

# VERNON BOULEVARD LONG ISLAND CITY, NY 11101

## BSA BZ APPLICATION SET

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SHoP ARCHITECTS, P.C.  
233 BROADWAY 11TH FLOOR  
NEW YORK, NY 10279  
tel 212.889.9005

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

VERNON BLVD | BSA FILING SET COVER SHEET  
PARAGON PAINT BUILDING DEVELOPMENT

45-24 VERNON BLVD & 5-49 46TH AVE  
LONG ISLAND CITY, QUEENS, NY 11101  
BLOCK 26, LOTS 4 AND 10

JOB # | 110912  
DATE | 02/27/15  
SCALE |  
DRAWN BY | Author  
CHECKED BY | Checker

● NOT FOR CONSTRUCTION

G-000.00

**BUILDING CLASSIFICATION NOTE:**

PARAGON PAINT BUILDING DEVELOPMENT IS PREDOMINANTLY AN R-2 OCCUPANCY (SECTION 302), WITH AN S-2 OCCUPANCY IN THE CELLAR LEVEL AND M OCCUPANCIES AT THE RETAIL SPACES ON LEVEL 1 (SECTION 302). IT IS CONSTRUCTION TYPE 1B (SECTION 602), AND A STRUCTURAL OCCUPANCY TYPE II (SECTION 1604.5). THE HEIGHT TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF IS 298' (SECTION 502.1). IT IS WITHIN THE BOROUGH OF QUEENS FIRE DISTRICT 9B AND IS A FIREPROOF MULTIPLE DWELLING AS PER THE NEW YORK STATE MULTIPLE DWELLING LAW.

**SEISMIC NOTES FOR INTERIOR CMU WALLS**

- #4 REINFORCING VERTICALLY, FULL HEIGHT AT EACH SIDE OF OPENING, AT END OF WALLS, AT INTERSECTION OF WALLS, AT CORNERS, AND AT 8'-0" O.C. FOR 4" THICK CMU, AT 6'-0" O.C. FOR 6" THICK CMU, AND AT 4'-0" O.C. FOR 8" THICK CMU.
- ALL CMU BLOCK RECEIVING REINFORCING SHOULD BE FULLY GROUTED.
- PROVIDE #9 DURAWALL HORIZONTAL REINFORCING AT EVERY OTHER COURSE.
- AT TOP OF CMU WALL, PROVIDE CAULKING SOFT JOINT.
- PROVIDE STEEL ANGLE RESTRAINT AT TOP OF CMU WALL IN EXIT CORRIDORS AND AREAS OF PUBLIC ASSEMBLY.

**SMOKE DETECTOR / SMOKE ALARM NOTES**

- EACH DWELLING SHALL BE EQUIPPED WITH AN APPROPRIATE TYPE SMOKE DETECTOR / SMOKE ALARM DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCH IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER BC 907.
- ALL SMOKE DETECTORS MUST BE INSTALLED WITHIN 15 FEET OF THE EXIT OF ANY SLEEPING ROOM, WALL, OR CEILING, MOUNTED AND INSTALLED AS INDICATED IN PLAN, PER NFPA #74-1980.
- A CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE DETECTORS MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT HPD, 10 DAYS AFTER INSTALLATION IS COMPLETE.

**CARBON MONOXIDE DETECTOR NOTES**

- HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH BC 908 AND BE INSTALLED IN ACCORDANCE WITH BC 908.7.1.2.
- A CERTIFICATE OF SATISFACTORY INSTALLATION SHALL BE FILED WITH THE DIVISION OF CODE ENFORCEMENT 10 DAYS AFTER THE INSTALLATION IS COMPLETE.

**MULTIPLE DWELLING LAW NOTES**

- BUILDING SHALL COMPLY WITH ARTICLE 3 GENERAL PROVISIONS AND ARTICLE 4 FIREPROOF MULTIPLE DWELLINGS EXCEPT AS SUPERSEDED BY NEW YORK CITY ZONING RESOLUTION OR THE BUILDING CODE OF THE CITY OF NEW YORK.

**REFUSE ROOM NOTES (PER SEC 707.13 NEW YORK CITY BUILDING CODE)**

- BUILDING TO COMPLY WITH THE FOLLOWING ENUMERATED ARTICLES AND SECTIONS OF THE NEW YORK CITY BUILDING CODE LISTED IN SECTION 707.13:

707.13.1 REFUSE CHUTE ENCLOSURE SHALL HAVE A FIRE RESISTANCE RATING OF 2 HOURS AND SHALL NOT HAVE ANY OTHER USE. OPENINGS INTO THE CHUTE SHALL NOT BE LOCATED IN EXIT ACCESS CORRIDORS, AND SHALL BE SELF-CLOSING.

707.13.2 THE SHAFT ENCLOSURE CONTAINING A REFUSE CHUTE SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.

707.13.3 ACCESS OPENINGS FOR REFUSE CHUTES SHALL BE LOCATED IN DEDICATED ROOMS COMPLETELY ENCLOSED WITH 2 HOUR FIRE-RESISTANCE RATED CONSTRUCTION. OPENINGS INTO ACCESS ROOMS SHALL HAVE 1-1/2 HOUR FIRE-RESISTANCE RATINGS AND SHALL BE SELF-CLOSING.

707.13.4 REFUSE TERMINATION ROOMS SHALL BE ENCLOSED IN 3 HOUR FIRE-RESISTANCE RATED CONSTRUCTION. OPENINGS INTO THE TERMINATION ROOMS SHALL HAVE 1-1/2 HOUR FIRE-RESISTANCE RATINGS AND SHALL BE SELF-CLOSING.

707.13.5 NOT APPLICABLE (INCINERATOR ROOMS NOT USED)

707.13.6 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE SHALL BE INSTALLED AT THE TOP OF THE REFUSE CHUTE, IN CHUTE ACCESS ROOMS, AT THE TERMINAL ROOM, AND WITHIN THE CHUTE AT ALTERNATE FLOORS, PER SECTION 903.2.10.2 OF THE NEW YORK CITY BUILDING CODE.

**SHAFT CONSTRUCTION**

- ALL SHAFT CONSTRUCTION SHALL BE ON NON-COMBUSTIBLE MATERIALS AND SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHEN PENETRATING MORE THAN 3 STORIES.
- OPENINGS INTO A SHAFT ENCLOSURE SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 715.

