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ANABLE BASIN

VERNON BLVD

46TH AVE

# BSA SUBMISSION AS OF RIGHT CONDITIONS



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ARCHITECTURE PLLC

SHoP ARCHITECTS, P.C.  
223 BROADWAY 11TH FLOOR  
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PARAGON PAINT | AS-OF-RIGHT TITLE  
SHEET

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

JOB # | 233-15 BZ  
DATE | 9/14/2017 4:36:24 PM  
SCALE |  
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**G-000.00**

SHEET LIST - BSA AS-OF-RIGHT FILING SET	
Sheet Number	Sheet Name
G-000.00	AS-OF-RIGHT TITLE SHEET
G-000.1	DRAWING LIST
G-001.00	AOR AREA SCHEDULE
A-100.01	AOR SITE PLAN
A-101.00	AOR HOTEL GROUND FLOOR PLAN
A-102.00	AOR HOTEL LEVELS 2 FLOOR PLAN
A-103.00	AOR HOTEL LEVEL 3 FLOOR PLAN
A-104.00	AOR HOTEL LEVELS 4-10 FLOOR PLAN
A-105.00	AOR HOTEL MECHANICAL
A-200.00	AOR HOTEL EAST AND SOUTH ELEVATION
A-210.00	AOR HOTEL N/S & E/W SECTION

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FAR CALCULATIONS			
SITE AREA	GROSS AREA	ZSF.	FAR

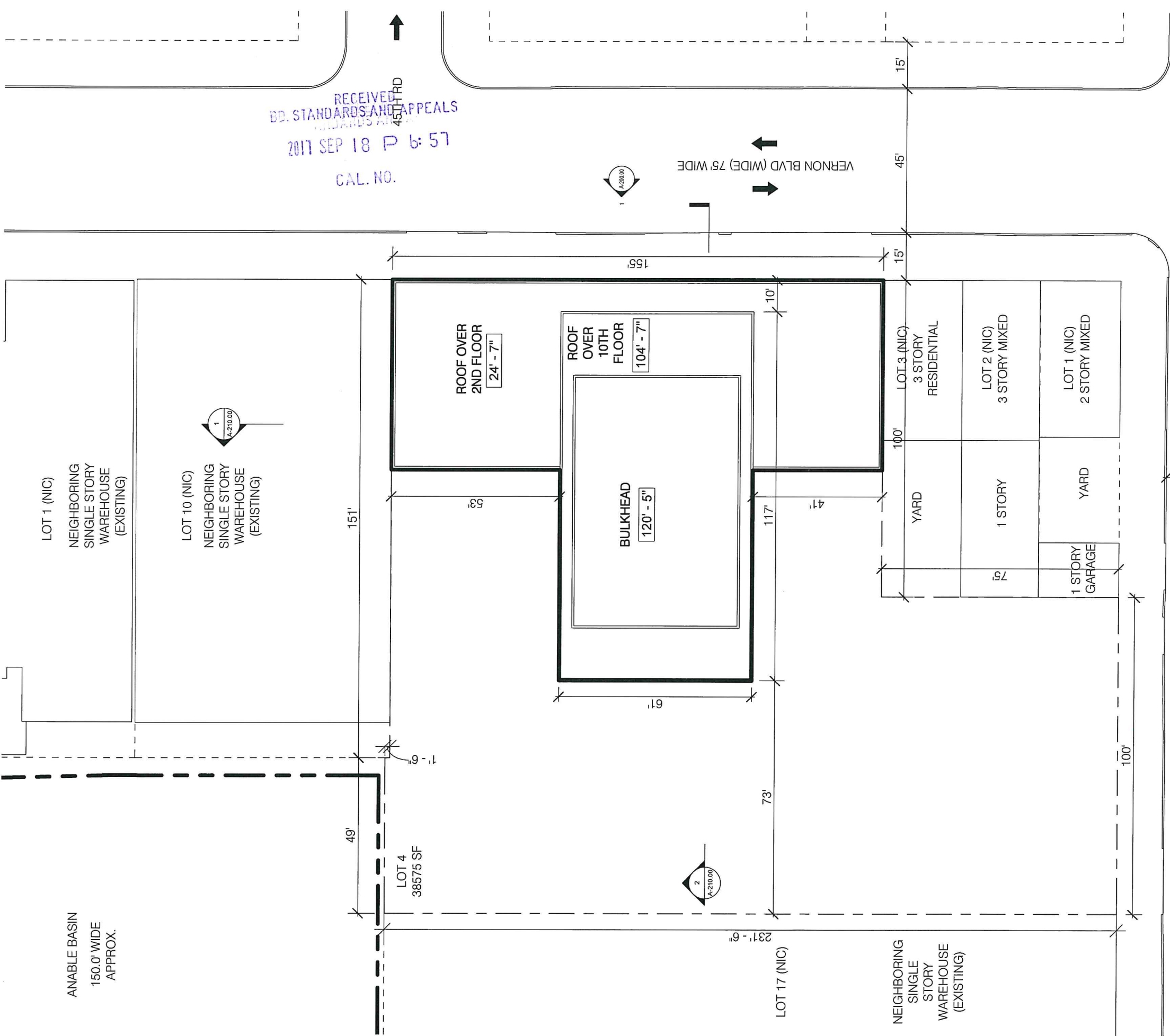
38575 SF	81243 SF	77150 SF	2.00
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HOTEL KEYS		
Level		Count

