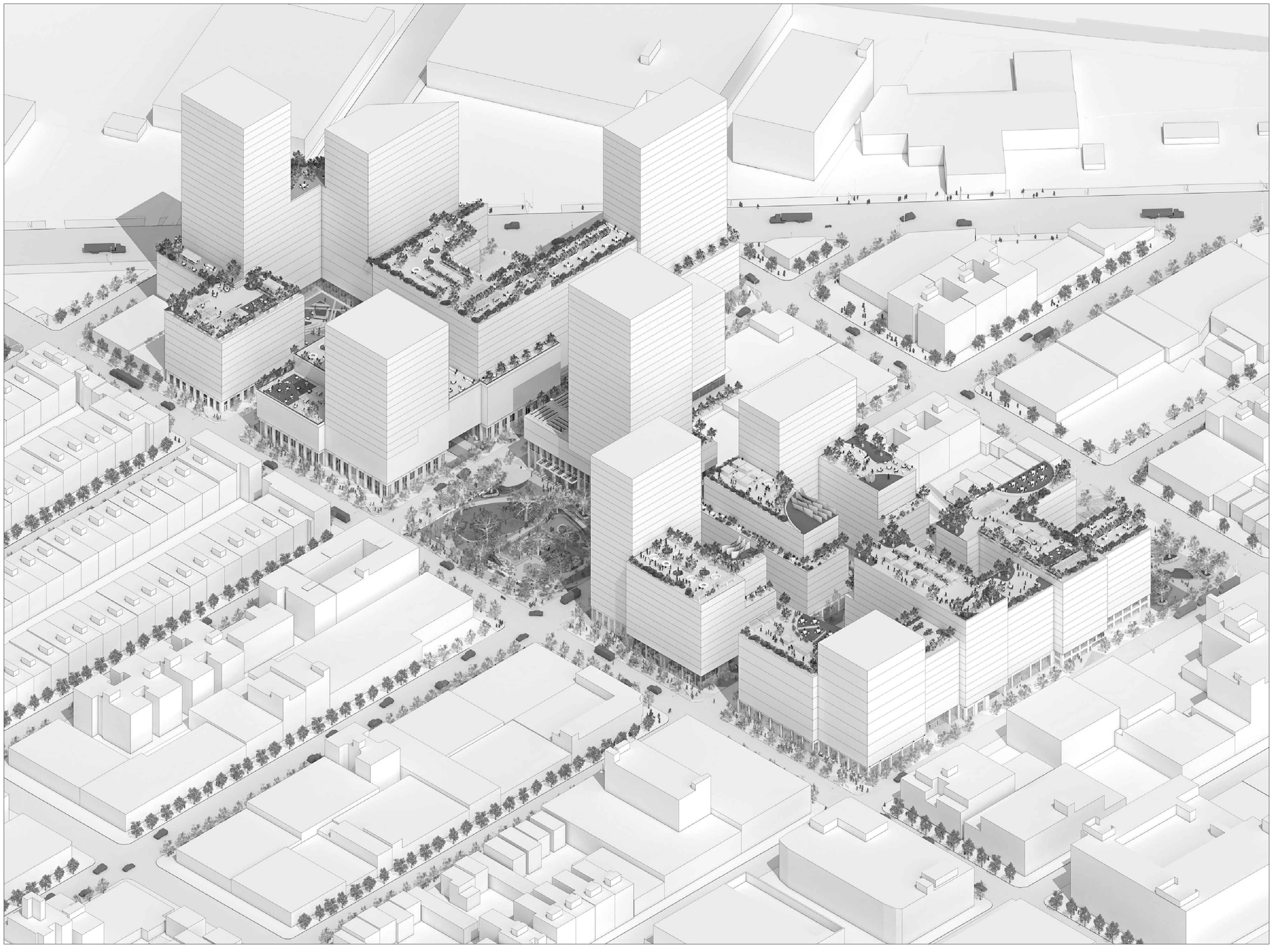
Innovation QNS - Mixed-Use Development Project

ULURP Submission

Community Board 1
Queens, New York 11106



DRAWING #	DRAWING TITLE			ULURP 04/17/2022
	COVER SHEET			
U-001	SURVEY			•
U-002	LSGD ZONING ANALYSIS			•
U-003	LSGD SITE PLAN			•
U-004	LSGD GROUND FLOOR PLAN			•
U-005	LSGD CELLAR PLAN			•
U-100	ZONING LOT SITE PLAN			•
U-101	LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS			•
U-102	GROUND FLOOR PLAN			•
U-103	CELLAR PLAN			•
U-104	WAIVER PLAN			•
U-105	WAIVER SECTION			•
U-106	WAIVER SECTION			•
U-107	WAIVER SECTION			•
U-108	OVERALL ELEVATIONS			•
U-109	OVERALL ELEVATIONS			•
U-110	OVERALL ELEVATIONS			•
U-200	ZONING LOT SITE PLAN			•
U-201	LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS			•
U-202	GROUND FLOOR PLAN			•
U-203	CELLAR PLAN			•
U-204	WAIVER PLAN			•
U-205	WAIVER SECTION			•
U-206	WAIVER SECTION			•
U-207	WAIVER SECTION			•
U-208	OVERALL ELEVATIONS			•
U-209	OVERALL ELEVATIONS			•
U-210	OVERALL ELEVATIONS			•
U-300	ZONING LOT SITE PLAN			•
U-301	LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS			•
U-302	GROUND FLOOR PLAN			•
U-303	CELLAR PLAN			•
U-304	WAIVER PLAN			•
U-305	WAIVER SECTION			•
U-306	WAIVER SECTION			•
U-307	OVERALL ELEVATIONS			•
U-308	OVERALL ELEVATIONS			•
U-309	OVERALL ELEVATIONS			•
U-400	ZONING LOT SITE PLAN			•
U-401	LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS			•
U-402	GROUND FLOOR PLAN			•
U-403	CELLAR PLAN			•
U-404	WAIVER PLAN			•
U-405	WAIVER SECTION			•
U-406	WAIVER SECTION			•
U-407	WAIVER SECTION			•
U-408	OVERALL ELEVATIONS			•
U-409	OVERALL ELEVATIONS			•
U-410	OVERALL ELEVATIONS			•
U-411	SIGNAGE WAIVER			•
U-500	ZONING LOT SITE PLAN			•
U-501	LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS			•
U-502	GROUND FLOOR PLAN			•
U-503	CELLAR PLAN			•
U-504	WAIVER PLAN			•
U-505	WAIVER SECTION			•
U-506	WAIVER SECTION			•
U-507	WAIVER SECTION			•
U-508	OVERALL ELEVATIONS			•
U-509	OVERALL ELEVATIONS			•
U-510	OVERALL ELEVATIONS			•
U-801	NEIGHBORHOOD CHARACTER DIAGRAM 36N			•
U-802	NEIGHBORHOOD CHARACTER DIAGRAM 36S			•
U-803	NEIGHBORHOOD CHARACTER DIAGRAM 35N			•
U-804	NEIGHBORHOOD CHARACTER DIAGRAM 35S			•
U-805	NEIGHBORHOOD CHARACTER DIAGRAM 37E			•
U-806	NEIGHBORHOOD CHARACTER DIAGRAM 37W			•
U-807	NEIGHBORHOOD CHARACTER DIAGRAM 38E			•
U-808	NEIGHBORHOOD CHARACTER DIAGRAM 38W			•
U-809	NEIGHBORHOOD CHARACTER DIAGRAM STEINWAY E			•
U-810	NEIGHBORHOOD CHARACTER DIAGRAM STEINWAY W			•
U-811	NEIGHBORHOOD CHARACTER DIAGRAM 41E			•
U-812	NEIGHBORHOOD CHARACTER DIAGRAM 41W			•
U-813	NEIGHBORHOOD CHARACTER DIAGRAM 42E			•
U-814	NEIGHBORHOOD CHARACTER DIAGRAM 42W			•
U-815	NEIGHBORHOOD CHARACTER DIAGRAM 43E			•
U-816	NEIGHBORHOOD CHARACTER DIAGRAM 43W			•
U-817	NEIGHBORHOOD CHARACTER DIAGRAM NORTHERN NW			•
U-818	NEIGHBORHOOD CHARACTER DIAGRAM NORHTERN SE			•

Kaufman
Astoria Studios
34-12 36th Street
Queens, New York 11106

Silverstein Properties
7 World Trade Center
250 Greenwich Street
New York, New York 10007

Bedrock Real Estate Partners LLC
501 5th Avenue, Suite 1803
New York, New York 10017

ODA NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
THOMAS CHUNG
026207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

COVER

TITLE NO.

