

Oceanview Manor Home for Adults

3010 West 33rd Street, Coney Island, New York 11224

SCHEDULE OF DRAWINGS

TITLE SHEET

ARCHITECTURAL

SK-1	SITE PLAN
SK-1A	SITE PLAN WITH LANDSCAPE
SK-1A.1	PART SITE PLAN WITH LANDSCAPE
SK-1A.2	ENLARGED PART LANDSCAPE PLAN AND SECTION
SK-1B	LANDSCAPE SCHEDULE AND DETAILS
SK-2	ZONING ANALYSIS
SK-3	WAIVER PLAN - ENCROACHMENT DIAGRAM
SK-4	BUILDING SECTIONS - ENCROACHMENT DIAGRAMS
SK-5	1ST FLOOR PLAN
SK-6	2ND FLOOR AND TYPICAL FLOOR PLANS
SK-7	ELEVATIONS
SK-8	STREETSCAPES
SK-9	EXISTING SITE PLAN
SK-10	EXISTING FLOOR PLANS
SK-11	STREETSCAPE - PROPOSED
SK-12	STREETSCAPE VIEW 2 - PROPOSED
SK-13.1	TIER 1 SHADOW ASSESSMENT
SK-13.2	TIER 2 SHADOW ASSESSMENT
SK-14	LAND USE MAP
SK-15	ZONING MAP

ISSUED	10.4.10	REVISED	6.26.12
REVISED	10.20.10	REVISED	9.5.12
REVISED	10.25.10	REVISED	9.13.12
REVISED	11.16.10	REVISED	10.17.12
REVISED	2.1.11	REVISED	3.15.13
REVISED	5.12.11		
REVISED	9.28.11		
REVISED	5.8.12		

OCEANVIEW MANOR HOME FOR ADULTS

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Mechanical/Electrical Engineers:

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REVISIONS

	DATE	NO.
ISSUED	10.4.10	
REVISED	10.20.10	
REVISED	10.25.10	
REVISED	11.16.10	
REVISED	2.1.11	
REVISED	5.12.11	
REVISED	9.28.11	
REVISED	5.8.12	
REVISED	9.5.12	
REVISED	9.13.12	
REVISED-ADDED NOTE	3.15.13	

DRAWING TITLE

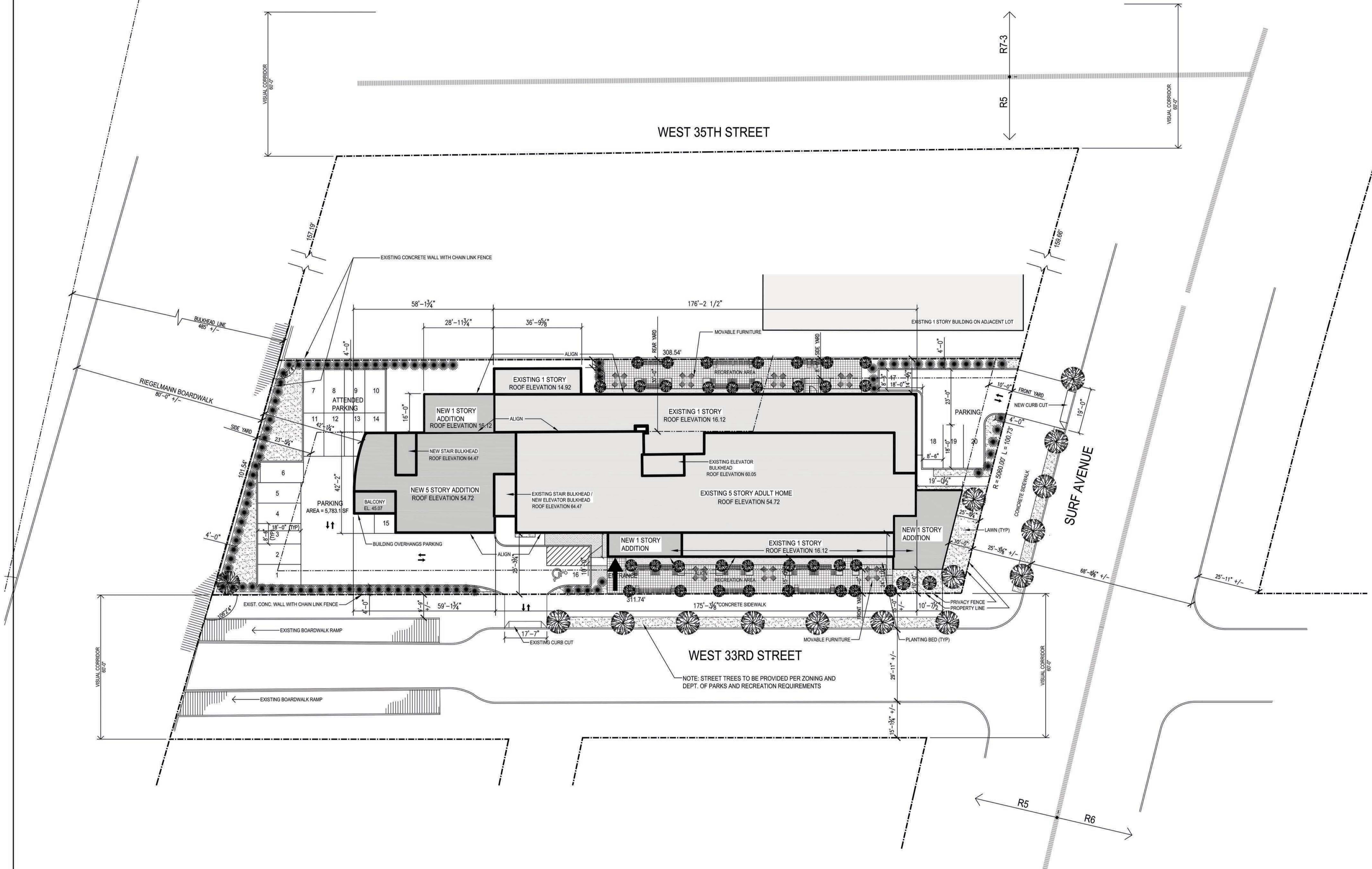
SITE PLAN

DRAWING NO.

SK-1

PROJECT DATE: 9.1.10
 PROJECT NO.: 273510
 PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER



- EXISTING BUILDING: EXISTING UG 3 DOMICILIARY CARE FACILITY TO BE CONVERTED TO UG 3 HEALTH RELATED FACILITY PER SPECIAL PERMIT PURSUANT TO SECTION 74-90
- PROPOSED ADDITION: UG 3 HEALTH RELATED FACILITY PER SPECIAL PERMIT PURSUANT TO SECTION 74-90
- EXISTING BUILDINGS ON ADJACENT LOTS

BUILDING NOTE: 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.



SITE PLAN 1" = 20'-0"

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Signature: _____
Description of Alteration: _____

REVISIONS

NO.	DATE	DESCRIPTION
ISSUED	6.26.10	
REVISED	9.13.12	
REVISED-NOTE, ELEC RM	2.28.13	

DRAWING TITLE

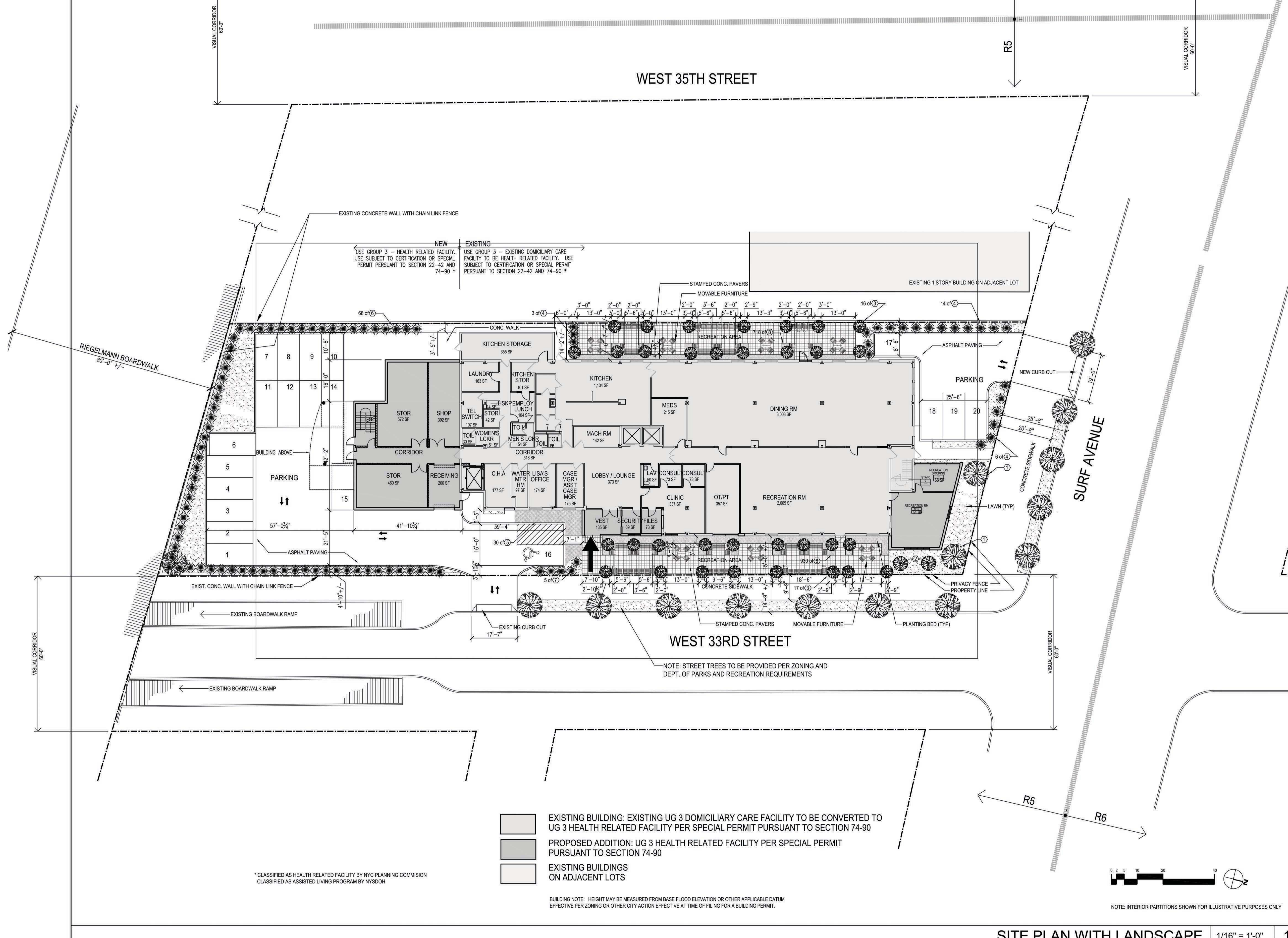
SITE PLAN WITH
LANDSCAPE

DRAWING NO.

