3-15 26TH AVENUE

LONG ISLAND CITY, NEW YORK 11102



ULURP DRAWING SET

Owner:	ASTORIA OWNERS, LLC
Project:	3-15 26TH AVENUE, NY 11102
SVA Project:	13015
Project Phase:	ULURP
SHEET LIST	
T-001.00	TITLE SHEET
MAPPING & SURVEY	
V-100.00	SITE SURVEY
ZONING	
Z-010.00	ZONING ANALYSIS TABLE
Z-011.00	BASE PLANE AND FLOOR AREA
Z-100.00	ZONING LOT SITE PLAN
Z-101.00	ILLUSTRATIVE GROUND FLOOR PLAN
Z-200.00	WAIVER PLAN
Z-202.00	WAIVER SECTIONS
Z-203.00	WAIVER SECTIONS
Z-204.00	WAIVER SECTIONS
Z-205.00	WAIVER SECTIONS
Z-206.00	WAIVER SECTIONS
Z-207.00	WAIVER SECTIONS
Z-208.00	WAIVER SECTIONS
Z-300.00	ILLUSTRATIVE WEST ELEVATION
Z-301.00	ILLUSTRATIVE NORTH & SOUTH ELEVATIONS
Z-400.00	NEIGHBORHOOD CHARACTER DIAGRAMS

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102

NO. 13015

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DATE	DRAWN BY	CHECKED BY
	AG	

REGISTERED ARCHITECT
GERALD VALLONE
026075
STATE OF NEW YORK

SHEET TITLE

TITLE SHEET

SCALE

NTS

SHEET NO.

T-001.00

1 of 18

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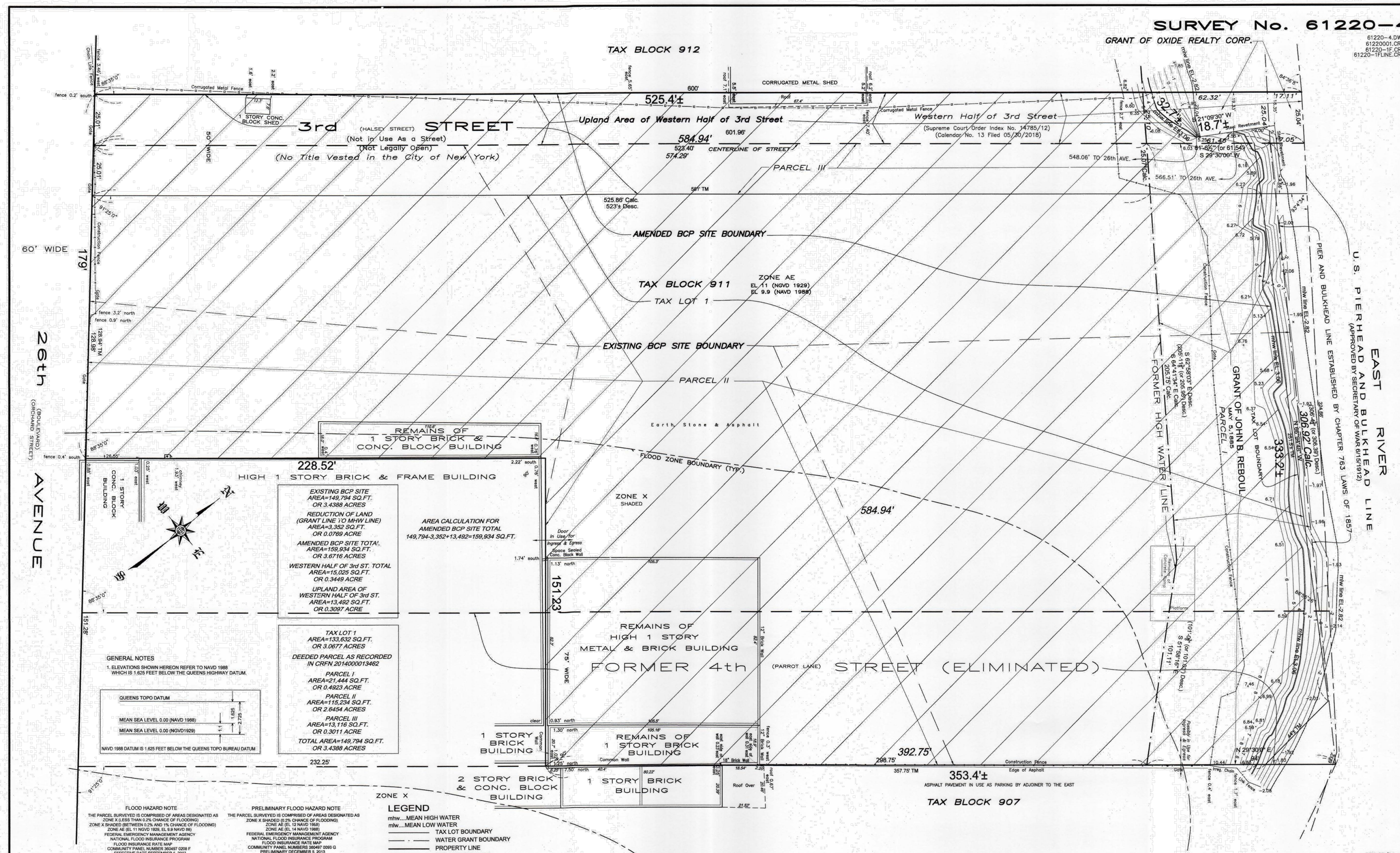
SURVEY No. 61220-4

61220-4.DWG
61220001.CRD
61220-1F.CRD
61220-1FLINE.CRD



EXISTING BCP SITE
AREA=149,794 SQ.FT.
OR 3.4388 ACRES

REDUCTION OF LAND
(GRANT LINE TO MHW LINE)
AREA=3,352 SQ.FT.
OR 0.0769 ACRE

AMENDED BCP SITE TOTAL
AREA=159,934 SQ.FT.
OR 3.6716 ACRES

WESTERN HALF OF 3rd ST. TOTAL
AREA=15,025 SQ.FT.
OR 0.3449 ACRE

UPLAND AREA OF
WESTERN HALF OF 3rd ST.
AREA=13,492 SQ.FT.
OR 0.3097 ACRE

AREA CALCULATION FOR
AMENDED BCP SITE TOTAL
149,794-3,352+13,492=159,934 SQ.FT.

TAX LOT 1
AREA=133,632 SQ.FT.
OR 3.0677 ACRES

DEEDED PARCEL AS RECORDED
IN CRFN 2014000013462

PARCEL I
AREA=21,444 SQ.FT.
OR 0.4923 ACRE

PARCEL II
AREA=115,234 SQ.FT.
OR 2.6454 ACRES

PARCEL III
AREA=13,116 SQ.FT.
OR 0.3011 ACRE

TOTAL AREA=149,794 SQ.FT.
OR 3.4388 ACRES

GENERAL NOTES

1. ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 WHICH IS 1.625 FEET BELOW THE QUEENS HIGHWAY DATUM.

QUEENS TOPO DATUM
MEAN SEA LEVEL 0.00 (NAVD 1988)
MEAN SEA LEVEL 0.00 (NGVD1929)
1.625 / 2.725 / 1.1
NAVD 1988 DATUM IS 1.625 FEET BELOW THE QUEENS TOPO BUREAU DATUM

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
ZONE X SHADED (BETWEEN 0.2% AND 1% CHANCE OF FLOODING)
ZONE AE (EL 11 NGVD 1929, EL 9.9 NAVD 88)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0208 F
EFFECTIVE DATE SEPTEMBER 5, 2007

PRELIMINARY FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONE X SHADED (0.2% CHANCE OF FLOODING)
ZONE AE (EL 12 NAVD 1988)
ZONE AE (EL 14 NAVD 1988)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBERS 360497 0093 G
PRELIMINARY DECEMBER 5, 2013

LEGEND

mhw....MEAN HIGH WATER
mlw....MEAN LOW WATER
TAX LOT BOUNDARY
WATER GRANT BOUNDARY
PROPERTY LINE
RIGHT OF WAY LINE

DRN: GP/SJ

REV	DATE	DESCRIPTION	ck	REV	DATE	DESCRIPTION	ck
					06-23-18	TITLE SURVEY	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MEINIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*WHITSON &
POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418-1090 • (718) 849-0600

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STATE OF NEW YORK · SAEID JALILVAND · 050236 · LICENSED LAND SURVEYOR

CITY OF NEW YORK
COUNTY OF QUEENS
TAX BLOCK 911
TAX LOT 1

SCALE 1" = 20'

13015 3-15 26TH AVE ULURP ZONING ANALYSIS

SITE DATA		REQUESTED ACTIONS
Borough	Queens	
Block(s) and Lots (s)	Block 911, Lot 1; 3rd Street north of 26th Avenue; and the area between Block 911, Lot 1 and the pierhead and bulkhead line.	1. Zoning Map Amendment to rezone the Project Area from an M1-1 to an R7-3/C2-4 district.
		2. Zoning Text Amendment (MIH Option 1) to include the Project Area in an MIH area as depicted in Appendix F of the Zoning Resolution.
Street	Portion of 3rd Street proposed to be de-mapped	3. Waterfront special permit to waive max base height, max building height, max residential tower size, maximum width of a building above maximum base height greater than 100' and setback regulations (ZR 62-837)
Street Address(es)	3-15 26th Avenue	
Existing Zoning	M1-1	4.Waterfront Certification for waterfront public access area (ZR 62-811)
Community District	1	5. Waterfront Authorization to modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors (ZR 62-822(a))
City Council District	22	6. Waterfront Authorization to modify requirements within the waterfront public access area (ZR 62-822(b))
Zoning Section Map No.	9a	7. Waterfront Authorization for the phased development of the required waterfront public access area (ZR 62-822 (c))
Zoning Lot Area	**164,392 SF**	8. City Map Action - change in the City Map to demap 3rd Street between 26th Avenueand pierhead line (concurrent application)