SURVEY No. 66932

66932001.DWG
66932001.CRD
66932FLD.CRD

PROJECTIONS BEYOND ST. LINE
SIGN.....2.0'±
VENT.....1.0'±
LIGHT.....0.6'±
SIAMESE.....0.3'±

37th STREET (8th AVENUE) (POMEROY STREET)

38th STREET (9th AVENUE) (KOUWENHOVEN STREET)

35th AVENUE (PIERCE AVENUE)

36th AVENUE (WASHINGTON AVENUE)

STEINWAY STREET (10th AVENUE) (STEINWAY AVENUE)

41st STREET (11th AVENUE) (ALBERT STREET)

42nd STREET (12th AVENUE) (WINANS STREET)

43rd STREET (13th AVENUE) (GRACE STREET)

NORTHERN BOULEVARD (JACKSON AVENUE)

80' WIDE

60' WIDE

75' WIDE

100' WIDE

HIGH ONE STORY MASONRY BUILDING (ROOF PARKING)
413.92' 413.97' US 413.95' Tax Map
ST. NO. 35-30
576.04' 576.01'

TAX BLOCK 641
TAX LOTS 4, 9 & 51

TAX BLOCK 668
TAX LOT 5
HIGH 1 STORY BRICK, CONC. BLOCK & STUCCO BUILDING
402.32' 402.36' US

TAX BLOCK 669
TAX LOT 13
1 STORY BRICK BUILDING
191.52' 191.54' US
433.05' 433.10' US

TAX LOT 16
Used Car Lot
NOT INCLUDED
PARK

TAX LOT 38
ST. NO. 35-41
1 STORY BRICK BLDG.
4 STORY BRICK BUILDING
141.53' 141.56' US

TAX LOT 36
ST. NO. 35-43
1 STORY BRICK BLDG.
1 STORY BRICK BUILDING

TAX LOT 4
1 STORY BRICK BUILDING

TAX LOT 47
1 STORY CONC. BLOCK BUILDING
157.61' 157.66' US

TAX BLOCK 670
TAX LOT 8
2 STORY BRICK BUILDING
1 STORY BRICK BUILDING
TAX LOT 27
TAX LOT 30
295' 295.02' US
583.05' 583.06' Tax Map

TAX LOT 12
1 STORY BRICK & STUCCO BUILDING
90' 90.014' US
100.13' 100.14' US

TAX LOT 20
1 STORY BRICK BUILDING
110' 110.015' US
103' 103.14' US

TAX LOT 23
1 STORY BRICK BUILDING
40' 40.02' US

TAX BLOCK 671
TAX LOT 1
1 STORY METAL BUILDING
299.49' 299.48' US
233.44' 233.46' US
1 STORY BRICK, STUCCO & TILE BUILDING

1 STORY BRICK BUILDING
2 STORY FRAME BLDG.
200.11' Tax Map
200.24' US
200.21'

HIGH 1 STORY BRICK BUILDING

Asphalt Pavement
IN USE AS PARKING

PARKING LOT

Earth

Concrete Walk

Steel Faced Conc. Curb

Guard Rail

Chain Link Fence

Concrete Curb

Gate

Fence

Bike Rack

Mail Box

Fire Alarm Box

Sign

Flagpole

Hydrant

Manhole

Catch Basin

Parking Meter

Pole

Tree

Overhang

Ramp

Step

Bulkhead

Column

Vent

Light

Siamese

Sprinkler

Independent Walls

Parallel With 41st Street

Parallel with 36th AVENUE

Present Street Line as per Long Island Commissioner Map

City Plan Line

IRREG. WIDTH (CITY)
80' L.I.C.

NOT INCLUDED

STANDARD: LONG ISLAND CITY STANDARD
EXCEPT WHERE OTHERWISE NOTED U.S.

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)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBERS 360497 0093 F
EFFECTIVE DATE SEPTEMBER 5, 2007

GENERAL NOTES
1.ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAVD 1988 WHICH IS 1.625 FEET BELOW THE QUEENS HIGHWAY DATUM.
2.ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB.

LEGEND

ASPH.....ASPHALT
BK.....BRICK
BSMT.....BASEMENT
CC.....CURB CUT
CCR.....CONCRETE CURB ROUND
CD.....CELLAR DOOR
CLF.....CHAIN LINK FENCE
CO.....CATCH BASIN CLEAN OUT
CONC.....CONCRETE
CRF.....CHAIN ROPE FENCE
CWA.....CELLAR WINDOW AREA
DR.....DRAIN
EL.....ELEVATION
FAB.....FIRE ALARM BOX
FC.....FILL CAP
FL EL.....FLOOR ELEVATION
GP.....GUARD POLE
GV.....GAS VALVE
IF.....IRON FENCE
INL.....CATCH BASIN INLET ELEVATION
INV.....SEWER INVERT ELEVATION
LP.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
OF.....OIL FILL
OHW.....OVERHEAD WIRES
P.....POLE
PAVT.....PAVEMENT
PM.....PARKING METER
PMULT...POLE, MULTIPLE USAGE
SPRINKLER
CATV.....CABLE TV BOX
SIAMESE
ELECTRIC OUTLET
INGROUND LIGHT
PR.....PEDESTRIAN RAMP
RET.....RETAINING
RIM.....RIM ELEVATION SEWER MANHOLE
SFCR....STEEL FACED CURB ROUND
STY.....STORY
TB.....TOP OF BANK ELEVATION
TRAFFIC LIGHT
TEL.....TELEPHONE
TP.....TREE PIT
TRAFFIC SIGN
TW.....ELEVATION AT TOP OF WALL
UP.....UTILITY POLE
VU.....VALVE UNKNOWN
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WV.....WATER VALVE
12"G.....GAS MAIN WITH SIZE
12"S.....SEWER MAIN WITH SIZE
12"W.....WATER MAIN WITH SIZE
CATCH BASIN
E.....ELECTRIC MANHOLE / VAULT
F.....FIRE MANHOLE
G.....GAS MANHOLE
S.....SEWER MANHOLE
T.....TELEPHONE MANHOLE
W.....WATER MANHOLE
ST.....STEAM MANHOLE
STV.....STEAM VALVE
TR.....TRAFFIC VAULT
HYDRANT
M.....TREE WITH SIZE
17.0.....ESTABLISHED/LEGAL GRADE
TRAFFIC FLOW

DRN: GP

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	09-24-20	BOUNDARY SURVEY WITH ELEVATIONS	

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

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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
SAEED JALILVAND
050236
LICENSED LAND SURVEYOR

CITY OF NEW YORK
COUNTY OF QUEENS
TAX BLOCKS 641, 668-671
TAX LOTS AS SHOWN
SCALE 1" = 40'

ESTABLISHED 1876 • SUCCESSOR TO:
B.G. MENKHEIM 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. SAYADOOK C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*C. WEBER L.S.,C.S.*C. STODLYN R.A.,L.S.*WHITSON & POWELL INC. P.E.,L.S.,C.S.*MUELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

