

RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART
OF LOT 8 (TENTATIVE LOT 95)
PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE, 180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT FILING - CITY COUNCIL REVISIONS
NOVEMBER 01, 2021

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SPECIAL PERMIT DRAWING SET

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NO.	REVISIONS | SUBMISSIONS	DATE
03	SPECIAL PERMIT FILING - CITY COUNCIL REVISIONS	11/01/2021
02	SPECIAL PERMIT FILING - CPC REVISIONS	08/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:
Z-000
COVER SHEET

Seal:



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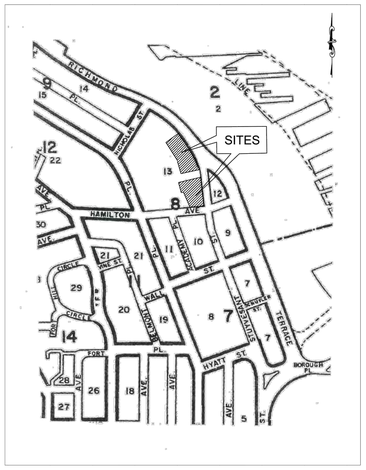
NOTE: PLACE HOLDER. NEW SURVEY INCLUDING PORTION OF LOT 13 AS PART OF ZONING LOT TO BE PROVIDED



VICINITY MAP, N.T.S.

FOR LOTS 75, 78, 79, 80, 81, 82 & 92,
HILLSIDE PRESERVATION DISTRICT
SLOPE CALCULATIONS

LENGTH OF CONTOUR	X	CONTOUR INTERVAL	AREA	= % SLOPE
AREA 'A' 624	X	2 / 18,773		= 6.6 %
AREA 'B' 684	X	2 / 2,533		= 56.9 %
AREA 'C' 84	X	2 / 1,092		= 17.2 %
AREA 'D' 1,264	X	2 / 4,653		= 56.5 %
AREA 'E' 75	X	2 / 2,090		= 7.6 %
AREA 'F' 445	X	2 / 6,358		= 14.0 %
AREA 'G' 3,863	X	2 / 13,871		= 61.4 %
AREA 'H' 87	X	2 / 1,282		= 13.6 %
AREA NOT EXCEEDING 20% SLOPE (AREAS 'A', 'C', 'E', 'F', AND 'H') 1,330	X	2 / 29,385		= 9.0 %

THE AVERAGE PERCENT OF SLOPE FOR THE PORTION OF THE LOT UNDER 20% GROWN HEREON IS THE CATEGORY OF 'D' WITH 14.5% SEE SECTION 119-01 OF THE SPECIAL HILLSIDE PRESERVATION DISTRICT REGULATIONS FOR THE FORMULA USED TO DETERMINE THIS PERCENTAGE.

FOR LOTS 100, 103 & 104,
HILLSIDE PRESERVATION DISTRICT
SLOPE CALCULATIONS

LENGTH OF CONTOUR	X	CONTOUR INTERVAL	AREA	= % SLOPE
AREA 'A' 88	X	2 / 1,288		= 13.7 %
AREA 'B' 56	X	2 / 1,420		= 7.9 %
AREA 'C' 2,811	X	2 / 11,137		= 50.5 %
AREA 'D' 185	X	2 / 2,790		= 13.5 %
AREA 'E' 739	X	2 / 9,458		= 15.6 %
AREA 'F' 332	X	2 / 6,770		= 9.8 %
AREA 'G' 1,531	X	2 / 6,098		= 50.2 %
AREA 'J' 67	X	2 / 852		= 15.7 %
AREA NOT EXCEEDING 25% SLOPE (AREAS 'A', 'B', 'D', 'E', 'F' AND 'J') 1,467	X	2 / 22,536		= 13.0 %

THE AVERAGE PERCENT OF SLOPE FOR THE PORTION OF THE LOT UNDER 25% GROWN HEREON IS THE CATEGORY OF 'D' WITH 14.5% SEE SECTION 119-01 OF THE SPECIAL HILLSIDE PRESERVATION DISTRICT REGULATIONS FOR THE FORMULA USED TO DETERMINE THIS PERCENTAGE.

DETAIL N.T.S.

20' 0 20' 40' 60'
SCALE: 1" = 20'

NOTE:
ELEVATIONS REFER TO NAVD 88 DATUM.

LEGEND

LEGAL GRADE [57.4]
EXISTING ELEVATION (56.4)
BUILDING
WALLS — PARTY WALL — INDEPENDENT
FENCE
SEWER
WATER
THEORETICAL CURB LINE
CATCHBASIN
FIRE HYDRANT

VALVE
TREE TYPE & TRUNK DIAMETER 24" MAP.
CURB & CURB CUT
EASEMENT LINE & DIMENSION 40.00
LOT LINE & DIMENSION 40.00
RECORD STREET LINE & DIMENSION 200.00
WIDENING LINE & DIMENSION 100.00
ZONING DISTRICT DIVISION LINE

MANHOLES

MISCELLANEOUS
TS TRAFFIC SIGN
PM PARKING METER
CC COAL CHUTE
C GAS VENT PIPE
F FIRE CALL BOX
TRAFFIC CONTROL BOX
MB MAILBOX
TEL PAY PHONE
EB ELECTRIC BOX
OIL OIL FILL
MONUMENT
STANDPIPE OR SPRINKLER
ROUND DRAIN
SQUARE DRAIN
SIGN
DIRECTION OF TRAFFIC
GUY WIRE
WOOD UTILITY POLE
WOOD UTILITY POLE W/ FIRE CALL BOX
WOOD UTILITY POLE W/ PEDESTRIAN SIGNAL
WOOD UTILITY POLE W/ TRAFFIC SIGNAL
TRAFFIC SIGNAL W/ PEDESTRIAN SIGNAL ON WOOD UTILITY POLE
STREET LIGHT ON WOOD UTILITY POLE
STREET LIGHT & TRAFFIC SIGNAL ON WOOD UTILITY POLE
STREET LIGHT & PEDESTRIAN SIGNAL ON WOOD UTILITY POLE
STREET LIGHT & TRAFFIC SIGNAL W/ PEDESTRIAN SIGNAL ON WOOD UTILITY POLE
S SEWER
E ELECTRIC
STEAM
SUBWAY
MANHOLE (NO ID)
FROM RECORD MAP
W WATER
G GAS
N.Y.F.D.
T TELEPHONE
BECO or CTTS
CABLE TV IRON
STREET LIGHT & TRAFFIC SIGNAL W/ PEDESTRIAN SIGNAL ON WOOD UTILITY POLE
STREET LIGHT (METAL LIGHT)
STREET LIGHT W/ PEDESTRIAN SIGNAL
STREET LIGHT W/ TRAFFIC SIGNAL
STREET LIGHT & TRAFFIC SIGNAL W/ PEDESTRIAN SIGNAL
TRAFFIC SIGNAL
PEDESTRIAN SIGNAL
TRAFFIC SIGNAL W/ PEDESTRIAN SIGNAL

NOTES:

1.) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

2.) ALL SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM VARIOUS MAPS AND UTILITY COMPANIES, AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS BY THE SURVEYOR.

3.) SURVEYOR'S CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THIS SURVEY IS CERTIFIED.

4.) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID TRUE COPIES.

5.) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATERCOURSES ACROSS THE PROPERTY AS SHOWN ON THIS SURVEY.

IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

"Only copies from the original of this survey marked with an original of the land surveyor's embossed and/or blue ink seal shall be considered valid true copies."

(ED) CRD#/09-13-18/NO PICS

SCALE: 1" = 20'	TAX MAP INFORMATION: SEC. 1 VOL. 1
SURVEY # 41818	BLOCK 13 LOTS 75,78,79,80,81,82,92,100,103 & 104.
F.B. #	FILED MAP INFORMATION
REV / DESCRIPTION / F.B.	
06-25-19 / DEPICT TAX LOTS	FINAL ELEVATIONS SHOWN THUS: [ ]
	EXISTING ELEVATIONS SHOWN THUS: ( )
	BOROUGH DATUM ELEVATIONS SHOWN THUS: (( ))
	ELEVATIONS REFER TO NAVD 88 DATUM.
	COORDINATES AND BEARINGS ARE IN A SYSTEM ESTABLISHED BY THE USC & GS FOR THE BOROUGH OF RICHMOND

DRAWN: 04-10-19

BOROUGH OF STATEN ISLAND
CITY OF NEW YORK
SURVEYED: SEPTEMBER 13, 2018
WOHL & O'MARA, L.L.P.
CIVIL ENGINEERS AND LAND SURVEYORS
544 VANDERBILT AVENUE
S.I., N.Y. 10304 718-448-7456

FOUNDATION LOCATED:
FINAL LOCATION:
THIS SURVEY IS CERTIFIED TO

RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

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01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:
Z-001
SITE SURVEY

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 019581 STATE OF NEW YORK

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USE		BLDG 1 GSF	BLDG 1 ZSF	BLDG 1 DEV. UNITS	BLDG 1 ENCLOSED PARKING	BLDG 2 GSF	BLDG 2 ZSF	BLDG 2 DEV. UNITS	BLDG 3 GSF	BLDG 3 ZSF	BLDG 3 DEV. UNITS	BLDG 3 ENCLOSED PARKING	TOTAL GSF	TOTAL ZSF	TOTAL DEV. UNITS	TOTAL ENCLOSED PARKING
RESIDENTIAL	UG 2	241,251	222,076	293	-	119,683	103,419	128	164,292	154,434	204	-	525,226	479,929	625	-
RETAIL	UG 6	9,697	9,115	-	-	1,904	1,714		7,522	7,071	-	-	19,123	17,899	-	-
PARKING	ACCESSORY TO UG 2 & 6	28,851	-	-	100	-	-		25,912	-	-	166	54,763	-	-	266
TOTAL		**279,799**	**231,191**			**121,587**	**105,132**		**197,726**	**161,505**			**599,112**	**497,829**		

NOTE: Floor area and unit count listed are preliminary and are subject to change. GSF includes below grade area. Parking is anticipated to be attended with stackers but is subject to change.

3 AREA TOTALS SUMMARY

1. Zoning Map Amendments

   - Zoning map amendment to rezone an area bounded by a line running perpendicular to Richmond terrace starting 260' east of Nicholas Street; Richmond Terrace, Stuyvesant Place, Hamilton Avenue and a line running parallel to Richmond Terrace and Stuyvesant Place at a depth of 185 feet from Stuyvesant Place and Hamilton Avenue from an R6/ C2-2 (HS) zoning district to an R7-3/C2-4 (SG) zoning district.
   - Zoning map amendment to rezone the block bounded by Richmond Terrace, Stuyvesant Place and Hamilton Avenue from an R6/C2-2 zoning district to an R6/C2-4 (SG) zoning district.

2. Zoning Text Amendments

   - Article II (Residence District Regulations) of the New York City Zoning Resolution ("Zoning Resolution" or "ZR") to allow an R7-3 district and the optional Quality Housing Program within the SSGD;
   - Article XII, Chapter 8 (Special St. George District) regulations to include the Proposed Area within the Upland Subdistrict, establish bulk and other regulations for the R7-3 district within the SSGD, and establish a new special permit to modify bulk and mandatory improvements within the R7-3 district; and
   - Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to include Proposed R7-3/C2-4 (SG) district as a mandatory inclusionary housing area.

3. Zoning Special Permit pursuant to proposed ZR Section 128-62

   - To permit a waiver to the Maximum Base Height (ZR 128-33) and the Maximum Building Height (ZR 128-34);
   - To permit an encroachment into the required rear yard (ZR Section 23-47); and
   - To permit a waiver to planting requirements (ZR Section 128-42) to allow the proposed publicly accessible open space with landscaping and paving to be located between the street wall of the building and the street line.

2 PROPOSED ZONING ACTIONS

SITE DATA	
Borough	Staten Island
Zoning Lot	Block 13 Lots 82, 92, 100 & portion of lot 8
Addresses	24 Stuyvesant Place 170 Richmond Terrace 178 Richmond Terrace
Zoning Lot Area	97,009.32
Street Widening	1,659.68
Total Lot Area	98,669.00
Community District	Staten Island Community District 1
Zoning District	R7-3 / C2-4 / SG / MIH
Zoning Map	21c

ITEM	ZR	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE	COMPLIANCE NOTES
Uses	*22-00*	Permitted uses in R7-3 Districts: Use Groups 1-4	Use Group 2 - Residential	Yes	
	32-00	Permitted uses in C2-4 Districts: Use Groups 1-9 & 14	Use Group 6A - Retail		
Floor Area		*FAR* *PERMITTED ZFA*	FAR ZFA		**Proposed floor area may be adjusted; provided that the amount of floor area proposed shall not exceed the amount that can be accommodated within the permitted building envelope
	128-21	Maximum Res MIH FAR 6.00 98,669 x 6.00 = 592,014.00	Proposed Residential Floor Area: 4.86 479,929	Yes	
	33-123	Maximum Com FAR 2.00 98,669 x 2.00 = 197,338.00	Proposed Retail (UG 6A) Floor Area: 0.18 17,899	Yes	
	24-11	Maximum CF FAR 6.00 98,669 x 6.00 = 592,014.00	Proposed CF - -	-	
	128-21	Maximum FAR 6.00 592,014.00	Total Proposed Floor Area:** 5.05 497,829	Yes	
Density Regulations	*23-22*	Density factor for determining maximum number of development units 680 Maximum number of development units 870 (592,014 / 680 = 870)	Proposed number of illustrative development units 625	Yes	
Lot Coverage Regulations	*128-22*	Maximum residential corner lot coverage: 100%	Proposed residential Corner lot coverage: 33.4% (3,403.84 / 10,187.27) x 100 = 33.5%	Yes	
	128-22	Maximum residential interior lot coverage: 70%	Proposed residential interior lot coverage: 48.1% (42,589.73 / 88,481.73) x 100 = 48.1%	Yes	
Yard Regulations	*23-45*	No front yards required	No front yards provided	Yes	
	23-462 / 33-25	No Side Yards are required, but if provided minimum is 8'	No side yard's provided	Yes	
	23-47	Minimum required residential rear yard is 30' for interior lots	30' residential rear yard provided along all rear lot lines	Yes	
	33-26	Minimum required commercial rear yard is 20' for interior lots	30' commercial rear yard provided along all rear lot lines	Yes	
	23-471 / 33-261	Beyond 100' of a street line a side lot line shall be considered a rear yard line and a 30' residential rear yard or 20' commercial rear yard shall be provided where such rear yard line coincides with a rear yard line on an adjacent lot.	Rear yard waiver required for building 1.	No*	*Special Permit to waive rear yard requirement pursuant to 128-62
Height & Setback Regulations	*128-30*	All buildings shall comply with Quality Housing height & setback regulations pursuant to 23-664(c)		Yes	
		All heights shall be measure from the base plane	See base plane calculations	Yes	
	128-32	Street wall location regulations do not apply to developments in R7-3 withing the Special Saint George District	Street wall varries	Yes	
	128-33	Maximum Base Height 75'	Building 1: Hamilton Ave (Narrow Street) 75' / Stuyvesant Place (Narrow Street) 75'	Yes	
	128-34	Maximum Building Height 185'	Proposed Building Height 166.53' 166.53'	Yes	
	128-34	Maximum number of stories 18 Stories	Proposed Number of Stories 16 16	Yes	
	128-33	Required Narrow Street Setback 15'	Proposed Narrow Street Setback Varies Min 44.28' Varies Min 5.75'*	No*	
	128-33	Required Wide Street Setback 10'	Building 2: Richmond Terrace (Wide Street)		
			Proposed Base Height 75'	Yes	
			Proposed Building Height 104.14'	Yes	
			Proposed Number of Stories 11	Yes	
			Proposed Wide Street Setback Varies Min 5.13'*	No*	
			Building 3: Richmond Terrace (Wide Street)		
			Proposed Base Height 75'	Yes	*Special Permit to waive setback requirements pursuant to 128-62
			Proposed Building Height 132.14'	Yes	
			Proposed Number of Stories 13	Yes	
			Proposed Wide Street Setback Varies Min 6'*	No*	
Rooftop Regulations	*128-31*	Provisions of 33-42 apply to all bldgs within The Special St George District Obstructions must be setback 10' from streetwall but need not be setback more than 25' from the street line Elevator, stair and mechanical bulkheads limited to 20% lot coverage of the building	Lot Coverage / Streetwall Setback Building 1 Bulkhead 20% 31.75' Min	Yes	*Special Permit to waive maximum bulkhead lot coverage regulations pursuant to 128-62
			Building 2 Bulkhead Lot Coverage 25%* 38.75' Min	No*	
			Building 3 Bulkhead Lot Coverage 20% 16.5' Min	Yes	
Distance Between Buildings	*23-711*	Minimum Distance Between Buildings Wall to wall 40' Window to wall 50' Window to Window 60'	Proposed Minimum Distance Between Buildings Distance between Bldg 1 & Bldg 2 50' min window to wall Distance between Bldg 2 & 3 40' min wall to wall	Yes Yes	
Parking & Loading Regulations	*128-51(b) / 25-23*	Required Market Rate Residential Parking Spaces 219 50% of development units (438 Market Rate Units x 50% = 219 Parking Spaces)	Proposed Market Rate Residential Parking Spaces 219	Yes	
	25-251	Required Affordable Residential Parking Spaces 28 15% of development units which are below 80% AMI (188 Affordable Units x 15% = 28 Parking Spaces)	Proposed Parking Spaces for Affordable Residential DU 28	Yes	
	36-21	Required parking for retail (UG 6A) 18 Includes retailing area in the cellar per 12-00 definition of floor area 1 Space per every 1,000 SF of UG 6A (17,899 SF / 1,000 = 17.89)	Proposed Parking for Retail (UG 6A) 19	Yes	
		Total number of required Parking Spaces 265	Total number of proposed parking spaces 266	Yes	
	128-52	Floor area of buildings shall not include parking in any story that complies with 128-54	All above grade parking shall be in compliance with 128-54	Yes	
	128-54	All above grade parking must comply with the screening requirements 37-921 and shall be located within a facility that complies with 37-35.	Ground floor parking will be limited to entrances and exits of the parking facility and parking above grade shall be screened in accordance with the Parking Warp	Yes	
		Required number of residential bicycle spaces 313 50% of development units (625 Development Units x 50% = 312.5 Bicycle Spaces)	Proposed residential bicycle spaces 313	Yes	
		Required number of bicycle spaces for retail (UG 6A) 2 1 space per 10,000 SF (17,899 SF / 10,000 SF = 1.79)	Proposed retail bicycle spaces 2	Yes	
		Total number of bicycle spaces 315	Total number of proposed bicycle spaces 315	Yes	
		Required Loading for UG 6A Retail None required for less than 25,000 SF	No Loading Provided. Proposed retail (UG 6A) less than 25,000 SF.	Yes	
Mandatory Improvements	*26-41*	1 Street tree per 25' of street frontage Hamilton Avenue Frontage is 132.66': 132.66 / 25 = 5 Stuyvesant Place Frontage is 305': 305 / 25 = 13 Street Trees Richmond Terrace Frontage is 400': 400 / 25 = 16 Street Trees	All trees will be planted adjacent to zoning lot or at alternate site(s) selected by the NYC Department of Parks and Recreation	Yes	*Special Permit to waive planting area mandatory improvements pursuant to 128-62 to permit new public open space between street line and street wall of building 1.
	128-12	Ground commercial or community facility uses must comply with 37-34 Transparency Requirements Transparent materials shall occupy at least 50 percent of the surface area of such *ground floor level street wall* between a height of 2' and 12', or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. Transparent materials provided to satisfy such 50 percent requirement shall not begin higher than 30"	Ground floor retail use facades will provide 50% transparency between 30" above adjoining sidewalk to height of ceiling	Yes	
	128-41	The combined width of the sidewalk within the street and the sidewalk widening within the property must equal 12', minimum.	Hamilton Ave 12' Min. Stuyvesant Street 12' Min. Richmond Terrace 12' Min.	Yes	
	128-42	Area of zoning lot between the street line and street wall shall be planted at ground level except planting not required in front of building and or garage entrances	Planting area between street wall and and street line of portions of Buildings 1, 2 & 3 not provided in accordance with 128-42 to permit new public open space. See waiver plan.	No*	