LEVEL 2	20
LEVEL 3	14
LEVEL 4	14
LEVEL 5	14
LEVEL 6	14
LEVEL 7	14
LEVEL 8	14
LEVEL 9	14
LEVEL 10	14
132	

HOTEL GROSS AREA SCHEDULE			
LEVEL	USE	GROSS	ZSF

LEVEL 01	HOTEL LOBBY/ AMENITY/ BOH/ RETAIL	12046 SF	11444 SF
LEVEL 2	HOTEL / AMENITY	13248 SF	12585 SF
LEVEL 3	HOTEL	6994 SF	6644 SF
LEVEL 4	HOTEL	6994 SF	6644 SF
LEVEL 5	HOTEL	6994 SF	6644 SF
LEVEL 6	HOTEL	6994 SF	6644 SF
LEVEL 7	HOTEL	6994 SF	6644 SF
LEVEL 8	HOTEL	6994 SF	6644 SF
LEVEL 9	HOTEL	6994 SF	6644 SF
LEVEL 10	HOTEL	6994 SF	6644 SF
		81243 SF	77181 SF



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LEGEND

- ZONING LOT LINE
- NEIGHBORING ZONING LOT LINE
- BULKHEAD LINE
- PROPOSED ENVELOPE

ROOF HEIGHT (MEASURED FROM FLOOD  
RESISTANT CONSTRUCTION ELEVATION)

XXX'

SEAL AND SIGNATURE



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PARAGON PAINT | AOR SITE PLAN



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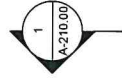