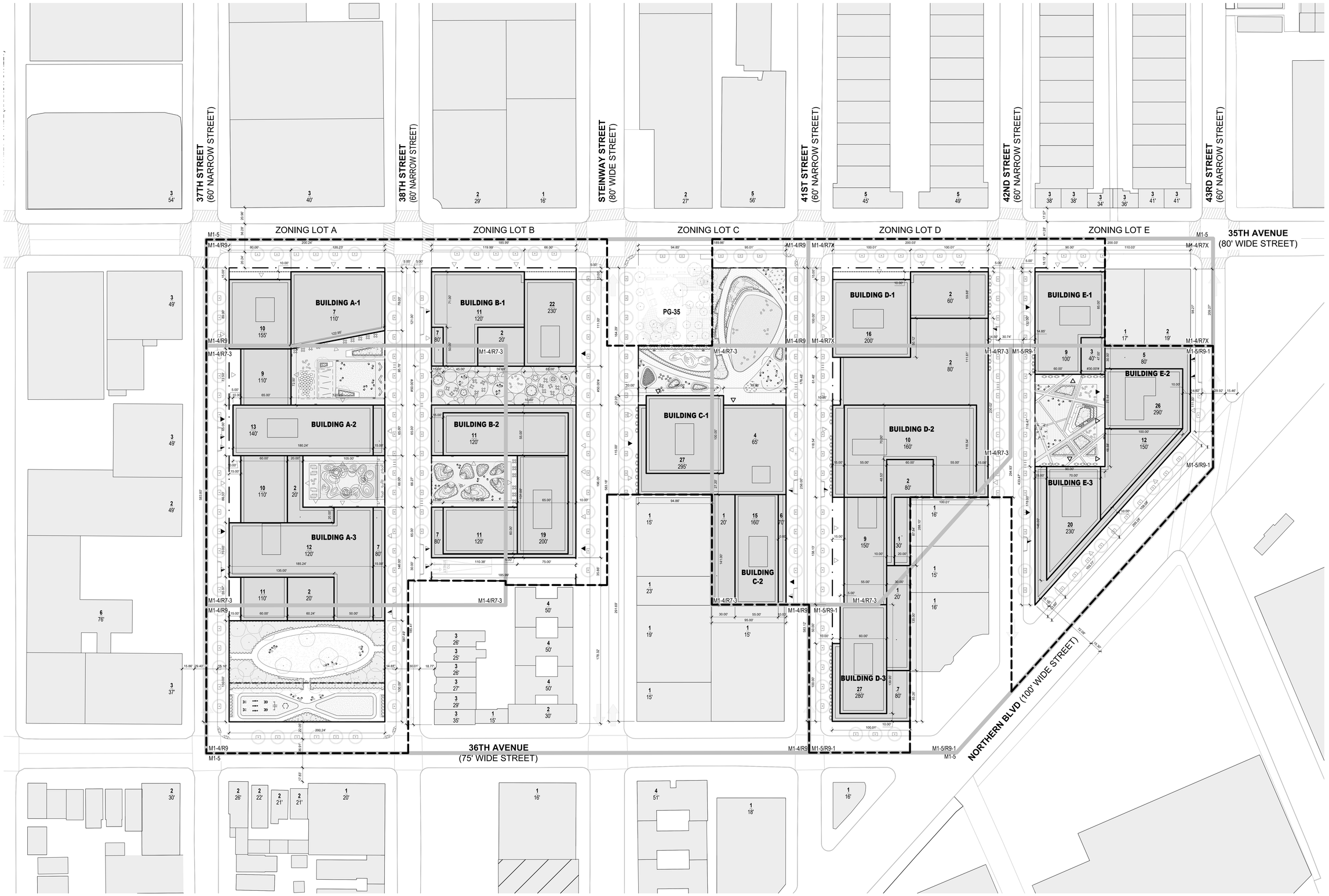
FLOOR AREA												
	ZONING FLOOR AREA											
LARGE SCALE GENERAL DEVELOPMENT ZONING LOT	RESIDENTIAL		COMMERCIAL (RETAIL+OFFICE)			COMMUNITY FACILITY		TOTAL	PARKING (SPACES)		LOADING REQUIRED	
	EXISTING	PROPOSED	EXISTING	PROPOSED RETAIL	PROPOSED OFFICE	EXISTING	PROPOSED		REQUIRED	PROPOSED	REQUIRED	PROPOSED
ZONING LOT A	0	431,962.62	0	23,897.20	117,766.36	0	21,981.31	595,607.49	598	564	4	2
ZONING LOT B	0	575,859.81	0	28,542.06	0	0	6,728.97	611,130.84	229	237	2	1
ZONING LOT C	0	330,716.86	0	9,233.64	0	0	62,523.36	402,473.86	139	288	1	1
ZONING LOT D	0	536,476.64	0	104,271.03	0	0	9439.25	650,186.92	232	241	5	1
ZONING LOT E	0	383,345.79	0	28,383.18	115,943.93	0	0	527,672.90	151	135	1	2
SUBTOTAL	0	2,258,361.72	0	194,327.11	233,710.29	0	100,672.89					
TOTAL	2,258,361.72		428,037.40			100,672.89		2,787,072.01	949	1465	13	7

NOTES
Note 1: Special Permit Under ZR 74-922 to allow UG 6 and UG 10A uses greater than 10,000 sf
Note 2: Special Permit under ZR 74-743 to distribute floor area without regard to zoning lot line and district boundary lines.
Note 3: Special Permit under ZR 74-743(a)(1) to modify height and setback regulations.
Note 4: Special Permit under ZR 74-743(b) to reduce required loading berths.
Note 5: Special Permit under ZR 74-745(a) to distribute required parking spaces within the LSGD without regard to zoning lot lines.
Note 6: Special Permit under ZR 74-743 to modify minimum distance between buildings.
Note 7: Special Permit under ZR 74-743(a)(2) to modify rear yard requirements.

ZONING ANALYSIS						
LARGE SCALE GENERAL DEVELOPMENT ZONING LOT	ZONING LOT A	ZONING LOT B	ZONING LOT C	ZONING LOT D	ZONING LOT E	LSRD TOTAL
BLOCK	641	668	669	670	671	
LOT	1, 4, 9, 51, 52, 56	5	13, 16, 36	4, 8, 20, 27, 30, 47	1, 8, 12, 20, 23	
M1-4/R9	50,060.00	47,179.00	27,701.00			**124,940.00**
M1-4/R7-3	66,703.00	28,082.00	31,649.00	51,699.00		**176,133.00**
M1-4/R7X				20,003.00	9,008.00	**29,011.00**
M1-5/R9-1				16,125.00	44,397.00	**60,522.00**
ZONING LOT AREA	**116,763.00**	**75,261.00**	**59,350.00**	**87,827.00**	**53,405.00**	**392,606.00**
ZONING DISTRICT	M1-4/R9, M1-4/R7-3	M1-4/R7-3, M1-4/R9	M1-4/R7-3, M1-4/R9	M1-4/R7X, M1-4/R7-3, M1-5/R9-1	M1-4/R7X, M1-5/R9-1	M1-4/R9, M1-4/R7-3, M1-4/R7X, M1-5/R9-1

REQUIRED ACTIONS:	
	1) Zoning Map Amendment requested to Map 9b changing the Project Area from M1-1 and C4-2A districts to Special Mixed Use District (MX - 24) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts.
	2) Zoning Text Amendments:
	i. Zoning Text Amendment requested to Section ZR 74-745 (b) to make the reduction in loading berths permitted under the Special Permit ZR 74-745 (b) applicable to Special MX-24 District in Queens Community District 1.
	ii. Zoning Text Amendment requested to Section ZR 123-00 to create a new MX-24 District.
	iii. Zoning Text Amendment to Appendix F to establish a Mandatory Inclusionary Housing Area over the Project Area.
	3) (i) Special Permit requested pursuant to ZR 74-743 (a)(1) to allow the distribution of floor area without regard zoning lot and district boundary lines (ii) Special Permit requested pursuant to ZR 74-743 (a)(2) to modify rear yard regulations as per 23-40, 43-40, 123-65. (iii) Special Permit requested pursuant to ZR 74-743 (a)(2) to modify minimum distance between buildings as per 23-711. (iv) Special Permit requested pursuant to ZR 74-743 (a)(2) to modify height and setback regulations as per ZR 23-664 and ZR 123-662.
	5) Special Permit requested pursuant to ZR 74-746(c) to modify sign regulations on Block 670, Zoning Lot D to modify ZR 123-40, ZR 32-60.
	6) Special Permit requested pursuant to ZR 74-745(a) to locate required and permitted accessory parking spaces throughout the five (5) accessory group parking facilities in the LSGD without regard to zoning lot lines.
	7) Special Permit requested the pursuant to ZR 74-745 (b) to reduce loading berths as per ZR 44-50, ZR 123-70.
	8) Special Permits requested pursuant to ZR 74-922 to permit certain retail uses greater than 10,000 square feet of floor area as per ZR 42-10, ZR 123-20.