**CONSTRUCTION CLASSIFICATION AND BUILDING LIMITATION NOTES**

1. BUILDING TO MEET THE REQUIREMENTS OF TABLE 601; CONSTRUCTION CLASSIFICATION 1B. COMBUSTIBLE MATERIALS USED IN TYPE 1 CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 603. ALL WOOD SHALL BE FIRE-RETARDANT TREATED. ACOUSTICAL AND THERMAL INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25.

**PENETRATIONS**

- PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRE-STOP SYSTEM IN ACCORDANCE WITH ASTM E 814 OR UL 1479.

**COMPLIANCE WITH NEW YORK CITY BUILDING CODE SECTION 403: HIGH RISE CONSTRUCTION**

- THIS SECTION IS APPLICABLE AS THE HEIGHT OF THE BUILDING EXCEEDS 75 FEET AND NONE OF THE EXCEPTIONS APPLY.
- THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM WHICH WILL BE FILED UNDER A SEPARATE FIRE ALARM AND FIRE PROTECTION APPLICATION.
- NOT APPLICABLE (SECTION RESERVED).
- NOT APPLICABLE (EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED BY SECTION 1025 ARE NOT REQUIRED).
- SMOKE DETECTION IS PROVIDED IN ACCORDANCE WITH SECTION 907.2.12.1 AND WILL BE FILED UNDER A SEPARATE FIRE ALARM AND FIRE PROTECTION APPLICATION.
- EMERGENCY VOICE ALARM / COMMUNICATION SYSTEM IS PROVIDED IN ACCORDANCE WITH SECTION 907.2.12.2 AND WILL BE FILED UNDER A SEPARATE FIRE ALARM AND FIRE PROTECTION APPLICATION.
- A TWO-WAY FIRE DEPARTMENT COMMUNICATIONS SYSTEM IS PROVIDED IN ACCORDANCE WITH SECTION 907.2.12.3 AND WILL BE FILED UNDER A SEPARATE FIRE ALARM AND FIRE PROTECTION APPLICATION.
- A FIRE COMMAND CENTER COMPLYING WITH SECTION 911 IS PROVIDED. THE LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. ASSOCIATED EQUIPMENT SHALL BE SPECIFIED IN THE FIRE ALARM DRAWINGS WHICH WILL BE FILED UNDER A SEPARATE FIRE ALARM AND FIRE PROTECTION APPLICATION.
- DEDICATED ELEVATOR LOBBIES ARE NOT REQUIRED PER EXCEPTION 403.9.1.1.2.6 - R-2 OCCUPANCY IS EXEMPTED.
- NOT APPLICABLE (SECTION RESERVED).
- A GAS FIRED GENERATOR IS PROVIDED TO SUPPORT EMERGENCY LOADS AS SPECIFIED.
- DOORS OPENING INTO STAIR ENCLOSURES MAY BE LOCKED FROM THE STAIR SIDE PROVIDED THAT THE DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. STAIR REENTRY SIGNS SHALL BE POSTED THROUGHOUT THE STAIRWAY INDICATING THAT REENTRY IS PROVIDED ONLY DURING FIRE EMERGENCIES, AND SHALL BE IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE SECTION 1026.4.2.
- NOT APPLICABLE PER EXCEPTION FOR R-2 OCCUPANCIES.
- PLEASE SEE SHEET FO-001 FOR SEISMIC CONSIDERATIONS.
- STAIR AND ELEVATOR ENCLOSURES SHALL BE CONSTRUCTED WITH IMPACT RESISTANT WALLS CONFORMING TO ASTM C 1629-06, IMPACT RESISTANCE LEVEL 2.
- NOT APPLICABLE PER EXCEPTION FOR R-2 OCCUPANCIES.
- NOT APPLICABLE PER EXCEPTION FOR R-2 OCCUPANCIES.
- OPEN WEB JOISTS SHALL NOT BE UTILIZED IN THE STRUCTURAL FRAMING. PLEASE SEE STRUCTURAL DRAWINGS.

**RODENT PROOFING:**

- ALL WALLS, FLOORS, DOORS, WINDOWS, AND OPENINGS SHALL BE RODENT PROOFED AS PER REQUIREMENTS OF APPENDIX F RODENT PROOFING 2014 NYC BC

**GENERAL NOTES**

- ALL WORK SHALL BE COVERED BY THE 2014 EDITION OF THE NEW YORK CITY BUILDING CODE AND ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THESE DRAWINGS CAN BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY THE CODE.
- THE VARIOUS CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE PRESUMED TO BE REASONABLY CORRECT. THE CONTRACTOR IS TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS THEREIN AND HE SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCY.
- THE CONTRACTOR BEFORE COMMENCING ANY WORK SHALL PROVIDE WORKMEN'S COMPENSATION, DISABILITY, AND LIABILITY INSURANCE. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ALL PROPER AUTHORITIES HAVING JURISDICTION UPON COMPLETION OR AS MAY BE REQUIRED.
- THE CONTRACTOR SHALL COMPLY FULLY WITH ARTICLE 19 OF THE NEW CODE OF THE CITY OF NEW YORK "SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS."
- DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS ONLY.
- ACTUAL ELEVATIONS (ACL) REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), WHICH IS 1.625 FEET BELOW THE BOROUGH OF QUEENS (HIGHWAY) DATUM.  
  
