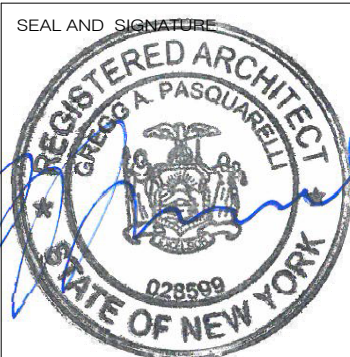


AS-OF-RIGHT CONDITION

SHEET LIST - BSA AS-OF-RIGHT FILING SET

Sheet Number	Sheet Name
G-000.00	AS-OF-RIGHT TITLE SHEET
G-001.00	HOTEL AREA SCHEDULE
A-100.00	AOR HOTEL SITE PLAN
A-101.00	AOR HOTEL GROUND FLOOR PLAN
A-102.00	AOR HOTEL LEVELS 2 -4 FLOOR PLAN
A-103.00	AOR HOTEL LEVELS 5-10 FLOOR PLAN
A-200.00	AOR HOTEL EAST ELEVATION VERNON BLVD
A-201.00	AOR HOTEL SOUTH ELEVATION 46TH AVENUE
A-210.00	AOR HOTEL N/S SECTION
A-211.00	AOR HOTEL E/W SECTION

SEAL AND SIGNATURE



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VERNON BLVD | AS-OF-RIGHT TITLE 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 | 09/30/14
SCALE |
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G-000.00

FAR CALCULATIONS			
Lot	Area	FAR	ZSF.

4	42415.21	2	84,830.42
10	12082.67	2	24165.34
Total	54497.88		108995.8

HOTEL KEYS	
Level	Count

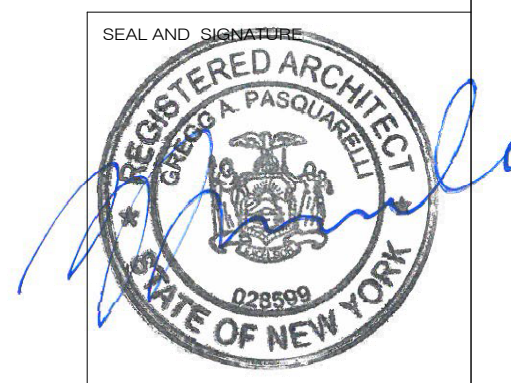
LEVEL 2	24
LEVEL 3	24
LEVEL 4	24
LEVEL 5	10
LEVEL 6	10
LEVEL 7	10
LEVEL 8	10
LEVEL 9	10
LEVEL 10	10
	132

HOTEL AREA SCHEDULE				
Level	Name	Gross Area	Mech.Dect	ZSF

LEVEL 01	Hotel Lobby/ Amenity/ BOH/ Retail	17340 SF	0.05	16473 SF
LEVEL 2	Hotel	17340 SF	0.05	16473 SF
LEVEL 3	Hotel	17340 SF	0.05	16473 SF
LEVEL 4	Hotel	17340 SF	0.05	16473 SF
LEVEL 5	Hotel	7090 SF	0.05	6736 SF
LEVEL 6	Hotel	7090 SF	0.05	6736 SF
LEVEL 7	Hotel	7090 SF	0.05	6736 SF
LEVEL 8	Hotel	7090 SF	0.05	6736 SF
LEVEL 9	Hotel	7090 SF	0.05	6736 SF
LEVEL 10	Hotel	7090 SF	0.05	6736 SF
		111900 SF		106305 SF

RENTABLE AREA SCHEDULE		
Level	Name	Area

LEVEL 01	Hotel BOH	1966 SF
LEVEL 01	Hotel Lobby/ Amenity	8149 SF
LEVEL 01	Retail	5740 SF
LEVEL 2	H	14239 SF
LEVEL 3	H	14239 SF
LEVEL 4	H	14239 SF
LEVEL 5	H	5421 SF
LEVEL 6	H	5421 SF
LEVEL 7	H	5421 SF
LEVEL 8	H	5421 SF
LEVEL 9	H	5421 SF
LEVEL 10	H	5421 SF
		91099 SF



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VERNON BLVD | HOTEL AREA SCHEDULE

