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BSA SUBMISSION
NEIGHBORHOOD ANALYSIS



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tel 212.689.9005

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PARAGON PAINT | NEIGHBORHOOD
ANALYSIS TITLE
SHEET

45-40 Vernon Blvd
Long Island City, NY 11101

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BSA SUBMISSION NEIGHBORHOOD ANALYSIS DWG LIST	
Sheet Number	Sheet Name

01A. NEIGHBORHOOD ANALYSIS	
Z-00.000	NEIGHBORHOOD ANALYSIS TITLE SHEET
Z-00.100	CONTENTS
Z-20.00	LAND USE
Z-21.00	BUILDING USE EXISTING
Z-22.00	BUILDING USE PROPOSED
Z-23.00	WATERFRONT CONTEXT ELEVATIONS
Z-24.00	VERNON BLVD CONTEXT ELEVATIONS
Z-25.00	ILLUSTRATIVE STREETSCAPE ELEVATIONS
Z-26.00	ILLUSTRATIVE STREETSCAPE ELEVATIONS
Z-27.00	ILLUSTRATIVE STREETSCAPE ELEVATIONS
Z-28.00	CONTEXT MASSING EXISTING WITH PROPOSED
Z-29.00	CONTEXT MASSING WITH PLANNED & PROPOSED PROJECTS
Z-30.00	AERIAL VIEW
Z-31.00	VERNON BLVD VIEW
Z-32.00	PARK VIEW
Z-33.00	MASSING STREET VIEW - 11TH ST & 46TH AVE - PROPOSAL
Z-34.00	MASSING STREET VIEW - 11TH ST & 46TH AVE - PLANNED & PROPOSED PROJECTS
Z-35.00	MASSING STREET VIEW - 44TH DR & 10TH ST - PROPOSAL
Z-36.00	MASSING STREET VIEW - 44TH DR & 10TH ST - PLANNED & PROPOSED PROJECTS
Z-37.00	MASSING STREET VIEW - 11TH ST & 45TH RD - PROPOSAL
Z-38.00	MASSING STREET VIEW - 11TH ST & 45TH RD - PLANNED & PROPOSED PROJECTS
Z-39.00	MASSING STREETVIEW - VERNON & 47TH AVE - PROPOSAL
Z-40.00	MASSING STREETVIEW - VERNON & 47TH AVE - PLANNED & PROPOSED PROJECTS

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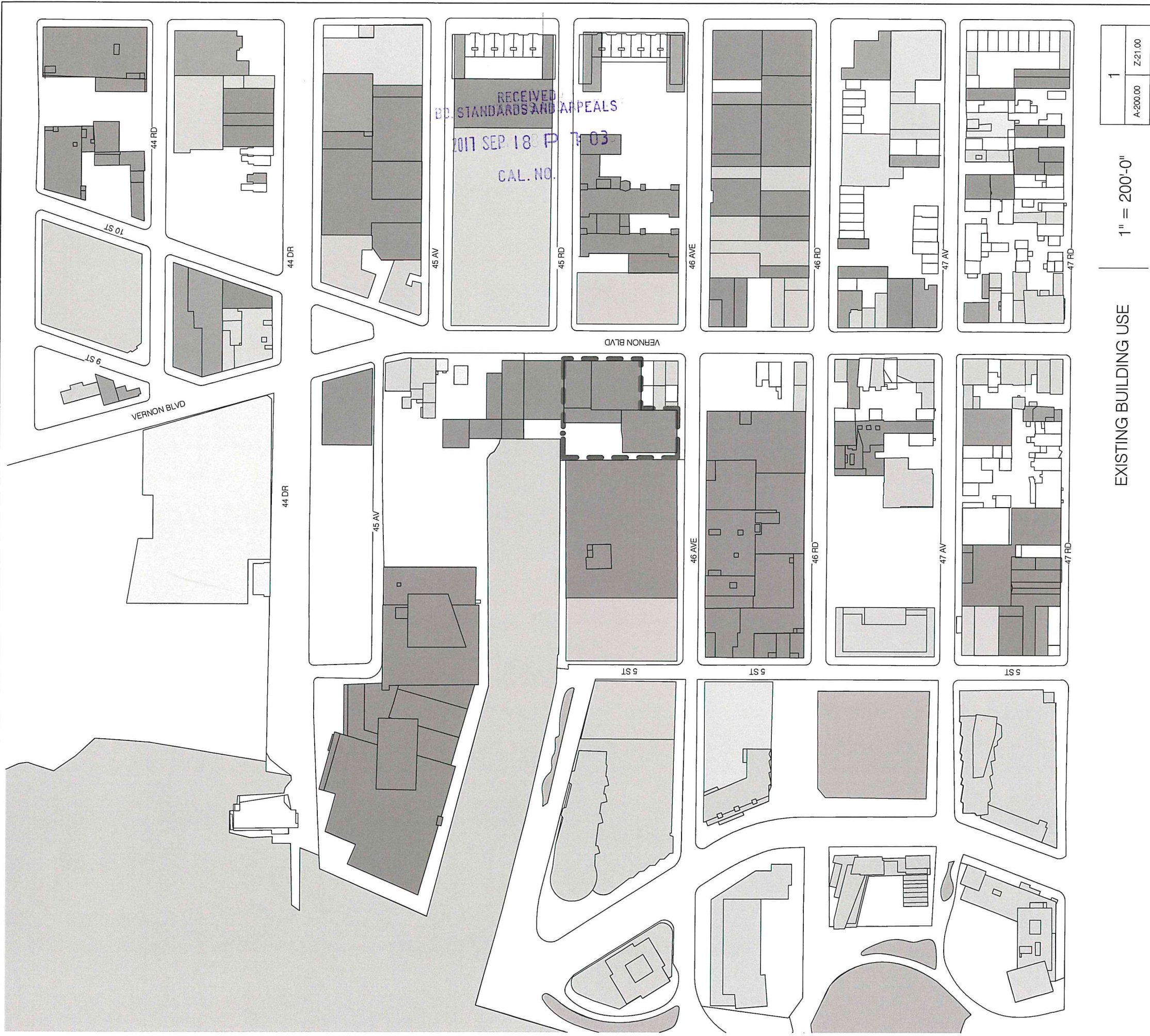
PARAGON PAINT | CONTENTS