TO CONVERT TO BOROUGH OF QUEEN HIGHWAY DATUM SUBTRACT 1.625 FEET FROM ELEVATIONS LISTED.
- THE BUILDING COMPLIES WITH:  
-NEW YORK CITY CONSTRUCTION CODES 2014  
-MULTIPLE DWELLING LAW  
-HOUSING MAINTENANCE CODE  
-NEW YORK ENERGY CONSERVATION CODE  
-FEDERAL HOUSING AUTHORITY FAIR HOUSING ACT
- ALL SPECIAL INSPECTIONS AS REQUIRED BY THE NEW YORK CITY BUILDING CODE SHALL BE PERFORMED BY EITHER A LICENSED ARCHITECT OR A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR AND AS APPROVED BY THE ARCHITECT OF RECORD.
- SPECIAL INSPECTIONS REQUIRED BY THE NEW YORK CITY 2014 BUILDING CODE:  
-FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS  
-STEEL CERTIFICATIONS  
-STRUCTURAL STEEL - WELDING  
-STRUCTURAL STEEL - ERECTION AND BOLTING  
-STRUCTURAL STEEL - STRUCTURAL STABILITY  
-SOILS - SITE PREPARATION  
-SOILS - FILL PLACEMENT AND IN PLACE DENSITY  
-SOILS - INVESTIGATIONS (BORING / TEST PITS)  
-CONCRETE - CAST IN PLACE  
-CONCRETE TEST CYLINDERS (STRUCTURE)  
-CONCRETE TEST CYLINDERS (SIDEWALK)  
-CONCRETE DESIGN MIX (STRUCTURE)  
-CONCRETE DESIGN MIX (SIDEWALK)  
-PILE FOUNDATIONS AND DRILLED PIER INSTALLATION  
-MASONRY  
-MECHANICAL SYSTEMS  
-HEATING SYSTEMS  
-CHIMNEYS  
-EMERGENCY POWER SYSTEMS  
-FIRE ALARM TEST  
-SEISMIC ISOLATION SYSTEMS  
-EXCAVATION, SHEETING, SHORING, AND BRACING  
-SITE STORM DRAINAGE AND DETENTION  
-SPRINKLER SYSTEMS  
-STANDPIPE SYSTEMS  
-UNDERPINNING  
-WALL PANELS, CURTAIN WALLS, AND VENEERS  
-SPRAYED FIRE-RESISTANT MATERIALS

**10. PROGRESS INSPECTIONS REQUIRED BY THE NEW YORK CITY 2014 BUILDING CODE:**

- PRELIMINARY
- FOOTING AND FOUNDATION
- FRAME INSPECTION
- ENERGY CODE COMPLIANCE INSPECTION
- FIRE RESISTANCE RATED CONSTRUCTION
- FINAL

**11. THE FOLLOWING APPLICATIONS WILL BE FILED SEPARATELY:**

- BOILER
- BUILDER'S PAVEMENT PLAN
- FIRE ALARM
- EMERGENCY GENERATOR
- SITE SAFETY PLAN

12. APPLICATION FOR A CERTIFICATE OF OCCUPANCY SHALL BE ACCOMPANIED BY AN ACCURATE AND COMPLETE FINAL SURVEY MADE BY A LICENSED SURVEYOR, SHOWING THE LOCATION OF ANY NEW BUILDING AND/OR ANY EXTENSION TO AN EXISTING BUILDING, THE ELEVATION OF THE FIRST FLOOR, THE FINISHED GRADE OF OPEN SPACES ON THE LOT, THE LOCATION AND CONTROLLING GRADES OF WATERCOURSES, PAVED SWALES, AND SIMILAR ABOVE-GRADE METHODS OF STORM WATER DISPOSAL, THE LOCATIONS OF ALL CATCH BASINS ON THE PROPERTY, THE ESTABLISHED CURB LEVEL, AND THE LOCATION OF ALL OTHER STRUCTURES AND IMPERVIOUS SURFACES ON THE LOT. THE SURVEY SHALL ALSO SHOW THE LOCATION AND BOUNDARIES OF THE LOT OR PLOT UPON WHICH SUCH BUILDINGS AND STRUCTURES ARE LOCATED.

**NOISE CONTROL**

- INTERIOR WALLS, PARTITIONS, FLOOR AND CEILING CONSTRUCTION, AND MECHANICAL EQUIPMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BC 1207 TO PROVIDE MINIMUM PROTECTION FROM EACH DWELLING UNIT FROM EXTRANEIOUS NOISE EMANATING FROM OTHER DWELLING UNITS AND FROM MECHANICAL EQUIPMENT. IN ADDITION, EXTERIOR MECHANICAL EQUIPMENT SHALL CONFORM TO THE NOISE REDUCTION REQUIREMENTS.
- WALLS, PARTITIONS, AND FLOOR AND CEILING CONSTRUCTION TO HAVE MINIMUM STC RATING OF 50 FOR AIRBORNE NOISE AND 35 STC RATING FOR APARTMENT ENTRANCE DOORS.
- DUCTS SERVICING DWELLING UNITS SHALL BE LINED WITH DUCT LINING FOR AT LEAST 20 FEET FROM THE FAN DISCHARGE OR INTAKE; OTHERWISE AN APPROVED SOUND ATTENUATING DEVICE SHALL BE INSTALLED THEREIN. ALL TOILET EXHAUST DUCTS SHALL BE LINED WITH DUCT LINING FOR AT LEAST 20 FEET, UPSTREAM OF THE EXHAUST FAN INTAKE; OTHERWISE AN APPROVED SOUND ATTENUATING DEVICE SHALL BE INSTALLED THEREIN. DUCT LINING SHALL CONFORM TO THE REQUIREMENTS OF THE NYC BUILDING CODE. AIR VELOCITY IN VENTILATION DUCTS SHALL CONFORM WITH THE NEW YORK CITY BUILDING CODE.
- THE OWNER IS AWARE THAT HE MUST ENGAGE THE SERVICES OF AN APPROVED SOUND MEASURING ORGANIZATION TO MEASURE THE STC OF PARTITIONS, FLOORS, AND DUCTS BETWEEN APARTMENTS AS PER DIRECTIVE #5 OF 1972. TEST RESULTS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT WITH AMENDMENT.

**FIRE EXTINGUISHER EQUIPMENT**

- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE NEW YORK CITY FIRE CODE (FC 906).

**INTERIOR FINISHES**

- INTERIOR FINISHES TO HAVE FLAME SPREAD RATING IN ACCORDANCE WITH TABLE 803.5 AND ALL INTERIOR FINISHES TO COMPLY WITH NEW YORK CITY BUILDING CODE CHAPTER 8 - INTERIOR FINISHES.