ZONING ANALYSIS

ZR	Item/Description	Permitted/Required	Proposed	Compliance/Lack of Compliance and Notes
	USES			
22-00	Residential Use Groups	UG 1-2	UG 2	Complies
22-00	Community Facility Group	UG 3-4	UG 3-4	
32-00	Commercial Use Groups	UG 1-2, 5-9, 14	UG 2, 6	Complies
	FAR			
23-154(d)(2)(iii)	Residential	max 6.00	5.86	Complies
33-121	Commercial	max 2.00	0.01	Complies
62-324(a)	Community Facility	max 6.00	0.13	Complies
	MAX FAR	max 6.00	6.00	Complies
	ZONING FLOOR AREA			
23-154(d)(2)(iii)	Residential	6.00 x 164,392 SF = max 986,352 SF	962,842 SF	Complies
	Commercial	2.00 x 164,392 SF = max 328,784 SF	1,787 SF	Complies
62-324(a)	Community Facility	6.00 x 164,392 SF = max 986,352 SF	21,508 SF	Complies
	MAX FOR ZONING LOT	6.00 x 164,392 SF = max 986,352 SF	986,137 SF	Complies
	LOT COVERAGE / OPEN SPACE			
62-322	Maximum Lot Coverage	115,076 SF/164,394 SF 70%	87,653 SF / 164,394 SF 53%	Complies
	YARD			
23-45	Minimum Required Front Yard	none required	None	Complies
23-462(c)	Minimum Required Side Yard	none required, min 8' if provided	None	Complies
62-332	Waterfront Yard	min 40' from shoreline	45'	Complies
	HEIGHT & SETBACK			
62-341(a)(2)	Initial Setback Distance, Narrow Street	min 15'	0'	**Does Not Comply**
62-341 (a)(2)	Initial Setback Distance, Shore Public Walkway	min 30'	0'	**Does Not Comply**
62-341 (c)(1)	Maximum Base Height Waterfront Block	max 65'	305.5'	**Does Not Comply**
62-341 (c)(2)	Maximum Building Height Waterfront Block	max 185'	350'	**Does Not Comply**
62-341 (c)(3)	Floor Area Distribution & Lot Coverage	min 30% at 20'	53%	Complies
62-341 (c)(4)	Maximum Residential Tower Size	Gross Area per Floor above max base height: max 8,100 SF	76,720 SF	**Does Not Comply**
62-341 (c)(5)	Maximum Width of Walls Facing Shoreline	max 100'	275.50'	**Does Not Comply**
62-341 (c)(6)	Ground Floor Streetscape Provisions	50% of public access streetwall occupied bottom window sills/planting/grilles under 4'	100% occupied bottom of sills at 1'	Complies
	MIN. DISTANCE BETWEEN BUILDINGS			
23-711	Wall to Wall, Over 50'	min 40'	n/a	Complies
23-711	Wall to Window, Over 50'	min 50'	n/a	Complies
23-711	Window to Window, Over 50'	min 60'	60'	Complies
	MIN. DISTANCE BETWEEN REQUIRED WINDOWS AND WALLS OR LOT LINES			
23-861	Minimum Distance Required	min 30'	30'	Complies
	PARKING SPACES & BICYCLE STORAGE			
25-23	Parking Spaces Req for Regular Market DU's	50% x 1050 Market DU's = 525	525	Complies
25-251	Parking Spaces Req for Affordable DU's (in Transit Zone)	0	0	Complies
36-21, 36-027	Parking Spaces Req for Commercial	1 per 1,000 SF (1,787 SF/1,000SF) = 2	8	Complies
36-21	Parking Spaces Req for Community Facility	0	0	Complies
36-711, 36-76	Bicycle Storage Req for Regular Market DU's	50% x 1050 Market DU's = 525	525	Complies
36-711, 36-76	Bicycle Storage Req for Affordable DU's	0	0	Complies
36-711, 36-76	Bicycle Storage Req for Commercial	1 per 10,000 sf except where number is 3 or less 1,787 sf provided, none required	0	Complies
36-711, 36-76	Bicycle Storage Req for Community Facility	1 per 10,000 sf except where number is 3 or less 21,508 sf provided, none required	0	Complies
	LOADING REGULATIONS			
36-62	Required Loading Berths for Retail	none required for less than 25,000 sf of commercial use; 1,787 sf of retail	n/a	Complies
	STREET TREE REGULATIONS			
26-41	Street Tree Regulations	Mapped street frontage on 26th Ave 179'/25'= 7 trees	5 trees plus 2 trees at an alternative location or contribution to the tree fund	Complies

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

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03	10/18/22	ULURP Revision

DATE | DRAWN BY | CHECKED BY
AG

REGISTERED ARCHITECT DONALD VALDOSTA STATE OF NEW YORK

SHEET TITLE
ZONING ANALYSIS TABLE

SCALE
SCALE AS NOTED

SHEET NO.
Z-010.00

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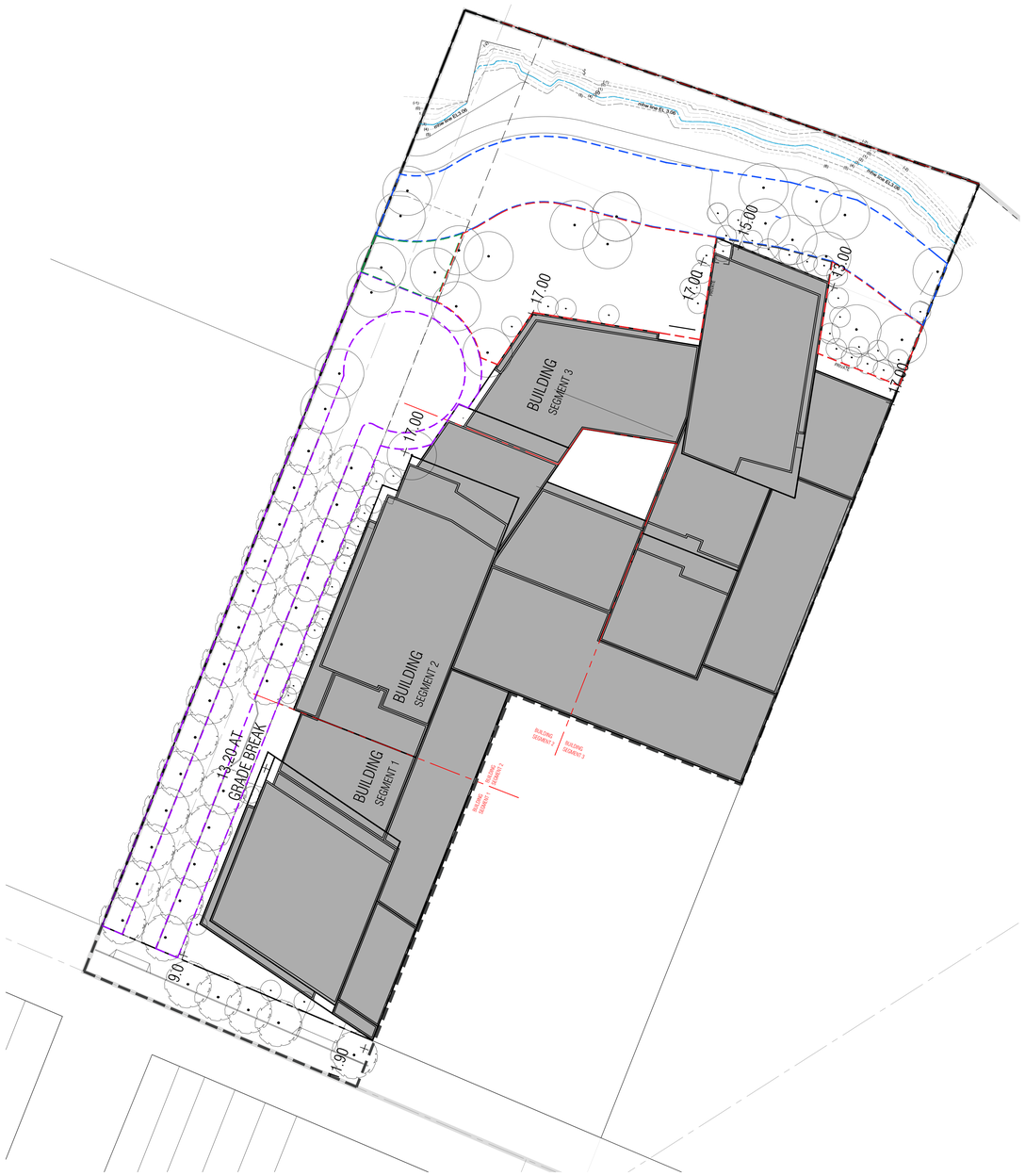

1 DIAGRAM OF BASE PLANE ELEVATIONS
NTS

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 6S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- ZONING LOT LINE
- VISUAL CORRIDOR
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- SHORE PUBLIC WALKWAY
- SUPPLEMENTAL PUBLIC ACCESS AREA
- UPLAND CONECTION - TYPE 2
- UPLAND CONNECTION - TRANSITION AREA
- PUBLIC ACCESS AREA (PAA)
- U.S. PIER & BULKHEAD LINES

- ROAD DIRECTION
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE

- HT +250.00' (HT +240.00) — PROP. MAX BUILDING ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- BUILDING SEGMENT DIVISIONS

FLOOR AREA SCHEDULE

	Building Segment 1	Building Segment 2	Building Segment 3	Total
Retail				
zsf	1,787	--	--	1,787
CF				
zsf	16,451	5,057	--	21,508
Residential				
zsf	231,322	305,730	425,790	962,842
ZSF total	249,560	310,787	425,790	986,137

DFE & BASE PLAN CALCULATIONS

Base plan calculations per ZR-12-10(C)

LOT	CALCULATIONS	LOT AVG	BLDG COVERAGE	% COVERAGE	ADJUSTED BASE PLANE CALCULATION (LOT BASEPLANE X % COVERAGE)
3-15 26th Ave	(11.9+9+13.2+17+17+17+15+13+17)/9	14.5	87,366 SF	53%	7.685

*Waterfront BFE is at 14 ft and elective DFE is at 17 ft (including 3' of elective free board) as per NYCBC DFE & NYCBC Appendix G Table 6-1

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SHEET TITLE
BASE PLANE AND FLOOR AREA

SCALE
SCALE AS NOTED

SHEET NO.
Z-011.00
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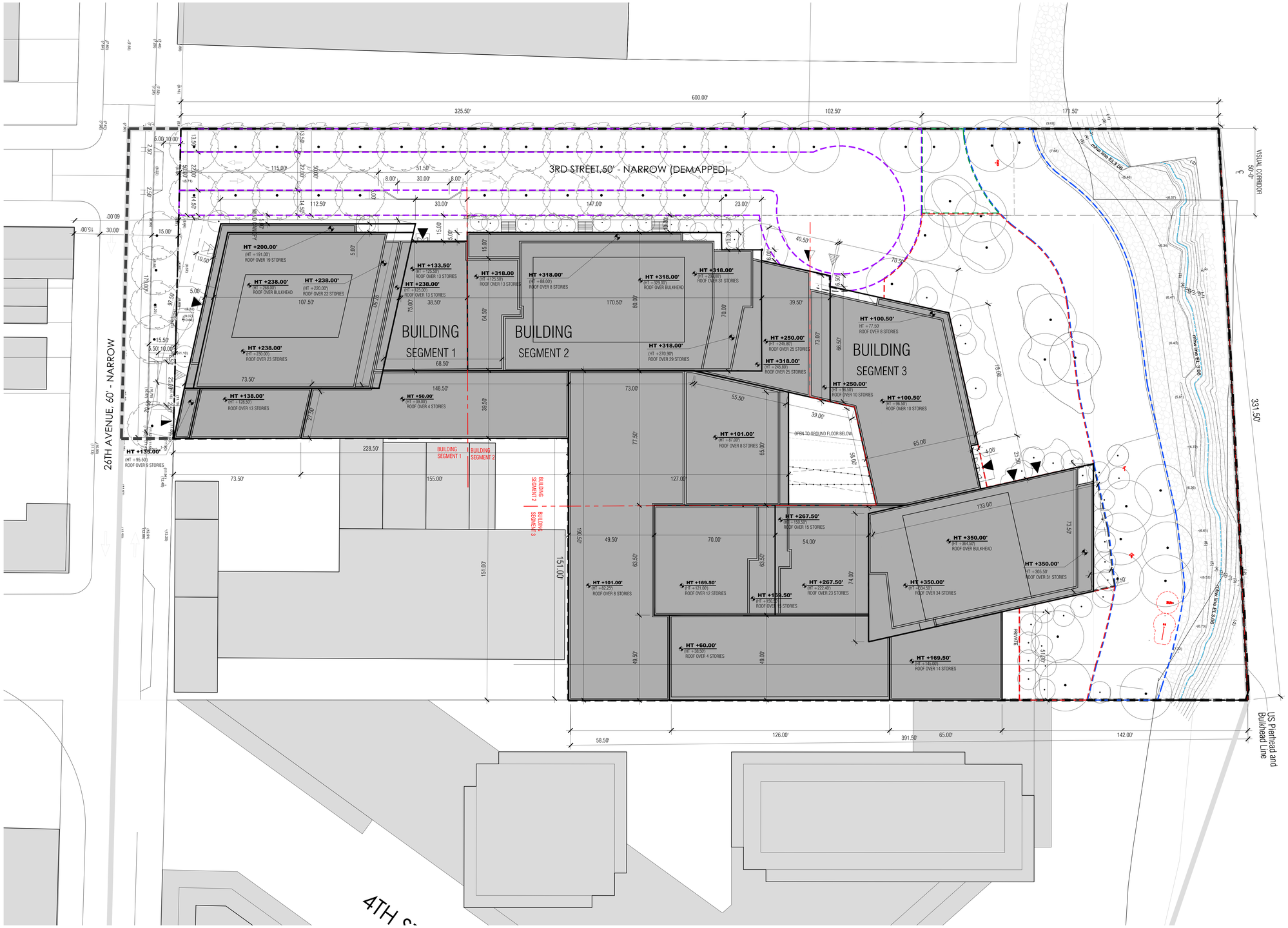

