VICTORY BLVD

252 VICTORY BLVD, STATEN ISLAND, NY 10301



REQUIRED AUTHORIZATIONS

1. ZR 119-311 - AUTHORIZATION OF DEVELOPMENT ON A STEEP SLOPE;
2. ZR 119-312 - AUTHORIZATION OF CERTAIN USES (COMMUNITY FACILITY) AND PARKING IN EXCESS OF 30 SPACES;

*SEE Z-001.00 - Z-003.00 FOR A FULL ZONING ANALYSIS

1. LOT AREA = 30,064.4 SF | PERVIOUS = 14,946 SF / IMPERVIOUS = 15,118.4 SF.
2. AREA OF STEEP SLOPE (10% OR GREATER) = 17,088 SF (56.8% OF ZONING LOT).
3. AREA OF STEEP SLOPE BUFFER (15' FROM SLOPE LIMITS) = 3,846 SF.
4. % OF STEEP SLOPE TO BE DISTURBED = 61.9% (10,577 SF).

PROPERTY INFORMATION

ADDRESS: 252 VICTORY BLVD, STATEN ISLAND.
BLOCK: 576
LOT: 25
MAP: 21C
SPECIAL DISTRICT: SPECIAL HILLSIDE PRESERVATION DISTRICT.
ZONING DISTRICT: R6B / C1-3

BULK INFORMATION

LOT SIZE: 30,064 SF
LOT COVERAGE: 49.73% OR 14,952 SF
STREET WIDTH: 66' RECORD / 100' AD 10/25/73
USE GROUPS: 2,3,6
FLOOD ZONE: NONE
WETLANDS: N/A

FLOOR AREA

FAR ALLOWABLE FOR R6B:
2.0: 2.0 x 30,064 = 60,128 SF
WITH INCLUSIONARY HOUSING:
2.2: 2.2 x 30,064 - 66,140 SF
FAR PROPOSED:
2.12 or 63,629 SF

R6B WITH INCLUSIONARY HOUSING: 2.2
ALLOWABLE MAX SF = 66,140 SF
PROPOSED SF: 63,629 SF

BUILDING INFORMATION

BUILDING SF: 63,629 SF
SF PER FLOOR (ZONING):

FLOOR	FA	FA (NOT ZONING)
CELLAR		14,952
FIRST	14,472	
MEZZANINE	2,317	
SECOND	14,952	
THIRD	12,222	
FOURTH	10,407	
FIFTH	8,561	
ROOF / BULKHEAD	698	
TOTAL	63,629	
FAR:	2.12	

RESIDENTIAL FA: 54,942 SF
COMMERCIAL FA: 1,187 SF
DAYCARE FA: 7,500 SF
IMPERVIOUS AREA: 14,952 SF
NUMBER OF APARTMENTS: 46
NUMBER OF PARKING SPOTS: 55 RESIDENTIAL (59 TOTAL)
BUILDING HEIGHT: 53'-4 1/2"

FLOOR ELEVATIONS

FLOOR	ELEV. ABOVE 0'
CELLAR	124'-0"
FIRST	134'-0"
MEZZANINE	144'-0"
SECOND	154'-0"
THIRD	164'-0"
FOURTH	174'-0"
FIFTH	184'-0"
ROOF	196'-0"

*BUILDING ROOF IS 53'-4 1/2" ABOVE BASE PLANE ELEVATION (PARALLEL TO BASE PLANE). SEE A-101.00 FOR A SECTION DIAGRAM

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

N 210363 ZAR, N 210364 ZAR
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ZR 119-311, 119-312
CPC APPROVED: 9/1/2021

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

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DCP FILING SET 2021-04-06
REVISIONS / SUBMISSIONS DATE

PROJECT
VICTORY BOULEVARD
252 VICTORY BLVD
STATEN ISLAND, NY 10301

TITLE SHEET

SEAL & SIGNATURE

REGISTERED ARCHITECT WARREN FREYER STATE OF NEW YORK 15865

DATE: APRIL 2021
PROJECT No: 2020
DRAWING BY: DL
CHK BY: AH
DWG No: T-100.00
CAD FILE No: F: VICTORY BLVD

DOB EMPLOYEE STAMPS & SIGNATURES

DOB BSCAN STICKER

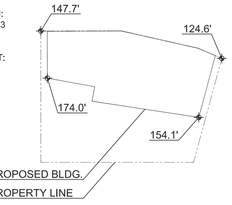
Z.R.	ITEM	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
ARTICLE 2	**CHAPTER 2: USE REGULATION**			
SEC: 22-12	USE GROUPS PERMITTED IN R6B	1,2,3,4	2,3	COMPLIES
ARTICLE 3	**CHAPTER 2:**			
SEC: 32-00	USE GROUPS PERMITTED IN C1-3	1-6	2,3,6	COMPLIES
ARTICLE 2	**CHAPTER 3: BULK REGULATIONS**			
SEC: 23-011	QUALITY HOUSING PROGRAM	R6B - QH IS REQUIRED	QH	WILL COMPLY
SEC: 23-03 (a)	STREET TREE PLANTING IN RESIDENCE DISTRICTS	STREET TREES ARE REQUIRED FOR DEVELOPMENTS IN ACCORDANCE WITH 26-41. ONE TREE PER EVERY 25' OF SIDEWALK.	220'-7" / 25' = 8.82 TREES 4 EXISTING + 2 PROPOSED. 3 CREDITS REQUIRED. SEE C-006.00 FOR TREE CREDIT INFO.	WILL COMPLY. SEE DRAWING C-006.00 BY AKRF
SEC: 23-153	OPEN SPACE AND FAR FOR QH.	DISTRICT: R6B PERMITTED MAX LOT COVERAGE: 60% MAX FAR: 2.0 LOT AREA: 30,064 SF FAR 2.0 x 30,064 = 60,128 SF ALLOWABLE	PROPOSED: LOT COVERAGE: 14,952SF (49.73%) FAR: 2.12 (63,629 SF) (SEE 23-154 FOR HIGHER FAR)	COMPLIES WITH R6B
SEC: 23-154	INCLUSIONARY HOUSING	(b). INCLUSIONARY HOUSING DESIGNATED AREAS DISTRICT BASE FAR MAX FAR R6B 2.0 2.20 FAR 2.2 X 30,064 SF = 66,140.8 SF ALLOWABLE	FAR PROPOSED: 2.12 OR 63,629 SF (2,511.8 SF REMAINING)	COMPLIES
		INCLUSIONARY HOUSING (d)(3), OPTIONS FOR COMPLIANCE WITH AFFORDABLE HOUSING REQUIREMENT (ii). OPTION 1 25% OF RESIDENTIAL FLOOR AREA SHALL BE UTILIZED FOR AFFORDABLE, QUALIFYING HOUSEHOLDS	46 RESIDENTIAL UNITS - 34 MARKET RATE - 12 INCLUSIONARY HOUSING (26%)	COMPLIES
SEC: 23-22	MAXIMUM NUMBER OF DWELLING UNITS FACTOR FOR DETERMINING MAX NUMBER OF DWELLING UNITS: R6B = 680	54,942 SF / 680 = 80 UNITS PERMITTED (RESIDENTIAL FA = 54,942 SF)	46 PROVIDED	COMPLIES
SEC: 23-45	MINIMUM REQUIRED FRONT YARD	R6B - NO REQUIREMENT	NONE	COMPLIES
SEC: 23-462	MINIMUM REQUIRED SIDE YARD	NO SIDE YARDS ARE REQUIRED, HOWEVER IF ONE IS PROVIDED, THEN IT MUST BE 8' WIDE CONTINOUSLY	8' SIDE YARDS ARE PROVIDED	COMPLIES
SEC: 23-47	MINIMUM REQUIRED REAR YARD	NOT LESS THAN 30'-0"	53'-6" PROVIDED	COMPLIES
SEC: 23-55	SPECIAL PROVISIONS FOR ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES	N/A	PROPOSAL TO CHANGE ZONING LOT TO R6B WITH NO BOUNDARIES/DIVISIONS	COMPLIES
SEC: 23-66	HEIGHT AND SETBACK REQUIREMENTS FOR QH BUILDINGS R6-R10	MAYBE MODIFIED FOR INCLUSIONARY HOUSING 23-662(a)(c)	SEE SEC: 23-662(a)	COMPLIES
SEC: 23-661 (a)	STREET WALL LOCATION	STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CLOSEST STREET WALL OF AN EXISTING ADJACENT BUILDING THAT IS WITHIN 25' OF PROPOSED BUILDING (IF WITHIN 10' OF STREET LINE)	ADJACENT BUILDING BUILT TO STREET LINE. THIS BUILDING WILL BE BUILT TO THE STREET LINE.	COMPLIES
SEC: 23-662 (b)	MAX HEIGHT OF BUILDING AND SETBACK REGULATIONS	DIST, MIN BASE HEIGHT, MAX BASE HEIGHT, MAX HEIGHT OF BLDG, MAX # OF FLOORS R6B 30' 40' 50' - **R6B* 30' 45' 55' 5** * FOR BUILDINGS WITH QUALIFYING GROUND FLOORS, SEE DEFINITION 12-10	HEIGHT OF BUILDING: 53'-4 1/2" (ABOVE BASE PLANE) # OF FLOORS: 5	COMPLIES (2ND FLOOR GREATER THAN 13' ABOVE SIDEWALK)*
SEC: 23-662 (c) (1)	INITIAL SETBACK SHALL OCCUR NO LOWER THAN THE MIN BASE HEIGHT AND SHALL BE 10'		10' SETBACK AT MIN STREET WALL HEIGHT. (3RD FLOOR AT 30')	COMPLIES
SEC: 23-892	PLANTED AREA	THE AREA BETWEEN THE STREET LINE AND STREET WALL SHALL BE PLANTED	NONE	COMPLIES
SEC: 23-90	INCLUISONARY HOUSING			
SEC: 23-96 (d)	REQUIREMENTS FOR GENERATING SITES OR MIH SITES	SIZE OF AFFORDABLE HOUSING UNITS 0 BR. 1 BR. 2 BR. 3 BR. 400 SF 575 SF 775 SF 950 SF	ALL UNITS TO COMPLY (SEE PLANS)	COMPLIES
ARTICLE 2	**CHAPTER 5: PARKING**			
SEC: 25-025	APPLICABILITY OF REGULATIONS TO QH.	ANY ZONING LOT CONTAINING QH IN R6B SHALL COMPLY WITH 28-40	FULL COMPLIANCE W/ QUALITY HOUSING	PROPERTY / BUILDING WILL COMPLY
SEC: 25-23	REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED	R6B - 50% OF MARKET RATE DWELLING UNITS SHALL HAVE PARKING: 34 UNITS = 17 PARKING SPOTS REQ. - 25% OF INCLUSIONARY HOUSING SHALL HAVE PARKING: 12 UNITS = 3 PARKING SPOTS REQ. NUMBER OF SPOTS REQUIRED: 20 TOTAL	NUMBER OF PARKING SPOTS PROVIDED: 55 RESIDENTIAL PARKING SPOTS (+ 4 DAY CARE DROP OFF SPOTS).	COMPLIES
SEC: 25-251	PARKING FOR INCOME RESTRICTED HOUSING UNITS.	R6B, 25% OF INCLUSIONARY HOUSING SHALL HAVE PARKING: 12 UNITS = 3 PARKING SPOTS.	SEE 25-23 ABOVE	COMPLIES
SEC: 25-631 (e) (4)	LOCATION AND WIDTH OF CURB CUTS IN CERTAIN DISTRICTS.	(e) 12' MAX CURB CUT SIZE PERMITTED, (2) TWO CURB CUTS ARE PERMITTED (MIN. 60' APART) WHERE THERE ARE MORE THAN 50 CARS. (4) CURB CUTS ARE ONLY PERMITTED FOR BUILDINGS GREATER THAN 40' WIDE.	TWO CURB CUTS OF 12 FEET EACH WITH A DISTANCE OF 104'-7" IN BETWEEN THEM. EACH CURB CUT IS AT LEAST 21'-7" AWAY OF AN ADJACENT LOT'S CURB CUT.	COMPLIES
SEC: 25-634	CURB CUT REGULATIONS FOR COMMUNITY FACILITIES	- CURB CUTS SERVING ONE TRAVEL LANE SHALL HAVE A MAXIMUM WIDTH OF 12 FEET. - CURB CUTS SERVING TWO TRAVEL LANES SHALL HAVE A MAXIMUM WIDTH OF 24 FEET. - A MINIMUM DISTANCE OF 18 FEET FROM ANY OTHER CURB CUT ON THE SAME OR ADJACENT ZONING LOTS SHALL BE MAINTAINED.	TWO CURB CUTS OF 12 FEET EACH WITH A DISTANCE OF 104'-7" IN BETWEEN THEM. EACH CURB CUT IS AT LEAST 21'-7" AWAY OF AN ADJACENT LOT'S CURB CUT.	COMPLIES
ARTICLE 3	**CHAPTER 6:**			
SEC: 36-20	REQUIRED ACCESSORY OFF STREET PARKING FOR COMMERCIAL GENERAL RETAIL = 1 PARKING SPOT / 400SF)	1187/400 = 3 PARKING SPOTS REQUIRED	SEE SEC: 36-231 (NONE PROVIDED)	COMPLIES SEC 36-231
SEC: 36-231	WAIVER OF REQUIREMENTS FOR SPACES BELOW A MINIMUM NUMBER. C1-3 UP TO 25 PARKING SPOTS MAY BE WAIVED.	1,187SF OF COMMERCIAL FLOOR AREA. REQUIRES 3 PARKING SPOTS, WHICH IS LESS THAN 25 AND CAN BE WAIVED.	0 SPOTS PROVIDED	PARKING SPOTS WAIVED
ARTICLE 11	**CHAPTER 9: SPECIAL HILLSIDES PRESERVATION DISTRICT**			
SEC: 119-11	TIER 1 REQUIREMENTS			
SEC: 119-111	TREE PRESERVATION REQUIREMENTS	SEE TREE SCHEDULE ON PAGE C-006.00. ANY TREE W/ A 6" CALIPER OR LARGER THAT IS REMOVED MUST BE REPLACED	71 TREES TO BE REMOVED (6" CALIPER) SEE DRAWING C-006.00 BY AKRF	SEE 119-20 BELOW
SEC: 119-112	TIER 1 TREE PLANTING REQUIREMENTS	SEE TREE SCHEDULE ON PAGE C-006.00. ANY TREE W/ A 6" CALIPER OR LARGER THAT IS REMOVED MUST BE REPLACED	28 TREES TO BE PLANTED (6" CALIPER) 78 TREE CREDIT TO BE PURCHASED SEE DRAWING C-006.00 BY AKRF	SEE 119-20 BELOW
SEC: 119-113	TIER 1 CONTROLS DURING CONSTRUCTION	(a) CONSTRUCTION FENCE SHALL BE ERECTED AROUND "AREAS OF NO DISTURBANCE" (b) STAGE AREA - SEE SITE PLAN (c) TOP SOIL (d) EXPOSED EARTH COVER	SEE DRAWING C-005.00 BY AKRF	WILL COMPLY
SEC: 119-20	TIER II REQUIREMENTS	THIS SITE IS TIER I, BUT HAS STEEP SLOPE AND THEREFORE MUST COMPLY WITH 119-20		COMPLIES

