1. BASE PLANE CALCULATIONS

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

QUEENS PLAZA SOUTH / 23RD STREET
2392 - ACLBase Plane.qwp

Lot Coverage		%
Corner Lot 1	9,365	22.22%
Corner Lot 2	9,365	22.22%
Corner Lot 3	9,326	22.13%
Corner Lot 4	9,326	22.13%
Through Lot		
Portion 1	2,090	4.96%
Portion 2	2,672	6.34%
Total Lot Coverage	42,144	100%

Base Plane Calculations

Corner Lot 1: (14.43 + 15.82 + 15.82 + 18.25) / 4 = 16.08

Corner Lot 2: (18.25 + 20.94 + 20.94 + 18.50) / 4 = 19.66

Corner Lot 3: (14.25 + 12.89 + 12.89 + 14.19) / 4 = 13.55

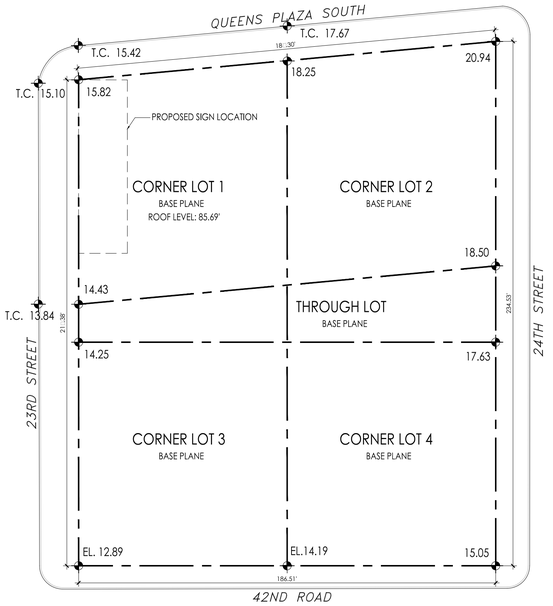
Corner Lot 4: (14.19 + 15.05 + 15.05 + 17.63) / 4 = 15.48

Through Lot
Portion 1: (14.25 + 14.43) / 2 = 14.34
Portion 2: (17.63 + 18.50) / 2 = 18.06

ADJUSTED BASE PLANE CALCULATION

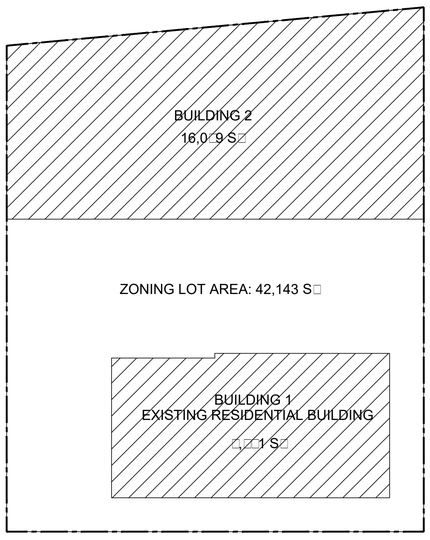
			%		
Corner Lot 1	16.08	x	22.22%	=	3.57
Corner Lot 2	19.66	x	22.22%	=	4.37
Corner Lot 3	13.55	x	22.13%	=	3.00
Corner Lot 4	15.48	x	22.13%	=	3.43
Through Lot					
Portion 1	14.34	x	4.96%	=	0.71
Portion 2	18.06	x	6.34%	=	1.15

ADJUSTED BASE PLANE **16.22**



2. LOT COVERAGE DIAGRAM AT 125'-0"

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



BUILDING AREA

ZONING LOT LINE

LOT COVERAGE CALCULATION

ZONING LOT SIZE: 42,143 SF

BUILDING 1 GROSS AREA AT 125'-0" = 7,771 SF
BUILDING 2 GROSS AREA AT 125'-0" =16,079 SF
TOTAL GROSS BUILDING AREA AT 125'-0" = 23,850 SF

LOT COVERAGE :

23,850 SF / 42,143 SF = 56.59%

(MAX. LOT COVERAGE IS 40%.
Does not Comply, CPC Special Permit pursuant to ZR 117-533 to modify the distance between buildings requirements of ZR 23-711(e))

3. ZONING ANALYSIS TABLE

23-10 Queens Plaza South Zoning Analysis Table

Site Data
Block: 425
Lots: 5 & 1
Street Address: 23-10 Queens Plaza South Queens, NY 11101
Existing Zoning: M1-6/R9 in LIC
Community District: Queens Community District 2
Zoning Section Map: 9b
Zoning Lot Area: 42,143 SF

List of Required Actions:
1) Special Permit pursuant to ZR 117-533 to modify the distance between buildings requirements of ZR 23-711(e) and the street wall location requirements of ZR 117-531

