/16/2014	ULURP FILING SET
	06/23/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET
	10/09/2025	ULURP SUBSTANTIAL COMPLIANCE

SEAL



KEY PLAN



TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
SITE PLAN

DATE	DRAWN BY	CHECKED BY
06/21/2013	JM	JV

SCALE
1" = 40'

SHEET NUMBER
Z-103.00