Z.R.	ITEM	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
SEC: 119-212	HEIGHT AND SETBACK REGULATIONS	TABLE 3 R6 = 70'	PROPOSED BUILDING HEIGHT: 53'-4 1/2"	COMPLIES
SEC: 119-214	(a) TIER II REQUIREMENTS FOR DRIVEWAY	PERMITTED: (1) MAX GRADE OF DRIVEWAY SHALL NOT EXCEED 10% (2) PAVED WIDTH SHALL NOT EXCEED 18' (3) MAX LENGTH SHALL NOT EXCEED 50'	PROPOSED: (1) LESS THAN 10% (6.6%) (2) 12' PAVED WIDTH (3) 15' IN LENGTH	COMPLIES COMPLIES COMPLIES
SEC: 119-215	LANDSCAPING CONTROLS TO PRESERVE TREES, SHRUBS AND GROUND COVER			ALL PROVISIONS SHALL BE COMPLIED WITH
SEC: 119-216	ON SITE TREES (PRE-EXISTING OR NEWLY PLANTED) SHALL BE PROVIDED AT THE RATE OF 1 TREE FOR EACH 1,000 SF OF LOT AREA, OR A TOTAL OF 51% OF ALL TREE CREDITS FOR TREES ORIGINALLY ON SITE.		SEE TREE CHART ON DRAWING C-006.00 BY AKRF	ALL PROVISIONS SHALL BE COMPLIED WITH
SEC: 119-217	TIER 2 CONTROLS DURING CONSTRUCTION	(a) NO CONSTRUCTION EQUIPMENT BEYOND 15 FEET OF THE PERIMETER OF A BUILDING (b) CONSTRUCTION FENCE SHALL BE ERECTED AROUND "AREAS OF NO DISTURBANCE" (c) EXCAVATING FOR FILL SHALL BE PROHIBITED UNLESS THE MATERIAL IS OBTAINED FROM A CUT PERMITTED UNDER AN APPROVED GRADING PLAN (d) STAGE AREA - SEE SITE PLAN (e) TOP SOIL (f) EXPOSED EARTH COVER	SEE DRAWING C-006.00 BY AKRF	WILL COMPLY
SEC: 119-311	AUTHORIZATION OF A DEVELOPMENT, ENLARGEMENT OR SITE ALTERATION ON A STEEP SLOPE OR STEEP SLOPE BUFFER		PROPERTY HAS STEEP SLOPE AND MUST COMPLY WITH PROVISIONS OF 119-20	**AUTHORIZATION REQUIRED**
SEC: 119-312	GROUP PARKING OF 30 CARS OR MORE SHALL REQUIRE AUTHORIZATION	GROUP PARKING OF 30 CARS OR MORE	NUMBER OF SPOTS PROVIDED: 55 RESIDENTIAL + 4 DAYCARE DROP-OFF SPOTS	**AUTHORIZATION REQUIRED**
	AUTHORIZATION FOR CERTAIN USES WITHIN THE SHPD	COMMUNITY FACILITY USE: DAYCARE	DAYCARE	
SEC: 119-33	SPECIAL EROSION & SEDIMENTATION PREVENTION REQUIREMENTS.	ONE OF THE MEASURES USED IN THIS SECTION MUST BE USED IN ANY SITE SUBJECT TO 119-20. (a) BENCHES AND BERMS. (LEVEL TERRACES) SHALL SET UP TO PROVIDE A RELATIVELY FLAT CONSTRUCTION SITE AND TO REDUCE THE RUNOFF AND EROSION HAZARDS.		WILL COMPLY
SEC: 119-34	SPECIAL SUBMISSION REQUIREMENTS FOR CERTAIN AUTHORIZATIONS & SPECIAL PERMITS	(a) A DRAINAGE PLAN AND SOIL REPORT. (b) AN EROSION AND SEDIMENTATION PLAN. (c) A LANDSCAPE PLAN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT.		WILL COMPLY

BASE PLANE CALCULATIONS

BASE PLANE ELEVATION:
124.6 + 147.7 = 272.3
272.3 / 2 = **136.15'**

BASE PLANE HIGH POINT:
154.1 + 174 = 328.1
328.2 / 2 = **164.05'**



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

N 210363 ZAR, N 210364 ZAR
AUTHORIZATIONS.
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CPC APPROVED: 9/1/2021

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DCP FILING SET	2021-04-06
REVISIONS / SUBMISSIONS	DATE

PROJECT

VICTORY BOULEVARD
252 VICTORY BLVD
STATEN ISLAND, NY 10301

ZONING ANALYSIS AND BASE PLANE CALCULATIONS

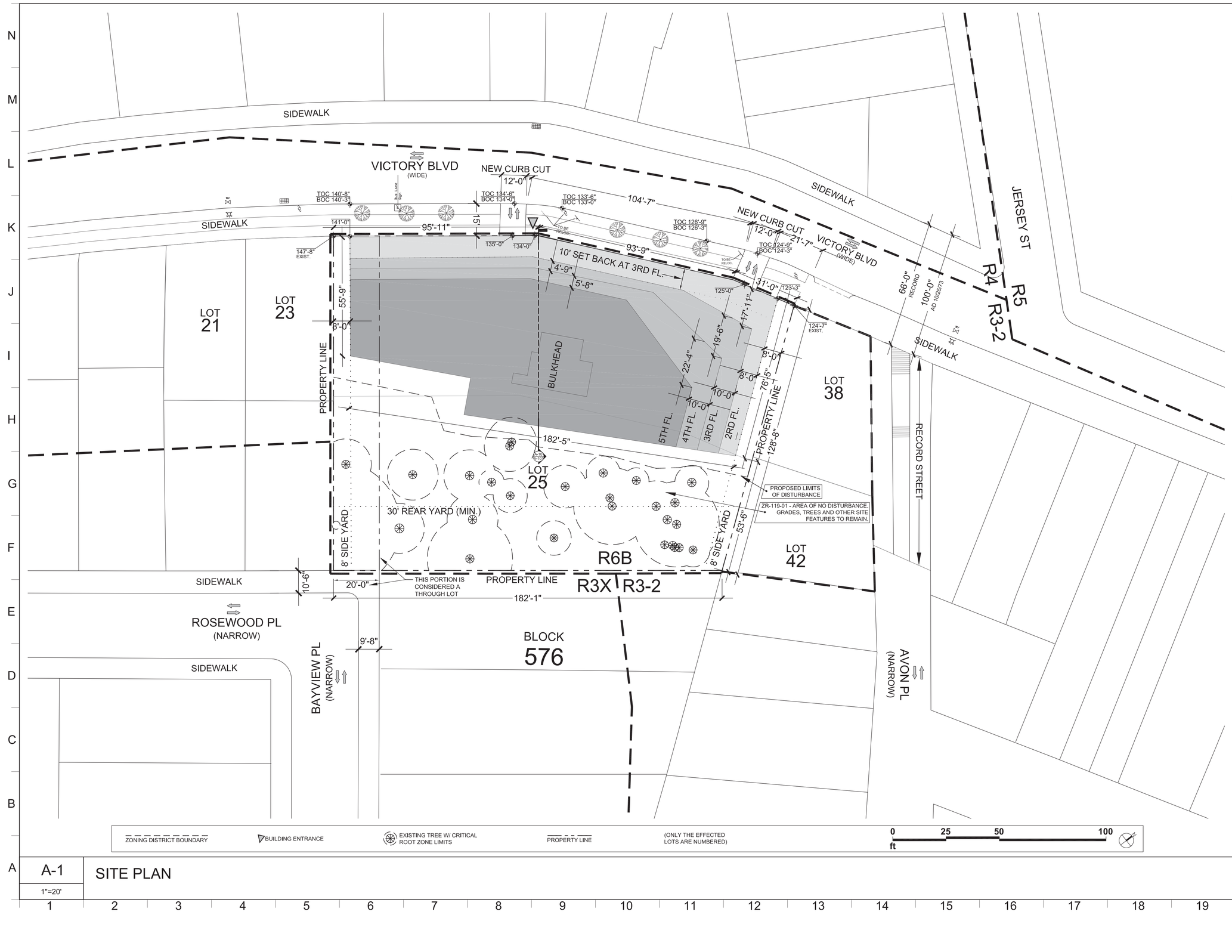
SEAL & SIGNATURE



DATE:	APRIL 2021
PROJECT No:	2020
DRAWING BY:	DL
CHK BY:	AH
DWG No:	Z-001.00
CAD FILE No: F: VICTORY BLVD	

DOB EMPLOYEE STAMPS & SIGNATURES

DOB BSCAN STICKER



A-1

1"=20'

SITE PLAN

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

N 210363 ZAR, N 210364 ZAR
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VICTORY BOULEVARD
252 VICTORY BLVD
STATEN ISLAND, NY 10301

