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BSA SUBMISSION
ZONING COMPLIANCE SET




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BSA SUBMISSION ZONING COMPLIANCE SET DWG LIST	
Sheet Number	Sheet Name
01. ZONING	
Z-00.00	ZONING COMPLIANCE SET TITLE SHEET
Z-00.10	CONTENTS
Z-00.20	LOT 4 SURVEY
Z-00.30	LOT 8 SURVEY
Z-00.40	FEMA MAP
Z-01.00	ZONING CALCULATIONS & ZONING ACTIONS
Z-02.00	UNIT COUNTS
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Z-03.01	ZONING ANALYSIS
Z-04.00	FEMA COMPLIANCE & CURB LEVEL
Z-05.00	YARD, HEIGHT AND SETBACKS REQUIREMENTS
Z-06.00	MAX TOWER HEIGHT, SIZE, WIDTH & FA DISTRIBUTION
Z-07.00	ELEVATIONS
Z-08.00.	ELEVATIONS
Z-09.00.	SECTIONS
Z-10.00	MASSING DIAGRAMS
Z-11.00	WATERFRONT PUBLIC ACCESS PLAN

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PARAGON PAINT | CONTENTS

45-40 Vernon Blvd
Long Island City, NY 11101

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PARAGON PAINT | LOT 4 SURVEY

45-40 Vernon Blvd
Long Island City, NY 11101

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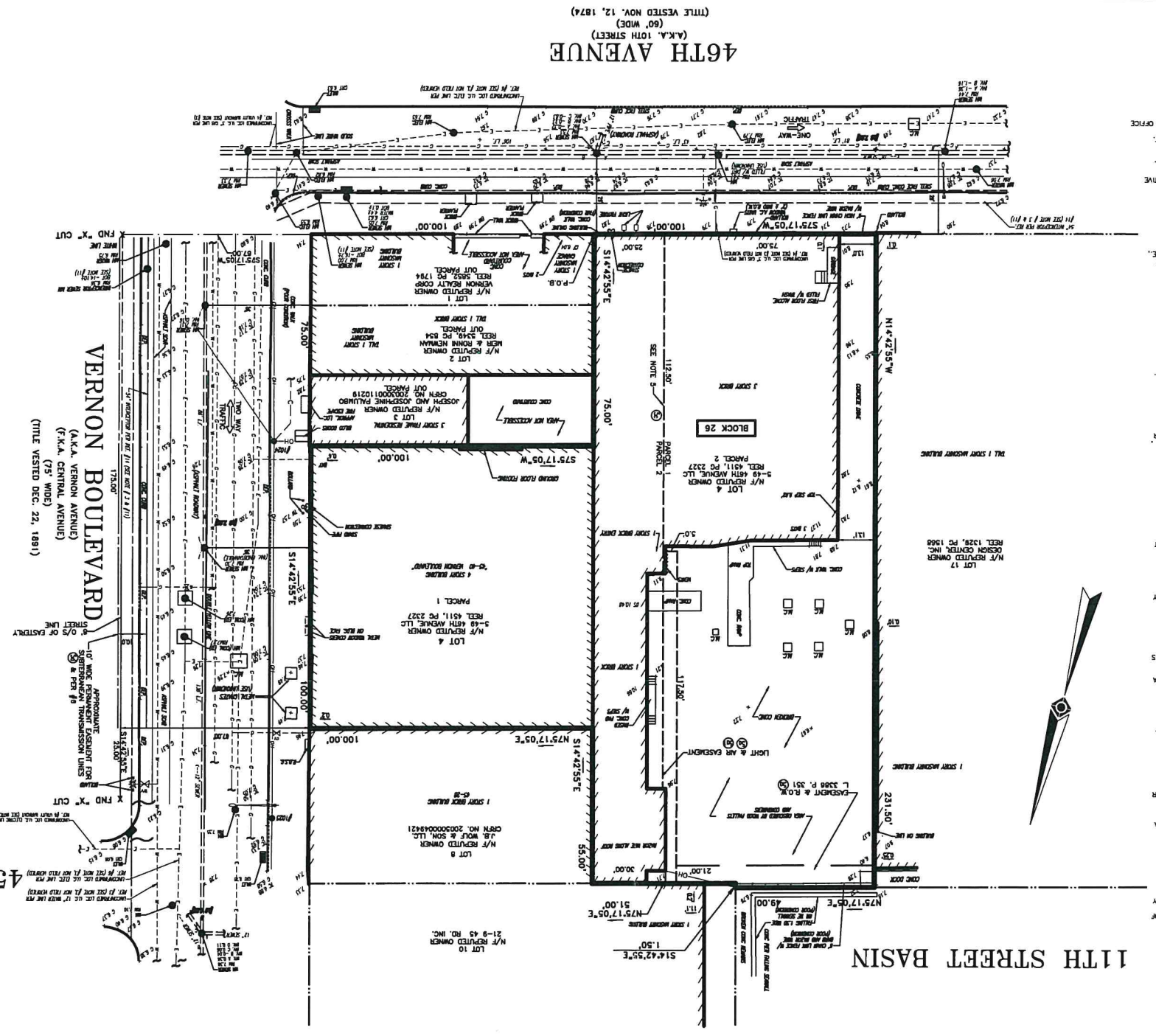
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THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK
AND SERVING COMPANIES THE UNDERGROUND UTILITY INFORMATION
BASED UPON THE UTILITY COMPANIES' RESPONSES TO THIS REQUEST
(SERIAL NUMBER) 55030113

UTILITY COMPANY
ALTA
BROOKLYN PIPELINE CO.
CABLEVISION
CONEDSON
OIL OF CLINTON COVE
UPA/KEYSPAN
MD
NEW YORK POWER AUTHORITY
NYP

(900) 746-9726
(718) 637-1044
(718) 637-5340
(917) 222-7700
(917) 637-4278
(917) 637-5340
(917) 637-5925
(917) 637-4496
(917) 637-4600
PHONE NUMBER

[illegible][illegible]

LETTERS & BOUND DESCRIPTION
LOT 4, BLOCK 28
4540 VERNON BOULEVARD
LONG ISLAND CITY
BOROUGH & COUNTY OF QUEENS
CITY & STATE OF NEW YORK

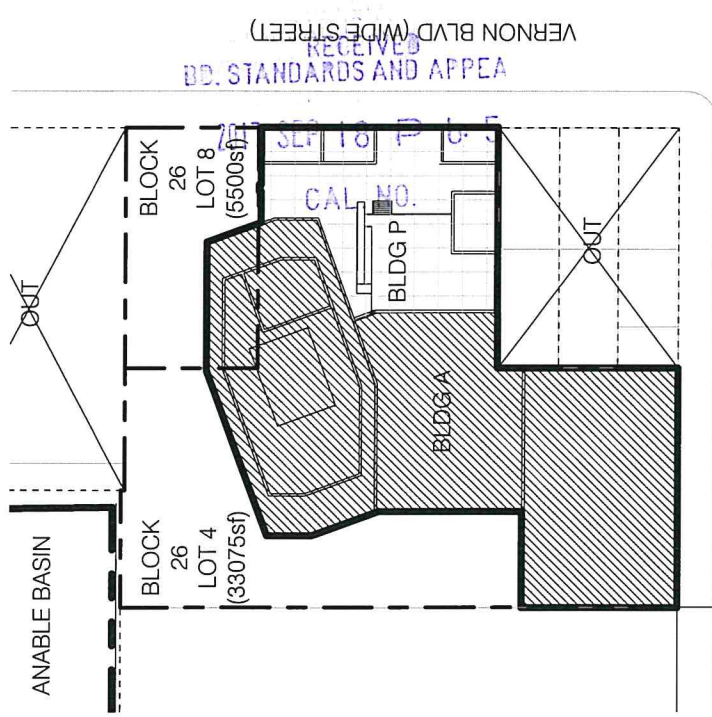
ZONING CALCULATIONS				
USE	SITE AREA (LOT 4 & 8)	F.A.R	GROSS*	ZFA
01. P BLDG				
COMMERCIAL	38575 SF	0.131	5220 SF	5063 SF
RESIDENTIAL	38575 SF	0.533	21203 SF	20567 SF
	0.664		26423 SF	25630 SF
02. A BLDG				
COMMERCIAL	38575 SF	0.102	4068 SF	3946 SF
RESIDENTIAL	38575 SF	4.752	188959 SF	183290 SF
	4.854		193027 SF	187236 SF
TOTALS (P BLDG + A BLDG)				
COMMERCIAL	38575 SF	0.232	9288 SF	9010 SF
RESIDENTIAL	38575 SF	5.285	210162 SF	203857 SF
TOTALS		5.518	219450 SF	212867 SF

FLOOR AREA CALCULATIONS				
LEVEL	USE	GROSS*	DEDUCTION (1)	ZFA

01. P BLDG				
LEVEL 01	COMMERCIAL	5220 SF	157 SF	5063 SF
LEVEL 01	RESIDENTIAL	3070 SF	92 SF	2978 SF
LEVEL 02	RESIDENTIAL	6501 SF	195 SF	6306 SF
LEVEL 03	RESIDENTIAL	5850 SF	175 SF	5674 SF
LEVEL 04	RESIDENTIAL	5782 SF	173 SF	5609 SF
		26423 SF	793 SF	25630 SF

02. A BLDG				
LEVEL 01	COMMERCIAL	4068 SF	122 SF	3946 SF
LEVEL 01	RESIDENTIAL	9588 SF	288 SF	9301 SF
LEVEL 02	RESIDENTIAL	3430 SF	103 SF	3327 SF
LEVEL 03	RESIDENTIAL	6807 SF	204 SF	6603 SF
LEVEL 04	RESIDENTIAL	6937 SF	208 SF	6729 SF
LEVEL 05 PARAGON ROOF	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 06	RESIDENTIAL	7412 SF	222 SF	7190 SF
LEVEL 07	RESIDENTIAL	7412 SF	222 SF	7190 SF
LEVEL 08	RESIDENTIAL	7412 SF	222 SF	7190 SF
LEVEL 09	RESIDENTIAL	7411 SF	222 SF	7189 SF
LEVEL 10	RESIDENTIAL	7412 SF	222 SF	7190 SF
LEVEL 11	RESIDENTIAL	7412 SF	222 SF	7190 SF
LEVEL 12	RESIDENTIAL	7412 SF	222 SF	7190 SF
LEVEL 13	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 14	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 15	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 16	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 17	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 18	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 19	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 20	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 21	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 22	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 23	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 24	RESIDENTIAL	7407 SF	222 SF	7185 SF
LEVEL 25	RESIDENTIAL	7011 SF	210 SF	6801 SF
LEVEL 26	RESIDENTIAL	7011 SF	210 SF	6801 SF
		193027 SF	5791 SF	187236 SF
TOTALS		219450 SF	6584 SF	212867 SF

Notes:
1. Deductions in floor area chart are to be reviewed and approved by DOB.
* Totals exclude mechanical floors and cellar



46TH AVENUE (NARROW STREET)

KEY PLAN. 1" = 80'-0"

1
A-200.00
Z-01.00

LEGEND	
---	TAX LOT LINE
- - - - -	NEIGHBORING TAX LOT LINE
---	BULKHEAD LINE
=====	PROPOSED ENVELOPE
[Grid Pattern]	PARAGON (P) BLDG (EXISTING)
[Hatched Pattern]	ANABLE (A) BLDG (PROPOSED)

ZONING ACTION:

- A. BSA VARIANCES PURSUANT TO ZR 72-21:
- i. VARIANCE TO ZR 42-10 TO PERMIT RESIDENTIAL USE (USE GROUP 2) IN AN M1-4 DISTRICT.
 - ii. VARIANCE TO ALLOW FAR IN EXCESS OF ZR- 43-12
 - iii. VARIANCE TO WAIVE LOADING BERTH REQUIREMENTS OF ZR 44-52
 - iv. VARIANCE TO ALLOW BUILDING HEIGHT IN EXCESS OF ZR 62-341
 - v. VARIANCE TO ALLOW MAX TOWER SIZE IN EXCESS OF ZR 62-341
 - vi. VARIANCE TO WAIVE DISTRICT BOUNDARY YARD REQUIREMENTS OF 43-303
- B. CITY PLANNING COMMISSION CPC CHAIR CERTIFICATION:
- i. CPC CHAIR CERTIFICATION FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDOR REQUIREMENTS PURSUANT TO SECTION ZR 62-81



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UNIT MIX (ZONING ANALYSIS)				
APT TYPE	# OF BEDS	TOTALS	MIX	
0BR-1BA	0	85	34%	
1BR-1BA	1	39	16%	
1BR-1BA J	1	48	19%	
2BR-1BA	2	27	11%	
2BR-2BA	2	30	12%	
3BR-2BA	3	19	8%	
TOTAL		248		

UNIT COUNTS (ZONING ANALYSIS)				
LEVEL	0 BR	1 BR	2 BR	TOTAL PER FLOOR

01. P BLDG

LEVEL 02	2	2	3	0	7
LEVEL 03	3	1	3	0	7
LEVEL 04	3	2	2	0	7
8					21

02. A BLDG

LEVEL 02	1	1	0	0	2
LEVEL 03	3	3	2	0	8
LEVEL 04	3	3	2	0	8
LEVEL 05	4	0	2	1	7
LEVEL 06	6	0	2	2	10
LEVEL 07	6	0	2	2	10
LEVEL 08	6	0	2	2	10
LEVEL 09	6	0	2	2	10
LEVEL 10	6	0	2	2	10
LEVEL 11	6	0	2	2	10
LEVEL 12	6	0	2	2	10
LEVEL 13	2	6	2	0	10
LEVEL 14	2	6	2	0	10
LEVEL 15	2	6	2	0	10
LEVEL 16	2	6	2	0	10
LEVEL 17	2	6	2	0	10
LEVEL 18	2	6	2	0	10
LEVEL 19	2	6	2	0	10
LEVEL 20	2	6	2	0	10
LEVEL 21	2	6	2	0	10
LEVEL 22	2	6	2	0	10
LEVEL 23	2	6	2	0	10
LEVEL 24	2	6	2	0	10
LEVEL 25	0	0	4	2	6
LEVEL 26	0	3	1	2	6
77					227
85					248

TOTALS





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PARAGON PAINT | UNIT COUNTS

45-40 Vernon Blvd
Long Island City, NY 11101

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SITE DATA				
BLOCK	26			
LOTS	4,8			
ADDRESS	45-40 VERNON BLVD, 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)			
FLOOD ZONING	ZONE AE, EL: 11'1/2			
OTHER	COMPREHENSIVE OFF- STREET PARKING REGULATIONS IN THE LONG ISLAND CITY AREA C			
COMMUNITY DISTRICT	2, QUEENS			
ZONING SECTION MAP NO.	9B			
ZONING LOT AREA	TOTAL = 38,575SF (LOT 4 =33,075 SF, LOT 8 = 5,500 SF)			
ZONING CALCULATIONS				
ZR SECTION (PART 1 BSA)	TITLE	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
42-00	USES			
	USE GROUPS	4,5,6,7,8,9,10,11,12,13,14,16,17	2, 6	Residential does not comply -BSA Variance required - 72-21
62-326, 43-12, 43-122	FAR			Residential does not comply -BSA Variance required - 72-21
		Manufacturing = 2 FAR Community facility = 6.5FAR Commercial use = 2 FAR	Total = 5,518 FAR (Residential (UG2) = 5,285 FAR, Retail (UG6) = 0.233 FAR) Breakdown Per Building: - Paragon (P) Building = 664 FAR - Residential (UG2) = 533 FAR - Retail (UG6) = 131 FAR - Anable (A) Building = 4,854 FAR - Residential (UG2) = 4,752 - Retail (UG6) = .102	Does not comply. BSA Variance required - 72-21
62-326, 43-12, 43-122	FLOOR AREA			
		Manufacturing: 38,575 SF x 2.00 = 77,150 ZSF Community facility: 38,575 SF x 6.50 =250,738 ZSF Commercial: 38,575 SF x 2.00 = 77,150 ZSF	Total = 212,867 ZSF (Residential (UG2) = 203,857 ZSF, Retail (UG6) = 9010 ZSF) Breakdown Per Building: - Paragon (P) Building = 25,630 ZSF - Residential (UG2) = 20,567 ZSF - Retail (UG6) =5,063 ZSF - Anable (A) Building = 187,236 ZSF - Residential (UG2) = 183,290 ZSF - Retail (UG6) = 3,946 ZSF	Does not comply. BSA Variance required - 72-21
	DENSITY REGULATIONS			
23-22	MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS	Residential not allowed in M1-4. Closest residential zoning equivalent to proposed development is R6-R10. R6-10 Dwelling Factor =680. Based on Residential Proposed 203,857/680 = 300 Dwelling Units	Total = 248 Dwelling Units (Building P = 21 Dwelling Units, Building A = 227 units)	Complies
	ACCESSORY OFF-STREET PARKING SPACES			
16-10	PERMITTED OFF-STREET PARKING IN THE LONG ISLAND CITY AREA	No parking shall be required for the Long Island City Area	No parking proposed	Complies
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.	No parking proposed	Complies
16-23	CURB CUT RESTRICTIONS	not permitted within 50' of the intersection of any two street lines.	No new curb cuts	
	OFF STREET LOADING REGULATIONS			
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	No loading berth proposed	Does not comply. BSA Variance required - 72-21
	BICYCLE PARKING			
44-60/36-70	REQUIRED BICYCLE PARKING	Residential use group 2 = 1 per 2 dwelling units, and General Retail = 1 per 7,500sf Total required = 126 Residential = 124 Retail = 2	Total Proposed = 126 - Residential = 124 - Retail = 2 To be located in the cellar in area labeled BOH	Complies (REF: A-01.000)
36-73	RESTRICTIONS ON OPERATION, SIZE AND LOCATION OF BICYCLE PARKING	15sf per space to be provided per bicycle space provided/ or layout adequately accommodates specified no. of bikes. Total required = 1890sf	Total Proposed = 2000sf To be located in the cellar in area labeled BOH	Complies (REF: A-01.000)
62-00	SPECIAL REGULATIONS APPLYING IN WATERFRONT AREAS			CPC Certification required - 62-81
62-30	SPECIAL BULK REGULATIONS			
62-951(a), 62-332	WATERFRONT YARD			
	WIDTH	40' from landward edge of bulkhead	40'	Complies (REF: Z-05.00 DWG 1)
43-303	REQUIRED YARDS ALONG DISTRICT BOUNDARY WITH REAR LOT LINE COINCIDENT WITH SIDE LOT LINE OF A ZONING LOT IN A MANUFACTURING DISTRICT			
	WIDTH	15'	0'	Does not comply. BSA Variance required - 72-21 (REF: Z-05.00 DWG 1)
62-34	HEIGHT			
62-341(3), 64-131	MEASUREMENT OF HEIGHT FROM	Building height may be measured from the "flood resistant construction elevation" = 13' (NAVD88)	13' (NAVD88)	Complies (REF: Z-04.00 DWG 2)
	BASE HEIGHT	60' (commercial / manufacturing), 80' (predominantly community facility buildings)	Building P Base Height: 54' Building A (South Annex) Base Height: 20'	Complies (REF: Z-07.00 - Z-10.00)
	TOTAL HEIGHT	110' (commercial / manufacturing), 225' (for predominantly community facility buildings)	Building P Max Height: 54' Building A Max Height: 291'8"	Does not Comply. BSA Variance Required - 72-21 (REF: Z-07.00 - Z-10.00)
62-341	SETBACKS			
	WIDE STREET (VERNON BLVD)	10'	376"	Complies (REF: Z-05.00 DWG 2)
	NARROW STREET (46TH AVE)	15'	125'	Complies (REF: Z-05.00 DWG 2)
	VISUAL CORRIDOR AND UPLAND CONNECTION < 75ft	Not Required	34'-70' Wide public open space provided	Complies (REF: Z-11.00 DWG 1)
	SHORE PUBLIC WALKWAY	30' from boundary of shore public walkway	30' Min Provided	Complies (REF: Z-05.00 DWG 2)
62-341	MAX TOWER SIZE			
	ABOVE BASE	7,000sf Per Building on lots < 1.5 acres	Building A: 7,408sf Building P: N/A	Does not Comply. BSA Variance Required - 72-21 (REF: Z-06.00 DWG 2, Z-10.00)
62-341 (A)(4)(i)	PENTHOUSE			
	ABOVE MAX BUILDING HEIGHT	40' above max building height permitted. Min. 50% to max. 85% of lot coverage of highest storey below max building height. Reduced coverage made up of 4' deep setbacks.	40' penthouse proposed above highest story	Complies (REF: Z-06.00 DWG 2 - Z-10.00)
62-341 (C)(3)	FLOOR AREA DISTRIBUTION			
	BUILDINGS THAT EXCEED BASE HEIGHT	Min. Floor area coverage of the lot area landward of the shoreline (20,370sf) at a height of 20' = 30%		Complies (REF: Z-06.00 DWG 1)
62-341 (C)(5)	MAX WIDTH OF WALLS FACING SHORELINE			
	TOWER ABOVE BASE	Max. width of wall facing shoreline = 100'	proposed 90' wall facing shoreline	Complies (REF: Z-06.00 DWG 2)



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PARAGON PAINT | ZONING ANALYSIS