OCCUPANCY LEVEL	OCCUPANCY GROUP
BUILDING STORAGE	R-2 ACCESSORY
PARKING	S-2
MECHANICAL ROOM	R-2 / S-2 ACCESSORY
ELECTRICAL SERVICE	R-2 / S-2 ACCESSORY
COMPACTOR ROOM	R-2 ACCESSORY
MANAGEMENT OFFICE	R-2 ACCESSORY
RETAIL	M
LOUNGE, CHILDREN'S ROOM	R-2 ACCESSORY
RESIDENTIAL	R-2

SEAL AND SIGNATURE



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**VERNON BLVD |**  
PARAGON PAINT BUILDING DEVELOPMENT  
45-24 VERNON BLVD & 5-49 46TH AVE  
LONG ISLAND CITY, QUEENS, NY 11101  
BLOCK 26, LOTS 4 AND 10

**BSA FILING SET GENERAL INFORMATION**

JOB # | 110912  
DATE | 02/27/15  
SCALE |  
DRAWN BY | Author  
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**G-001.00**

**CODE SUMMARY (11X17)**

NO.	ITEM	CODE SUMMARY	SECTION
1	Classification and Construction Type	R-2 Construction Type 1B	310.1.2
2	High-rise	Automatic sprinkler system throughout the building	403.2
		Smoke detectors initiate a signal at a central station or a constantly attended location and shall not initiate a signal to an alarm notification appliance.	403.5 907.2.12.1
		A one-way voice communication between the fire command center and the following areas: Within dwelling units Within required exit stairs	403.6 907.2.12.2
		Fire command center	403.8 911
		Impact resistant elevator shaft and stairways	403.9.2 403.15
		Emergency power loads: Exit signs and means of egress illumination Elevator Emergency voice communications systems Electrically powered fire pumps	403.11.2
		Post fire smoke purge system	403.13 912
3	Incidental Use	Protection of incidental area (e.g. boiler room, mechanical room, etc) with fire barrier / horizontal assembly, automatic fire suppression system, or combination thereof.	508.2.2
4	Fire-resistance rating for building elements	Structural frame including columns, girders, trusses, and floor construction including supporting beams and joists: 2 hours	Table 601
		Roof including supporting beams and joists: 1 hour (1 hour is not required if every part of the roof construction is 20 feet or more above the floor immediately below).	Table 601
		Exterior Walls: East and west walls of 46th Ave. Building: 1 hour North wall of North Building: 1 hour All other walls: 0 hour	Table 602
5	Shaft enclosures	Not less than 2 hour enclosure for shafts connecting 3 floors or more (1 hour fewer than 3 floors).	707.4
6	Penetration through fire-resistance-rated walls	Through penetration of fire-resistance-rated walls to be protected in accordance with Section 712.3.	712.3
7	Column protection	Fire-resistance of the column is required to be continuous from the top of the floor through the ceiling space to the top of the column. Columns are required to be individually protected.	714.2.2
8	Opening protectives	1.5 hour rated door in a 2 hour rated wall. ¾ hour rated door in a 1 hour rated wall.	Table 715.3
9	Duct and air transfer openings in fire barriers	Fire dampers are required in duct and air transfer openings of fire barriers.	716
10	Duct and air transfer openings through an exit enclosure	Not allowed unless it is necessary for an exit enclosure. If for a smoke control system (e.g. pressurization), no dampers are required.	716.5.3 1019.1.2
11	Duct and air transfer openings through shaft enclosures	Where permitted, fire and smoke dampers are required.	716.5.3.1
12	Interior wall and ceiling finish	Exit enclosure: Class B Corridors: Class B Room and enclosed space: Class C	Table 803.5
13	Interior floor finish	Interior floor finishes are required to be not less than Class II. Interior floor finishes in all exits are required to be non-combustible.	804.5
14	Standpipe system	Class I standpipe (2-1/2" hose connection for use by fire department personnel only).	905.3.1
		Locations: At each floor level within enclosed stairways. On roof or at the highest landing of stairway (where the roof has less than 33.3% slope)	905.3.1
15	Carbon monoxide detectors	Carbon monoxide detectors required	908.7.1
16	Smoke venting of closed shafts	All closed shafts having a floor area exceeding 4 square feet are required to be provided with a smoke vent in accordance with Section 910.5.	910.5
		Vents in elevators are provided in accordance with Section 3004.6.	3004.6
17	Stairway width	A minimum of 44 inches or 0.3" x occupant load per floor, whichever is greater.	1009.1
18	Stairway headroom	A minimum of 80 inches.	1009.2
19	Travel distance	200 feet with a sprinkler system throughout the building. Common path of travel shall not exceed 125 feet.	1015.1
20	Corridor width	A minimum of 44 inches or 0.2" x occupant load per floor, whichever is greater.	1016.2
21	Dead ends	The length of a dead end corridor is required not to exceed 80 feet in a 2 hour rated corridor	1016.3
22	Exit discharge	Up to 100% of the exits are allowed to egress through a protected area (e.g. lobby). Egress at the discharge level is required to be in two different directions.	1023.1
23	Access below grade	A direct access to the cellar or to the lowest story from the outside is required to be provided.	Section 54 of the New York State Multiple Dwelling Law
24	Elevator size	At least one elevator in each building is required to accommodate a 24 inch x 76 inch ambulance stretcher.	3002.4

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BLOCK 26, LOTS 4 AND 10

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DATE | 03/09/15  
SCALE |  
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**G-002.00**

**SITE DATA**

2	26
LOTS	4,10
ADDRESS	45-24 VERNON BLVD & 5-49 46TH AVE LONG ISLAND CITY, QUEENS, NY 11101
ZONING	M1-4
WATERFRONT ZONING	WATERFRONT ACCESS PLAN Q-1: NORTHERN HUNTERS POINT PARCEL 10 (LOT 10) & PARCEL 11 (LOT 4 & 8)
FLOOD ZONING	ZONE AE, EL: 11/12'
OTHER	COMPREHENSIVE OFF-STREET PARKING REGULATIONS IN THE LONG ISLAND CITY AREA AREA C
COMMUNITY DISTRICT	2, QUEENS
ZONING SECTION MAP NO.	9B
ZONING LOT AREA	TOTAL = 54,497.88SF (LOT 4 = 42415.21SF, LOT 10 = 12,082.67SF)

