ZONING ANALYSIS

LOT INFORMATION		
Location:	32-11 31st Street, Astoria, Queens, New York 11106	
Block:	611	
Lots:	25	
Lot Area:	20,890 SF	(C4-5 (R7-2) = 16,932 + C4-2A (R6A) = 3,958)
Zoning Map:	9a	
Zoning District:	Re-zoned to C4-5(R7-2 equivalent) & C4-2A (R6A Equivalent)	
Street Frontages:	31st Street	100 Ft. (Wide Street)
	32nd Street:	60 Ft. (Narrow Street)
Community Board:	22	
Community District:	Queens CD 1	
Appendix F	Queens CD 1	Mandatory Inclusionary Housing Program Area (MIH Program Option 1)
Appendix I	Queens CD 1	Transit Zone Map 4

Zoning Resolution	ITEM	Permitted / Required	Proposed
32-10 22-10	**Uses permitted As-Of-Right**	I, II, III, IV, VI, VII, VIII, IX, X	II-Residential III(B)-Non-profit institutions VI- Retail
35-31	**Maximum Floor Area Ratio**	The maximum floor area ratio permitted for a commercial or community facility use shall be as set forth in Article III, Chapter 3 and the maximum floor area ratio permitted for a residential shall be as set forth in Article II, Chapter 3, except as set forth in Section 35-30, inclusive. The total of all such floor area ratio shall not exceed the greatest floor area ratio permitted for any such use on the zoning lot, except where explicitly stated otherwise.	
23-22	Qualifying Senior Housing	C4-5(R7-2): 5.01 FAR X 16,932.00 SF = 84,829.32 SF	
34-112		C4-2A(R6A): 3.90 FAR X 3,958.00 SF = 15,436.20 SF	
		MAX. SENIOR HOUSING FLOOR AREA (MIH): 100,265.52 SF	RESIDENTIAL ZFA & FAR = 94,067.00 SF **4.50 FAR**
		ADJUSTED FAR (AIRS) : 4.80 FAR	
33-123	Buildings used for both Community Facility and Commercial Uses	C4-5: 6.50 FAR X 16,932.00 SF = 110,058.00 SF C4-2A 3.00 FAR X 3,958.00 SF = 11,874.00 SF	COMMERCIAL ZFA & FAR= 6,520.80 SF **0.31 FAR**
		MAX. FLOOR AREA FOR C.F. & COMM.: 121,932.00 SF	COMMUNITY FACILITY ZFA & FAR = 6,241.00 SF **0.30 FAR**
		ADJUSTED FAR (C.F. & COMM..) : 5.94 FAR	TOTAL ZFA & FAR = 106,828.80 SF **5.11 FAR**
23-362 34-112	**Max. Lot Coverage**	Interior Lot in R7-2: 80% 11,931.67 SF X 80.00% = 9,545.34 SF Through Lot in R7-2: 80% 5,000.00 SF X 80.00% = 4,000.00 SF	Residential Lot Coverage in R7-2: Interior Lot in R7-2: 7,368.00 SF 61.75% Through Lot in R7-2: 2,624.00 SF 52.48%
24-11	Community Facility:	Interior / Through Lot in R6A: 60% 3,958.33 SF X 60.00% = 2,375.00 SF	Community Facility Lot coverage in R6A: Through Lot in R6A: 1,998.00 SF 50.48% See Lot coverage diagram on Z-002; Complies.
23-52(a)	**Density Max. Number of D.U.s**	Factor for D.U.s: Qualifying Senior Housing N/A	**Total Proposed D.U.s : 168** (167 D.Us (100% AIRS) + 1 Super's APT) Complies.
34-232 23-334	**Min. Required Side Yard**	NONE or 5 Feet Wide if open area provided along side lot line.	8 Ft. Provided at 32nd Street Frontage along South Side Lot line.
33-26 23-342	**Min. Required Rear Yard**	R1-R12:	
		(a) Standard Lots At or below a height of 75 feet: Min. 20 Ft. Above 75 feet: Min. 30 Ft.	
	Shallow Interior Lots in R	(b) Shallow lots If an interior lot is less than 95 feet deep at any point, the depth of a required rear yard may be reduced by six inches for each foot. Min.depth of rear yard Min. 10 Ft. Lot depth @ Interior Lot: 79'-5 3/4"	
		Req'd Rear yard: At or below a height of 75 feet: Min. 12.24 Ft. 20' - (95'-79.48')/2 = 20'-7.76' = 12.24' (12'-2 7/8")	30'-0" Provided from ground level.
		Above 75 feet: Min. 22.24 Ft. 30' - (95'-79.48')/2 = 30'-7.76' = 22.24' (22'-2 7/8")	
23-344	**Rear Yard Equivalent requirements**	In all districts, Rear yard equivalent shall be provided on through lots.	
		(b)(1) Standard lots On any though lot 190 feet or more from street to street: at or below a height of 75 ft: min. 40 ft. above 75ft: 60 ft	
		(b)(2) Shallow lots For shallow through lots less than 190 ft deep at any point, the depth of required rear yard equivalent may be reduced by one foot by which the depth of a zoning lot or portion thereof, is less than 190 feet. In no event shall the min. depth to be reduced to less than 20 feet.	60'-6" Provided from 2nd floor and above.
23-341	**Permitted Obstructions in required rear yards or rear yard equivalents**	(b)(3) any portion of a building used for residential uses other than dwelling units in buildings containing qualifying senior housing, provided that: (i) such zoning lot is located in R6 through R10 District other than an R6B, R7B or R8B District; (ii) such building portion is located within 100 feet of a wide street; (iii) the height of such building portion does not exceed one story, or 15 feet above the adjoining grade, whichever is less; and (iv) such space shall be accessible to all residents of the building. In addition, decks, parapet walls, roof thickness, skylights, vegetated roofs and weirs, as set forth in Section 23-41, inclusive, limited to 18 inches in height, as measured perpendicular to the roof surface, shall be permitted upon the roof of such portion of a building within the rear yard.	1-story portion of residential amenity (14' above the adjoining grade) is provided in C4-5 (R7-2) and is located within 100 feet of 31st street (wide street).
33-23		(b)(2) Any building or portion of a building used for any permitted use other than residences, except that any portion of a building containing rooms used for living or sleeping purposes (other than a room in a hospital used for the care or treatment of patients) shall not exceed one story, excluding basement, nor in any event 23 feet above curb level.	1-story portion of CF space (12' above the adjoining grade) is provided in C4-2A.
33-281	**Special provisions for Through Lots Excepted districts**	C4-2 & C4-5 no rear yard regulations shall apply to any through lot, except as otherwise provided in section 33-303 (for zoning lots with multiple rear lot lines)	
23-43 33-03	**Height and Setback Requirements in R6 through R12 Districts**		
23-431	**Street wall location**	(b) Percentage-based rules (for districts except R6B, R7B, and R8B) (1) Along wide street, at least 70% of aggregate width of street walls shall be located within eight feet of the street line and extend to at least the min. base height specified in Section 23-432, or the height of the building, whichever is less	31st Street (Wide Street): Width & location: 100% width of street wall on 1st and 2nd fls: 3'-0" from street line. 100% width of street wall on 3rd floor and above: located at street line. Complies. Height: Proposed street wall height is 73.7 Ft. (>40 ft. of min. base height) Complies.
		(2) Along narrow streets, at least 70% of aggregate width of street wall shall be located within 10 feet of the street line and extend to at least the minimum base height specified in Section 23-432, or the height of the building, whichever is less.	32nd Street (Narrow Street): Width & location: 100% aggregate width of street wall is located at 15'-0 1/4" from street line. Height: Proposed street wall height is 40.8 ft. (>40 ft. of min. base height)

Zoning Resolution	ITEM	Permitted / Required	Proposed
23-432	**Min. Base Height**	**R6A & R7-2:** 40 Feet	
	Max. Base Height & Max. building height for Qualifying Affordable Housing or Qualifying Senior Housing	**R6A:** Max. Base Height: 65 Feet Max. Building Height: 95 Feet	**R6A (32nd Street)** Proposed Base / Bldg. Height: 40'-9 1/2"
		R7-2 (for zoning lots within 100 ft of a wide street): Max. Base Height: 85 Feet Max. Building Height: 115 Feet	**R7-2 (31st Street)** Proposed Base height: 73'-8" Complies.
23-434	**Height and setback modification for eligible sites**	(a) Eligible sites (1) zoning lots with a transportation-infrastructure-adjacent frontage (b) Modified height and setback provisions **R7-2:** Max. Building Height: 155 Feet	Proposed Bldg Height: 134'-4"
23-433	**Setback requirements**	Along wide street: 10 Ft. Along Narrow Street: 15 Ft. Such min. setbacks may be modified as follows: (d) Dormers provided in accordance with the provisions of Section 23-413 (Permitted obstructions in certain districts) may penetrate a required setback area.	31st Street (Wide Street): 10 Ft. provided. 32nd Street (Narrow Street): Not Required. 15 Ft. provided electively
23-413(b)(1)	**Permitted Obstructions**	Dormers shall be allowed as a permitted obstruction, provided that on any street frontage, eithe rone of the following methods is applied: (i) the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the width of the street wall of the highest store entirely below the maximum base height. For each foot above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the street wall width of the highest story entirely below the maximum base height; or (ii) the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the street wall of the highest story entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.	Provided: Dormer width:61'-10"
	Req'd Accessory Off-Street Parking Spaces for Residences		
25-222	Parking For AIRS	R7-2 - Within the OuterTransit Zone: Qualifying senior housing NONE	None provided.
36-21	**Commercial Parking (C4-5)**	General Merchandise Retailers & Health and Personal Care Retailers: PRC-A2 (as per ZR 32-161) NONE	
	Community Facility (C4-2A)	Community centers, non-profit institutions without sleeping accomodations, or welfare centers: PRC-B3 (as per ZR 32-131B) 1 per 20 persons	6 Spaces required. (total C.F. occupant load 120 occ. / 20)
36-231	Waiver of Requirements	C4-2A. 25	6 Spaces waived.
36-62	Required Accessory Off-Street Loading berths	LRC- B: All uses listed under Use Group VI, except automotive equipment rental and leasing, automotive repair and maintenance , or gasoline stations; all uses listed under Use Group VIII. C4-5: First 15,000 SF: NONE REQ'D	None provided. Complies.
	Enclosed Bicycle Parking Spaces		
25-811	Residential Uses	Use Group II AIRS: 1 Per 10,000 SQ.FT.	
36-711		AIRS REQ'D: 99,018 SF / 10,000 SF= 10 Spaces NON-AIRS (Super's APT) 1 Per 2 D.U.s Non-AIRS REQ'D: 1 D.U. / 2 D.U.s = 1 Space Total Bicycle Parking Space Req'd for Residential: 11 Spaces	11 Spaces Provided at Cellar @ 160 SF. (14.5 SF /space) 160 SF is exempted from floor area as per ZR 36-75.
	Community Facility Uses	All other uses listed under Use Group III, not otherwise listed in the table: 1 per 10,000 SQ.FT. REQ'D: 6,570 SF / 10,000 SF= 1 Space	None. (Waived as per ZR 36-711(d))
	Commercial Uses	Use Group VI (General Retail or service uses): 1 per 10,000 SF REQ'D: 6,864 SF / 10,000 SF= 1 Space	None. (Waived as per ZR 36-711(d))
36-711(d)	Waiver of Bicycle Parking Requirements for C.F & Commercial Uses	Three or less	Total of 2 Space for Commerical & C.F. are waived.
23-611	**Street Tree Planting**		
26-41		One street tree for every 25 feet of frontage 31st Street: 200'-0" / 25' = 8 32nd Street: 50'-0"/25' = 2 Total: 10 Trees Req'd.	6 Trees to be provided. 4 Trees to be paid into the tree fund.
23-613	Front yard planting requirements	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, in any area where there is a permitted obstruction. Planted areas shall be comprised of any combination of grass, ground cover, shrubs, trees or other living plant material, and shall have a minimum dimension of one foot, exclusive of any bounding walls. 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.	Plantings provided.
	Special Floor Area Provisions for Multi-family Buildings		
23-231	**Floor Area provisions for amenities**	Floor space in a building allocated to residential amenities may be exempted from the definition of floor area, in an amount not to exceed 5% of the residential floor area of the building. Such amenities may include recreation spaces, including those required pursuant to Section 23-6, or other amenities, including, but not be limited to, co-working areas, library or reading rooms, or music practice rooms, package or storage rooms, laundry facilities, or pet-related facilities. However, amenity space shall not include floor space for circulation through the building, including, corridors or vertical circulation spaces. Amenities provided pursuant to this Section shall be accessible to the residents of the building.	