LARGE SCALE GENERAL DEVELOPMENT ZONING LOT	ZONING LOT A				ZONING LOT B				ZONING LOT C				ZONING LOT D				ZONING LOT E				PROPOSED LSGD TOTAL
BLOCK	641				668				669				670				671				
LOT	1, 4, 9, 51, 52, 56				5				13, 16, 36				4, 8, 20, 27, 30, 47				1, 8, 12, 20, 23				
ZR SECTION NO.				COMPLIANCE/NOTES				COMPLIANCE/NOTES				COMPLIANCE/NOTES				COMPLIANCE/NOTES				COMPLIANCE/NOTES	
1 ZONING DISTRICT(S)	M1-4/R7-3, M1-4/R9				M1-4/R7-3, M1-4/R9				M1-4/R7-3, M1-4/R9				M1-4/R7X, M1-4/R7-3, M1-5/R9-1				M1-4/R7X, M1-5/R9-1				
2 ZONING LOT AREA																					
ZONING DISTRICT	M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-5/R9-1	M1-4/R7X	TOTAL					TOTAL
TOTAL AREA	66,703.00	50,060.00	**116,763.00**		28,082.00	47,179.00	**75,261.00**		31,649.00	27,701.00	**59,350.00**		51,699.00	16,125.00	20,003.00	**87,827.00**	44,397.00	9,008.00	**53,405.00**		**392,606.00**
3 USE																					PROPOSED UG:
ZR 32-10 ZR 42-10 ZR 123-20	M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-5/R9-1	M1-4/R7X	TOTAL	M1-5/R9-1	M1-4/R7X	TOTAL		
PERMITTED USES	UG 1-14, 16,17	UG 1-14, 16,17	UG 1-14, 16, 17	* DOES NOT CONFORM; SEE NOTE 1	UG 1-14, 16,17	UG 1-14, 16,17	UG 1-14, 16, 17	PRIMARILY CONFORMS - EXCEPT FOR UG 6/10; SEE NOTE 1	UG 1-14, 16,17	UG 1-14, 16,17	UG 1-14, 16, 17	PRIMARILY CONFORMS - EXCEPT FOR UG 6/10; SEE NOTE 1	UG 1-14, 16,17	UG 1-14, 16,17	UG 1-14, 16, 17	PRIMARILY CONFORMS - EXCEPT FOR UG 6/10; SEE NOTE 1	UG 1-14, 16, 17	UG 1-14, 16, 17	UG 1-14, 16, 17	PRIMARILY CONFORMS - EXCEPT FOR UG 6/10; SEE NOTE 1	
PROPOSED NEW USES	2,3,4,6*,10*	6*,10*	UG 2,3,4,6*,10*		3,4,6,10	2, 6,10	UG 2,3,4,6,10		2,3,4,6,10	2, 6	UG 2,3,4,6,10		2, 3, 4, 6, 8, 10	2, 6, 10	2, 6, 10	UG: 2, 3, 4, 6, 8, 10	2, 6, 10	2	UG: 2, 3, 4, 6, 10		
PROPOSED TOTAL			UG 2,3,4,6*,10*				UG 2,3,4,6,10				UG 2,3,4,6,10					UG: 2,3,4,6,8,10			UG: 2,3,4,6,10		UG: 2,3,4,6,8,10
4 FAR																					PROPOSED TOTAL FAR:
ZR 23-154, ZR 24-10 ZR 43-12 ZR 123-63 ZR 123-64																					
PERMITTED TOTAL (ENTIRE ZONING LOT)	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
PERMITTED	6	8			6	8			6	8			6	9	6		9	6			
PERMITTED TOTAL BY USE	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
RESIDENTIAL	6	8			6	8			6	8			6	9	6		9	6			
COMMUNITY FACILITY	5	7.52			5	7.52			5	7.52			5	9	5		9	5			
COMMERCIAL	2	2			2	2			2	2			2	5	2		5	2			
MAXIMUM ALLOWED	6	8			6	8			6	8			6	9	6		9	6			
PROPOSED NEW	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
RESIDENTIAL	5.61	1.16		* DOES NOT COMPLY; SEE NOTE 2	4.41	9.58*		* DOES NOT COMPLY; SEE NOTE 2	4.68	6.59			3.93	14.06*	5.34		7.18	7.16*			
COMMUNITY FACILITY	0.33	0.00			0.20	0.02			1.10	1.00			0.17	0.06	0.00		0.00	0.00			
COMMERCIAL	0.15	2.63*			0.08	0.56			0.00	0.31			1.18	0.71	1.59		1.12	0.64		* DOES NOT COMPLY; SEE NOTE 2	
TOTAL ALL USES	6.09*	3.78			4.70	10.16*			5.79	7.92		COMPLIES	5.27	14.83*	6.92*		10.30*	7.79*			7.10
5 FLOOR AREA																					PROPOSED TOTAL SF
ZR 23-154 ZR 24-10 ZR 43-12 ZR 123-63 ZR 123-64																					
PERMITTED	M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-4/R9	M1-4/R7X	TOTAL	M1-5/R9-1	M1-4/R7X	TOTAL		
RESIDENTIAL	400,218.00	400,480.00	800,698.00		168,492.00	377,432.00	545,924.00		189,894.00	221,608.00	411,502.00		189,894.00	145,125.00	120,018.00	575,337.00	399,573.00	54,048.00	453,621.00		
COMMUNITY FACILITY	333,515.00	376,451.20	709,966.20		140,410.00	354,786.08	495,196.08		158,245.00	208,311.52	366,556.52		258,495.00	145,125.00	100,015.00	503,635.00	399,573.00	45,040.00	444,613.00		
COMMERCIAL	133,406.00	100,120.00	233,526.00		56,164.00	94,358.00	150,522.00		63,298.00	55,402.00	118,700.00		103,398.00	80,625.00	40,006.00	224,029.00	221,985.00	18,016.00	240,001.00		
MAXIMUM ALL USES	400,218.00	400,480.00	**800,698.00**		168,492.00	377,432.00	**545,924.00**		189,894.00	221,608.00	411,502.00		310,194.00	145,125.00	120,018.00	575,337.00	**399,573.00**	**54,048.00**	**453,621.00**		
PROPOSED NEW	M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-4/R9	TOTAL		M1-4/R7-3	M1-5/R9-1	M1-4/R7X	TOTAL	M1-5/R9-1	M1-4/R7X	TOTAL		
RESIDENTIAL	374,084.11	57,878.50	431,962.61		123,362.62	451,897.20*	575,859.82	* DOES NOT COMPLY; SEE NOTE 2	148,214.95	182,501.91	330,716.86		202,990.65	226,757.01*	106,728.97	536,476.63	318,887.85	64,457.94*	383,345.79		
COMMUNITY FACILITY	21,981.30	0.00	21,981.30		5,644.86	1,084.11	6,728.97		34,953.27	27,570.09	62,523.36		8,542.06	897.20	0.00	9,439.26	0.00	0.00	0.00		
COMMERCIAL	10,252.34	131,411.22*	141,663.56		2,252.34	26,288.72	28,542.06		0.00	9,233.64	9,233.64		60,971.96	11,514.02	31,785.05	104,271.03	138,598.14	5,728.97*	144,327.11	* DOES NOT COMPLY; SEE NOTE 2	
TOTAL ALL USES	406,317.75*	189,289.72	**595,607.47**		131,859.82	479,271.03*	**611,130.85**		183,168.22	219,305.64	**402,473.86**	COMPLIES	272,504.67	238,168.23*	138,514.01*	**650,186.92**	**457,485.99***	**70,186.91***	**527,672.90**		**2,787,072.00**
6 OPEN SPACE / PAA																					PROPOSED TOTAL OPEN SPACE
PROPOSED	22,476.41			N/A	24,219.87			N/A	22,815.92			N/A	5,186.85			N/A	11,106.98			N/A	
7 YARDS																					
ZR 23-47 ZR 23-51 ZR 23-531 ZR 43-26 ZR 123-65 ZR 123-652																					
REQUIRED	ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				
	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
FRONT YARDS	NOT REQUIRED	NOT REQUIRED			NOT REQUIRED	NOT REQUIRED			NOT REQUIRED	NOT REQUIRED			NOT REQUIRED	NOT REQUIRED	NOT REQUIRED		NOT REQUIRED	NOT REQUIRED			
SIDE YARDS	NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)			NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)			NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)			NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)		NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)			
REAR YARDS	NOT REQUIRED	NOT REQUIRED			NOT REQUIRED	NOT REQUIRED			INTERIOR LOT - 30'	THROUGH LOT - 60' RYE	INTERIOR LOT - 30'	THROUGH LOT - 60' RYE	THROUGH LOT - NOT REQUIRED	INTERIOR LOT - 30'	CORNER LOT - NOT REQUIRED		THROUGH LOT - 60' RYE	CORNER LOT - NONE REQUIRED			
PROPOSED	ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				ZONING LOT CONTAINS CORNER/THROUGH/INTERIOR LOTS				
	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
FRONT YARDS	NOT REQUIRED	NOT REQUIRED		COMPLIES	NOT REQUIRED	NOT REQUIRED		N/A	NOT REQUIRED	NOT REQUIRED		N/A	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	N/A	NOT REQUIRED	NOT REQUIRED		N/A	
SIDE YARDS	NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)		COMPLIES	NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)		N/A	NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)		N/A	NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)	N/A	NOT REQUIRED (MIN 8 FEET IF PROVIDED)	NOT REQUIRED (MIN 8 FEET IF PROVIDED)		N/A	