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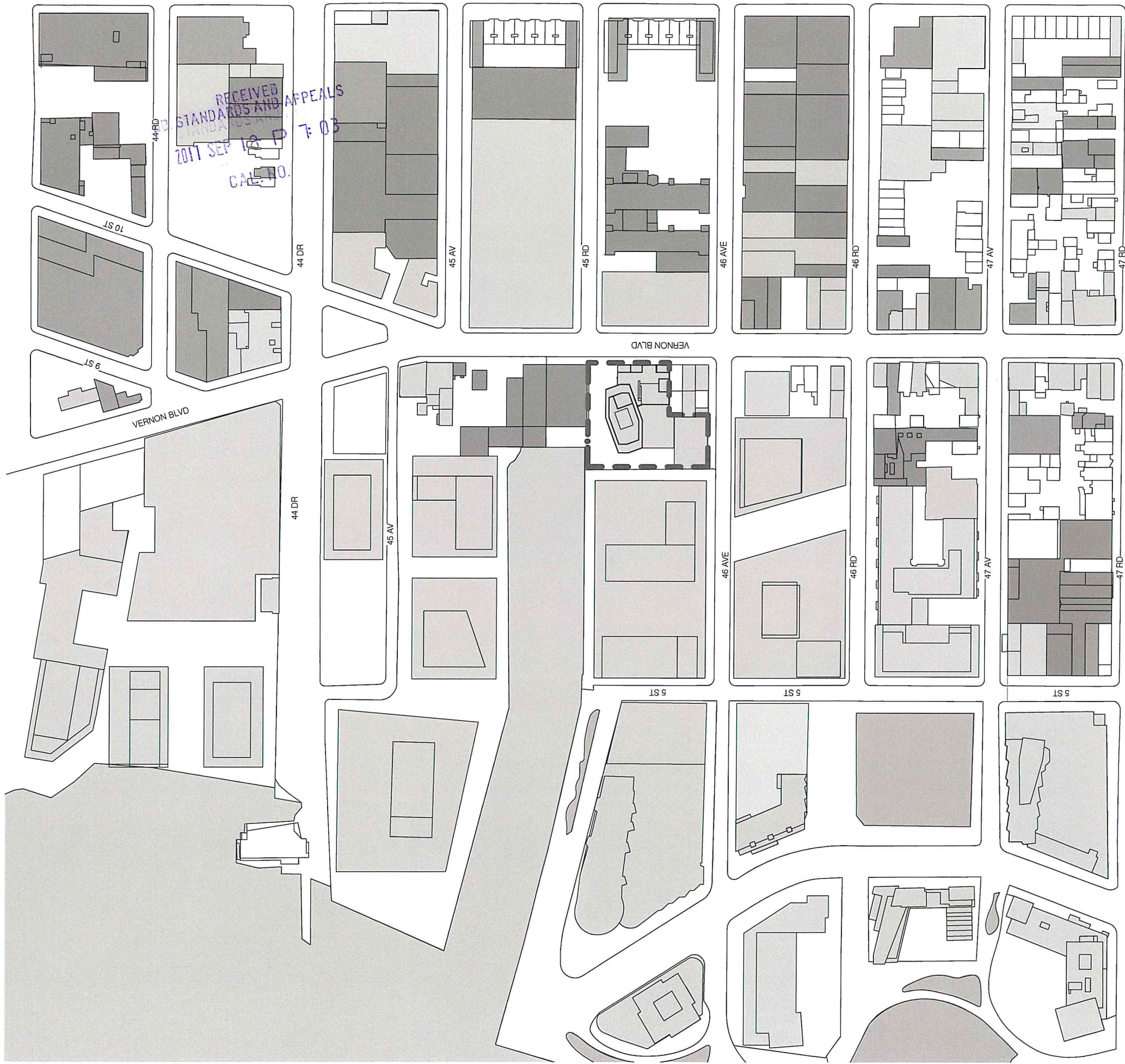
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LEGEND

- ONE AND TWO FAMILY HOMES
- MULTIPLE DWELLINGS
- MIXED RESIDENTIAL AND COMMERCIAL
- COMMERCIAL
- INDUSTRIAL/MANUFACTURING
- TRANSPORTATION/UTILITY
- PUBLIC FACILITIES AND INSTITUTIONS

VACANT/OPEN LOTPARKING/AUTOMOBILEOPEN SPACE & RECREATIONLOT LINE



PROPOSED BUILDING USE

1" = 200'-0"

A-200.00	1	Z-22.00
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NOTES:

PROPOSED DEVELOPMENTS ARE ILLUSTRATED PER INFORMATION SOURCED FROM PRE APPLICATION STATEMENT P2017Q0067, FILED SEPTEMBER 6, 2016 AND LONG ISLAND CITY WATERFRONT MIXED-USE REDEVELOPMENT RFP, RELEASED FEBRUARY 25, 2016.

