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ANABLE BASIN

VERNON BLVD

46TH AVE

BSA SUBMISSION EXISTING CONDITIONS



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PARAGON PAINT | EXISTING
CONDITION TITLE
SHEET

45-40 VERNON BLVD
LONG ISLAND CITY, QUEENS, NY 11101

JOB # | 233-15 BZ
DATE | 9/14/2017 4:34:55 PM
SCALE |
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SHEET LIST - BSA EXISTING CONDITION FILING SET	
Sheet Number	Sheet Name
G-000.00	EXISTING CONDITION TITLE SHEET
G-000.2	DRAWING LIST
G-001.00	EXISTING AREA SCHEDULE
A-000.00	EXISTING SITE PLAN
A-100.00	EXISTING CELLAR
A-101.00	EXISTING GROUND FLOOR PLAN
A-102.00	EXISTING LEVEL 2 FLOOR PLAN
A-103.00	EXISTING LEVEL 3 FLOOR PLAN
A-104.00	EXISTING LEVEL 4 FLOOR PLAN
A-105.00	EXISTING LEVEL 5 FLOOR PLAN
A-200.00	EXISTING EAST & SOUTH ELEVATION 46TH AVENUE
A-210.00	EXISTING N/S & E/W SECTION

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LONG ISLAND CITY, QUEENS, NY 11101

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ZONING CALCULATIONS EXISTING				
BUILDING	GROSS AREA*	SITE AREA (LOT 4 & 8)	FAR EXISTING	ZFA EXISTING
46TH AVE BUILDING (LOT 4)	33246 SF	38575	0.82	31584 SF
LOT 8	5499 SF	38575	0.14	5224 SF
PARAGON BUILDING (LOT 4)	39997 SF	38575	0.99	37997 SF
Grand total	78742 SF		1.94	74805 SF

45-28 VERNON BLVD (LOT 8) AREA SCHEDULE	
LEVEL	GROSS FLOOR AREA
1	5499 SF
Grand total	5499 SF

5-49 46TH AVE (LOT 4) AREA SCHEDULE	
LEVEL	GROSS FLOOR AREA
-1	6755 SF
1	12592 SF
2	11129 SF
3	9525 SF
Grand total	40001 SF

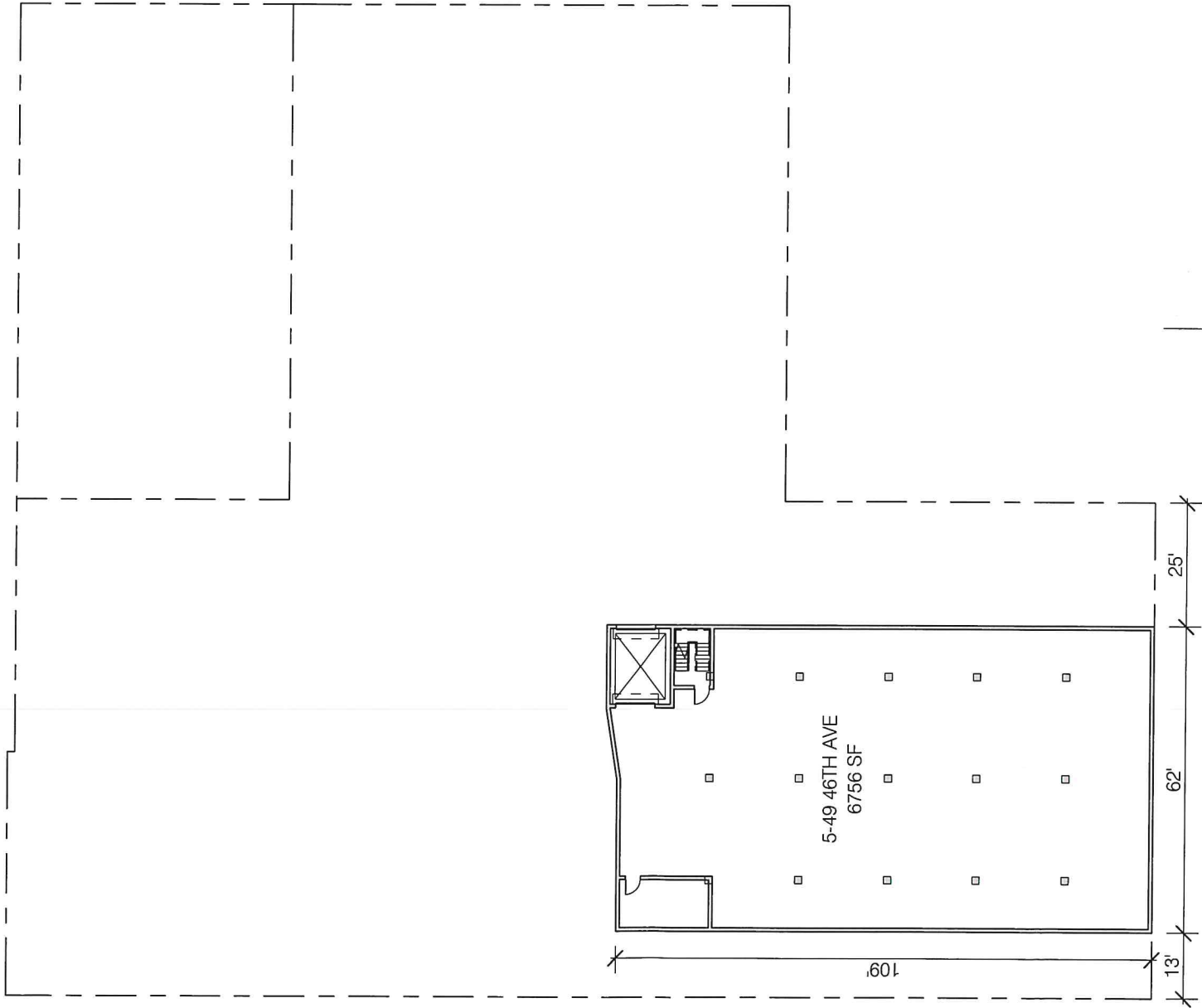
PARAGON BUILDING (LOT 4) AREA SCHEDULE	
LEVEL	GROSS FLOOR AREA
1	9999 SF
2	9999 SF
3	9999 SF
4	9999 SF
Grand total	39997 SF