SITE PLAN

SEAL & SIGNATURE



DATE:	APRIL 2021
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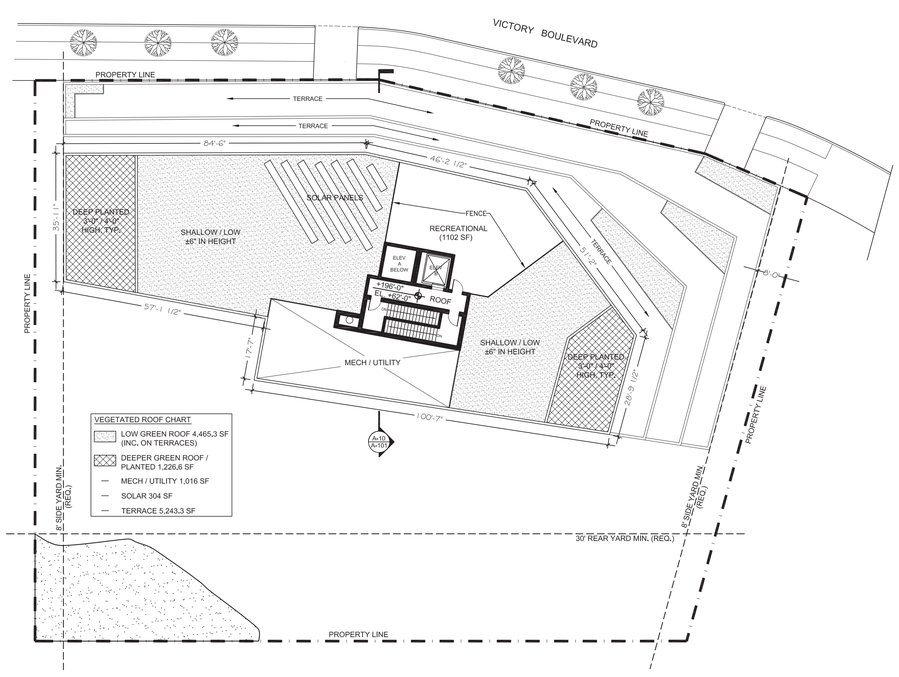
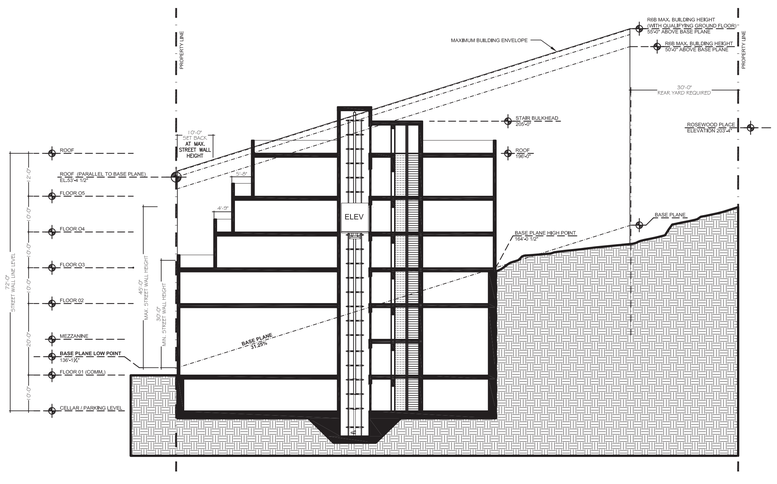


A-1 ROOF FLOOR PLAN
1"=20'
0 10 25 50 ft N


PROPERTY LINE
MAXIMUM BUILDING ENVELOPE
RWB MAX. BUILDING HEIGHT (WITH QUALIFYING GROUND FLOOR) 50'-0" ABOVE BASE PLANE
RSB MAX. BUILDING HEIGHT 55'-0" ABOVE BULKHEAD
30'-0" REAR YARD REQUIRED
STAIR BULKHEAD EL. 202'-0"
RIDGEWOOD PLACE ELEVATION 200'-0"
10'-0" MAX. BASE AT MAX. STREET WALL HEIGHT
ROOF
ROOF (PARAPET EL) TO BASE PLANE) EL.202'-0 1/2"
FLOOR 04
FLOOR 03
FLOOR 02
MEZZANINE
BASE PLANE LOW POINT EL.180'-0"
FLOOR 01 (COMM.)
CELLAR / PARKING LEVEL
ELEV
ROOF EL. 190'-0"
BASE PLANE
BASE PLANE EL.184'-2 1/2"
72'-0" STREET WALL DIM.
10'-0"
10'-0"
10'-0"

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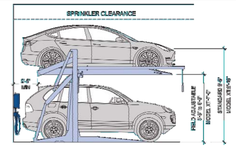
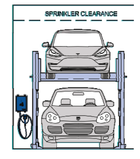


The **PARKPLUS DP063** Double Stacker is a hydraulic 2-post, 2-level cantilevered vehicle lift for parking cars one above another. The **DP063** raises and locks a platform in place so that a second vehicle can be parked at grade.

Entire assembly comes pre-welded and is assembled in the field. Stackers may be installed as single units or in arrays with shared common legs. Stacker is designed to be mounted on grade, concrete or asphalt. Approved foundation system may be required for installation of stackers.

The **PARKPLUS DP063** Double Stacker is designed to be installed indoors and outdoors. Platform height is field adjustable in 1¼" increments. Each city may have minimum height requirements and different clear requirements for code required parking. Owner/Architect should review with local planning and building departments. **MEP coordination with project team must meet code requirements and satisfy equipment clearances.**

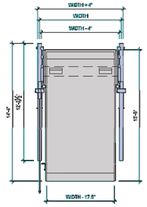


Clearance

S = Standard/SUV
C = Compact/Sedan

MODEL	HEIGHT
C/C	10'-6"
C/S	12'-2"
S/S	14'-0"
S/S*	14'-6"

**LA City requirement*



Width

MODEL	WIDTH
W01	7'-11"
W02	8'-3"
W03	8'-6"
W04	9'-0"
W05	Custom

WIDTH = Center of Leg to Center of Leg

Suitable for

- Standard passenger vehicles
- SUVs

Specifications

Load per Platform:	**6,000 lbs.**
Weight of Unit:	**+/- 3,050 lbs.**
Length of Platform:	**13'-0"**
Length incl. Overhang:	**16'-0"**
Width of Unit:	**7'-11" to 9'-0"**
Height of Unit:	**9'-6" to 9'-10"**
Operation:	**Hydraulic**
Control:	**Push Button Pendant**

**Custom Height and Width Available*

Power Pack

Hydraulic Power System (HPS)

HPS1: **1-2 units** (208-230V / 1 PH / 60 HZ / 2-3 HP / 18 FLA)
HPS-1P10: **1-30 units** (208-230V / 1 PH / 60 HZ / 10 HP / 40 FLA)
HPS-3P10: **1-30 units** (208-230V / 3 PH / 60 HZ / 10 HP / 28.4 FLA)

Electrical

1 Disconnect required per HPS
3 PH 208-230V / 40Amp
1 PH 208-230V / 60Amp
All control wiring is a Class 2 Circuit 24V

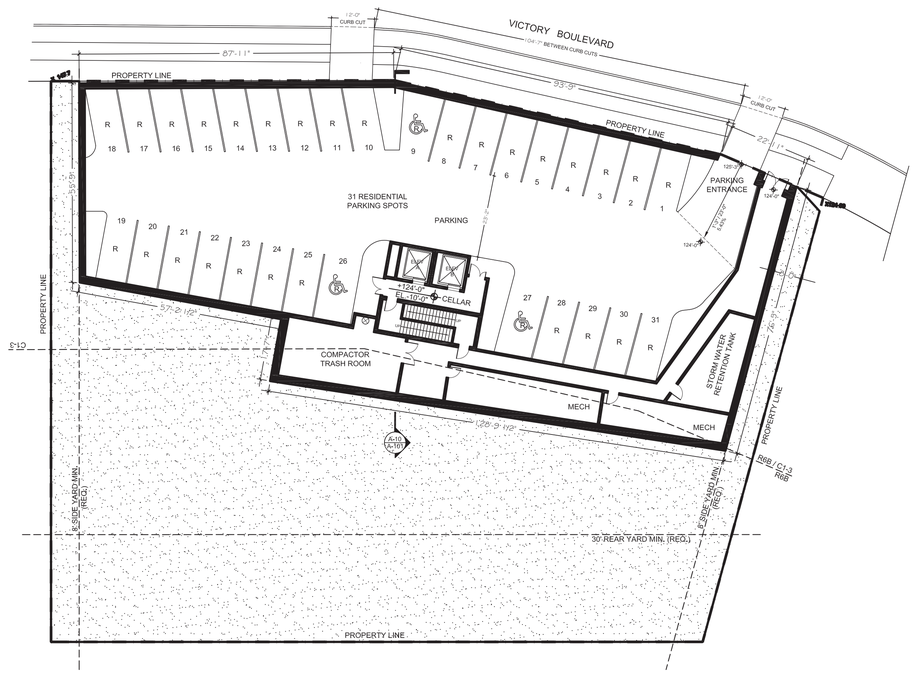
Applications

DP063 Double Stacker can be installed in attended/valet and self-park applications:

- **Single & Multi-Family Residential Buildings**
- **Indoor & Outdoor Installations**
- **Low & High Rise Buildings**
- **Commercial Buildings**
- **Surface Lots**

I-17

PARKPLUS - DOUBLE STACKER SYSTEM

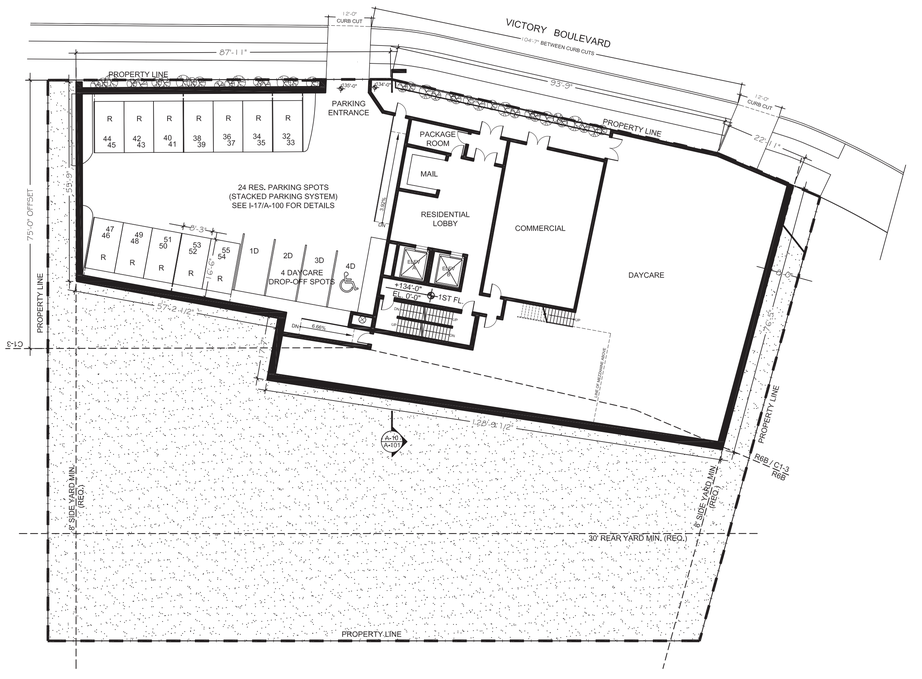


A-1

1"=20'

CELLAR / PARKING FLOOR PLAN

0 10 25 50 ft



A-10

1"=20'

FIRST FLOOR PLAN

0 10 25 50 ft

NOTES:
1. CONTRACTORS MUST REVIEW AND REFER TO SPECIFICATIONS FOR ALL WORK.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE ANY WORK BEGINS.
3. ALL COMMUNICATION SHALL BE IN WRITING.