LEGEND

	ONE AND TWO FAMILY HOMES		VACANT/OPEN LOT
	MULTIPLE DWELLINGS		PARKING/AUTOMOBILE
	MIXED RESIDENTIAL AND COMMERCIAL		OPEN SPACE & RECREATION
	COMMERCIAL		LOT LINE
	INDUSTRIAL/MANUFACTURING		
	TRANSPORTATION/UTILITY		
	PUBLIC FACILITIES AND INSTITUTIONS		

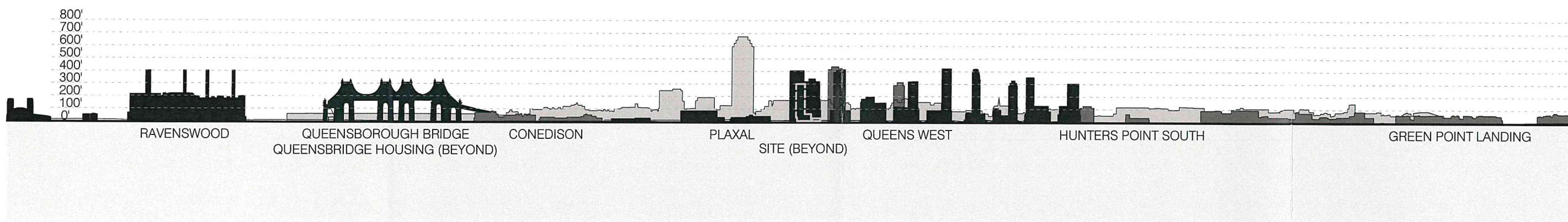
	VACANT/OPEN LOT
	PARKING/AUTOMOBILE
	OPEN SPACE & RECREATION
	LOT LINE



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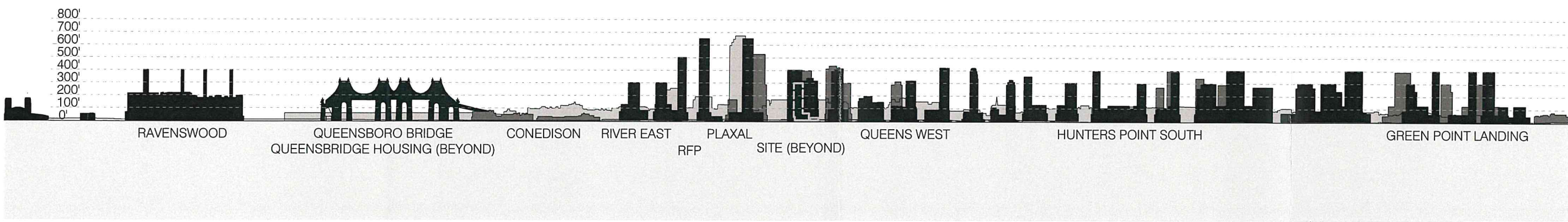
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WATERFRONT ELEVATION WITH PROPOSAL

1 : 10000

3	
A-100.xx	Z-23.00



WATERFRONT ELEVATION WITH PLANNED & PROPOSED PROJECTS

1 : 10000

1	
A-100.xx	Z-23.00

NOTES:

MEASUREMENT OF HEIGHT FROM FLOOD RESISTANT CONSTRUCTION ELEVATION

MECHANICAL BULKHEADS TO EXCEED PROPOSED ENVELOPE

PROPOSED DEVELOPMENTS ARE ILLUSTRATED PER INFORMATION SOURCED FROM PRE APPLICATION STATEMENT P2017Q0067, FILED SEPTEMBER 6, 2016 AND LONG ISLAND CITY WATERFRONT MIXED-USE REDEVELOPMENT RFP, RELEASED FEBRUARY 25, 2016.