SK-1A

PROJECT DATE: 9.1.10
PROJECT NO.: 273510
PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER



WEST 35TH STREET

WEST 33RD STREET

SURF AVENUE

RIEGELMANN BOARDWALK

- EXISTING BUILDING: EXISTING UG 3 DOMICILIARY CARE FACILITY TO BE CONVERTED TO UG 3 HEALTH RELATED FACILITY PER SPECIAL PERMIT PURSUANT TO SECTION 74-90
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- EXISTING BUILDINGS ON ADJACENT LOTS

* CLASSIFIED AS HEALTH RELATED FACILITY BY NYC PLANNING COMMISSION
CLASSIFIED AS ASSISTED LIVING PROGRAM BY NYSDOH

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NOTE: INTERIOR PARTITIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

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REVISIONS

ISSUED	DATE	NO.
ISSUED	9.5.12	
REVISED	9.13.12	
REVISED-ELEC MTR RM	3.15.13	

DRAWING TITLE

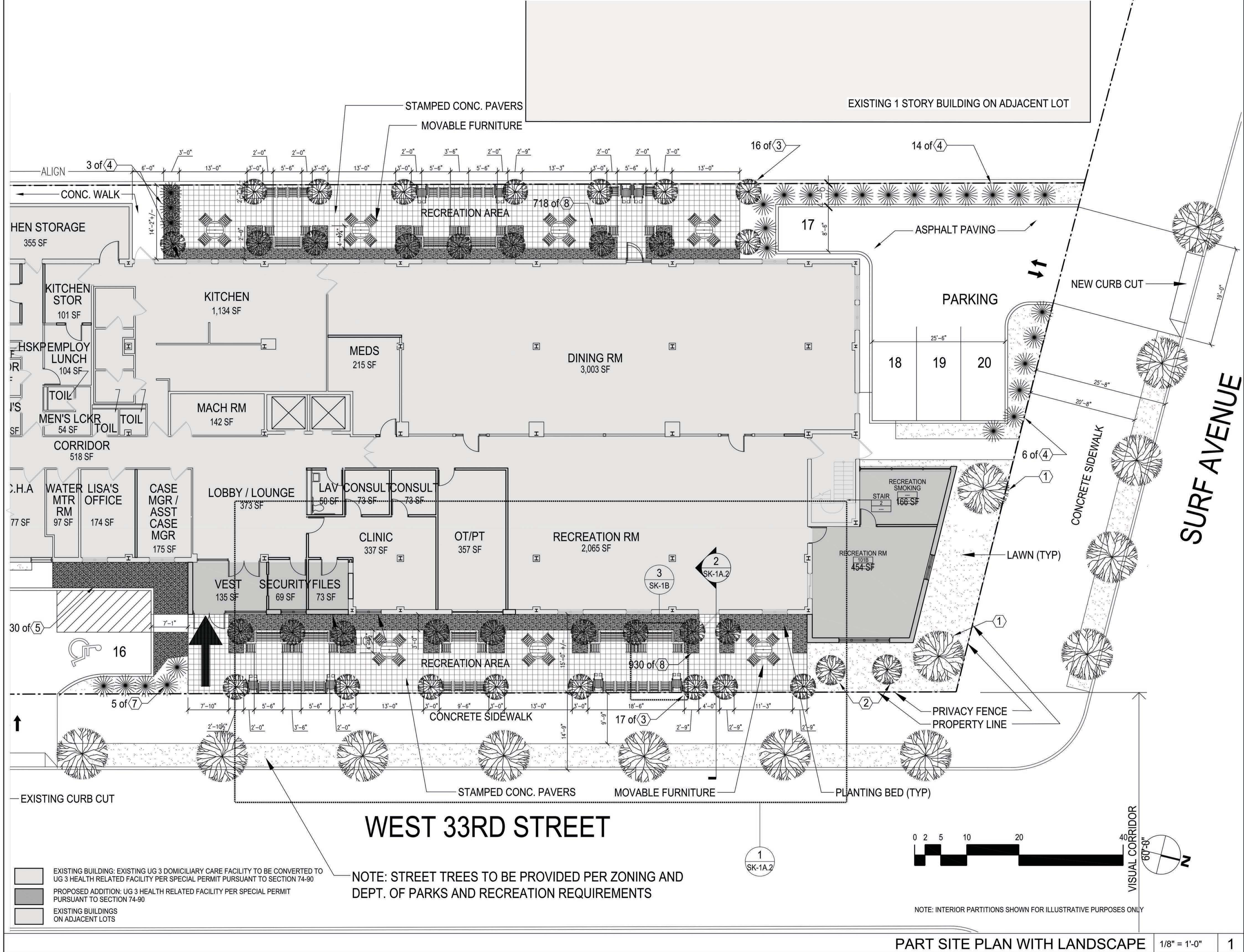
PART SITE PLAN WITH
LANDSCAPE

DRAWING NO.

SK-1A.1

PROJECT DATE: 9.1.10
PROJECT NO.: 273510
PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER



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- PROPOSED ADDITION: UG 3 HEALTH RELATED FACILITY PER SPECIAL PERMIT PURSUANT TO SECTION 74-90
- EXISTING BUILDINGS ON ADJACENT LOTS

NOTE: STREET TREES TO BE PROVIDED PER ZONING AND DEPT. OF PARKS AND RECREATION REQUIREMENTS



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OCEANVIEW MANOR HOME FOR ADULTS

BLOCK: 7066 **LOT:** 10
ADDRESS: 3010 W. 33RD STREET, CONEY ISLAND, NEW YORK 11224
COMMUNITY DISTRICT: 13 BROOKLYN
ZONING MAP: 28D
ZONING: R5
AREA OF SITE: 30,250.57 S.F.
CORNER LOT AREA: 20,000.00 S.F.
INTERIOR LOT AREA: 10,250.57 S.F.

SECTION	ITEM	REQUIRED / PERMITTED	EXISTING	NEW	TOTAL	
22-13 22-42	USE GROUP:	USE GROUPS 1, 2, 3 AND 4	USE GROUP 3 - DOMICILIARY CARE FACILITY	USE GROUP 3 - HEALTH RELATED FACILITY	USE GROUP 3 - HEALTH RELATED FACILITY	ZR 22-42(a) CONDITION MET. CPC SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-90
24-111 (b)	ALLOWABLE F.A.R.	1.27 1.27 X 30,250.57 = 38,418.22	38,234.4	12,642.2	50,876.6	FLOOR AREA EXCEEDS BASIC PERMITTED FLOOR AREA; CPC SPECIAL PERMIT REQUESTED PER 74-902
74-902 / 24-11	ALLOWABLE F.A.R. WITH CPC PERMISSION	1.95 1.95 X 30,250.57 = 58,988.61	38,234.4	12,642.2	50,876.6	COMPLIES WITH F.A.R OF 23-147. CPC SPECIAL PERMIT REQUESTED PER 74-902
62-324 (b)	MAXIMUM LOT COVERAGE WATERFRONT BLOCK	60%	6,785.3 / 30,250.57 = 22.4%	2,283.7 / 30,250.57 = 7.5%	9,069.00 / 30,250.57 = 30.0%	COMPLIES
62-341	HEIGHT AND SETBACKS	any portion of a #predominantly community facility building# that exceeds a height of 35 feet shall be set back at least 25 feet from a #front yard line# or #street line#, where applicable, and no portion of such #building# shall exceed a height of 60 feet.	REFER TO DRAWINGS SK-3 AND SK-4 EXISTING NONCOMPLYING	REFER TO DRAWINGS SK-3 AND SK-4 NONCOMPLYING	REFER TO DRAWINGS SK-3 AND SK-4 NONCOMPLYING	BULK MODIFICATION (SETBACK) REQUESTED BY CPC SPECIAL PERMIT PER 62-836
62-42 / 25-31	PARKING REQUIRED	1 PER 10 BEDS	176 / 10 = 17.6 18 PROVIDED - COMPLIES	24 / 10 = 2.4	200 / 10 = 20 20 PROVIDED	COMPLIES
62-33	YARDS	NON WATERFRONT LOTS ARE PER DISTRICT REGULATIONS				
24-34	FRONT YARD	10 FT	15'-0 1/2" @ W 33 STREET, 25'-8 1/4" @ SURF AVENUE	15'-0 1/2" @ W 33 STREET, 10'-0" @ SURF AVENUE	15'-0 1/2" @ W 33 STREET, 10'-0" @ SURF AVENUE	COMPLIES
24-35	SIDE YARD @ WEST LOT LINE	(2) AT 8 FT OR (2) AT 10% OF STREET WALL WHICHEVER IS GREATER.	STREET WALL = 68'-6" X 10% = 6'-10 1/4" - 8' REQUIRED - 14'-4 1/2" PROVIDED	STREET WALL = 68'-6" X 10% = 6'-10 1/4" - 8' REQUIRED - 14'-4 1/2" PROVIDED	STREET WALL = 68'-6" X 10% = 6'-10 1/4" - 8' REQUIRED - 14'-4 1/2" PROVIDED	COMPLIES
24-35	SIDE YARD @ BOARDWALK	(2) AT 8 FT OR (2) AT 10% OF STREET WALL WHICHEVER IS GREATER.	STREET WALL = 176'-2 1/4" X10% = 17'-7 1/2" REQUIRED - 86'-8" PROVIDED	STREET WALL = 245'-0 1/2" X10% = 24'-6" REQUIRED - 42'-1 1/4" PROVIDED	STREET WALL = 245'-0 1/2" X10% = 24'-6" - 42'-1 1/4" PROVIDED	COMPLIES
24-36	REAR YARD:	30 FT	4.4' PROVIDED EXISTING NON-COMPLYING	14'-0" PROVIDED NON-COMPLYING - WAIVER REQUESTED	WAIVER REQUESTED FOR ADDITION - SEE DRAWINGS SK-3 AND SK-4	BULK MODIFICATION (REAR YARD) REQUESTED BY CPC SPECIAL PERMIT PER 62-836