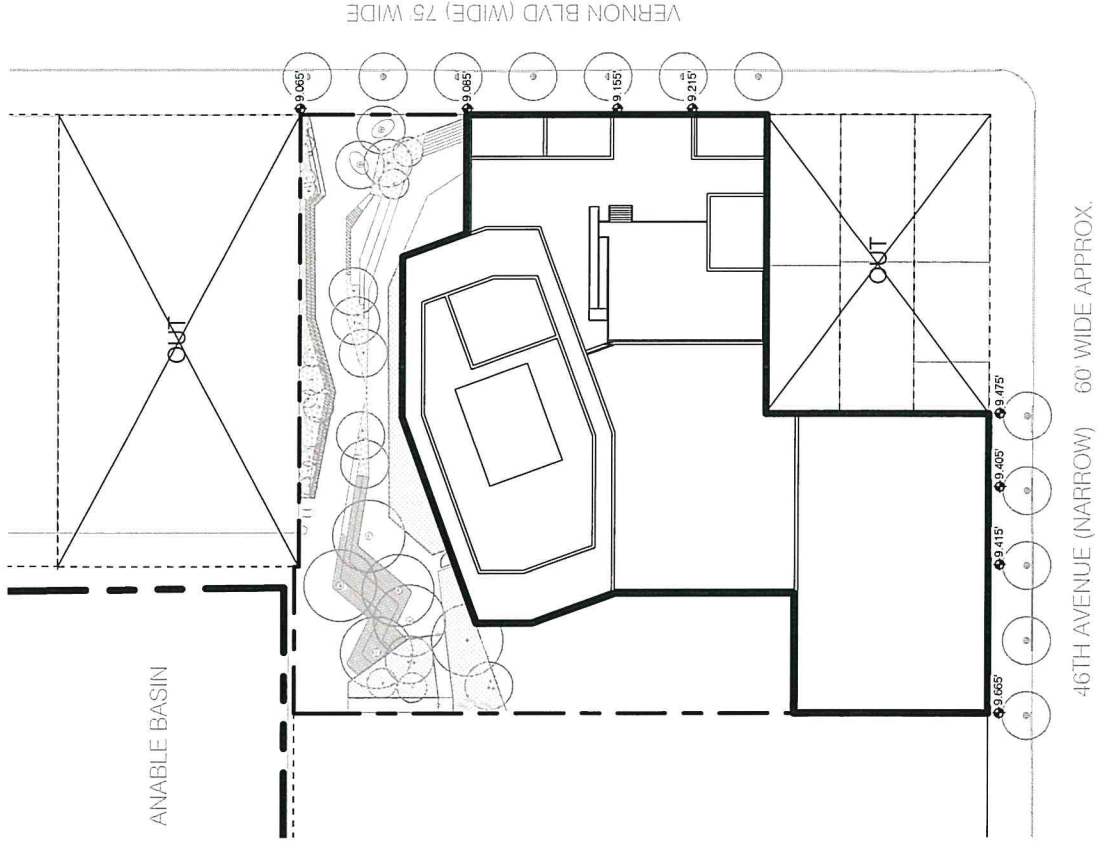
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ZR SECTION (PART 2 BSA)	TITLE	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
62-50	GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS (COMPLIANCE PER CPC CERTIFICATION)			
62-53, 62-951	SHORE PUBLIC WALKWAY			
	WIDTH	16'; 10' Walkway, 6' Planting	16'; 10' Walkway, 6' Planting	Complies (REF: Z-11.00)
62-512, 62-951, 62-513	VISUAL CORRIDOR			
62-951	WIDTH	Not Required		Complies (REF: Z-11.00)
62-951	LOCATION	Not Required		Complies (REF: Z-11.00)
	UPLAND CONNECTION			
62-951	WIDTH	Not Required		Complies (REF: Z-11.00)
	LOCATION	Not Required		Complies (REF: Z-11.00)
62-60	DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS (COMPLIANCE PER CPC CERTIFICATION)			
62-64	DESIGN REQUIREMENT FOR UPLAND CONNECTION (TYPE 1)(COMPLIANCE PER CPC CERTIFICATION)			
43-02, 26-41	STREET TREE PLANTING IN MANUFACTURING DISTRICTS			
43-02, 26-41	STREET TREE REQUIREMENTS		1 per 25' of street frontage at equal intervals	Complies (REF: Z-11.00)
	FLOOD ZONE			
11-339	FLOOD RESILIENCE TEXT AMENDMENT POST HURRICANE SANDY CONSTRUCTION			
12-10	CURB LEVEL	Mean Level of the curb adjoining a zoning lot.	Vernon Blvd = (9.065+9.085+9.155+9.215)/4 = 9.13' 46th Avenue = (9.665'+9.415'+9.405'+9.475)/4 = 9.47'	Complies (REF: Z-04.00 DWG 1)
	BASE FLOOD ELEVATION	FIRM Panel 202 of 457 Preliminary December 5 2013, Panel Number: 3604970202G = Zone AE, EL 12'/EL 11'	12'	Complies (REF: Z-00.40, Z-04.00 DWG 2)
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 (REF: Z-04.00 DWG 2)
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 (REF: Z-04.00 DWG 2)
61-11	DESIGN FLOOD ELEVATION	DFE = 12 + 1 = 13' (appendix G of the New York Building code)	13'	Complies (REF: Z-04.00 DWG 2)
64-312	ENTRYWAYS IN ALL OTHER BUILDINGS	Enclosed publically accessible entryways below flood resistant construction elevation. 100s/foot difference bwn curb and FCE (4'). Bldg A (South Annex) Entry Area = 711sf Bldg P Entry Area = 738sf	Bldg P = 413sf excludable Bldg A = 447sf excludable	Complies (REF: Z-04.00 DWG 2)
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 (REF: A-02.000)
64-82	MODIFICATION OF WATERFRONT REGULATIONS RELATING TO LEVEL OF YARDS, VISUAL CORRIDORS AND THE GROUND FLOOR (COMPLIANCE PER DCP CERTIFICATION)			





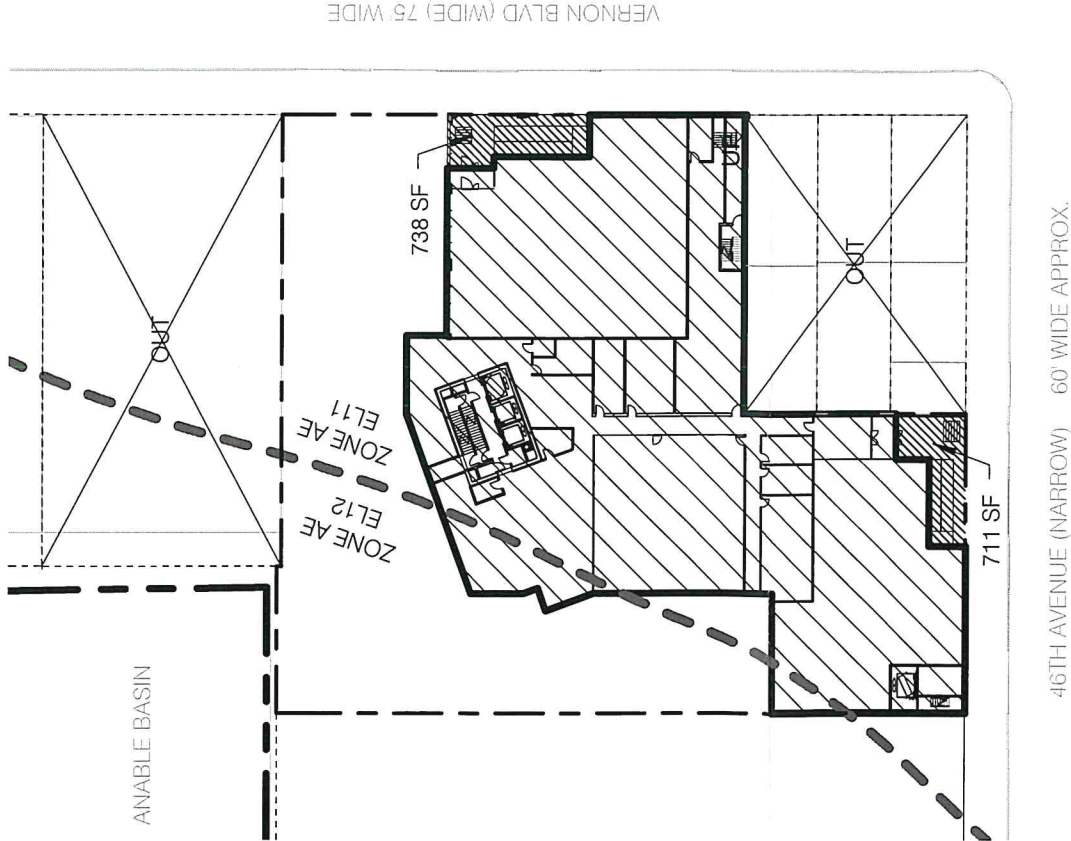
CURB LEVEL CALCULATION

1/64" = 1'-0"

1

A-200.00

Z-04.00



FLOOD COMPLIANCE

1/64" = 1'-0"

2

A-200.00

Z-04.00

NOTES:

ALL ELEVATIONS ARE FROM NAVD88

CURB LEVEL CALCULATION VERNON BLVD:
$$\frac{9.065 + 9.215}{2} = 9.14$$

CURB LEVEL CALCULATION 46TH AVE:
$$\frac{9.665 + 9.475}{2} = 9.57$$

PRELIMINARY BASE FLOOD ELEVATION:
SITE IS IN A ZONE AE SPLIT OVER BASE FLOOD ELEVATION
11' AND 12'. 12' SHALL APPLY TO THE ENTIRE BUILDING
PURSUANT TO ZR 64-131.

MEASUREMENT OF HEIGHT IS FROM FLOOD RESISTANT
CONSTRUCTION ELEVATION PURSUANT TO ZR 62-341.

FLOOD RESISTANT CONSTRUCTION ELEVATION
PURSUANT TO ZR 64-11 IS THE GREATER OF THE DESIGN
FLOOD ELEVATION PURSUANT TO APPENDIX G OF THE
NYC BUILDING CODE (12')

OR

THE BASE FLOOD ELEVATION ON THE FLOOD MAPS PLUS
THE ADDITIONAL ELEVATION REQUIRED ABOVE BASE
FLOOD ELEVATION PURSUANT TO APPENDIX G OF THE
BUILDING CODE = 12' + 1' (FOR STRUCTURAL
OCCUPANCY CATEGORY II) = 13'

LEGEND



GROUND FLOOR PLANE RAISED
TO MEET FLOOD RESISTANT
CONSTRUCTION ELEVATION. AT
EL. +13.'



ENTRANCE AREA BELOW FLOOR
RESISTANT CONSTRUCTION
ELEVATION TO BE EXCL. FROM
FLOOR AREA PER ZR 64-312.
EXCULSION EQUALS 100SF PER
SF OF DIFFERENCE IN HEIGHT
BTWN LOWEST OCCUPIABLE (+
13' NAVD88) FLOOR AND CURB
LEVEL (+9 NAVD88).
P BLDG = 4.13 (DIFF. IN HEIGHT) X
100SF = 413SF
A BLDG = 4.47 (DIFF. IN HEIGHT) X
100SF = 447SF