LEGEND	
	SITE (LOCATED BEYOND)
	WATER FRONTAGE
	BUILDINGS BEYOND
	LIC SKYLINE

PARAGON PAINT | WATERFRONT
CONTEXT
ELEVATIONS

45-40 Vernon Blvd
Long Island City, NY 11101

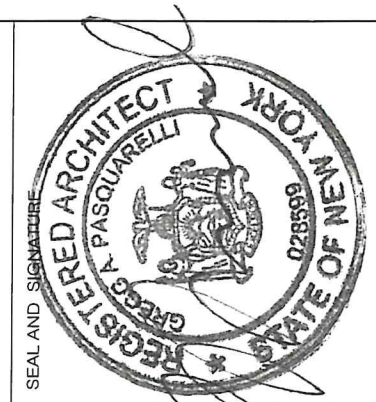
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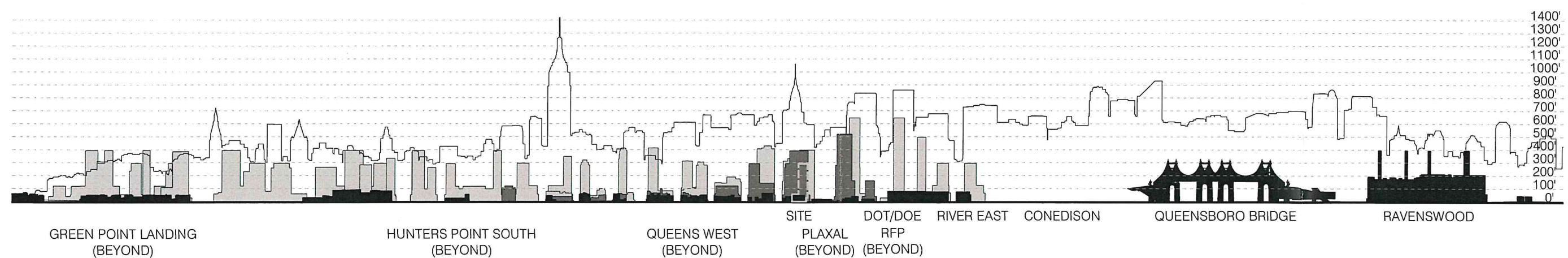
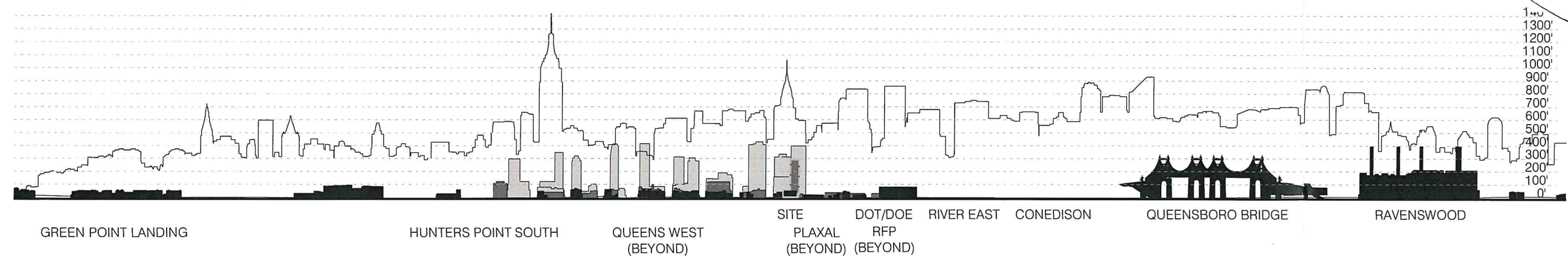
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LEGEND

SITE

VERNON BLVD FRONTAGE

MID BLOCK

WATER FRONTAGE

MANHATTAN SKYLINE

PARAGON PAINT | VERNON BLVD
CONTEXT
ELEVATIONS

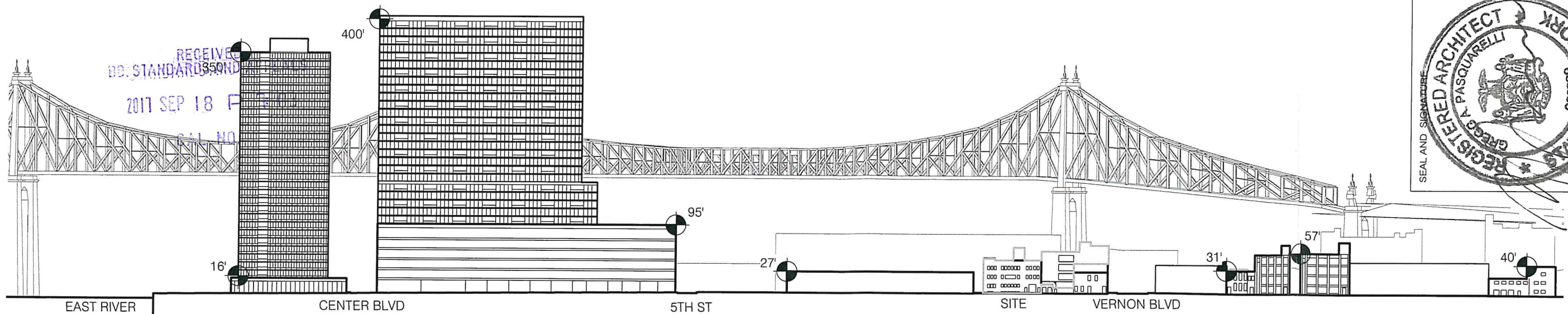
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212.402.2528





46TH AVENUE ELEVATION (SOUTH)

1" = 160'-0"