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PT, TA, AG

REGISTERED ARCHITECT
RONALD VALDIVIA
031076
STATE OF NEW YORK

SHEET TITLE
ZONING LOT SITE PLAN

SCALE
1" = 20'-0"

SHEET NO.
Z-100.00

3 of 22

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- U.S. PIER & BULKHEAD LINES
- ROAD DIRECTION
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE
- HT +250.00' (HT +240.00') — PROP.MAX BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- BUILDING SEGMENT DIVISIONS

600.00'
325.50'
102.50'
171.50'
3RD STREET,50' - NARROW (DEMAPPED)
115.00'
51.50'
8.00'
30.00'
8.00'
100'
50'-0"
VISUAL CORRIDOR
5.00'
10.00'
13.50'
2.50'
22.00'
50.00'
14.50'
.00'09
15.00'
30.00'
15.00'
179.00'
26TH AVENUE, 60' - NARROW
RETAIL UG6
RETAIL 1798 SQ. FT.
RESI UG2
LOBBY 6546 SQ. FT.
MECH
MECH
MECH
1796 SF
RESI UG2
3,827 SF
CF UG 3/4
1,358 SF
LOBBY 2,734 SF
LOBBY 7,004 SF
CF UG 3/4
1,128 SF
15.50'
5.50'
10.00'
2.50'
22.00'
50.00'
228.50'
BUILDING SEGMENT 1
BUILDING SEGMENT 2
102 CARS
43,106 SF
RESI UG2
3,764 SF
PRIVATE
PRIVATE
PRIVATE
MECH
1365 SF
151.00'
331.50'
391.50'
US Pierhead and Bulkhead Line
4TH

1 GROUND FLOOR PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

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REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP Submission
02	03/01/22	Final ULURP Submission
03	03/18/22	ULURP Revision

DATE | DRAWN BY | CHECKED BY
AG

REGISTERED ARCHITECT
ARNOLD VALDIVIA
026107
STATE OF NEW YORK

SHEET TITLE
ILLUSTRATIVE GROUND FLOOR PLAN

SCALE
1" = 20'-0"

SHEET NO.
Z-101.00

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LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 6S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- ZONING LOT LINE
- VISUAL CORRIDOR
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- SHORE PUBLIC WALKWAY
- SUPPLEMENTAL PUBLIC ACCESS AREA
- UPLAND CONECTION - TYPE 2
- UPLAND CONNECTION - TRANSITION AREA
- PUBLIC ACCESS AREA (PAA)
- U.S. PIER & BULKHEAD LINES
- ROAD DIRECTION
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE
- HT +250.00' (HT +240.00') — PROP. MAX BUILDING ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- BUILDING SEGMENT DIVISIONS

ZONING WAIVERS

- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-341 (C)(1), ZR 62-341 (C)(2), AND ZR 62-341B (A)(2)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)
- PORTION OF SHORELINE FACING WALL EXCEEDING 100' IN LENGTH ABOVE BASE HEIGHT PURSUANT TO SECTION ZR 62-341(c)(5).

NOTES:
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3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
4. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.

3RD STREET,50' - NARROW (DEMAPPED)

26TH AVENUE, 60' - NARROW

BUILDING SEGMENT 1

BUILDING SEGMENT 2

BUILDING SEGMENT 3

HT +200.00' (HT = 191.00') ROOF OVER 18 STORIES

HT +238.00' (HT = 227.50') ROOF OVER BULKHEAD

HT +238.00' (HT = 227.50') ROOF OVER 23 STORIES

HT +133.50' (HT = 125.50') ROOF OVER 13 STORIES

HT +238.00' (HT = 225.00') ROOF OVER 13 STORIES

HT +318.00' (HT = 307.00') ROOF OVER 18 STORIES

HT +318.00' (HT = 307.00') ROOF OVER BULKHEAD

HT +318.00' (HT = 307.00') ROOF OVER 31 STORIES

HT +318.00' (HT = 307.00') ROOF OVER 31 STORIES

HT +250.00' (HT = 240.50') ROOF OVER 18 STORIES

HT +318.00' (HT = 307.00') ROOF OVER 23 STORIES

HT +100.50' (HT = 77.50') ROOF OVER 8 STORIES

HT +250.00' (HT = 90.50') ROOF OVER 10 STORIES

HT +100.50' (HT = 90.50') ROOF OVER 10 STORIES

HT +138.00' (HT = 128.50') ROOF OVER 13 STORIES

HT +50.00' (HT = 39.00') ROOF OVER 4 STORIES

HT +101.00' (HT = 90.50') ROOF OVER 8 STORIES

OPEN TO GROUND FLOOR BELOW

HT +135.00' (HT = 95.50') ROOF OVER 9 STORIES

HT +267.50' (HT = 256.50') ROOF OVER 15 STORIES

HT +350.00' (HT = 339.50') ROOF OVER BULKHEAD

HT +350.00' (HT = 339.50') ROOF OVER 34 STORIES

HT +101.00' (HT = 82.25') ROOF OVER 8 STORIES

HT +169.50' (HT = 121.00') ROOF OVER 12 STORIES

HT +133.50' (HT = 125.50') ROOF OVER 13 STORIES

HT +267.50' (HT = 256.50') ROOF OVER 23 STORIES

HT +60.00' (HT = 38.50') ROOF OVER 4 STORIES

HT +169.50' (HT = 140.00') ROOF OVER 14 STORIES

PRIVATE

VISUAL CORRIDOR 50'-0"

mHW line EL 3.06

mLW line EL 0.00

US Pierhead and Bulkhead Line

1 WAIVER PLAN
1" = 20'-0"

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REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP Submission
02	02/01/22	Final ULURP Submission
03	03/18/22	ULURP Revision
03	03/23/22	ULURP Revision

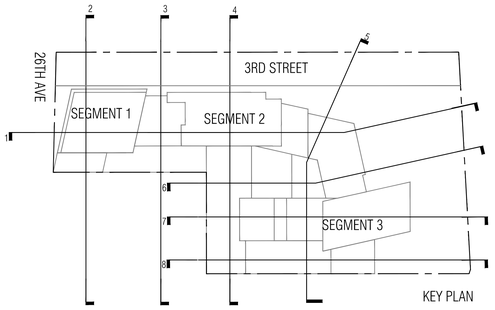
DRAWN BY: SVA

SHEET TITLE: WAIVER PLAN

SCALE: 1" = 20'-0"

SHEET NO.: Z-200.00

01 of 10



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- ZONING DISTRICT BOUNDARY
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- ZONING LOT LINE
- VISUAL CORRIDOR
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
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- CANOPY STREET TREE
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- PROPOSED BUILDING FOOTPRINT
- BUILDING SEGMENT DIVISIONS

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- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-341 (C)(1), ZR 62-341 (C)(2), AND ZR 62-341(A)(2)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)

NOTES:
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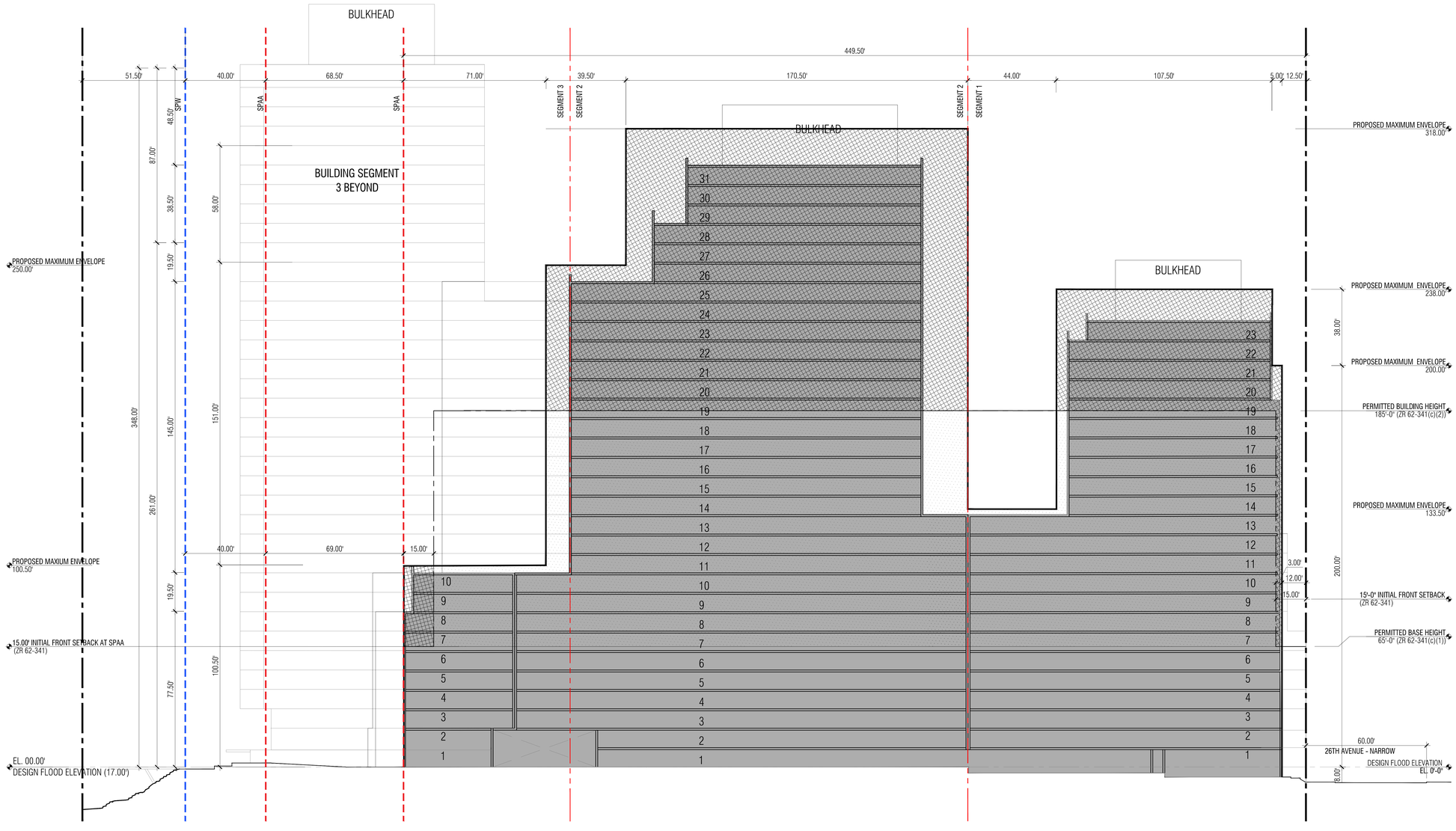