1 ZONING CALCULATIONS

RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE,
180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 210291 ZSR
SPECIAL PERMIT
ZR 128-62

CPC APPROVED: 09/01/2021 (Cal. No. 21)
CC APPROVED: 11/10/2021 (RES. No. 1798)
EFFECTIVE DATE: 11/10/2021

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
03	SPECIAL PERMIT FILING - CITY COUNCIL REVISIONS	11/01/2021
02	SPECIAL PERMIT FILING - CPC REVISIONS	09/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-002
ZONING ANALYSIS

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 019087 STATE OF NEW YORK

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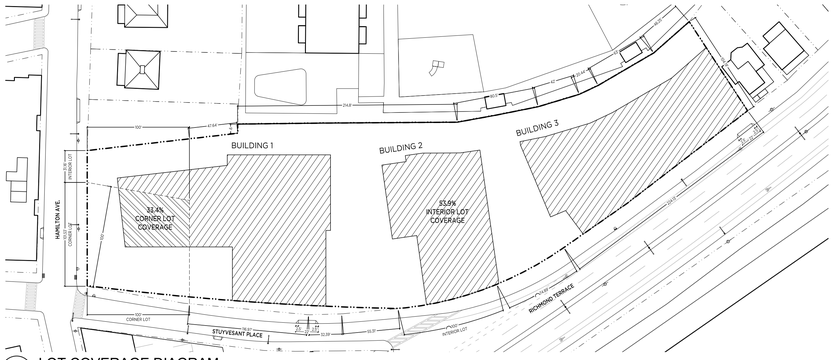
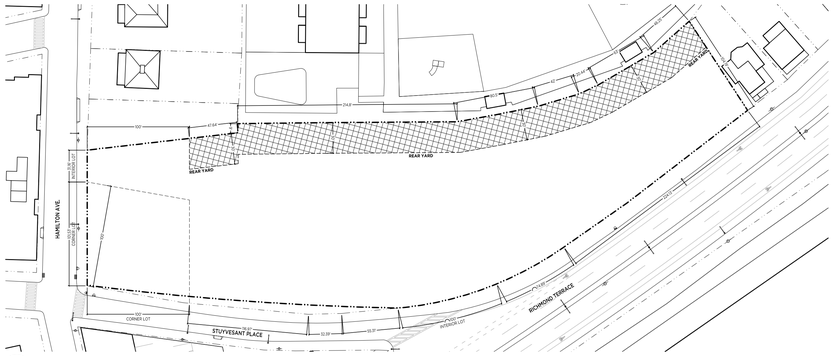
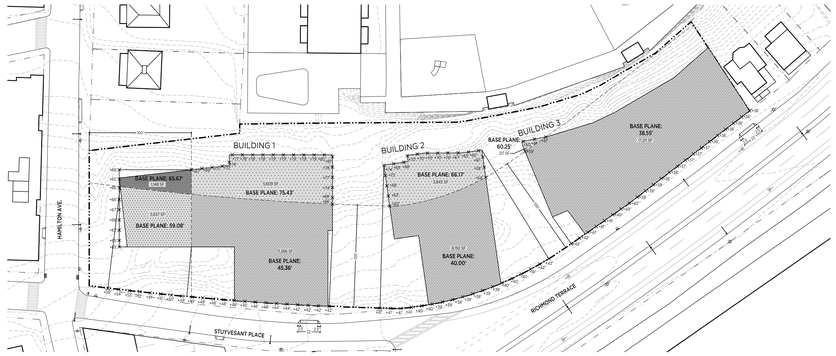


3 LOT COVERAGE DIAGRAM
1/60" = 1'-0"



2 REAR YARD DIAGRAM
1/60" = 1'-0"



			Avg. Base Plane	Lot Coverage		Weighted Base Plane
BUILDING 1						
HAMILTON AVE STREET LINE (CORNER LOT)	66'+66'+67'+68'+67'+65'+65' / 7	=	66.29			
STUYVESANT STREET LINE (CORNER LOT)	55'+54'+53'+52'+51'+51'+50'+49' / 8	=	51.88			
AVERAGE	66.50 + 52.67 / 2	=	59.08	3,637	17%	9.87
HAMILTON AVE STREET LINE (INTERIOR LOT)	66'+65'+66' / 3	=	65.67	1,148	5%	3.46
STUYVESANT STREET LINE (INTERIOR LOT)	49'+48'+48'+48'+48'+46'+46'+46'+44'+ 44'+42'+42'+42'+42' / 14	=	45.36	11,366	52%	23.69
BEYOND 100' FROM STREET LINE	67'+69'+71'+72'+74'+77'+78'+78'+78'+ 79'+79'+79'+79'+79'+80'+81'+78'+77'+ 74'+69'+66' / 21	=	75.43	5,609	26%	19.44
			TOTAL	21,760	100%	56.47

			Avg. Base Plane	Lot Coverage		Weighted Base Plane
BUILDING 1						
RICHMOND (BLDG 2) STREET LINE	41'+41'+41'+41'+40'+40'+39'+39'+38'+ 38'+38'+39'+39'+40'+40'+41'+41'+42'+ 42' / 19	=	40.00	8,192	68%	27.22
BEYOND 100' FROM STREET LINE	60'+63'+68'+72'+74'+69'+68'+70'+70'+ 70'+70'+70'+67'+65'+62'+61'+58'+54' / 18	=	66.17	3,845	32%	21.14
			TOTAL	12,037	100%	48.36
BUILDING 3						
RICHMOND (BLDG 3) STREET LINE	42'+42'+41'+41'+41'+40'+40'+40'+39'+ 39'+39'+38'+38'+37'+37'+37'+37'+36'+ 36'+36'+36'+36' / 22	=	38.55	8,192	99%	37.98
BEYOND 100' FROM STREET LINE	59'+60'+61'+61' / 4	=	60.25	121	1%	0.88
			TOTAL	8,313	100%	38.86

1 BASE PLANE CALCULATIONS
1/60" = 1'-0"

RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE, 180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 210291 ZSR
SPECIAL PERMIT
ZR 128-62

CPC APPROVED: 09/01/2021 (Cal. No. 21)
CC APPROVED: 11/10/2021 (RES. No. 1798)
EFFECTIVE DATE: 11/10/2021

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
03	SPECIAL PERMIT FILING - CITY COUNCIL REVISIONS	11/01/2021
02	SPECIAL PERMIT FILING - CPC REVISIONS	06/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-003
ZONING ANALYSIS

Seal:



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1 COMBINED SITE PLAN
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'
1/25" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL ACCESS POINT
- PARKING ACCESS POINT
  BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- ROAD DIRECTION
- R7-3 DISTRICT — ZONING DISTRICT
- HT +100.00' (MT (+90.00')) — ZONING ENVELOPE / ILLUSTRATIVE BUILDING HEIGHT
- ZONING LOT LINE
- TAX LOT LINE
- ZONING DISTRICT BOUNDARY
- ZONING SETBACK LINE
- REAR YARD LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PUBLIC OPEN SPACE BOUNDARY
- TRAFFIC LIGHT
- STOP SIGN
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP
- STREET LAMP
- EXISTING STREET TREE
- PROPOSED STREET TREE
- ILLUSTRATIVE SITE/ CONTEXT TREE
- ILLUSTRATIVE PLAZA TREE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. PROPOSED BUILDING MAY BE ADJUSTED PROVIDED THAT THE BUILDING PROPOSED SHALL NOT EXCEED THE PERMITTED BUILDING ENVELOPE.
3. ROOFTOP TERRACES & LANDSCAPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM DEVELOPMENT BULK, EXCLUDING PERMITTED OBSTRUCTIONS, EXCEPT WHERE OBSTRUCTIONS WAIVER IS ALSO REQUESTED.
5. ADDITIONAL ENTRANCES FOR GROUND FLOOR RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
6. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE.
7. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
8. PROPOSED NUMBER OF STORIES MAY BE ADJUSTED PROVIDED THAT THE NUMBER OF STORIES PROPOSED SHALL NOT EXCEED THE PERMITTED BUILDING ENVELOPE.
9. LOCATION OF INTERIOR PARTITIONS AND USES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
10. PROPOSED BUILDINGS WILL COMPLY WITH ZR 23-711 MINIMUM DISTANCE BETWEEN BUILDINGS.

RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE, 180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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02	SPECIAL PERMIT FILING - CPC REVISIONS	08/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:
Z-004
ZONING SITE PLAN

Seal:
REGISTERED ARCHITECT DANIEL J. KAUFMAN 019581 STATE OF NEW YORK

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1 GROUND FLOOR PLAN
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'
1/25" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL ACCESS POINT
- PARKING ACCESS POINT — BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- ROAD DIRECTION
- R7-3 DISTRICT — ZONING DISTRICT
- ZONING LOT LINE
- TAX LOT LINE
- ZONING DISTRICT BOUNDARY
- ZONING SETBACK LINE
- REAR YARD LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PUBLIC OPEN SPACE BOUNDARY
- TRAFFIC LIGHT
- STOP SIGN
- FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- STREET LAMP
- STREET LAMP
- EXISTING STREET TREE
- PROPOSED STREET TREE
- ILLUSTRATIVE SITE/ CONTEXT TREET
- ILLUSTRATIVE PLAZA TREE
- EXISTING BUILDING FOOTPRINT
- RESIDENTIAL
- RETAIL
- PARKING
- PROPOSED PUBLIC OPEN SPACE

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. PROPOSED BUILDING MAY BE ADJUSTED PROVIDED THAT THE BUILDING PROPOSED SHALL NOT EXCEED THE PERMITTED BUILDING ENVELOPE.
3. ROOFTOP TERRACES & LANDSCAPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
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5. ADDITIONAL ENTRANCES FOR GROUND FLOOR RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
6. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE.
7. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
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RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE, 180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-101
GROUND FLOOR PLAN

Seal:

REGISTERED ARCHITECT · DANIEL J. KAPLAN · 019681 · STATE OF NEW YORK

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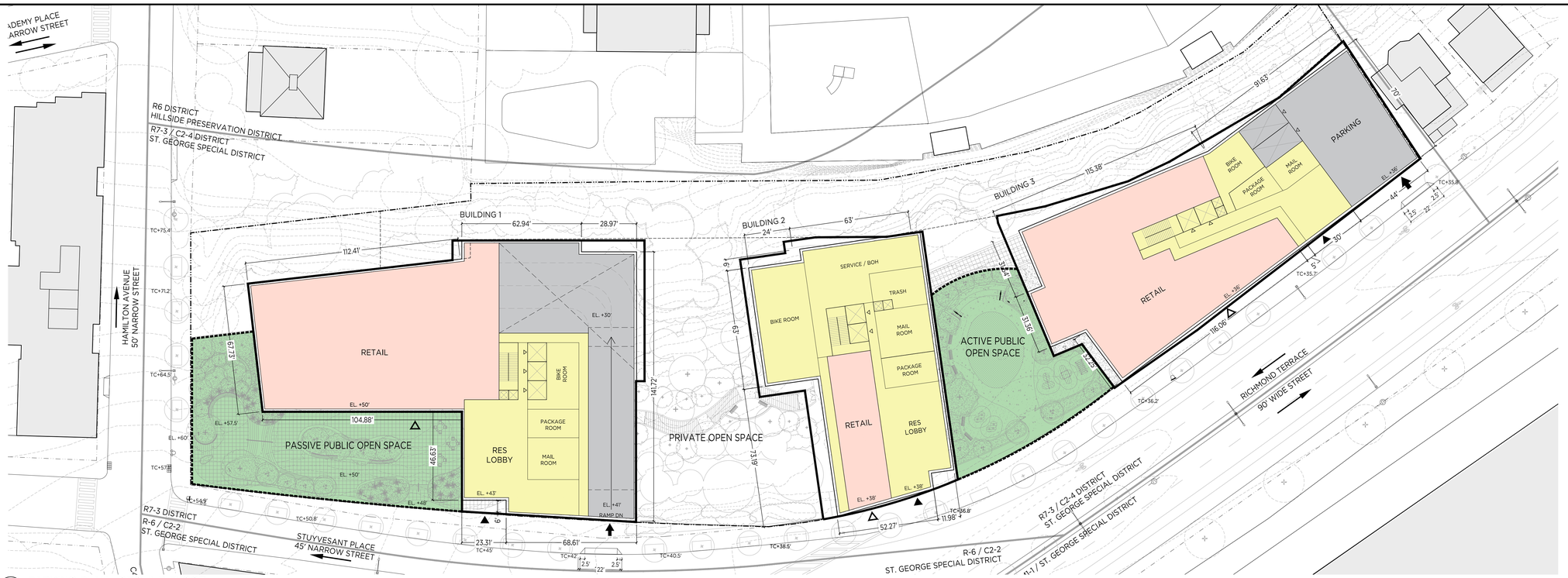
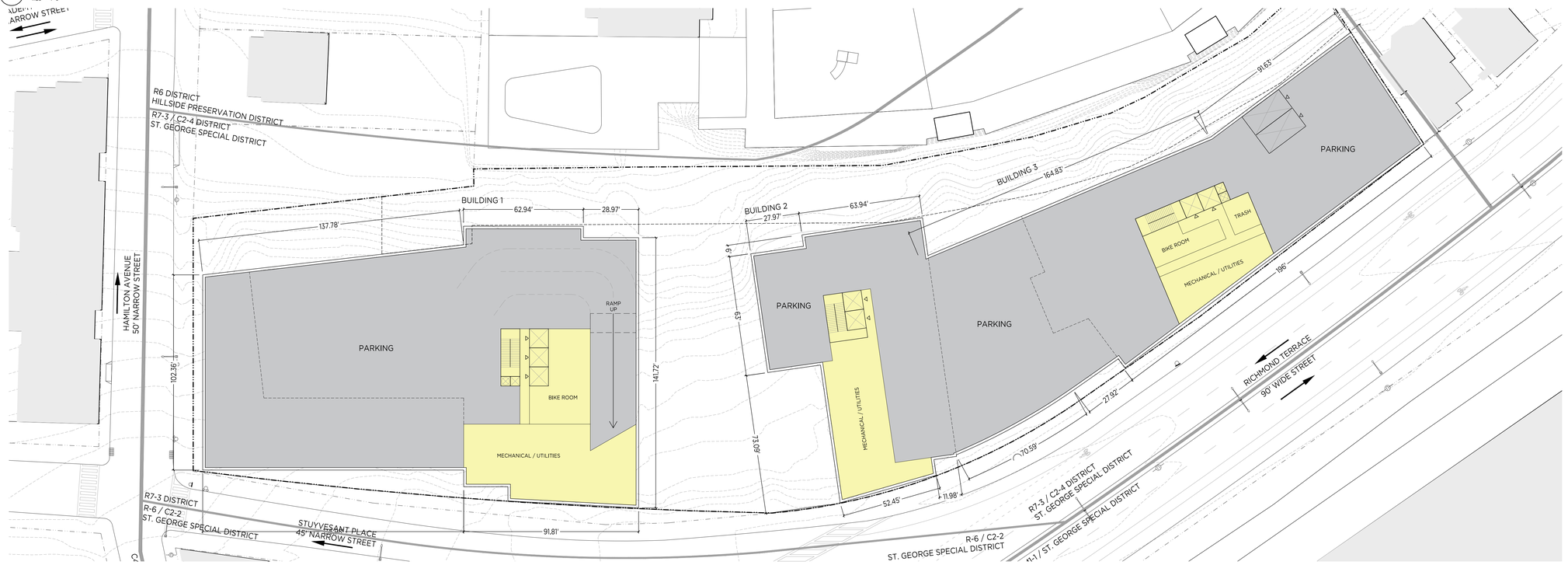