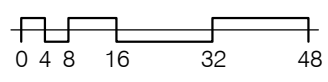
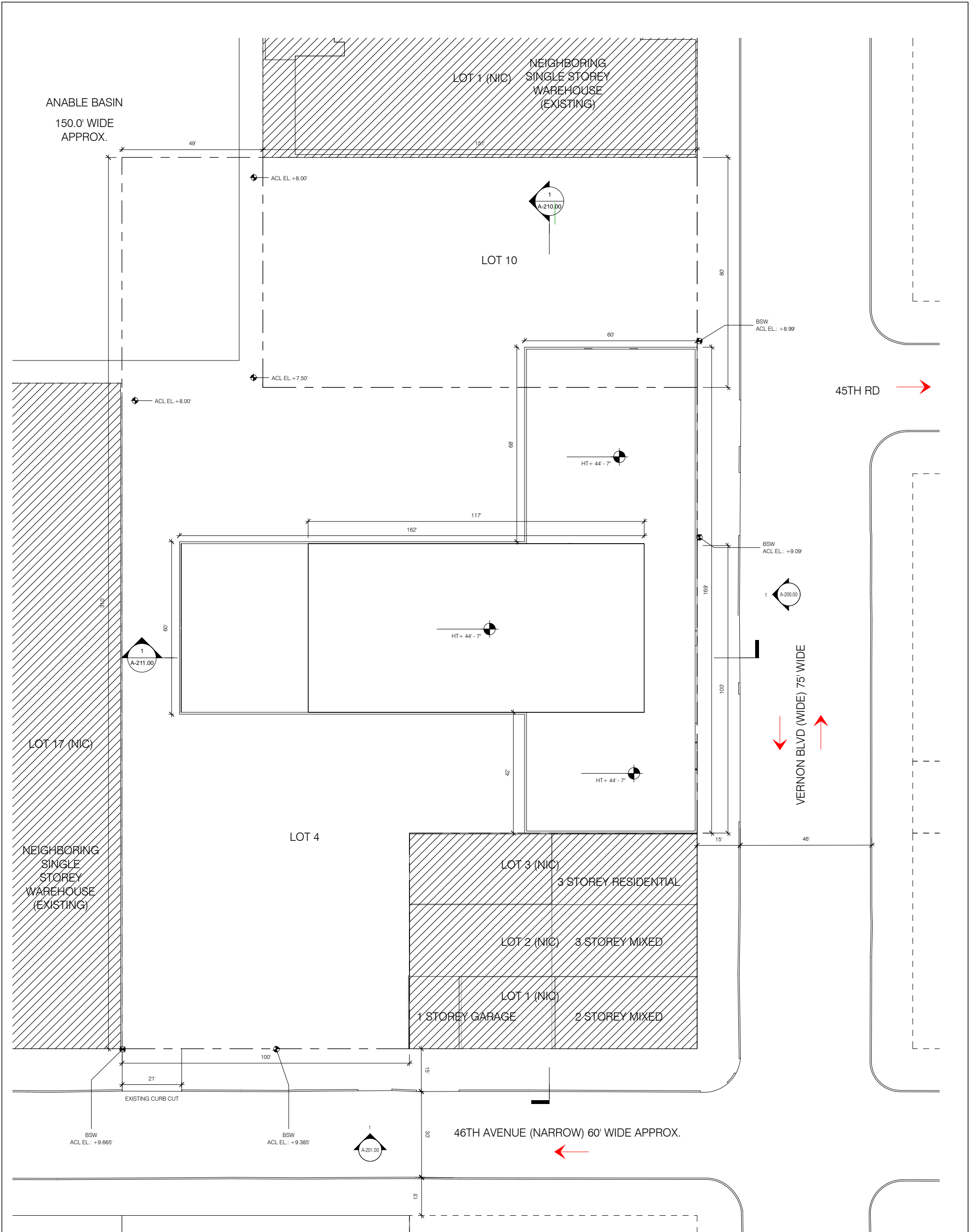
PARAGON PAINT BUILDING DEVELOPMENT