REAR YARDS	NOT REQUIRED - ZONING LOT OCCUPIES FULL BLOCK	NOT REQUIRED - ZONING LOT OCCUPIES FULL BLOCK		COMPLIES	0, 60' RYE, 30' RY	0, 60' RYE, 30' RY		COMPLIES	R: 0, 60' RYE - C:0,40' RYE	R: 0, 60' RYE - C:0,40' RYE		SEE NOTE 8	R: 0, 60' RYE - C:0,40' RYE	R: 0, 60' RYE - C:0,40' RYE	CORNER LOT - NONE REQUIRED	SEE NOTE 8	0' AND 30'/60' RYE	CORNER LOT - NONE REQUIRED		SEE NOTE 8	
8 HEIGHT & SETBACK:																					
ZR 23-662 ZR 23-664 ZR 123-66 ZR 123-662	35TH AVENUE (80' - WIDE STREET)				35TH AVENUE (80' - WIDE STREET)				35TH AVENUE (80' - WIDE STREET)				35TH AVENUE (80' - WIDE STREET)				35TH AVENUE (80' - WIDE STREET)				
	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
INITIAL SETBACK REQUIRED	N/A	10			N/A	10			N/A	N/A			N/A	N/A	10			10			
INITIAL SETBACK PROPOSED	N/A	0*			N/A	0*			N/A	N/A			N/A	N/A	10			0			
MINIMUM BASE HEIGHT REQUIRED	N/A	N/A		* DOES NOT COMPLY; SEE DRAWING U.104, NOTE 3	N/A	N/A		* DOES NOT COMPLY; SEE DRAWING U.204, NOTE 3	N/A	N/A			N/A	N/A	60	* DOES NOT COMPLY; SEE DRAWING U.404, NOTE 3	N/A	60		* DOES NOT COMPLY; SEE DRAWING U.504, NOTE 3	
MINIMUM BASE HEIGHT PROPOSED	N/A	N/A			N/A	N/A			N/A	N/A			N/A	N/A	200*		N/A	100*			
MAX BASE HEIGHT	85	85			N/A	85			85	N/A			N/A	N/A	105		N/A	105			
MAX BASE HEIGHT PROPOSED	80	110*			N/A	120*			150	N/A			80	N/A	200*		N/A	100			
MAXIMUM BUILDING HEIGHT REQUIRED	185	225			N/A	225			185	N/A			185	N/A	145		N/A	145			
MAXIMUM BUILDING HEIGHT PROPOSED	140	110			N/A	230*			150	N/A			160	N/A	60		280*	100			
	38TH STREET (60' - NARROW STREET)				STEINWAY STREET (80' - WIDE STREET)				41ST STREET (60' - NARROW STREET)				36TH AVENUE (75' - WIDE STREET)				42ND STREET (60' - NARROW STREET)				
	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
INITIAL SETBACK REQUIRED	15	15			N/A	10			15	N/A			15	N/A	15		10	N/A			
INITIAL SETBACK PROPOSED	15	0*			N/A	0*			10*	N/A			15	N/A	15		10	N/A			
MINIMUM BASE HEIGHT REQUIRED	N/A	N/A		* DOES NOT COMPLY; SEE DRAWING U.104, NOTE 3	N/A	N/A		* DOES NOT COMPLY; SEE DRAWING U.204, NOTE 3	N/A	N/A		* DOES NOT COMPLY; SEE DRAWING U.304, NOTE 3	N/A	N/A	60	* DOES NOT COMPLY; SEE DRAWING U.404, NOTE 3	N/A	N/A		* DOES NOT COMPLY; SEE DRAWING U.504, NOTE 3	
MINIMUM BASE HEIGHT PROPOSED	N/A	N/A			N/A	N/A			N/A	N/A			N/A	N/A	200*		N/A	100*			
MAX BASE HEIGHT	85	85			N/A	85			85	N/A			N/A	N/A	105		N/A	105			
MAX BASE HEIGHT PROPOSED	140*	155*			N/A	120*			150	N/A			N/A	N/A	200*		N/A	100			
MAXIMUM BUILDING HEIGHT REQUIRED	185	225			N/A	225			185	N/A			185	N/A	145		N/A	145			
MAXIMUM BUILDING HEIGHT PROPOSED	140	155			N/A	230*			150	N/A			160	N/A	60		280*	100			
	37TH STREET (60' - NARROW STREET)				38TH STREET (60' - NARROW STREET)				STEINWAY STREET (80' - WIDE STREET)				41ST STREET (60' - NARROW STREET)				42ND STREET (60' - NARROW STREET)				
	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
INITIAL SETBACK REQUIRED	15	15			15	15			N/A	10			15	15	15		15	15			
INITIAL SETBACK PROPOSED	0	0			15	0*			N/A	10			15	10*	0*		0	0			
MINIMUM BASE HEIGHT REQUIRED	N/A	N/A		* DOES NOT COMPLY; SEE DRAWING U.104, NOTE 3	N/A	N/A		* DOES NOT COMPLY; SEE DRAWING U.204, NOTE 3	N/A	N/A		* DOES NOT COMPLY; SEE DRAWING U.304, NOTE 3	N/A	N/A	60	* DOES NOT COMPLY; SEE DRAWING U.404, NOTE 3	N/A	60		* DOES NOT COMPLY; SEE DRAWING U.504, NOTE 3	
MINIMUM BASE HEIGHT PROPOSED	N/A	N/A			N/A	N/A			N/A	N/A			N/A	N/A	200*		N/A	100*			
MAX BASE HEIGHT	85	85			85	N/A			N/A	65			85	80	200*		100*	100			
MAXIMUM BUILDING HEIGHT REQUIRED	185	225			185	225			N/A	225			185	280	145		280	145			
MAXIMUM BUILDING HEIGHT PROPOSED	140	155			120	120			N/A	295*			160	280	200*		230	100			
9 MINIMUM DISTANCE BETWEEN BUILDINGS																					
ZR 23-711 REQUIRED	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
WALL TO WALL	60'	60'			60'	60'			60'	60'			60'	60'	60'		60'	60'			
WALL TO WINDOW	50'	50'			50'	50'			50'	50'			50'	50'	50'		50'	50'			
WINDOW TO WINDOW	60'	60'			60'	60'			60'	60'			60'	60'	60'		60'	50			
ABOVE 125' @ LOT COVERAGE > 40%	80'	80'			80'	80'			80'	80'			80'	80'	80'		80'	80'			
PROPOSED	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
WALL TO WALL	N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A		
WALL TO WINDOW	N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A	N/A	N/A	30*	30*	* DOES NOT COMPLY; SEE NOTE 6		
WINDOW TO WINDOW	N/A	N/A	N/A		50*	50*	N/A	* DOES NOT COMPLY; SEE NOTE 6	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A		
ABOVE 125' @ LOT COVERAGE > 40%	N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A		
10 LOADING																					TOTAL LOADING BERTHS
ZR 25-00 ZR 44-00 ZR 123-70, ZR 123-71 ZR 123-72	M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-4/R9			M1-4/R7-3	M1-5/R9-1	M1-4/R7X		M1-5/R9-1	M1-4/R7X			
REQUIRED (COMMERCIAL)	FIRST 8,000 (SF) 0	FIRST 8,000 (SF) 0			FIRST 8,000 (SF) 0	FIRST 8,000 (SF) 0			FIRST 8,000 (SF) 0	FIRST 8,000 (SF) 0			FIRST 8,000 (SF) 0		FIRST 8,000 (SF) 0			FIRST 8,000 (SF) 0			
	NEXT 17,000 (SF) 1	NEXT 17,000 (SF) 1			NEXT 17,000 (SF) 1	NEXT 17,000 (SF) 1			NEXT 17,000 (SF) 1	NEXT 17,000 (SF) 1			NEXT 17,000 (SF) 1		NEXT 17,000 (SF) 1			NEXT 17,000 (SF) 1			
	NEXT 15,000 (SF) 1	NEXT 15,000 (SF) 1			NEXT 15,000 (SF) 1	NEXT 15,000 (SF) 1			NEXT 15,000 (SF) 1	NEXT 15,000 (SF) 1			NEXT 15,000 (SF) 1	FIRST 25,000 (SF) 1	NEXT 15,000 (SF) 1		FIRST 25,000 (SF) 1	NEXT 15,000 (SF) 1			
	NEXT 20,000 (SF) 1	NEXT 20,000 (SF) 1			NEXT 20,000 (SF) 1	NEXT 20,000 (SF) 1			NEXT 20,000 (SF) 1	NEXT 20,000 (SF) 1			NEXT 20,000 (SF) 1	NEXT 15,000 (SF) 1	NEXT 20,000 (SF) 1		NEXT 15,000 (SF) 1	NEXT 20,000 (SF) 1			
	NEXT 40,000 (SF) 1	NEXT 40,000 (SF) 1			NEXT 40,000 (SF) 1	NEXT 40,000 (SF) 1			NEXT 40,000 (SF) 1	NEXT 40,000 (SF) 1			NEXT 40,000 (SF) 1	NEXT 60,000 (SF) 1	NEXT 40,000 (SF) 1		NEXT 60,000 (SF) 1	NEXT 40,000 (SF) 1			
	EACH ADDITIONAL 150,000 (SF) 1	EACH ADDITIONAL 150,000 (SF) 1	TOTAL		EACH ADDITIONAL 150,000 (SF) 1	EACH ADDITIONAL 150,000 (SF) 1	TOTAL		EACH ADDITIONAL 150,000 (SF) 1	EACH ADDITIONAL 150,000 (SF) 1	TOTAL		EACH ADDITIONAL 150,000 (SF) 1	EACH ADDITIONAL 150,000 (SF) 1	EACH ADDITIONAL 150,000 (SF) 1	TOTAL	EACH ADDITIONAL 150,000 (SF) 1	EACH ADDITIONAL 150,000 (SF) 1	TOTAL		
PROPOSED COMMERCIAL/RETAIL (SF)	29,831.77	16,046.73	45,878.50		7,897.20	27,373.83	35,271.03		34,953.27	36,803.73	71,757.00		69,514.02	12,411.22	31,785.05	113,710.29	22,654.21	5,728.97	28,383.18		
REQUIRED LOADING BERTH(S)	2	1	3		0	2	2		3	4	7		4	0	2	6	0	0	0	COMPLIES	
	M1-4/R7-3	M1-4/R9	TOTAL	* DOES NOT COMPLY; SEE NOTE 4	M1-4/R7-3	M1-4/R9	TOTAL	* DOES NOT COMPLY; SEE NOTE 4	M1-4/R7-3	M1-4/R9	TOTAL	* DOES NOT COMPLY; SEE NOTE 4	M1-4/R7-3	M1-5/R9-1	M1-4/R7X	TOTAL	M1-5/R9-1	M1-4/R7X	TOTAL		
REQUIRED (OFFICE)	FIRST 25,000 (SF) 0	FIRST 25,000 (SF) 0			FIRST 25,000 (SF) 0	FIRST 25,000 (SF) 0			FIRST 25,000 (SF) 0	FIRST 25,000 (SF) 0			FIRST 25,000 (SF) 0		FIRST 25,000 (SF) 0			FIRST 25,000 (SF) 0			
	NEXT 75,000 (SF) 1	NEXT 75,000 (SF) 1			NEXT 75,000 (SF) 1	NEXT 75,000 (SF) 1			NEXT 75,000 (SF) 1	NEXT 75,000 (SF) 1			NEXT 75,000 (SF) 1	FIRST 100,000 (SF) 1	NEXT 75,000 (SF) 1		FIRST 100,000 (SF) 1