Zoning Resolution	ITEM	Permitted / Required	Proposed
23-63	**Require Recreation Space in Multi-family Buildings**	Min. 3% of Residential Floor Area. 94,067 SF X 3.00% 2,822.0 SF Req'd. See Recreation Room Areas & Req'd Window calc. on Z-001 Where provided indoors, floor space may be exempted from the definition of floor area pursuant to Section 12-10, provided that the standards of Section 23-231 (Floor area provisions for amenities) are met.	Total of 12,889 Sq.Ft. of recreation spaces provided indoor and outdoor. See List of Q.H. Recreation Spaces & Areas on Z-001.
	Standards for Recreation Space	(a) all recreation space shall be accessible to the residents of the building	All recreation spaces are accessible to the residents.
		(b) Min. Dimension (indoor & outdoor): 15'-0"	Min. dimension of 15'-0" is provided.
		(c) any outdoor recreation space shall be open to the sky, except that: (1) building projections, not to exceed 7 feet in depth, may cover up to 10% of outdoor recreation space, provided that the lowest leve of the projection is at least 10 feet above the level of the outdoor recreation space; and (2) the combination of building projections, where provided and any sun shading devices permitted pursuant to 23-311, including, but not limited to, arbors or trellises, awning and other sun control devices, or canopies, may cover up to 50%.	All outdoor recreation spaces are open to the sky.
		(d) Min. window area: 9.5% of Room Area	See req'd and provided window calc. on Z-001. Complies.
23-232	**Floor area provisions for corridors**	**(a) Corridors Termination** 50% of floor space of a corridor may be exempted from the definition of floor area where one of the following criteria are met: (1) the corridor provides direct access to outdoor space on a balcony or terrace on the same story that is accessible to residents of the story (2) the corridor has daylighting throughout windows with a glazed area of at least 20 SF and such windows are located: (i) directly within the corridor (ii) in the enclosing walls of a stairwell along such corridor, and access to such stairwell from the corridor is provided through an entry door assembly with a minimum glazed area of at least 16 square feet; or (iii) within common space along such corridor that accessible to residents of the story (3) the corridor terminates with a dwelling unit that contains at least three bedrooms.	Min. 20 SF of clear glazed window is provided directly within the corridor on floors 2 thru 13.
23-232	**Floor area provisions for corridors**	**(b) Length of Corridor** 50% of floor space of a corridor may be exempted from the definition of floor area, where the length of the corridor, as measured from the elevator core to the door of the furthest dwelling unit on the story, does not exceed 100 linear feet.	N/A
23-233	**Floor area provisions for refuse storage and disposal**	Floor space in a building allocated to refuse storage and disposal may be exempted from the definition of floor area in an amount not to exceed a maximum of 3 SF per dwelling unit in the building. Max. deduction: 168 D.U.s X 3 SF = 504 SF.	200 SF of Recycling Room provided on Cellar. Refuse disposal room provided on each floor@ 41 SF x 12 Fls = 492 SF Total of 692 SF is provided for refuse storage and disposal. Max. of 504 SF is deducted from floor area.
	AFFORDABLE INDEPENDENT RESIDENCE OF SENIORS		
12-10	**Accessory Social & Welfare Facilities**	Min. 4% of Total Floor Area of AIRS 99,018 SF (RES. ZFA) - 801 SF (SUPER'S UNIT) = 98,217 SF 98,217 SF x 4% = 3,929 SF	Total of 4,344 SF of Social & Welfare Facilities Provided. See the list of accessory social & welfare facility spaces and areas on Z-001.
	FULLY ELECTRIFIED BUILDING		
12-10	**FLOOR AREA Exemption (15)**	floor space within a fully electrified building or an ultra low energy building, of an amount equivalent to 5% of the floor area located within such building, and exclusive of any floor space otherwise excluded from floor area.	

ACCESSORY SOCIAL & WELFARE

ACCESSORY SOCIAL & WELFARE FACILITIES FOR AIRS

1ST FLOOR		
NO.	USE	AREA (S.F.)
A	COMMUNITY ROOM	1,149
TOTAL:		1,149

2ND FLOOR		
NO.	USE	AREA (S.F.)
B	SOCIAL SERVICES	1,095
C	FITNESS/YOGA ROOM	994
D	READING/COMPUTER/LOUNGE	718
E	GAME ROOM	376
TOTAL:		3,183
	REQ'D (MIN. 4% OF AIRS ZFA)	3,731
	PROVIDED:	4,332

RESIDENTIAL Z.F.A.: 94,067 S.F.
SUPER APT AREA: 801 S.F.
AIRS Z.F.A.: 93,266 S.F.

RECREATION SPACES

RECREATIONAL SPACES (Min. 3% of Res ZFA; ZR 23-63)		
FLOOR	ROOM NAME	ROOM AREA
1ST FL.	COMMUNITY ROOM	1,149 SF
2ND. FL.	SOCIAL SERVICES	1,095 SF
2ND. FL.	FITNESS/YOGA	994 SF
2ND. FL.	READING/COMP.	718 SF
2ND. FL.	GAME ROOM	376 SF
TOTAL INTERIOR REC. AREA		**4,332 SF**
REAR YARD	OUTDOOR REC.	4,948 SF
ROOF OVER 1ST FL.	OUTDOOR REC.	1,966 SF
ROOF	OUTDOOR REC.	1,631 SF
TOTAL EXTERIOR REC. AREA		**8,545 SF**
TOTAL REC. AREA PROVIDED		**12,877 SF**
TOTAL REC. AREA REQ'D (3% OF RES. ZFA)		**2,822 SF**

BUILDING AREA

BUILDING AREA:

	C4-5(R7-2)& C4-2A(R6A)				RESIDENTIAL DEDUCTIONS					ZFA SUBTOTAL			FULLY ELECTRIFIED BLDG (5%)			ZFA			
	GSF																		
FLOOR	RESIDENTIAL AREA	COMMERCIAL AREA	COMM. FAC. AREA	TOTAL	MECH DEDUCT (APROX. 3% OF RES. FA)	Corridor Termination (50% of corridor area)	Corrdor Travel <100' (50% of corridor area)	Refuse Rm (3SF * DUs)	Amenities (Max. of 5%)	RESIDENTIAL	COMMERCIAL	COMM. FAC.	RESIDENTIAL	COMMERCIAL	COMM. FAC.	RESIDENTIAL	COMMERCIAL	COMM. FAC.	TOTAL
CELLAR	5,231 SF			5,231 SF															
1ST. FL.	4,185 SF	6,864 SF	2,574 SF	13,623 SF	126 SF				1,193 SF	2,866 SF	6,864 SF	2,574 SF	143 SF	343 SF	129 SF	2,723 SF	6,521 SF	2,445 SF	11,689 SF
2ND. FL.	9,626 SF		1,998 SF	11,624 SF	289 SF	534 SF	0 SF	21 SF	3,466 SF	5,316 SF		1,998 SF	266 SF		100 SF	5,050 SF		1,898 SF	6,948 SF
3RD. FL.	9,995 SF		1,998 SF	11,993 SF	300 SF	519 SF	0 SF	48 SF		9,128 SF		1,998 SF	456 SF		100 SF	8,672 SF		1,898 SF	10,570 SF
4TH. FL.	9,995 SF			9,995 SF	300 SF	524 SF	0 SF	48 SF		9,123 SF			456 SF			8,667 SF			8,667 SF
5TH FL.	9,995 SF			9,995 SF	300 SF	524 SF	0 SF	48 SF		9,123 SF			456 SF			8,667 SF			8,667 SF
6TH. FL.	9,995 SF			9,995 SF	300 SF	524 SF	0 SF	48 SF		9,123 SF			456 SF			8,667 SF			8,667 SF
7TH. FL.	9,995 SF			9,995 SF	300 SF	524 SF	0 SF	48 SF		9,123 SF			456 SF			8,667 SF			8,667 SF
8TH. FL.	8,660 SF			8,660 SF	260 SF	524 SF	0 SF	42 SF		7,834 SF			392 SF			7,442 SF			7,442 SF
9TH. FL.	8,660 SF			8,660 SF	260 SF	524 SF	0 SF	42 SF		7,834 SF			392 SF			7,442 SF			7,442 SF
10TH. FL.	8,660 SF			8,660 SF	260 SF	524 SF	0 SF	42 SF		7,834 SF			392 SF			7,442 SF			7,442 SF
11TH FL.	8,042 SF			8,042 SF	241 SF	524 SF	0 SF	39 SF		7,238 SF			362 SF			6,876 SF			6,876 SF
12TH FL.	8,042 SF			8,042 SF	241 SF	524 SF	0 SF	39 SF		7,238 SF			362 SF			6,876 SF			6,876 SF
13TH FL.	8,042 SF			8,042 SF	241 SF	524 SF	0 SF	39 SF		7,238 SF			362 SF			6,876 SF			6,876 SF
ROOF	733 SF		486 SF	1,219 SF															
TOTAL BUILDING AREA	119,856 SF	6,864 SF	7,056 SF	133,776 SF	3,418 SF	6,293 SF	0 SF	504 SF	4,659 SF	99,018 SF	6,864 SF	6,570 SF	**4,951 SF**	**343 SF**	**329 SF**	**94,067 SF**	**6,521 SF**	**6,241 SF**	**106,829 SF**
TOTAL BUILDING AREA NOT INCLUDING CELLAR AND ROOF				127,326 SF	RES. DEDUCTS SUB TOTAL:				14,874 SF	FEBD Sub Total:					5,623 SF	4.50 FAR	0.31 FAR	0.30 FAR	5.11 FAR
																88.05%	6.10%	5.84%	100.00%

APT. UNIT DISTRIBUTION

32-11 31 ST ASTORIA 5/6/2024

APARTMENT DISTRIBUTION CHART

	0BR	1BR	2BR*	TOTAL
LEVEL 02	5	1	1	7
LEVEL 03	11	5	0	16
LEVEL 04	11	5	0	16
LEVEL 05	11	5	0	16
LEVEL 06	11	5	0	16
LEVEL 07	11	5	0	16
LEVEL 08	12	2	0	14
LEVEL 09	12	2	0	14
LEVEL 10	12	2	0	14
LEVEL 11	12	1	0	13
LEVEL 12	12	1	0	13
LEVEL 13	12	1	0	13
TOTAL	132	35	1	168

*1 SUPER'S APT.

UNIT TYPE DISTRIBUTION

TYPE		%
0-BR	132	78.6%
1-BR	35	20.8%
2-BR	1	0.6%
TOTAL	168	100.0%

MOBILITY IMPAIRED APT.
168 x 5% = 9 UNITS
0BRs: 3M, 5G, 6G, 8P, 11M, 12M & 13M
1BRs: 4N & 7L

HEARING/ VISUAL IMPAIRED
168 x 2% = 4 UNITS
0BRs: 3K, 6M & 7M
1BR: 8A

AMENITIES

Amenities (ZR 23-231) (Max. 5% deducts of Res ZFA)		
FLOOR	ROOM NAME	ROOM AREA
1ST FL.	COMMUNITY ROOM	1,149 SF
1st Fl.	PACKAGE ROOM	44 SF
2ND. FL.	SOCIAL SERVICES	1,095 SF
2ND. FL.	READING/COMP.	718 SF
2ND. FL.	GAME ROOM	376 SF
2ND. FL.	FITNESS/YOGA	994 SF
2ND. FL.	LAUNDRY	283 SF
TOTAL		**4,659 SF**
Max. 5% of Res. ZFA:		4,703 SF

THIS PROJECT IS NOT IN A FEMA FLOOD ZONE. SEE A-004 FEMA MAP.