NOTE: BUILDING COMPLIES WITH ALL OTHER ZONING REQUIREMENTS NOT NOTED HERE

FLOOR	EXISTING / CONVERSION	PROPOSED / ENLARGEMENT	TOTAL
1	11,533.0	3,127.6	14,660.6
2	6,785.3	2,283.7	9,069.0
3	6,785.3	2,283.7	9,069.0
4	6,785.3	2,283.7	9,069.0
5	6,785.3	2,283.7	9,069.0
TOTAL	38,674.2	12,262.4	50,936.6

NOTE: SQUARE FOOTAGE FOR USE GROUP 3 HEALTH RELATED FACILITY SUBJECT TO CPC SPECIAL PERMIT PURSUANT TO SECTION 74-90

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REVISIONS

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ISSUED	10.4.10	
REVISED	10.20.10	
REVISED	10.25.10	
REVISED	11.16.10	
REVISED	2.1.11	
REVISED	5.12.11	
REVISED	9.28.11	
REVISED	5.8.12	

DRAWING TITLE

ZONING ANALYSIS

DRAWING NO.

SK-2

PROJECT DATE: 9.1.10
 PROJECT NO.: 273510
 PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER

\\laddc1\architects\l\Oceanview Manor\Oceanview\Sheets\ULURP_24x36\SK-2_ZONING ANALYSIS.dwg, 9/13/2012 12:21:37 PM, Adobe PDF24x36.pcb

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REVISED	9.28.11	
REVISED	5.8.12	
REVISED	9.13.12	
REVISED-ADDED NOTE	3.15.13	

DRAWING TITLE

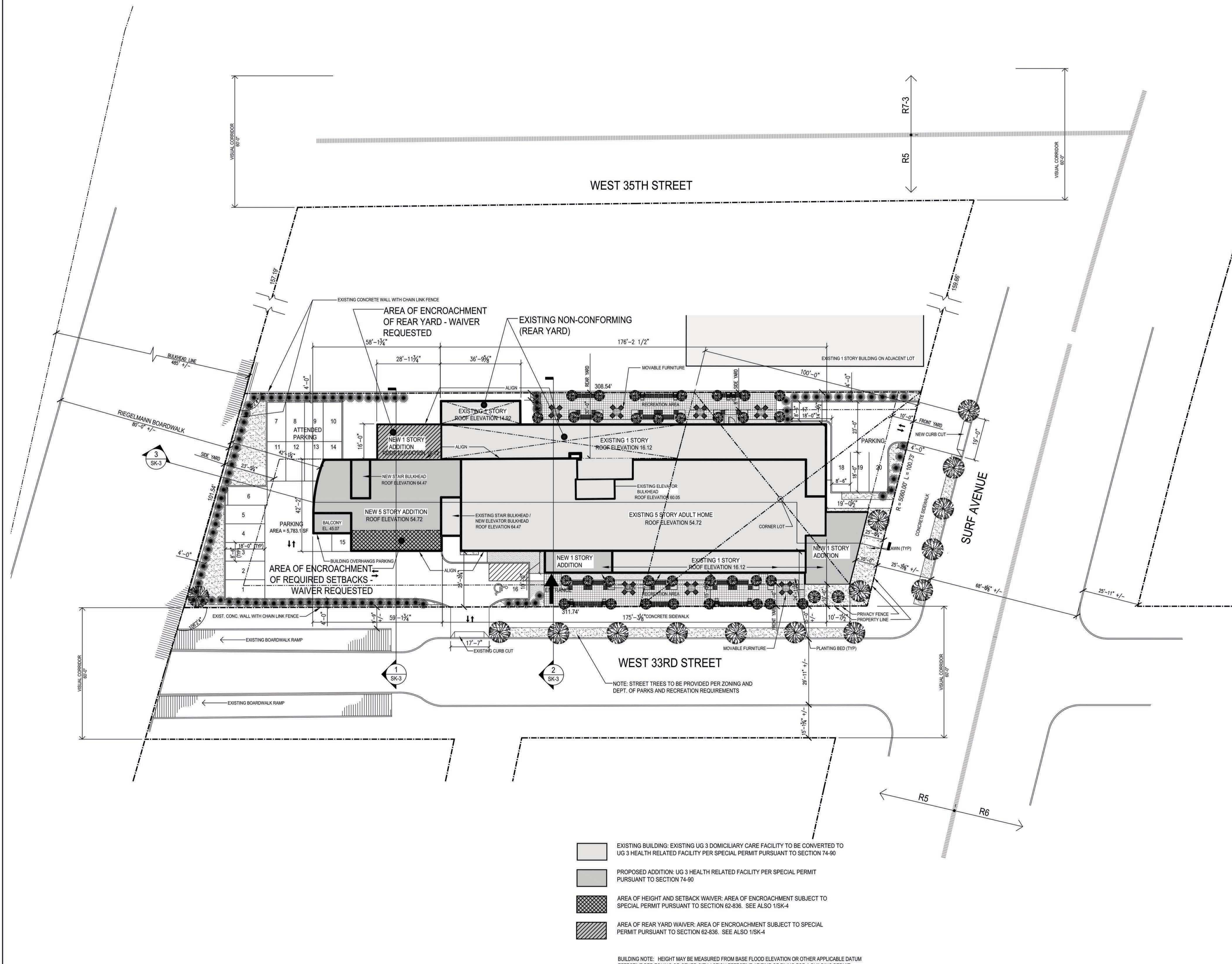
WAIVER PLAN -
ENCROACHMENT
DIAGRAM

DRAWING NO.

SK-3

PROJECT DATE: 9.1.10
PROJECT NO.: 273510
PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER



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- PROPOSED ADDITION: UG 3 HEALTH RELATED FACILITY PER SPECIAL PERMIT PURSUANT TO SECTION 74-90
- AREA OF HEIGHT AND SETBACK WAIVER: AREA OF ENCROACHMENT SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 62-836. SEE ALSO 1/SK-4
- AREA OF REAR YARD WAIVER: AREA OF ENCROACHMENT SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 62-836. SEE ALSO 1/SK-4

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ISSUED	5.12.11	
REVISED	9.28.11	
REVISED	5.8.12	
REVISED	9.13.12	
REVISED-ADDED NOTE	3.15.13	

DRAWING TITLE

BUILDING SECTIONS - ENCROACHMENT DIAGRAMS

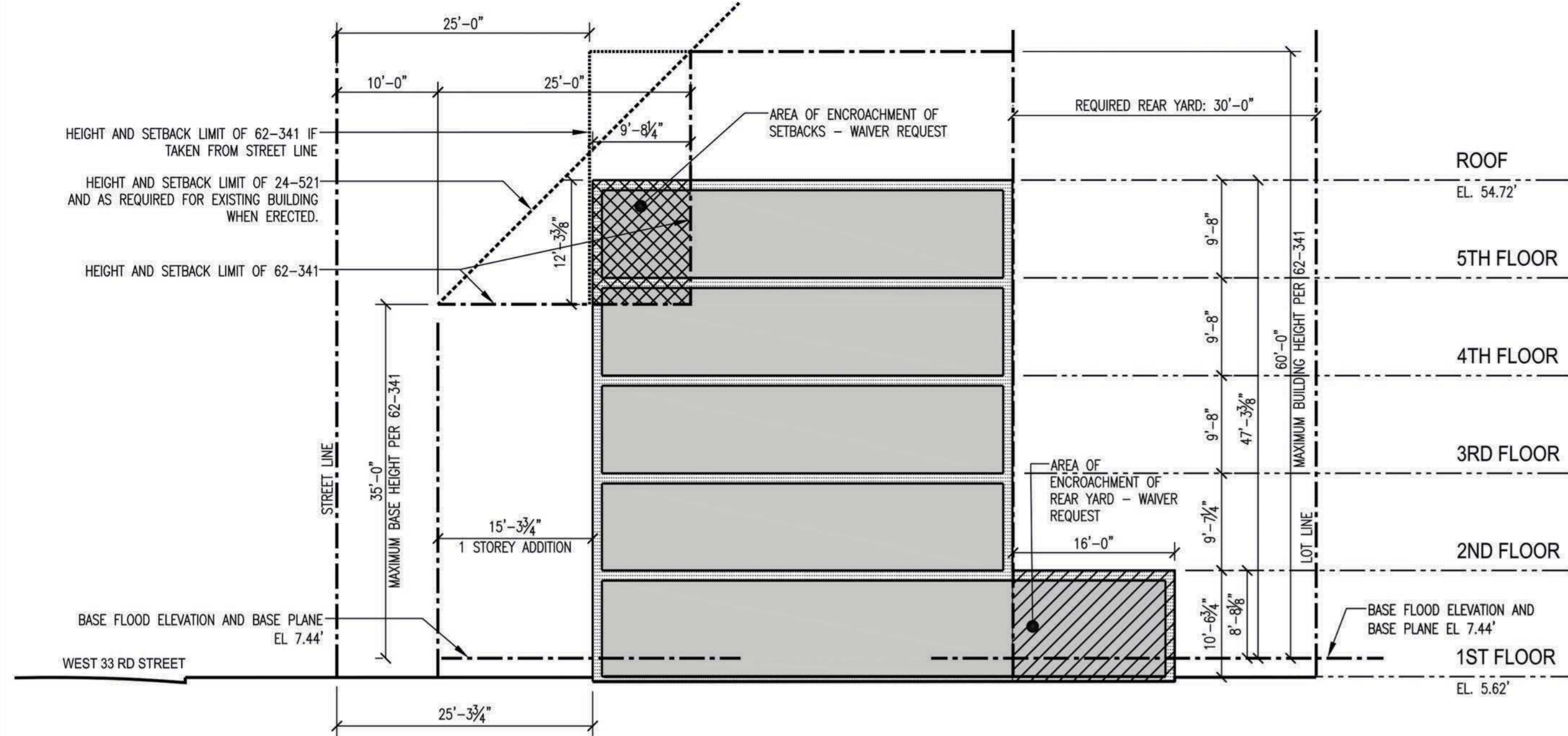
DRAWING NO.