2 PARKING PLAN - GROUND FLOOR
1/25" = 1'-0"



1 PARKING PLAN - CELLAR
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'
1/25" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL ACCESS POINT
- PARKING ACCESS POINT
  BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- ROAD DIRECTION
- R7-3 DISTRICT ZONING DISTRICT
- ZONING LOT LINE
- TAX LOT LINE
- ZONING DISTRICT BOUNDARY
- ZONING SETBACK LINE
- REAR YARD LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- PUBLIC OPEN SPACE BOUNDARY
- TRAFFIC LIGHT
- STOP SIGN
- FIRE HYDRANT
- EXISTING MANHOLE
- CB EXISTING CATCH BASIN
- STREET LAMP
- STREET LAMP
- EXISTING STREET TREE
- PROPOSED STREET TREE
- ILLUSTRATIVE SITE/ CONTEXT TREE
- ILLUSTRATIVE PLAZA TREE
- EXISTING BUILDING FOOTPRINT
- RESIDENTIAL
- RETAIL
- PARKING
- PROPOSED PUBLIC OPEN SPACE

GENERAL NOTES

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RIVER NORTH

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STATEN ISLAND, NY

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02	SPECIAL PERMIT FILING - CPC REVISIONS	08/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-102
PARKING PLAN

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 019681 STATE OF NEW YORK

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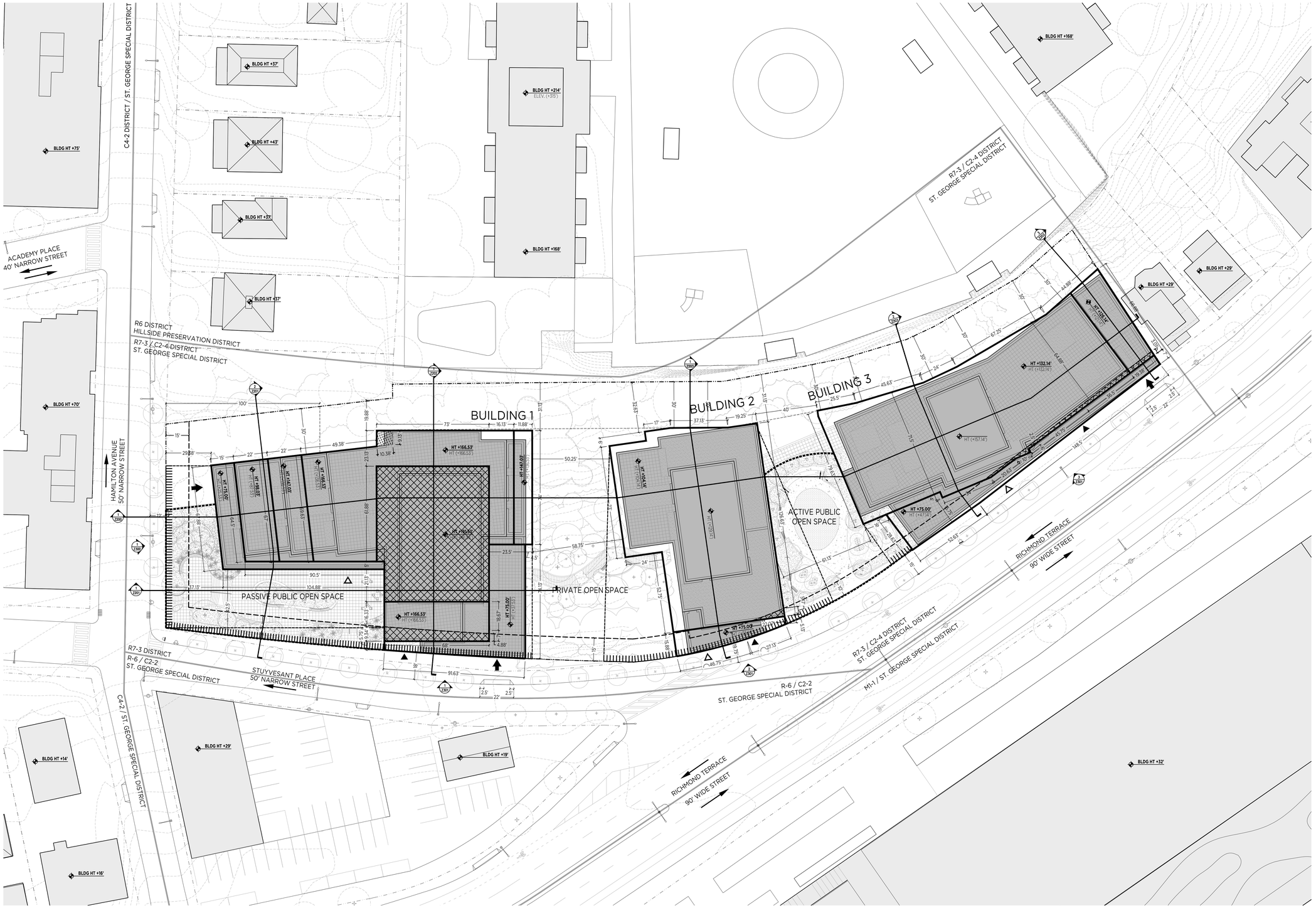

1 COMBINED SITE PLAN
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'
1/25" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL ACCESS POINT
- PARKING ACCESS POINT
  BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
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- R7-3 DISTRICT ZONING DISTRICT
- HT +100.00' / HT (+90.00') ZONING ENVELOPE / ILLUSTRATIVE BUILDING HEIGHT
- ZONING LOT LINE
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- ZONING SETBACK LINE
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- CB EXISTING CATCH BASIN
- STREET LAMP
- STREET LAMP
- EXISTING STREET TREE
- PROPOSED STREET TREE
- ILLUSTRATIVE SITE/ CONTEXT TREE
- ILLUSTRATIVE PLAZA TREE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- REAR YARD WAIVER
- BUILDING HEIGHT & SETBACK WAIVER
- PLANTING AREAS BETWEEN STREET LINE & STREET WALL TO BE WAIVED*

* THE PLANTING AREAS TO BE WAIVED WILL BE OCCUPIED BY, BUT NOT LIMITED TO, FENCES, RETAINING WALLS, PAVED AREAS, SEATING LIGHTING AND ANY ELEMENTS TYPICALLY FOUND IN PLAZAS AS DEFINED IN ZR 37-70

GENERAL NOTES

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RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
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STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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02	SPECIAL PERMIT FILING - CPC REVISIONS	08/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-110
WAIVER PLAN

Seal:

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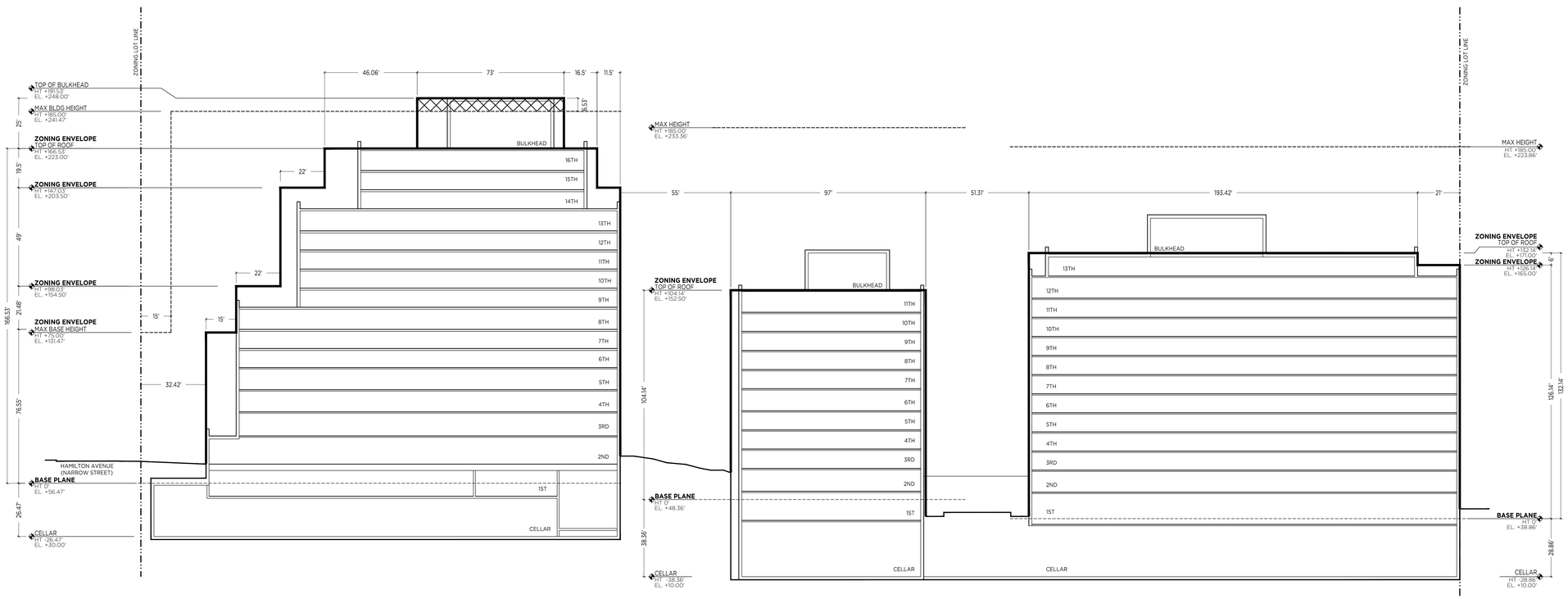

1 SECTION A
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'

1/25" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

TRUE ELEVATION MEASURED FROM NAVD 88

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- MINIMUM STREET WALL HEIGHT
- SETBACK LINE

ZONING ENVELOPE (HT +85.00') DEVELOPMENT ENVELOPE HEIGHT

3RD FLOOR (HT +48.00') ILLUSTRATIVE BUILDING HEIGHT

BUILDING HEIGHT & SETBACK WAIVER

PLANTING AREAS BETWEEN STREET LINE & STREET WALL TO BE WAIVED*

* THE PLANTING AREAS TO BE WAIVED WILL BE OCCUPIED BY, BUT NOT LIMITED TO, FENCES, RETAINING WALLS, PAVED AREAS, SEATING LIGHTING AND ANY ELEMENTS TYPICALLY FOUND IN PLAZAS AS DEFINED IN ZR 37-70

GENERAL NOTES

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STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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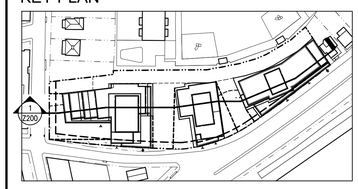
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

KEY PLAN



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02	SPECIAL PERMIT FILING - CPC REVISIONS	09/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-200
WAIVER SECTIONS

Seal:



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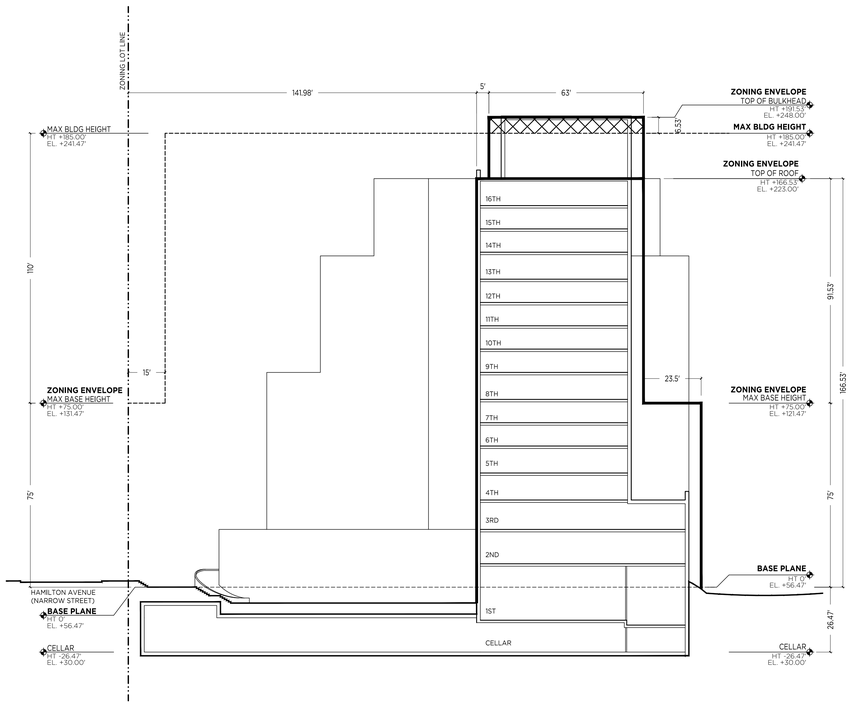
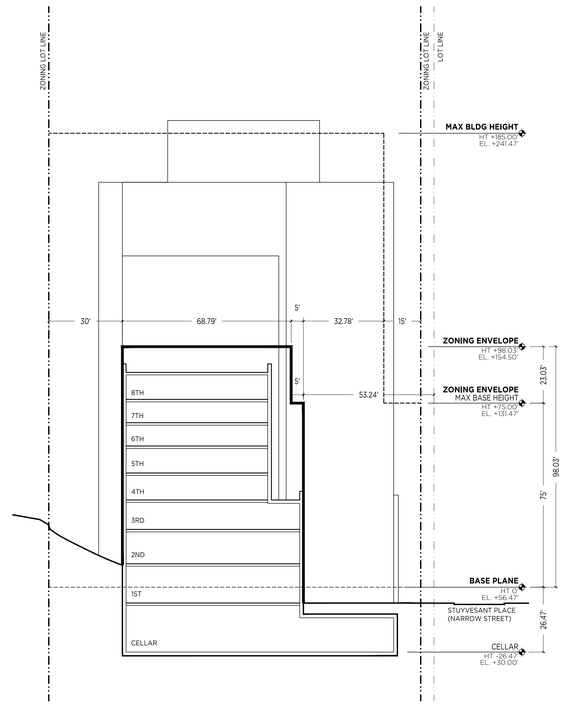


1 BUILDING 1 SECTION B
1/25" = 1'-0"



2 BUILDING 1 SECTION C
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'

1/25" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

TRUE ELEVATION MEASURED FROM NAVD 88

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- R7-3 PERMITTED HEIGHT & SETBACK LINE