COMBINED LOT AREA SCHEDULE	
LEVEL	GROSS FLOOR AREA
-1	6755 SF
1	28091 SF
2	21128 SF
3	19524 SF
4	9999 SF
Grand total	85497 SF

Notes:
* Not including cellar



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2
A-200.00

2
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PARAGON PAINT | EXISTING CELLAR

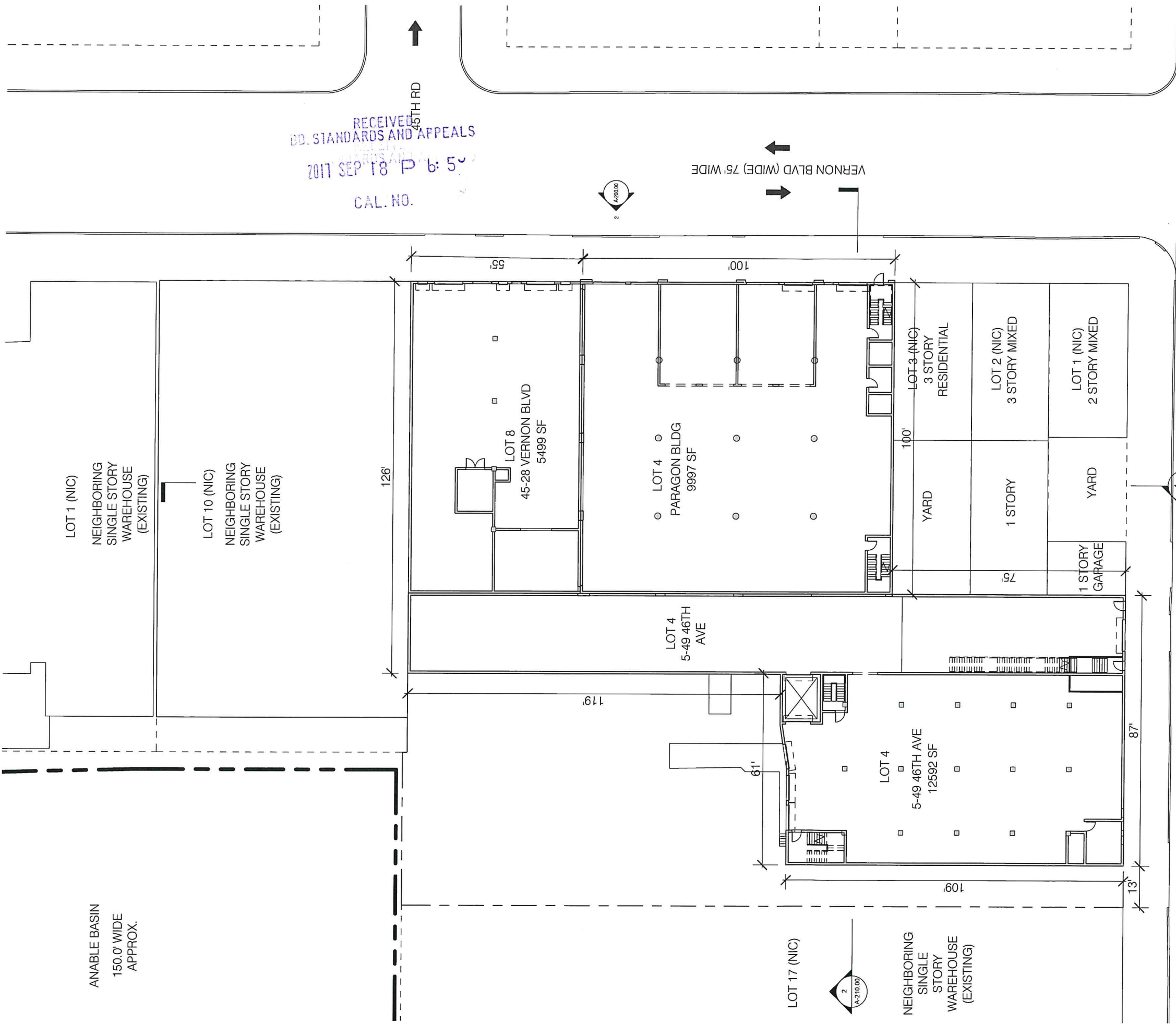


45-40 VERNON BLVD
LONG ISLAND CITY, QUEENS, NY 11101