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freyerarchitects.com

DCP FILING SET	2021-04-06
REVISIONS / SUBMISSIONS	DATE

PROJECT

VICTORY BOULEVARD
252 VICTORY BLVD
STATEN ISLAND, NY 10301

CELLAR / PARKING FLOOR PLAN, FIRST FLOOR PLAN, AND PARKING STACKER SYSTEM

SEAL & SIGNATURE

REGISTERED ARCHITECT WARREN FREYER 15865 STATE OF NEW YORK

DATE:	APRIL 2021
PROJECT No:	2020
DRAWING BY:	DL
CHK BY:	AH
DWG No:	

A-100.00

CAD FILE No:
F: VICTORY BLVD

DOB EMPLOYEE STAMPS & SIGNATURES

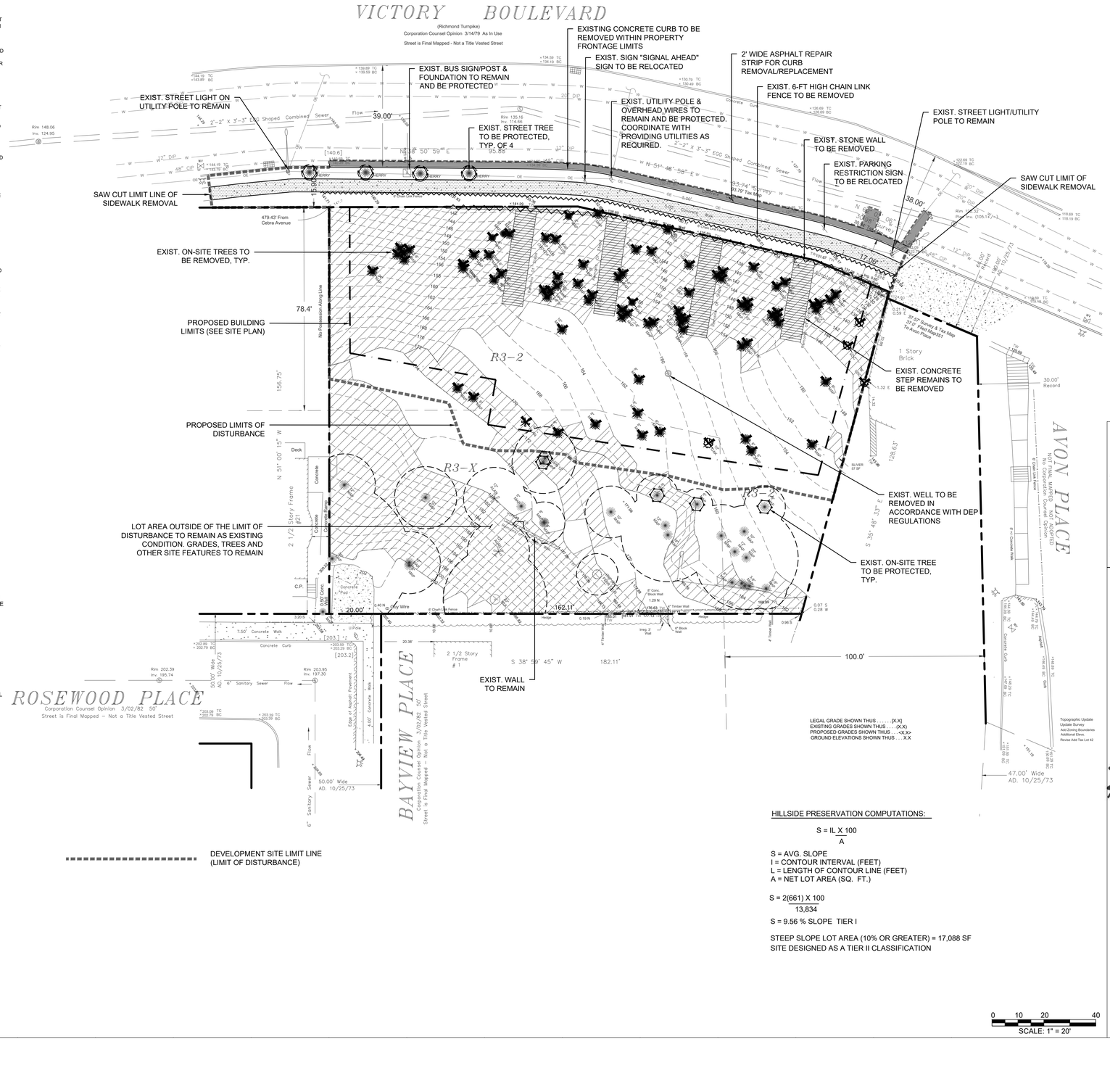
DOB BSCAN STICKER

GENERAL CONSTRUCTION & DEMOLITION NOTES

1. SURVEY INFORMATION SHOWN IS BASED ON TOPOGRAPHIC AND UTILITY SURVEY DATED 12/27/2006 BY ROGERS SURVEYING, PLLC. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO THE BOROUGH OF STATEN ISLAND, AS ESTABLISHED BY THE U.S. COAST & GEODETIC SURVEY BOGART SYSTEM. ALL VALUES SHOWN ARE IN ENGLISH UNITS. EXISTING UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING, HAVE BEEN DETERMINED BY STANDARD SURVEY METHODS AND AVAILABLE UTILITY RECORDS. NEITHER THE EXACT LOCATION NOR THE INFORMATION GIVEN FOR THESE EXISTING UTILITIES IS GUARANTEED TO BE COMPLETE OR CORRECT.
2. THE EXISTING UTILITIES SHOWN ON THE SURVEY WERE TAKEN FROM THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED TO BE ACCURATE. FIELD CONDITIONS MAY VARY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LOCAL UTILITY COMPANIES THAT HAVE SUBSURFACE INSTALLATIONS IN THE AREA OF WORK FOR THIS CONTRACT AND DIRECT THEM TO HAVE THEIR FACILITIES MARKED OUT PRIOR TO COMMENCING WORK. FIELD VERIFICATION OF UTILITIES SUCH AS TEST PITS MAY BE NEEDED (AT CONTRACTOR'S EXPENSE) PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT, AND MATERIALS AS REQUIRED FOR THE IMPROVEMENT WORK SHOWN WITHIN THE PROJECT AREA.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS, NOR FOR ANY CONFLICTS AND/OR REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING MEANS AND METHODS OF COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE PROJECT ENGINEER WHEN A CONFLICT IS IDENTIFIED.
6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES CAUSED BY HIS OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WITHOUT COST TO THE OWNER.
7. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF HIS EMPLOYEES AND GENERAL PUBLIC. STRUCTURAL/SITE FEATURES TO REMAIN, ADJACENT PROPERTIES & PUBLIC RIGHT-OF-WAY'S DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. THE OWNER AND PROJECT ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAM AND PROCEDURES IN CONNECTION WITH THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE. SHEETING AND EXCAVATION TRENCH SUPPORT SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR.
9. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN OR DAMAGED TO SAID SERVICE, THE CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR SERVICE TO BE RESTORED AT THE CONTRACTOR'S EXPENSE AND MAY NOT CONTINUE HIS WORK OPERATION UNTIL SERVICE IS RESTORED, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER.
10. WHERE EXISTING CONCRETE PAVEMENT OR ASPHALT CONCRETE PAVEMENT ARE REMOVED, THE CONTRACTOR SHALL SAWCUT AND NEATLY TRIM EDGE OF REMAINING PAVEMENT BEFORE INSTALLING NEW CONSTRUCTION.
11. PRIOR TO ANY SIDEWALK EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTENCE OF UNDER-SIDEWALK VAULTS. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO THE UNDER-SIDEWALK BUILDING VAULTS AND/OR ITS CONTENTS AND/OR OCCUPANTS DUE TO HIS FAILURE TO VERIFY THE PRE-EXISTING VAULT CONDITION.
12. "REGULATORY" AND/OR "NO PARKING-CONSTRUCTION" SIGNS USED DURING THE CONSTRUCTION PERIOD ARE TO BE FURNISHED BY THE CONTRACTOR, AS REQUIRED. THE CONTRACTOR SHALL INSTALL THESE SIGNS WHERE DIRECTED BY THE PROJECT ENGINEER, AND, WHEN NO LONGER REQUIRED, SHALL CAREFULLY REMOVE THESE SIGNS AND DELIVER THEM TO THE NYCDOT BUREAU OF TRAFFIC.
13. ALL REGULATORY AND WARNING TRAFFIC SIGNS SHALL CONFORM WITH THE NYCDOT BUREAU OF TRAFFIC OPERATIONS STANDARD DRAWINGS AND THEIR STANDARD SIGN LIST.
14. ANY DAMAGE TO THE EXISTING STREET LIGHTING EQUIPMENT, AS A RESULT OF THE CONTRACTORS WORK AND/OR WORK FORCE, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.
15. ENGINEER OF RECORD NOT RESPONSIBLE FOR SITE SAFETY OR JOB SITE SUPERVISION.
16. SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
17. THE CONTRACTOR SHALL UNLESS OTHERWISE PROVIDE IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR REQUIRED INSPECTIONS, PERMIT(S), FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
18. HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 10'-0" TO ANY FOUNDATION WALL.
19. CONTRACTOR TO FIELD-VERIFY ALL REMOVAL QUANTITIES.
20. CONTRACTOR TO NOTIFY ADJACENT PROPERTY OWNERS PRIOR TO DEMOLITION AND CONSTRUCTION OF PAVEMENT, CURB, AND SIDEWALK. CONTRACTOR SHALL MAINTAIN SAFE AND ADEQUATE VEHICULAR AND PEDESTRIAN ACCESS TO ADJACENT PROPERTIES.
21. ALL EXCAVATED SOIL SHALL BE STOCKPILED AND REMOVED IN CONFORMANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
22. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
23. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO THE EXISTING RETAINING WALLS TO REMAIN. ALL UNSUITABLE MATERIAL, DEMOLITION DEBRIS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
24. ALL DEMOLITION AND GRADING PROCEDURES, PERMITS AND APPROVALS WILL BE IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND REGULATIONS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
25. EXISTING ELECTRICAL, WATER, AND SEWER/DRAINAGE CONNECTIONS SHALL BE CAPPED AT THE PROPERTY LINE IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND REGULATIONS. ALL ELECTRICAL, WATER, AND SEWER/DRAINAGE APPURTENANCES WITHIN THE PROPERTY LIMITS SHALL BE REMOVED.
26. EXISTING MATERIALS LOCATED BENEATH PROPOSED BUILDING FOOTPRINT AREA TO BE REMOVED TO MEET THE GEOTECHNICAL ENGINEER'S SOIL SPECIFICATIONS FOR THE PROPOSED BUILDING (REFER TO ARCHITECTURAL FOR SPECIFIC SUBGRADE REQUIREMENTS BENEATH THE BUILDING FOUNDATION).
27. ALL EXISTING TREES AND VEGETATION TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGED TREES AND/OR VEGETATION SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.
28. CONSTRUCTION DEWATERING (WELL POINTS, SUMPS, ETC) MAY REQUIRE A DEWATERING PERMIT FROM NYSDEC AND/OR NYCDEP, THIS SHALL BE OBTAINED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE, IF REQUIRED.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL. ALL WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NYCDOT AND THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE. (M.U.T.C.D.).
30. SITE EXCAVATION: ALL EXCAVATED SOIL SHALL BE REMOVED FROM THE SITE IMMEDIATELY. ALL NYCDEP, NYSDEC, NYCDOB AND USEPA REGULATIONS FOR REMOVAL OF CONTROLLED FILL SHALL BE ADHERED TO.
    A. HAULERS SHALL BE MADE AVAILABLE FOR EARTH REMOVAL ON A DAILY BASIS. THE CONTRACTOR IS RESPONSIBLE FOR DAILY COORDINATION OF REMOVALS.
    B. HAULERS USED FOR EARTH REMOVAL SHALL BE STAGED ON SITE AND NOT ON THE STREET.
    C. FLAGPERSONS SHALL BE USED TO DIRECT OTHER TYPES OF CONSTRUCTION VEHICLES TO AND FROM THE SITE DURING HIGH VOLUME TRAFFIC PERIODS.
14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO BUILDINGS AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING TREE W/ CRITICAL ROOT ZONE LIMITS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING SIGN
- STEEP SLOPE AREAS (25% OR GREATER); OBTAIN FROM REFERENCED SURVEY
- DEVELOPMENT SITE LIMIT LINE (LIMIT OF DISTURBANCE)



HILLSIDE PRESERVATION COMPUTATIONS:

$$S = \frac{I \times 100}{A}$$

S = AVG. SLOPE
I = CONTOUR INTERVAL (FEET)
L = LENGTH OF CONTOUR LINE (FEET)
A = NET LOT AREA (SQ. FT.)

$$S = \frac{2(661) \times 100}{13{,}834}$$

S = 9.56 % SLOPE TIER I

STEEP SLOPE LOT AREA (10% OR GREATER) = 17,088 SF
SITE DESIGNED AS A TIER II CLASSIFICATION

0 10 20 40
SCALE: 1" = 20'

NOT FOR CONSTRUCTION

AKRF
AKRF INC.
440 PARK AVENUE SOUTH
NEW YORK, NY 10016
(212) 696-0670 (PHONE)
(212) 726-0942 (FAX)

DCP FILING SET	2021-04-06
REVISIONS / SUBMISSIONS	DATE

PROJECT

252 VICTORY BOULEVARD
STATEN ISLAND, NY 10301
BLOCK: 576 | LOT: 25

SITE DEMOLITION PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · ROBERT D. CARAVELLA · LICENSED PROFESSIONAL ENGINEER · 080678 · PROFESSIONAL ENGINEER