ZONING ENVELOPE (HT +85.00') — DEVELOPMENT ENVELOPE HEIGHT

3RD FLOOR (HT +48.00') — ILLUSTRATIVE BUILDING HEIGHT

BUILDING HEIGHT & SETBACK WAIVER

PLANTING AREAS BETWEEN STREET LINE & STREET WALL TO BE WAIVED*

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GENERAL NOTES

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2. PROPOSED BUILDING MAY BE ADJUSTED PROVIDED THAT THE BUILDING PROPOSED SHALL NOT EXCEED THE PERMITTED BUILDING ENVELOPE.
3. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM DEVELOPMENT BULK, EXCLUDING PERMITTED OBSTRUCTIONS, EXCEPT WHERE OBSTRUCTIONS WAIVER IS ALSO REQUESTED.
4. PROPOSED NUMBER OF STORIES MAY BE ADJUSTED PROVIDED THAT THE NUMBER OF STORIES PROPOSED SHALL NOT EXCEED THE PERMITTED BUILDING ENVELOPE.
5. LOCATION OF INTERIOR PARTITIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE, 180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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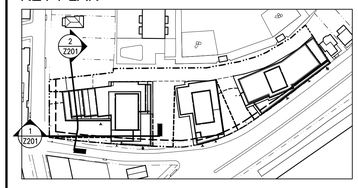
CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 210291 ZSR
SPECIAL PERMIT
ZR 128-62

CPC APPROVED: 09/01/2021 (Cal. No. 21)
CC APPROVED: 11/10/2021 (RES. No. 1798)
EFFECTIVE DATE: 11/10/2021

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

KEY PLAN



NO.	REVISIONS | SUBMISSIONS	DATE
03	SPECIAL PERMIT FILING - CITY COUNCIL REVISIONS	11/01/2021
02	SPECIAL PERMIT FILING - CPC REVISIONS	08/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-201
WAIVER SECTIONS

Seal:



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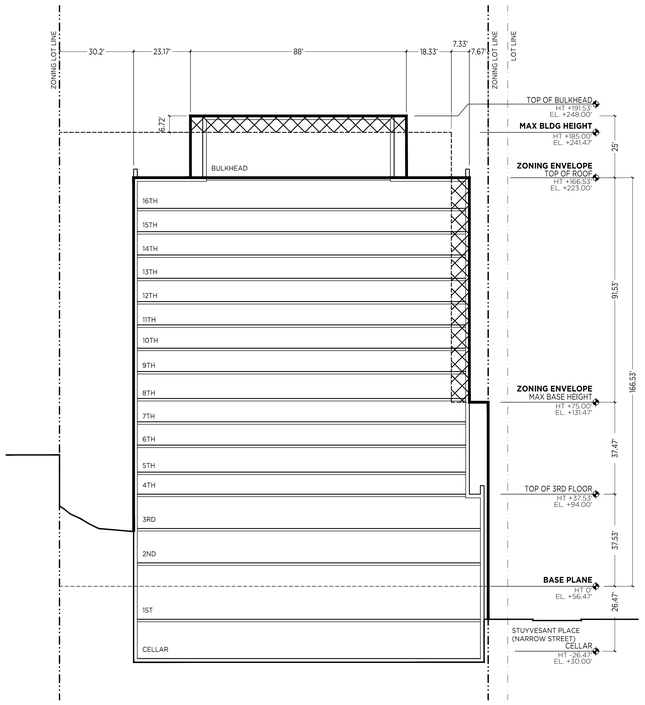

1 BUILDING 1 SECTION D
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'

1/25" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

TRUE ELEVATION MEASURED FROM NAVD 88

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- R7-3 PERMITTED HEIGHT & SETBACK LINE
- ZONING ENVELOPE (HT +85.00') DEVELOPMENT ENVELOPE HEIGHT
- 3RD FLOOR (HT +48.00') ILLUSTRATIVE BUILDING HEIGHT
- BUILDING HEIGHT & SETBACK WAIVER

GENERAL NOTES

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C 210291 ZSR
SPECIAL PERMIT
ZR 128-62

CPC APPROVED: 09/01/2021 (Cal. No. 21)
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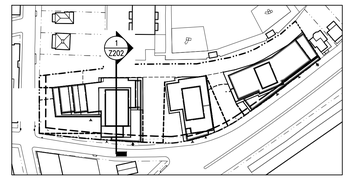
EFFECTIVE DATE: 11/10/2021

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

KEY PLAN



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03	SPECIAL PERMIT FILING - CITY COUNCIL REVISIONS	11/01/2021
02	SPECIAL PERMIT FILING - CPC REVISIONS	06/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-202
WAIVER SECTIONS

Seal:



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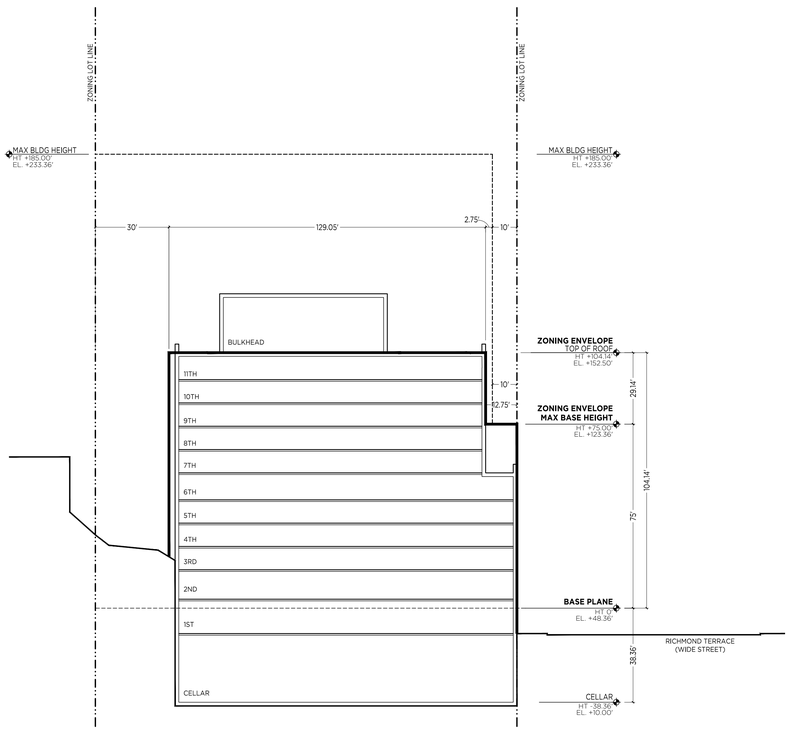
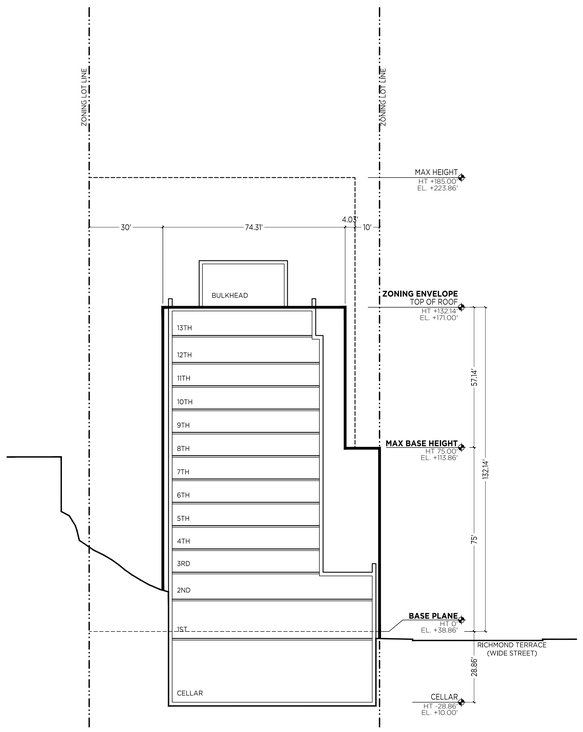
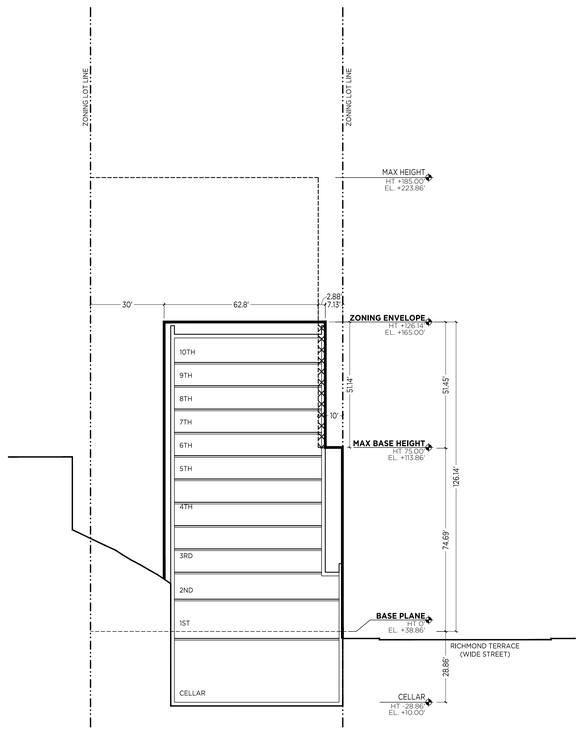


1 BUILDING 2 SECTION E
1/25" = 1'-0"



2 BUILDING 3 SECTION F
1/25" = 1'-0"



3 BUILDING 3 SECTION G
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'

1/25" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

TRUE ELEVATION MEASURED FROM NAVD 88

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- R7-3 PERMITTED HEIGHT & SETBACK LINE

ZONING ENVELOPE (HT +85.00') DEVELOPMENT ENVELOPE HEIGHT

3RD FLOOR (HT +48.00') ILLUSTRATIVE BUILDING HEIGHT

BUILDING HEIGHT & SETBACK WAIVER

GENERAL NOTES

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RIVER NORTH

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STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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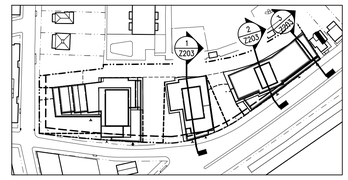
KEY PLAN



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02	SPECIAL PERMIT FILING - CPC REVISIONS	09/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-203
WAIVER SECTIONS

Seal:



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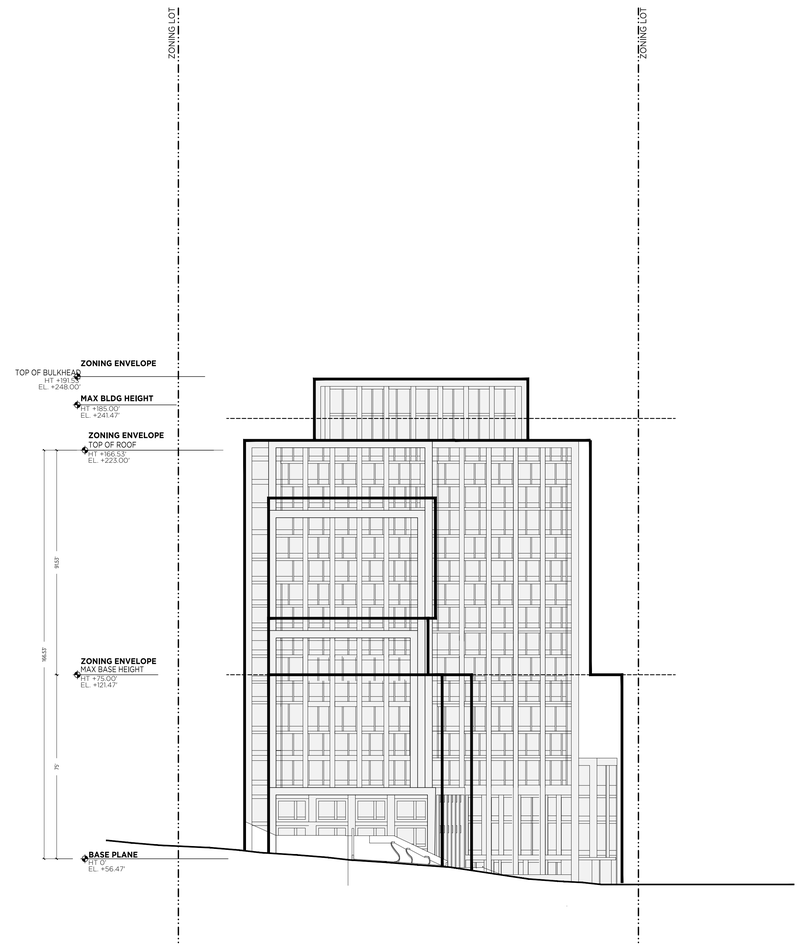

1 HAMILTON AVE. (SOUTH) ELEVATION
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'

1/25" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- R7-3 PERMITTED HEIGHT & SETBACK LINE

ZONING ENVELOPE (HT +85.00') — DEVELOPMENT ENVELOPE HEIGHT

3RD FLOOR (HT +48.00') — ILLUSTRATIVE BUILDING HEIGHT

ILLUSTRATIVE BUILDING

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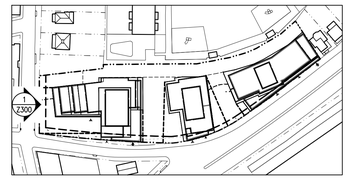
KEY PLAN



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01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-300
BUILDING ELEVATIONS

Seal:



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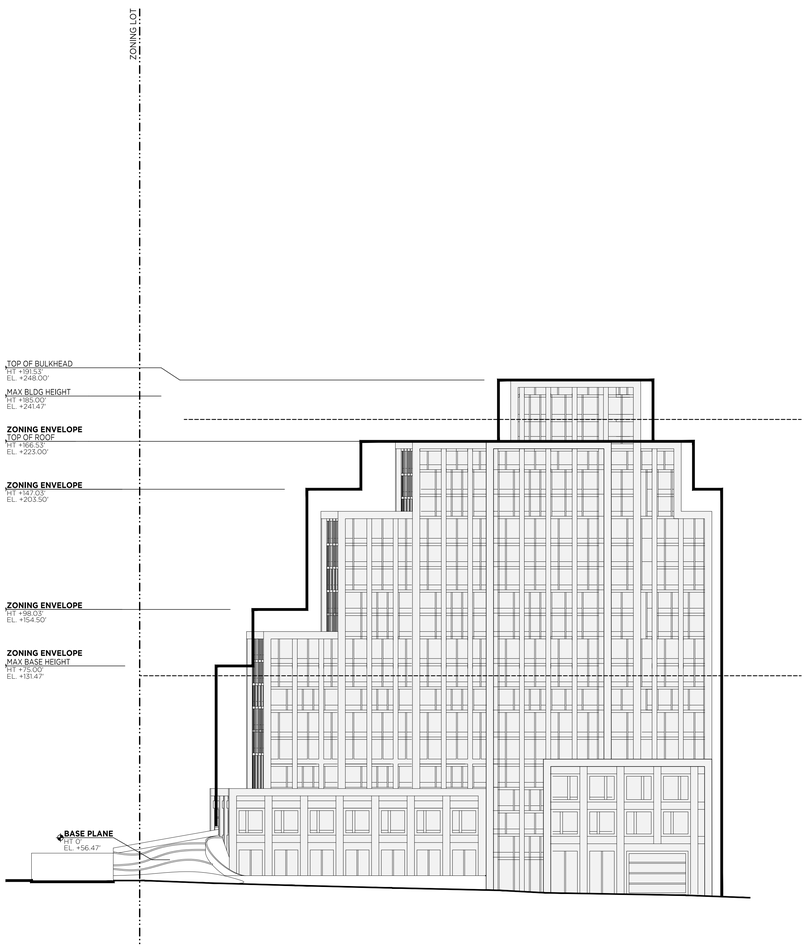
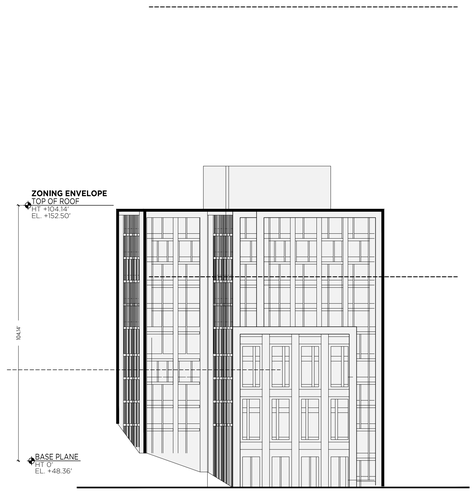
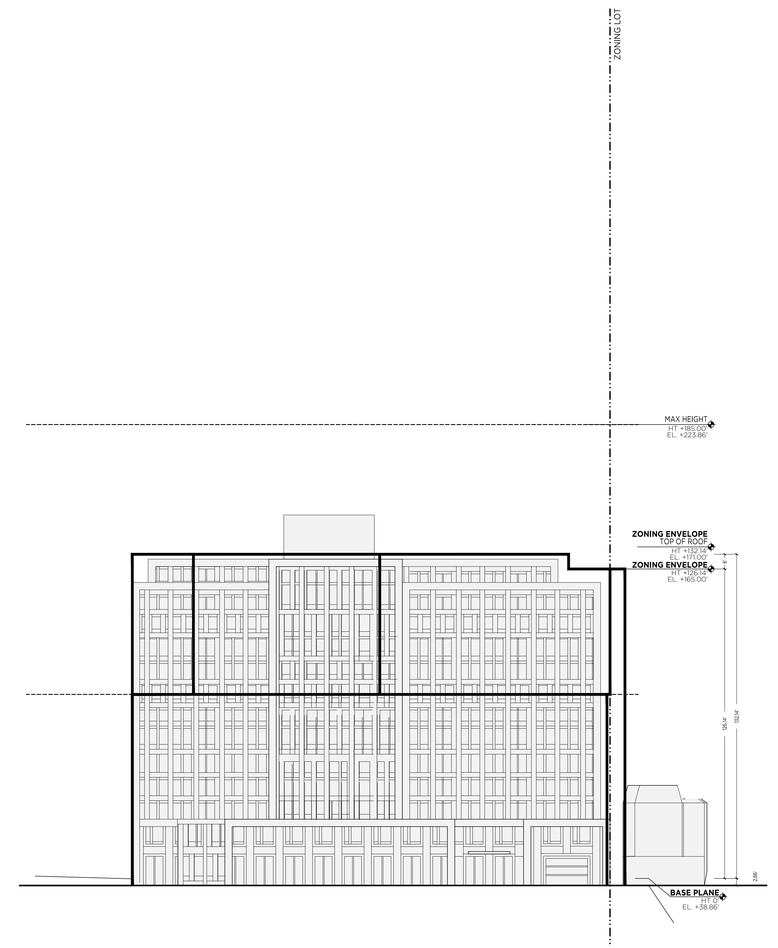