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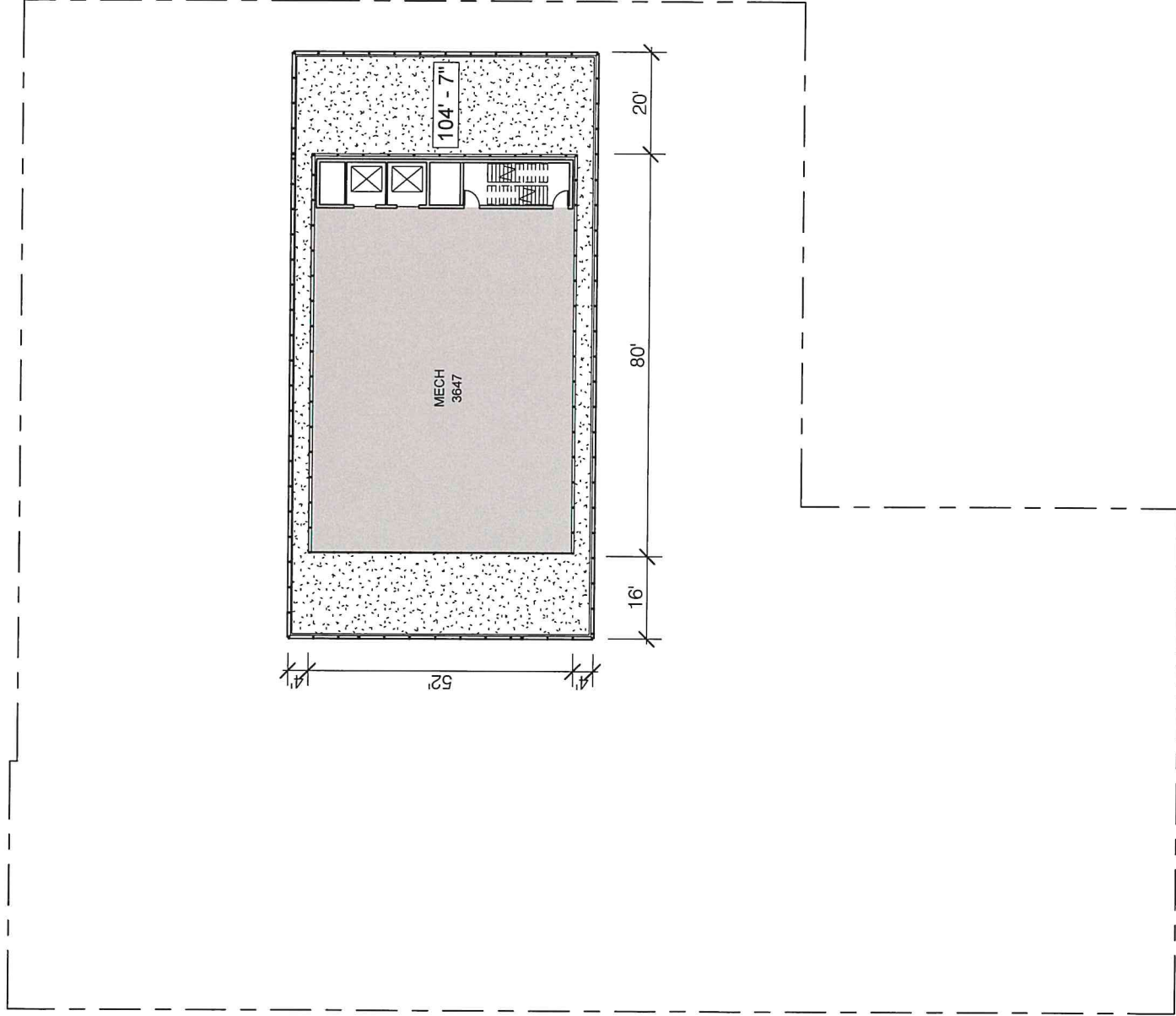
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#### LEGEND

- ZONING LOT LINE
- - - NEIGHBORING ZONING LOT LINE
- - - BULKHEAD LINE
- PROPOSED ENVELOPE

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



NIC

SEAL AND SIGNATURE



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PARAGON PAINT | AOR HOTEL  
MECHANICAL