FCA 2019	
DATE:	MARCH 2021
PROJECT No:	190251
DRAWING BY:	MJG
CHK BY:	RG
DWG No:	C-001.00
CAD FILE No: W: 190251	

DCP APPROVAL LABEL

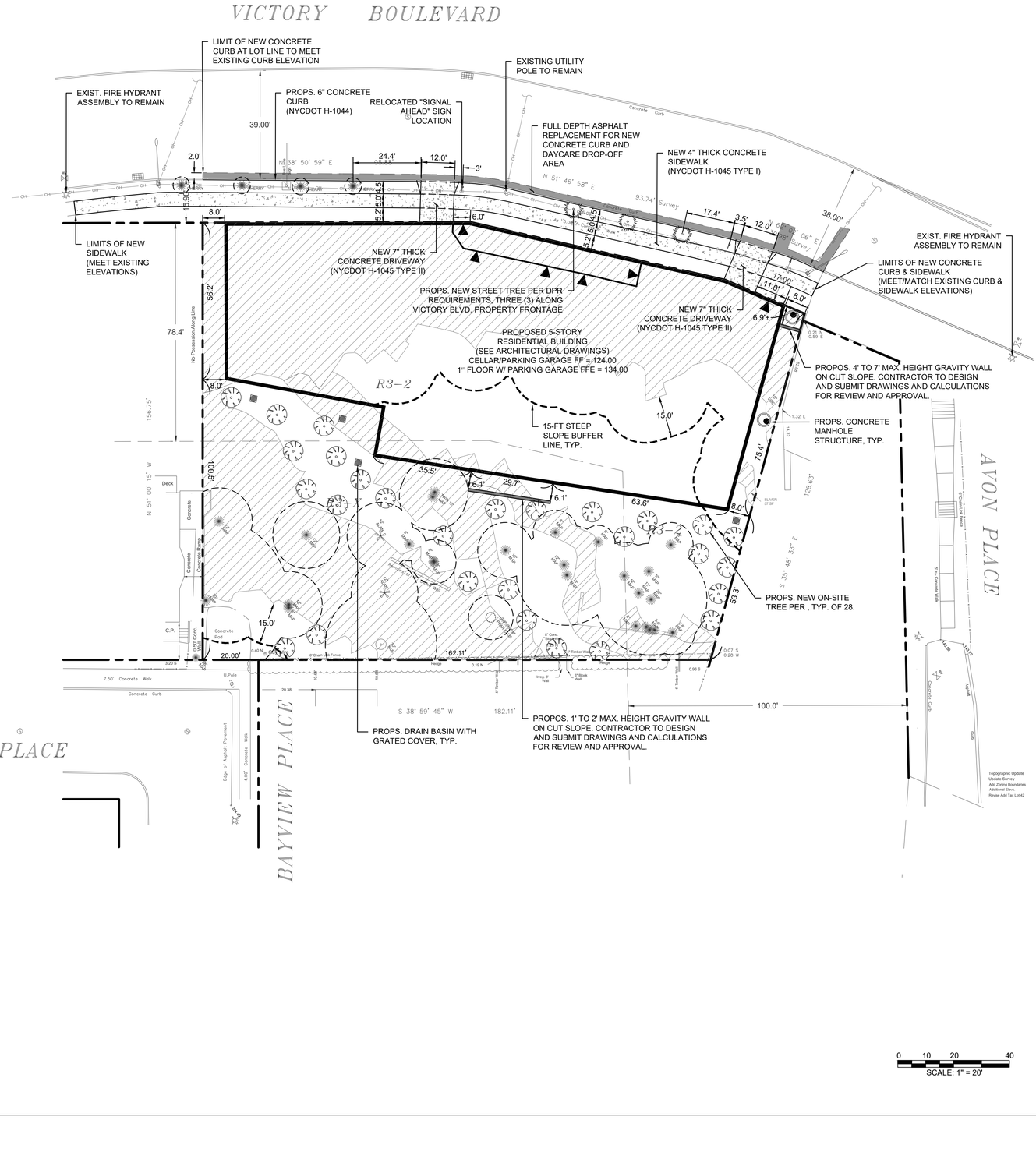
CITY PLANNING COMMISSION
120 BROADWAY,31ST FLOOR, NEW YORK, NY 10271-0001

N 210363 ZAR, N 210364 ZAR
AUTHORIZATIONS:
ZR 119-311, 119-312
CPC APPROVED: 9/1/2021

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

NOTES

1. THE CONTRACTOR SHALL EXAMINE AND FIELD VERIFY ALL EXISTING AND GIVEN DIMENSIONS AND CONDITIONS WITH THOSE SHOWN ON THE PLANS. IN CASE OF ANY DISCREPANCY, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER.
2. ALL HYDRANTS, LIGHT POLES, TREES OR OTHER FIXED OBJECTS THAT ARE TO BE CONSTRUCTED, PLANTED, RESET, OR RELOCATED AS A RESULT OF THE PROJECT SHALL BE CONSTRUCTED OR PLANTED SO AS TO PROVIDE AT LEAST ONE AND ONE HALF (1-1/2) FOOT CLEAR DISTANCE FROM THE FACE OF THE CURB TO THE FACE OF THE OBJECT.
3. ALL MATERIALS, CONSTRUCTION METHODS AND WORKMANSHIP SHALL CONFORM WITH LATEST EDITION OF STANDARD DETAILS AND SPECIFICATIONS OF THE BUREAU OF HIGHWAY OPERATIONS.
4. THE BOROUGH ADMINISTRATIVE SUPERINTENDENT OF HIGHWAY OPERATIONS SHALL BE NOTIFIED THREE DAYS BEFORE COMMENCING CONSTRUCTION. NO PERMIT SHALL BE ISSUED UNLESS THE APPLICANT HAS ON FILE ALL INSURANCE AND WORKER'S COMPENSATION AS REQUIRED BY LAW, AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE DEPARTMENT OF TRANSPORTATION. ALL PERMITS MUST BE OBTAINED PRIOR TO COMMENCING ANY SIDEWALK CURB OR ROADWAY PAVEMENT WORK.
5. REQUIREMENTS AND PERMITS OF ALL CITY AGENCIES HAVING JURISDICTION, NAMELY, THE DEPARTMENT OF TRANSPORTATION, DEPARTMENT OF CITY PLANNING, DEPARTMENT OF GENERAL SERVICES, FIRE DEPARTMENT AND PRIVATE UTILITY COMPANIES MUST BE OBTAINED PRIOR TO THE APPROVAL OF THE PROJECT.
6. ALL NEW PAVEMENTS SHALL BE INSTALLED AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION AREA AND PROVIDING FOR PEDESTRIAN AND VEHICULAR TRAFFIC FLOW AROUND THE CONSTRUCTION SITE IN ACCORDANCE WITH THE OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (O.C.M.C.)
7. ALL CURB RETURNS ARE TO HAVE 12 FOOT RADIUS UNLESS NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR IS ADVISED THAT IN ORDER TO REMAIN UNDER THE MAXIMUM 8% SLOPE ON PEDESTRIAN RAMPS, THE CONSTRUCTION METHODS EMPLOYED TO BUILD PEDESTRIAN RAMPS ON THIS PLAN MUST ADHERE TO THE LATEST SPECIFICATIONS OF HIGHWAY STANDARD DRAWING H-1011-R88(2).
8. ALL EXISTING AND/OR PROPOSED CURB GUTTER FLOW SHALL BE MAINTAINED SO AS NOT TO CAUSE ANY PONDING CONDITIONS ABUTTING OR ADJACENT TO THE SITE.
9. ALL EXISTING CATCH BASINS ARE TO BE CLEANED OUT AND MADE OPERABLE AROUND THE SITE.
10. NEW SIDEWALK AND CURB INSTALLATIONS ARE TO MEET EXISTING CONDITIONS AT ADJACENT PROPERTY LINES WITH NO TRIP HAZARDS.
11. THE CONTRACTOR SHALL INFORM PROJECT ENGINEER OF ANY CONSTRUCTION CONFLICTS AND/OR DISCREPANCIES BETWEEN SURVEY AND DESIGN DRAWINGS AND EXISTING FIELD CONDITIONS.
12. ALL DAMAGED MANHOLES CAUSED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AS DIRECTED BY THE ENGINEER, AT NO COST TO THE CITY OR THE OWNER.
13. PRIOR TO INSTALLATION OF THE DRAINAGE FACILITIES PROPOSED UNDER THIS PLAN, PERMITS ARE TO BE OBTAINED FROM THE LOCAL SEWER RECORDS OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). CONSTRUCTION INSPECTION IS TO BE REQUESTED AT LEAST 24 HOURS IN ADVANCE FROM THE HOUSE CONNECTION INSPECTION UNIT OF THE D.E.P. DIVISION OF SEWER REGULATION AND CONTROL.



LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING TREE W/ CRITICAL ROOT ZONE LIMITS
- EXISTING TREE TO BE PROTECTED
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING SIGN
- STEEP SLOPE AREAS (25% OR GREATER); OBTAIN FROM REFERENCED SURVEY
- PROPOSED BUILDING LINE
- PROPOSED CURB
- PROPOSED 15' STEEP SLOPE BUFFER
- FULL DEPTH ASPHALT
- 4" CONCRETE SIDEWALK (NYCDOT H-1045 TYPE I)
- 7" CONCRETE SIDEWALK (NYCDOT H-1045 TYPE II)
- PROPOSED STREET TREE (SUBJECT TO NYC PARKS)
- PROPOSED ON-SITE TREE

0 10 20 40
SCALE: 1" = 20'

NOT FOR CONSTRUCTION

AKRF INC.
440 PARK AVENUE SOUTH
NEW YORK, NY 10016
(212) 696-0670 (PHONE)
(212) 726-0942 (FAX)

DCP FILING SET	2021-04-06
REVISIONS / SUBMISSIONS	DATE

PROJECT

252 VICTORY BOULEVARD
STATEN ISLAND, NY 10301
BLOCK: 576 | LOT: 25

CIVIL SITE PLAN

SEAL & SIGNATURE



©FCA 2019	
DATE:	MARCH 2021
PROJECT No:	190251
DRAWING BY:	MJG
CHK BY:	RG
DWG No:	C-002.00
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CITY PLANNING COMMISSION
120 BROADWAY,31ST FLOOR, NEW YORK, NY 10271-0001