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LEGEND

- ZONING LOT LINE
- - - NEIGHBORING ZONING LOT LINE
- BULKHEAD LINE
- XXX' ROOF HEIGHT (MEASURED FROM FLOOD RESISTANT CONSTRUCTION ELEVATION)

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PARAGON PAINT | EXISTING GROUND FLOOR PLAN

45-40 VERNON BLVD
LONG ISLAND CITY, QUEENS, NY 11101



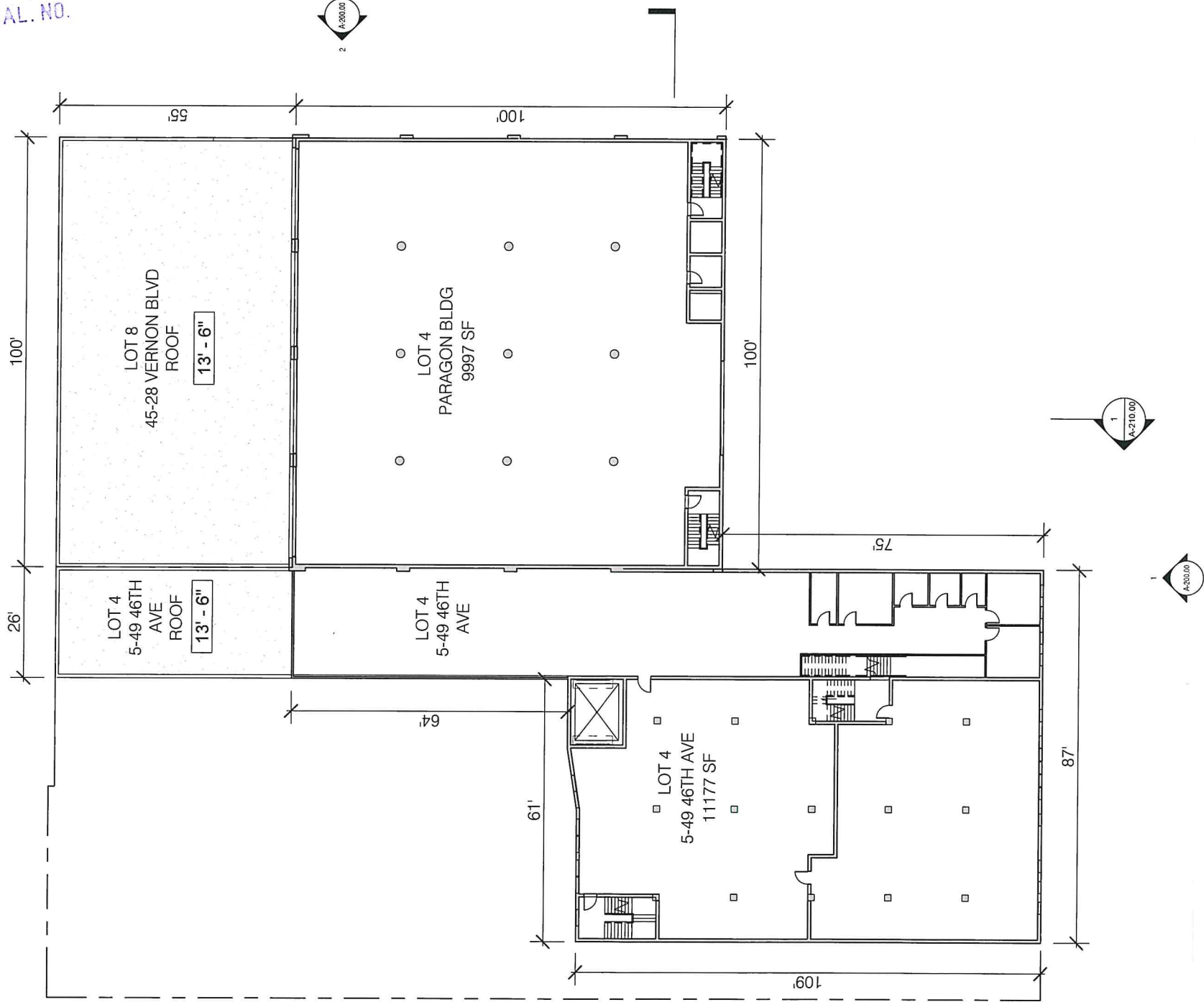
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SEAL AND SIGNATURE