SK-4

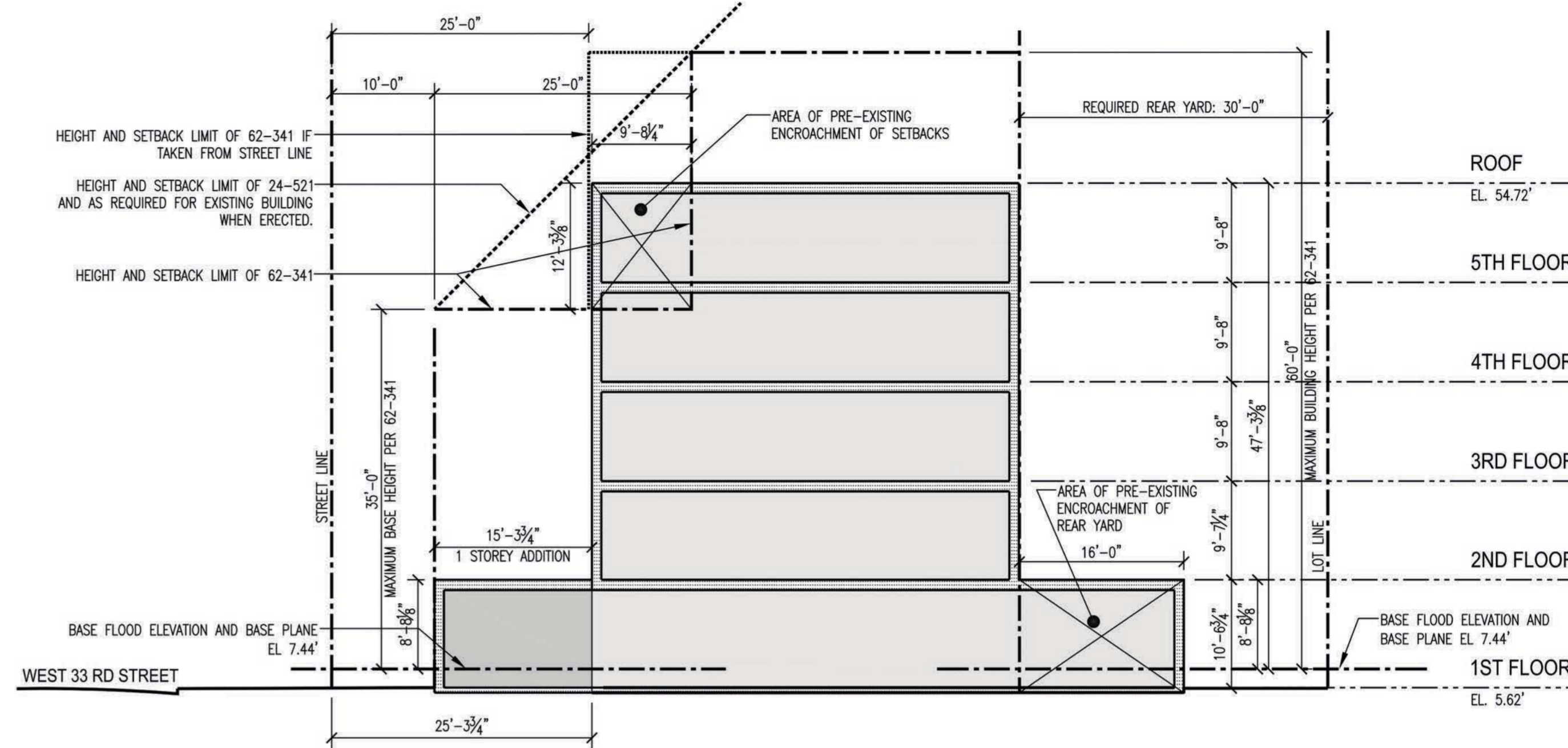
PROJECT DATE: 9.1.10
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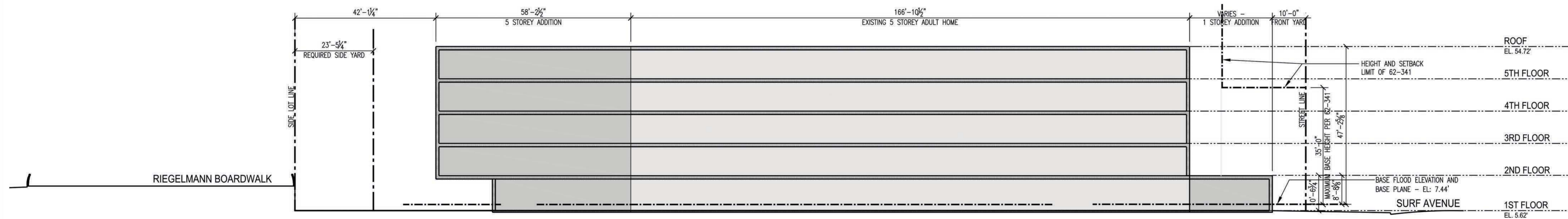
ATTACHMENT 5



SECTION SHOWING SETBACK AT W. 33RD STREET AT PROPOSED ADDITION 3/32" = 1'-0" 1



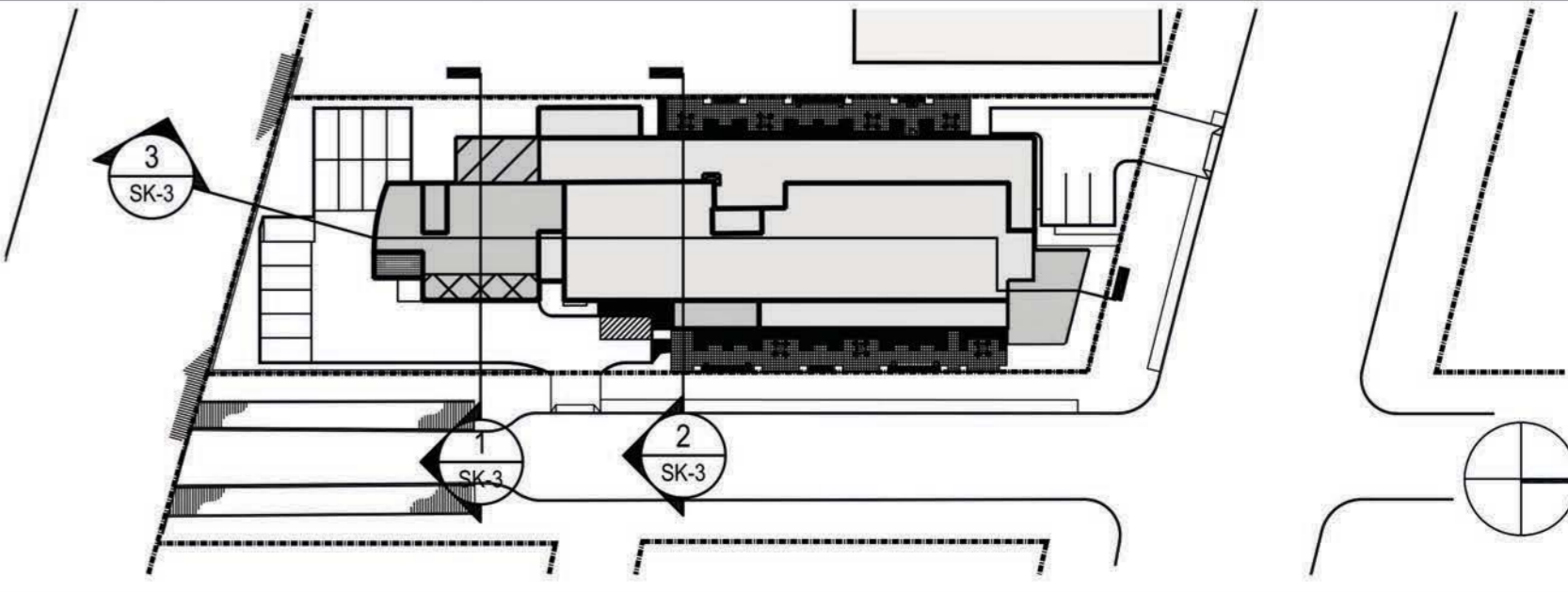
SECTION AT 1 STORY W. 33RD STREET ADDITION 3/32" = 1'-0" 2



LONGITUDINAL SECTION 1/16" = 1'-0" 3

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- AREA OF HEIGHT AND SETBACK WAIVER: AREA OF ENCROACHMENT SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 62-836. SEE ALSO 1/SK-4
- AREA OF REAR YARD WAIVER: AREA OF ENCROACHMENT SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 62-836. SEE ALSO 1/SK-4

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SHADING KEY 4 KEY PLAN 1/64" = 1'-0" 5

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REVISED	5.12.11	
REVISED	9.28.11	
REVISED	9.13.12	
REVISED-ELEC MTR RM TO 2ND FLOOR	3.15.13	

DRAWING TITLE

1ST FLOOR PLAN

DRAWING NO.