N 210363 ZAR, N 210364 ZAR
AUTHORIZATIONS
ZR 119-311, 119-312
CPC APPROVED: 9/1/2021

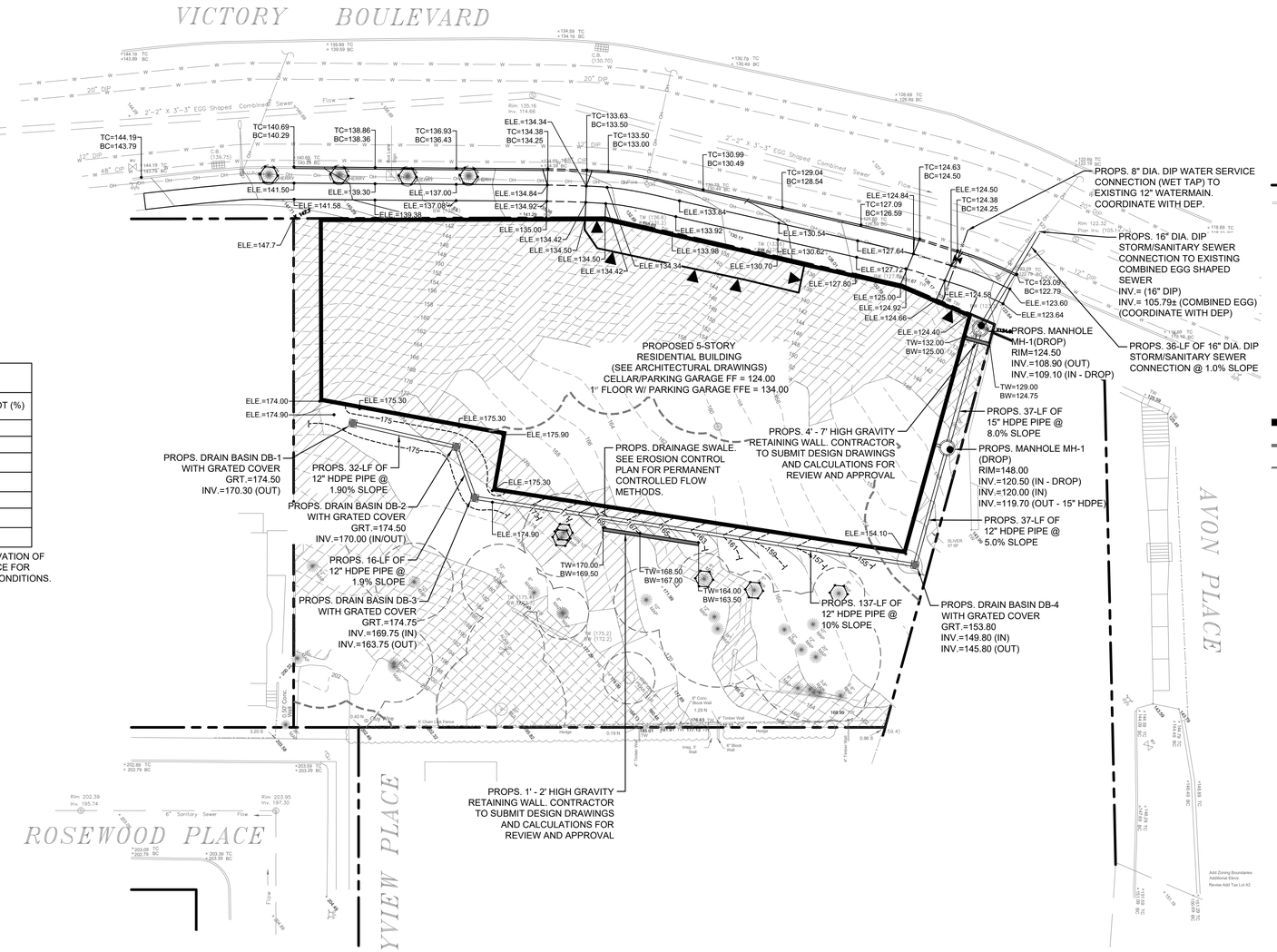
SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PROPER UTILITY COMPANY OR AGENCY FOR DISCONNECTING SERVICES, RELOCATING SERVICES, AND PROVIDING NEW SERVICES WITHIN THE PROJECT AREA.
2. WHERE CONSTRUCTION, INCLUDING UTILITY LINES, CROSSES OR IS ADJACENT TO EXISTING UTILITY LINES (FUEL, WATER, SEWER, TELECOMMUNICATION, GAS OR ELECTRIC), CONTRACTOR SHALL DIG TEST PITS AND CAREFULLY HAND EXCAVATE SO AS TO LOCATE, MARK, AND PROTECT THE UTILITY LINES AGAINST DISTURBANCE OR DAMAGE.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE CATCH BASINS (WITHIN THE PROJECT AREA) FROM FILLING WITH DEBRIS DURING THE SITEWORK OPERATIONS. IN THE EVENT THE CONTRACTOR'S OPERATION DAMAGES OR BLOCKS THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL AT HIS/HER EXPENSE IMMEDIATELY REPAIR OR RESTORE THE DRAINAGE SYSTEM AS DIRECTED BY THE PROJECT ENGINEER.
4. CONTRACTOR IS RESPONSIBLE TO CONTACT ALL APPLICABLE UTILITY FIRMS TO COORDINATE SERVICE CONNECTION TYPE AND LOCATION (I.E. FIRE DEPARTMENT, CON EDISON ELECTRIC AND GAS, NYCDEP, EMPIRE CITY SUBWAY, ETC.
5. HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 10'-0" TO ANY FOUNDATION WALL.

*CUT/FILL CALCULATIONS			
	VOLUME (CY)	SURFACE AREA (SF)	PERCENTAGE OF ZONING LOT (%)
ZONING LOT		30,064.0	100.0
BUILDING / DEVELOPMENT SITE		14,952.0	49.7
CUT	19,350.0	-	-
FILL	2,144.0	-	-
STEEP SLOPES		8,873.0	29.5
CUT	10,110.0	-	-
FILL	10.0	-	-

*CUT/FILL CALCULATIONS ASSUME A SHRINK/SWELL FACTOR OF 1 AND ACCOUNTS FOR OVER-EXCAVATION OF BUILDING FOUNDATION DUE TO FROST PROTECTION. CONTRACTOR SHALL PERFORM DUE DILIGENCE FOR QUANTITY TAKE-OFFS. REFER TO SITE GEOTECHNICAL REPORT FOR ANTICIPATED EXISTING SOIL CONDITIONS.



LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING TREE W/ CRITICAL ROOT ZONE LIMITS
- EXISTING TREE TO BE PROTECTED
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING SIGN
- STEEP SLOPE AREAS (25% OR GREATER); OBTAIN FROM REFERENCED SURVEY
- PROPOSED BUILDING LINE
- PROPOSED CURB
- PROPOSED 15' STEEP SLOPE BUFFER

NOT FOR CONSTRUCTION

STORMWATER RUNOFF CALCULATIONS
ORIFICE CONTROLLED FLOW

ALLOWABLE & RESTRICTED FLOW:

TOTAL SITE AREA = 30,064 SF
BOROUGH FACTOR (QUEENS) = 24,400
Q_{ALL}= AREA / BOROUGH FACTOR = 1,232 CFS
$Q_{RESTRICTED} = Q_{ALL}$ x 10% = 1.232 x 0.10 = 0.123 < 0.250 CFS
$Q_{RESTRICTED}$ = 0.250 CFS

DEVELOPED FLOW:

DEVELOPED FLOW = A_T = 30,064 SF = 0.69 ACRES
ROOF AREA = 0.251 ACRES (10,952 SF) ; C = 0.95; R = 5.95 IN/HR
Q_{DEV} (ROOF) = A x C x R = 1.419 CFS
GREEN ROOF AREA = 0.092 ACRES (4,000 SF); C = 0.70; R = 5.95 IN/HR
Q_{DEV} (GREEN ROOF) = A x C x R = 0.382CFS
LANDSCAPE AREA = 0.074 ACRES (3,237 SF); C = 0.20; R = 5.95 IN/HR
Q_{DEV} (LANDSCAPE) = A x C x R = 0.088CFS
UNDEVELOPED AREA = 0.273 ACRES (11,875 SF); C = 0.30; R = 5.95 IN/HR
Q_{DEV} (LANDSCAPE) = A x C x R = 0.487CFS
$Q_{DEV} = \Sigma\ Q_{DEV}$ AREAS = 2.376 CFS

ORIFICE DESIGN CALCULATIONS:

TOP OF STORAGE = ELEV. 123.00
BOTTOM OF STORAGE = ELEV. 116.00
ORIFICE DIAMETER = 0.167 FT (2 IN)
ORIFICE AREA = 0.022 FT²
MAXIMUM H = (123.00-116.00)-(0.167 FT x 0.500) = 6.92 FT
C FOR RE-ENTRANT ORIFICE = 0.52
g = 32.2 FT/SEC²
$Q_{DRR} = CA(SQRT(2gH)) = (0.52 \times 0.022)(SQRT(2 \times 32.2 \times 6.92)) = 0.242$ CFS

VARIABLE FLOW THROUGH 0.167 FT (2") ORIFICE Q_{DRR} = 0.242 CFS

Q_{DRR} = 0.242 CFS < Q(RESTRICTED) = 0.250 CFS

REQUIRED DETENTION VOLUME CALCULATIONS:

C_{WT} = [(0.251 x 0.95), ROOF + (0.092 x 0.70), GREEN ROOF + (0.074 x 0.20), LANDSCAPE + (0.273 x 0.30), UNDEVELOPED] / 0.69 = 0.579

T_V = [0.27 x SQRT((0.579 x 0.69 x 43560) / 0.242))] - 15 = 57.4 MIN

V_V = [((0.19 x 0.579 x 0.69 x 43,560) / (57.4 + 15)) - (40 x 0.24)] x 57.4 = 2,065 CF

PROVIDED DETENTION VOLUME:

STORAGE TO BE PROVIDED BY DETENTION TANK WITHIN THE BUILDING FOOTPRINT

PROVIDED STORAGE TANK DIMENSIONS = L x W x H = 28FT x 11FT x 7FT
PROVIDED STORAGE VOLUME FROM STORAGE TANK = 2,156 CF

TOTAL STORAGE PROVIDED = 2,156 CF (PROVIDED) > 2,065 CF (REQUIRED)

TOTAL STORM FLOW TO VICTORY BLVD

ORIFICE CONTROLLED FLOW = 0.242 CFS

DEVELOPED STORM FLOW OF 2,376 CFS TO VICTORY BLVD WILL BE RESTRICTED TO 0.242 CFS BY MEANS OF DETENTION FACILITIES AND CONTROLLED FLOW DEVICES.

COMBINED SEWER CONNECTION

FLOW THROUGH 16" DIA. COMBINED SEWER CONNECTION TO VICTORY BLVD

CAPACITY OF THE DISCHARGE PIPE
Q(CAPACITY) = ((1.49/N) x A x $R^{2/3}$ x $S^{1/2}$) =
((1.49/0.013) x (1.40) x $(\frac{16}{48})^{2/3}$) x $(0.01)^{1/2}$) = 7.694CFS

7.694 CFS > 0.242 CFS

SANITARY CALCULATIONS

AREA OF LOT, A = 0.69 ACRES
ZONING MAP 21C, R3-2, R3X ZONING
50 PERSON/DAY
PEAK FLOW FACTOR = 2

Q(AVERAGE) = (POPULATION DENSITY PERSON/ACRE X AREA ACRE X 150 GAL./PERSON.DAY) / (7.48 GAL/CF X 86,400 S/DAY)
Q(AVERAGE) = (50 X 0.69 X 150) / (7.48 X 86,400) = 0.008 CFS

Q(PEAK) = Q(AVERAGE) X PEAK FLOW FACTOR = 0.008CFS X 2 = 0.016 CFS

INFILTRATION NEGLIGIBLE

FLOW TO DISCHARGE THROUGH PROPOSED 16" DIP CONNECTION TO VICTORY BLVD
EXISTING 2'-2" x 3'-3" COMBINED EGG SEWER PIPE.

0 10 20 40
SCALE: 1" = 20'

AKRF INC.
440 PARK AVENUE SOUTH
NEW YORK, NY 10016
(212) 696-0670 (PHONE)
(212) 726-0942 (FAX)

REVISIONS / SUBMISSIONS	DATE
DCP FILING SET	2021-04-06

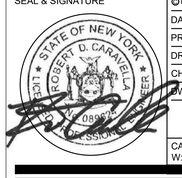
PROJECT

252 VICTORY BOULEVARD

STATEN ISLAND, NY 10301
BLOCK: 576 | LOT: 25

GRADING, DRAINAGE & UTILITY PLAN

SEAL & SIGNATURE



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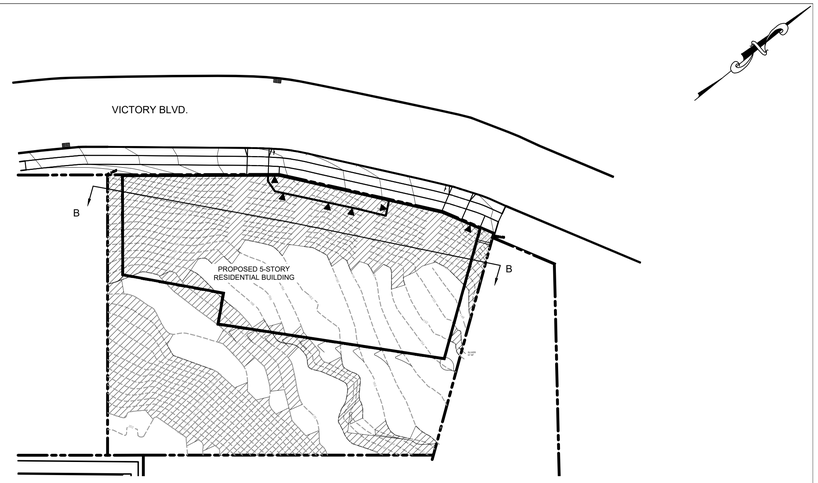
DATE:	MARCH 2021
PROJECT No:	190251
DRAWING BY:	MJG
CHK BY:	RG
DWG No:	C-003.00
CAD FILE No: W: 190251	