1 BUILDING SECTION - ALONG 3RD STREET
1" = 20'-0"

STUDIO V ARCHITECTURE

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REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP Submission
02	03/01/22	Final ULURP Submission
03	03/16/22	ULURP Revision

DATE | DRAWN BY | CHECKED BY
AG

REGISTERED ARCHITECT — HAROLD VALDEMAR — 031075 — STATE OF NEW YORK

SHEET TITLE
WAIVER SECTIONS

SCALE
1" = 20'-0"

SHEET NO.
Z-202.00

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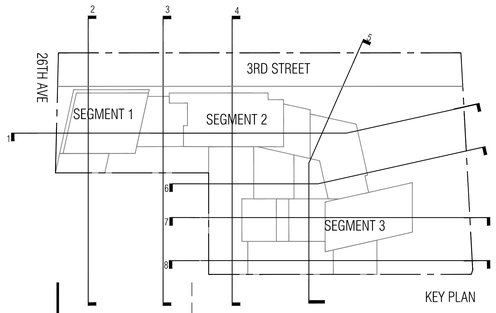
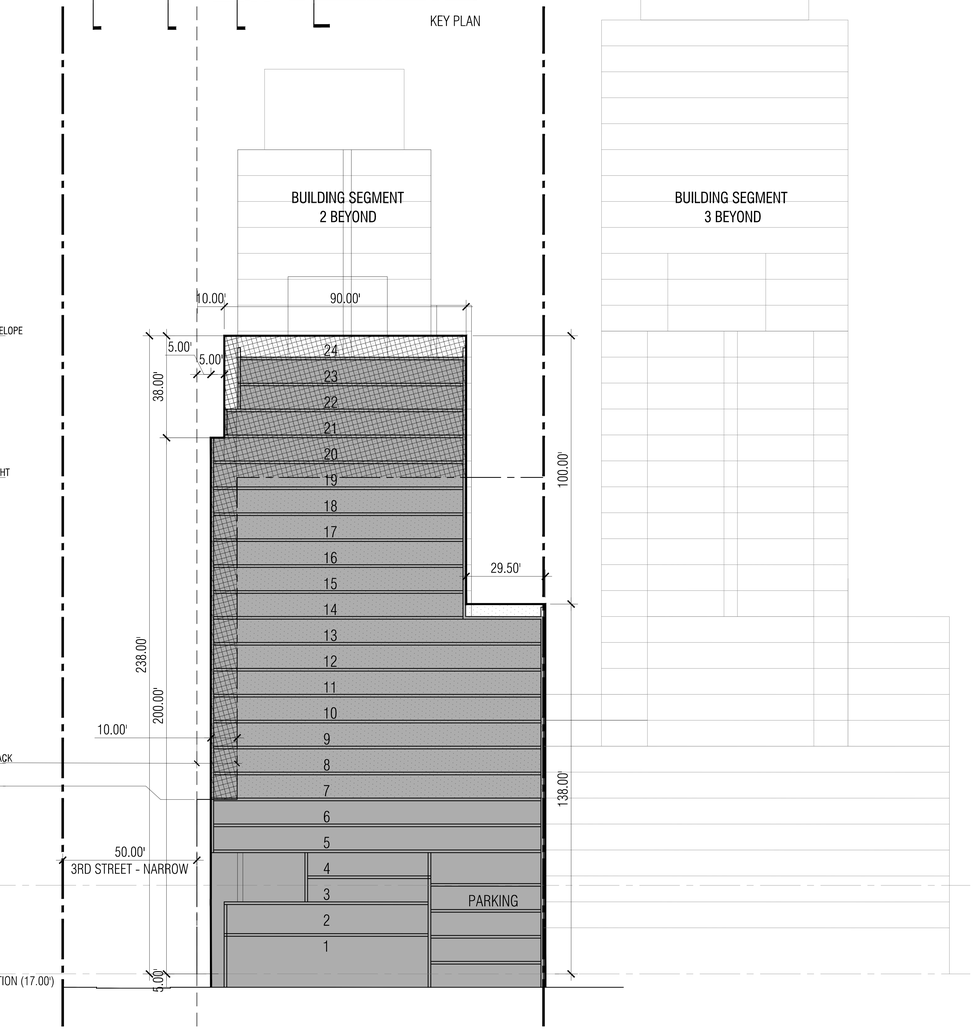
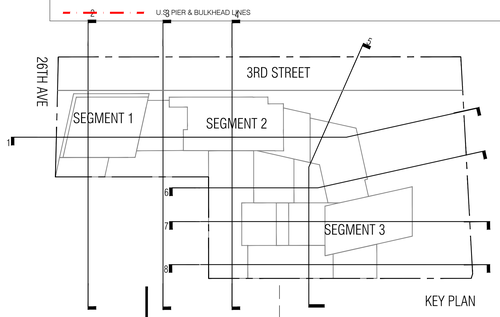
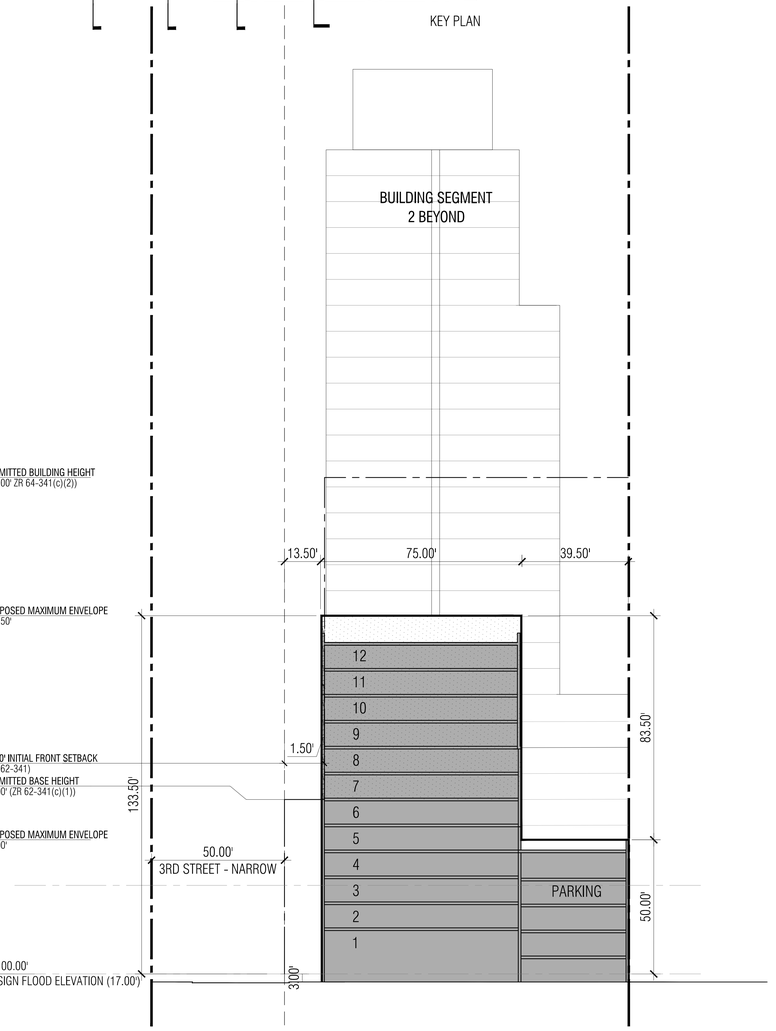




2 SECTION THROUGH BUILDING SEGMENT 1
1" = 20'-0"





3 SECTION THROUGH BUILDING SEGMENT 1
1" = 20'-0"

LEGEND

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- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 6S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- ZONING LOT LINE
- VISUAL CORRIDOR
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- SHORE PUBLIC WALKWAY
- SUPPLEMENTAL PUBLIC ACCESS AREA
- UPLAND CONECTION - TYPE 2
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- PUBLIC ACCESS AREA (PAA)
- U.S PIER & BULKHEAD LINES
- ROAD DIRECTION
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE
- HT + 250.00' (HT. + 240.00') — PROP. MAX BUILDING ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- BUILDING SEGMENT DIVISIONS

ZONING WAIVERS

- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-341 (C)(1), ZR 62-341 (C)(2), AND ZR 62-341(A)(2)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)

NOTES:
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03	03/16/22	ULURP Revision

DATE | DRAWN BY | CHECKED BY
AG

REGISTERED ARCHITECT GERALD VALDON 026315 STATE OF NEW YORK

SHEET TITLE
WAIVER SECTIONS

SCALE
1" = 20'-0"

SHEET NO.
Z-203.00

17 of 18

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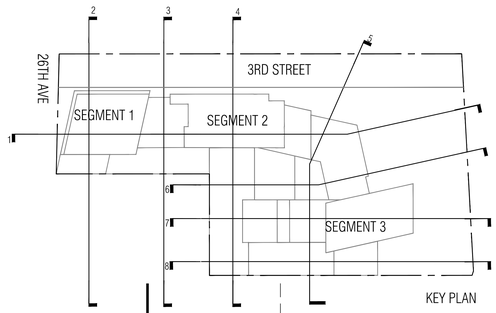