**ZONING CALCULATIONS**

ZR SECTION (11X17)	TITLE	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
<b>42-00</b>	<b>USES</b>			
	USE GROUPS	4,5,6,7,8,9,10,11,12,13,14,16,17	2, 5-9	BSA Variance required - 72-21
<b>62-326, 43-12, 43-122</b>	<b>FAR</b>	Manufacturing = 2 FAR Community facility = 6.5FAR Commercial use = 2 FAR (Inc. transient hotel)	Total = 5.5 FAR - Residential (UG1-2) = 5.26 FAR - Retail and services (UG5-9) = 0.24 FAR	BSA Variance required - 72-21
<b>63-02, 63-211</b>	<b>FLOOR AREA</b>	Manufacturing: 54,498 SF x 2.00 = 108,996 ZSF, Community facility: 54,498 SF x 6.50 = 354,236 ZSF Commercial: 54,498 SF x 2.00 = 108,996 ZSF...	Total = 299,724 ZSF - Residential (UG1-2) = 286,496 ZSF - Retail (UG5-9) = 13,228 ZSF	BSA Variance required - 72-21
	<b>DENSITY REGULATIONS</b>			
23-23	MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS	None Permitted in M1-4. Closest residential zoning equivalent to proposed development is R9. R9 Dwelling Factor = 740. Maximum residential floor area permitted on the zoning lot = 5.5 x 54,498sf = 299,724sf Max number of Units = 299,724sf/740 = 405 Dwelling Units	Total = 344 Dwelling Units - North Bldg: 48 Dwelling Units - Total Anable Tower/Paragon Bldg(248 units) and 46th Ave Bldg (48 units): 296 units...	
	<b>ACCESSORY OFF-STREET PARKING SPACES</b>			
16-02	COMPREHENSIVE OFF STREET PARKING REGULATIONS IN THE LONG ISLAND CITY AREA (AREA C)		REF: A-100.00 DWG 1	
16-10	PERMITTED OFF-STREET PARKING IN THE LONG ISLAND CITY AREA	No parking shall be required for the Long Island City Area		
16-11	PERMITTED PARKING FOR RESIDENCES	Accessory off street parking spaces within Area C may be provided for not more than 100% of the total number of new dwelling units.	24 parking spaces provided	Complies (REF: A-100.00)
16-23	CURB CUT RESTRICTIONS	not permitted within 50' of the intersection of any two street lines.	More than 50' from intersection	Complies (REF: A-101.00)
44-42	SIZE AND IDENTIFICATION OF SPACES	not less than 18' x 8' and 6"		Complies (REF: A-101.00)
	<b>OFF STREET LOADING REGULATIONS</b>			
44-52	REQUIRED ACCESSORY OFF STREET LOADING BERTHS	Commercial uses in M1-4 use group (6A, 6C, 7B, 8B, 9A, 9B, 10A, 14A or 16A) First 8,000sf of floor area = none required Next 17,000sf of floor area = 1 required	1 required	BSA Variance required - 72-21
	<b>BICYCLE PARKING</b>			
44-60/36-70	REQUIRED BICYCLE PARKING	Residential use group 2 and General Retail = 1 per 2 dwelling units Total required = 174 Residential = 172 Retail = 2...	Total provided = 181 Residential = 179 Retail = 2	Complies (REF: A-100.00, A-101.00)
36-73	RESTRICTIONS ON OPERATION, SIZE AND LOCATION OF BICYCLE PARKING	15sf per space to be provided per bicycle space provided = This area may be excluded from the definition of floor area Total required = 2610sf Residential = 2580sf Retail = 30sf	Total provided = 2610sf Residential = 2580sf Retail = 30sf	Complies (REF: A-100.00, A-101.00)
36-75	FLOOR AREA EXEMPTION	Space provided for the accessory bicycle parking spaces shall be excluded from the calculation of floor area. = 2610sf exempt	Total area exempt from floor area = 2610sf	
<b>62-00</b>	<b>SPECIAL REGULATIONS APPLYING IN WATERFRONT AREAS</b>			CPC Certification required - 62-81
<b>62-30</b>	<b>SPECIAL BULK REGULATIONS</b>			
<b>62-951, 62-332</b>	<b>WATERFRONT YARD</b>			
	WIDTH	40' from landward edge of bulkhead	40'	Complies
<b>62-34</b>	<b>HEIGHT</b>			
62-341 (3), 64-131	MEASUREMENT OF HEIGHT FROM	Building height may be measured from the "flood resistant construction elevation" = 13'	13'	Complies
	BASE HEIGHT	60'	North Bldg: 55' Anable Tower/Paragon Bldg: 54' 46th Avenue Bldg: 45'	Complies
	TOTAL HEIGHT	110'	North Bldg: 135' Anable Tower/Paragon Bldg: 294' 46th Avenue Bldg: 85'	BSA Variance Required - 72-21
<b>62-341</b>	<b>INITIAL SETBACK</b>			
	WIDE STREET (VERNON BLVD)	10'	10'	Complies
	NARROW STREET (46TH AVE)	15'	15'	Complies
	VISUAL CORRIDOR AND UPLAND CONNECTION < 75ft	15'	15'	Complies
	SHORE PUBLIC WALKWAY	30' from boundary of shore public walkway	30'	Complies
<b>62-341</b>	<b>MAX TOWER SIZE</b>			
	ABOVE BASE	7,000sf Per Building on lots < 1.5 acres	North Bldg: 3,897sf Total Anable Tower/Paragon Bldg and 46th Ave Bldg: 11433sf - Anable Tower/Paragon Bldg: 6,817sf - 46th Ave Bldg: 4,614sf	BSA Variance Required - 72-21
<b>62-341 (C)(3)</b>	<b>FLOOR AREA DISTRIBUTION</b>			
	BUILDINGS THAT EXCEED BASE HEIGHT	Min. Floor area coverage of the lot area landward of the shoreline (51,225sf) at a height of 20' = 30%	Lot coverage at 20' = 24,488sf = 47.8%	Complies
<b>62-50</b>	<b>GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS</b>			
	<b>SHORE PUBLIC WALKWAY</b>			
62-53, 62-951	WIDTH	16': 10' Walkway, 6' Planting	16': 10' Walkway, 6' Planting	Complies
62-512, 62-951, 62-513	<b>VISUAL CORRIDOR</b>			
62-951	WIDTH	16' (coincident with upland connection)	16' (coincident with upland connection)	Complies
62-951	LOCATION	Coincident with upland connection	Coincident with upland connection	Complies