SK-5

PROJECT DATE: 9.1.10
PROJECT NO.: 273510
PROJECT LOCATION: CONEY ISLAND, NY

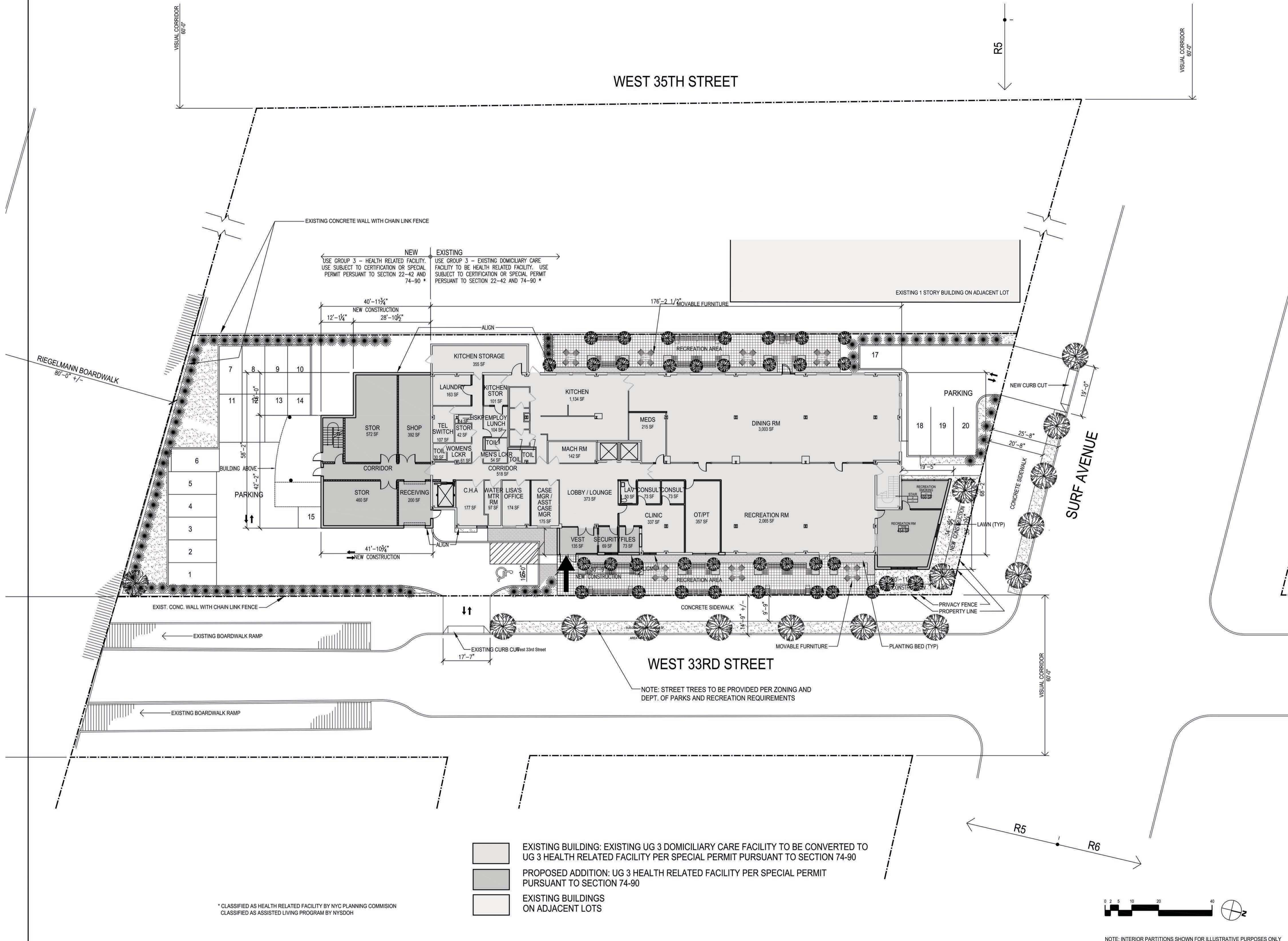
NYC DOB NUMBER

WEST 35TH STREET

WEST 33RD STREET

SURF AVENUE

RIEGELMANN BOARDWALK



NEW
USE GROUP 3 - HEALTH RELATED FACILITY. USE SUBJECT TO CERTIFICATION OR SPECIAL PERMIT PURSUANT TO SECTION 22-42 AND 74-90 *

EXISTING
USE GROUP 3 - EXISTING DOMICILIARY CARE FACILITY TO BE HEALTH RELATED FACILITY. USE SUBJECT TO CERTIFICATION OR SPECIAL PERMIT PURSUANT TO SECTION 22-42 AND 74-90 *

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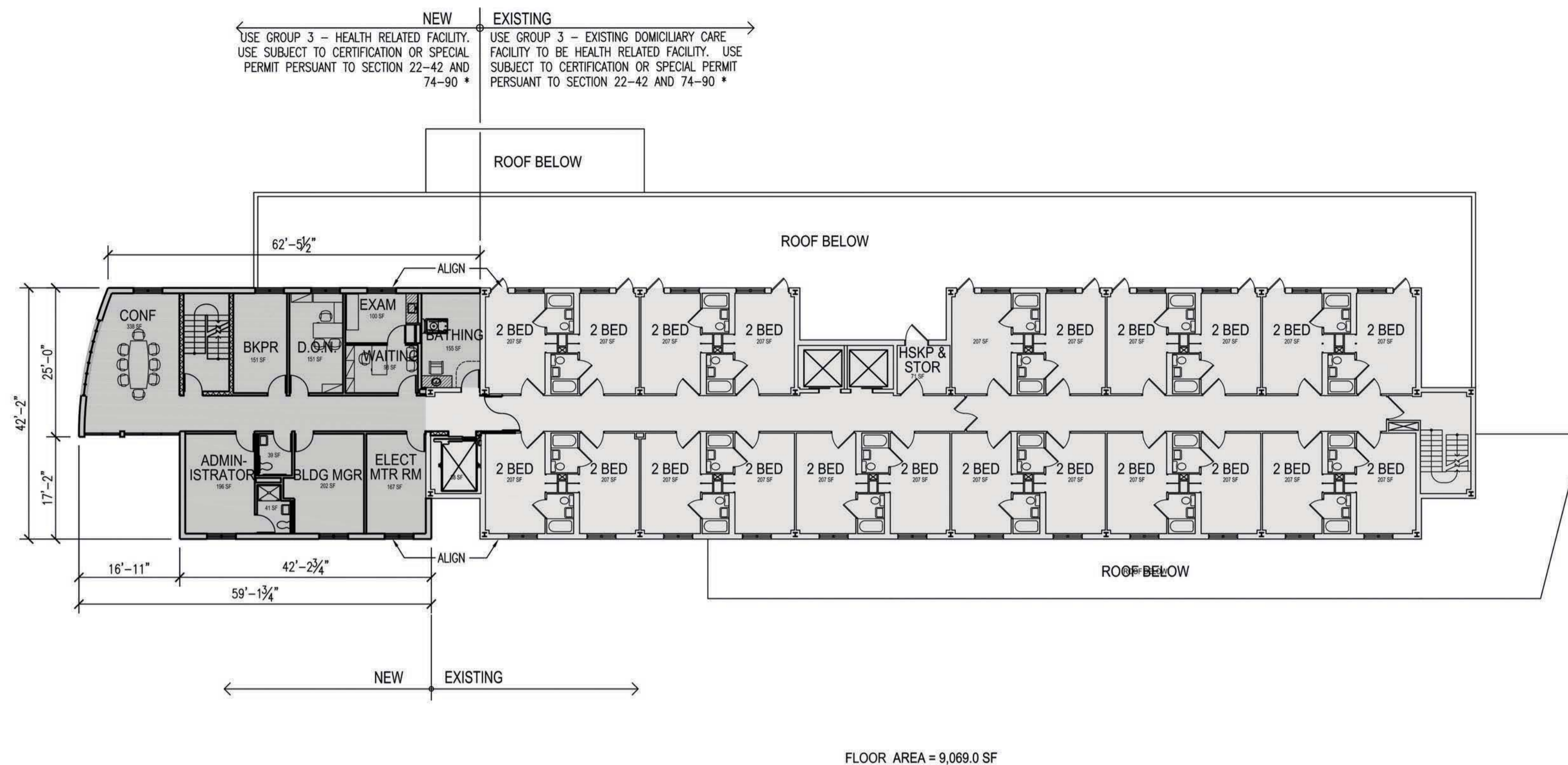
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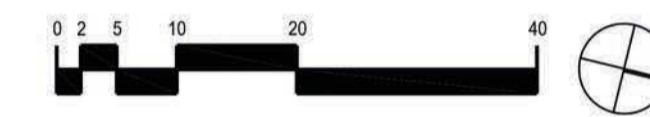
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FLOOR AREA = 9,069.0 SF

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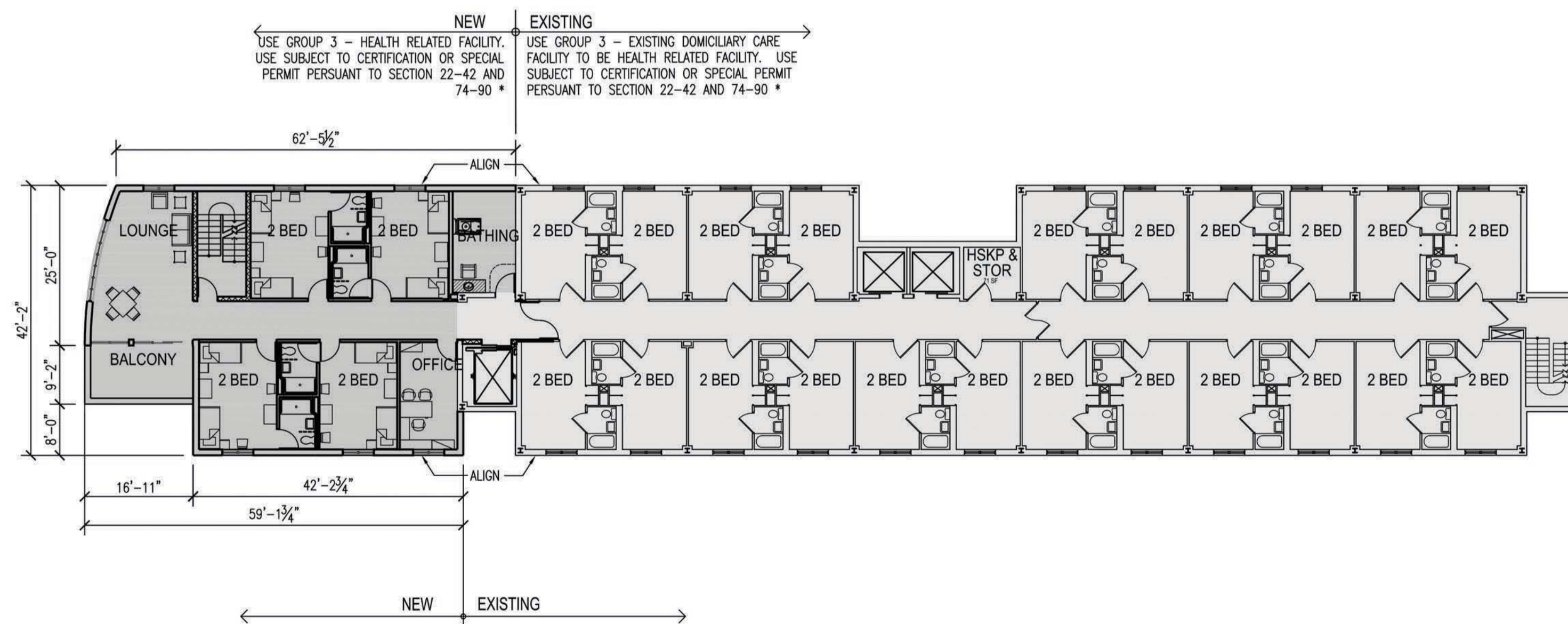
2ND FLOOR PLAN