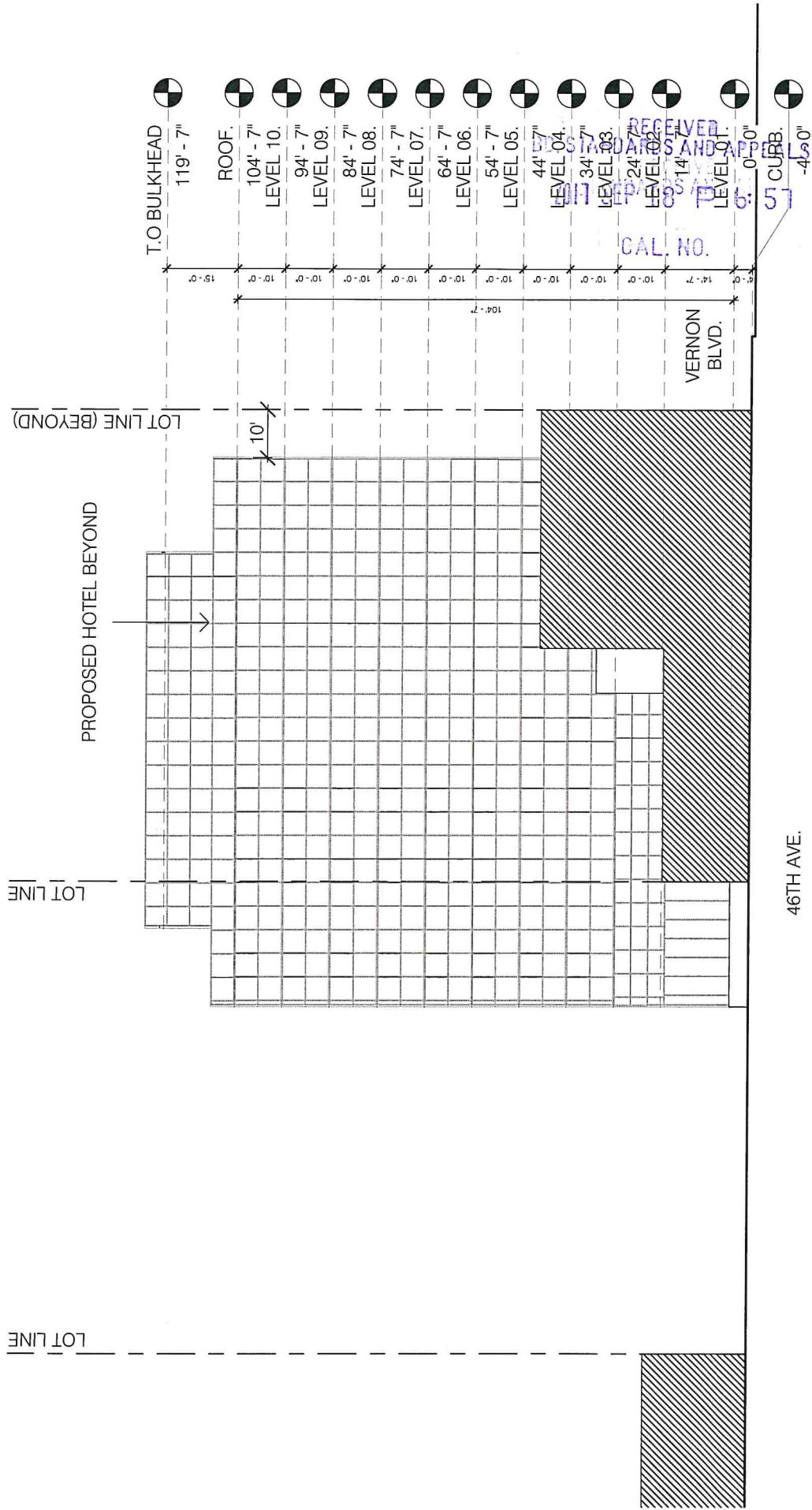


45-40 VERNON BLVD  
LONG ISLAND CITY, QUEENS, NY 11101

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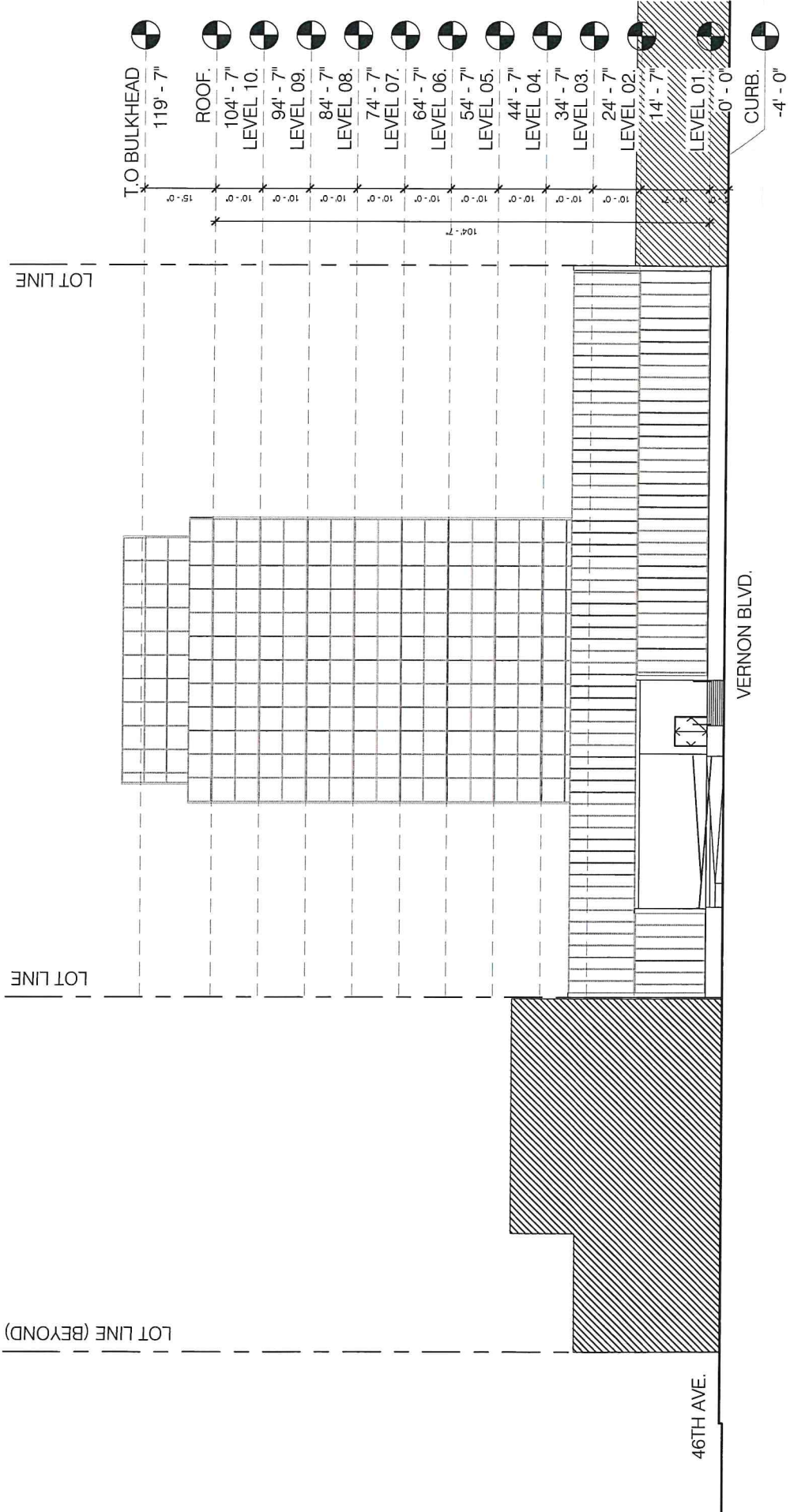
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HOTEL 46TH AVENUE ELEVATION

2

1/32" = 1'-0"



HOTEL VERNON BLVD ELEVATION

1

1/32" = 1'-0"

LEGEND

- ZONING LOT LINE
- NEIGHBORING ZONING LOT LINE
- BULKHEAD LINE
- PROPOSED ENVELOPE

XXX'

ROOF HEIGHT (MEASURED FROM FLOOD RESISTANT CONSTRUCTION ELEVATION)