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**VERNON BLVD | ZONING CALCULATIONS**  
PARAGON PAINT BUILDING DEVELOPMENT  
45-24 VERNON BLVD & 5-49 46TH AVE  
LONG ISLAND CITY, QUEENS, NY 11101  
BLOCK 26, LOTS 4 AND 10

JOB # | 110912  
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ZR SECTION 2...	TITLE	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
	UPLAND CONNECTION			
62-951	WIDTH	16': 10' Walkway, 6' Planting	10' Walkway, 6' Planting	Complies
	LOCATION	Within prolongation of 46th rd streetlines.	Located within prolongation	Complies
62-561	TYPE	Type one or Two	Type one - Single Pedestrian Walkway	Complies
62-561	ENTRY AREA	Width to increase by 20' within 15' of a street = 16+20 = 36'	Width increased to 50'	Complies
<b>62-60</b>	<b>DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS</b>			
<b>62-62</b>	<b>DESIGN REQUIREMENTS FOR SHORE PUBLIC WALKWAYS AND SUPPLEMENTAL PUBLIC ACCESS AREAS</b>			
	<b>CIRCULATION</b>			
	LOCATION	Path within 10' of the shoreline for min. 20% length = 0.2 x 120'(shoreline) = 24' required	Path within 10' of the shoreline for 44.3'	Complies
	ADJACENT LOT TERMINATION	Within 30' of the shoreline	Terminates within 30' of the shoreline	Complies
	<b>SEATING</b>			
	AMOUNT	1' of seating for every 75sf of shore public walkway and supplemental public access area = 5430sf/75sf = 72 lf required	203 lf	Complies
	<b>PLANTING</b>			
	REQUIRED PLANTING AREA	50% of the planting requirements base calculation = 0.5 x 5430sf = 2715sf required	3782sf	Complies
	LAWN	25% of the planting requirements base calculation shall be lawn = .25 x 2715sf = 679sf required	906sf	Complies
	SEAWARD PLANTING	15% of the required planting area may be located seaward of a shore public walkway = 0.15 x 2715 = 407sf		Complies
	CANOPY TREES	One for every 2,000sf planting area. = 6017/2000 = 3 required	3	Complies
	OTHER: CANOPY TREES, ORNAMENTAL TREE, MULTISTEMMED EQUIVALENT, 60SF PLANTING BEDS OR 110SF ACCESSIBLE LAWN	One per 1,250sf of shore public walkway and supplemental public access area = 5430/1250 = 4.3 required	4 trees provided	Complies
	<b>BIKE</b>			
	AMOUNT	4 + 2 for every additional 2,000sf above 8,000sf of Shore public walkway and supplemental public access area = 4 required	4 (2 bike racks)	Complies
	TRASH	1 for every 4,000sf of shore public walkway and supplemental public access area = 5430/4000 = 1.3 required	2	Complies
<b>62-64</b>	<b>DESIGN REQUIREMENT FOR UPLAND CONNECTION (TYPE 1)</b>			
	<b>PAVING</b>			
	ENTRY AREA	40%-65% Entry Area Paved = (750 x .4 = 300sf, 540 x .65 = 487.5sf) = 300-487.5sf required	447sf	Complies
	FRONTAGE ADJOINING PUBLIC...	5f wide area along at least 70% = .7 x 50'(frontage) = 35f required	42.75f	Complies
	<b>PLANTING</b>			
	REQUIRED PLANTING AREA	40% of the area of the upland connection min = .40 x 2,487 = 995sf min required	1962sf	Complies
	OTHER	Six caliper inches or equivalent for every 100 linear feet of upland connection = (145.3/100x6") = 9" cal, required	9" cal	Complies
	<b>SEATING</b>			
	AMOUNT	12' Per 100' of Upland, excluding transition/entry areas. = ((145-15)/100) x 12 = 15.6' required	22.5'	Complies
	ENTRY AREA	Transition/entry areas = 24' required	26.7'	Complies
	<b>TRASH</b>			
	AMOUNT	1 within 15' of a street + 1 where the upland connection adjoins a shore public walkway = 2 required	2	Complies
62- 65	<b>PUBLIC ACCESS DESIGN REFERENCE STANDARDS</b>			
62-653	<b>LIGHTING</b>			
	ILLUMINATION LEVEL	Not less than 1 horizontal foot candle (klumens per foot) to all walkable areas, min 0.2 horizontal foot candles (lumens per foot) to all other areas.		
	SIGNAGE	Entry sign within 5' of the boundary of the entrance.		
62-70	<b>MAINTENANCE AND OPERATION REQUIREMENTS</b>			
	HOURS OF OPERATION	April 15 to October 31 6:00am to 10:00pm, November 1 to April 14 7:00am to 8:00pm		
	<b>FLOOD ZONE</b>			
<b>11-339</b>	<b>FLOOD RESILIENCE TEXT AMENDMENT POST HURRICANE SANDY CONSTRUCTION</b>			
12-10	BASE PLANE	Level of base plane is any level between curb level and street wall line level. Beyond 100f of a street line the level of the base plane is the average elevation of the final grade adjoining the building Average Curb Level = 8.75 and Average Street Wall line Level = 9.379'	9'	Complies
	BASE FLOOD ELEVATION	FIRM Panel 202 of 457 Preliminary December 5 2013, Panel Number: 3604970202G = Zone AE, EL 12'/EL 11'	12'	Complies
64-11	FLOOD RESISTANT CONSTRUCTION ELEVATION	Greater of the "design flood elevation" = or the base flood elevation + the additional elevation required when determining the design flood elevation (appendix G of the New York Building code) FRCE = 12/11' + 1ft = 13/12'	13'	Complies
64-131	MEASUREMENTS OF HEIGHT	Where different flood resistant construction elevations apply to different portions of a building the highest of such flood resistant construction elevations may apply to the entire building.	13'	Complies
61-11	DESIGN FLOOD ELEVATION	DFE = 12 + 1 = 13' (appendix G of the New York Building code)	13'	Complies
64-312	ENTRYWAYS IN ALL OTHER BUILDINGS	Enclosed publically accessible entryways below flood resisant construction elevation. up to 100sf for each foot of difference between the lowest occupiable floor and curb level of may be excluded from the definition of floor area. Provided excluded area not greater than total entry area. Difference between curb level (9') and lowest occupiable floor level (13') is 4' North Bldg Entry Area = 648sf Paragon Bldg Entry Area = 822sf excludable 46th Ave Bldg Entry Area = 765sf excludable	North Bldg = 400sf excludable Paragon Bldg = 400sf excludable 46th Ave Bldg = 400sf excludable	Complies
62-621, 62-655	PLANTING REQUIREMENTS	Ramps of stairs are located parallel to a street wall and within six feet of such street wall, minimum planting beds should be required. min 2' x 2' width & 2' depth (62-655)	3' wide x varying lengths, 2' depth.	Complies
<b>64-82</b>	<b>MODIFICATION OF WATERFRONT REGULATIONS RELATING TO LEVEL OF YARDS, VISUAL CORRIDORS AND THE GROUND FLOOR</b>			
64-321	LEVEL OF REQUIRED YARDS	Yards shall be permitted to a maximum grade equal to flood resistant construction elevation. = 13'	13'	Complies
64-82 (a)	LEVEL OF WATERFRONT YARD	Allows level of waterfront yard to be raised above the elevation of the top of the adjoining existing bulkhead, existing stabilized natural shore or mean high water line provided (below) = raised below 13'	below 13'	Complies
64-82 (a)	WATERFRONT YARDS	Where a waterfront yard terminates at a lot line, the grade shall be no higher than the grade of the adjacent. = 8.8' to west, 8.16' to north	8.8/8.16'	Complies
64-82 (b)	LEVEL VISUAL CORRIDORS	Lowest level of a visual corridor shall be determined by establishing a plane connecting an elevation 3 feet above curb level at the two points along the lot line from which the visual corridor emanates with the two points of intersection at the upland edge of a waterfront yard raised pursuant to paragraph (a) of this section (above) = max 13'.	REF: Z-006.00 DWG 3	Complies