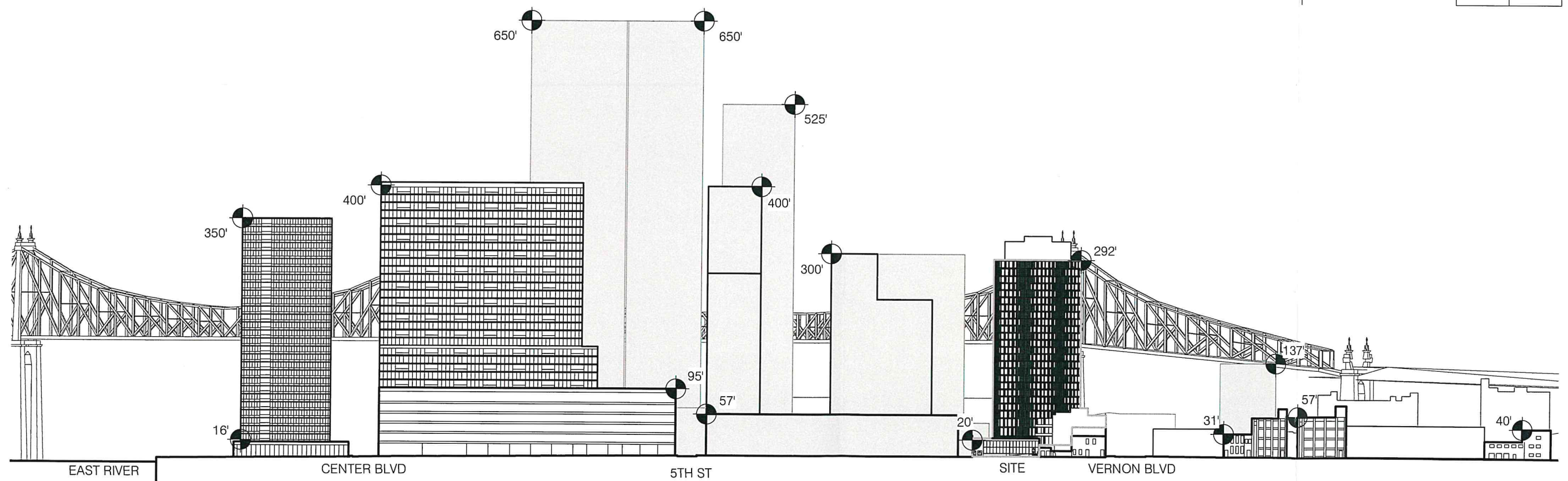
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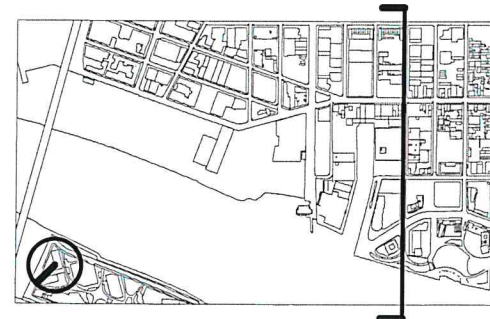
Z-25.00



46TH AVENUE ELEVATION (SOUTH) WITH PLANNED & PROPOSED PROJECTS

1" = 160'-0"

2	
A-000.00	Z-25.00



NOTES:

MEASUREMENT OF HEIGHT FROM FLOOD RESISTANT CONSTRUCTION ELEVATION

MECHANICAL BULKHEADS TO EXCEED PROPOSED ENVELOPE

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LEGEND	
	SITE
	STREET FRONTAGE
	BUILDINGS BEYOND
	POTENTIAL FUTURE DEVELOPMENT (PAS SUBMITTED)

PARAGON PAINT | ILLUSTRATIVE STREETSCAPE ELEVATIONS

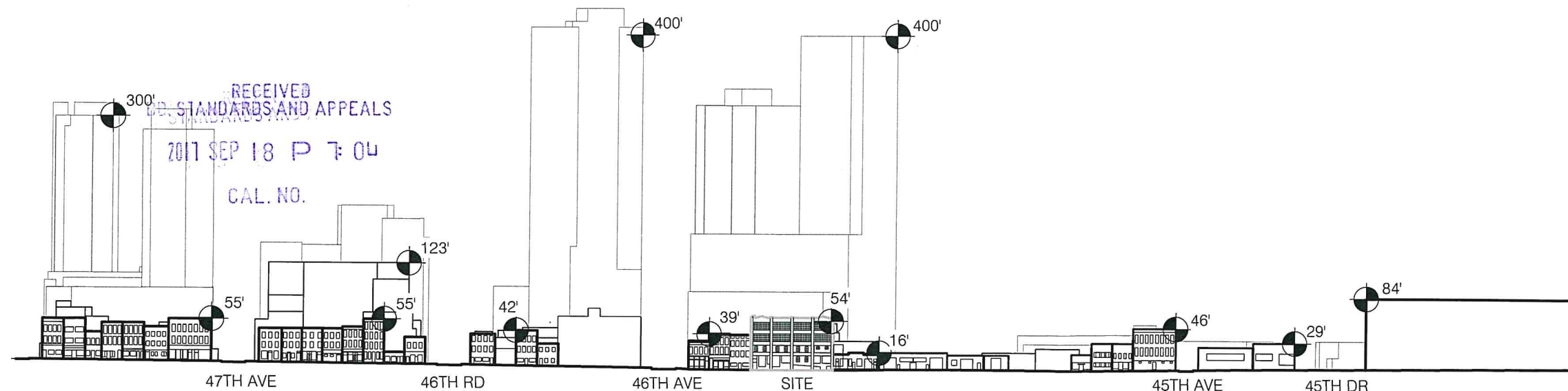
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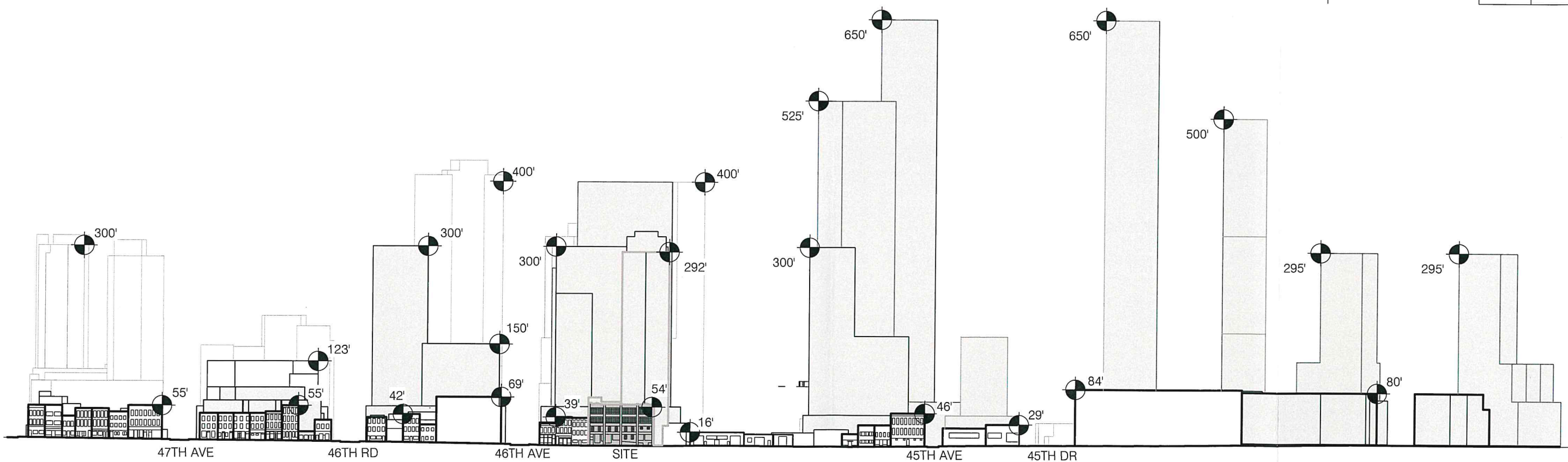
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VERNON BLVD STREET ELEVATION (EAST)