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

GEOTECHNICAL ENGINEER:
GEODesign, Inc.
307 West 38th Street, #1414
New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
	03/10/24	DCP_ULURP RESUBMISSION
	12/09/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	07/24/24	HPD_ULURP SUBMISSION
	05/06/24	HPD_ULURP SUBMISSION
	02/02/24	BLDS SUBMISSION_C4-5/C4-2A
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

Date: Distribution:

SCALE: N.T.S.

KEY PLAN:

DRAWING TITLE:

ZONING ANALYSIS

SIGNATURE:

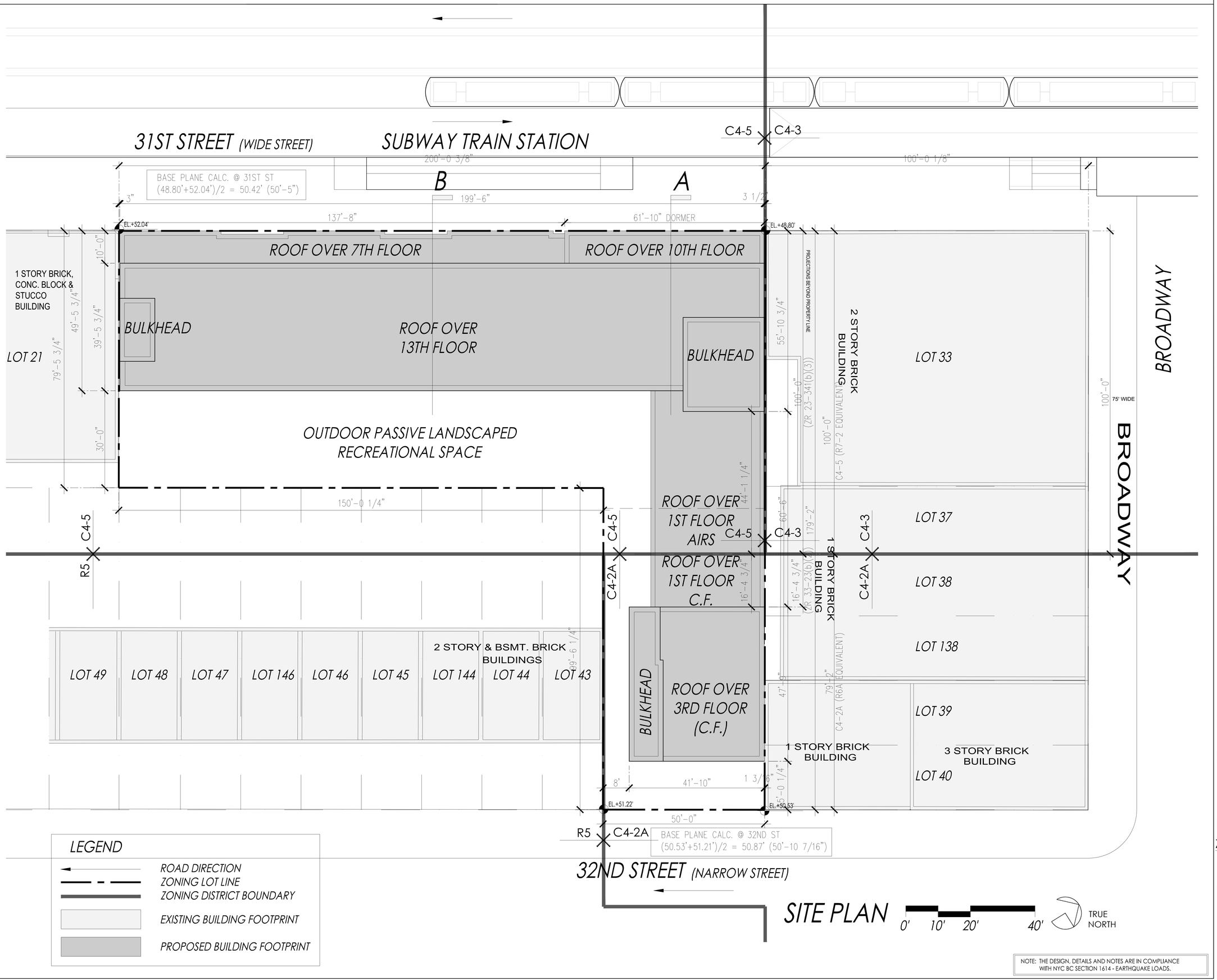
SEAL:

PROJECT No: 2017-81
DRAWN BY:
CHECK'D BY:
DWG. No:

Z-001.00

sheet of 00

SITE PLAN / BASE PLANE CALC.



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BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

GEOTECHNICAL ENGINEER:
GEODesign, Inc.
307 West 38th Street, #1414
New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
	03/10/24	DCP_ULURP RESUBMISSION
	12/09/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	02/02/24	BLDS SUBMISSION_C4-5/C4-2A
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
3/32" = 1'-0"

KEY PLAN:

DRAWING TITLE:
ZONING ANALYSIS-2
SITE PLAN

SIGNATURE:

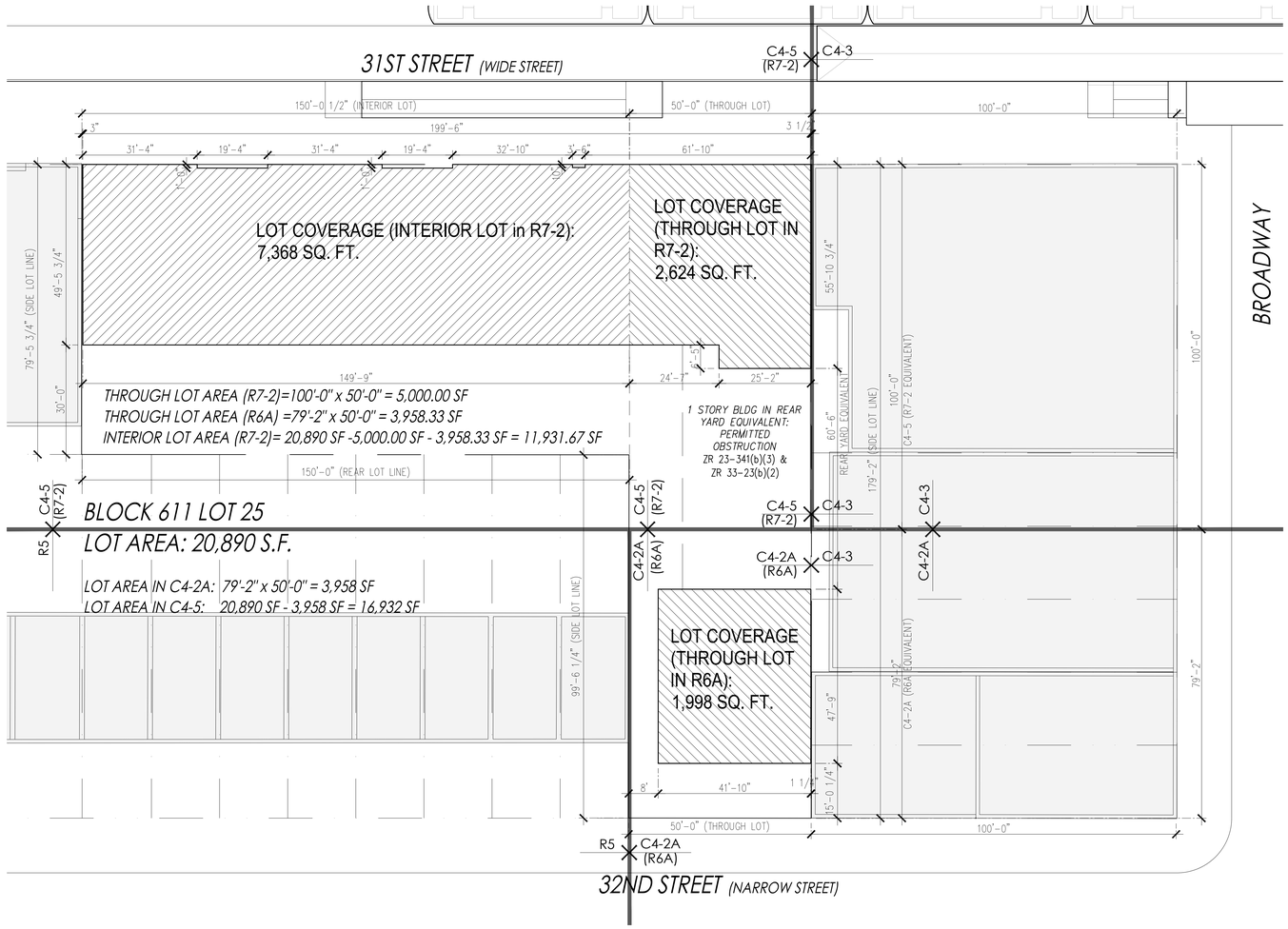
SEAL:

PROJECT No: 2017-81
DRAWN BY:
CHECK'D BY:
DWG. No:

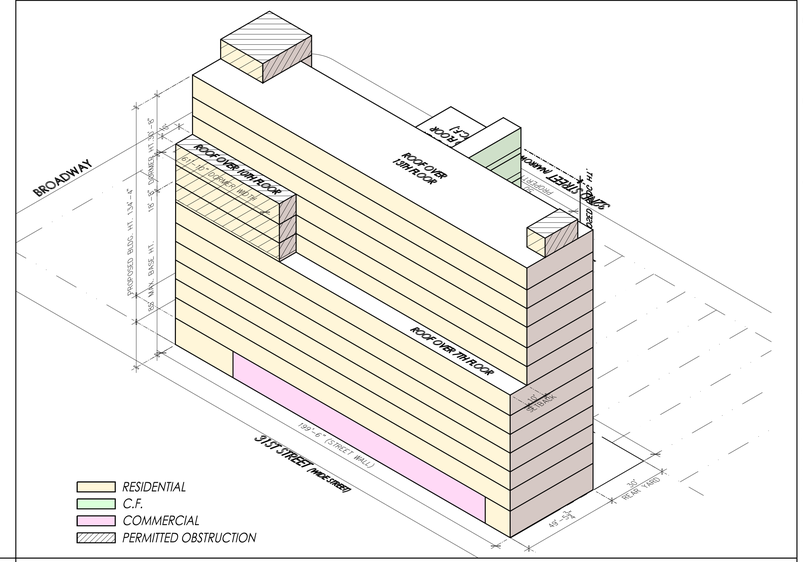
Z-002.00

sheet of 00

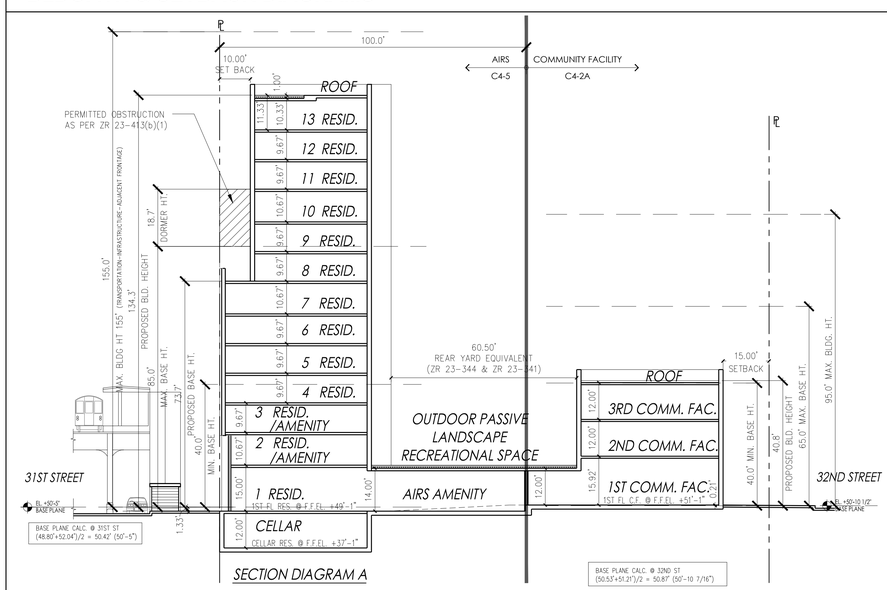
LOT COVERAGE DIAGRAM



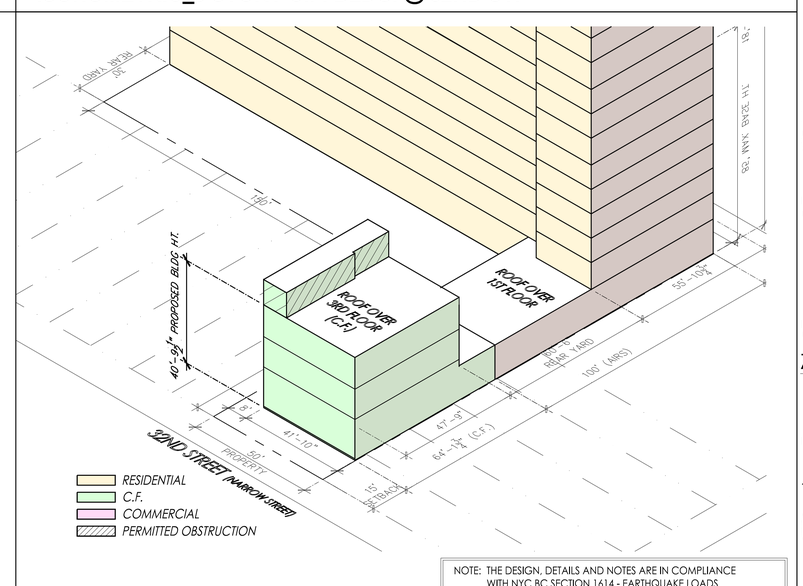
ISONOMETRIC_13 STORY MIXED-USE RESIDENTIAL BLDG. @ 31ST ST.



BLDG. HT. & SETBACK DIAGRAMS



ISONOMETRIC_3 STORY C.F. BLDG. @ 32ND ST.



NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:
IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

GEOTECHNICAL ENGINEER:
GEODesign, Inc.
307 West 38th Street, #1414
New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
	12/09/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO

Date:	Distribution:

SCALE:
N.T.S.

KEY PLAN:

DRAWING TITLE:
ZONING ANALYSIS-3

SIGNATURE:
SEAL:
REGISTERED ARCHITECT SAKY YAGO No. 018043 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECK'D BY:
DWG. No:

Z-003.00

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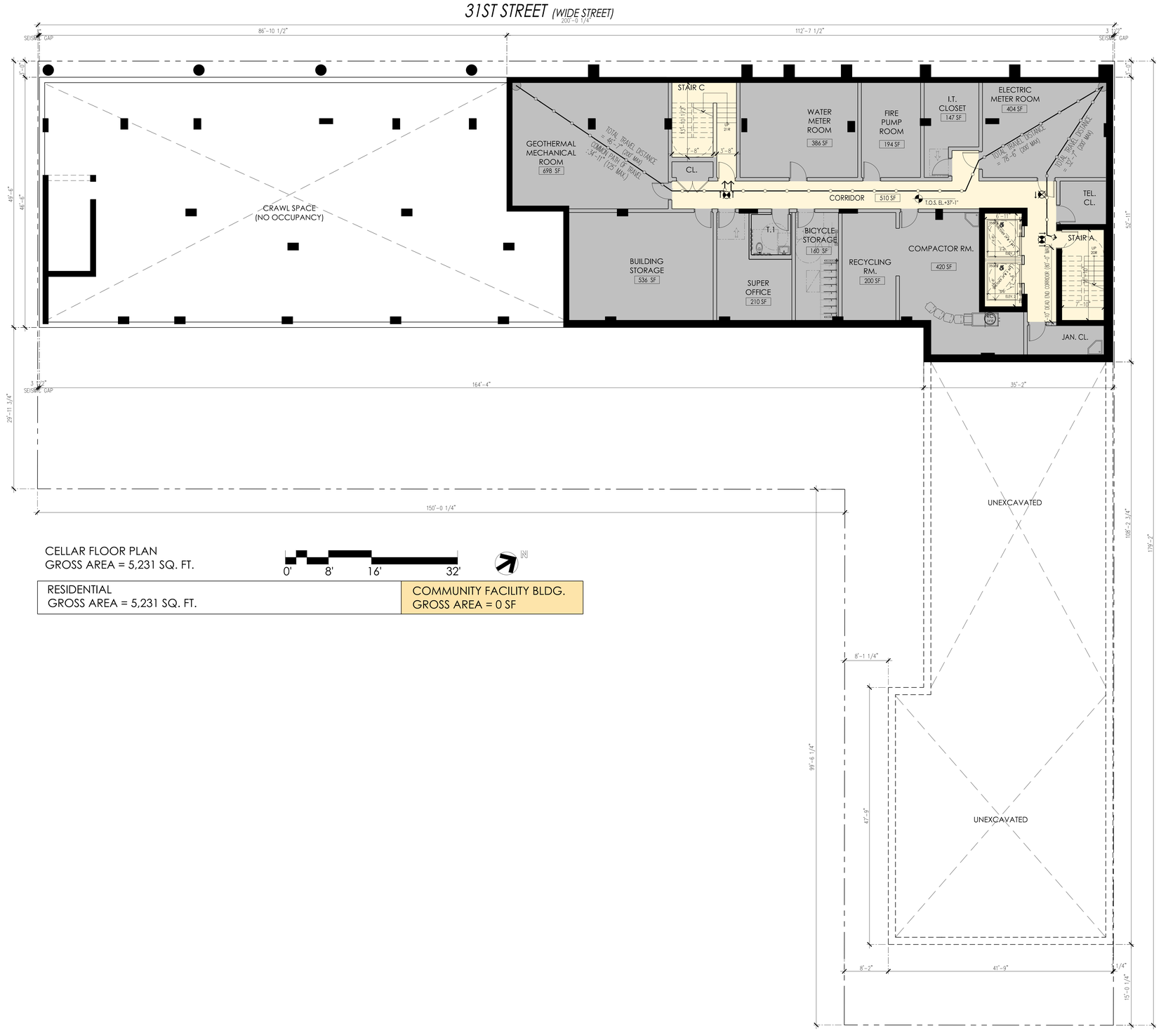

CELLAR FLOOR PLAN
GROSS AREA = 5,231 SQ. FT.

0' 8' 16' 32'

RESIDENTIAL	COMMUNITY FACILITY BLDG.
GROSS AREA = 5,231 SQ. FT.	GROSS AREA = 0 SF

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
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DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

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42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
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GEODesign, Inc.
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New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Distribution:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	07/24/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:
CELLAR FLOOR OVERALL PLAN

SIGNATURE:
SEAL:
REGISTERED ARCHITECT SAKIV YAKAR No. 018047 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECK'D BY:
DWG. No:
A-101.00
sheet of 00

31ST STREET (WIDE STREET)

SUBWAY EXIT

SUBWAY EN

BASE PLANE CALC. @ 31ST ST
(48.80'+52.04')/2 = 50.42' (50'-5")

200'-0 1/2"
199'-6"
100'-0"
3 1/2" SEISMIC GAP

EL.+52.04' (52'-0 1/2") EL.+51'-11" EL.+51.75' (51'-9") EL.+51'-5 1/2" EL.+50'-8 3/8" EL.+50'-4 1/4" EL.+50'-0" EL.+49.57' (49'-6 7/8") EL.+49'-0 5/8" EL.+48.80' (48'-9 1/2")

PLANTERS

F.F.EL.+51'-11 1/2"
T.O.S. EL.+51'-10 1/2"
SERVICE VEST.

STAIR B
UP 20R
STORAGE

GARDEN STO.

COMMERCIAL SPACE
*NET AREA
6,460 SF
GROSS AREA
6,864 SF

F.F.EL.+50'-0"
T.O.S. EL.+49'-9"

STAIR C
DN 21R
UP 21R

TOTAL TRAVEL DISTANCE = 67'-5" (200' MAX)
155'-9 3/4" DIAGONAL DISTANCE
TOTAL TRAVEL DISTANCE = 72'-5" (200' MAX)
149'-5"

RECEPTION DESK

LOBBY
724 SF

F.F.EL.+49'-1"
T.O.S. EL.+49'-0"

TOTAL TRAVEL DISTANCE = 51'-5" (200' MAX)

T.2

STOR.
STOR.

CL.
VESTIBULE

EL.+49'-1"

STAIR A
DN 20R

PACKAGE RM.
44 SF

PROJECTIONS BEYOND PROPERTY LINE

2 STORY BRICK BUILDING

1 STORY BRICK, CONC. BLOCK & STUCCO BUILDING

79'-5 3/4"
46'-5 3/4"
44'-2 1/4"
4'-0"
3 1/2" SEISMIC GAP
30'-0"

OUTDOOR PASSIVE LANDSCAPED RECREATIONAL SPACE
4,948 SF

TOTAL TRAVEL DISTANCE = 169'-0" (200' MAX)
164'-4"
TOTAL TRAVEL DISTANCE = 170'-5" (200' MAX)
30'-1 1/4"

150'-0 1/4"

1ST FLOOR PLAN
GROSS AREA = 13,623 SQ.FT.

0' 8' 16' 32'

N

RESIDENTIAL	COMMERCIAL	COMMUNITY FACILITY
GROSS AREA = 4,185 SQ. FT.	GROSS AREA = 6,864 SQ. FT.	GROSS AREA = 2,574 SQ. FT.

5'-9 1/2"
5'-0"
26'-6"
F.F.EL.+49'-1"
T.O.S. EL.+49'-0"
COMMUNITY ROOM
1149 SF
39'-11 1/4"
40'-0"
43'-6 1/4"
97'-0"
100'-0" (ZR 23-44(b)(3)(iii))
9'-10"
EL.+51'-1"
RESIDENTIAL HALLWAY SLOPE UP 1/20
AIRS
C4-5 (R7-2 EQUIVALENT)
179'-2"
AIRS
C4-5 (R7-2 EQUIVALENT)
COMMUNITY FACILITY
C4-2A (R6A EQUIV.)
COMMUNITY FACILITY
C4-2A (R6A EQUIV.)
C.F. HALLWAY
F.F.EL.+51'-1"
T.O.S. EL.+51'-0"
ROOM #2
NET AREA = 710 SQ. FT.
27'-9 3/4"
24'-10"
8'-0 1/4" SIDEYARD
STAIR B
UP
T.1C
COMMUNITY FACILITY 1ST FLOOR
*RENTABLE AREA NET S.F.
(ROOM #1 & #2)
1480 SF
GROSS AREA
2,574 SF
64'-1 3/4"
STAIR B
UP
5'-0"
TOTAL TRAVEL DISTANCE = 76'-8" (200' MAX)
ROOM #1
NET AREA = 770 SQ. FT.
F.F.EL.+51'-1"
T.O.S. EL.+51'-0"
33'-10"
VEST.
8'-1" SIDEYARD
41'-10"
1" SEISMIC GAP
15'-0 1/4"
EL.+51.21' (51'-2 1/2")
EL.+50.88' (50'-10 1/2")
EL.+50.55' (50'-6 3/8")
50'-0"

2 STORY & BSMT. BRICK BUILDINGS

1 STORY BRICK BUILDING

1 STORY BRICK BUILDING

3 S

20'-5"
99'-6 1/4"

BASE PLANE CALC. @ 32ND ST
(50.53'+51.21')/2 = 50.87' (50'-10 7/16")