01 OVERALL | ROOF PLAN

SCALE: 1" = 40'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PROPOSED MAX BUILDING ENVELOPE HEIGHT (HT +458.50') / ILLUSTRATIVE BUILDING HEIGHT (HT +418.50')
- C6-4 ZONING DISTRICT
- LSRD PARCEL NUMBER
- 83 BUILDING NUMBER
- 26 / Z29 NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- #____# NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)
- PAA BOUNDARY

ODA NEW YORK
80 Hudson Street, 3rd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2023	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
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440 Park Avenue South 7th Floor
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TRAFFIC ENGINEER:
Philip Habib & Assoc.
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New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

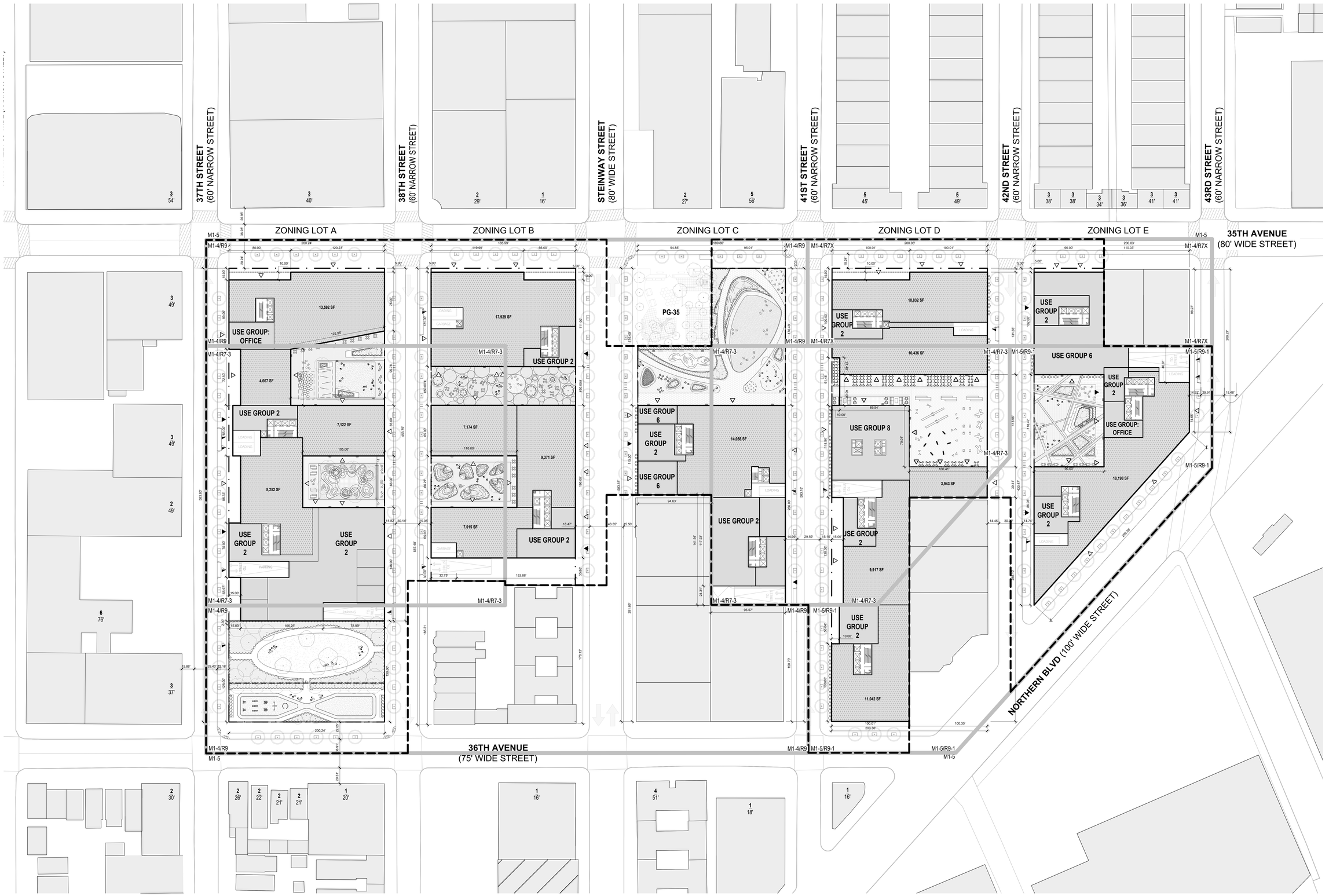
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

LSGD SITE PLAN

U.003



01 OVERALL | GROUND PLAN

SCALE: 1" = 40'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PROPOSED MAX BUILDING ENVELOPE HEIGHT (HT +458.50') / ILLUSTRATIVE BUILDING HEIGHT (HT +418.50')
- C6-4 ZONING DISTRICT
- LSRD PARCEL NUMBER
- 33 BUILDING NUMBER
- 26 / 229 NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- #____# NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)
- PAA BOUNDARY