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

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

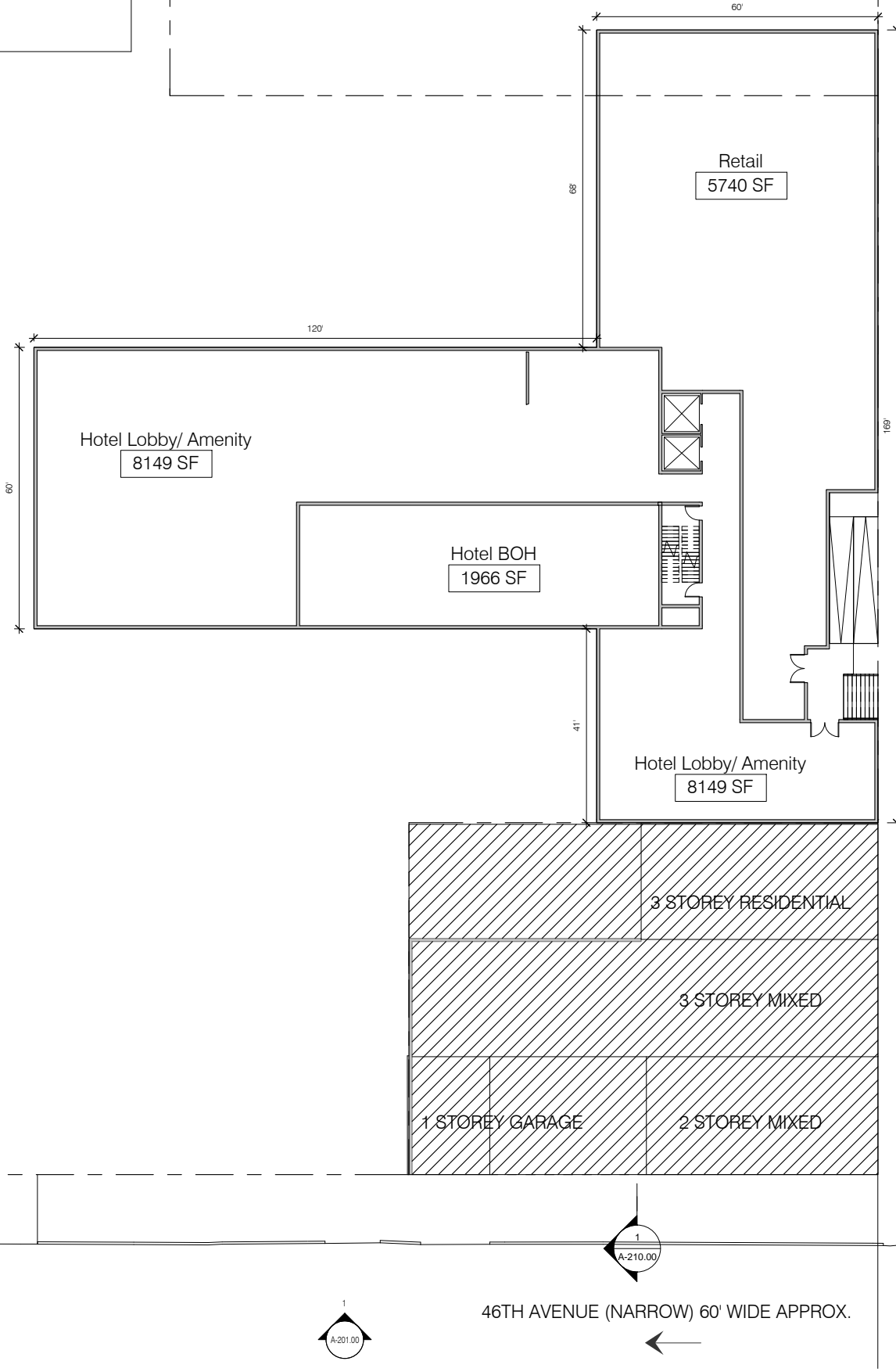
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ANABLE BASIN
150.0' WIDE
APPROX.

NEIGHBORING
SINGLE STOREY
WAREHOUSE
(EXISTING)

NEIGHBORING
SINGLE
STOREY
WAREHOUSE
(EXISTING)



45TH RD

1
A-200.00

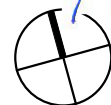
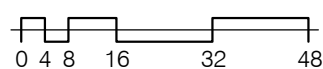
VERNON BLVD (WIDE) 75' WIDE

1
A-210.00

1
A-201.00

46TH AVENUE (NARROW) 60' WIDE APPROX.