BOUNDARY DIVIDING SPECIAL
FLOOD HAZARD AREA ZONES
AND AREAS OF DIFFERENT BASE
FLOOD ELEVATIONS



ZONING LOT LINE



NEIGHBORING ZONING LOT LINE



BULKHEAD LINE



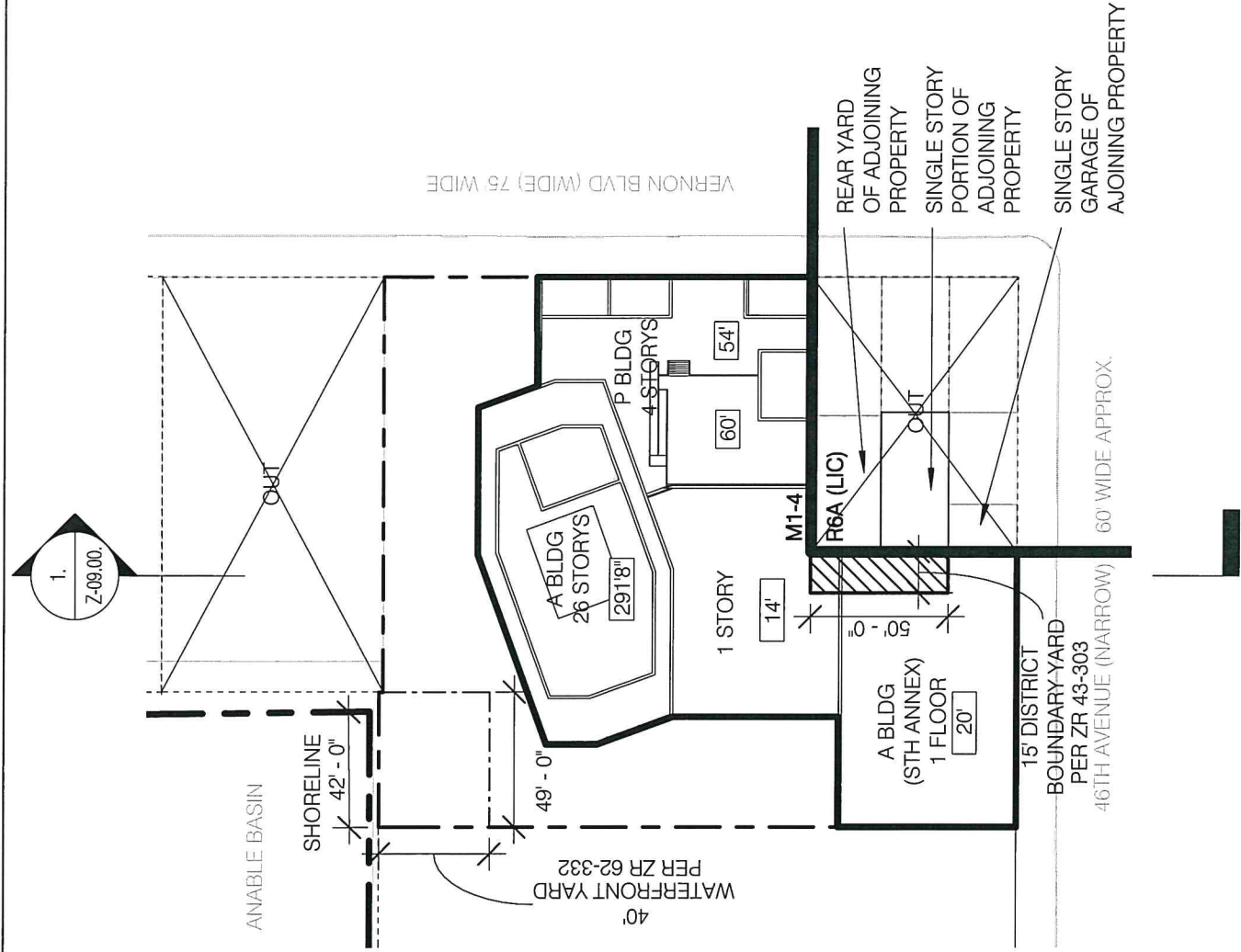
PROPOSED ENVELOPE



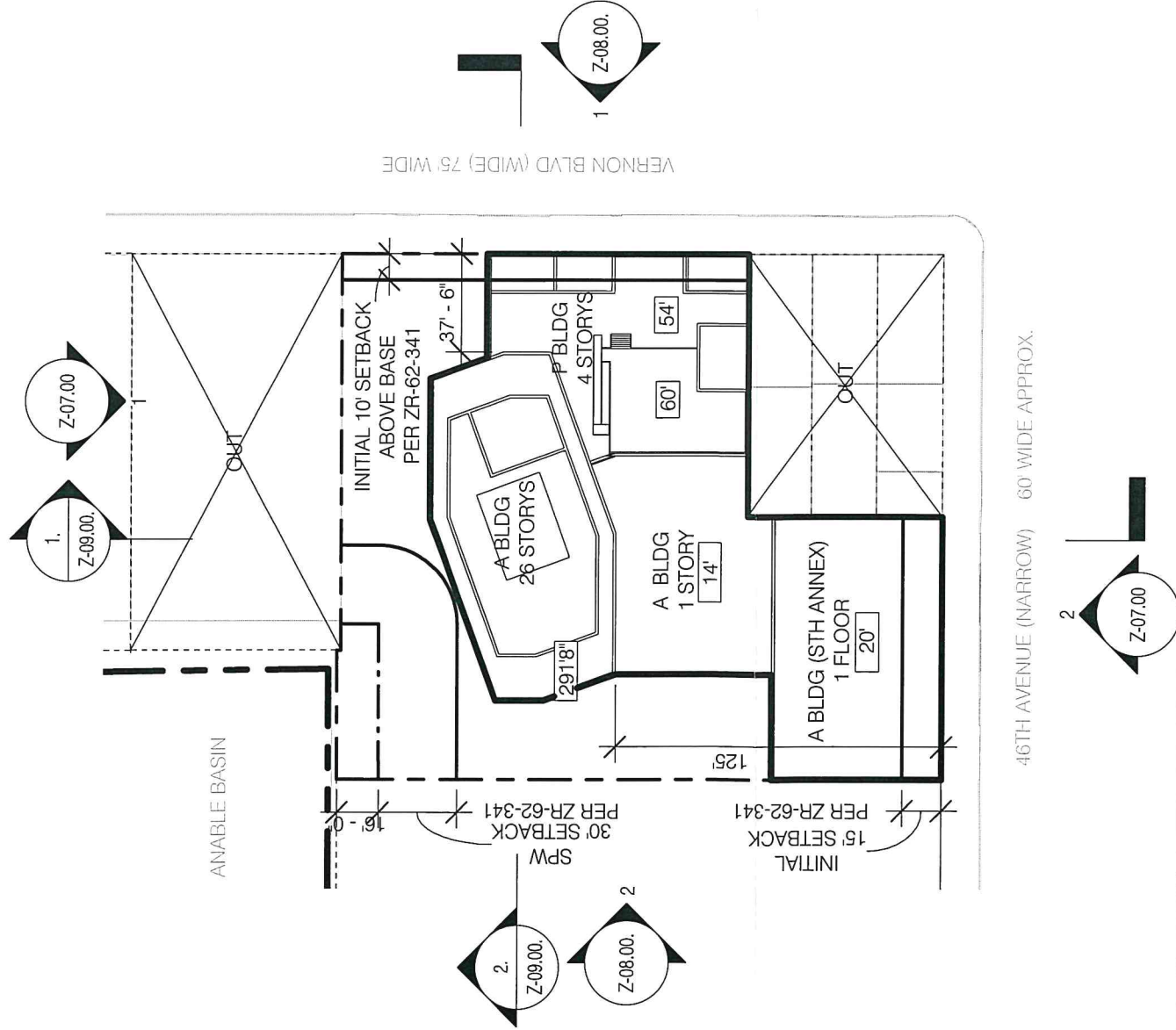
STREET TREE



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YARD REQUIREMENTS		1/64" = 1'-0"	1
			A-200.00 Z-05.00



SETBACKS ABOVE BASE HEIGHT		1/64" = 1'-0"	2
			A-200.00 Z-05.00

LEGEND	
	PORTION OF BUILDING PROPOSED WITHIN REQUIRED YARD ALONG DISTRICT BOUNDARY WITH REAR LOT LINE COINCIDENT WITH SIDE LOT LINE OF A ZONING LOT AS PER ZR 43-303. VARIANCE REQUIRED PURSUANT TO ZR 72-21
	ZONING LOT LINE
	NEIGHBORING ZONING LOT LINE
	ZONING DISTRICT BOUNDARY
	BULKHEAD LINE
	SHORE PUBLIC WALKWAY (SPW)
	WATERFRONT YARD (WFY)
	PERMITTED ENVELOPE
	PROPOSED ENVELOPE
	ROOF HEIGHT (MEASURED FROM FLOOD RESISTANT CONSTRUCTION ELEVATION)



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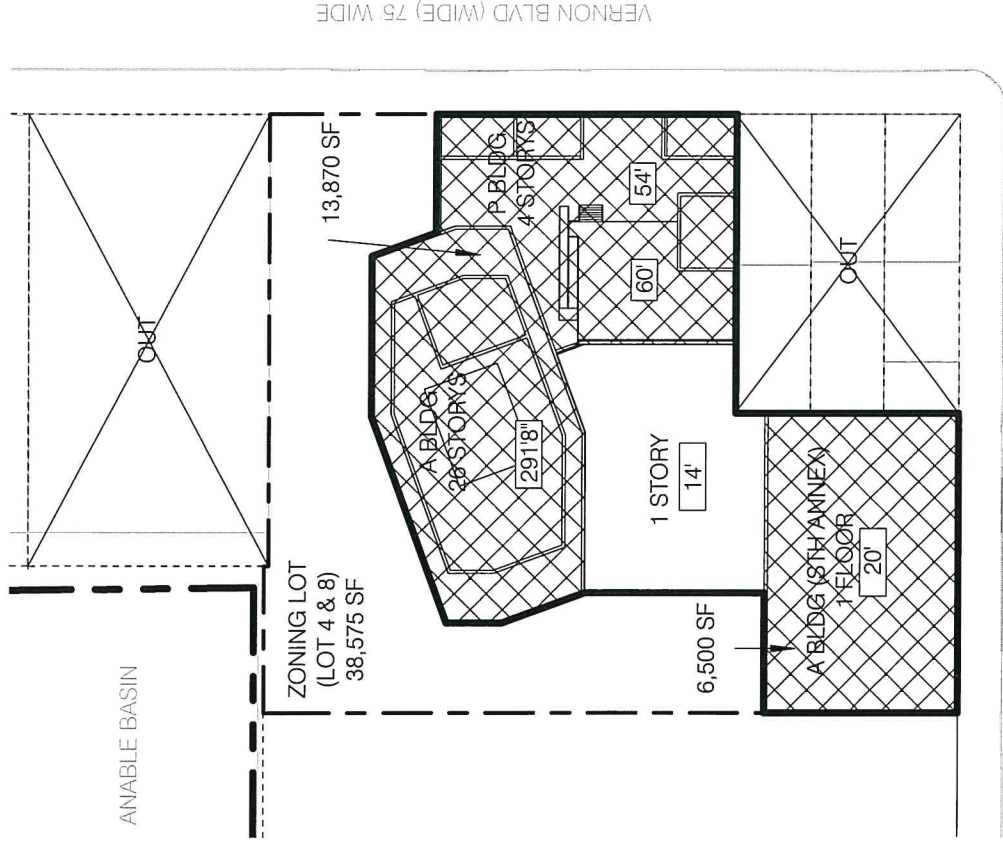


PARAGON PAINT | YARD, HEIGHT AND SETBACKS REQUIREMENTS

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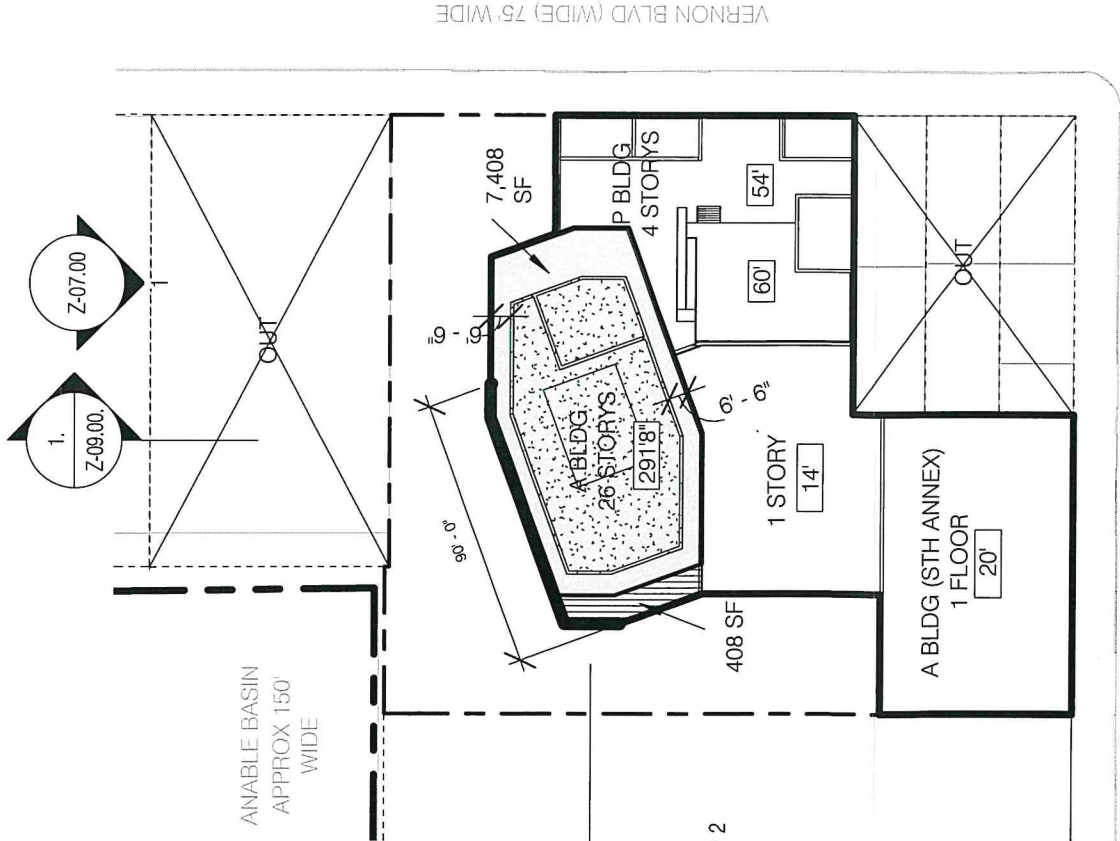
46TH AVENUE (NARROW) 60' WIDE APPROX.