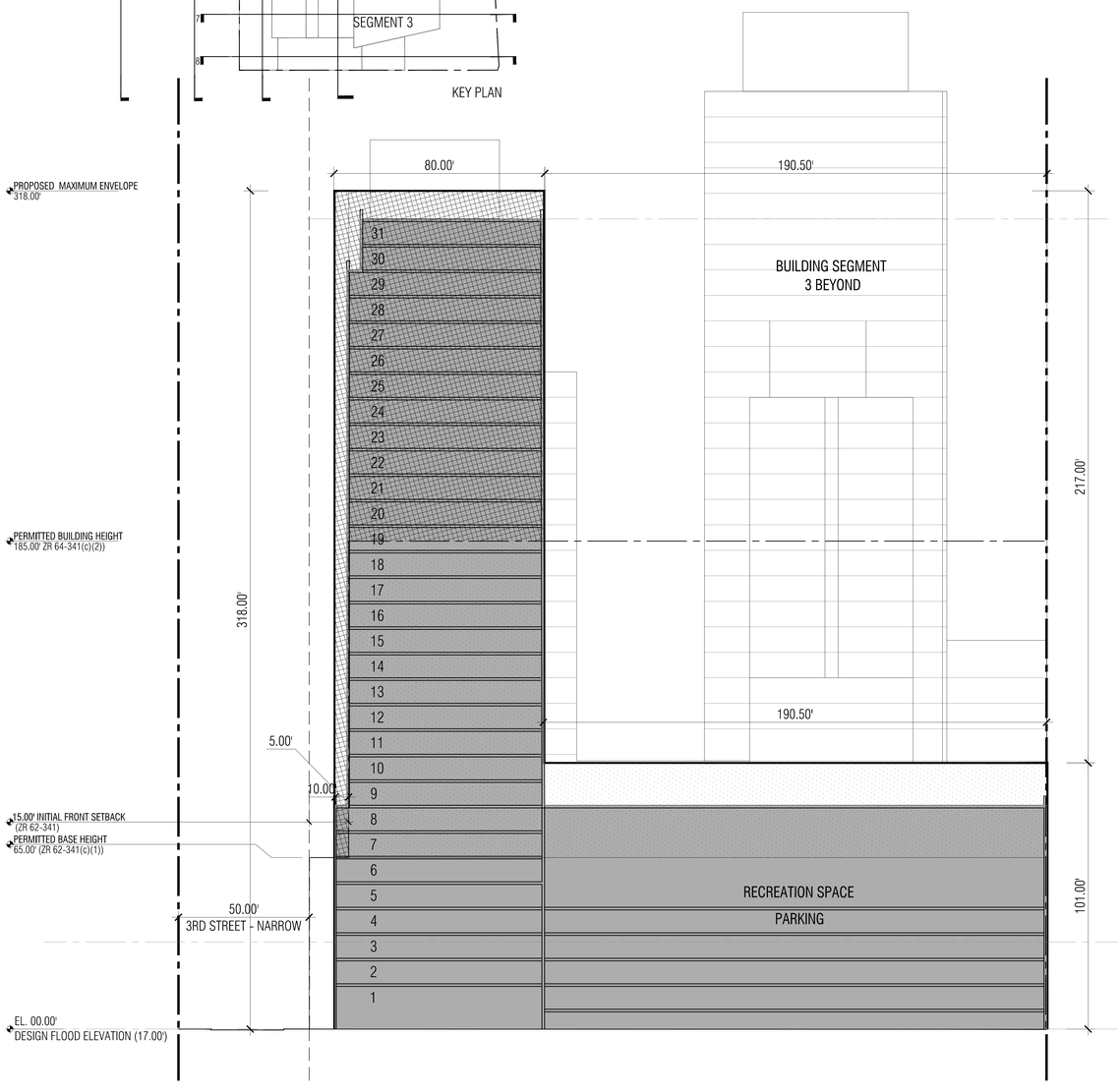

4 SECTION THROUGH SEGMENT 2
1" = 20'-0"

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REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP Submission
02	03/01/22	Final ULURP Submission
03	03/18/22	ULURP Revision

DATE | DRAWN BY | CHECKED BY
PT

REGISTERED ARCHITECT
DONALD VALORZ
029578
STATE OF NEW YORK

SHEET TITLE
WAIVER SECTIONS

SCALE
1" = 20'-0"

SHEET NO.
Z-204.00

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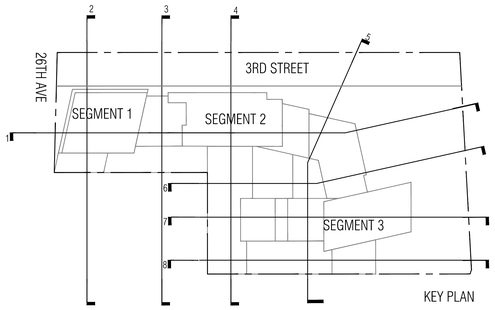

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 6S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- ZONING LOT LINE
- VISUAL CORRIDOR
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- SHORE PUBLIC WALKWAY
- SUPPLEMENTAL PUBLIC ACCESS AREA
- UPLAND CONECTION - TYPE 2
- UPLAND CONNECTION - TRANSITION AREA
- PUBLIC ACCESS AREA (PAA)
- U.S. PIER & BULKHEAD LINES
- ROAD DIRECTION
- CANOPY TREE
- CANOPY STREET TREE
- UNDERSTORY TREE
- HT = 250.00' (HT. +240.00') — PROP. MAX BUILDING ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- BUILDING SEGMENT DIVISIONS

ZONING WAIVERS

- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-341 (C)(1), ZR 62-341 (C)(2), AND ZR 62-341(A)(2)
- GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100SF PER ZR 62-341(C)(4)

NOTES:
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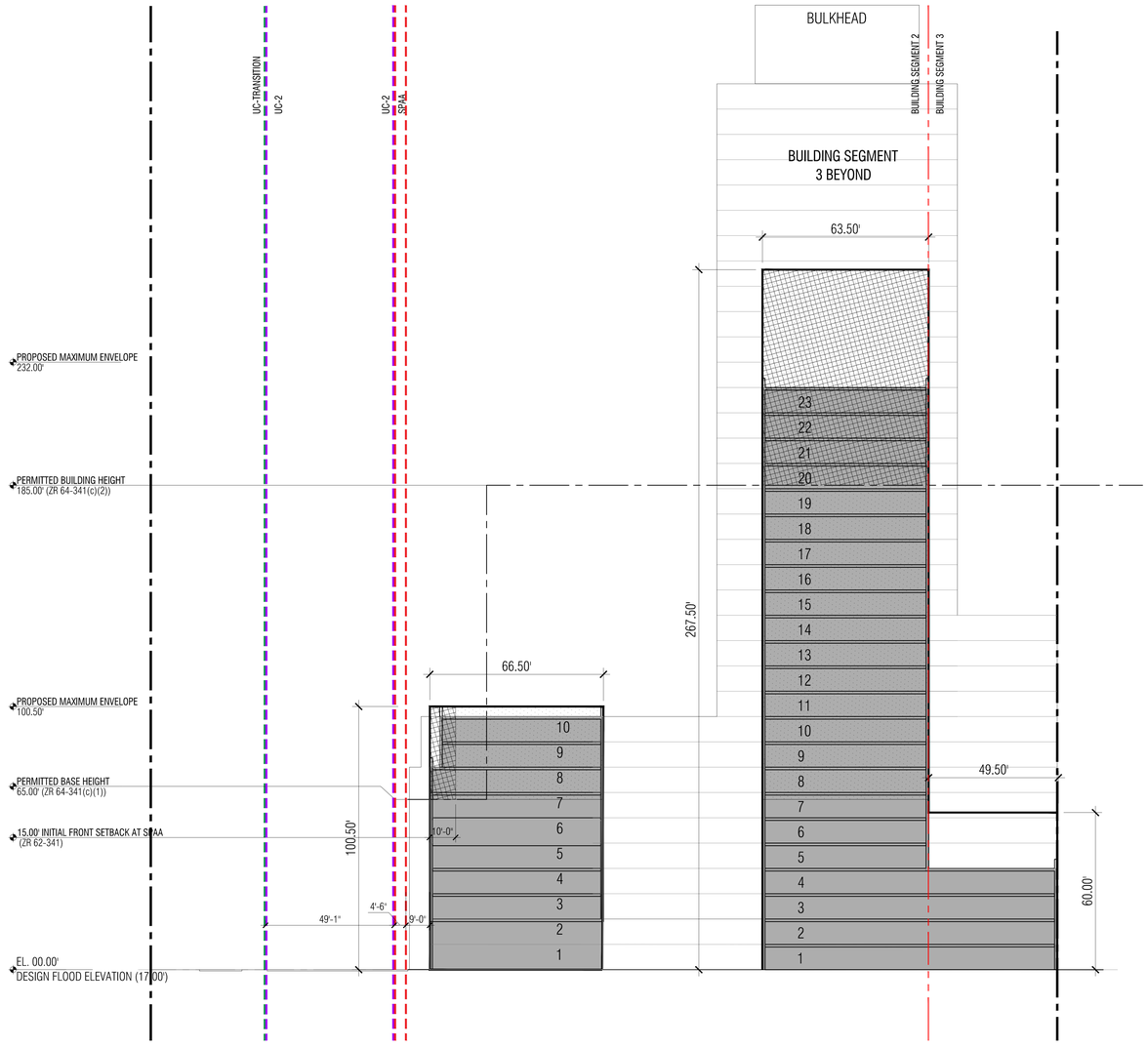
2. ILLUSTRATIVE BUILDING LINES WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
4. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
5. LANDSCAPE ELEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES, REFER TO LANDSCAPE DRAWINGS FOR ZONING DRAWINGS



5 SECTION THROUGH SEGMENT 3 AND COURTYARD
1" = 20'-0"

STUDIO V ARCHITECTURE

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REVISIONS

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01	11/09/21	ULURP Submission
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03	05/18/22	ULURP Revision

DATE — DRAWN BY — CHECKED BY
AG

REGISTERED ARCHITECT — DONALD VALDOSTA — 028375 — STATE OF NEW YORK

SHEET TITLE
WAIVER SECTIONS

SCALE
1" = 20'-0"

SHEET NO.
Z-205.00
17 of 18

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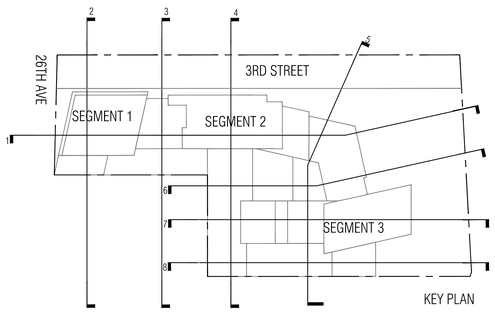