GREG A. PASQUARELLI
REGISTERED ARCHITECT
STATE OF NEW YORK
028599

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LEGEND

--- ZONING LOT LINE

XXX' ROOF HEIGHT (MEASURED FROM FLOOD RESISTAND CONSTRUCTION ELEVATION)



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PARAGON PAINT | EXISTING LEVEL 2
FLOOR PLAN



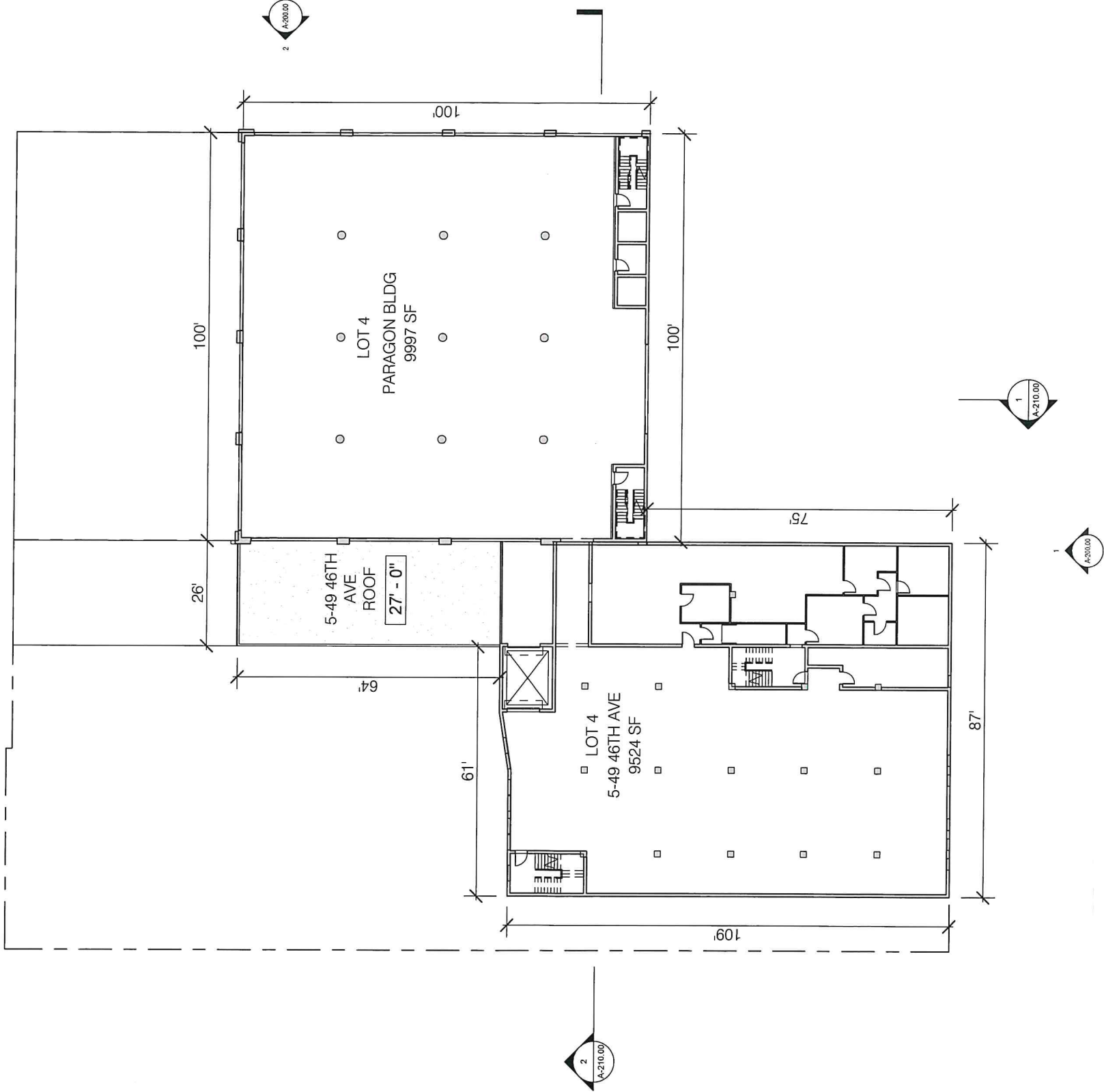
45-40 VERNON BLVD
LONG ISLAND CITY, QUEENS, NY 11101