1/16" = 1'-0"

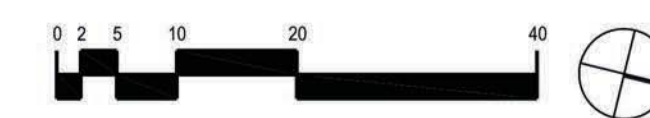
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REVISIONS

DATE	NO.
ISSUED 10.4.10	
REVISED 10.20.10	
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REVISED 2.1.11	
REVISED 9.28.11	
REVISED 9.13.12	
REVISED-ELEC MTR RM TO 2ND FL 3.15.13	



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TYPICAL FLOOR PLAN - FLOORS 3 - 5

1/16" = 1'-0"

2

DRAWING TITLE

2ND FLOOR AND
TYPICAL FLOOR PLANS

DRAWING NO.

SK-6

PROJECT DATE: 9.1.10
PROJECT NO.: 273510
PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER

ATTACHMENT 6

OCEANVIEW
MANOR
HOME FOR
ADULTS

3010 West 33rd Street, Coney Island, NY 11224

Architect:

Mechanical/Electrical Engineers:

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.
REQUIRED INFORMATION WHEN ALTERING SEALED DOCUMENTS
Both Section 69.5(b) of the regulations and Section 7209(2) of the Education Law require that, in the event an item bearing the seal of an architect or engineer is altered, the altering architect or engineer must affix his/her own seal to the document. In addition, the architect or engineer who has altered the document is required to (a) include a notation that the document has been "altered by" the architect or engineer; (b) sign and date the altered document; and (c) provide a specific description of the alteration, to ensure compliance with both Section 69.5(b) and Section 7209(2), the design professional must include the following on all altered documents which had been previously sealed:
Altered By: _____
Date: _____
Signature: _____
Description of Alteration: _____

REVISIONS

DATE	NO.
ISSUED 10.4.10	
REVISED 10.20.10	
REVISED 10.25.10	
REVISED 2.1.11	
REVISED 5.12.11	
REVISED 9.28.11	
REVISED 7.26.12	

DRAWING TITLE

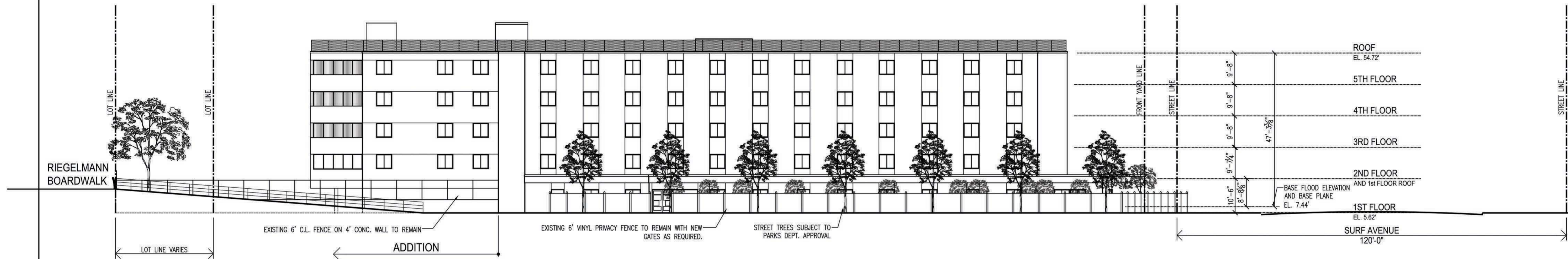
ELEVATIONS

DRAWING NO.

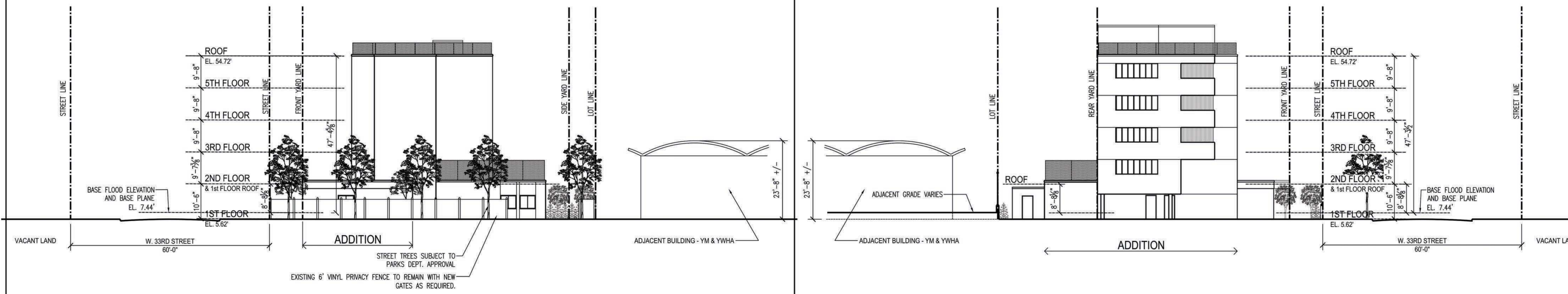
SK-7

PROJECT DATE: 9.1.10
PROJECT NO.: 273510
PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER



EAST ELEVATION 1/16" = 1'-0" 1



NORTH ELEVATION 1/16" = 1'-0" 2

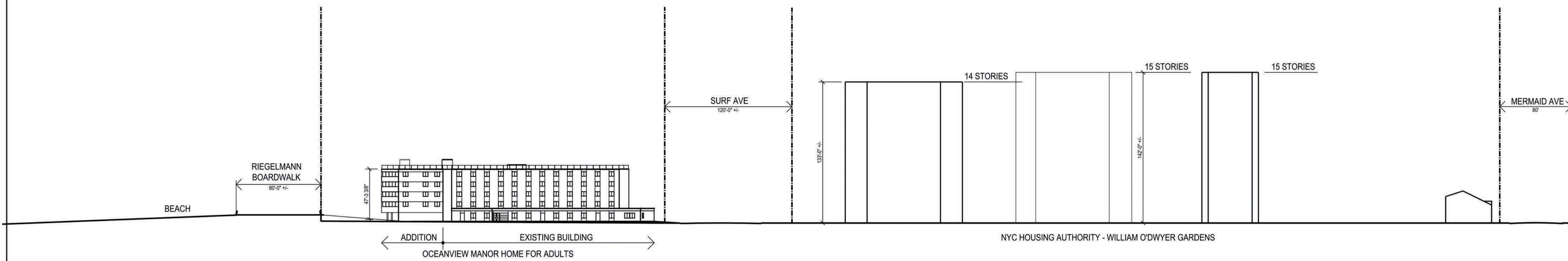
SOUTH ELEVATION 1/16" = 1'-0" 3

OCEANVIEW MANOR HOME FOR ADULTS

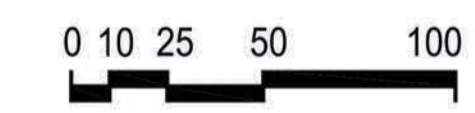
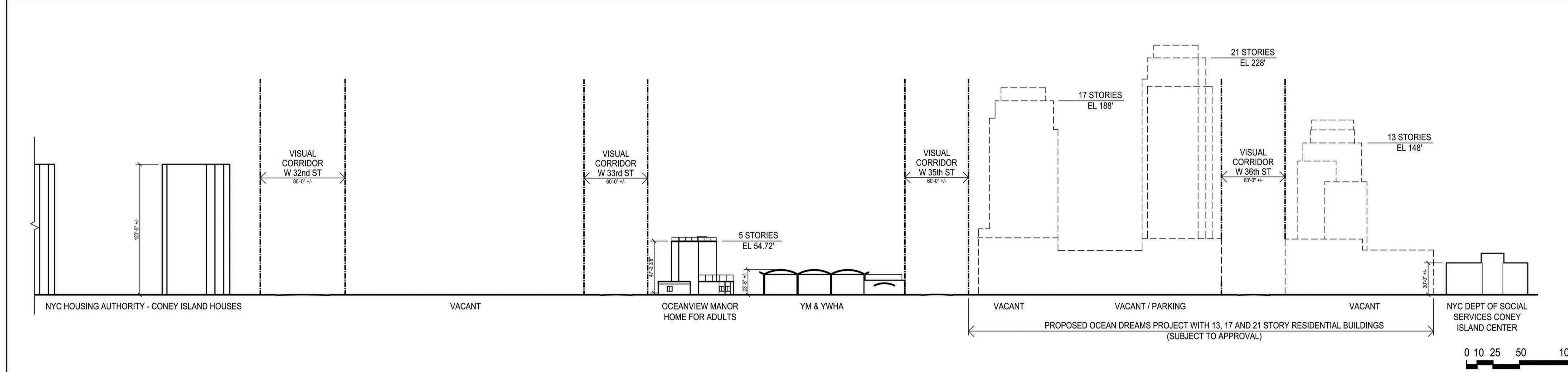
3010 West 33rd Street, Coney Island, NY 11224