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PARAGON PAINT | AOR HOTEL EAST AND SOUTH ELEVATION

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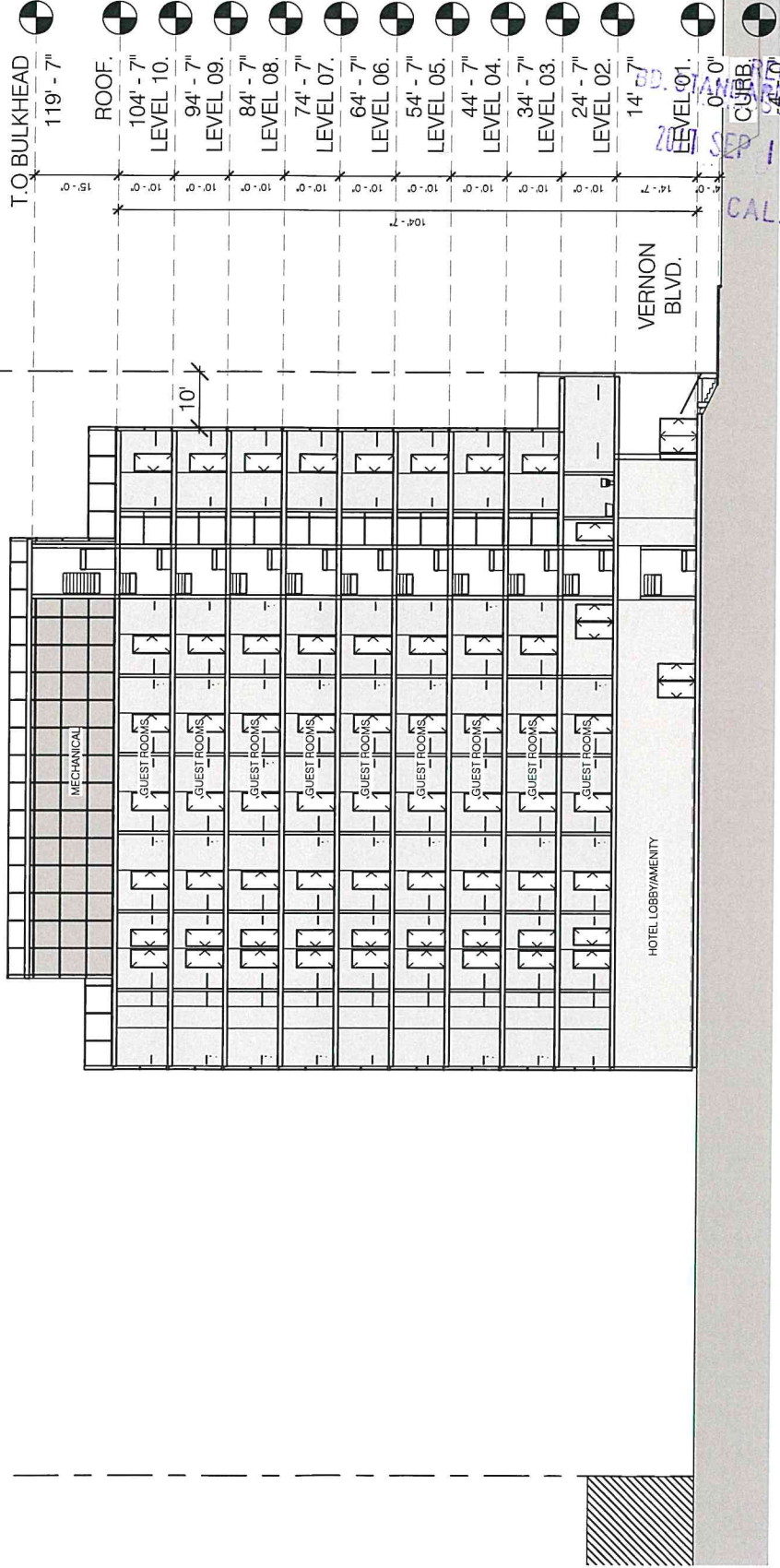
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LOT LINE