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--- ZONING LOT LINE

XXX' ROOF HEIGHT (MEASURED FROM FLOOD RESISTAND CONSTRUCTION ELEVATION)



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PARAGON PAINT | EXISTING LEVEL 3
FLOOR PLAN



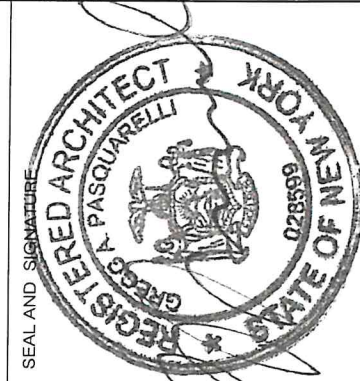
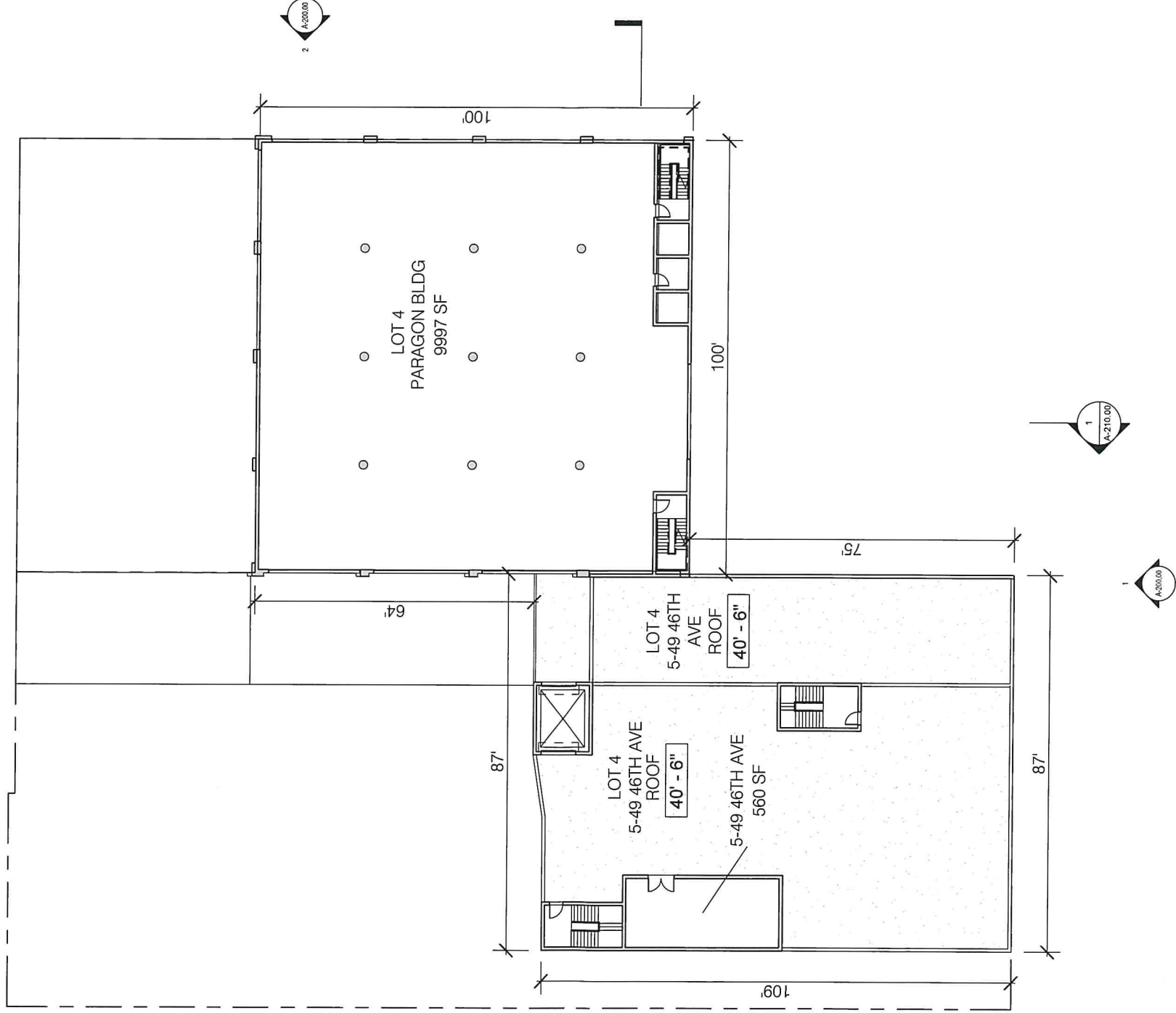
45-46 VERNON BLVD
LONG ISLAND CITY, QUEENS, NY 11101