FLOOR AREA DISTRIBUTION

1/64" = 1'-0"

1

A-200.00 Z-06.00



46TH AVENUE (NARROW) 60' WIDE APPROX.

TWR SIZE, HGHT & WDT FACING SHORELINE

1/64" = 1'-0"

2

A-200.00 Z-06.00

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ARCHITECTURE PLLC

SHOP ARCHITECTS, P.C.
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PARAGON PAINT | MAX TOWER
HEIGHT, SIZE,
WIDTH & FA
DISTRIBUTION

45-40 Vernon Blvd
Long Island City, NY 11101



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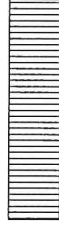


FLOOR AREA COVERAGE AT 20'
HEIGHT REQUIRED TO BE 30% MIN
PER ZR 62-341
38,575 X 0.30 = 1,5725.5 SF

PROPOSED FLOOR AREA
COVERAGE OF THE LOT @ 20'
HEIGHT = 13870SF (BUILDING A +
BUILDING P) + 6500SF (BUILDING A
SOUTH ANNEX) = 18,870 SF / 38575
SF (SITE AREA) = 53% COMPLIES



PORTION OF BUILDING EXCEEDING
MAX BLDG HEIGHT AS PER ZR 62-
341. VARIANCE REQUIRED
PURSUANT TO ZR 72-21.



AREA OF TOWER EXCEEDING MAX
TOWER SIZE PER 62-341.
PERMITTED MAX TOWER SIZE =
7000SF
PROPOSED TOWER SIZE = 7,408SF
BSA VARIANCE REQUIRED
PURSUANT TO 72-21



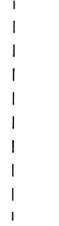
PROPOSED PENTHOUSE, COVERAGE
OF HIGHEST STORY = 4535SF
(PENTHOUSE COVERAGE)/7408SF
(TOWER COVERAGE) = 61%



SHORELINE FACING WALLS ABOVE
BASE TO NOT EXCEED 100' PER ZR
62 - 341



ZONING LOT LINE



NEIGHBORING ZONING LOT LINE



BULKHEAD LINE



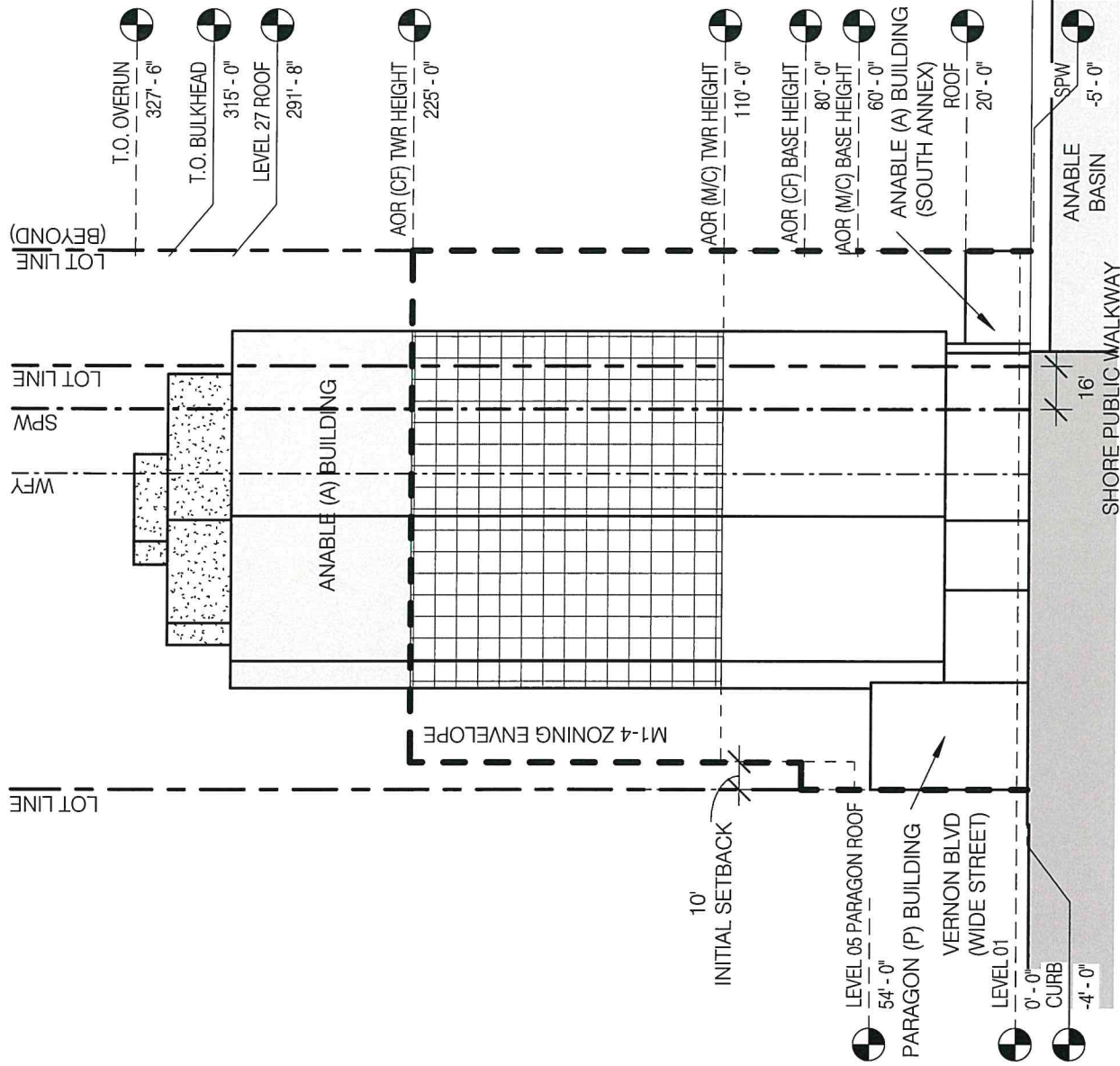
SHORE PUBLIC WALKWAY



PROPOSED ENVELOPE

XXX

ROOF HEIGHT (MEASURED FROM
FLOOD RESISTANT CONSTRUCTION
ELEVATION)

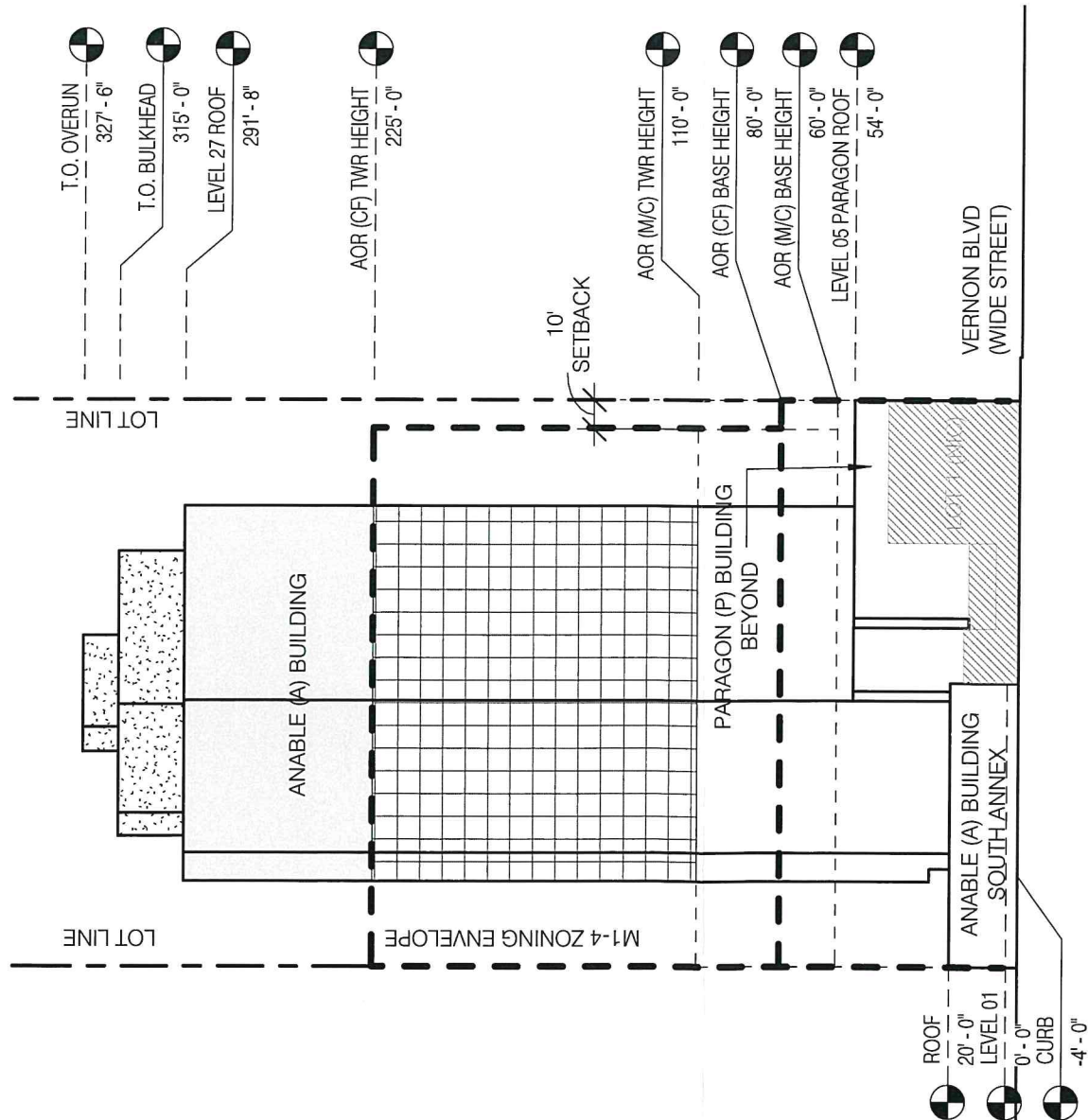


NORTH ELEVATION.

1/64" = 1'-0"

1

A-000.00 Z-07.00



SOUTH ELEVATION.