32ND STREET (NARROW STREET)

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:
IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

GEOTECHNICAL ENGINEER:
GEODesign, Inc.
307 West 38th Street, #1414
New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

Date:	Distribution:

No:	Date:	Revision:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:
1ST FLOOR OVERALL PLAN

SIGNATURE:
SEAL:
REGISTERED ARCHITECT DANY YACOUB No. 018047 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECK'D BY:
DWG. No:

A-102.00

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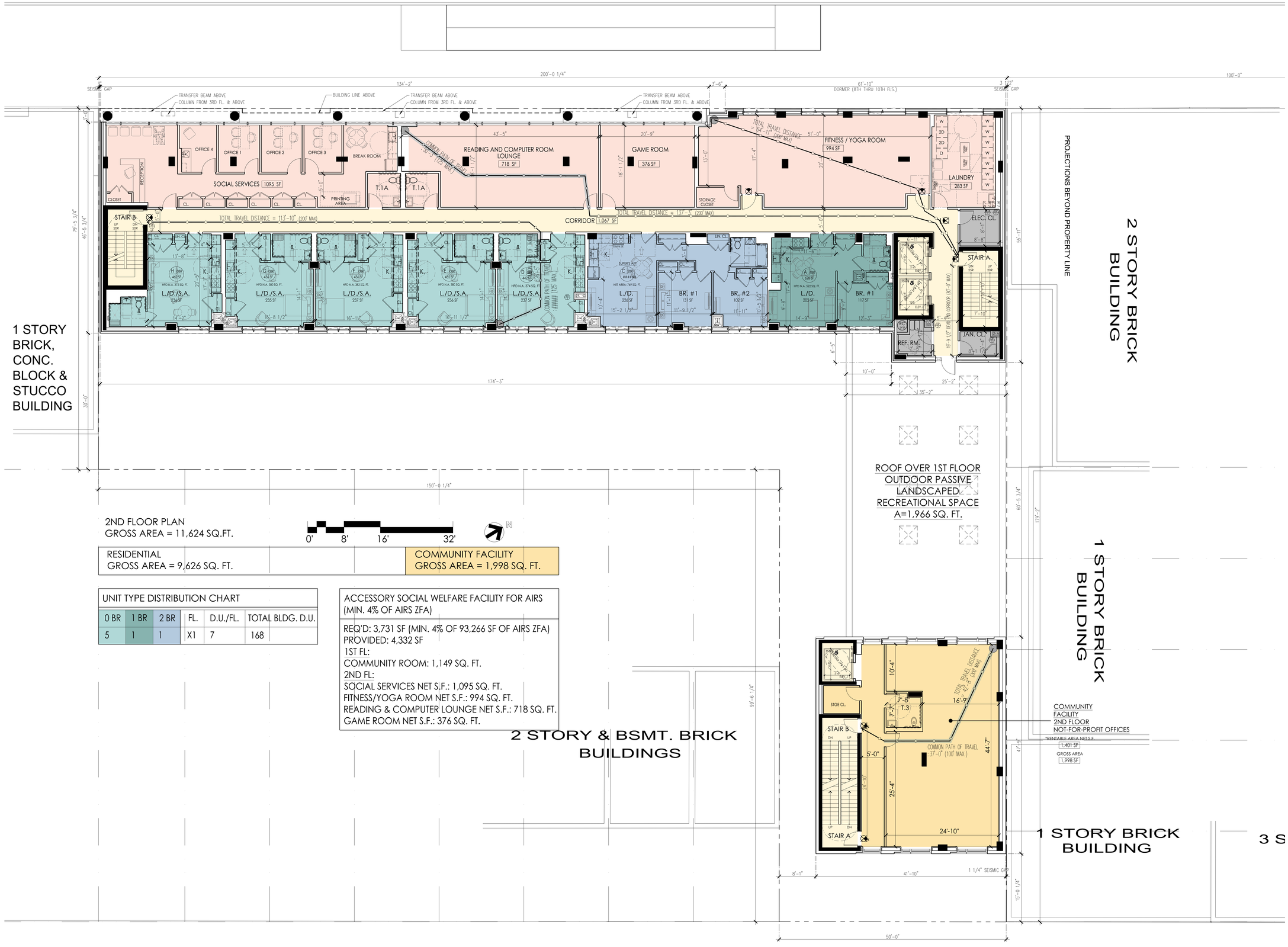

2ND FLOOR PLAN
GROSS AREA = 11,624 SQ.FT.

0' 8' 16' 32'

RESIDENTIAL GROSS AREA = 9,626 SQ. FT.	COMMUNITY FACILITY GROSS AREA = 1,998 SQ. FT.

UNIT TYPE DISTRIBUTION CHART					
0 BR	1 BR	2 BR	FL.	D.U./FL.	TOTAL BLDG. D.U.
5	1	1	X1	7	168

ACCESSORY SOCIAL WELFARE FACILITY FOR AIRS (MIN. 4% OF AIRS ZFA)
REQ'D: 3,731 SF (MIN. 4% OF 93,266 SF OF AIRS ZFA) PROVIDED: 4,332 SF 1ST FL: COMMUNITY ROOM: 1,149 SQ. FT. 2ND FL: SOCIAL SERVICES NET S.F.: 1,095 SQ. FT. FITNESS/YOGA ROOM NET S.F.: 994 SQ. FT. READING & COMPUTER LOUNGE NET S.F.: 718 SQ. FT. GAME ROOM NET S.F.: 376 SQ. FT.

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

GEOTECHNICAL ENGINEER:
GEODesign, Inc.
307 West 38th Street, #1414
New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:
2ND FLOOR OVERALL PLAN

SIGNATURE:
SEAL:
REGISTERED ARCHITECT DAVY YAM NO. 018001 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECKED BY:
DWG. No:

A-103.00

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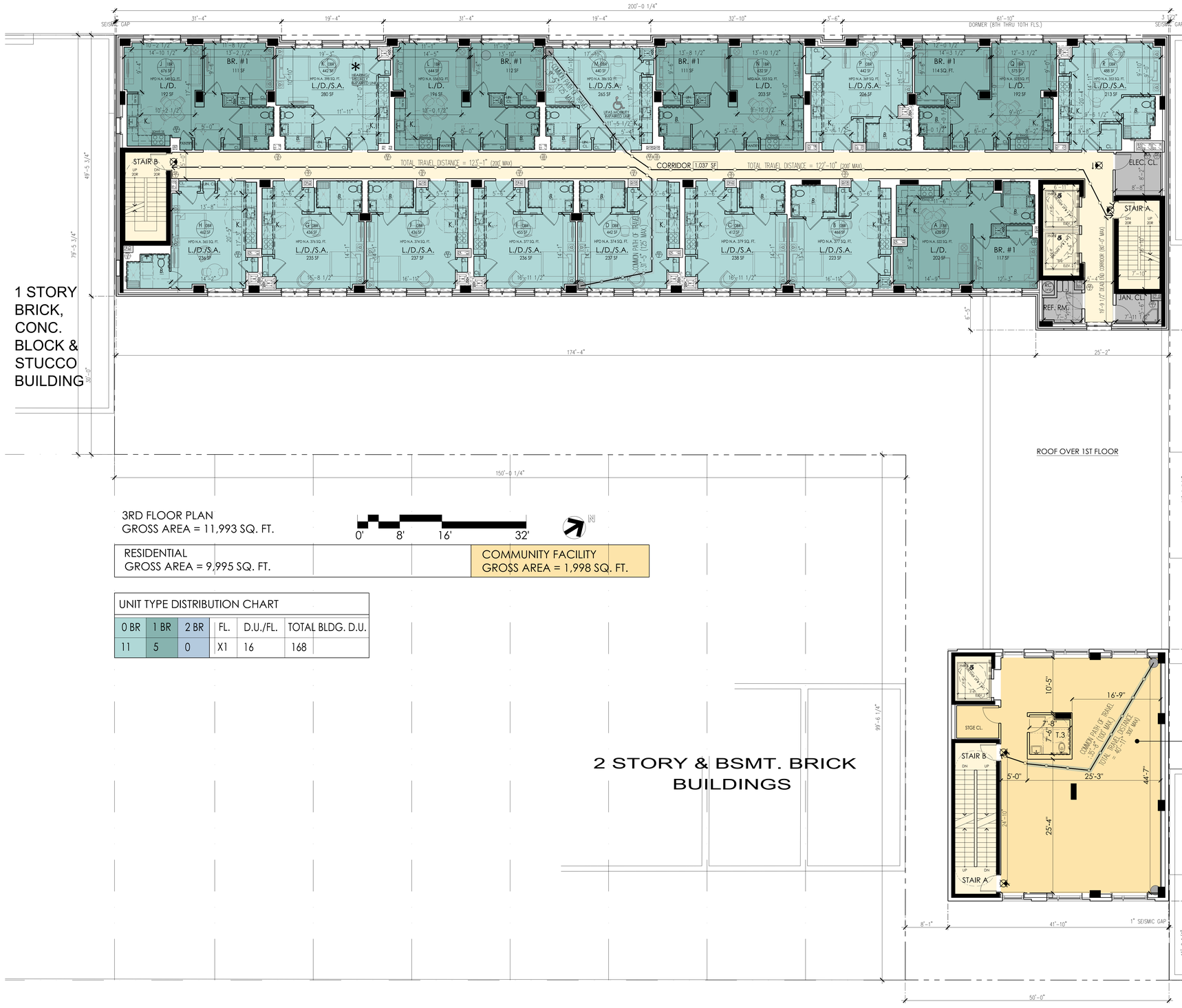
SUBWAY STATION



3RD FLOOR PLAN
GROSS AREA = 11,993 SQ. FT.

0' 8' 16' 32'

RESIDENTIAL	COMMUNITY FACILITY
GROSS AREA = 9,995 SQ. FT.	GROSS AREA = 1,998 SQ. FT.

UNIT TYPE DISTRIBUTION CHART

0 BR	1 BR	2 BR	FL.	D.U./FL.	TOTAL BLDG. D.U.
11	5	0	X1	16	168

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:
IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
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ARCHITECT:
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WHITE PLAINS, NEW YORK 10606
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TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