SEAL AND SIGNATURE



sh p

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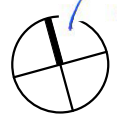
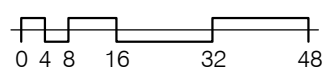
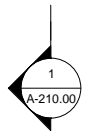
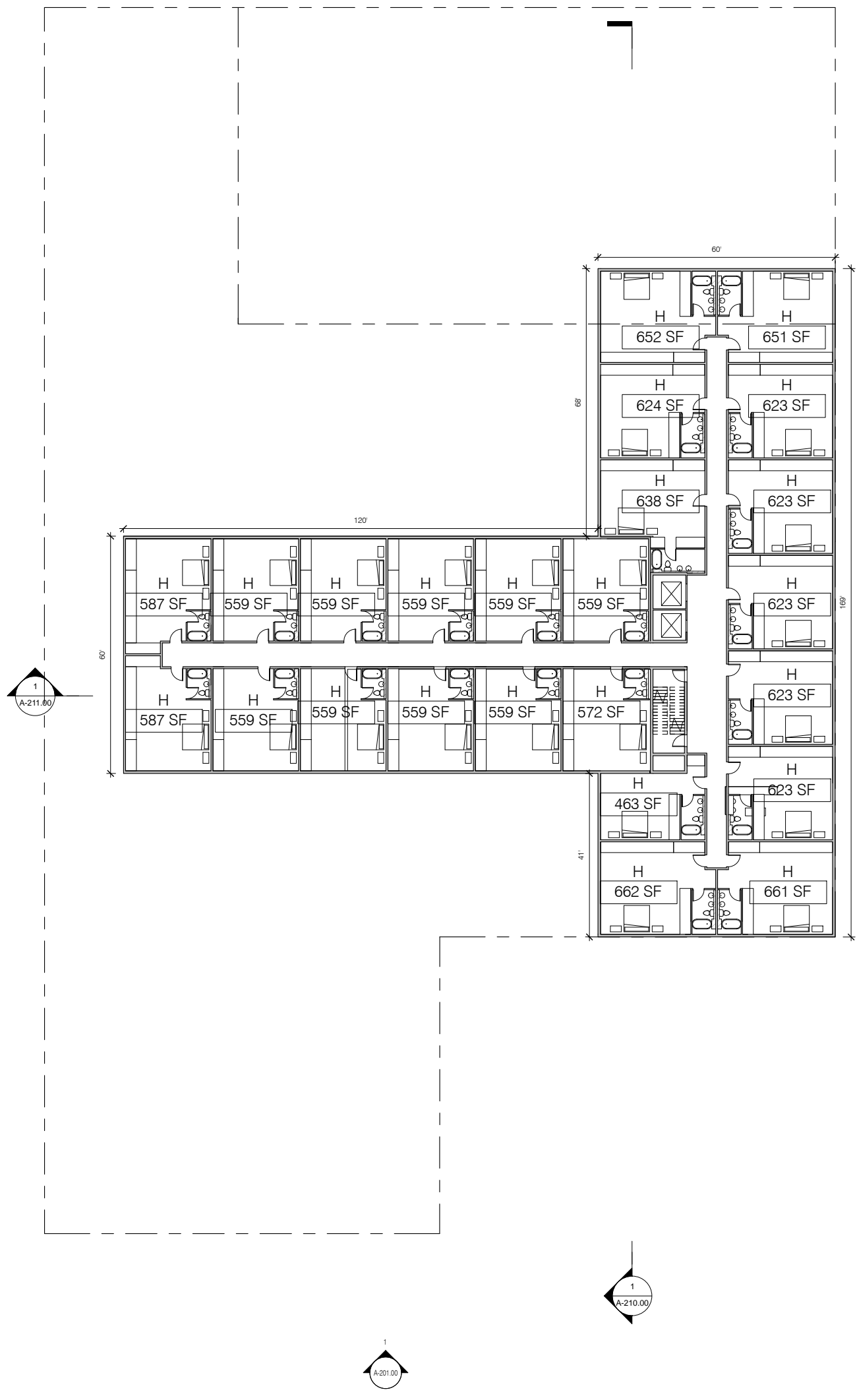
**VERNON BLVD | AOR HOTEL GROUND FLOOR
PLAN**
PARAGON PAINT BUILDING
DEVELOPMENT
45-24 VERNON BLVD & 5-49 46TH AVE
LONG ISLAND CITY, QUEENS, NY 11101
BLOCK 26, LOTS 4 AND 10