Architect:

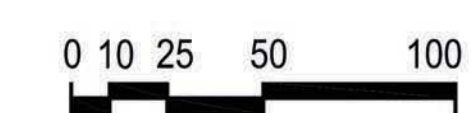
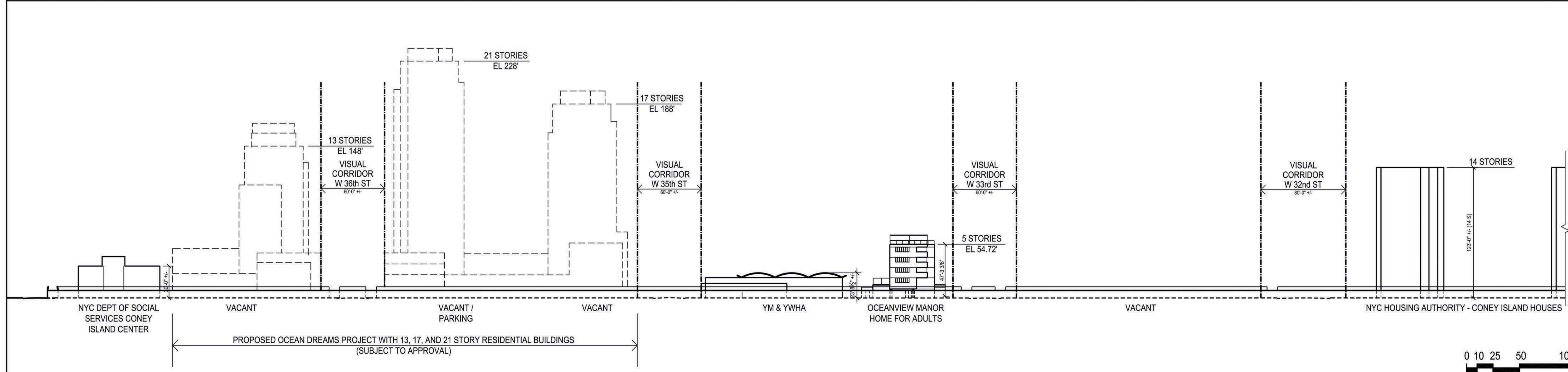
Mechanical/Electrical Engineers:



STREETSCAPE - WEST 33RD STREET LOOKING WEST 1" = 50'-0" 1



STREETSCAPE - SURF AVENUE LOOKING SOUTH 1" = 50'-0" 2



STREETSCAPE- RIEGELMANN BOARDWALK LOOKING NORTH 1" = 50'-0" 3

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Altered By: _____
Date: _____
Signature: _____
Description of Alteration: _____

REVISIONS

ISSUED	DATE	NO.
	2.1.11	
REVISED	9.28.11	

DRAWING TITLE

STREETSCAPES

DRAWING NO.

SK-8

PROJECT DATE: 9.1.10
PROJECT NO.: 273510
PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER

ATTACHMENT 6

OCEANVIEW MANOR HOME FOR ADULTS

3010 West 33rd Street, Coney Island, NY 11224

Architect:

Mechanical/Electrical Engineers:

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 Altered By: _____
 Date: _____
 Signature: _____
 Description of Alteration: _____

REVISIONS

DATE	NO.
ISSUED: 1.31.12	
REVISED PER CPC COMMENTS 2.23.12	

DRAWING TITLE

EXISTING SITE PLAN

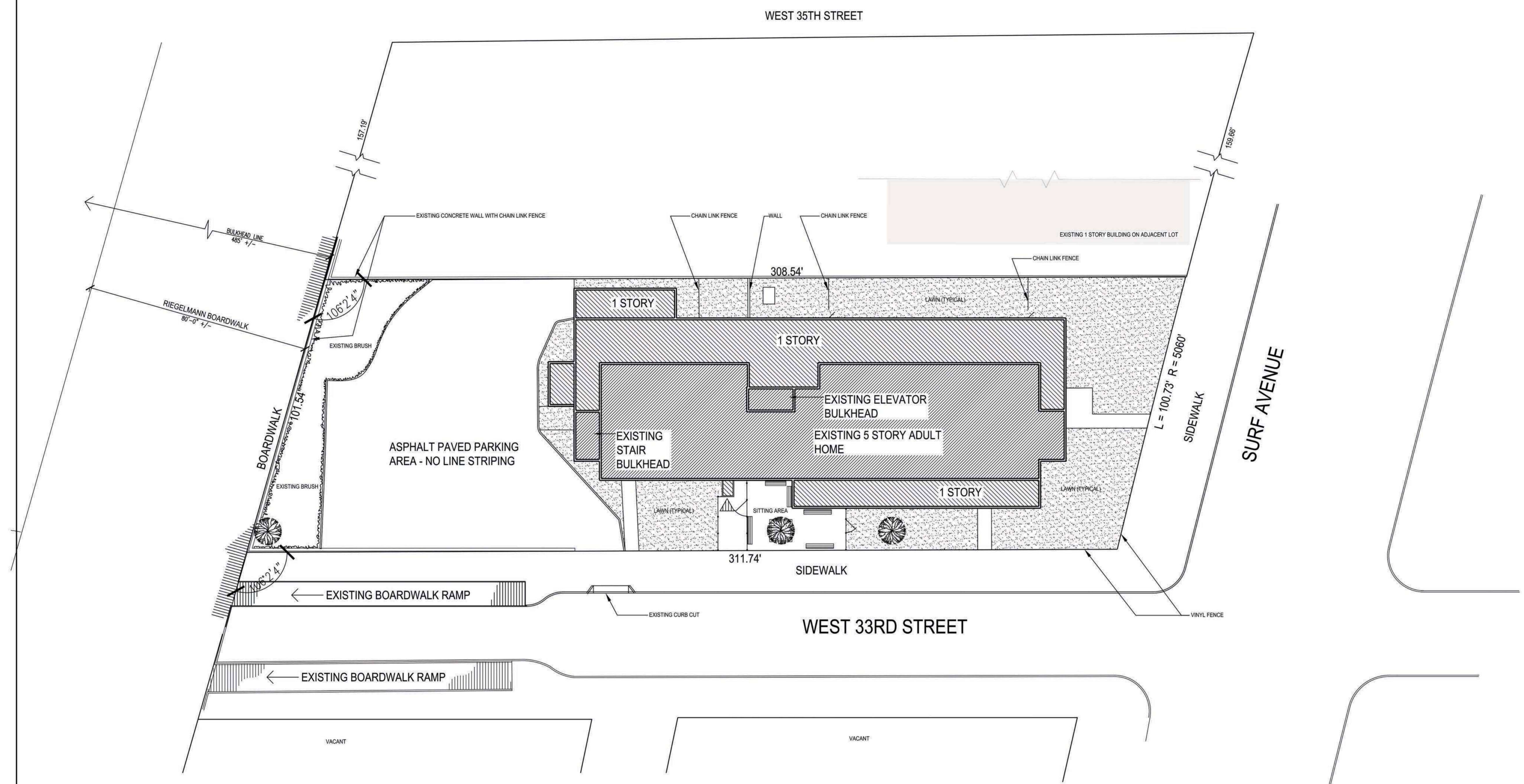
DRAWING NO.

SK-9

PROJECT DATE: 9.1.10
 PROJECT NO.: 273510
 PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER

ATTACHMENT 6



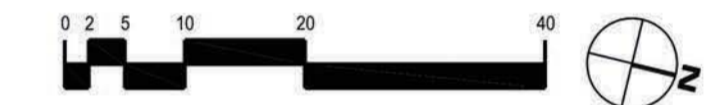
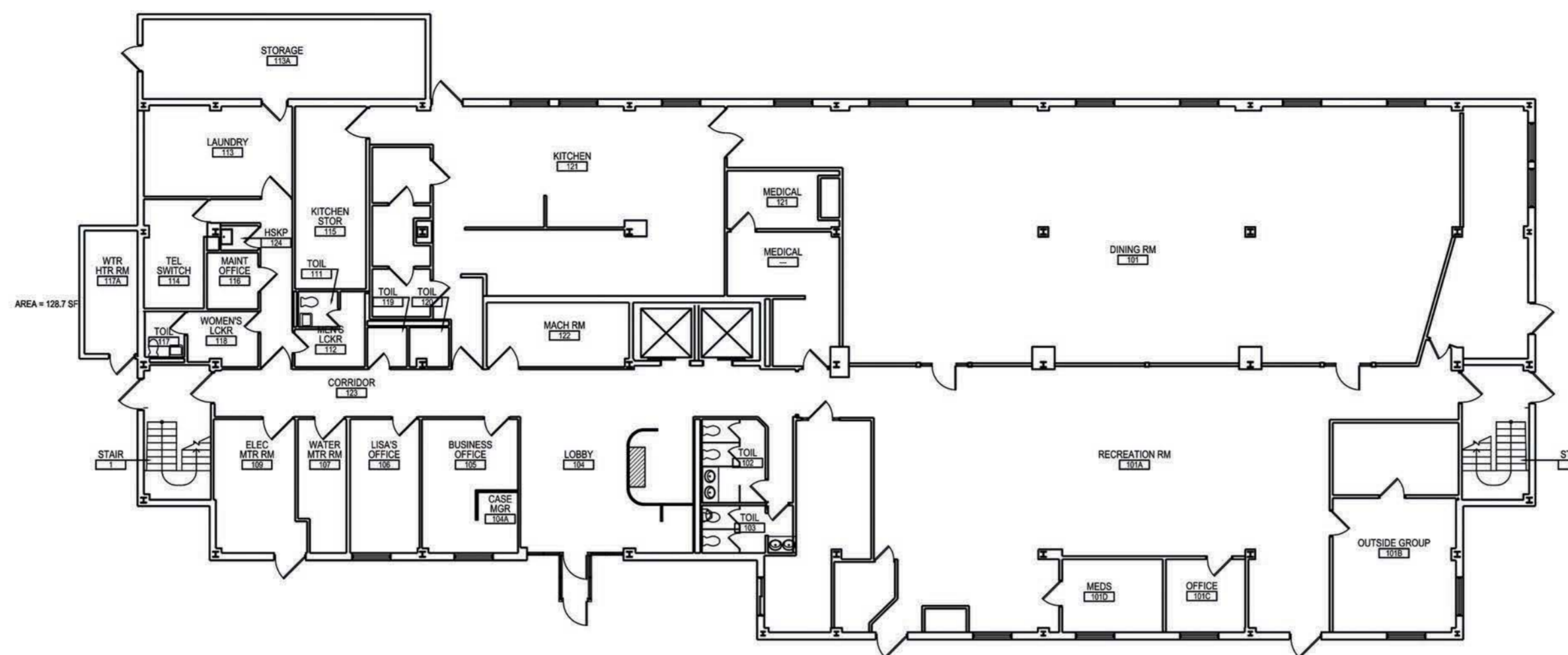
\\ladrcl\architects\l\Oceanview Manor\Oceanview\Sheets\ULURP 24x36\SK-1 EX EXISTING SITE PLAN.dwg, 10/17/2012 3:40:01 PM, Adobe PDF24x36.pd3