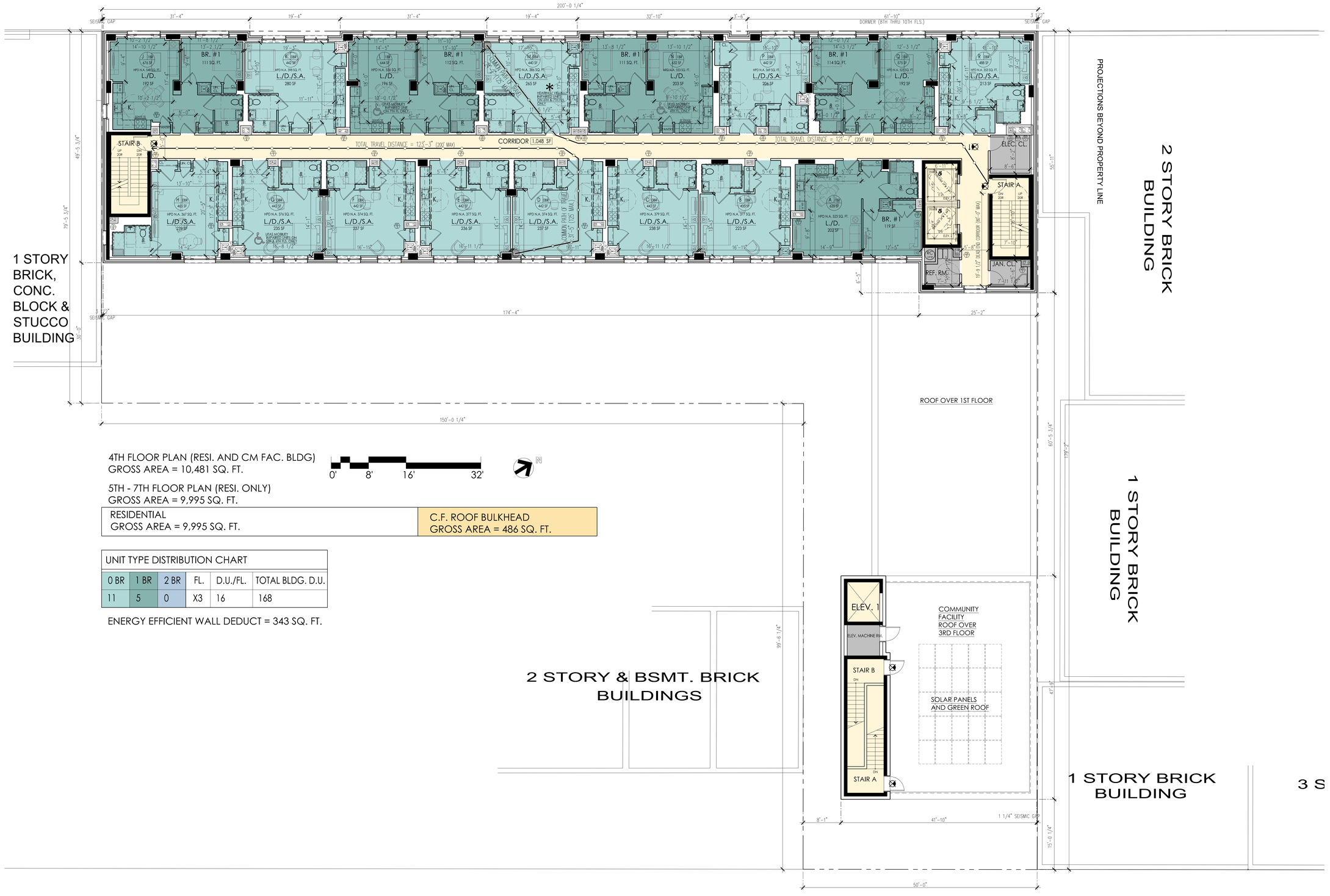
DRAWING TITLE:
3RD FLOOR OVERALL PLAN

SIGNATURE:
SEAL:
REGISTERED ARCHITECT SAMY YACOUB No. 018041 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECKED BY:
DWG. No:

A-104.00

sheet of 00



4TH FLOOR PLAN (RESI. AND CM FAC. BLDG)
GROSS AREA = 10,481 SQ. FT.

5TH - 7TH FLOOR PLAN (RESI. ONLY)
GROSS AREA = 9,995 SQ. FT.

0' 8' 16' 32'

RESIDENTIAL GROSS AREA = 9,995 SQ. FT.	C.F. ROOF BULKHEAD GROSS AREA = 486 SQ. FT.

UNIT TYPE DISTRIBUTION CHART					
0 BR	1 BR	2 BR	FL.	D.U./FL.	TOTAL BLDG. D.U.
11	5	0	X3	16	168

ENERGY EFFICIENT WALL DEDUCT = 343 SQ. FT.

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:
IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
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FAX: (718) 545-5983

ARCHITECT:
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42 WEST 39TH STREET, 10TH FL.
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307 West 38th Street, #1414
New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:
TYP. 4TH-7TH FLOOR OVERALL PLAN

SIGNATURE:
SEAL:
REGISTERED ARCHITECT SAMY YACOUB No. 018041 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECKED BY:
DWG. No:

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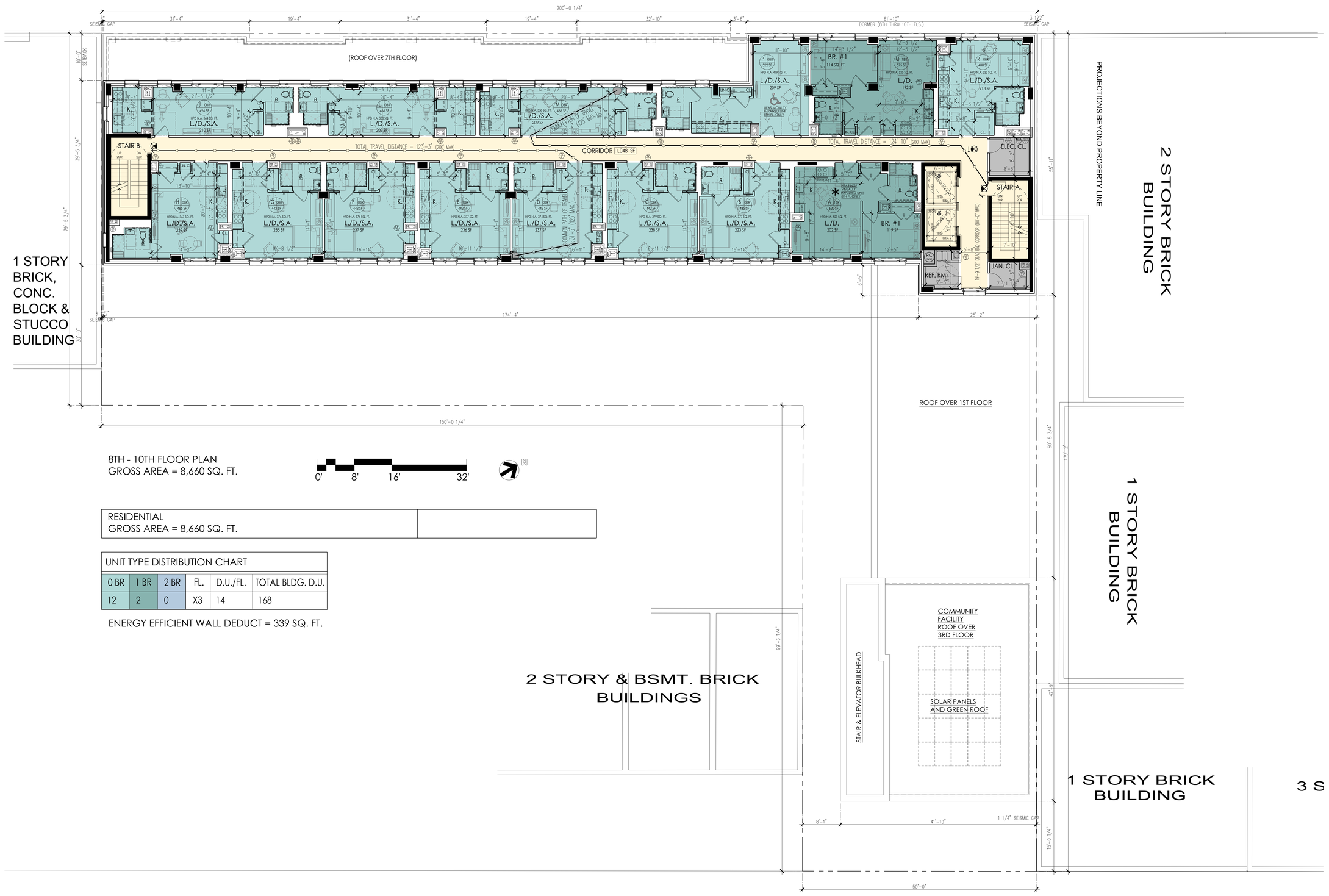

8TH - 10TH FLOOR PLAN
GROSS AREA = 8,660 SQ. FT.

0' 8' 16' 32'

N

RESIDENTIAL GROSS AREA = 8,660 SQ. FT.	

UNIT TYPE DISTRIBUTION CHART					
0 BR	1 BR	2 BR	FL.	D.U./FL.	TOTAL BLDG. D.U.
12	2	0	X3	14	168

ENERGY EFFICIENT WALL DEDUCT = 339 SQ. FT.

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

GEOTECHNICAL ENGINEER:
GEODesign, Inc.
307 West 38th Street, #1414
New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE: 1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:
TYP. 8TH-10TH FLOOR OVERALL PLAN

SIGNATURE:
SEAL: REGISTERED ARCHITECT SAMY YACOUB No. 018041 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECKED BY:
DWG. No:

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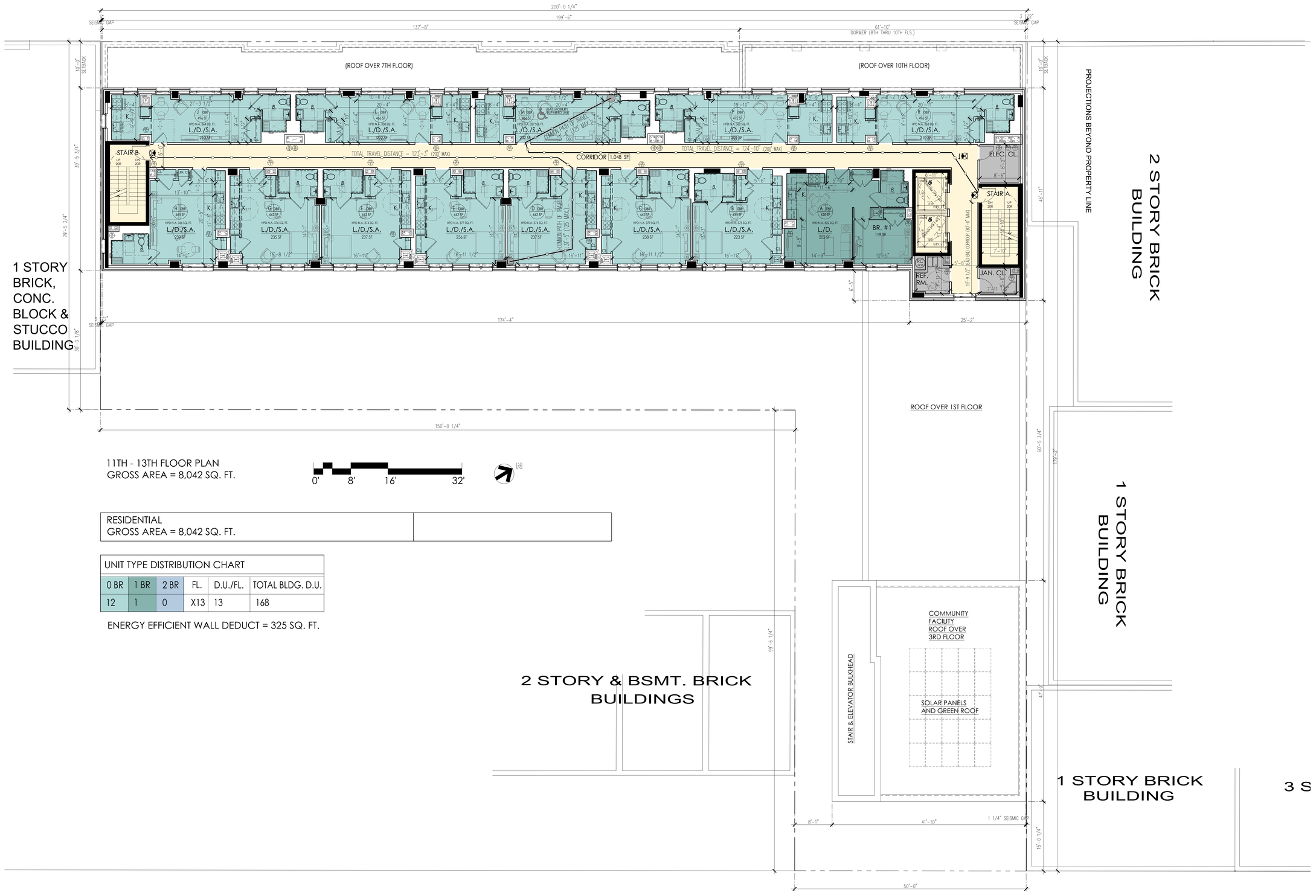

11TH - 13TH FLOOR PLAN
GROSS AREA = 8,042 SQ. FT.

0' 8' 16' 32'

N

RESIDENTIAL GROSS AREA = 8,042 SQ. FT.	