DCP APPROVAL LABEL

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

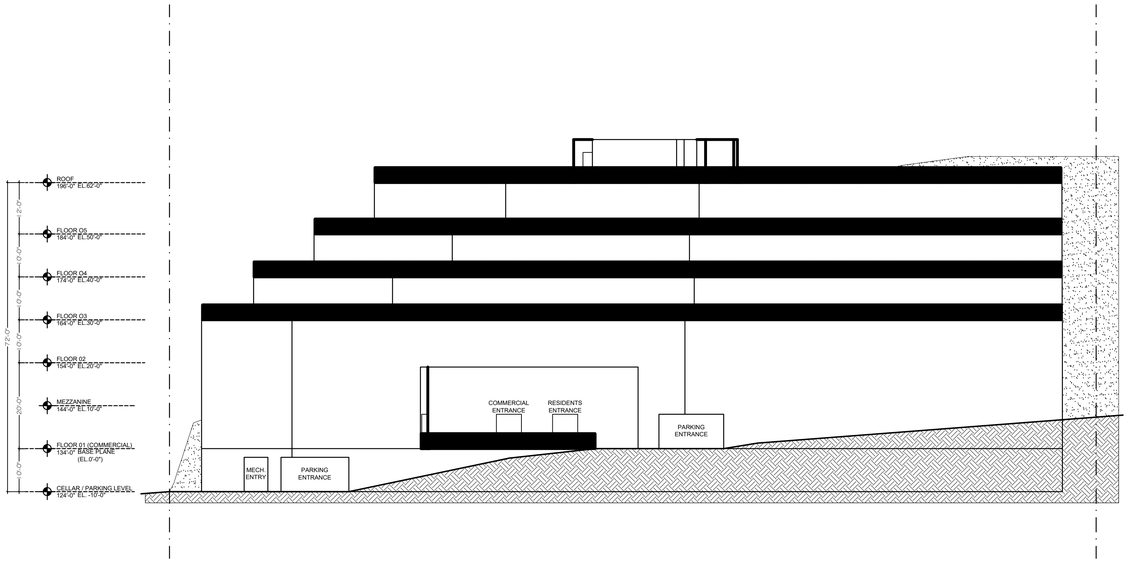
N 210363 ZAR, N 210364 ZAR
AUTHORIZATIONS
ZR 119-311, 119-312
CPC APPROVED: 9/1/2021

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



OVERALL SITE LOCATION PLAN
SCALE: 1" = 40'

NOT FOR CONSTRUCTION



LEGEND

PROPERTY LINE

EXISTING CURB

EXCAVATED CUT AREA

0 5 10 20
SCALE: 1" = 10'

0 20 40 80
SCALE: 1" = 40'

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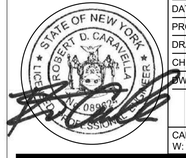
PROJECT

252 VICTORY BOULEVARD
STATEN ISLAND, NY 10301
BLOCK: 576 | LOT: 25

GRADING SECTIONS

SEAL & SIGNATURE



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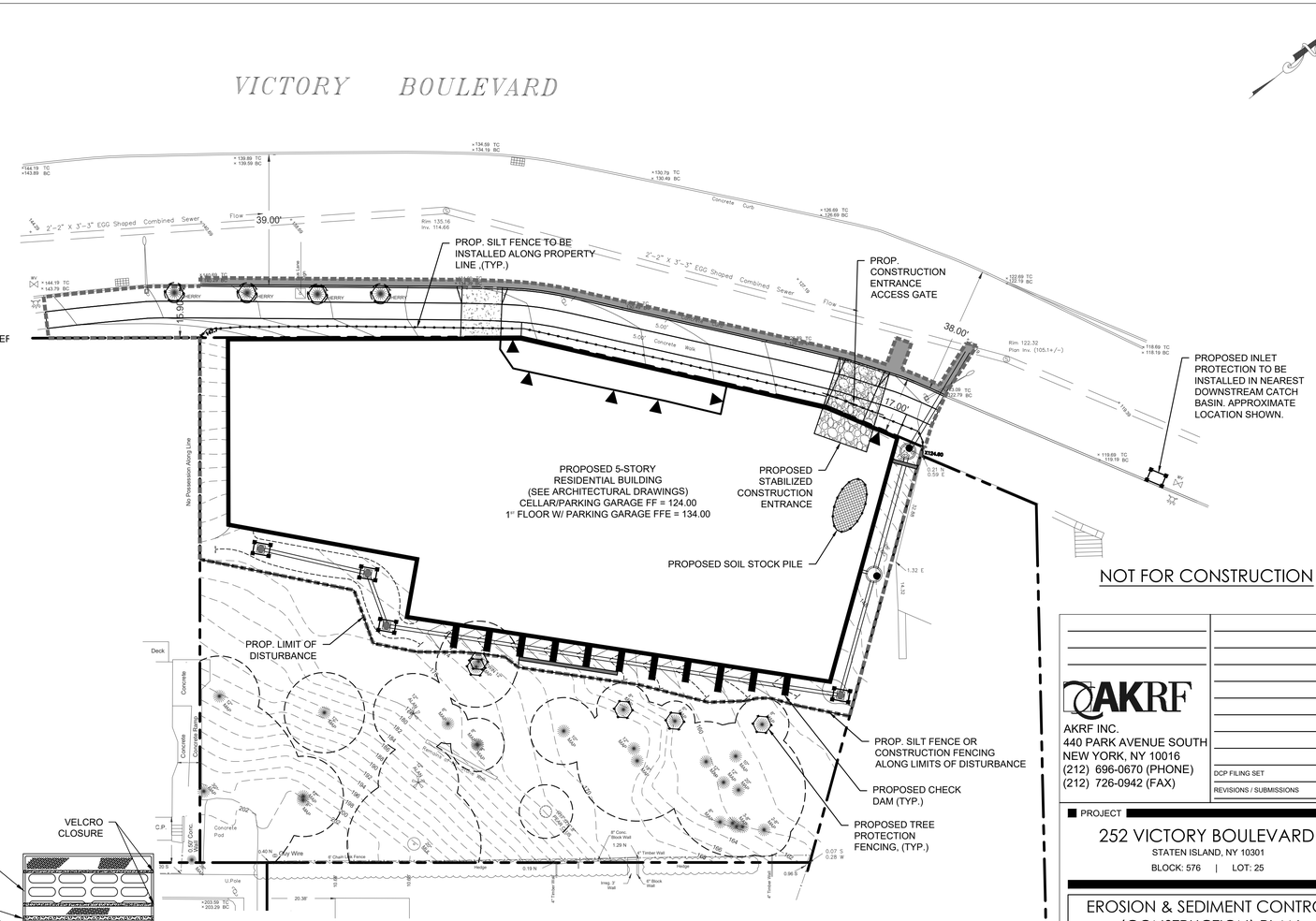
SUBJECT TO RESIDENCIATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR TO INSTALL TEMPORARY SITE CONSTRUCTION FENCE AROUND PERIMETER OF WORK AREA PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE TO EVALUATE AND IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO MEET THE OBJECTIVES OF THE STATE AND LOCAL STORMWATER REGULATIONS AND/OR CODE.
3. THE CONTRACTOR IS RESPONSIBLE TO INSTALL EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO ANY SOIL DISTURBANCE AND TO MAINTAIN THEM UNTIL PERMANENT PROTECTION IS ESTABLISHED. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS AND AS DIRECTED BY THE PROJECT ENGINEER.
5. SITE EXCAVATION: ALL EXCAVATED SOIL SHALL BE STOCKPILED IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS. ALL NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) AND UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS FOR REMOVAL OF CONTROLLED FILL SHALL BE ADHERED TO.
6. SITE SHALL BE WATERED DOWN DURING CONSTRUCTION TO MINIMIZE DUST. THIS ACTIVITY SHALL BE PERFORMED BY THE CONTRACTOR AS DEEMED NECESSARY BY THE PROJECT ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE TO KEEP PUBLIC RIGHTS-OF-WAYS ALONG SITE BOUNDARIES CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
8. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL THROUGHOUT CONSTRUCTION PERIODS AND UNTIL SITE IS PERMANENTLY STABILIZED.
9. THE CONTRACTOR IS RESPONSIBLE TO REMOVE EROSION AND SEDIMENT CONTROL MEASURES AFTER THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, I.E. GREATER THAN 75% VEGETATIVE COVER. .
10. PROVIDE INLET PROTECTION FOR DRAINAGE INLETS ON-SITE AND ADJACENT TO THE SITE THROUGHOUT CONSTRUCTION.
11. THE CONTRACTOR TO MODIFY THE LOCATION OF THE STABILIZED CONSTRUCTION ENTRANCE AS THE PROJECT PROGRESSES AND TO ACCOMMODATE DIFFERENT PHASES OF THE PROJECT.
12. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE SPECIFIC MEASURES THAT MAY REQUIRE ADJUSTMENTS AND/OR MODIFICATIONS THROUGHOUT THE DURATION OF CONSTRUCTION. THESE MODIFICATIONS MAY BE DUE TO SITE CONDITIONS AND/OR CONSTRUCTION SEQUENCE AND ACTIVITY. CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE AND INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES FOR THE DURATION OF CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMIT/APPROVAL COORDINATION WITH NYCDEP FOR STORMWATER AND/OR GROUNDWATER DEWATERING OPERATIONS (IF NECESSARY).

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING TREE W/ CRITICAL ROOT ZONE LIMITS
- EXISTING TREE TO BE PROTECTED
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CURB
- PROPOSED 15' STEEP SLOPE BUFFER
- FULL DEPTH ASPHALT
- 4" CONCRETE SIDEWALK (NYCDOT H-1045 TYPE I)
- 7" CONCRETE SIDEWALK (NYCDOT H-1045 TYPE II)
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED CHECK DAMN



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PROJECT

252 VICTORY BOULEVARD

STATEN ISLAND, NY 10301

BLOCK: 576 | LOT: 25

EROSION & SEDIMENT CONTROL (CONSTRUCTION) PLAN

SEAL & SIGNATURE



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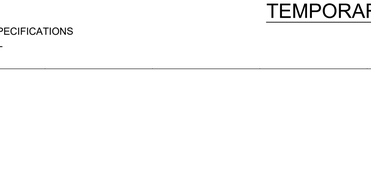
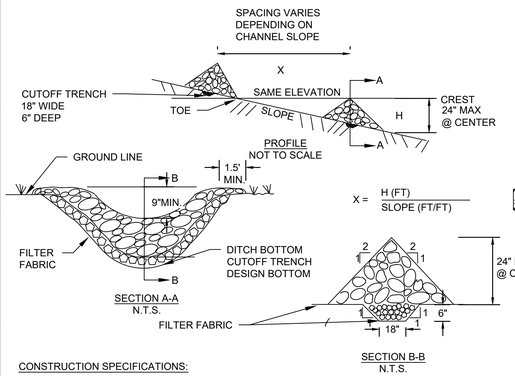


NOTES:

1. AREA CHOSEN FOR SOIL STOCKPILE SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF SOIL STOCKPILE SHALL BE 2:1.

SOIL STOCKPILE DETAIL

N.T.S.



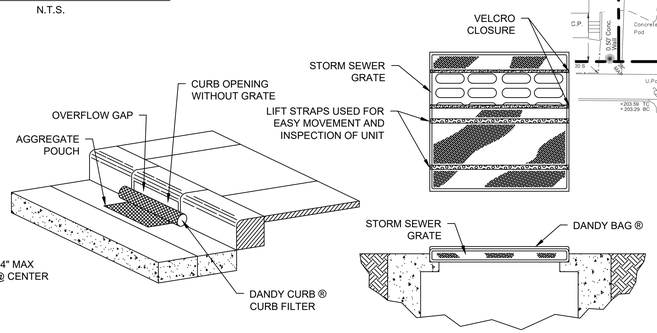
CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAX. DRAINAGE AREA LIMIT: 2 ACRES

CHECK DAM

N.T.S. - ADAPTED FROM: NYSDEC STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL



CURB INLET

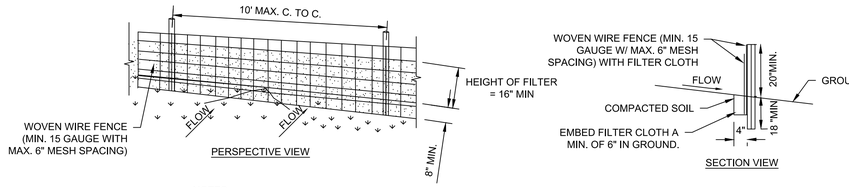
NON-CURB INLET

NOTES:

1. FOR CURB INLET CATCH BASINS, INLET SEDIMENT CONTROL DEVICE SHALL BE DANDY CURB BY DANDY PRODUCTS, OR APPROVED EQUAL.
2. FOR NON-CURB INLET CATCH BASINS, INLET SEDIMENT CONTROL DEVICE SHALL BE DANDY BAG BY DANDY PRODUCTS, OR APPROVED EQUAL.
3. INLET SEDIMENT CONTROL DEVICE SHALL BE MAINTAINED AS PER THE STANDARDS AND SPECIFICATIONS OF THE NYSDEC STANDARDS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK).
4. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETELY STABILIZED (GREATER THAN 75% VEGETATIVE COVER) THE INLET SEDIMENT CONTROL DEVICE SHALL BE CLEANED OUT AND REMOVED FROM THE STRUCTURE.