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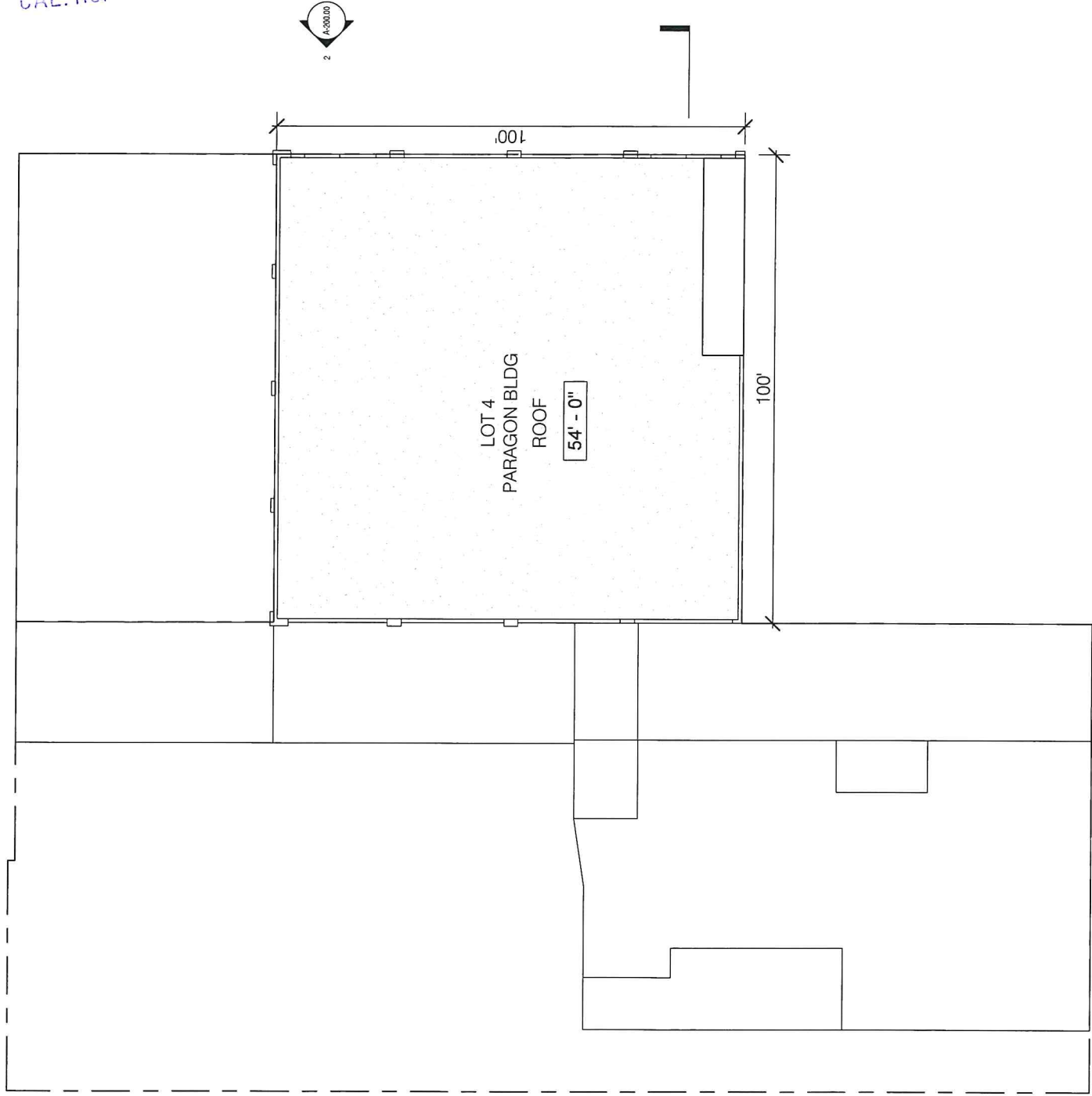
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--- ZONING LOT LINE
XXX' ROOF HEIGHT (MEASURED FROM FLOOD RESISTAND CONSTRUCTION ELEVATION)