ODA NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2023	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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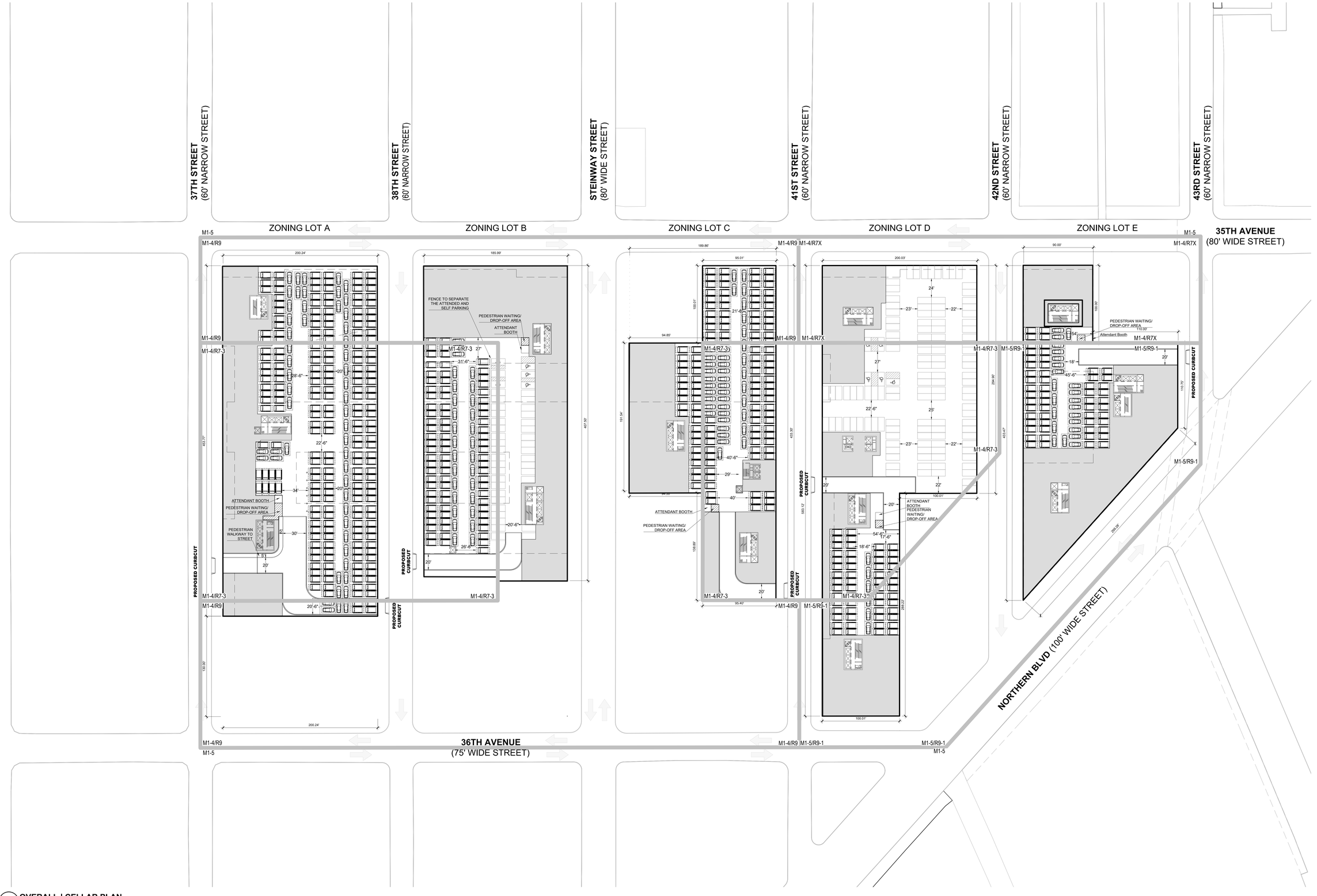
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

LSGD GROUND FLOOR PLAN

U.004

PAGE: 04 OF 78



01 OVERALL | CELLAR PLAN
SCALE: 1" = 40'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PROPOSED MAX BUILDING ENVELOPE HEIGHT (HT +458.50') / ILLUSTRATIVE BUILDING HEIGHT (HT +418.80')
- C6-4 — ZONING DISTRICT
- LSRD PARCEL NUMBER
- B3 — BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

LEGEND:

- 18' × 9' — SELF PARKING SPACE
- 18' × 9' — ATTENDED
- 17' × 9' — STACKER
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT INTERIOR SUBDIVISIONS, USE AND OTHER DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE

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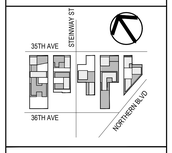
KEY PLAN



INNOVATION QNS

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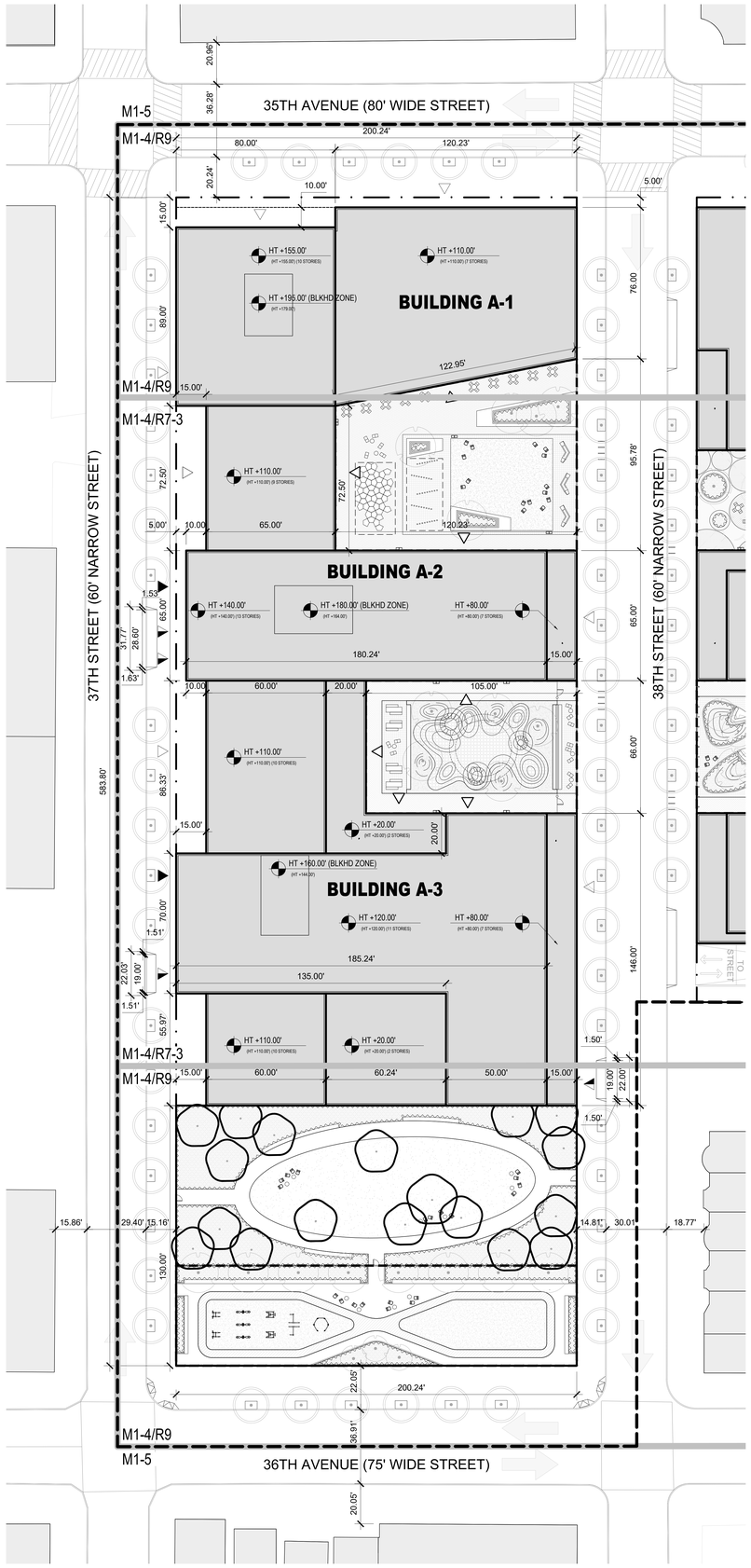
ADAM CHRISTOPHER KAUFMAN
026207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

LSGD CELLAR PLAN

U.005

PAGE: 05 OF 78



01 **ZONING LOT A | SITE PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- BUILDING NUMBER
- NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PAA BOUNDARY

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KEY PLAN



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028267
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