1/64" = 1'-0"

2

A-000.00 Z-07.00

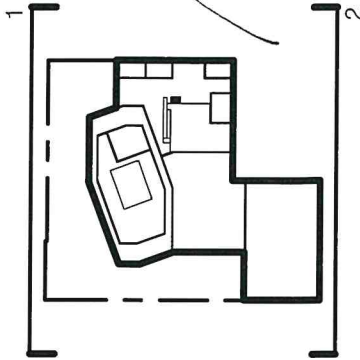
NOTES:

MEASUREMENT OF HEIGHT FROM FLOOD RESISTANT CONSTRUCTION ELEVATION PURSUANT TO 62-341

MECHANICAL BULKHEADS TO EXCEED PROPOSED ENVELOPE PURSUANT TO ZR 62-341

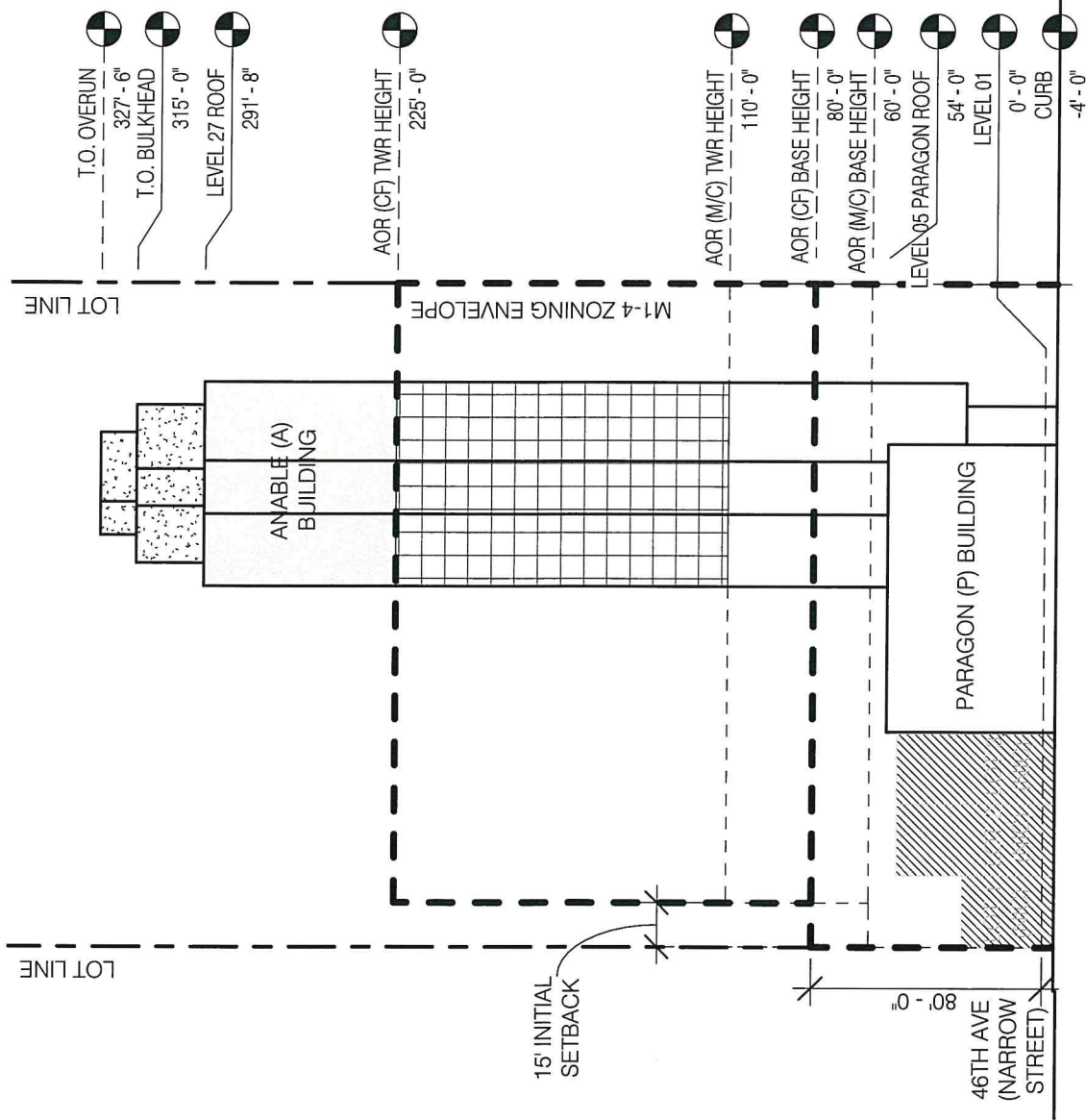
LEGEND

- PORTION OF BUILDING EXCEEDING MAX BLDG HEIGHT FOR COMMUNITY FACILITY (CF) USE PER ZR 62-341. VARIANCE REQUIRED PURSUANT TO ZR 72-21
- ADDITIONAL PORTION OF BUILDING EXCEEDING MAX HEIGHT OF MANUFACTURING /COMMERCIAL (M/C) BUILDING PURSUANT TO ZR 62-341. VARIANCE REQUIRED PURSUANT TO ZR 72-21
- PROPOSED PENTHOUSE ABOVE PROPOSED ENVELOPE PURSUANT TO ZR 62-341
- NEIGHBORING BUILDINGS (NIC)
- PERMITTED MANUFACTURING / COMMERCIAL (M/C) ENVELOPE PURSUANT TO ZR 62-341
- PERMITTED COMMUNITY FACILITY (CF) ENVELOPE PURSUANT TO ZR 62-341
- ZONING LOT LINE
- SHORE PUBLIC WALKWAY
- WATERFRONT YARD



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EAST ELEVATION.

1/64" = 1'-0"

1

A-000.00

Z-08.00.

NOTES:

MEASUREMENT OF HEIGHT FROM FLOOD RESISTANT CONSTRUCTION ELEVATION PURSUANT TO 62-341

MECHANICAL BULKHEADS TO EXCEED PROPOSED ENVELOPE PURSUANT TO ZR 62-341

LEGEND



PORTION OF BUILDING EXCEEDING MAX BLDG HEIGHT FOR COMMUNITY FACILITY (CF) USE PER ZR 62-341. VARIANCE REQUIRED PURSUANT TO ZR 72-21



ADDITIONAL PORTION OF BUILDING EXCEEDING MAX HEIGHT OF MANUFACTURING /COMMERCIAL (M/C) BUILDING PURSUANT TO ZR 62-341. VARIANCE REQUIRED PURSUANT TO ZR 72-21



PROPOSED PENTHOUSE ABOVE PROPOSED ENVELOPE PURSUANT TO ZR 62-341



NEIGHBORING BUILDINGS (NIC)



PERMITTED MANUFACTURING / COMMERCIAL (M/C) ENVELOPE PURSUANT TO ZR 62-341



PERMITTED COMMUNITY FACILITY (CF) ENVELOPE PURSUANT TO ZR 62-341



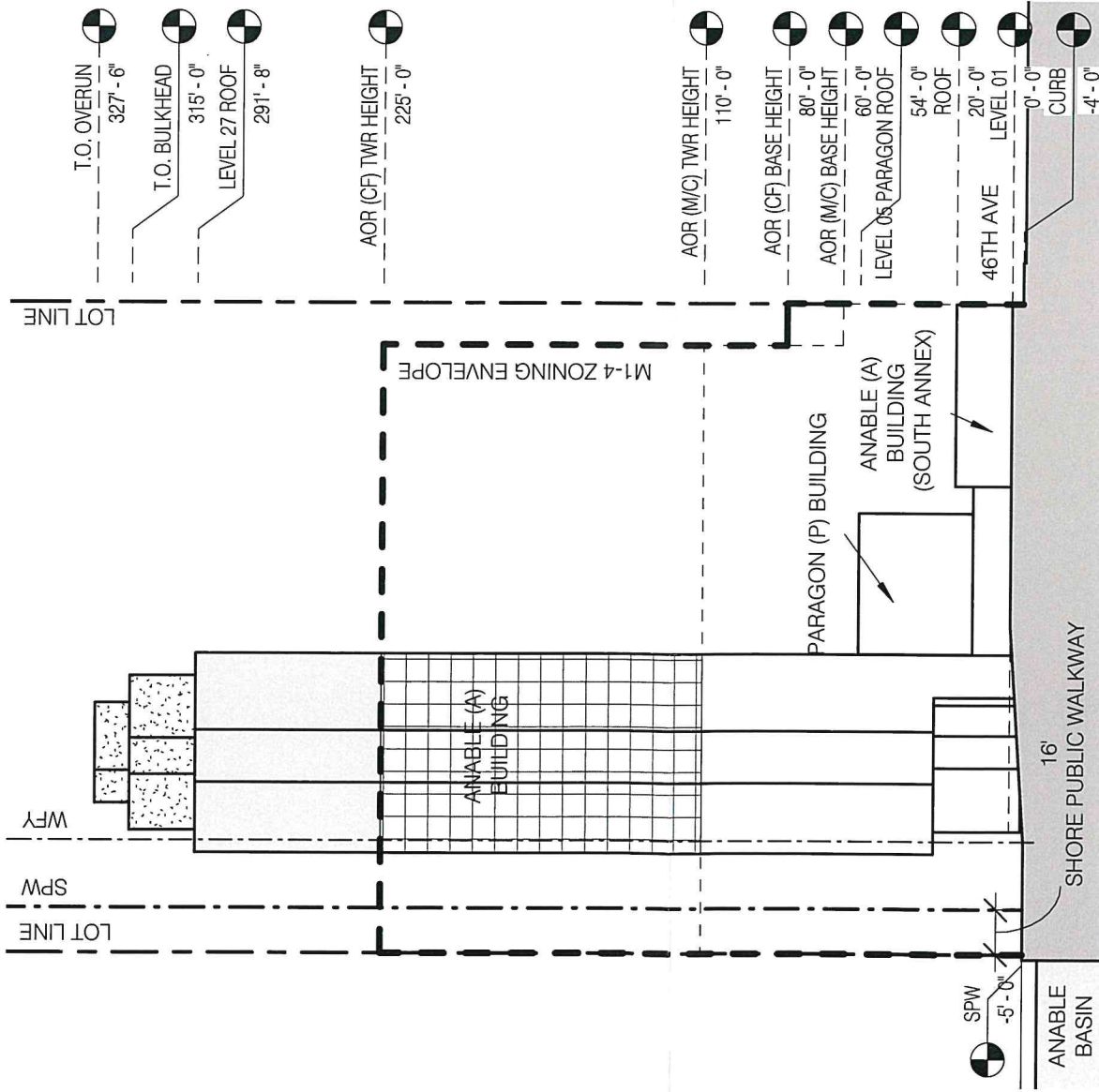
ZONING LOT LINE



SHORE PUBLIC WALKWAY



WATERFRONT YARD



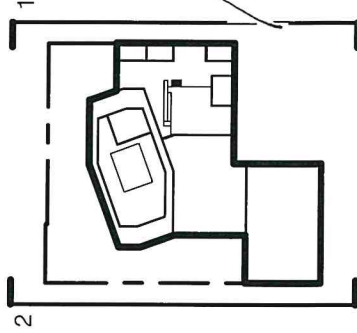
WEST ELEVATION.