UNIT TYPE DISTRIBUTION CHART					
0 BR	1 BR	2 BR	FL.	D.U./FL.	TOTAL BLDG. D.U.
12	1	0	X13	13	168

ENERGY EFFICIENT WALL DEDUCT = 325 SQ. FT.

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

GEOTECHNICAL ENGINEER:
GEODesign, Inc.
307 West 38th Street, #1414
New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:
11TH THRU 13TH FLOOR OVERALL PLAN

SIGNATURE:
SEAL:
REGISTERED ARCHITECT SAMY YACOUB No. 018041 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECKED BY:
DWG. No:

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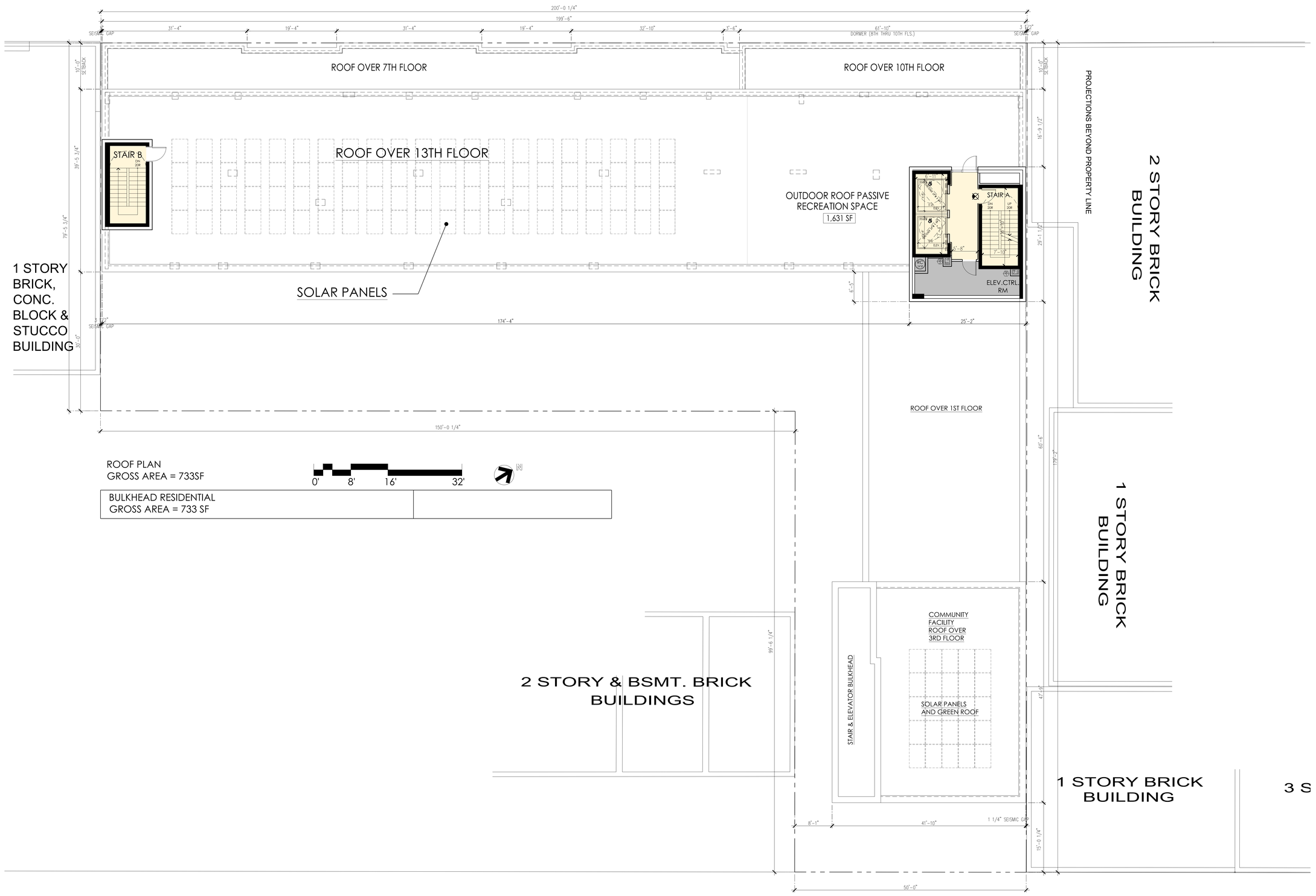

ROOF PLAN
GROSS AREA = 733SF

0' 8' 16' 32'

BULKHEAD RESIDENTIAL GROSS AREA = 733 SF	

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

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GEODesign, Inc.
307 West 38th Street, #1414
New York, NY 10018
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ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
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	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

Date:	Distribution:

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:
ROOF
OVERALL PLAN

SIGNATURE:
SEAL:
REGISTERED ARCHITECT
SAMY YACOUB
No. 019047
STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECK'D BY:
DWG. No:

A-108.00
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1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

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48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
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ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

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DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
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42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

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GEODesign, Inc.
307 West 38th Street, #1414
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ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
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CIVIL ENGINEER:

Date:	Distribution:

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	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:

EXTERIOR ELEVATIONS

SIGNATURE:
SEAL:
REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
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DWG. No:

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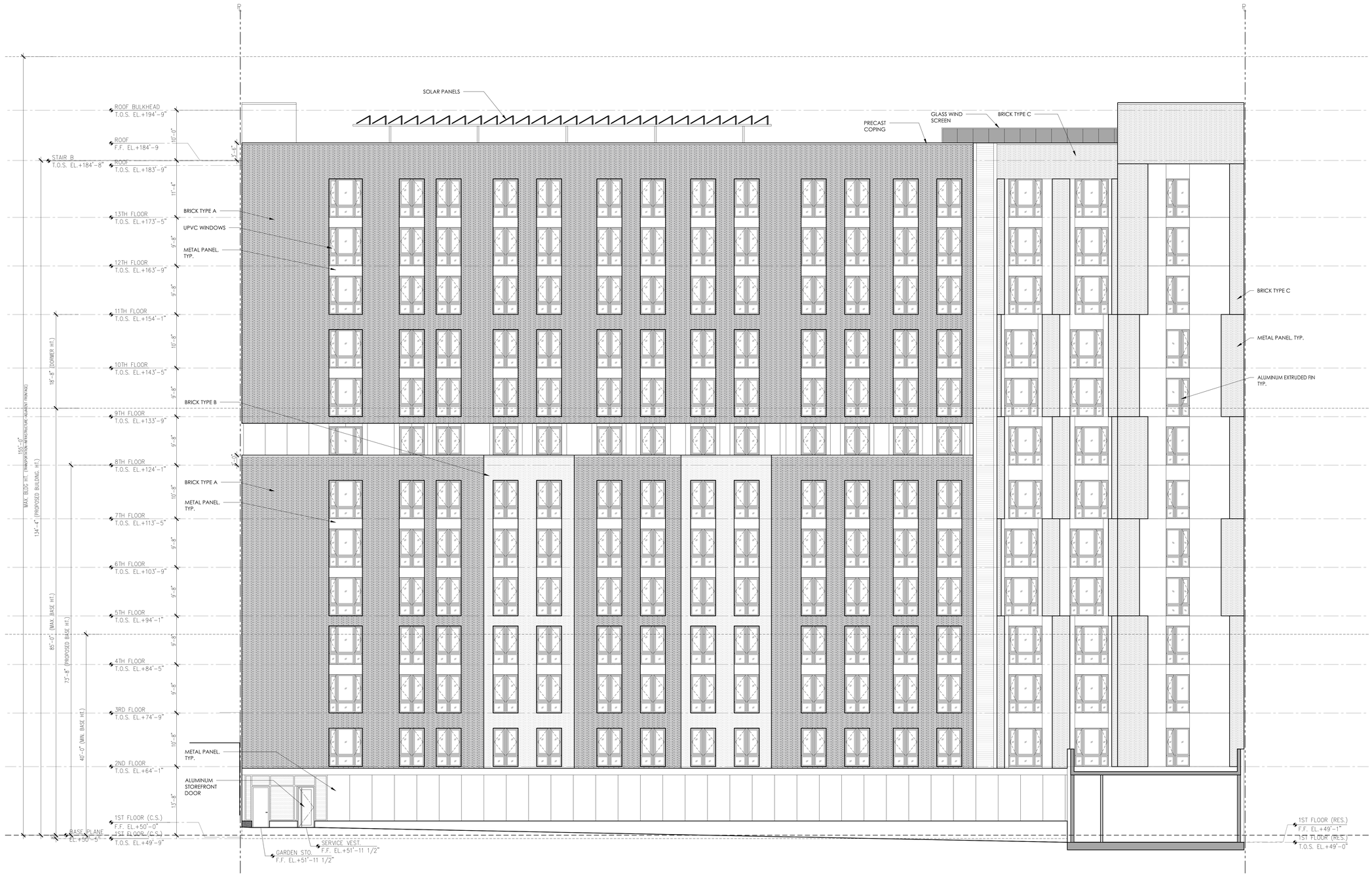

1 EAST COURTYARD BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
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MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

GEOTECHNICAL ENGINEER:
GEODesign, Inc.
307 West 38th Street, #1414
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ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
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CIVIL ENGINEER:

No:	Date:	Revision:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:

EXTERIOR ELEVATIONS

SIGNATURE:
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REGISTERED ARCHITECT SAKY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
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DWG. No:

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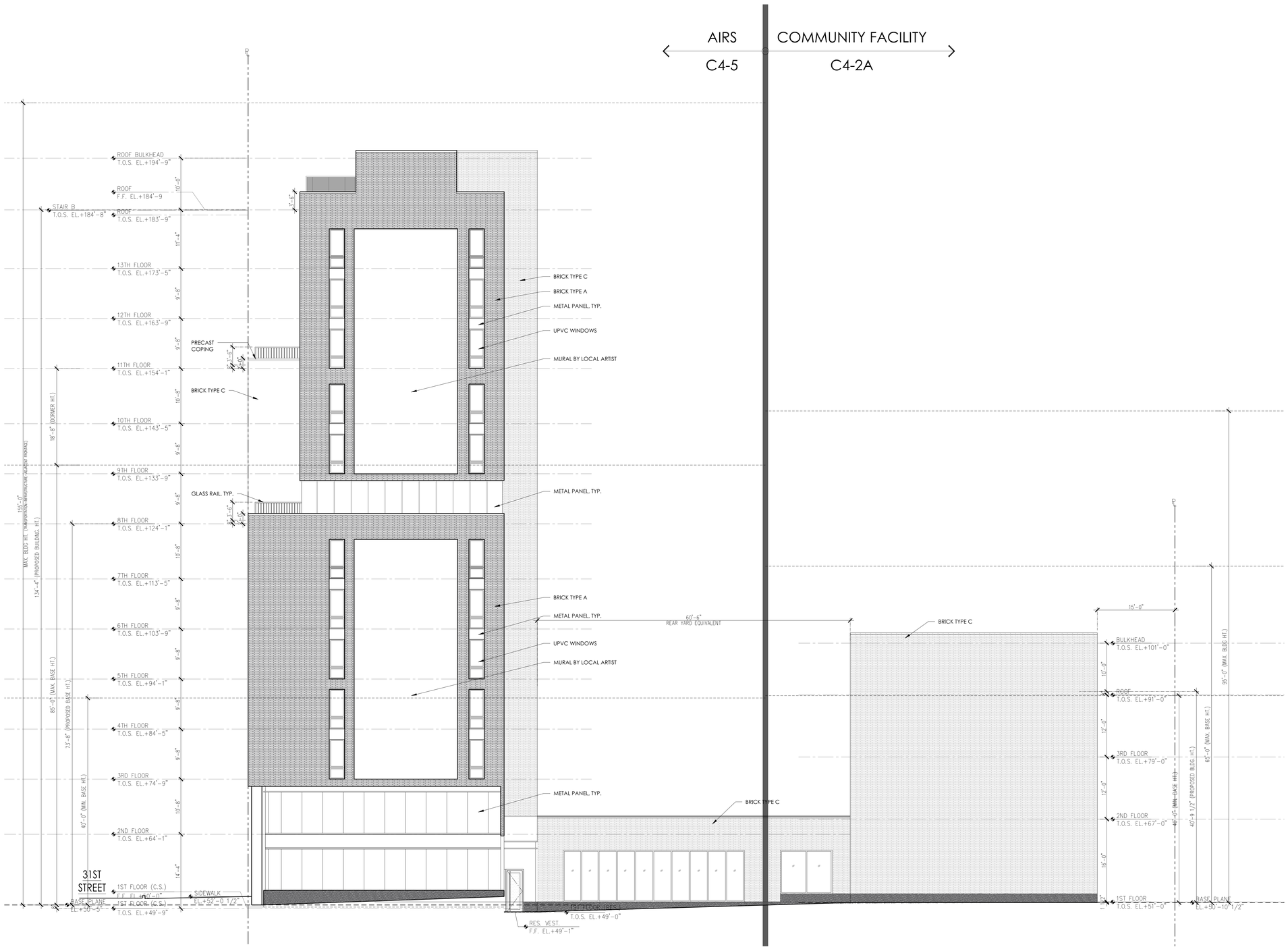