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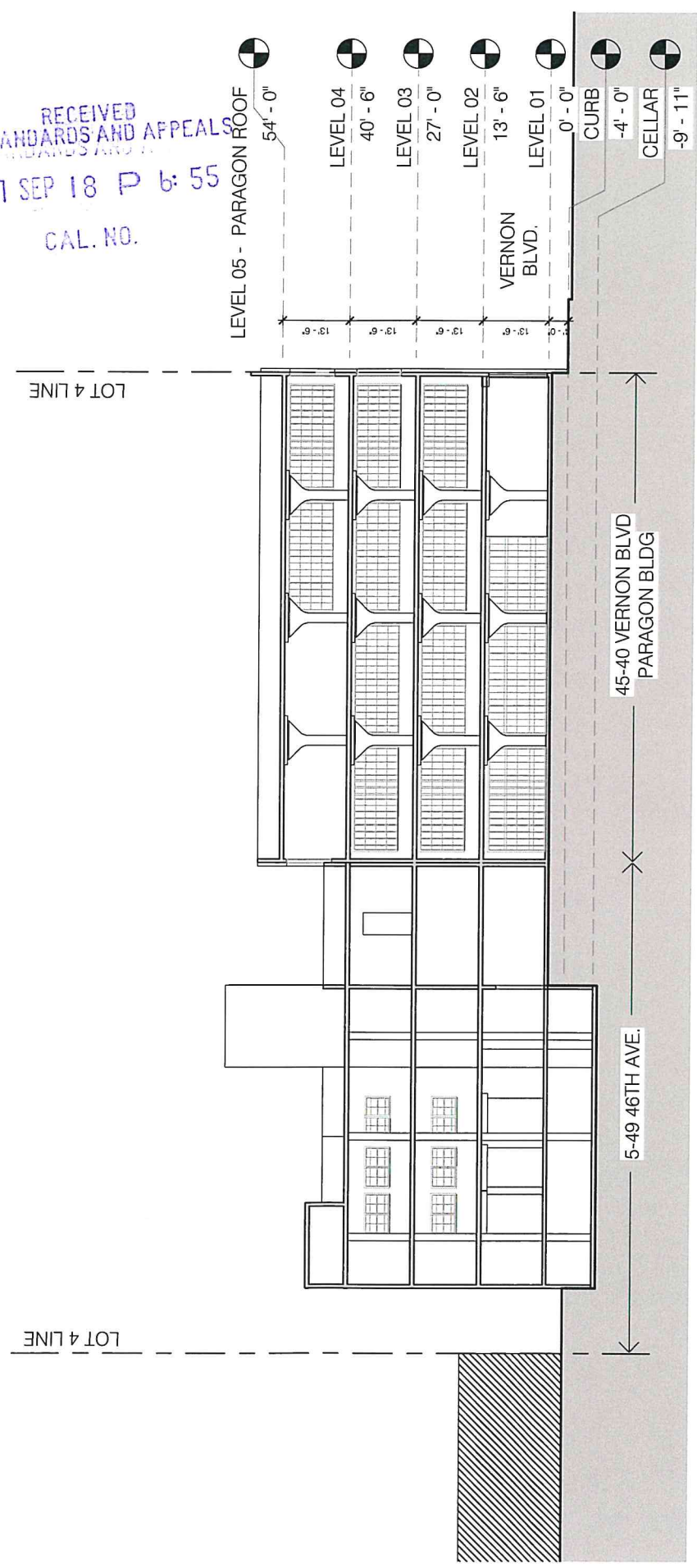
PARAGON PAINT | EXISTING LEVEL 5
FLOOR PLAN