ZR	ITEM/DESCRIPTION		PERMITTED/REQUIRED	PROPOSED			COMPLIANCE/ LACK THEREOF AND NOTES
				Existing to Remain	Proposed New Building	Total	
1.USE							
117-51; 123-20; 22-00; 42-00	**USES**	M1-6/R9	Use Groups: 1 - 14, 16 & 17	Use Groups 2	Use Group 6A 6B 12A	Use Groups 2,6,12	M1-6/R9 Pursuant to zoning map and text amendments
2. FLOOR AREA							
117-522	**MAX. FAR**	Residential	8.0	7.37	0.0	7.37	
117-523		Community Facility	10.0	0.0	0.0	0.0	
117-524		Manufacturing	15.0	0.0	0.0	0.0	
117-525		Commercial	15.0	0.0	7.63	7.63	Pursuant to zoning map and text amendments
		Retail		0.0	0.31	0.31	
		Office		0.0	7.14	7.14	
		Exhibit Space/ Eating or Drinking / Community Meeting		0.0	0.18	0.18	
117-526		Total	15.0	7.37	7.63	15.0	
	FLOOR AREA	Residential: 8.0	42,143 SF X 8.0 =337,144 SF	310,696 SF	0 SF	310,696 SF	Complies
		Community Facility: 10.0	42,143 SF X 10.0 =421,430 SF	0 SF	0 SF	0 SF	Complies
		Manufacturing: 15.0	42,143 SF X 15.0 =632,145 SF	0 SF	0 SF	0 SF	Complies
		Commercial: 15.0	42,143 SF X 15.0 =632,145 SF	0 SF	321,449 SF	321,449 SF	Complies
		Retail		0 SF	13,102 SF	13,102 SF	Complies
		Office		0 SF	300,819 SF	300,819 SF	Complies
		Exhibit Space/ Eating or Drinking / Community Meeting		0 SF	7,528 SF	7,528 SF	Complies
			Total : 632,145 SF	310,696 SF	321,449 SF	632,145 SF	Complies
3. LOT COVERAGE							
117-523(a); 23-153 117-523(b)	**LOT COVERAGE**	Mixed-use buildings	No limit.	100%	N/A	100%	Complies
4. YARDS							
117-525;43-20	**YARD REGULATIONS**	Front Yard	None required.	None	None	None	Complies
117-525;43-25		Side Yard	None required, but if provided it must be at least 8 feet wide.	None	None	None	Complies
117-525		Rear Yard	None required for zoning lots occupying an entire block.	None	None	None	Complies
5. HEIGHT AND SETBACK							
24TH STREET							
117-532(a)	**BASE HEIGHT**	Maximum	150.0'	N/A	150.0'	150.0'	Complies
117-532(a)		Minimum	100.0'	100'	N/A	100'	Complies
117-532	**BUILDING HEIGHT**	Maximum	N/A	472.95'	383.0'	472.95'	Complies
N/A	**SKY EXPOSURE PLANE**		N/A	N/A	N/A	N/A	N/A
117-532(a)	**SETBACK**	Narrow Streets	15.0'	15.23'	15.0'		Complies
QUEENS PLAZA SOUTH							
117-532(a)	**BASE HEIGHT**	Maximum	150.0'	N/A	150.0'	150.0'	Complies
117-532(a)		Minimum	100.0'	N/A	N/A	N/A	Complies
117-532	**BUILDING HEIGHT**	Maximum	N/A	67.86'	383.0'	383.0'	Complies
N/A	**SKY EXPOSURE PLANE**		N/A	N/A	N/A	N/A	N/A
117-532(a)	**SETBACK**	Wide Streets	10.0'	N/A	10.0'	10.0'	Complies
23RD STREET							
117-532(a)	**BASE HEIGHT**	Maximum	150.0'	N/A	150.0'	150.0'	Complies
117-532(a)		Minimum	100.0'	100'	N/A	100'	Complies
117-532	**BUILDING HEIGHT**	Maximum	N/A	472.95'	383.0'	472.95'	Complies
N/A	**SKY EXPOSURE PLANE**		N/A	N/A	N/A	N/A	N/A
117-532(a)	**SETBACK**	Wide Streets	10.0'	46.95'	10.0'	10.0'	Complies
42ND ROAD							
117-532(a)	**BASE HEIGHT**	Maximum	150.0'	N/A	150.0'	150.0'	Complies
117-532(a)		Minimum	100.0'	100'	N/A	100'	Complies
117-532	**BUILDING HEIGHT**	Maximum	N/A	472.95'	383.0'	472.95'	Complies
N/A	**SKY EXPOSURE PLANE**		N/A	N/A	N/A	N/A	N/A
117-532(a)	**SETBACK**	Narrow Streets	15.0'	15.0'	15.0'	15.0'	Complies
6. STREET WALL LOCATION							
24TH STREET 117-531(a)(b)	Within 50' of the intersection of Queens Plaza South Between 50' and 100' of the intersection with Queens Plaza South Beyond 100' of the intersection with Queens Plaza South		Street walls are required at the street line Street wall must be within 8' of the street line Street wall must be along at least 70 percent of the width of the street frontage	100% of All Street Frontages	Recess at 5th Floor (68.0'-92.0' Above Base Plane) for 100% of street frontages to max depth of 20.0'		**Does not Comply,** CPC Special Permit pursuant to ZR 117-533 to modify the street wall location requirements of ZR 117-531
QUEENS PLAZA SOUTH 117-531(a)(b)	Along Queens Plaza South		Street walls are required at the street line	100% of All Street Frontages	Recess at 5th Floor (68.0'-92.0' Above Base Plane) for 100% of street frontages to max depth of 33.0'		**Does not Comply,** CPC Special Permit pursuant to ZR 117-533 to modify the street wall location requirements of ZR 117-531
23RD STREET 117-531(a)(b)	Along 23rd Street		Street walls are required at the street line	100% of All Street Frontages	Recess at 5th Floor (68.0'-92.0' Above Base Plane) for 100% of street frontages to max depth of 40.0'		**Does not Comply,** CPC Special Permit pursuant to ZR 117-533 to modify the street wall location requirements of ZR 117-531
42ND ROAD 117-531(a)(b)	Within 50' of the intersection of 23rd street Between 50' and 100' of the intersection with 23rd street		Street walls are required at the street line Street wall must be within 8' of the street line Street wall must be along at least 70 percent of the width of the street frontage	100% of All Street Frontages			Complies
7. PARKING AND LOADING							
16-10	**PARKING**		None required.	62	None	62	Complies
44-60, 36-70	**BICYCLE PARKING**	Retail(Group 6A): 1 per 10,000 sf (2 Required)	13,102 SF / 10,000 = 1.3 (2 Required)	None	60	256	Complies
		Office(Group 6B): 1 per 7,500 sf (41 Required)	300,818 SF / 7,500 = 40.1 (41 Required)	None			
		Residential(Group 2): 1 per 2 dwellling units	391/2 = 195.5 (196 Required)	196			
44-52	**LOADING**	Retail: none required for <25,000 sf of retail Office: Each additional 300,000 or fraction thereof	300,818 SF / 300,000 SF =1.1 (2 Required)	0	2	2	Complies
8. STREET TREE REQUIREMENTS							
26-41		Length of Sidewalk	1 tree per 25' of street frontage of the zoning				
	24th Street	234.53'	234.53 FT / 25 = 9.4 (9 Required) Trees	0	3	3	27 Trees to be planted offsite
	Queens Plaza South	187.30'	187.30 FT / 25 = 7.5 (8 Required) Trees	2	2	4	
	23rd Street	217.38'	217.38 FT / 25 = 8.7 (9 Required) Trees	0	0	0	
	42nd Road	186.51'	186.51 FT / 25 = 7.5 (8 Required) Trees	0	0	0	
			34 (Total) Trees	2	5	7	
9. BUILDING DISTANCE							
23-711(e)	**BUILDING DISTANCE**		Minimum Building Distance above 125' should be 80'-0", if lot coverage exceeds 40%	N/A	60.0'	60.0'	**Does not Comply,** CPC Special Permit pursuant to ZR 117-533 to modify the distance between buildings requirements of ZR 23-711(e)