1/64" = 1'-0"

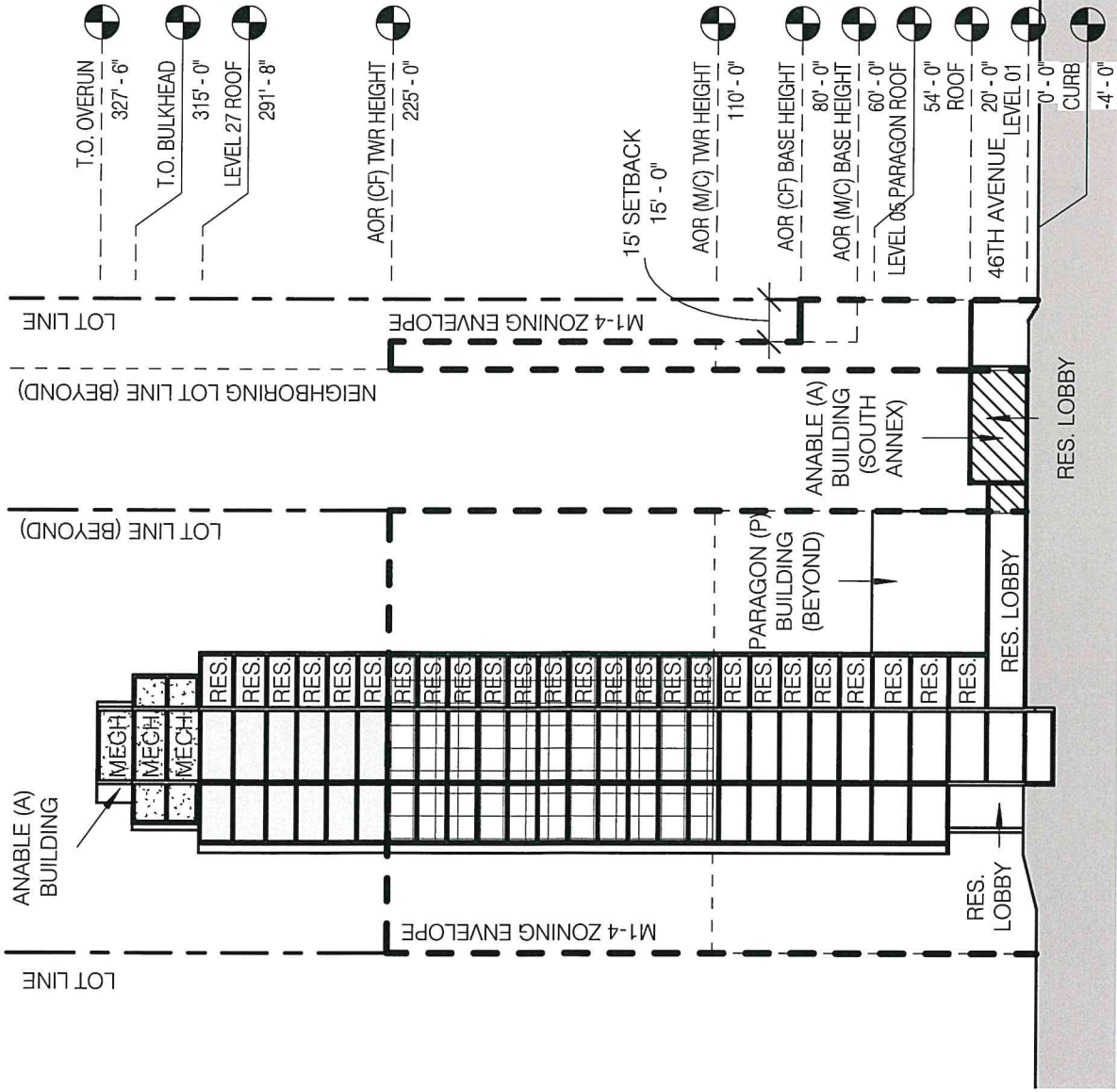
2

A-000.00

Z-08.00.



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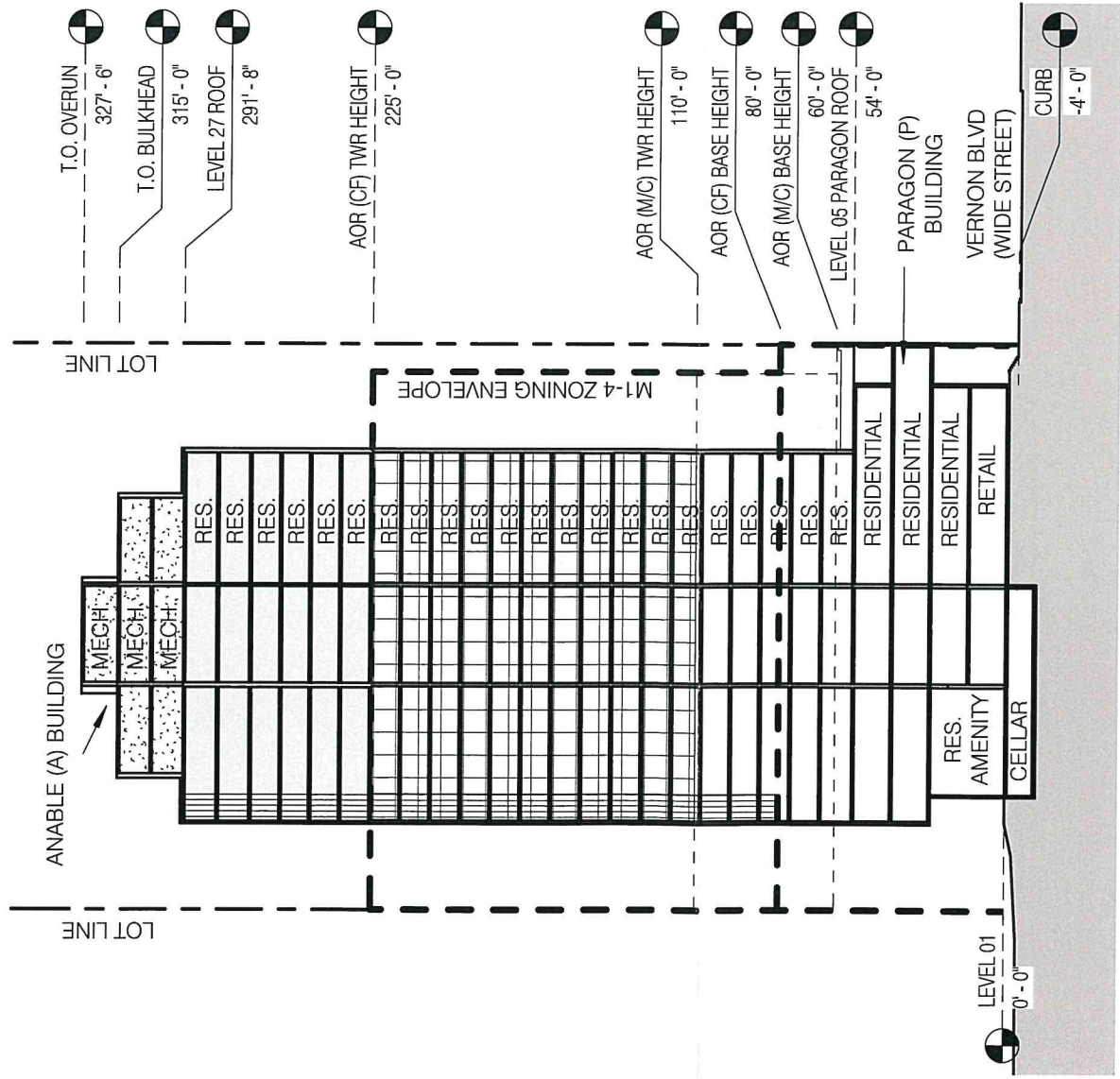


N/S SECTION

1/64" = 1'-0"

1

A-000.00 Z-09.00.



E/W SECTION

1/64" = 1'-0"

2

A-000.00 Z-09.00.

NOTES:

MEASUREMENT OF HEIGHT FROM FLOOD RESISTANT CONSTRUCTION ELEVATION PURSUANT TO 62-341

MECHANICAL BULKHEADS TO EXCEED PROPOSED ENVELOPE PURSUANT TO ZR 62-341

LEGEND

PORTRION OF BUILDING EXCEEDING MAX BLDG HEIGHT FOR COMMUNITY FACULTY (CF) USE PER ZR 62-341. VARIANCE REQUIRED PURSUANT TO ZR 72-21



ADDITIONAL PORTION OF BUILDING EXCEEDING MAX HEIGHT OF MANUFACTURING / COMMERCIAL (M/C) BUILDING PURSUANT TO ZR 62-341. VARIANCE REQUIRED PURSUANT TO ZR 72-21



PROPOSED PENTHOUSE ABOVE PROPOSED ENVELOPE PURSUANT TO ZR- 62-341



PORTRION OF BUILDING PROPOSED WITHIN REQUIRED YARD ALONG DISTRICT BOUNDARY WITH REAR LOT LINE COINCIDENT WITH SIDE LOT LINE OF A ZONING LOT AS PER ZR 43-303. VARIANCE REQUIRED PURSUANT TO ZR 72-21



GROSS AREA OF TOWER EXCEEDING MAX TOWER SIZE PER 62-341.