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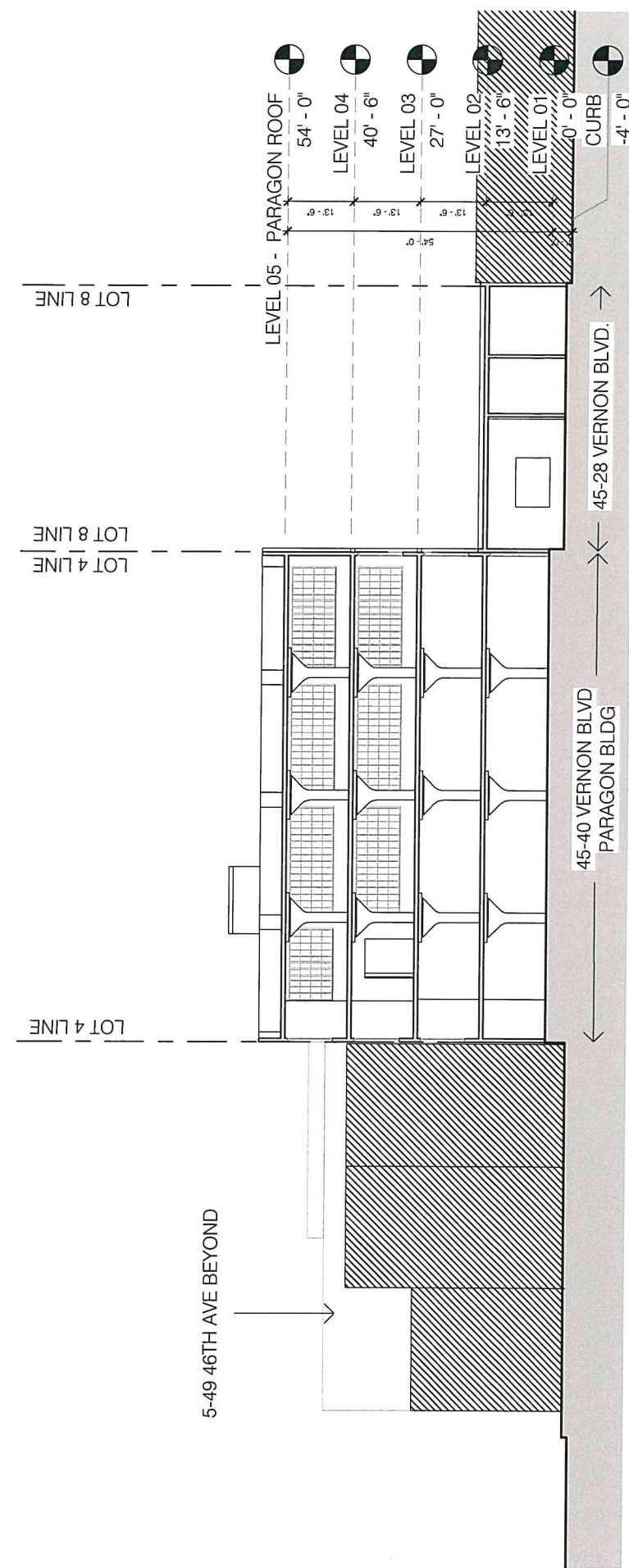
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E/W SECTION.

1/32" = 1'-0"

2



N/S SECTION.

1/32" = 1'-0"

1

LEGEND

- ZONING LOT LINE
- NEIGHBORING ZONING LOT LINE
- NIC



sh p
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PARAGON PAINT | EXISTING N/S & E/W
SECTION

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