**AOR HOTEL GROUND FLOOR
PLAN**

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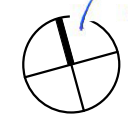
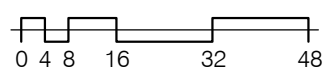
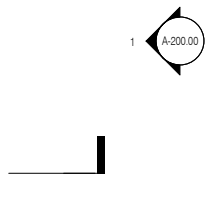
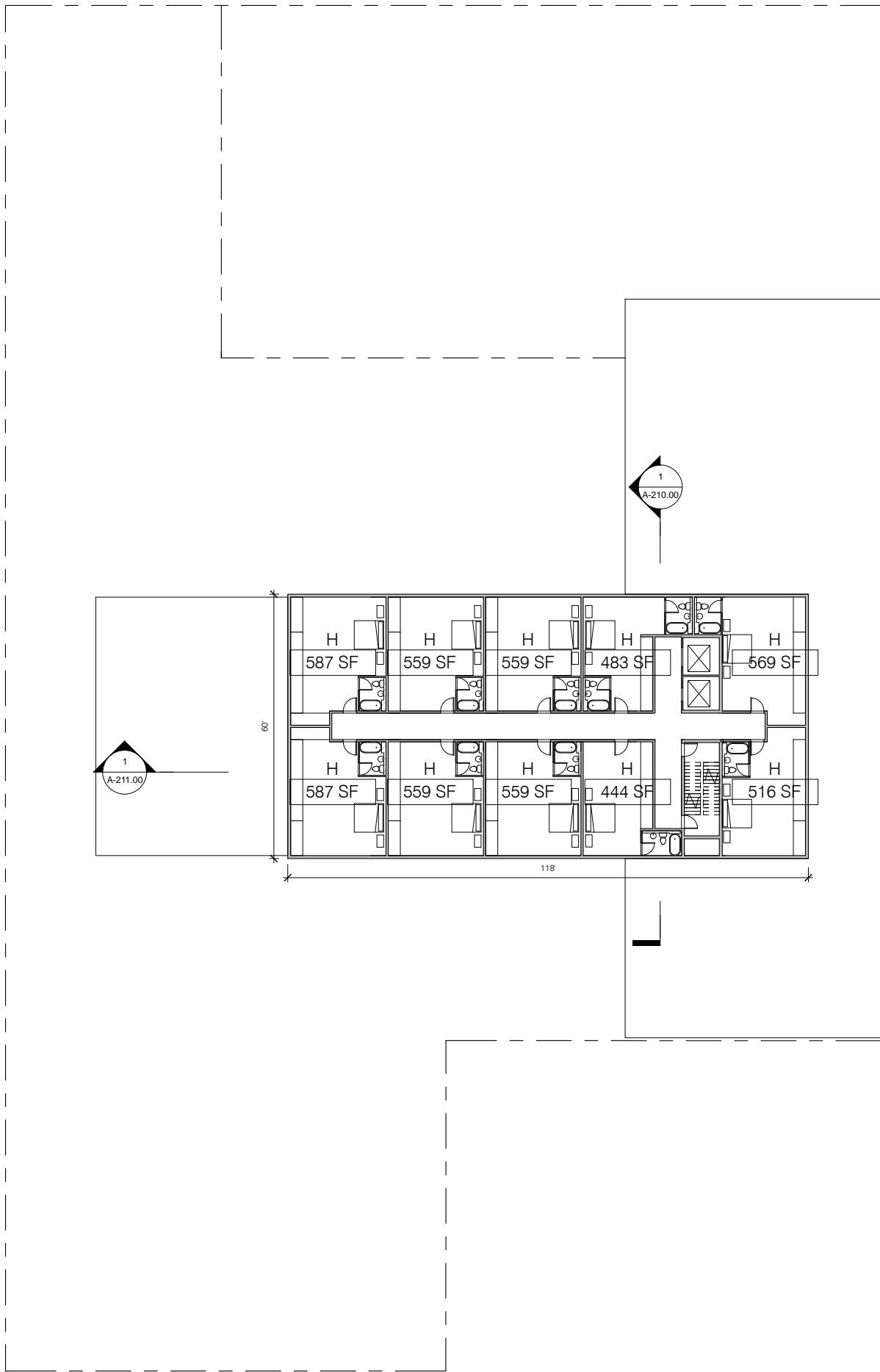
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VERNON BLVD | PARAGON PAINT BUILDING DEVELOPMENT
45-24 VERNON BLVD & 5-49 46TH AVE
LONG ISLAND CITY, QUEENS, NY 11101
BLOCK 26, LOTS 4 AND 10