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### VERNON BLVD | ZONING CALCULATIONS

PARAGON PAINT BUILDING DEVELOPMENT

45-24 VERNON BLVD & 5-49 46TH AVE  
LONG ISLAND CITY, QUEENS, NY 11101  
BLOCK 26, LOTS 4 AND 10

JOB #| 110912

DATE| 03/09/15

SCALE|

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# Z-001.00

# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

**SPECIAL PURPOSE DISTRICT**  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

## Effective Date(s) of Rezoning:

07-24-2014 C 140275 ZMO

## Special Requirements:

For a list of lots subject to CEOR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

ZONING MAP **9b**

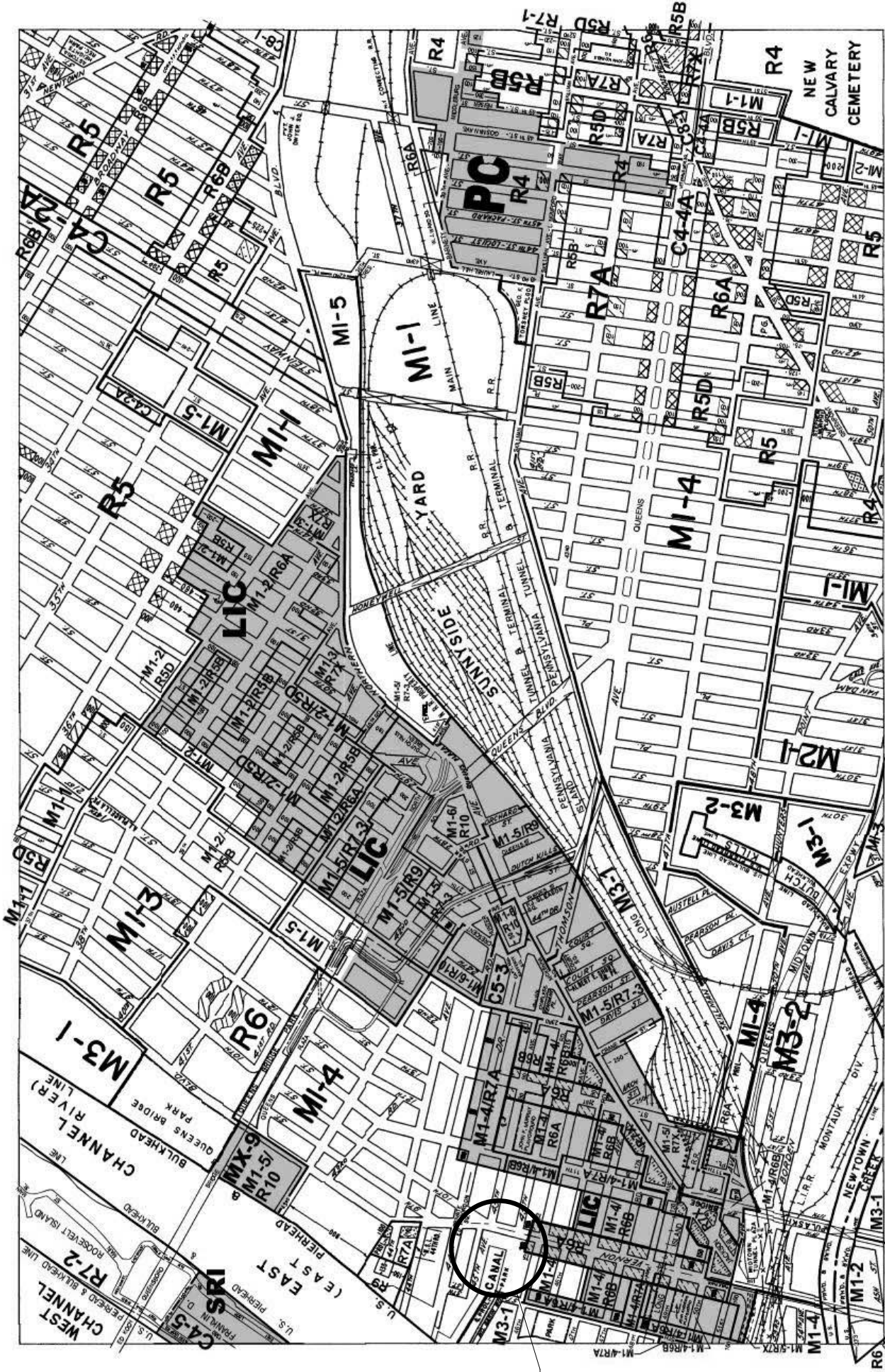


MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

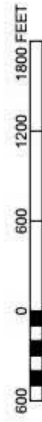
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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-5291.



- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

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.



SITE

SEAL AND SIGNATURE



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- Borough Boundary
- Tax Block Boundary
- 50** Tax Block Number
- Tax Lot Boundary
- 50** Tax Lot Number
- 50-** Condo FKA Tax Lot Number
- 50.5** Tax Lot Dimension
- +/-5.5** Approximate Tax Lot Dimension
- 1500 - 1550** Condo Units Range Label
- █** Building Footprint
- C50** Condo Flag/Condo Number
- A50** Air Right Flag/Lot Number
- S50** Subterranean Right Flag/Lot Number
- R** REUC Flag
- Under Water Tax Lot Boundary
- Other Boundary
- ↑** Possession Hook
- Misc** Miscellaneous Text
- Small Tax Lot Dimension
- █** Surface Water



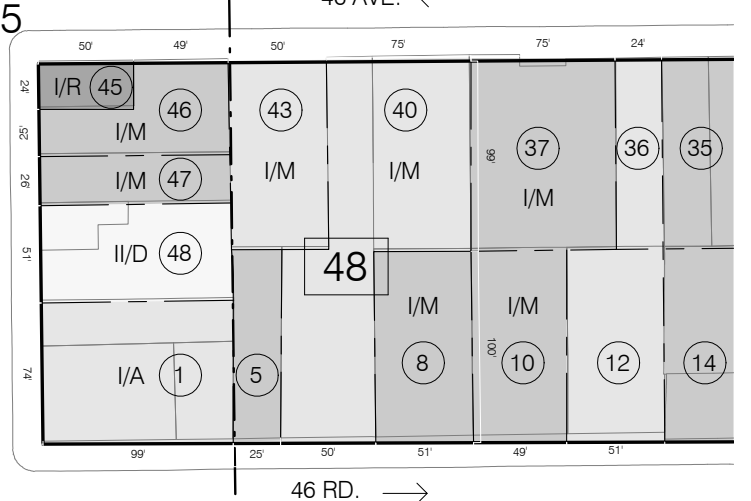
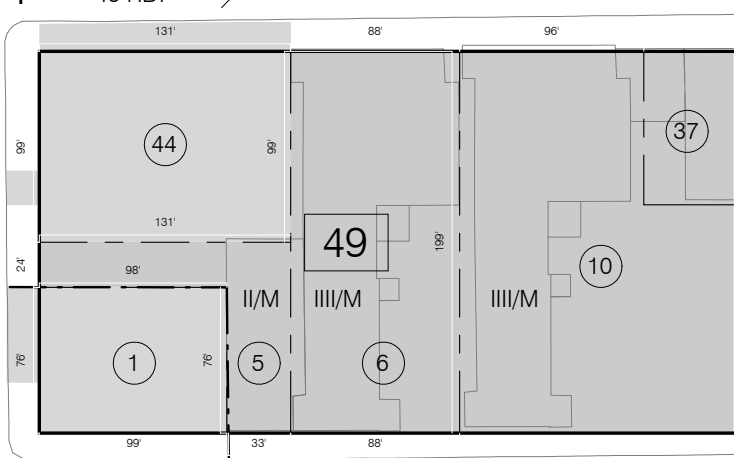
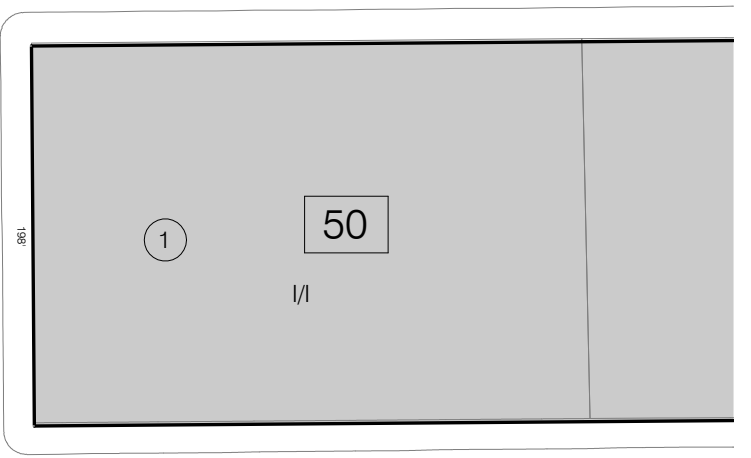
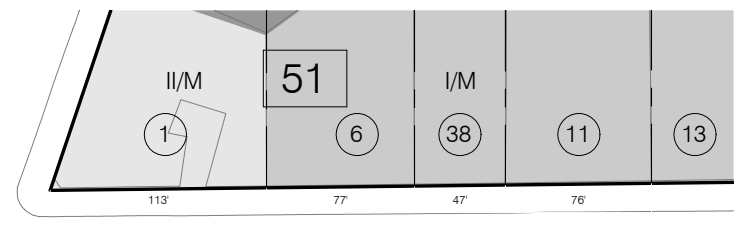
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**VERNON BLVD | TAX MAP**  
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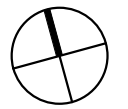
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- ONE AND TWO FAMILY HOMES
- MULTIPLE DWELLINGS
- COMMERCIAL
- INDUSTRIAL/MANUFACTURING
- TRANSPORTATION/UTILITY
- PUBLIC FACILITIES AND INSTITUTIONS
- PARKING/AUTOMOBILE
- VACANT/OPEN LOT

- III - STORY HEIGHT
- MD - MULTIPLE DWELLING
- D - DWELLING
- R - RETAIL
- G - GARAGE
- C - COMMERCIAL
- I - INDUSTRIAL
- M - MANUFACTURING
- W - WAREHOUSE
- A - AUTO

- LOT NUMBER
- BLOCK NUMBER



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**VERNON BLVD | RADIUS DIAGRAM/LAND USE MAP**  
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**RADIUS DIAGRAM/LAND USE MAP**

JOB # | 110912  
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SCALE | 1" = 100'-0"  
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