MAX TOWER SIZE = 7000 SF PROPOSED TOWER SIZE = 7,408SF BSA VARIANCE REQUIRED PURSUANT TO 72-21

PERMITTED MANUFACTURING / COMMERCIAL (M/C) ENVELOPE PURSUANT TO ZR 62-341

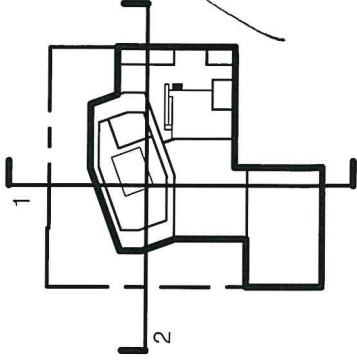
PERMITTED COMMUNITY FACILITY (CF) ENVELOPE PURSUANT TO ZR 62-341

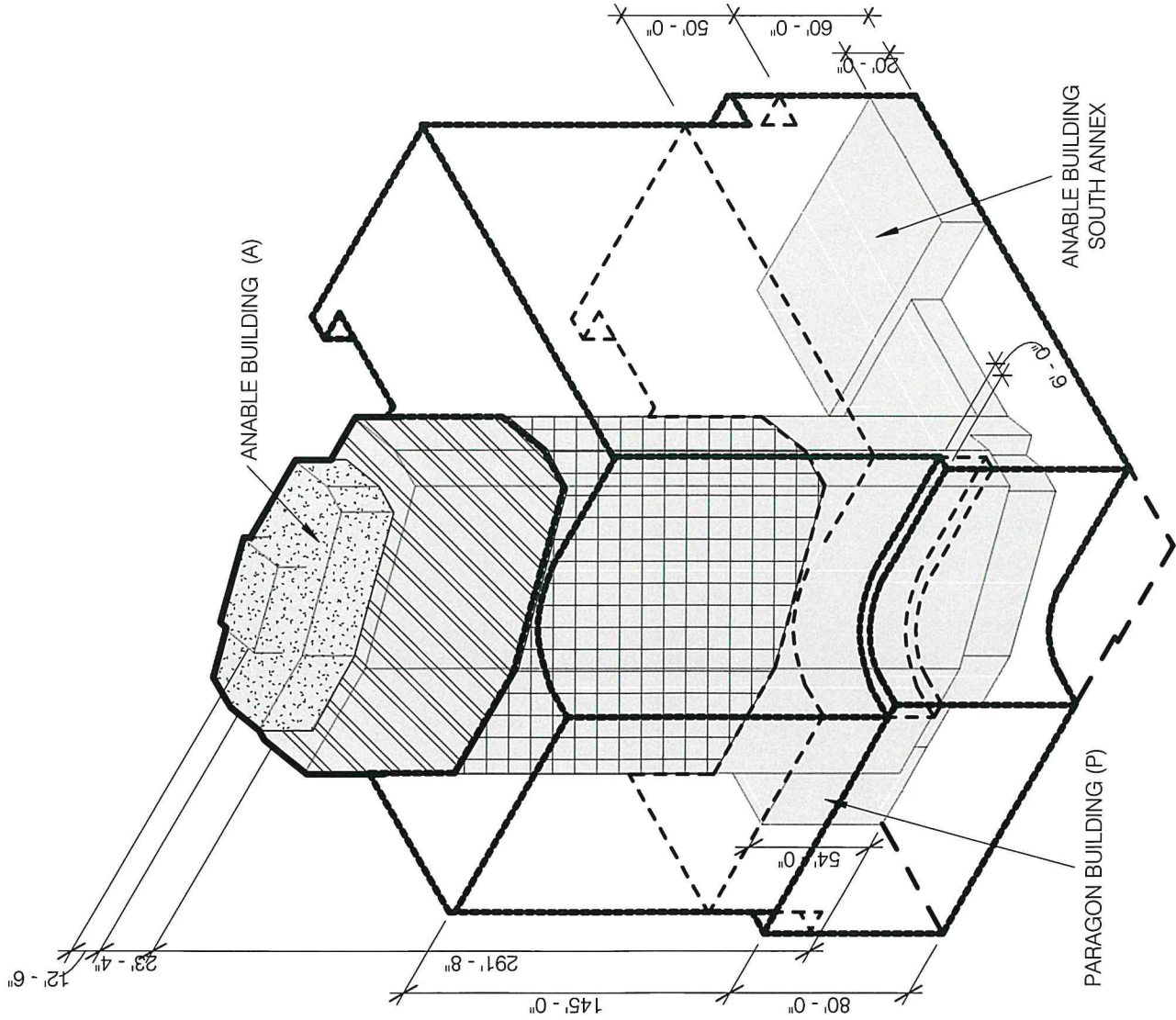
ZONING LOT LINE

SHORE PUBLIC WALKWAY

WATERFRONT YARD

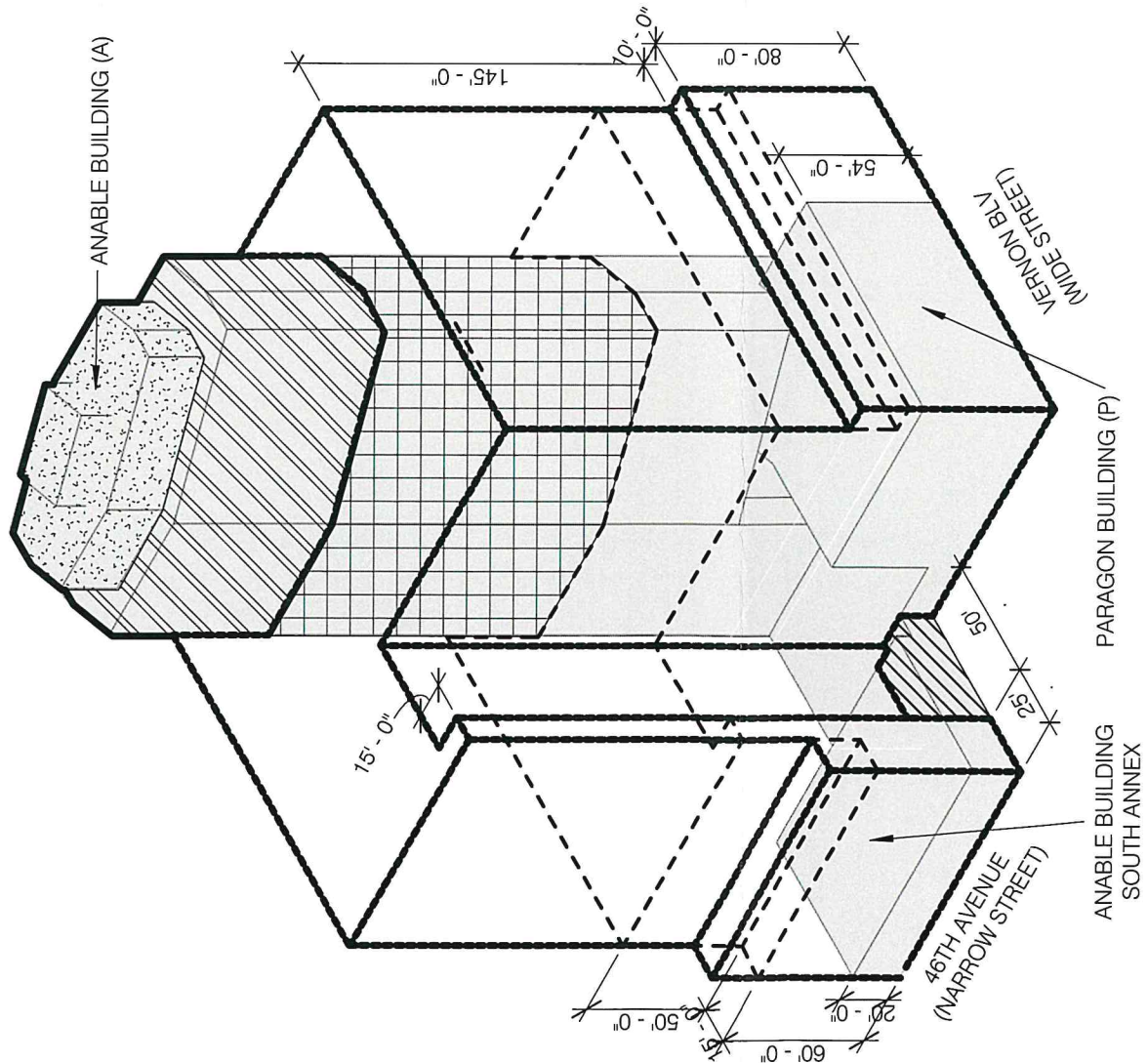
PROPOSED ENVELOPE





NORTH WEST ISO BSA RESUBMISSION

1
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SOUTH EAST ISO BSA RESUBMISSION

2
Z-10.00

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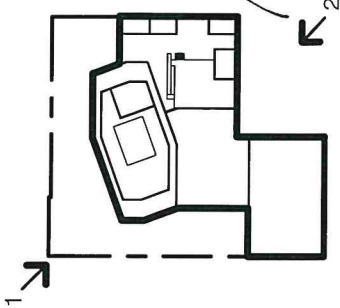
NOTES:

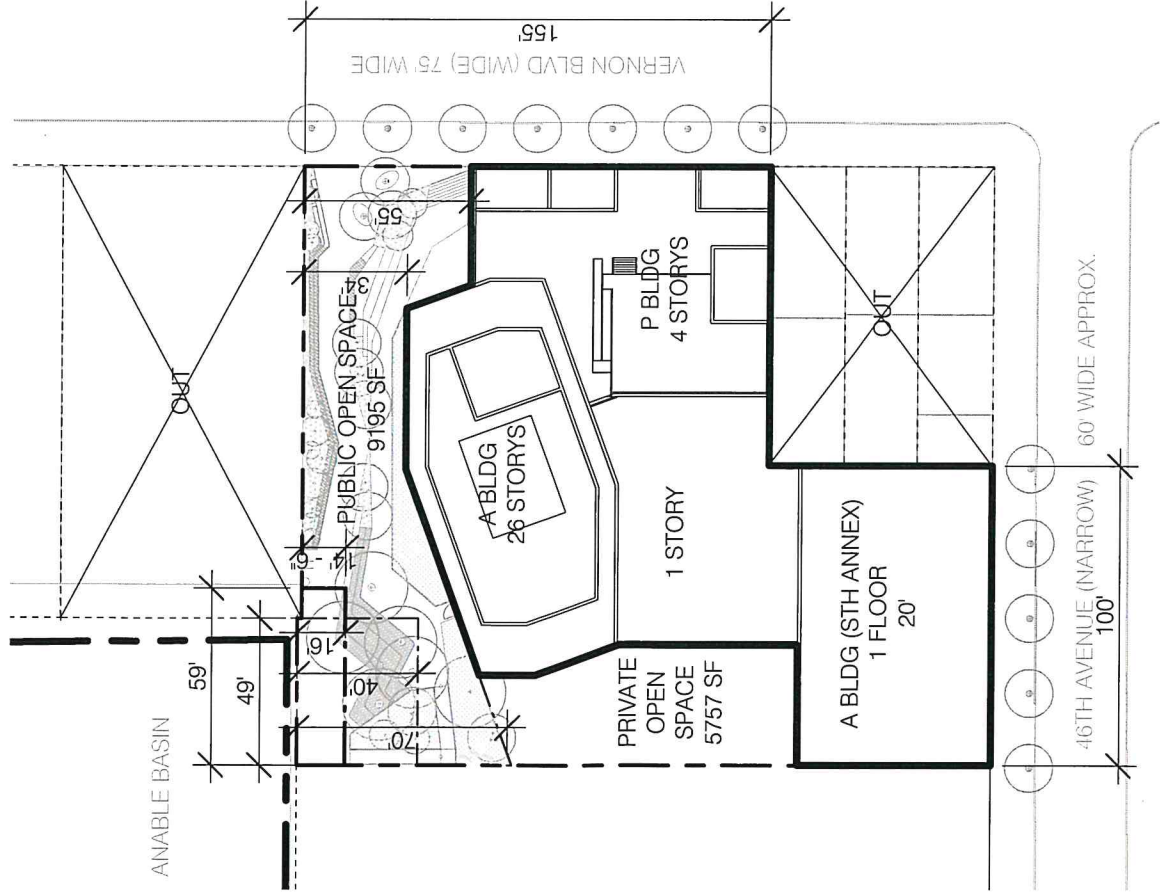
MEASUREMENT OF HEIGHT FROM FLOOD RESISTANT
CONSTRUCTION ELEVATION PURSUANT TO 62-341

MECHANICAL BULKHEADS TO EXCEED PROPOSED
ENVELOPE PURSUANT TO ZR 62-341

LEGEND

- PROPOSED ENVELOPE
- PORTION OF BUILDING EXCEEDING
MAX BLDG HEIGHT FOR
COMMUNITY FACILITY (CF) USE
PER ZR 62-341. VARIANCE
REQUIRED PURSUANT TO ZR 72-21
- ADDITIONAL PORTION OF BUILDING
EXCEEDING MAX HEIGHT OF
MANUFACTURING/COMMERCIAL
(M/C) BUILDING PURSUANT TO ZR
62-341. VARIANCE REQUIRED
PURSUANT TO ZR 72-21
- PROPOSED PENTHOUSE ABOVE
PROPOSED ENVELOPE
PURSUANT TO ZR- 62-341
- PORTION OF BUILDING
PROPOSED WITHIN REQUIRED
YARD ALONG DISTRICT BOUNDARY
WITH REAR LOT LINE COINCIDENT
WITH SIDE LOT LINE OF A ZONING
LOT AS PER ZR 43-303. VARIANCE
REQUIRED PURSUANT TO ZR 72-21
- ZONING LOT LINE
- PERMITTED MANUFACTURING /
COMMERCIAL (M/C) ENVELOPE
PURSUANT TO ZR 62-341
- PERMITTED COMMUNITY FACILITY
(CF) ENVELOPE PURSUANT TO ZR
62-341





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WATERFRONT PUBLIC ACCESS AREA

1/64" = 1'-0"

A-200.00

1

Z-11.00

NOTES:

- REQUIRED SHORE PUBLIC WALKWAY PER ZR 62-951, 16' X 59' = 944 SF
- REQUIRED WATERFRONT YARD PER ZR 62-332, 40' X 49' = 1,960 SF
- TOTAL WATERFRONT PUBLIC ACCESS AREA (WFY & SPW AREA) REQUIRED = 1,960 + (15.5' X 10') = 2,115 SF
- PUBLIC OPEN SPACE PROVIDED = 9,195 SF

LEGEND

- ZONING LOT LINE
- NEIGHBORING ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- BULKHEAD LINE
- SHORE PUBLIC WALKWAY
- WATERFRONT YARD
- LINE SEPERATING PUBLIC/PRIVATE OPEN SPACE
- PERMITTED ENVELOPE
- PROPOSED ENVELOPE
- STREET TREE

SEAL AND SIGNATURE



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