AOR HOTEL LEVELS 2 -4 FLOOR PLAN

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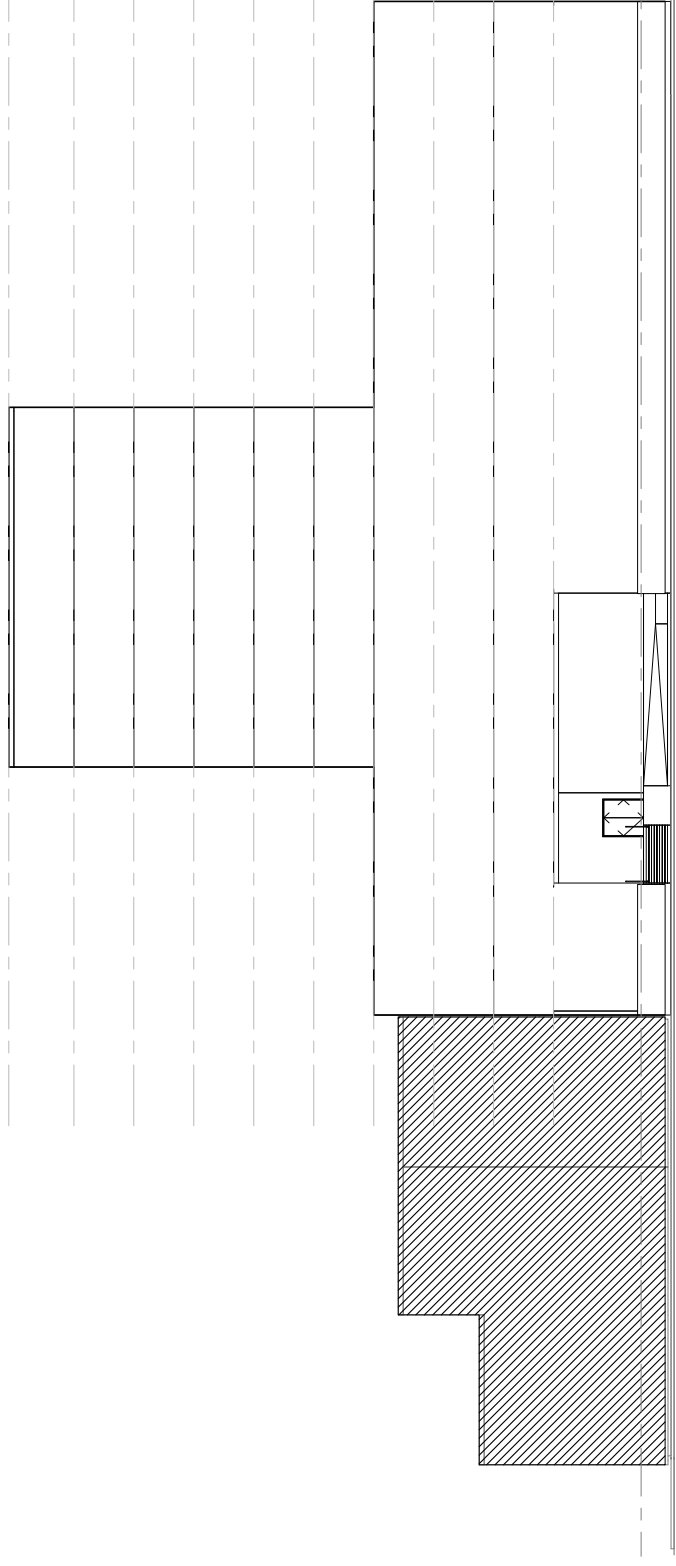
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AOR HOTEL LEVELS 5-10 FLOOR PLAN