1" = 160'-0"

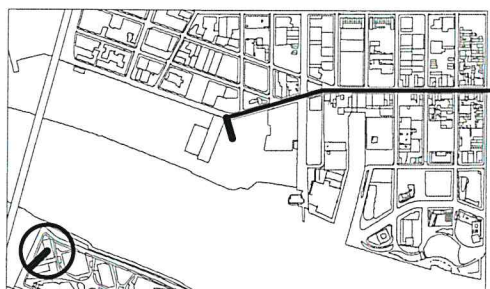
4	
A-000.00	Z-26.00



VERNON BLVD STREET ELEVATION (EAST) WITH PLANNED & PROPOSED PROJECTS

1" = 160'-0"

3	
A-000.00	Z-26.00



NOTES:

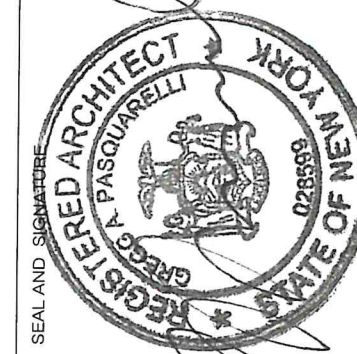
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LEGEND

- SITE
- STREET FRONTAGE
- BUILDINGS BEYOND
- POTENTIAL FUTURE DEVELOPMENT (PAS SUBMITTED)



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PARAGON PAINT | ILLUSTRATIVE
STREETSCAPE
ELEVATIONS

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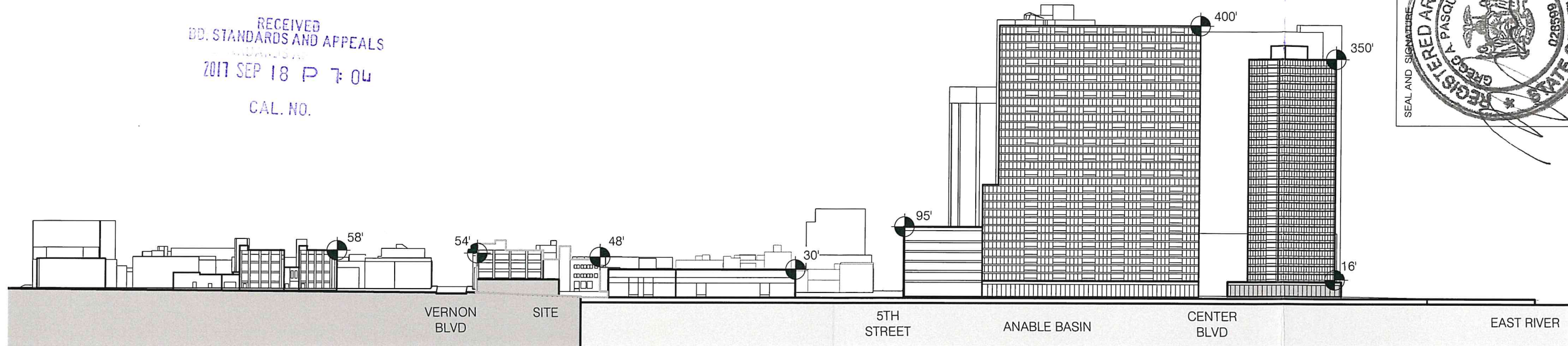
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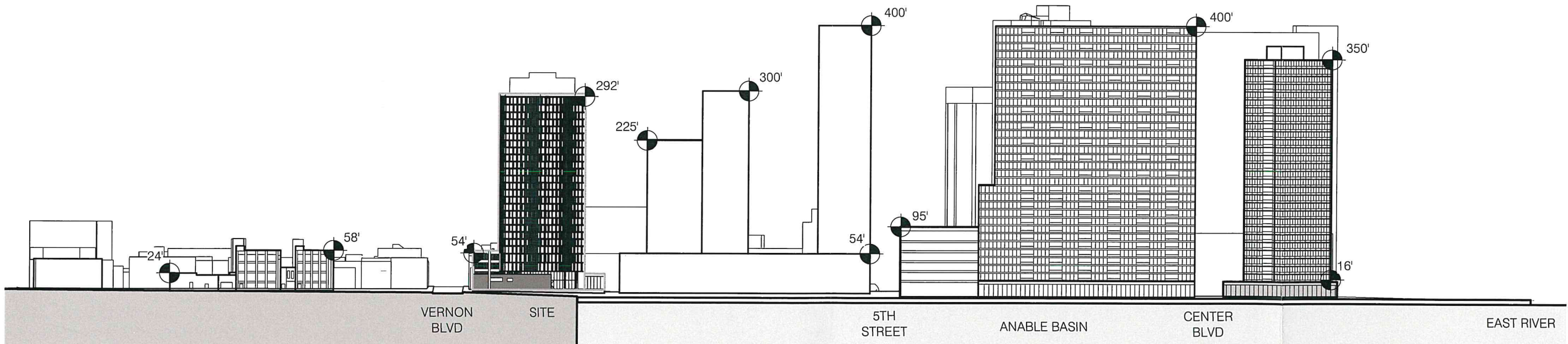
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ANABLE BASIN ELEVATION (NORTH)