1 BUILDING 1 STUYVEASANT PLACE (EAST) ELEVATION
1/25" = 1'-0"



2 BUILDING 2 RICHMOND TERRACE (EAST) ELEVATION
1/25" = 1'-0"



3 BUILDING 3 RICHMOND TERRACE (NORTH) ELEVATION
1/25" = 1'-0"

LEGEND

0 12.5' 25' 50'

1/25" = 1'-0"

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- ILLUSTRATIVE BUILDING LINE
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- R7-3 PERMITTED HEIGHT & SETBACK LINE
- ZONING ENVELOPE (HT +85.00') DEVELOPMENT ENVELOPE HEIGHT
- 3RD FLOOR (HT +48.00') ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING

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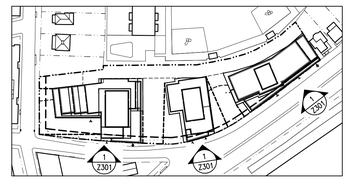
KEY PLAN



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01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-301
BUILDING ELEVATIONS

Seal:



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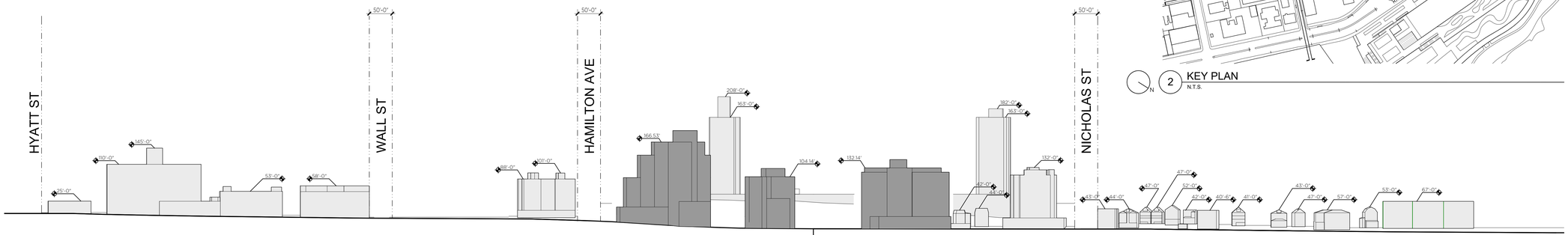
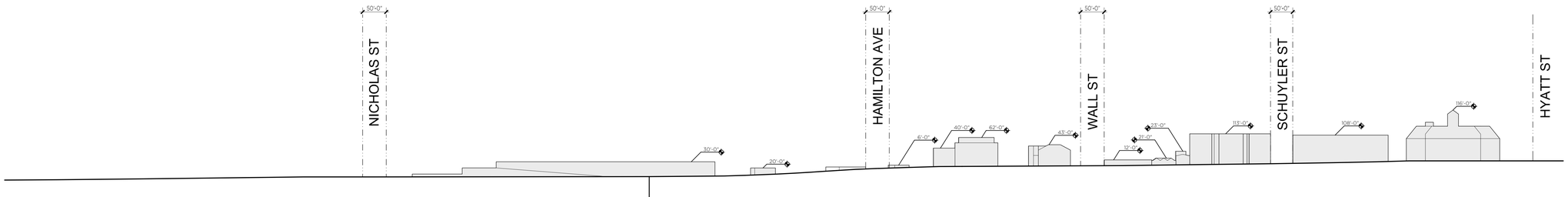


STUYVESANT PLACE LOOKING WEST

RICHMOND TERRACE LOOKING SOUTHWEST

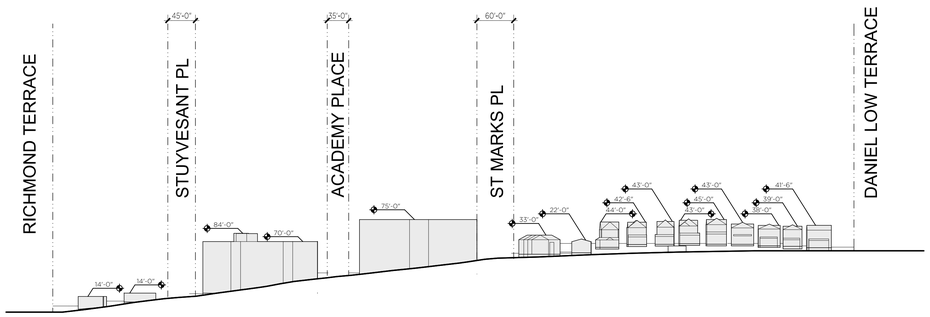


N 2 KEY PLAN
N.T.S.

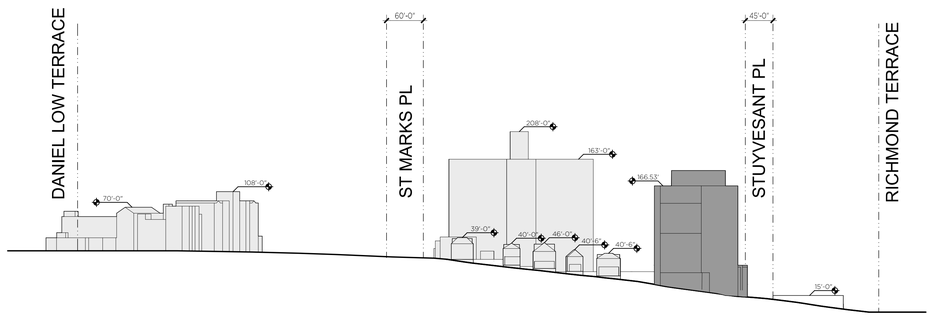


RICHMOND TERRACE LOOKING NORTHEAST

STUYVESANT PLACE LOOKING EAST



HAMILTON AVE LOOKING SOUTH



HAMILTON AVE LOOKING NORTH

1 NEIGHBORHOOD CHARACTER DIAGRAMS
1/100" = 1'-0"

LEGEND

0 50' 100' 200'

1/100" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- STREET LINE
- ILLUSTRATIVE BUILDING LINE
- EXISTING BUILDING
- PROPOSED BUILDING

ZONING ENVELOPE (HT +85.00') DEVELOPMENT ENVELOPE HEIGHT

3RD FLOOR (HT +48.00') ILLUSTRATIVE BUILDING HEIGHT

GENERAL NOTES

1. PROJECT HEIGHTS ARE MEASURED FROM GROUND FLOOR LEVEL TO ROOF.
2. CONTEXT BUILDING HEIGHTS TAKEN FROM ZOLA AND GOOGLE EARTH.
3. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
4. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

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DRAWING TITLE:

Z-400
NEIGHBORHOOD CHARACTER DIAGRAMS

Seal:



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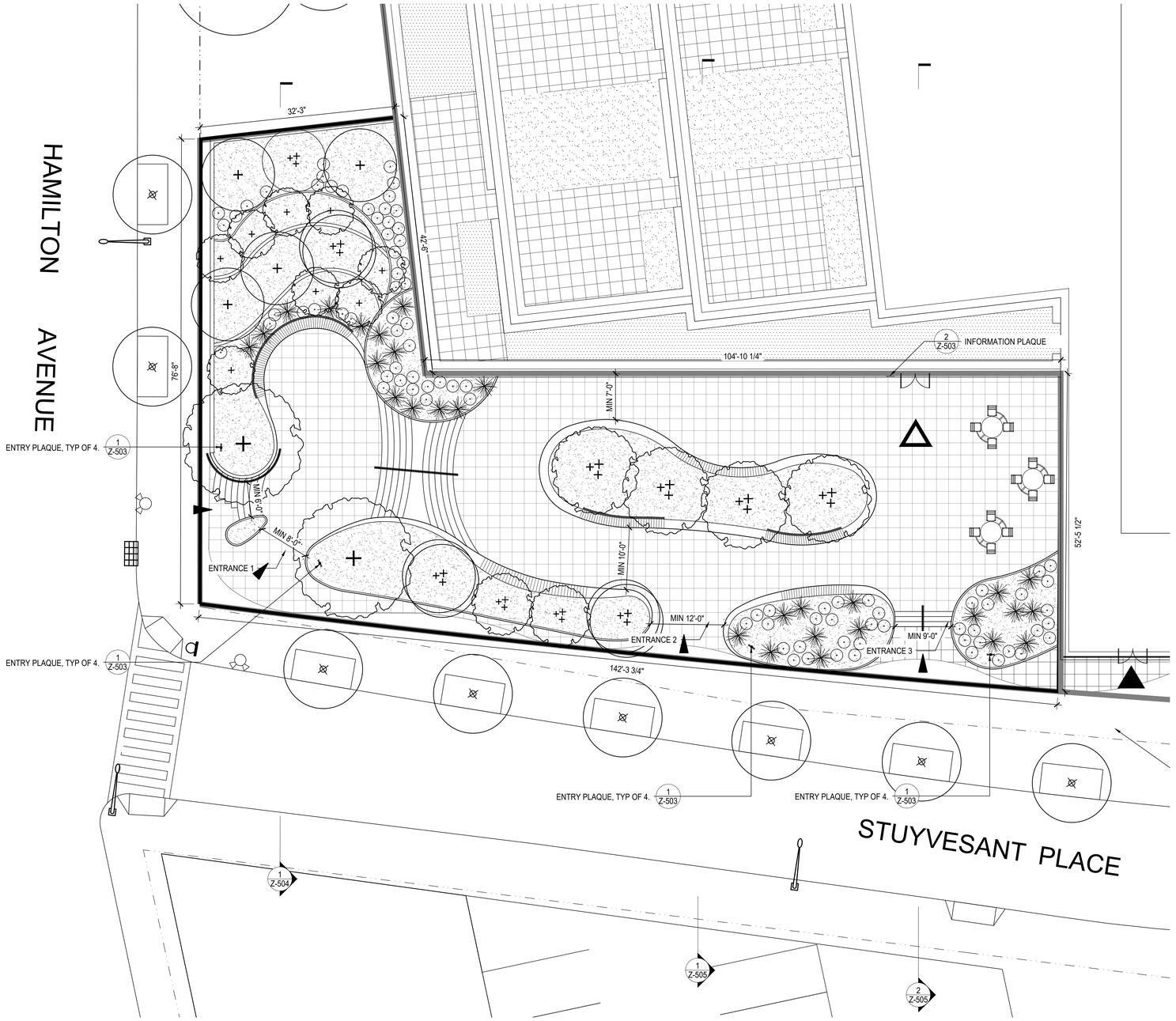
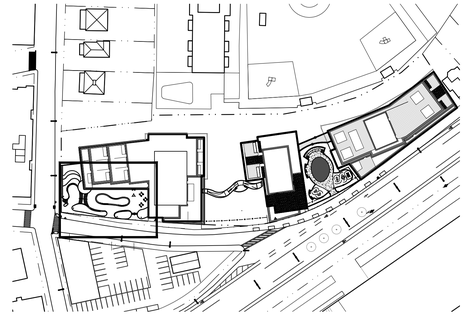


1 PUBLIC OPEN SPACE PLAN

1/8" = 1'-0"



2 KEY PLAN

1"=100'

TOTAL AREA OF PUBLIC SPACE	7900 SF
ENTRANCE WIDTHS	ENTRANCE 1: MIN 14'-0" ENTRANCE 2: MIN 12'-0" ENTRANCE 3: MIN 9'-0"
SIGNAGE: FOUR (4) ENTRANCE PLAQUES: ONE (1) LOCATED ON HAMILTON AVENUE AND THREE (3) LOCATED ON STUYVESANT PLACE ONE (1) INFORMATION PLAQUE LOCATED ON THE BUILDING	

LEGEND

0 2' 4' 8'

1/8" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- PLAZA ENTRANCE
- EXISTING CATCH BASIN
- PROPOSED STREET TREE
- ZONING LOT LINE
- TAX LOT LINE
- PUBLIC ACCESSIBLE OPEN SPACE
- ZONING SETBACK LINE
- ILLUSTRATIVE BUILDING LINE
- STREET LAMP
- STREET LAMP
- STOP SIGN
- FIRE HYDRANT
- PRIVATE OUTDOOR OPEN SPACE
- AMENITY OUTDOOR OPEN SPACE
- BACKLESS BENCH
- BENCH WITH BACK
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PLAZA INFORMATION PLAQUE
- PLAZA ENTRY PLAQUE
- TABLE AND CHAIRS
- MAJOR TREE
- MINOR TREE
- SHRUB
- GROUND COVER / PERENNIALS

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3. ROOFTOP TERRACES & LANDSCAPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM DEVELOPMENT BULK, EXCLUDING PERMITTED OBSTRUCTIONS, EXCEPT WHERE OBSTRUCTIONS WAIVER IS ALSO REQUESTED.
5. ADDITIONAL ENTRANCES FOR GROUND FLOOR RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
6. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
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RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE,
180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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DRAWING TITLE:

Z-500

PUBLIC OPEN SPACE PLAN

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 019087 STATE OF NEW YORK

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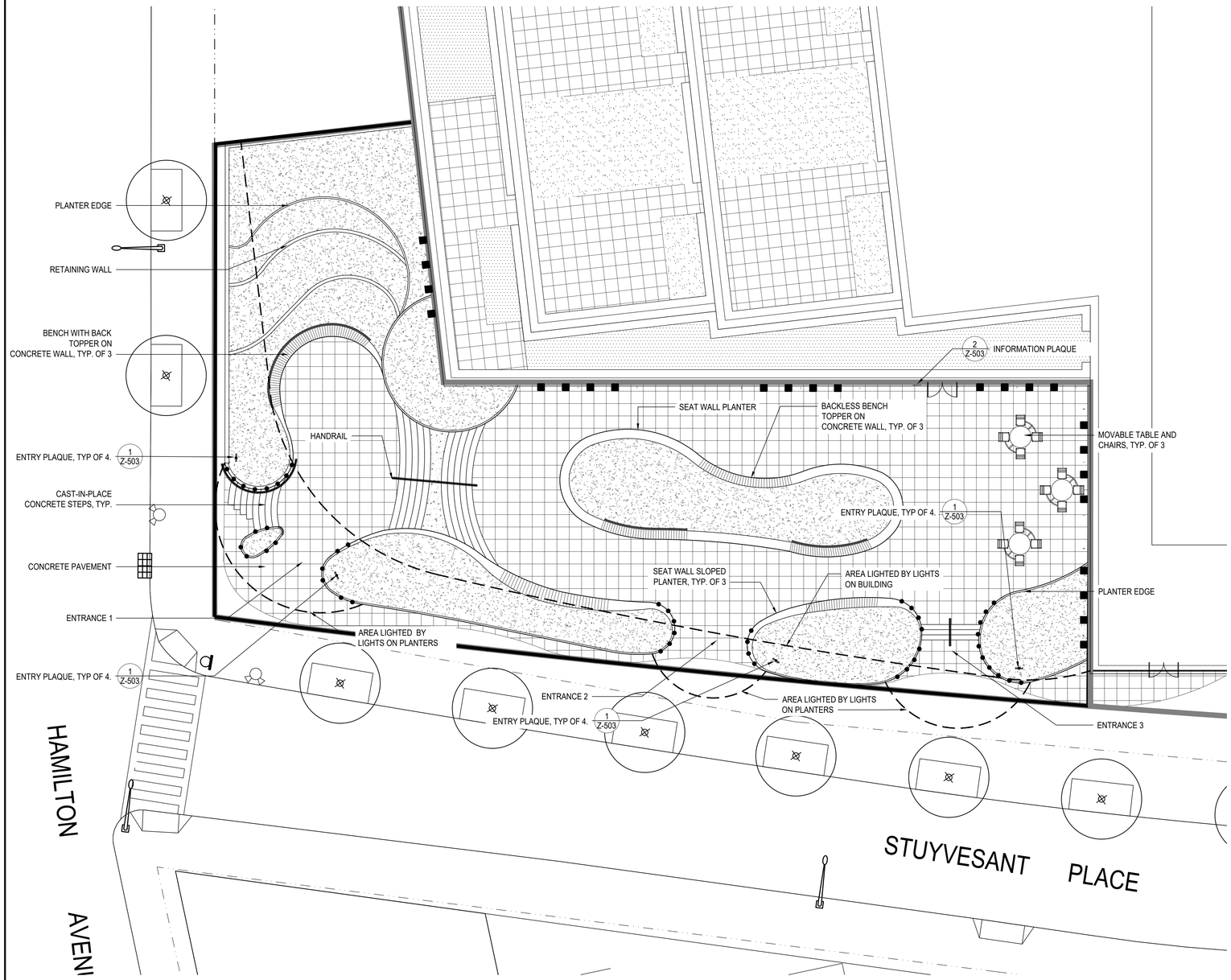
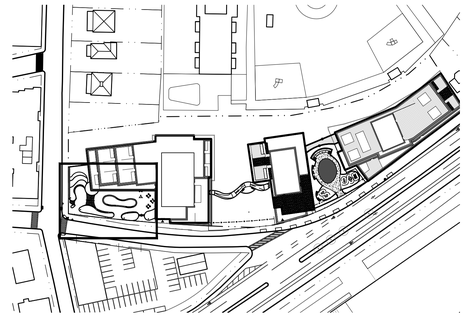


1 MATERIAL PLAN SEATING AND LIGHTING

1/8" = 1'-0"



2 KEY PLAN

1"=100'

TOTAL AREA OF PUBLIC SPACE	7900 SF
ENTRANCE WIDTHS	ENTRANCE 1: MIN 14'-0" ENTRANCE 2: MIN 12'-0" ENTRANCE 3: MIN 9'-0"
SIGNAGE: FOUR (4) ENTRANCE PLAQUES: ONE (1) LOCATED ON HAMILTON AVENUE AND THREE (3) LOCATED ON STUYVESANT PLACE ONE (1) INFORMATION PLAQUE LOCATED ON THE BUILDING	
MINIMUM AMOUNT OF SEATING AND BREAKDOWN	LF WITH BACK: 52' LF BACK-LESS: 44' LF MOVEABLE SEATING: 18' (3 TABLES WITH 4 SEATS EA.) LF TOTAL: 114'
SEATING: 1. THE DEPTH OF SEATING IS 18-20 INCHES, THE HEIGHT ABOVE THE PAVEMENT OF SEATING IS 16-18 INCHES. 2. FOR BACKLESS SEATING ON PLANTER LEDGE , THE DEPTH OF LEDGE IS AT LEAST 22 INCHES. 3. AT LEAST 50 PERCENT OF THE LINER FEET OF FIXED SEATING HAVE BACKS AT LEAST 14 INCHES HIGH. 4. ALL SEATS BACK ARE RECLINED FROM VERTICAL BETWEEN 10 TO 15 DEGREES.	
LIGHTING: 1. LOCATIONS AND TYPES OF LIGHTING ELEMENTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. 2. ALL PAVED SURFACES SHOULD BE ILLUMINATED FOR MIN. 1 FOOT-CANDLE DURING HOURS OF OPERATION.	
PLANTINGS / VEGETATION	MAJOR TREES: 3 MINOR TREES: 17 GROUND COVER / PERENNIAL : 2927.5 SF

LEGEND

0 2' 4' 8'

1/8" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- TAX LOT LINE
- PUBLIC ACCESSIBLE OPEN SPACE
- ZONING SETBACK LINE
- ILLUSTRATIVE BUILDING LINE
- STREET LAMP
- EXISTING CATCH BASIN
- STOP SIGN
- FIRE HYDRANT
- BACKLESS BENCH
- BENCH WITH BACK
- LIGHTS ON PLANTERS
- LIGHTS ON BUILDING
- LIGHTED AREA
- PROPOSED STREET TREE
- PLAZA INFORMATION PLAQUE
- PLAZA ENTRY PLAQUE

GENERAL NOTES

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DRAWING TITLE:

Z-501

MATERIAL PLAN, SEATING AND LIGHTING

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 019681 STATE OF NEW YORK

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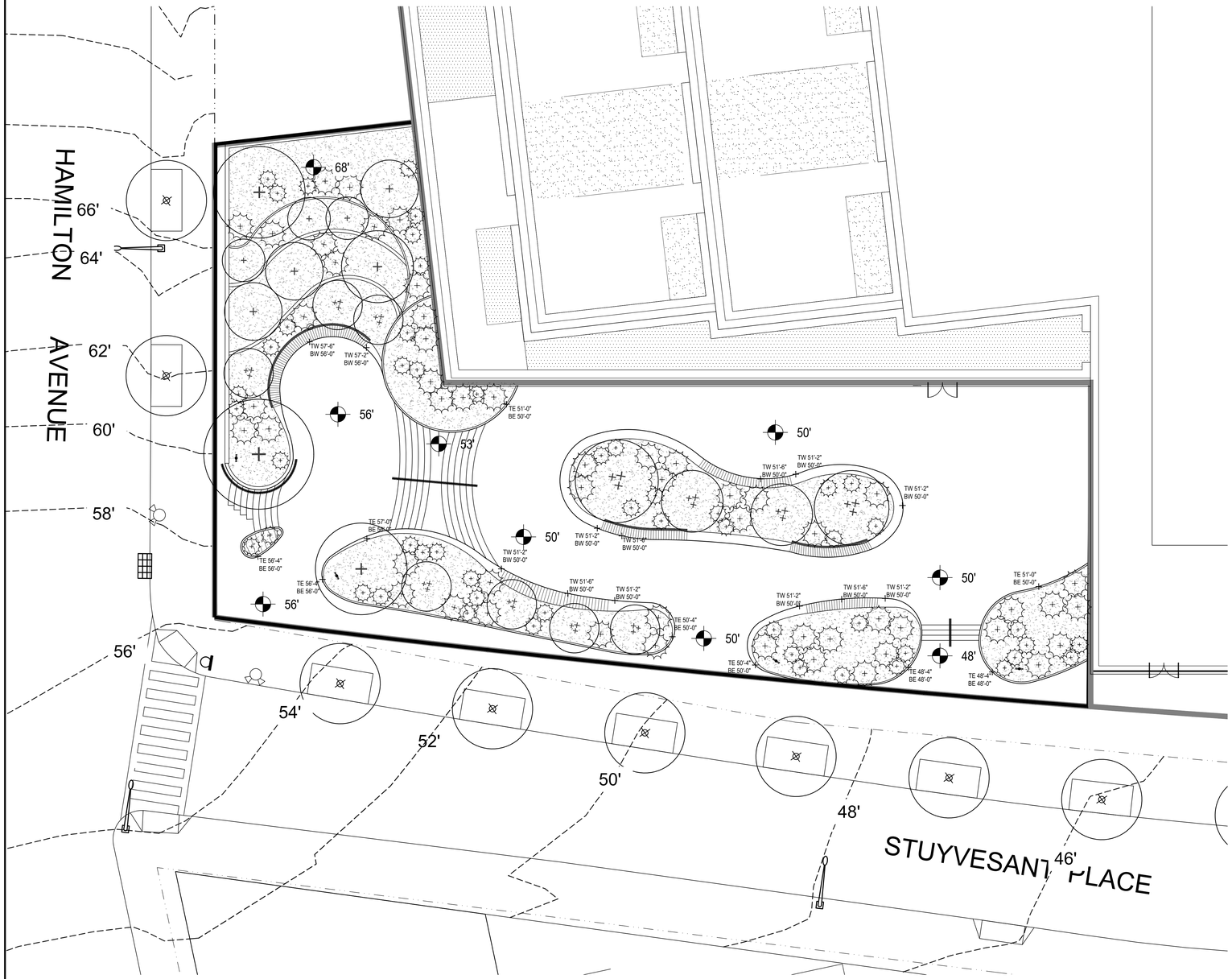
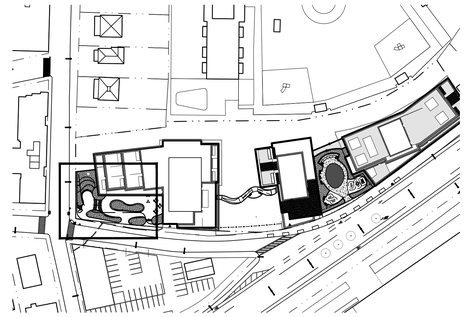


1 PLANTING AND GRADING PLAN

1/8" = 1'-0"



2 KEY PLAN

1"=100'

PLANTINGS / VEGETATION	MAJOR TREES: 3 MINOR TREES: 17 GROUND COVER / PERENNIAL : 2927.5 SF

LEGEND

0 2' 4' 8'

1/8" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- TAX LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- EXISTING CONTOUR
- EXISTING CATCH BASIN
- STREET LAMP
- STOP SIGN
- FIRE HYDRANT
- PROPOSED TWO SIGNAL TREES AT ENTRANCE EX. HONEY LOCUST
- PROPOSED DECIDUOUS TREES ON THE TERRACE GARDEN
- PROPOSED DECIDUOUS MULTISTEM TREES
- PROPOSED SHRUB
- GROUND COVER / PERENNIALS
- GROUNDCOVER WITH PERENNIAL
- PRIVATE OUTDOOR OPEN SPACE
- AMENITY OUTDOOR OPEN SPACE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING STREET TREE

GENERAL NOTES

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DRAWING TITLE:

Z-502

PLANTING AND GRADING PLAN

Seal:



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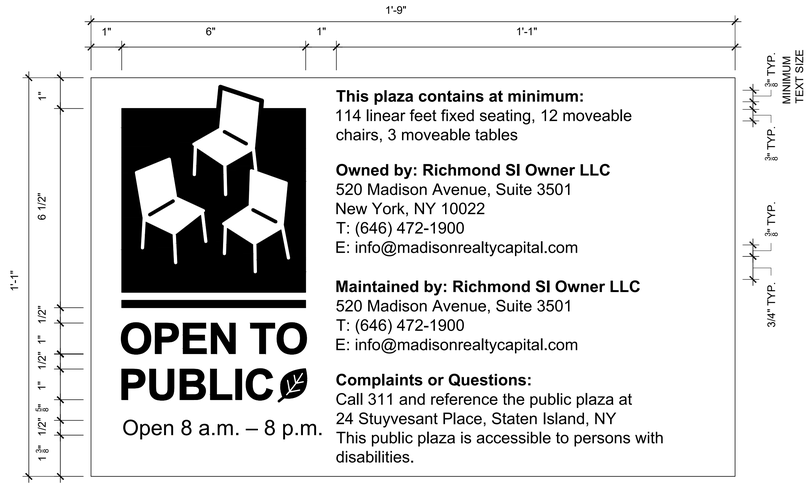
1 ENTRY PLAQUE

6" = 1'-0"

NOTE:

INFORMATION ON THIS PLAQUE IS SUBJECT TO CHANGE. OWNER AND MAINTENANCE PERSONNEL SUBJECT TO CHANGE. FINAL DETERMINATION OF EMAIL AND PHONE # ARE TO BE COORDINATED WITH THE OWNER.



2 INFORMATION PLAQUE

6" = 1'-0"

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DRAWING TITLE:

Z-503

PLAZA DETAILS

Seal:



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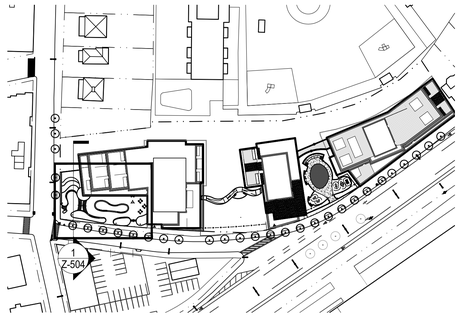
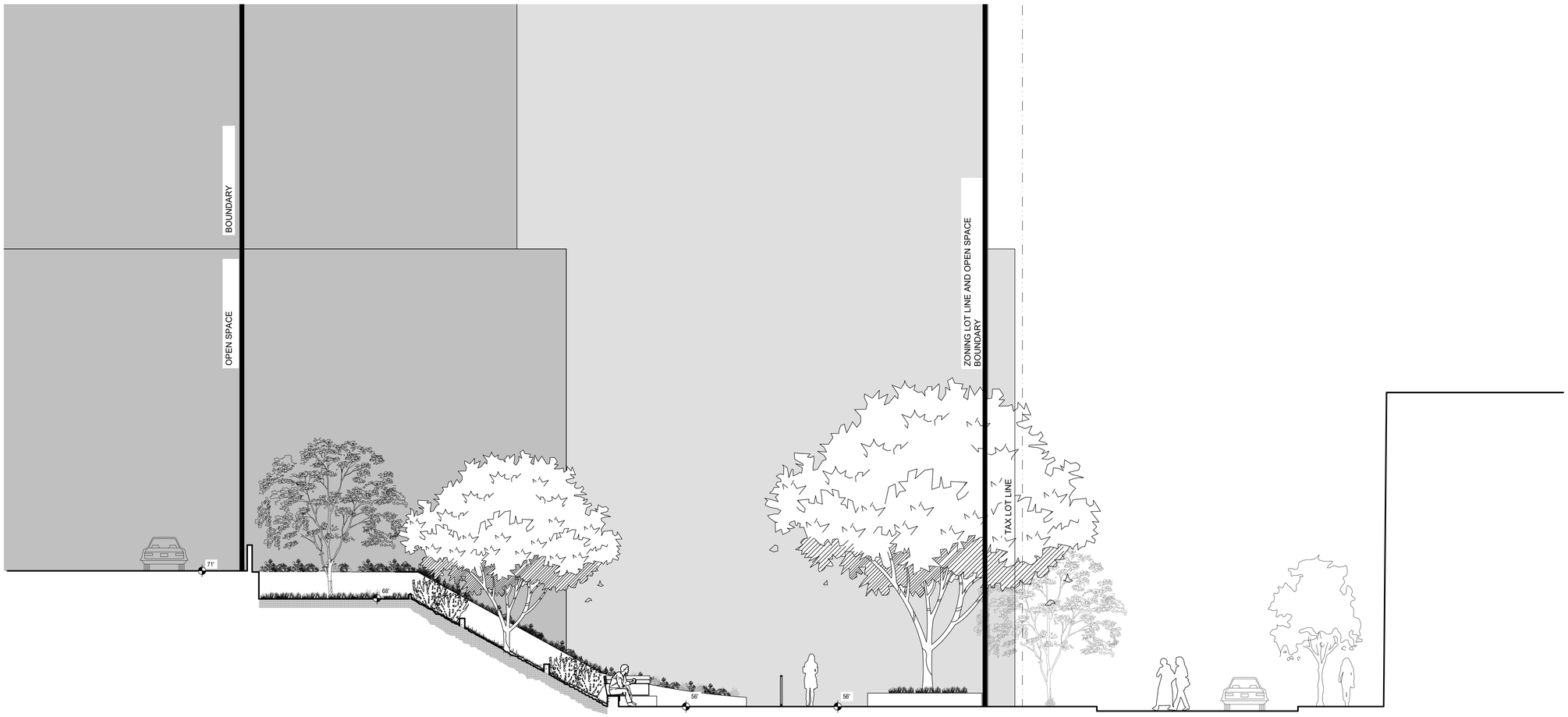


2 KEY PLAN

1"=100'



1 SECTION_TERRACE AND UPPER PLAZA

3/16" = 1'-0"

LEGEND

0 4' 8' 16'

3/16" = 1'-0"

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Z-504

PUBLIC OPEN SPACE SECTIONS

Seal:



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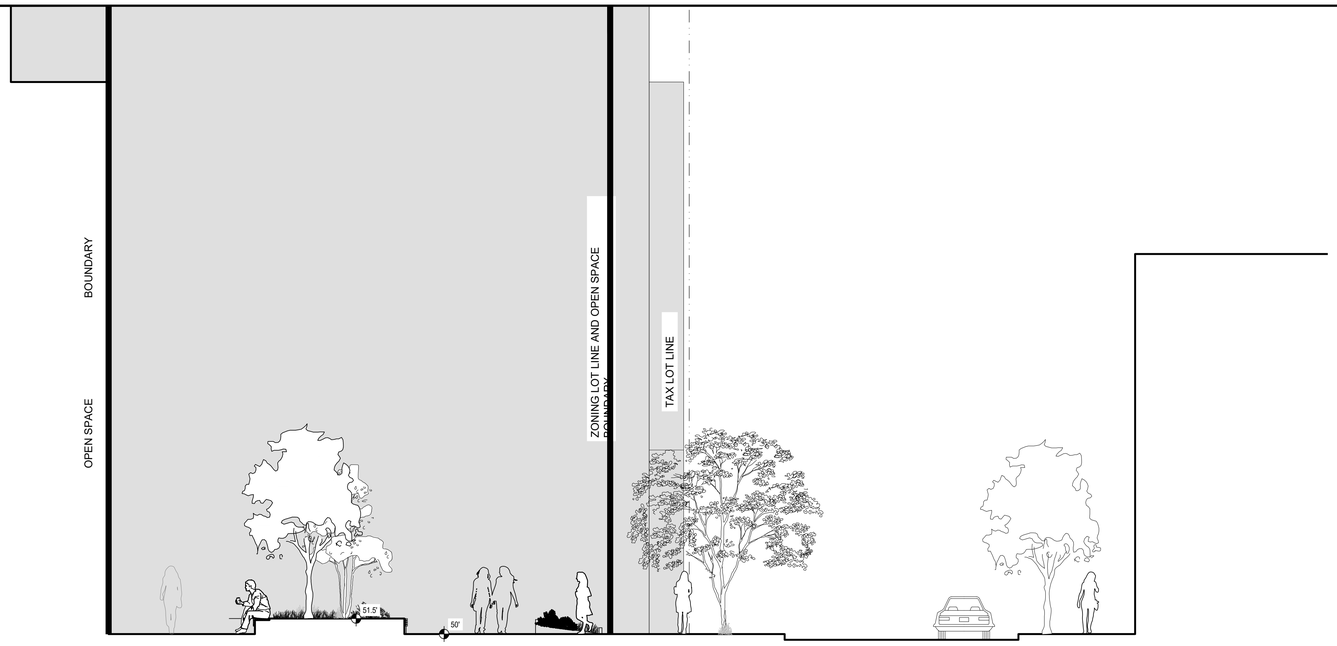
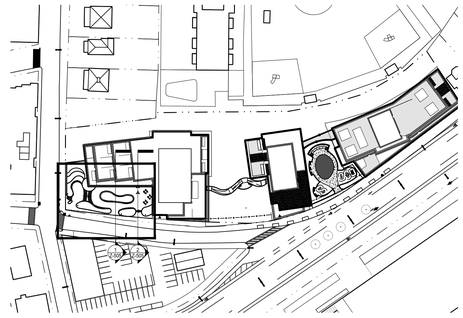


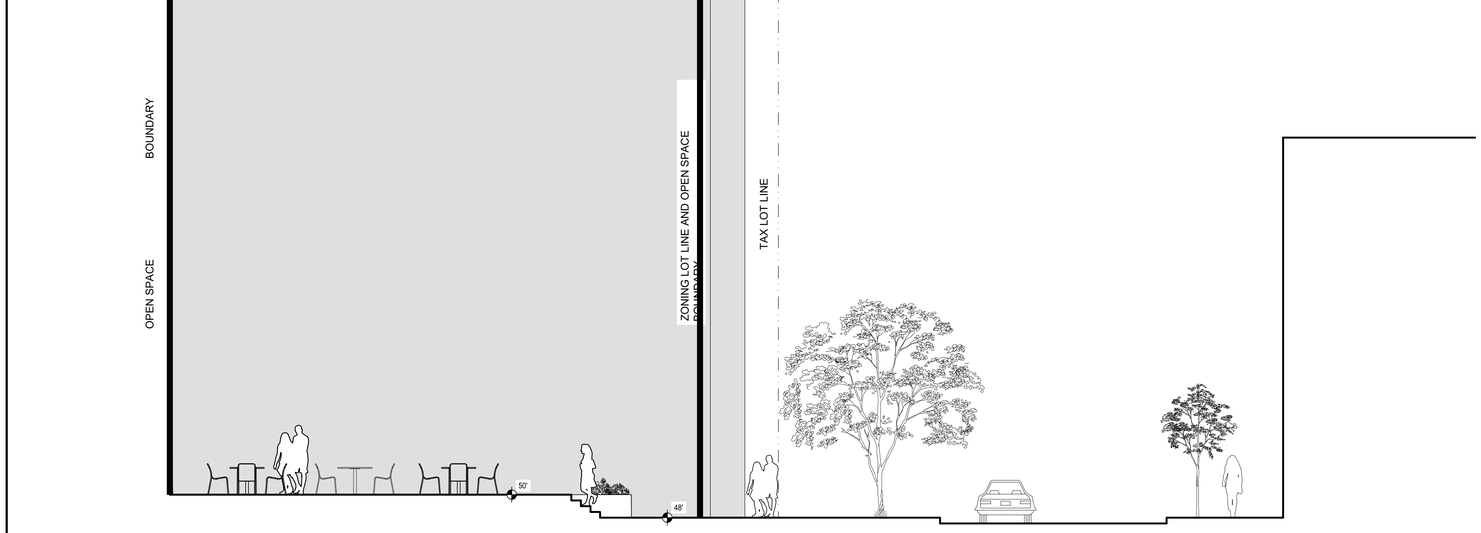
1 SECTION_CENTRAL GARDEN

3/16" = 1'-0"



2 KEY PLAN

1"=100'



2 SECTION_ENTRANCE

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LEGEND

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3/16" = 1'-0"

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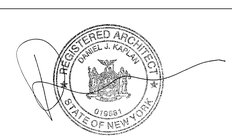

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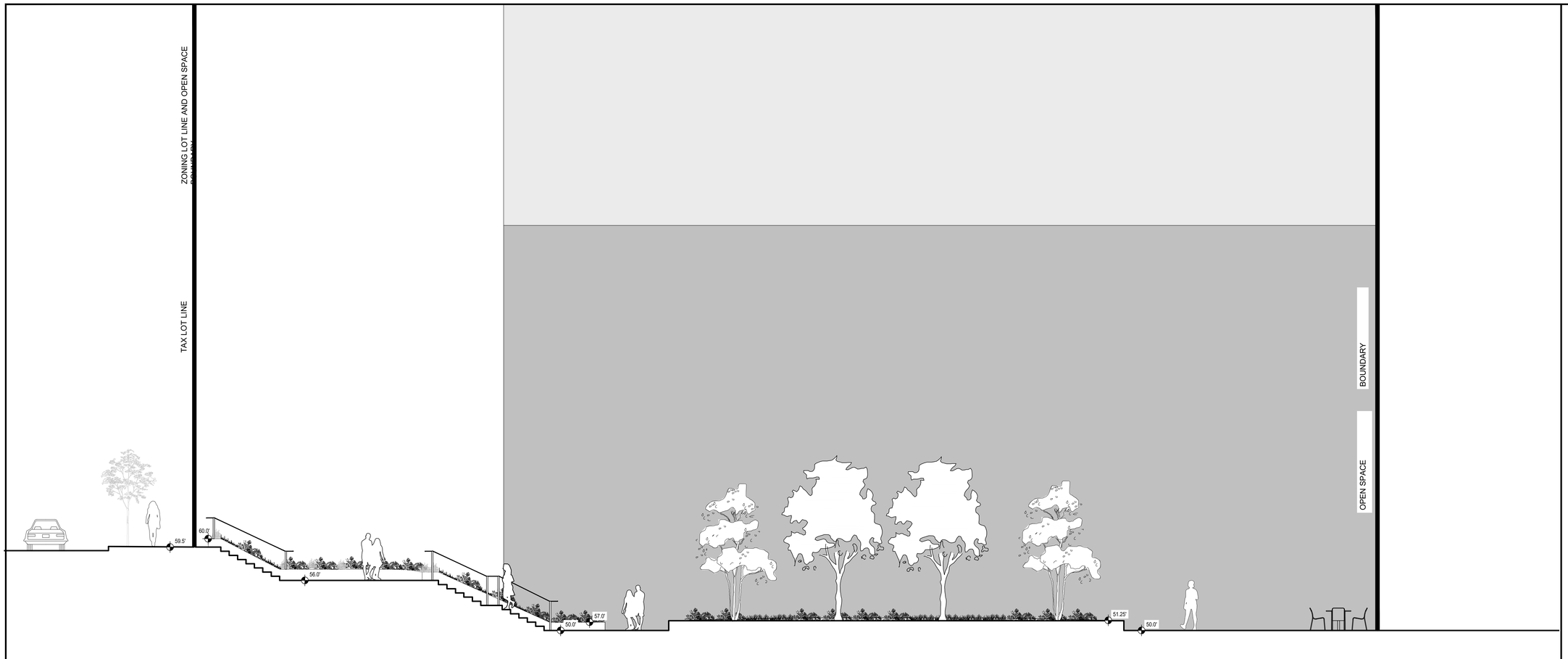
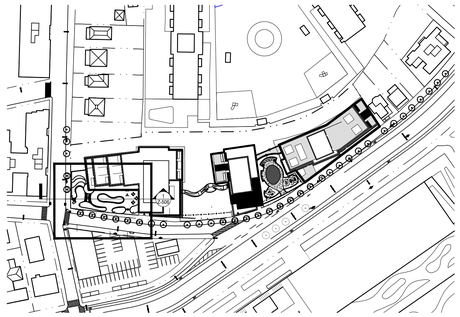


1 SECTION_OPEN SPACE PLAZA

3/16" = 1'-0"



2 KEY PLAN

1/128" = 1'-0"

LEGEND

0 4' 8' 16'

3/16" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- TAX LOT LINE
- PUBLIC ACCESSIBLE OPEN SPACE
- ILLUSTRATIVE BUILDING LINE

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDINGS SHOWN WITHIN ZONING ENVELOPES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. ROOFTOP TERRACES & LANDSCAPE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. THE ZONING ENVELOPE REPRESENTS THE MAXIMUM DEVELOPMENT BULK, EXCLUDING PERMITTED OBSTRUCTIONS, EXCEPT WHERE OBSTRUCTIONS WAIVER IS ALSO REQUESTED.
5. ADDITIONAL ENTRANCES FOR GROUND FLOOR RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.
6. APPLICANT'S STAMP AND SEAL CORRESPOND TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.
7. ALL EXISTING CONTEXT BUILDINGS FOOTPRINT AND HEIGHT PER NYC PLUTO DATABASE.
8. PLANTING LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.
9. THE OPEN SPACE DESIGN SHALL SUBSTANTIALLY COMPLY WITH THE PARAMETERS SHOWN IN TABLE ON SHEET Z-501.

RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE,
180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 210291 ZSR
SPECIAL PERMIT
ZR 128-62

CPC APPROVED: 09/01/2021 (Cal. No. 21)
CC APPROVED: 11/10/2021 (RES. No. 1798)
EFFECTIVE DATE: 11/10/2021

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
03	SPECIAL PERMIT FILING - CITY COUNCIL REVISIONS	11/01/2021
02	SPECIAL PERMIT FILING - CPC REVISIONS	06/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-506

PUBLIC OPEN SPACE SECTIONS

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 012581 STATE OF NEW YORK

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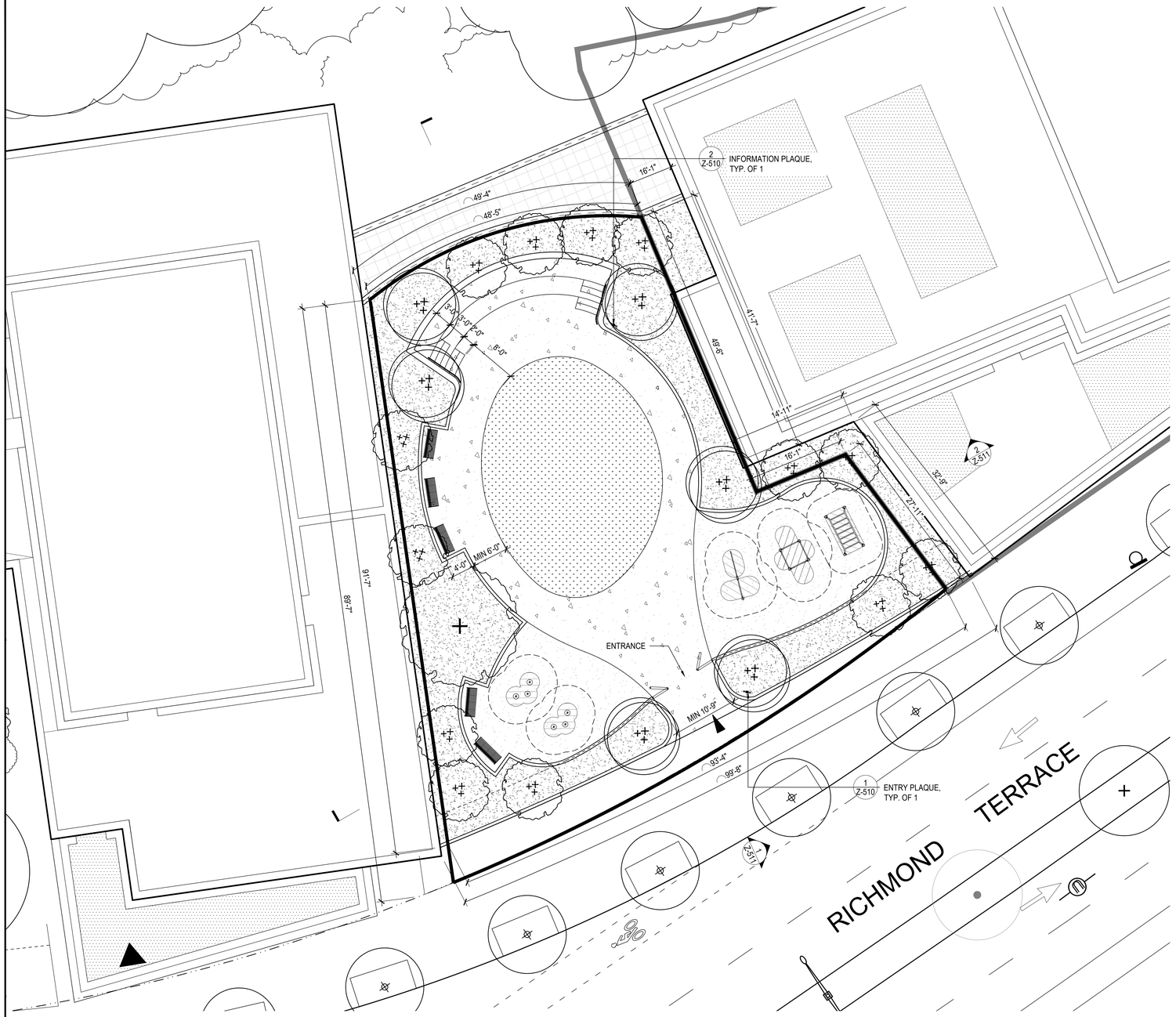
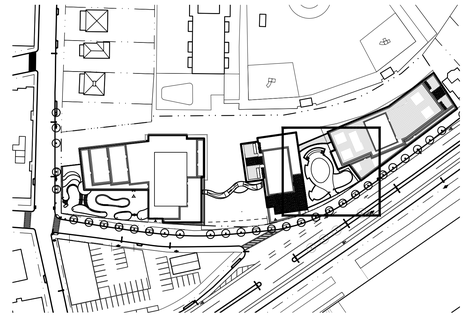


1 PUBLIC OPEN SPACE PLAN

1/8" = 1'-0"



2 KEY PLAN

1"=100'

TOTAL AREA OF PUBLIC SPACE	MINIMUM OF 5700 SF
ENTRANCE WIDTHS	ENTRANCE: MIN 10'-9"
SIGNAGE: ONE (1) ENTRANCE PLAQUE LOCATED ON RICHMOND TERRACE ONE (1) INFORMATION PLAQUE LOCATED ON WALKING LOOP	

LEGEND

0 2' 4' 8'

1/8" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- RETAIL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- PLAZA ENTRANCE
- EXISTING CATCH BASIN
- PROPOSED STREET TREE
- ZONING LOT LINE
- TAX LOT LINE
- PUBLIC ACCESSIBLE OPEN SPACE
- ZONING SETBACK LINE
- ILLUSTRATIVE BUILDING LINE
- STREET LAMP
- STREET LAMP
- STOP SIGN
- FIRE HYDRANT
- BENCH WITH BACK
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PLAZA INFORMATION PLAQUE
- PLAZA ENTRY PLAQUE
- TABLE AND CHAIRS
- FENCE
- RAILING, 42" HT.
- CIP CONCRETE 12" WIDE RETAINING WALL
- CIP CONCRETE CURB 6" WIDE
- CIP CONCRETE PAVEMENT
- SAFETY SURFACE PAVEMENT
- CONCRETE TILES PAVEMENT
- GROUND COVER / PERENNIALS
- ARTIFICIAL TURF LAWN
- MAJOR TREE
- MINOR TREE