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● ROOF (HOTEL)
 ACL EL+ 108'-5"
 HT+ 108'-5"
 ● LEVEL 10 (HOTEL)
 ACL EL+ 107'-7"
 HT+ 94'-7"
 ● LEVEL 09 (HOTEL)
 ACL EL+ 97'-7"
 HT+ 84'-7"
 ● LEVEL 08 (HOTEL)
 ACL EL+ 97'-7"
 HT+ 74'-7"
 ● LEVEL 07 (HOTEL)
 ACL EL+ 77'-7"
 HT+ 64'-7"
 ● LEVEL 06 (HOTEL)
 ACL EL+ 67'-7"
 HT+ 54'-7"
 ● LEVEL 05 (HOTEL)
 ACL EL+ 57'-7"
 HT+ 44'-7"
 ● LEVEL 04 (HOTEL)
 ACL EL+ 47'-7"
 HT+ 34'-7"
 ● LEVEL 03 (HOTEL)
 ACL EL+ 37'-7"
 HT+ 24'-7"
 ● LEVEL 02 (HOTEL)
 ACL EL+ 27'-7"
 HT+ 14'-7"
 ● LEVEL 01
 ACL EL+ 13'-0"
 HT+ 0'-0"



VERNON BLVD.

SEAL AND SIGNATURE



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

AOR HOTEL EAST ELEVATION
VERNON BLVD

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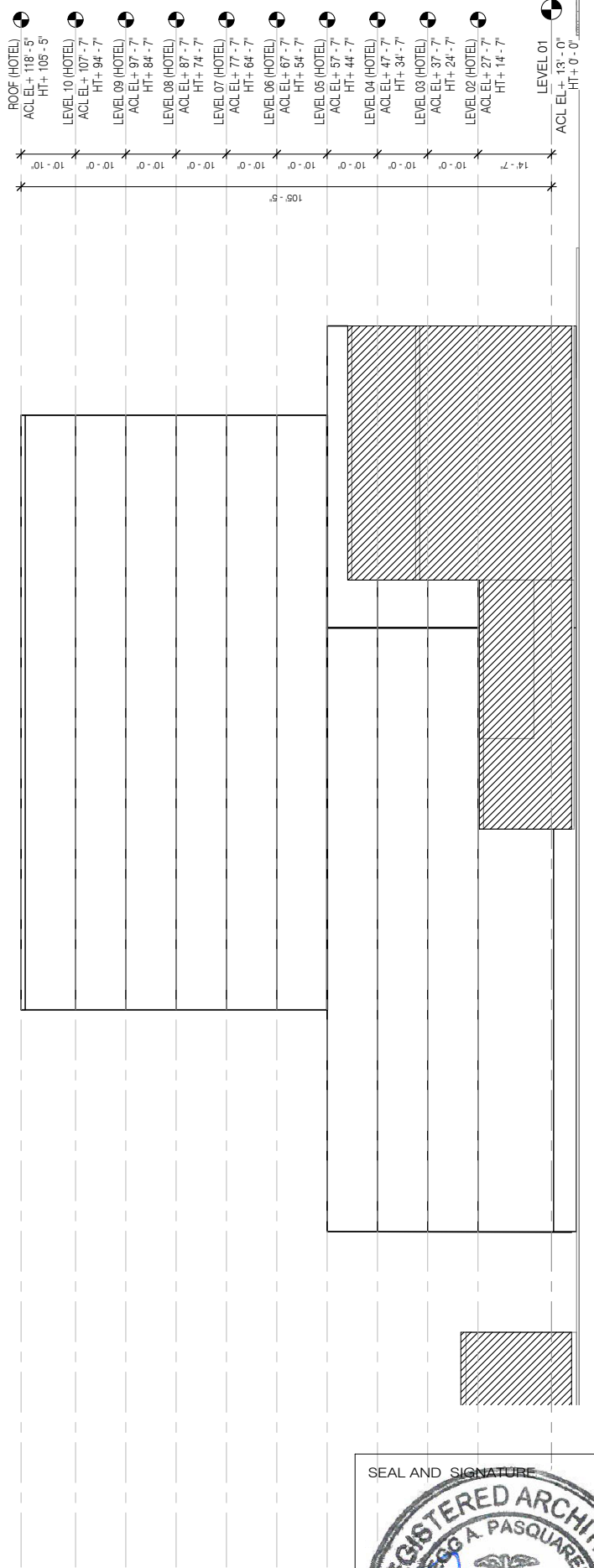
VERNON BLVD | PARAGON PAINT BUILDING DEVELOPMENT
45-24 VERNON BLVD & 5-49 46TH AVE
LONG ISLAND CITY, QUEENS, NY 11101
BLOCK 26, LOTS 4 AND 10