LOT LINE



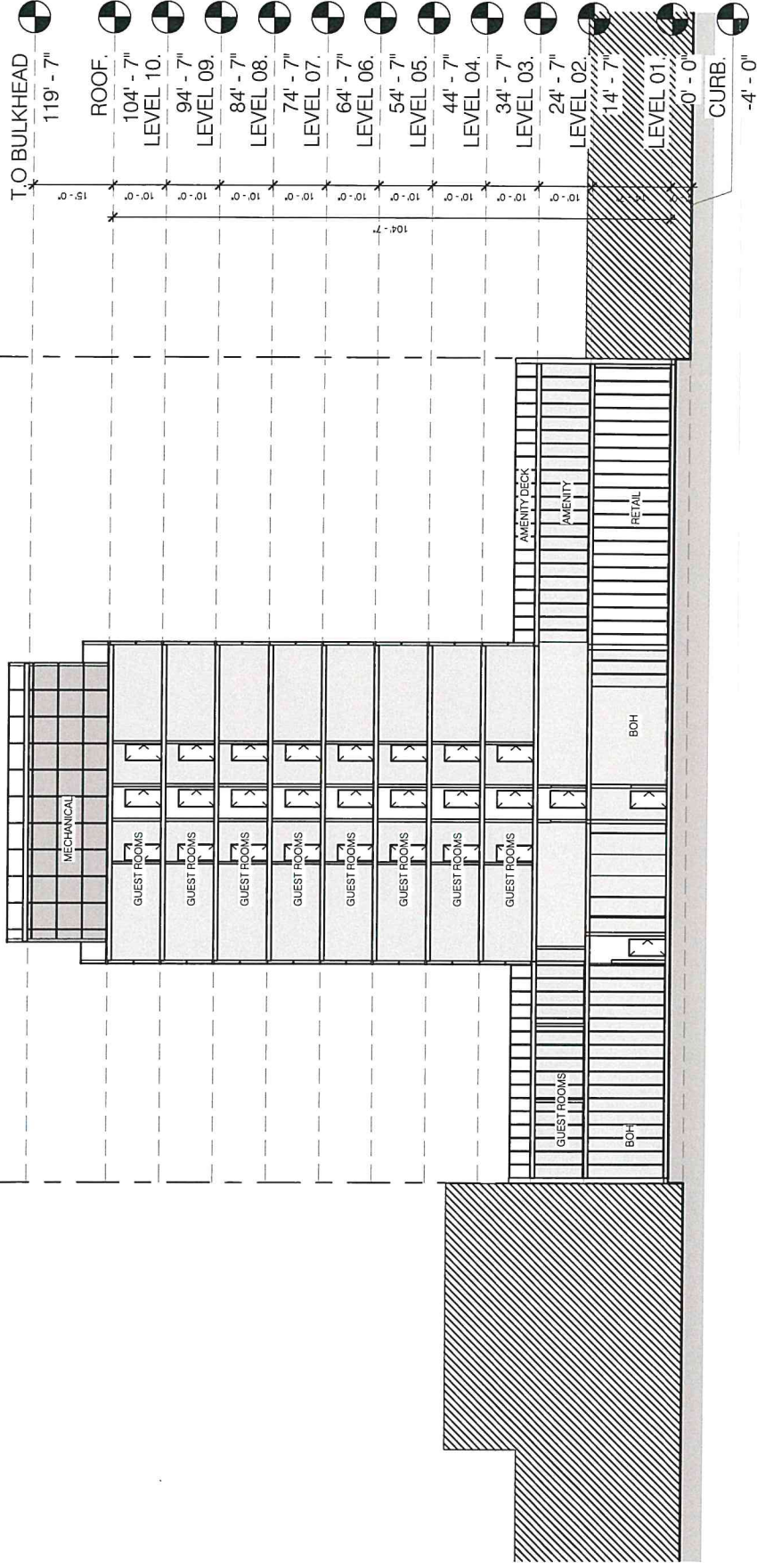
HOTEL E/W SECTION

2

1/32" = 1'-0"

LOT LINE

LOT LINE



HOTEL N/S SECTION

1/32" = 1'-0"

1

LEGEND

- ZONING LOT LINE
- NEIGHBORING ZONING LOT LINE
- BULKHEAD LINE
- PROPOSED ENVELOPE

ROOF HEIGHT (MEASURED FROM FLOOD  
RESISTANT CONSTRUCTION ELEVATION)

XXX'

NIC

SEAL AND SIGNATURE



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PARAGON PAINT | AOR HOTEL N/S &  
E/W SECTION

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