4. ZONING FLOOR AREA SCHEDULE AND LAND USE TABLE

ZONING FLOOR AREA SCHEDULE (ALL BUILDINGS)

	GSF			ZSF		
	COMMERCIAL	RESIDENTIAL	TOTAL	COMMERCIAL	RESIDENTIAL	TOTAL
EXISTING RESIDENTIAL BUILDING						
RESIDENTIAL		390,824 SF	390,824 SF		310,696 SF	310,696 SF
PROPOSED OFFICE BUILDING						
LOCAL RETAIL	21,505 SF			13,102 SF		
EXHIBIT SPACE	520 SF			504 SF		
EATING OR DRINKING	7,254 SF		363,136 SF	7,025 SF		321,449 SF
COMMUNITY MEETING SPACE	2,410 SF			0 SF		
OFFICE*	331,447 SF			300,818 SF		
TOTAL	**363,136 SF**		**753,960 SF**	321,449 SF	310,696 SF	**632,145 SF**

*Office includes accessory uses

Total PROPOSED GSF : 753,960 SF

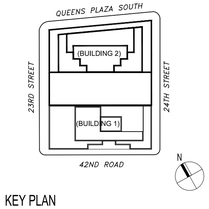
Total ZSF ALLOWED : 632,145 SF
Total PROPOSED ZSF : 632,145 SF

23-10 QUEENS PLAZA SOUTH
LONG ISLAND CITY,
New York

Borough: Queens
Block: 425
Tax lots: 1,5
Map: 9b
Zone: M1-6/R9, LIC

REV	DATE	DESCRIPTION

Draft ULURP Submission



KEY PLAN

BASE PLANE/ LOT COVERAGE ZONING ANALYSIS

DRAWING #: U-002.00

ULURP #:

SLCE ARCHITECTS, LLP 2020