1" = 160'-0"

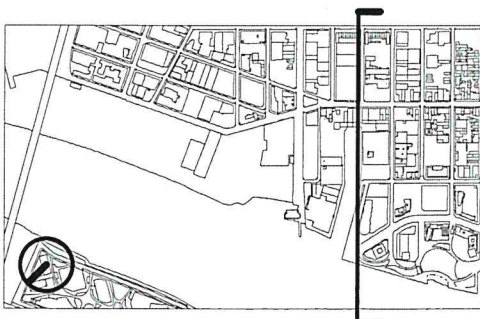
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ANABLE BASIN ELEVATION (NORTH) WITH PLANNED & PROPOSED PROJECTS

1" = 160'-0"

1	
A-000.00	Z-27.00



NOTES:

MEASUREMENT OF HEIGHT FROM FLOOD RESISTANT CONSTRUCTION ELEVATION

MECHANICAL BULKHEADS TO EXCEED PROPOSED ENVELOPE

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LEGEND

SITE

STREET FRONTAGE

BUILDINGS BEYOND

POTENTIAL FUTURE DEVELOPMENT (PAS SUBMITTED)

PARAGON PAINT | ILLUSTRATIVE
STREETSCAPE
ELEVATIONS

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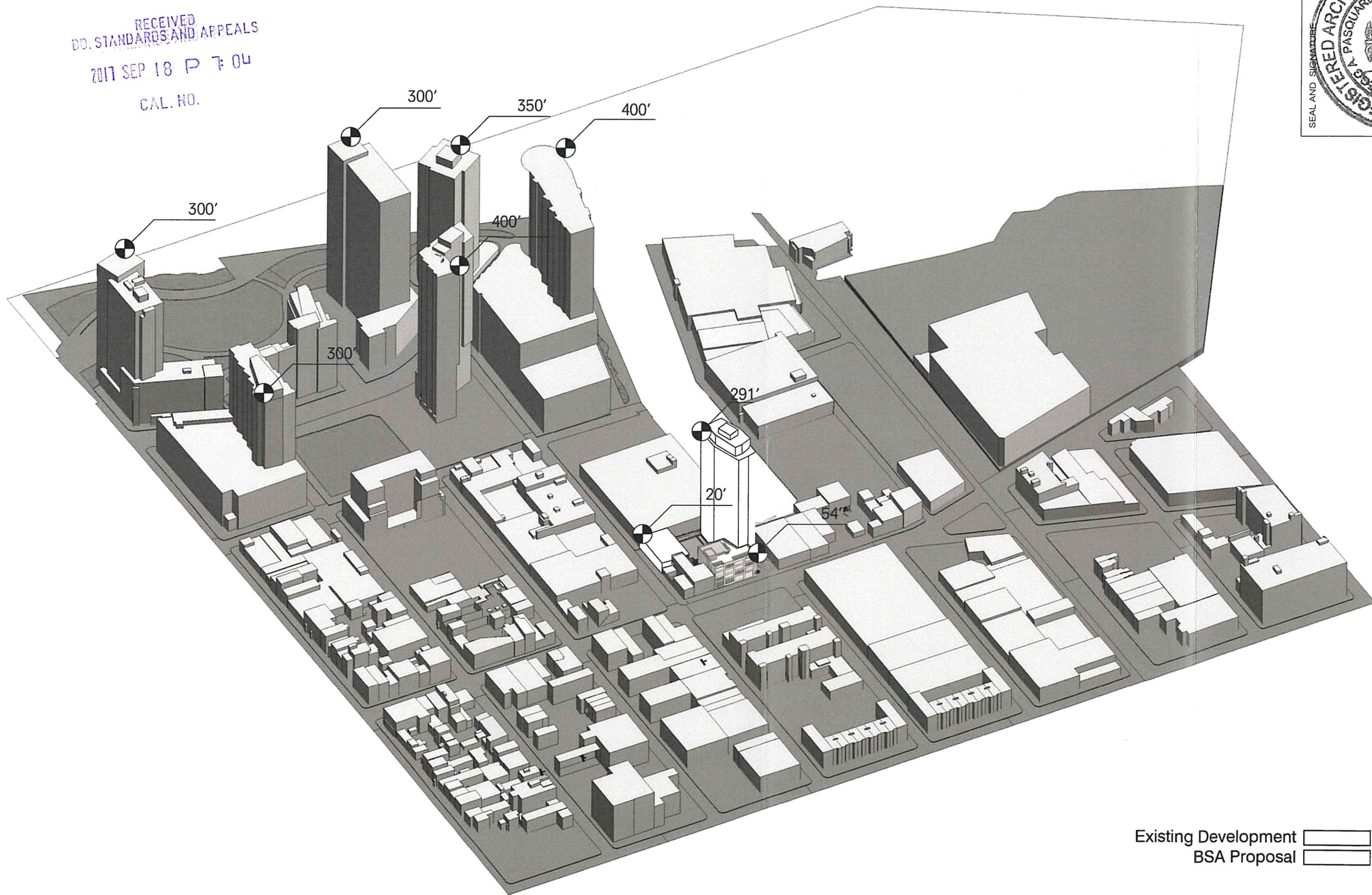
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Existing Development 
BSA Proposal 