**AOR HOTEL SOUTH ELEVATION
46TH AVENUE**

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VERNON BLVD | AOR HOTEL N/S SECTION
PARAGON PAINT BUILDING DEVELOPMENT

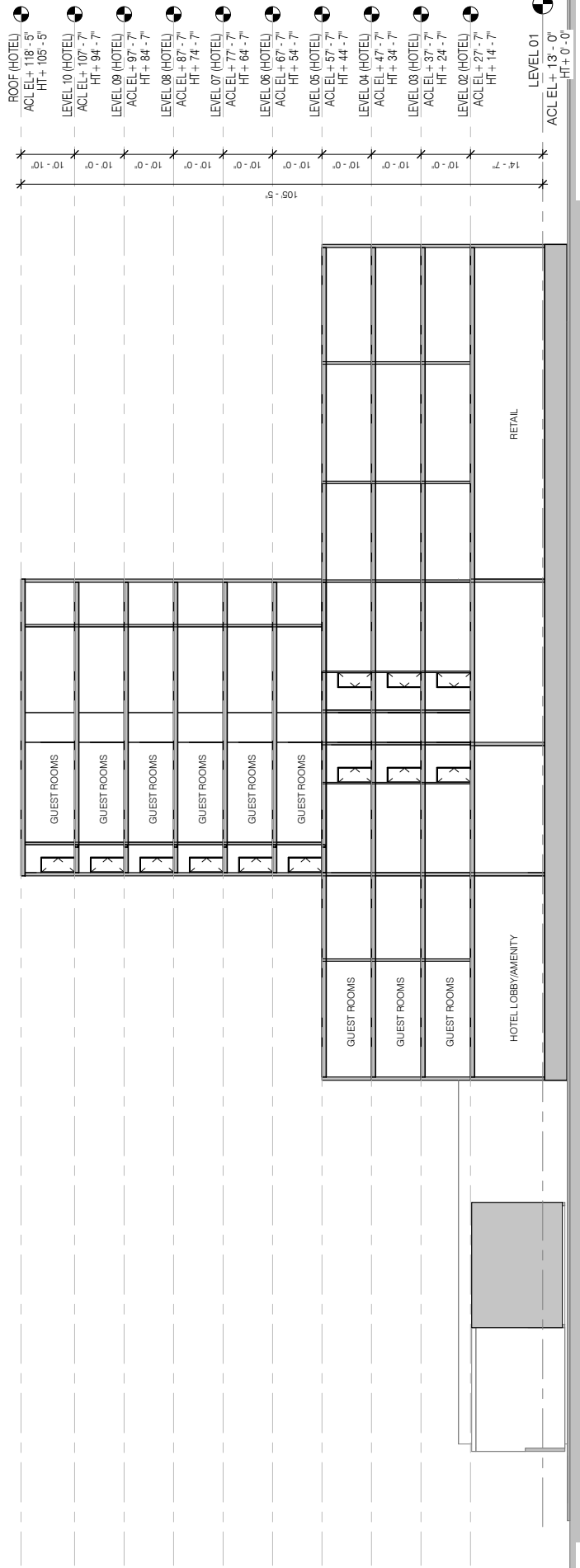
45-24 VERNON BLVD & 5-49 46TH AVE
LONG ISLAND CITY, QUEENS, NY 11101
BLOCK 26, LOTS 4 AND 10

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SEAL AND SIGNATURE



UPLAND/VISUAL CORRIDOR

46TH AVE.