1 SOUTH COURTYARD BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

GEOTECHNICAL ENGINEER:
GEODesign, Inc.
307 West 38th Street, #1414
New York, NY 10018
TEL: (212) 221-6651

ENERGY CONSULTANT:

LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
FAX: (212) 537-6079

CIVIL ENGINEER:

No:	Date:	Revision:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:

EXTERIOR ELEVATIONS

SIGNATURE:
SEAL:
REGISTERED ARCHITECT SAKIY YAKAS No. 018047 STATE OF NEW YORK

PROJECT No: 2017-81
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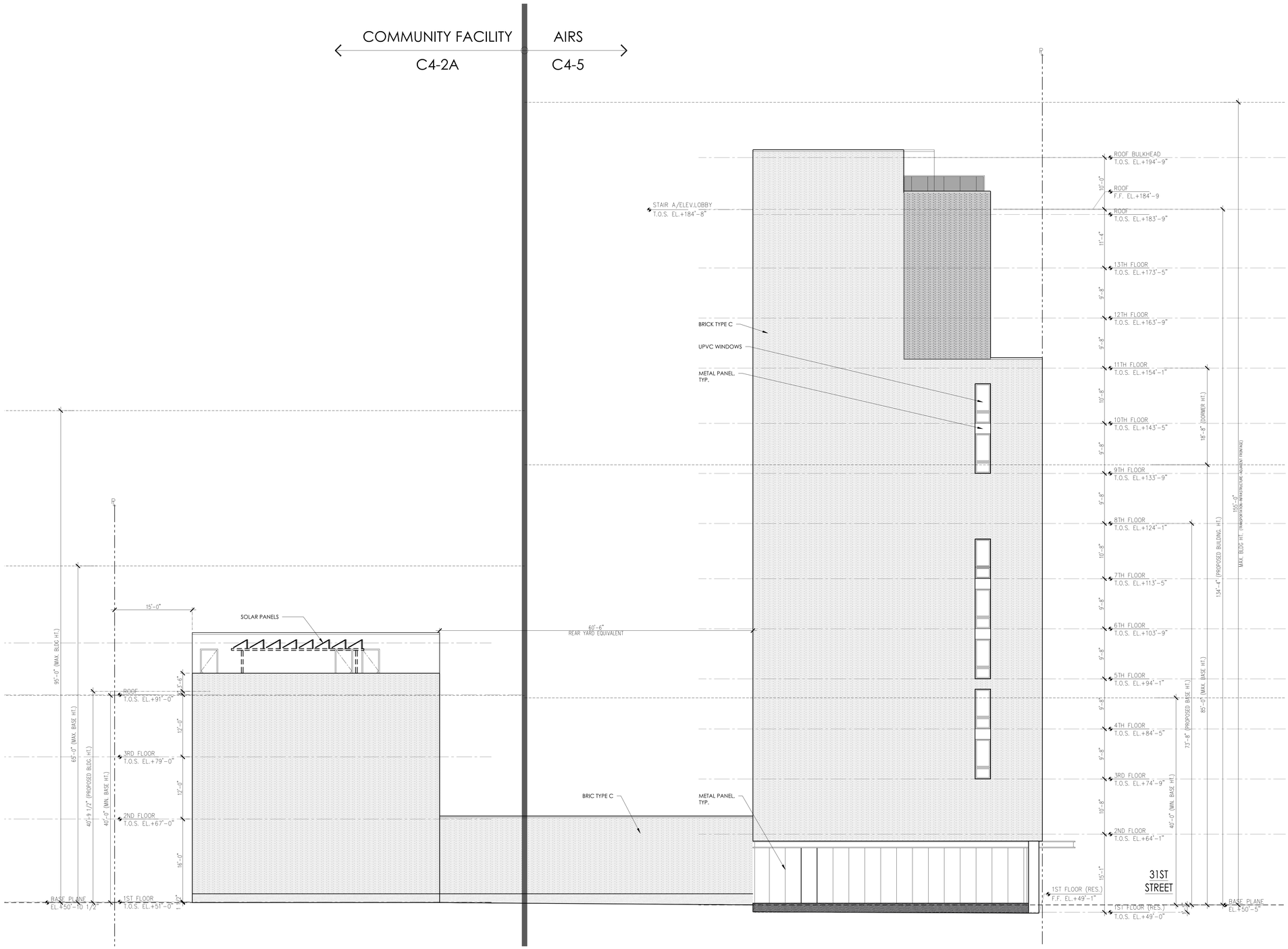

1 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

OWNER:
IKOS Senior Living LLC
48-02 25TH AVENUE, SUITE 400
ASTORIA, NY 11103
TEL: (718) 932-6342
FAX: (718) 545-5983

ARCHITECT:
SLCE*Architects*,LLP
1359 BROADWAY
NEW YORK, NEW YORK 10018
TEL: (212) 979-8400
FAX: (212) 979-8387

STRUCTURAL ENGINEER:
DE NARDIS ENGINEERING, L.L.C.
239 CENTRAL AVENUE
WHITE PLAINS, NEW YORK 10606
TEL: (914) 948-8844
FAX: (914) 948-8868

MEP ENGINEER:
SKYLINE ENGINEERING
42 WEST 39TH STREET, 10TH FL.
NEW YORK, NEW YORK 10018
TEL: (212) 239-1892

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GEODesign, Inc.
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LANDSCAPE ARCHITECT:
TERRAIN-NYC LANDSCAPE ARCHITECTURE, PC
203 LAFAYETTE STREET, FIFTH FLOOR
NEW YORK, NEW YORK 10012
TEL: (212) 537-6080
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CIVIL ENGINEER:

Date:	Distribution:

No:	Date:	Revision:
	10/31/24	HPD/DCP_ULURP RESUBMISSION_COYHO
	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:
EXTERIOR ELEVATIONS

SIGNATURE:
SEAL: REGISTERED ARCHITECT DAITA TAKANO No. 018047 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECK'D BY:
DWG. No:

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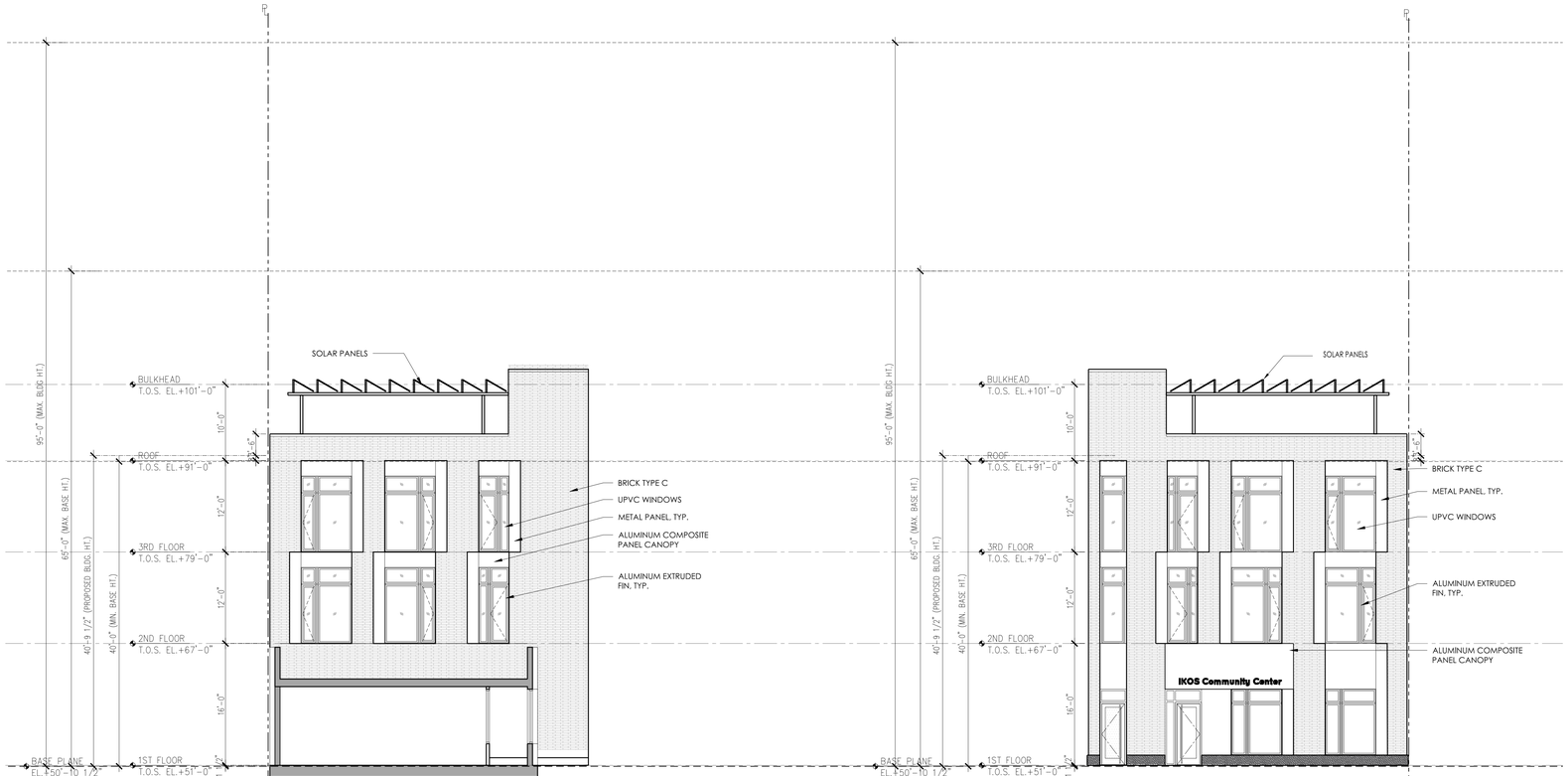

2 COMMUNITY CENTER WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

1 COMMUNITY CENTER EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: THE DESIGN, DETAILS AND NOTES ARE IN COMPLIANCE WITH NYC BC SECTION 1614 - EARTHQUAKE LOADS.

PROJECT:

IKOS SENIOR LIVING

32-11 31ST STREET
ASTORIA, QUEENS, NY 11106

BLOCK 611, LOT 25
ZONING MAP 9a
ZONING DISTRICTS: C4-3 (R6 EQUIVALENT)

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	05/06/24	HPD_ULURP SUBMISSION
	10/21/22	BLDS DESIGN CONSULTATION SUBMISSION

Date:	Distribution:

SCALE:
1/8" = 1'-0"

KEY PLAN:

DRAWING TITLE:
EXTERIOR ELEVATIONS

SIGNATURE:
SEAL: REGISTERED ARCHITECT DAITY TAKADA No. 018047 STATE OF NEW YORK

PROJECT No: 2017-81
DRAWN BY:
CHECK'D BY:
DWG. No:

A-205.00

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