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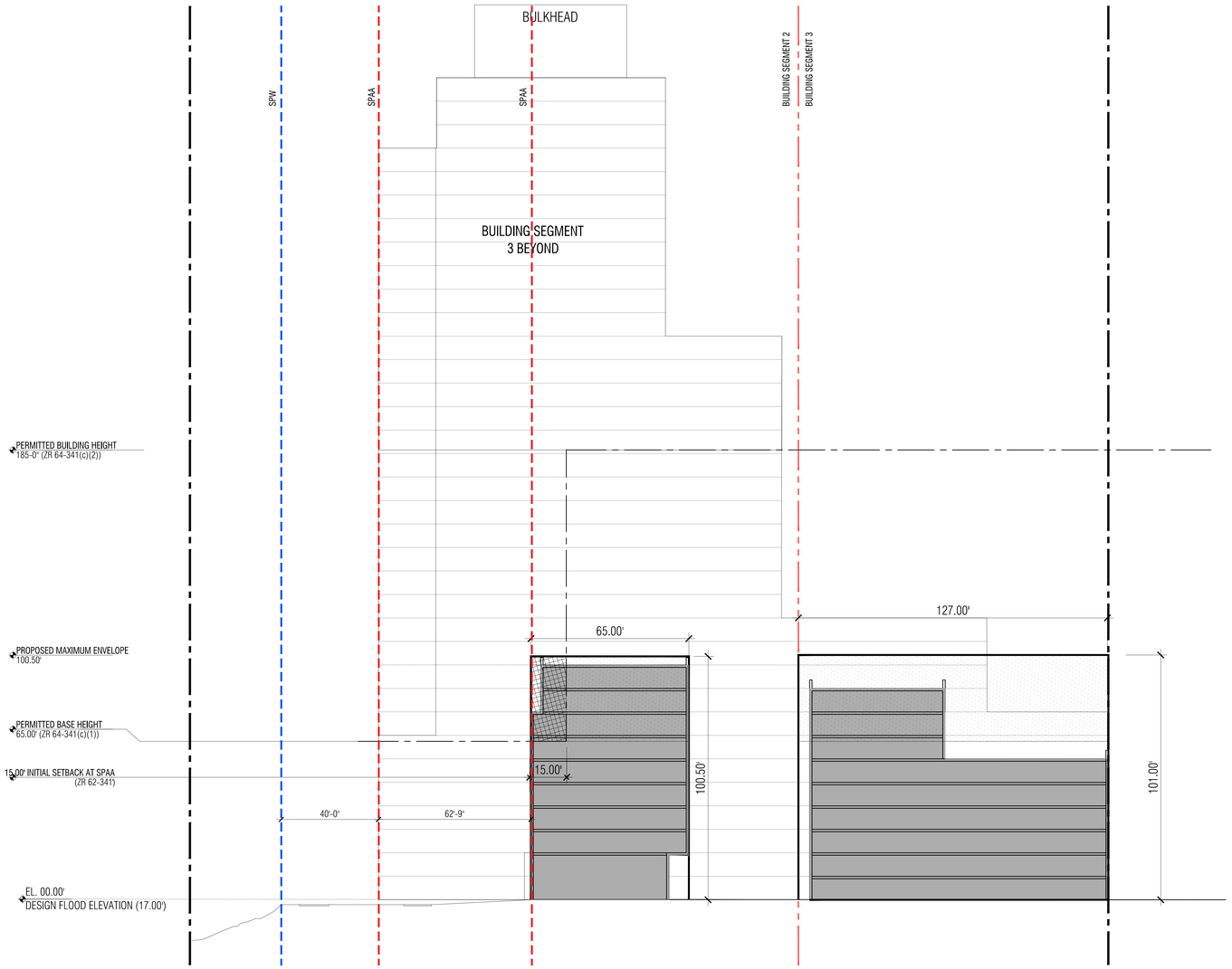

6 SECTION THROUGH SEGMENTS 2 AND 3
1" = 20'-0"

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03	05/16/22	ULURP Revision

DATE | DRAWN BY | CHECKED BY
AG

REGISTERED ARCHITECT DONALD VALDOSTA 031078 STATE OF NEW YORK

SHEET TITLE
WAIVER SECTIONS

SCALE
1" = 20'-0"

SHEET NO.
Z-206.00
17 of 18

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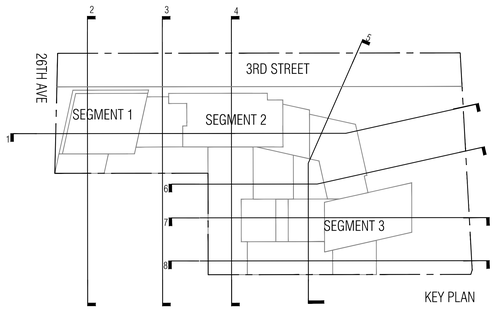

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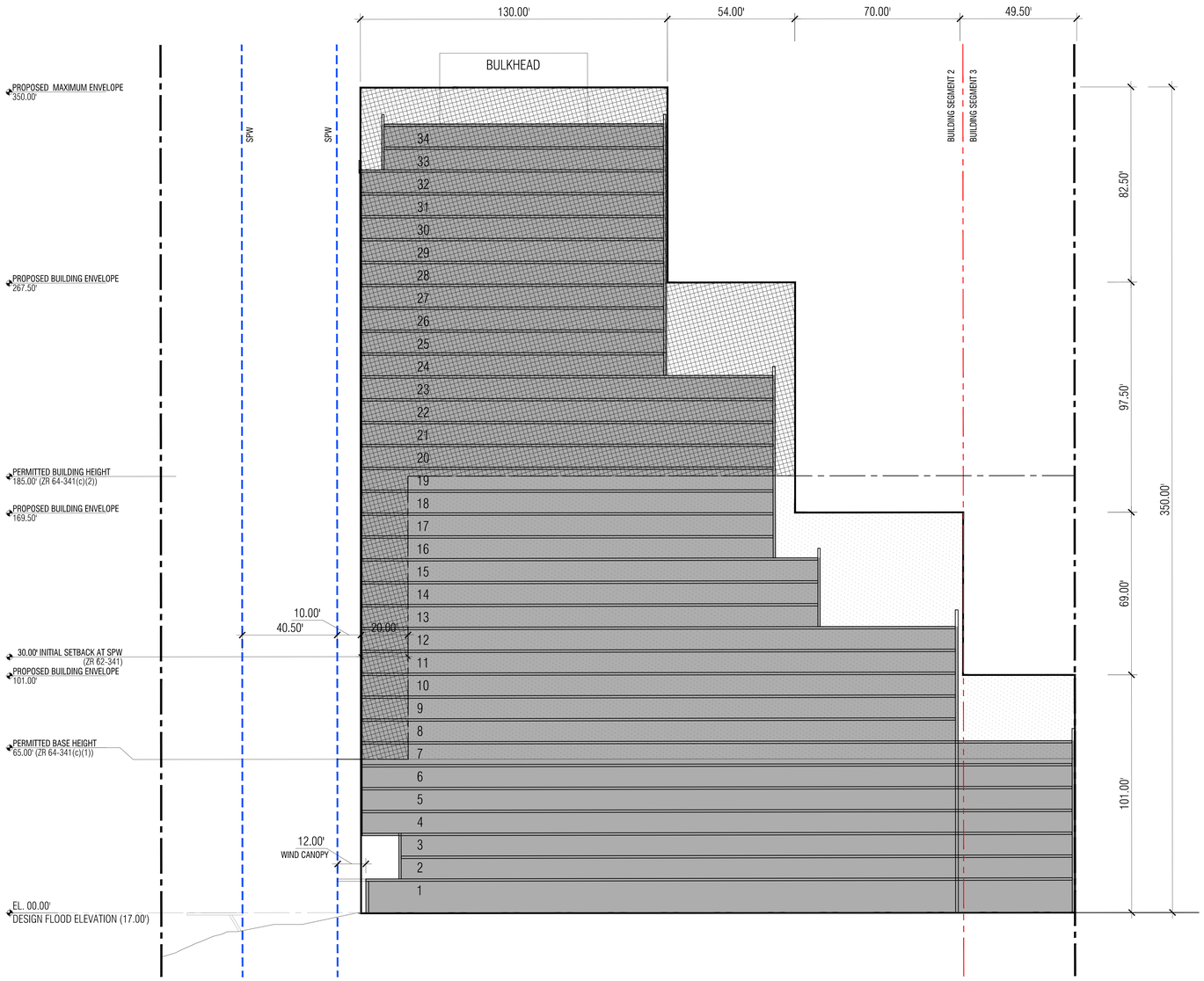

7 SECTION THROUGH BUILDING SEGMENT 3 FACING EAST
1" = 20'-0"

STUDIO V ARCHITECTURE

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AG

REGISTERED ARCHITECT DAVID VALDOS 027570 STATE OF NEW YORK

SHEET TITLE
HEIGHT AND SETBACK WAIVERS

SCALE
1" = 20'-0"

SHEET NO.
Z-207.00
01 of 10

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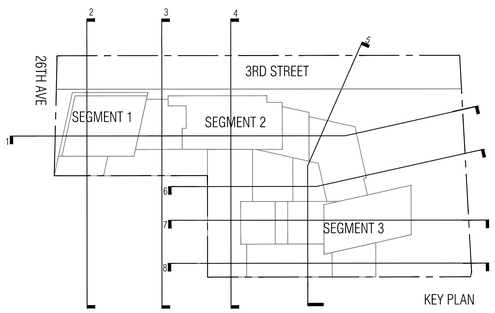

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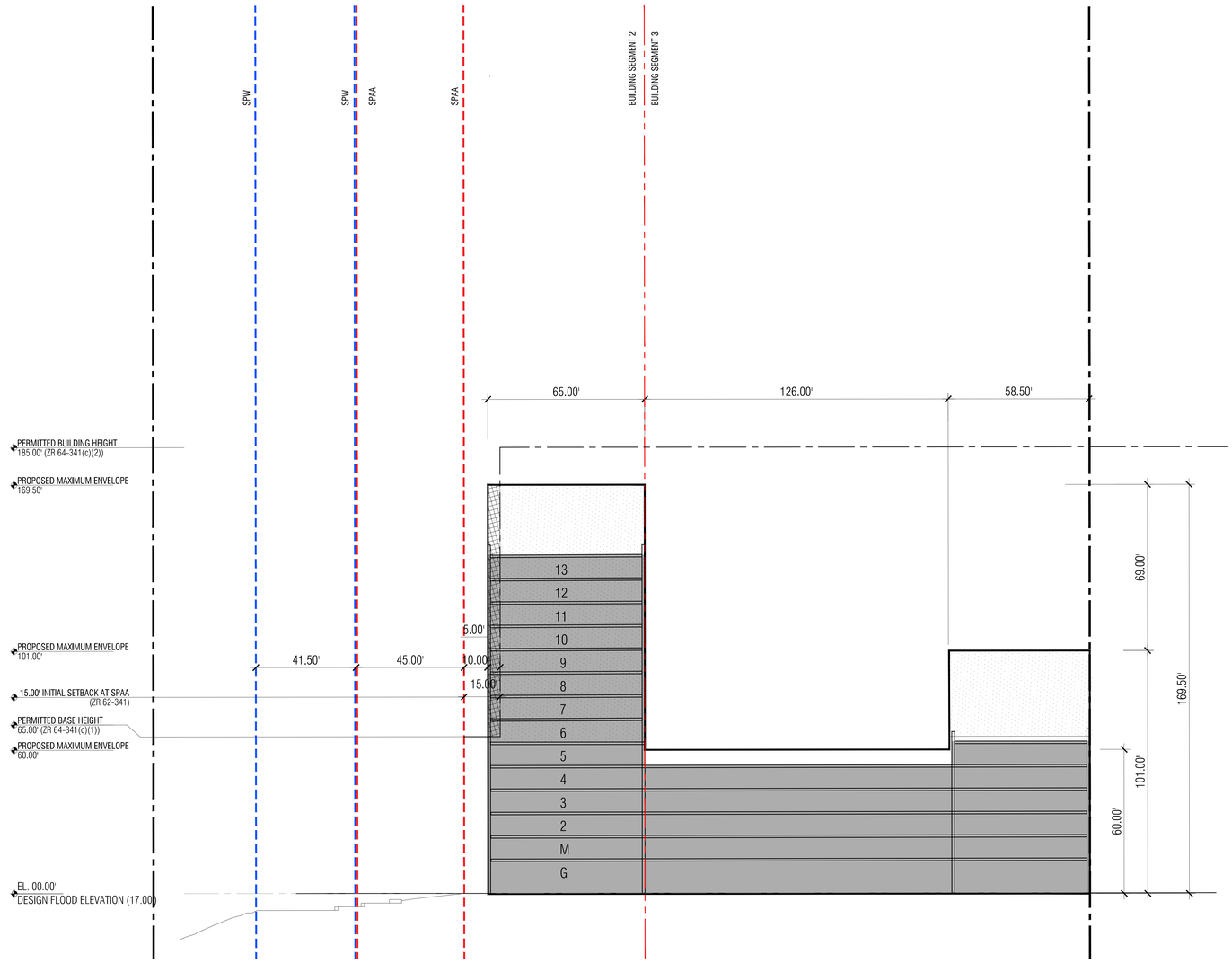