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PROPOSED

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300' 300' 300' 350' 400' 400' 400' 300' 300' 291' 20' 54' 300' 250' 300' 525' 650' 650' 500' 295' 295'

Existing Development
Approved Development
Plaxall est. per DCP Urban Design Guidelines
Proposed Development
BSA Proposal

REGISTERED ARCHITECT
J. PASQUALE
SEAL AND SIGNATURE

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PARAGON PAINT | CONTEXT MASSING WITH
PLANNED & PROPOSED
PROJECTS

45-40 Vernon Blvd
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45-40 Vernon Blvd

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PARAGON PAINT | AERIAL VIEW

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PARAGON PAINT | VERNON BLVD VIEW

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PARAGON PAINT | PARK VIEW

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PARAGON PAINT | MASSING STREET VIEW -
11TH ST & 46TH AVE -
PROPOSAL

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11TH ST & 46TH AVE -
PLANNED & PROPOSED
PROJECTS

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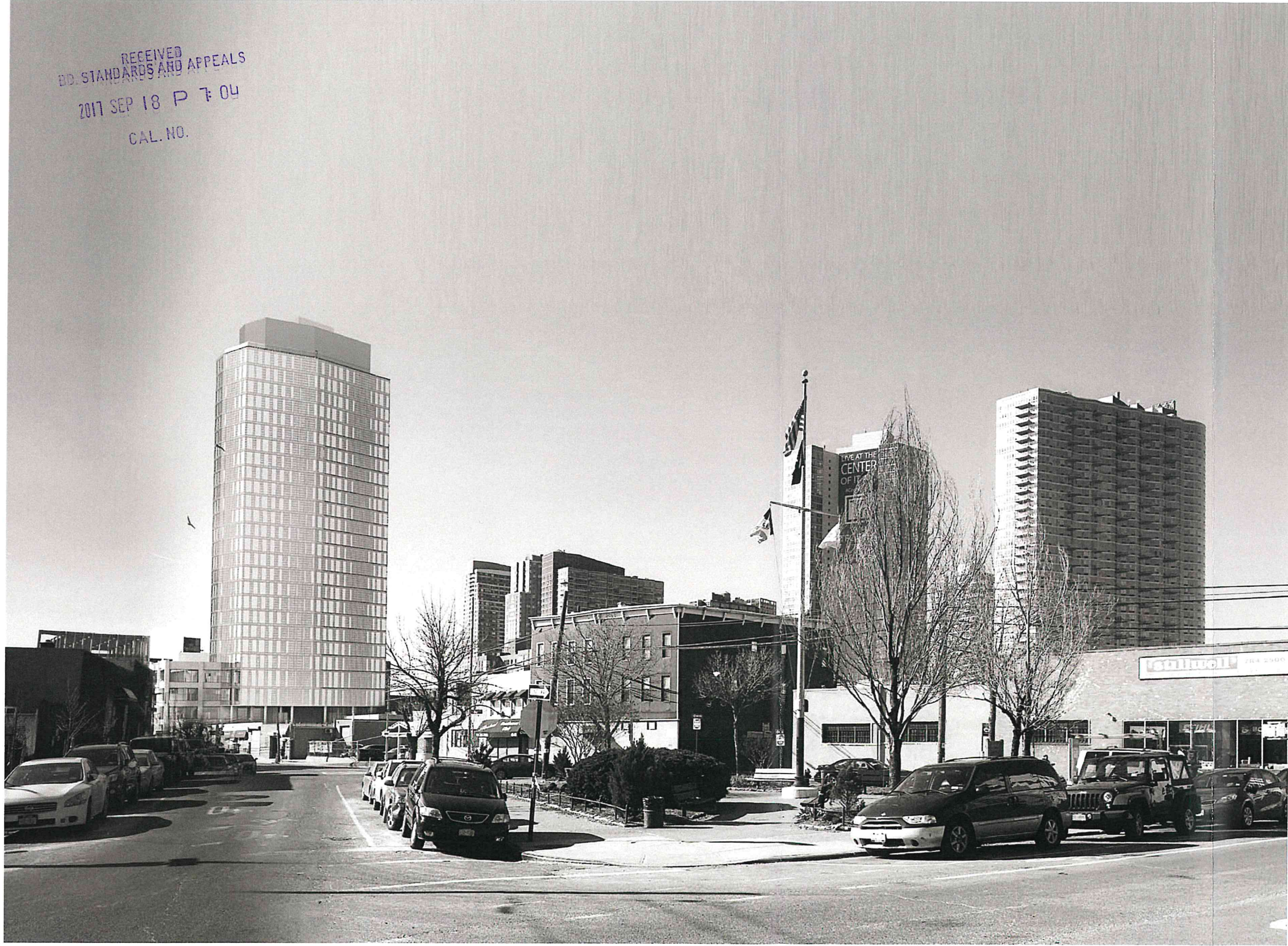
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100 WEST 10TH STREET SUITE 1000
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