TEMPORARY INLET PROTECTION DETAIL

N.T.S.



NOTES:

1. FENCE TO BE PROVIDED BY CONTRACTOR.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
3. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 15 GAUGE, 6" MAXIMUM MESH SPACING.
4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
5. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

TEMPORARY SILT FENCE DETAIL

N.T.S.

0 10 20 40
SCALE: 1" = 20'

TREE TABLE

TREES TO BE REMOVED

TREE #	QTY.	COMMON NAME	SIZE	EXIST. CREDITS
1	1	MAPLE	14"	3
2	TWIN	MAPLE	8"	1
3	3	MAPLE	12"	2
4	1	MAPLE	8"	1
5	1	MAPLE	8"	1
6	1	MAPLE	8"	1
7	3	MAPLE	8"	1
8	1	MAPLE	12"	2
9	1	MAPLE	8"	1
10	1	MAPLE	6"	1
11	1	MAPLE	8"	1
12	1	MAPLE	10"	2
13	TWIN	MAPLE	10"	2
14	1	MAPLE	6"	1
15	1	MAPLE	6"	1
16	3	MAPLE	6"	1
17	1	MAPLE	10"	2
18	1	MAPLE	6"	1
19	1	MAPLE	10"	2
20	1	MAPLE	4"	0
21	1	MAPLE	6"	1
22	1	MAPLE	12"	2
23	1	MAPLE	10"	2
24	1	MAPLE	6"	1
25	1	MAPLE	10"	2
26	1	MAPLE	12"	2
27	1	MAPLE	6"	1
28	1	MAPLE	6"	1
29	1	MAPLE	8"	1
30	1	MAPLE	8"	1
31	1	MAPLE	8"	1
32	1	MAPLE	8"	1
33	1	MAPLE	6"	1
34	1	MAPLE	8"	1
35	1	MAPLE	8"	1
36	1	MAPLE	6"	1
37	1	MAPLE	8"	1
38	1	MAPLE	8"	1
39	1	MAPLE	12"	2
40	1	MAPLE	6"	1
41	1	MAPLE	12"	2
42	1	MAPLE	6"	1
43	1	MAPLE	6"	1
44	1	MAPLE	8"	1
45	CLUS	MAPLE	(X3) 6"	1
46	CLUS	MAPLE	(X2) 4"	
47	1	MAPLE	6"	1
48	1	MAPLE	6"	1
49	1	MAPLE	6"	1
50	1	MAPLE	6"	1
51	1	MAPLE	8"	1
52	1	MAPLE	10"	2

TREE TABLE

TREES TO BE REMOVED - CONTINUED

TREE #	QTY.	COMMON NAME	SIZE	EXIST. CREDITS
53	1	MAPLE	8"	1
54	1	MAPLE	8"	1
55	TWIN	MAPLE	6"	2
56	1	MAPLE	12"	2
57	1	MAPLE	16"	3
58	1	MAPLE	12"	2
59	TWIN	MAPLE	16"	3
60	1	MAPLE	8"	1
61	1	MAPLE	8"	1
62	1	MAPLE	8"	1
63	1	MAPLE	8"	1
64	1	MAPLE	8"	1
65	1	MAPLE	24"	5
66	1	MUL.	24"	5
67	1	LOC.	14"	3
68	1	OAK	10"	2
86	1	MAPLE	6"	1
87	1	MAPLE	8"	1
93	1	LOC.	10"	2
TOTAL TREES TO BE REMOVED: 71 67 MAPLE; 1 MUL.; 2 LOC. ; 1 OAK				103

TREE TABLE

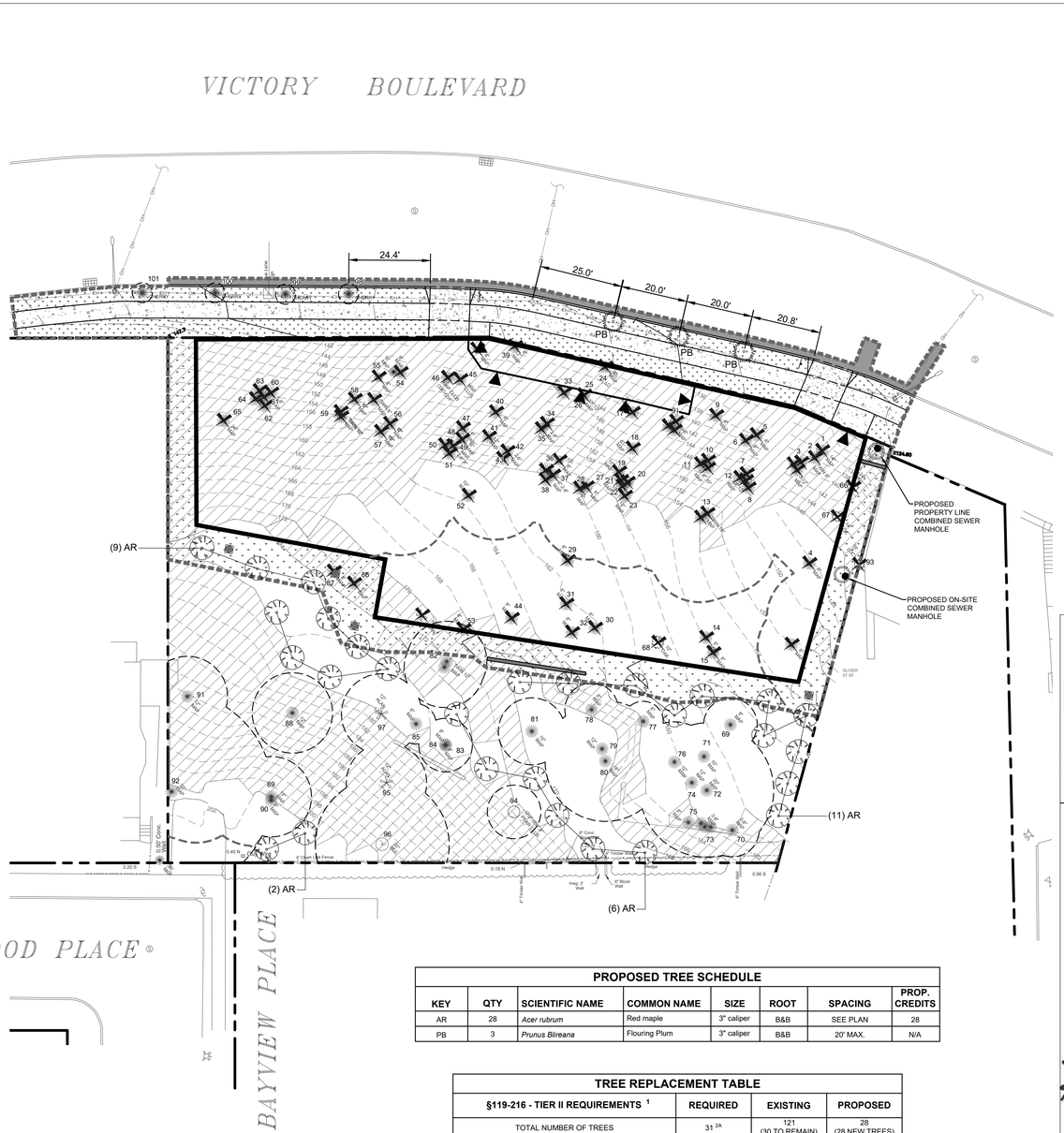
TREES TO REMAIN

TREE #	QTY.	COMMON NAME	SIZE	EXIST. CREDITS
69	1	MAPLE	8"	1
70	2	MAPLE	8"	1
71	1	MAPLE	10"	2
72	1	MAPLE	20"	4
73	3	MAPLE	8"	1
74	1	MAPLE	12"	2
75	1	MAPLE	8"	1
76	1	MAPLE	12"	2
77	1	MAPLE	6"	1
78	1	MAPLE	8"	1
79	1	MAPLE	12"	2
80	1	MAPLE	18"	4
81	1	MAPLE	10"	2
82	TWIN	MAPLE	12"	N/A [1]
83	1	MAPLE	8"	1
84	1	MAPLE	8"	1
85	1	MAPLE	6"	1
88	1	MAPLE	12"	2
89	1	MAPLE	12"	2
90	1	MAPLE	8"	1
91	1	MAPLE	12"	2
92	1	MAPLE	30"	7
94	CLUS	PEAR	(X2) 3" 8" (X2) 4"	1
95	1	ALAN	12"	2
96	1	MUL.	20"	4
97	1	ALAN	12"	2
98	1	CHERRY	3"	0
99	1	CHERRY	3"	0
100	1	CHERRY	3"	0
101	1	CHERRY	3"	0
TOTAL TREES TO REMAIN: 30				50

1. PRESERVED WITHOUT CREDIT.

LEGEND

- PROPERTY LINE
- EXISTING CURB
- EXISTING TREE W/ CRITICAL ROOT ZONE LIMITS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING SIGN
- STEEP SLOPE AREAS (25% OR GREATER); OBTAIN FROM REFERENCED SURVEY
- DEVELOPMENT SITE LIMIT LINE (LIMIT OF DISTURBANCE)
- PROPOSED BUILDING LINE
- PROPOSED CURB
- PROPOSED 15' STEEP SLOPE BUFFER
- FULL DEPTH ASPHALT
- 4" CONCRETE SIDEWALK (NYCDOT H-1045 TYPE I)
- 7" CONCRETE SIDEWALK (NYCDOT H-1045 TYPE II)
- PROPOSED LOW MOW SOD
- PROPOSED LOW MOW SEEDING
- PB — PROPOSED STREET TREE (SUBJECT TO NYC PARKS)
- AR — PROPOSED ON-SITE TREE



PROPOSED TREE SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING	PROP. CREDITS
AR	28	*Acer rubrum*	Red maple	3" caliper	B&B	SEE PLAN	28
PB	3	*Prunus Blireana*	Flouring Plum	3" caliper	B&B	20' MAX.	N/A

TREE REPLACEMENT TABLE

§119-216 - TIER II REQUIREMENTS [1]	REQUIRED	EXISTING	PROPOSED
TOTAL NUMBER OF TREES	31 [2A]	121 (30 TO REMAIN)	28 (28 NEW TREES)
TOTAL TREE CREDITS	78 [2B]	153 (50 TO REMAIN)	78 (28 NEW CREDITS)

1. PER ARTICLE XI, CHAPTER 9 OF THE NYC ZONING RESOLUTION, THE SUBJECT PROPERTY IS CLASSIFIED AS A TIER I SITE. STEEP SLOPE LOT AREA (10% OR GREATER) = 17,088 SF; SITE DESIGNED AS TIER II CLASSIFICATION.
2. PER SECTION 119-216, **THE GREATER** OF THE TWO (2) FOLLOWING CALCULATIONS SHALL BE REQUIRED FOR ALL ON-SITE TREES, PRE-EXISTING OR PLANTED:

   A. ONE (1) TREE FOR EACH 1,000 SF OF LOT AREA:
   LOT AREA = 30,064 SF
   REQUIRED NUMBER OF TREES = 30,064 SF x 1 TREE / 1,000 SF = 31 TREES

   B. TOTAL OF 51% OF ALL TREE CREDITS FOR TREES ORIGINALLY ON SITE:
   TOTAL OF ORIGINAL TREE CREDITS = 153 CREDITS
   REQUIRED TREE CREDITS = 0.51 x 153 CREDITS = **78 CREDITS**
   PROPOSED TREE CREDITS = **78 CREDITS (COMPLIES)**

PROPOSED PARKS STREET TREE TABLE - VICTORY BLVD.

*TOTAL NUMBER OF TREES REQUIRED BY NYC DOB/DPR	9
EXISTING TREES TO PROTECT	3
PROPOSED TREES TO REMOVE OR TRANSPLANT	0
PROPOSED TREES TO PLANT ON-SITE	3
TREES TO PLANT OFF-SITE	0
TREES TO PAY INTO TREE FUND AS ON-SITE PLANTINGS	0
TREES TO PAY INTO TREE FUND AS OFF-SITE PLANTINGS	3

*ZONING LOT FRONTAGE = 95.88' + 93.74' + 30.98' (Victory Blvd.) = 220.60'

TOTAL NUMBER OF TREES PER NYCDOB REQUIREMENTS = ZONING LOT FRONTAGE / 25' = 220.60' / 25' = 8.82 ⟶ 9 TREES

0 10 20 40
SCALE: 1" = 20'

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LANDSCAPE & PLANTING PLAN

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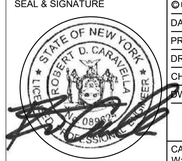

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