8 SECTION THROUGH BUILDING SEGMENT 3 FACING EAST
1" = 20'-0"

STUDIO V ARCHITECTURE

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REGISTERED ARCHITECT RONALD VALDIVIA 031078 STATE OF NEW YORK

SHEET TITLE
HEIGHT AND SETBACK WAIVERS

SCALE
1" = 20'-0"

SHEET NO.
Z-208.00
01 of 10

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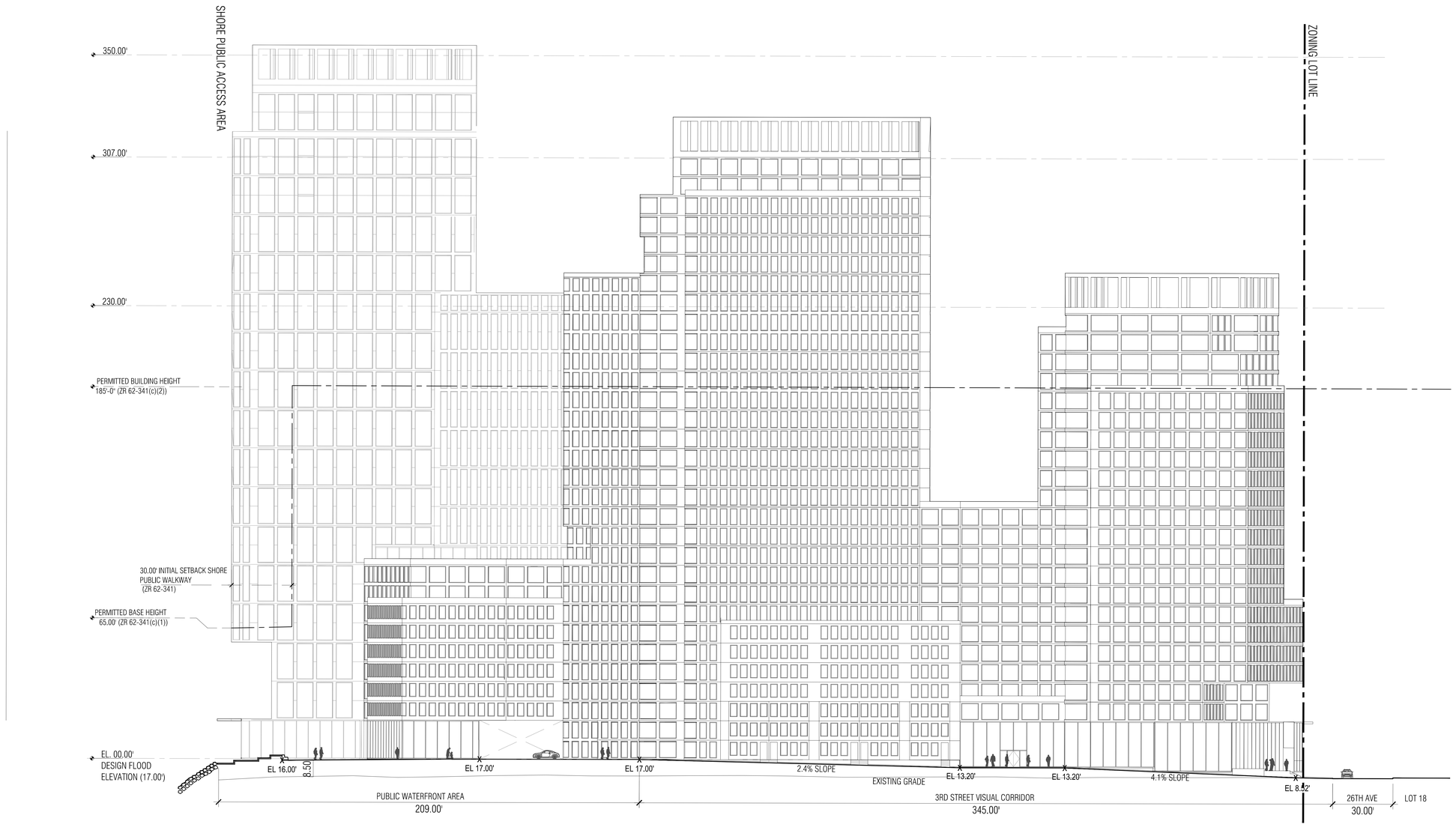

1 ELEVATION ALONG 3RD STREET
1" = 20'-0"

STUDIO V
ARCHITECTURE

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NY 11102

NO. 13015

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	PT	

REGISTERED ARCHITECT
DONALD VALDERA
026170
STATE OF NEW YORK

SHEET TITLE

ILLUSTRATIVE WEST ELEVATION

SCALE

1" = 20'-0"

SHEET NO.

Z-300.00

15 of 18

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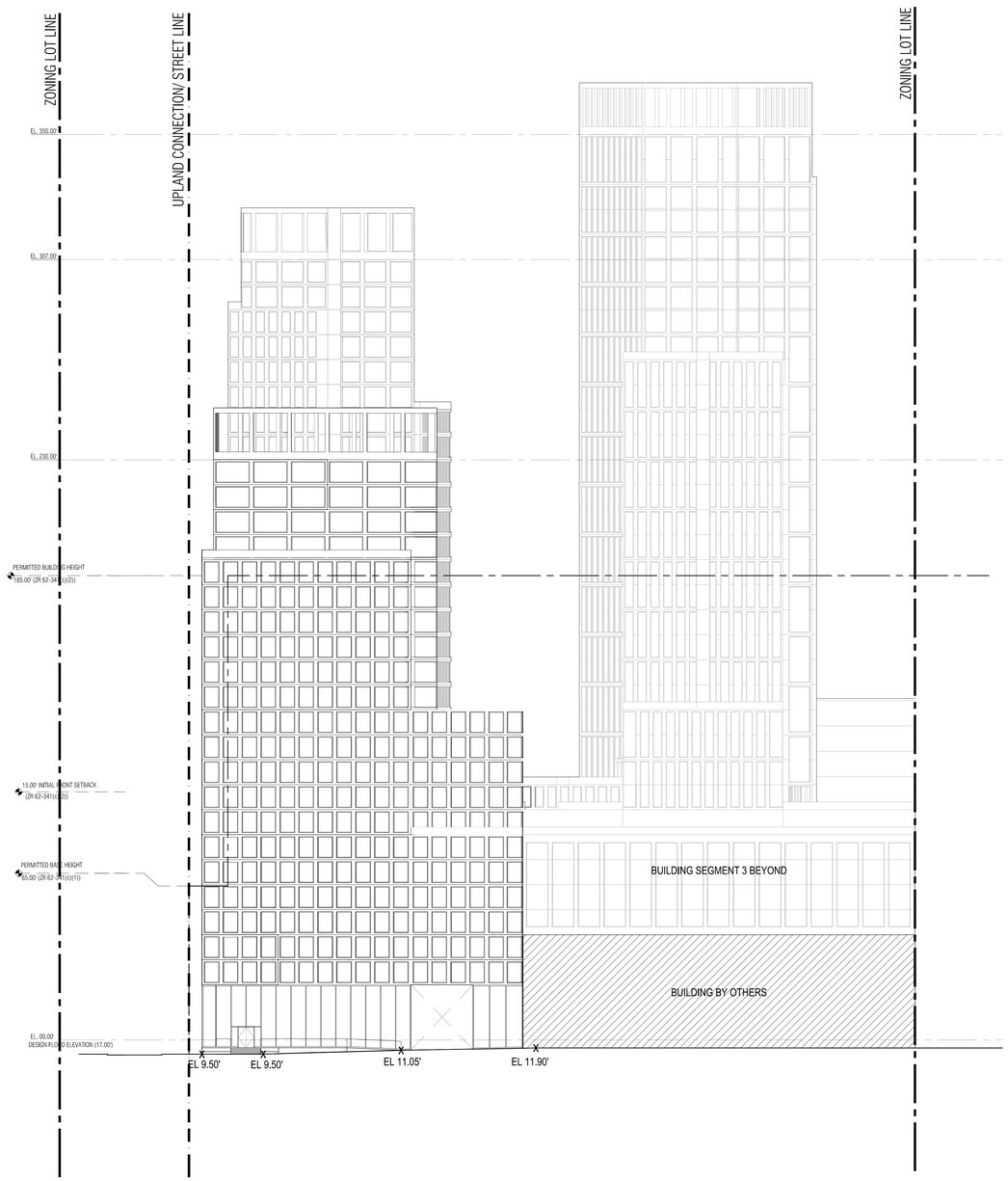
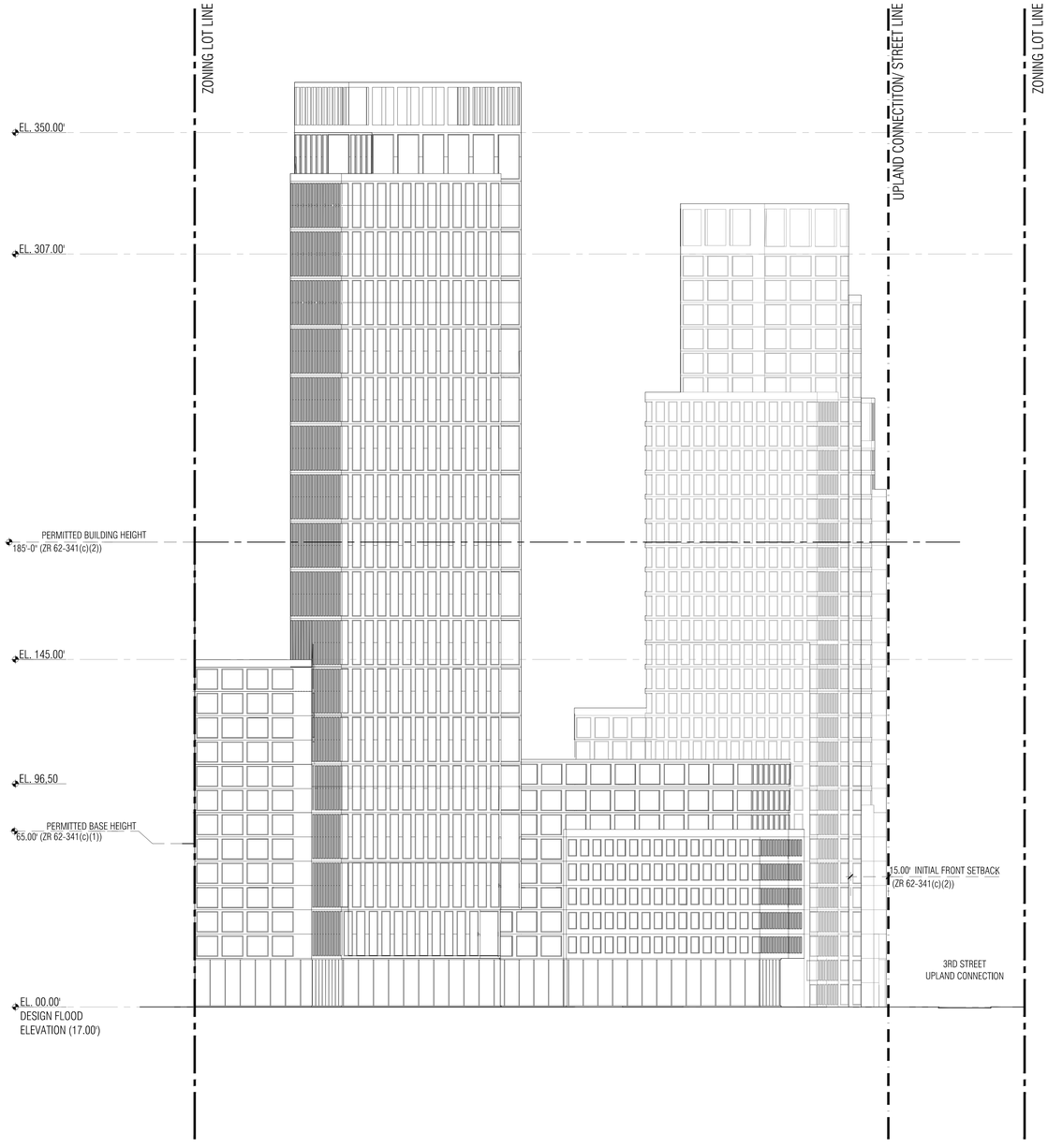