GENERAL NOTES

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RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE,
180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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02	SPECIAL PERMIT FILING - CPC REVISIONS	06/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-507 ACTIVE PUBLIC OPEN SPACE PLAN

Seal:

REGISTERED ARCHITECT DANIEL J. KAHLAN 019581 STATE OF NEW YORK

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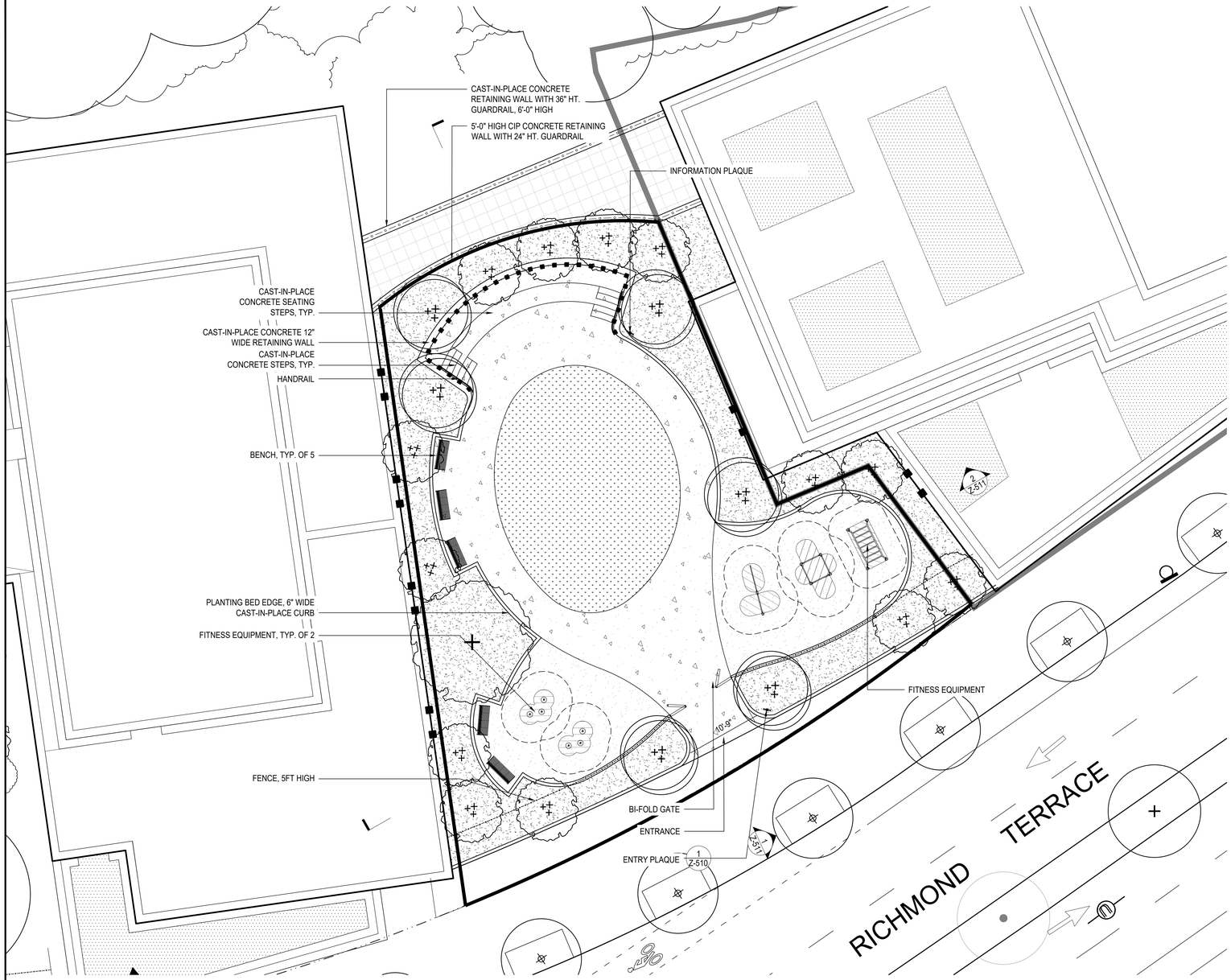
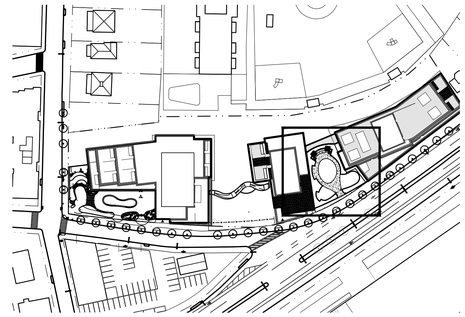


1 MATERIAL PLAN SEATING AND LIGHTING

1/8" = 1'-0"



2 KEY PLAN

1"=100'

TOTAL AREA OF PUBLIC SPACE	MINIMUM OF 5700 SF
ENTRANCE WIDTHS	ENTRANCE: MIN 10'-9"
SIGNAGE: ONE (1) ENTRANCE PLAQUE LOCATED ON RICHMOND TERRACE ONE (1) INFO PLAQUE LOCATED ON WALKING LOOP	
MINIMUM AMOUNT OF SEATING AND BREAKDOWN	LF WITH BACK: 24' (5 BENCHES) LF BACK-LESS: 51' (SEAT WALL) LF TOTAL: 75'
SEATING: 1. THE DEPTH OF STANDARD SEATING IS 18-20 INCHES, THE DEPTH OF SEATING STEPS IS 36", THE HEIGHT ABOVE THE PAVEMENT OF SEATING IS 16-18 INCHES. 2. AT LEAST 50 PERCENT OF THE LINER FEET OF FIXED SEATING HAVE BACKS AT LEAST 14 INCHES HIGH. 3. ALL SEATS BACK ARE RECLINED FROM VERTICAL BETWEEN 10 TO 15 DEGREES.	
ACTIVE RECREATION	ARTIFICIAL TURF: 934 SF SAFETY SURFACE: 1120 SF WALKING PATH: 175 LF
LIGHTING: 1. LOCATIONS AND TYPES OF LIGHTING ELEMENTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. 2. ALL PAVED SURFACES SHOULD BE ILLUMINATED FOR MIN. 1 FOOT-CANDLE DURING HOURS OF OPERATION.	
PLANTINGS / VEGETATION	MAJOR TREES: 1 MINOR TREES: 6 MINOR TREES MULTISTEM: 13 SHRUBS : 102 GROUND COVER / PERENNIAL : 2340 SF

LEGEND

0 2' 4' 8'

1/8" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- TAX LOT LINE
- PUBLIC ACCESSIBLE OPEN SPACE
- ZONING SETBACK LINE
- ILLUSTRATIVE BUILDING LINE
- STREET LAMP
- EXISTING CATCH BASIN
- STOP SIGN
- FIRE HYDRANT
- BENCH WITH BACK
- LIGHTS ON RETAINING WALL
- LIGHTS ON BUILDING
- LIGHTED AREA
- PROPOSED STREET TREE
- PLAZA INFORMATION PLAQUE
- PLAZA ENTRY PLAQUE
- TABLE AND CHAIRS
- FENCE
- RAILING, 42" HT.
- CIP CONCRETE 12" WIDE RETAINING WALL
- CIP CONCRETE CURB 6" WIDE
- CIP CONCRETE PAVEMENT
- SAFETY SURFACE PAVEMENT
- CONCRETE TILES PAVEMENT
- GROUND COVER / PERENNIALS
- ARTIFICIAL TURF

GENERAL NOTES

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9. THE OPEN SPACE DESIGN SHALL SUBSTANTIALLY COMPLY WITH THE PARAMETERS SHOWN IN TABLE ON SHEET Z-508.

RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE,
180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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02	SPECIAL PERMIT FILING - CPC REVISIONS	08/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-508 ACTIVE PUBLIC OPEN SPACE MATERIAL, SEATING AND LIGHTING PLAN

Seal:

REGISTERED ARCHITECT DANIEL J. KAHAN 019681 STATE OF NEW YORK

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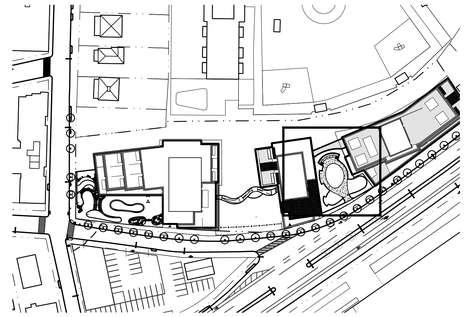
1 PLANTING AND GRADING PLAN

1/8" = 1'-0"



2 KEY PLAN

1"=100'

PLANTINGS / VEGETATION	MAJOR TREES: 1 MINOR TREES: 6 MINOR TREES MULTISTEM: 13 SHRUBS : 102 GROUND COVER / PERENNIAL : 2340 SF

LEGEND

0 2' 4' 8'

1/8" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- ZONING LOT LINE
- TAX LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- EXISTING CONTOUR
- EXISTING CATCH BASIN
- STREET LAMP
- STOP SIGN
- FIRE HYDRANT
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED DECIDUOUS TREES ON THE TERRACE GARDEN
- PROPOSED DECIDUOUS MULTISTEM TREES
- PROPOSED SHRUB
- GROUND COVER / PERENNIALS
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED STREET TREE
- PROPOSED ELEVATION

GENERAL NOTES

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RIVER NORTH

STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE,
180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

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01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-509 ACTIVE PUBLIC OPEN SPACE PLANTING AND GRADING PLAN

Seal:

REGISTERED ARCHITECT DANIEL J. KAPLAN 012681 STATE OF NEW YORK

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1 ENTRY PLAQUE

6" = 1'-0"

NOTE:

INFORMATION ON THIS PLAQUE IS SUBJECT TO CHANGE. OWNER AND MAINTENANCE PERSONNEL SUBJECT TO CHANGE. FINAL DETERMINATION OF EMAIL AND PHONE # ARE TO BE COORDINATED WITH THE OWNER.



2 INFORMATION PLAQUE

6" = 1'-0"

GENERAL NOTES

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01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-510 ACTIVE PUBLIC OPEN SPACE DETAILS

Seal:



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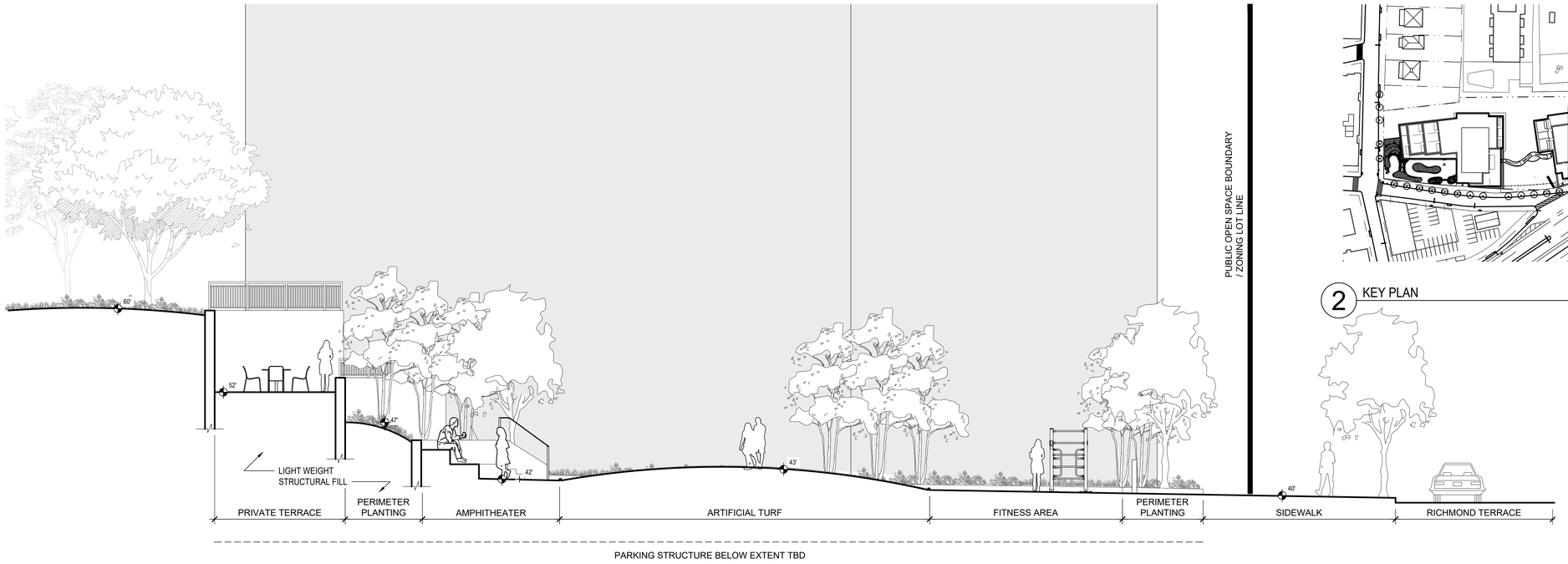
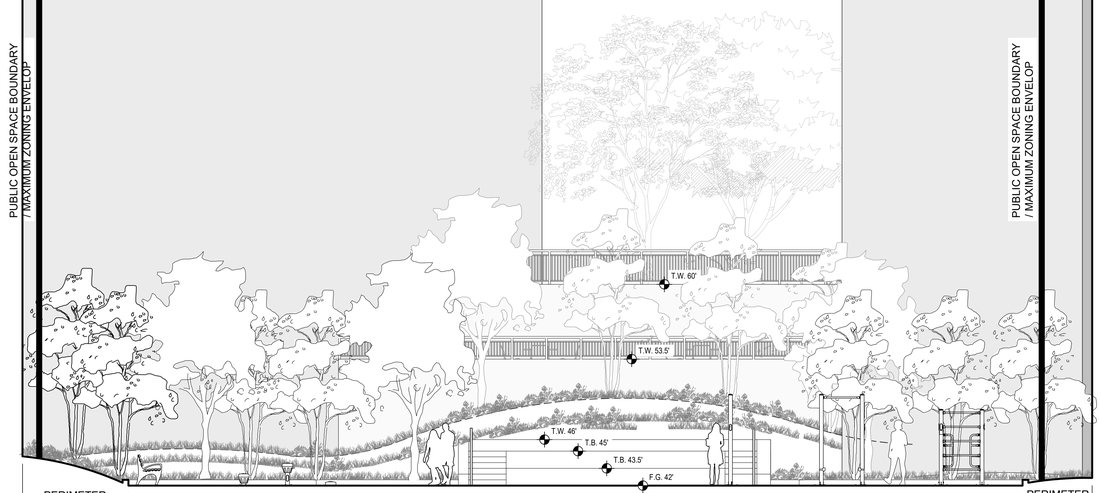


1 SECTION_FITNESS 1

3/16" = 1'-0"

2 KEY PLAN

1"=100'



2 SECTION_FITNESS 2

3/16" = 1'-0"

LEGEND

0 4' 8' 16'

3/16" = 1'-0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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STATEN ISLAND BLOCK 13 LOTS 82, 92, 100 & PART OF LOT 8 (TENTATIVE LOT 95)

PROPOSED MIXED-USE BUILDINGS
24 STUYVESANT PLACE, 170 RICHMOND TERRACE,
180 RICHMOND TERRACE
STATEN ISLAND, NY

SPECIAL PERMIT DRAWING SET

fxcollaborative

FXCollaborative Architects LLP | 22 West 19th Street | New York, NY 10011 | 212 627 1700 | fxcollaborative.com

STARR WHITEHOUSE LANDSCAPE ARCHITECTS AND PLANNERS PLLC

80 Broad Street, Suite 1700 | New York, NY 10004 | 212 487 3272 | starrwhitehouse.com

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 210291 ZSR
SPECIAL PERMIT
ZR 128-62

CPC APPROVED: 09/01/2021 (Cal. No. 21)
CC APPROVED: 11/10/2021 (RES. No. 1798)
EFFECTIVE DATE: 11/10/2021

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
03	SPECIAL PERMIT FILING - CITY COUNCIL REVISIONS	11/01/2021
02	SPECIAL PERMIT FILING - CPC REVISIONS	08/27/2021
01	SPECIAL PERMIT FILING	04/01/2021

DRAWING TITLE:

Z-511 ACTIVE PUBLIC OPEN SPACE SECTIONS

Seal:



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