OCEANVIEW
MANOR
HOME FOR
ADULTS

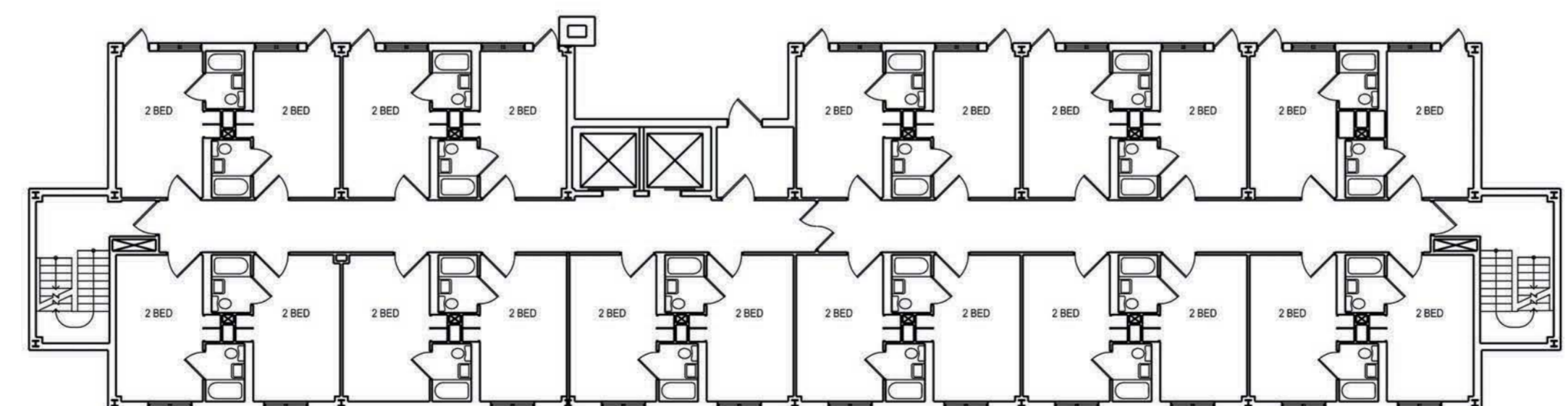
3010 West 33rd Street, Coney Island, NY 11224

Architect:

Mechanical/Electrical Engineers:



EXISTING 1ST FLOOR PLAN 1/16" = 1'-0" 1



EXISTING TYPICAL FLOOR - FLOORS 2 THRU 5 1/16" = 1'-0" 2

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Date: _____
Signature: _____
Description of Alteration: _____

REVISIONS

	DATE	NO.
ISSUED:	1.31.12	

DRAWING TITLE

EXISTING FLOOR PLANS

DRAWING NO.

SK-10

PROJECT DATE: 9.1.10
PROJECT NO.: 273510
PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER

ATTACHMENT 6

OCEANVIEW MANOR HOME FOR ADULTS

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Altered By: _____
 Date: _____
 Signature: _____
 Description of Alteration: _____

REVISIONS

	DATE	NO.
ISSUED	10.17.12	

DRAWING TITLE

LAND USE MAP

DRAWING NO.

SK-14

PROJECT DATE: 9.1.10
 PROJECT NO.: 273510
 PROJECT LOCATION: CONEY ISLAND, NY

NYC DOB NUMBER



- One & Two Family Residence
- Multi-Family Residence (Walkup)
- Multi-Family Residence (Elevator)
- Mixed Residential & Commercial
- Commercial Use
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities and Institutions
- Open Space & Recreation
- Parking
- Vacant Land

OCEANVIEW MANOR SITE



OCEANVIEW MANOR HOME FOR ADULTS

3010 West 33rd Street, Coney Island, NY 11224

Architect:

Mechanical/Electrical Engineers:

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 Description of Alteration: _____

REVISIONS

	DATE	NO.
ISSUED	10.17.12	

DRAWING TITLE

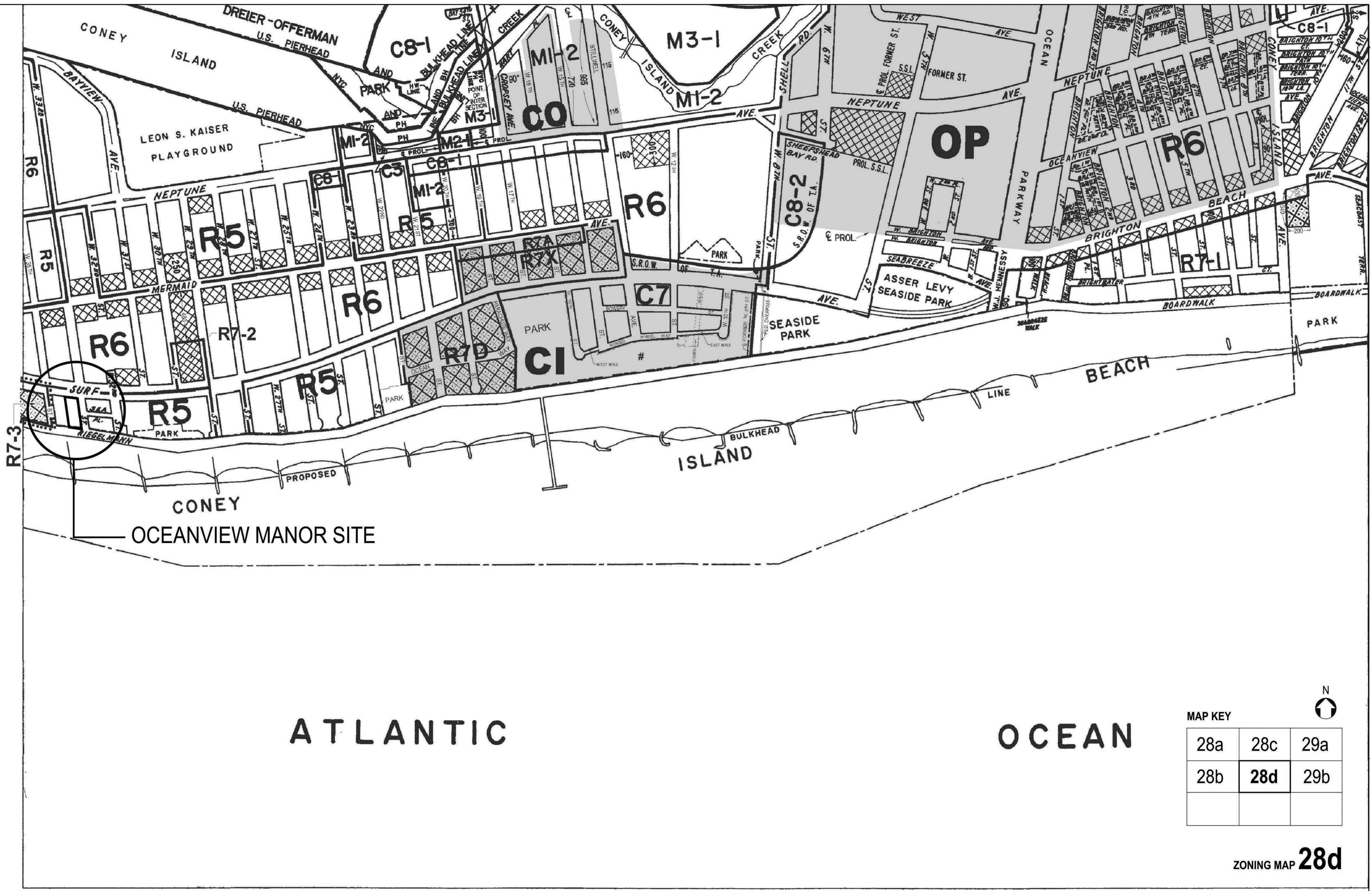
ZONING MAP

DRAWING NO.

SK-15.00
X of 5

PROJECT DATE: 9.1.10
 PROJECT NO.: 273510
 PROJECT LOCATION: CONEY ISLAND, NY

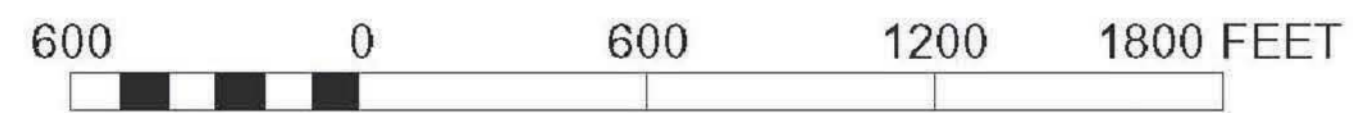
NYC DOB NUMBER



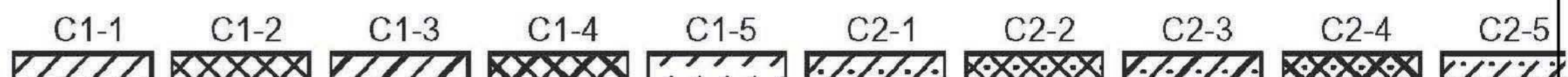
ATLANTIC

OCEAN

ZONING MAP **28d**



NOTE: STREETS FOR THE STREET MAP CHANGE C 090107 MMK AND N 090107(A) MMK ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.