1 SOUTH ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"

STUDIO V
ARCHITECTURE

3-15 26TH AVENUE
NY 11102

NO. 13015

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REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP Submission
02	03/01/22	Final ULURP Submission
03	03/18/22	ULURP Revision

DATE	DRAWN BY	CHECKED BY
	PT	

REGISTERED ARCHITECT
DONALD VALDOSTA
031078
STATE OF NEW YORK

SHEET TITLE

ILLUSTRATIVE NORTH & SOUTH ELEVATIONS

SCALE

1" = 20'-0"

SHEET NO.

Z-301.00

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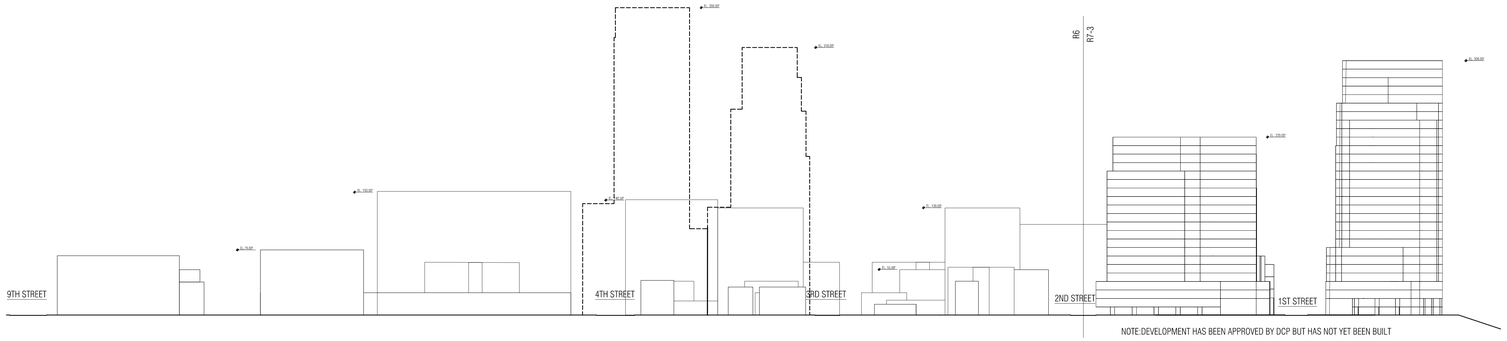
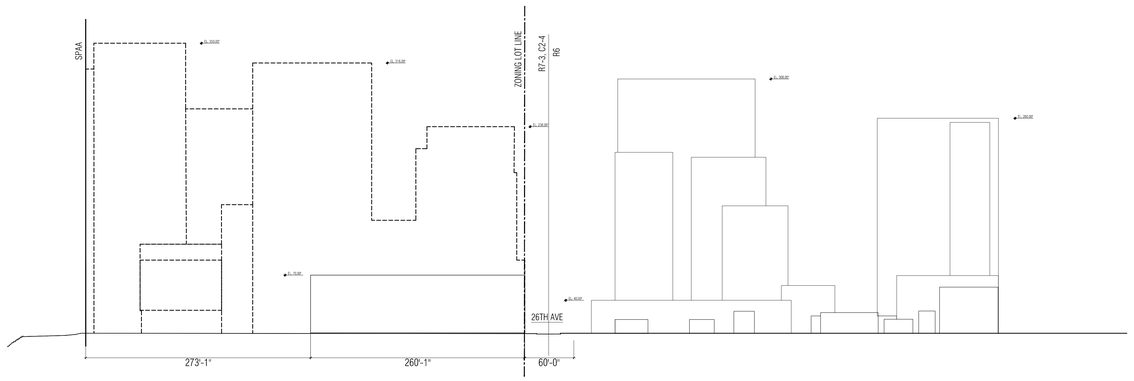
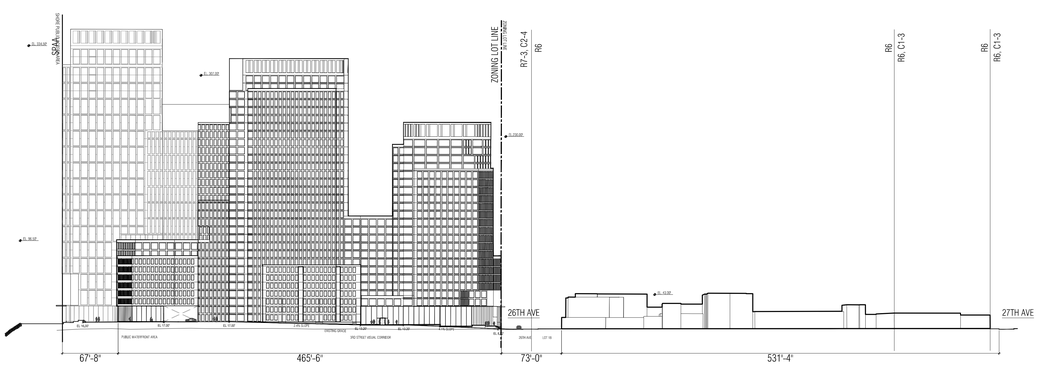


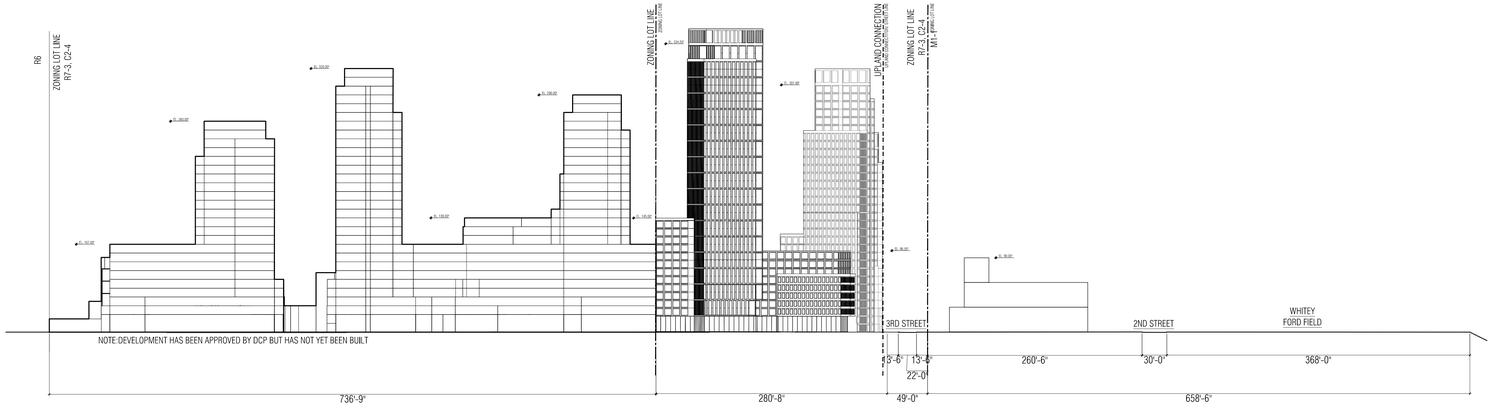
6 NEIGHBORHOOD CHARACTER DIAGRAM, SOUTH ON 26TH AVE
NTS



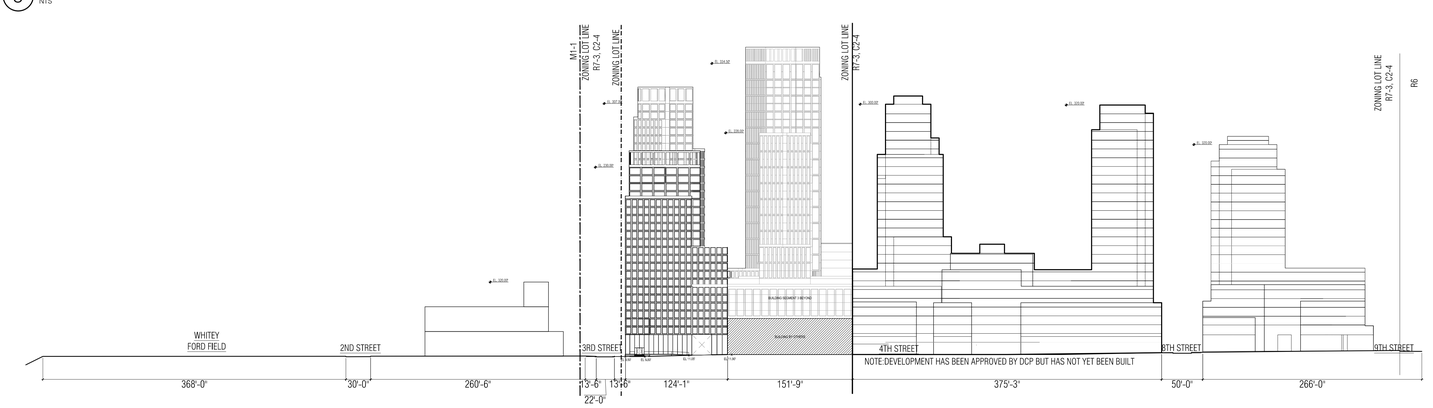
5 NEIGHBORHOOD CHARACTER DIAGRAM, FROM 3RD STREET
NTS



4 NEIGHBORHOOD CHARACTER DIAGRAM, WEST FROM 3RD STREET
NTS



3 NEIGHBORHOOD CHARACTER DIAGRAM, FROM WATER
NTS



2 NEIGHBORHOOD CHARACTER FROM 26TH AVE
NTS

0 20' 40' 80'
1' = 1'-0"



1 KEY PLAN
NTS

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TA

REGISTERED ARCHITECT
DONALD VALDOSTA
026170
STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER

SCALE
SCALE AS NOTED

SHEET NO.
Z-400.00
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