ZONING LOT SITE PLAN

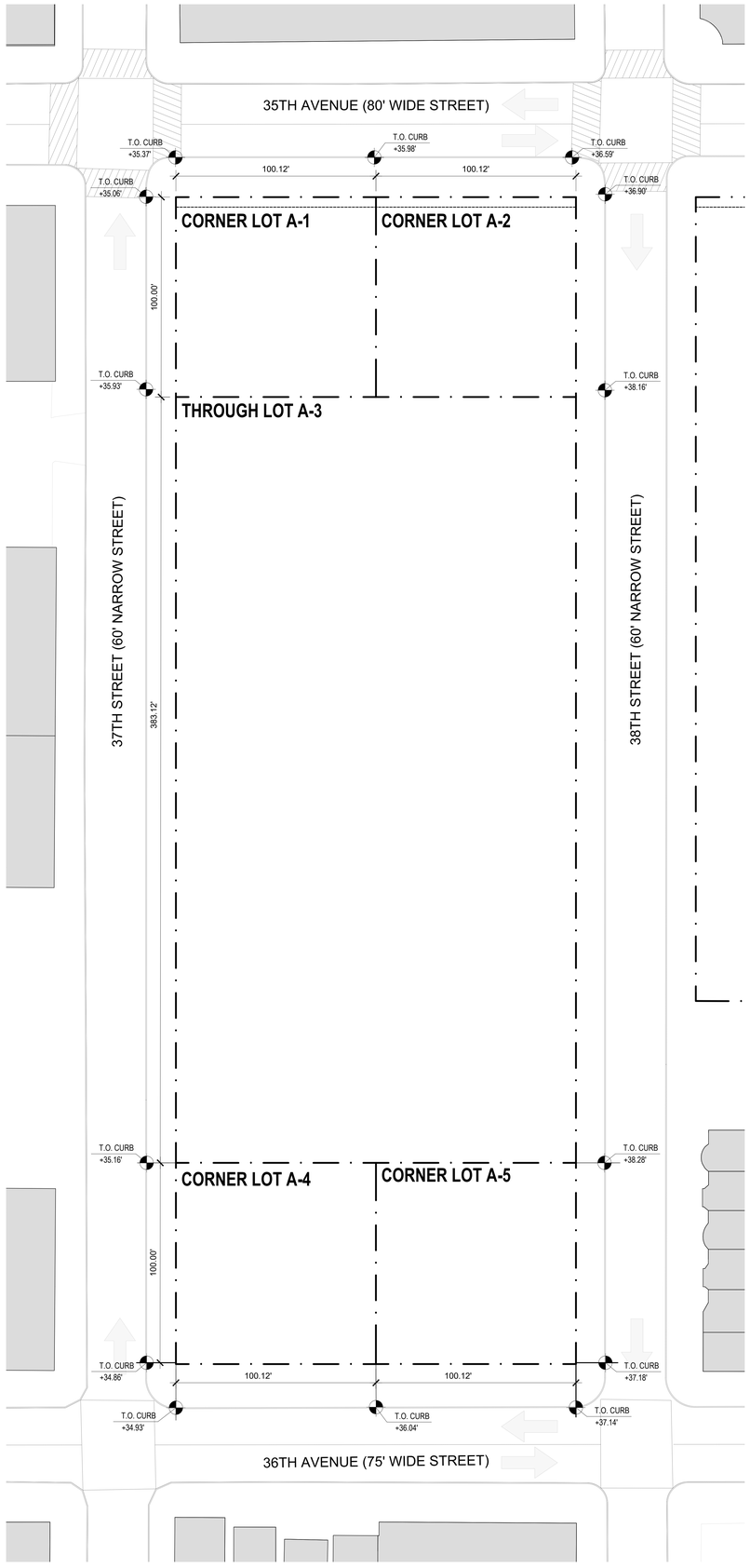
U.100

BASE PLANE CALCULATION:

BASE PLANE = ACL. ELEVATION x (LOT COVERAGE / ZONING LOT AREA)%

CORNER LOT	A-1:	35.58 (8645.25 / 68379.53)	= 4.48'
CORNER LOT	A-2:	36.91 (8554.55 / 68379.53)	= 4.61'
THROUGH LOT	A-3:	36.84 (51179.65 / 68379.53)	= 27.58'
CORNER LOT	A-4:	35.25 (0.00 / 68379.53)	= 0.00'
CORNER LOT	A-5:	37.16 (0.00 / 68379.53)	= 0.00'

BLOCK A BASE PLANE: 36.65'



01 **ZONING LOT A | LOT DIVISION AND CURB MEAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- A1 — BUILDING NUMBER
- 26 / 229' — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE

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KAUFMAN ASTORIA BEDROCK | LLC
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KEY PLAN



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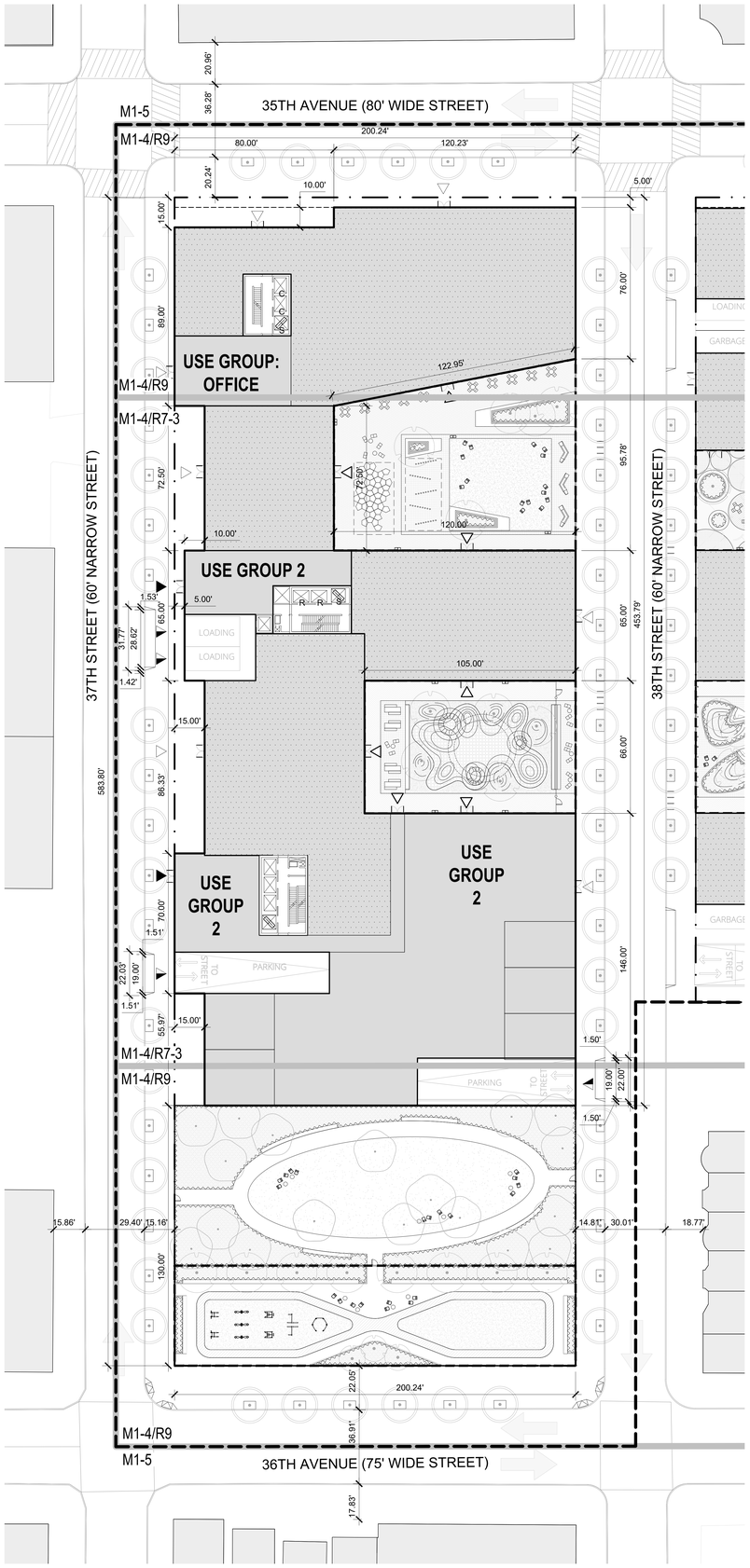
PROJECT NO: 1728.00 | SCALE:

LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS

U.101



01 **ZONING LOT A | GROUND PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- BUILDING NUMBER
- NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
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- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
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KEY PLAN



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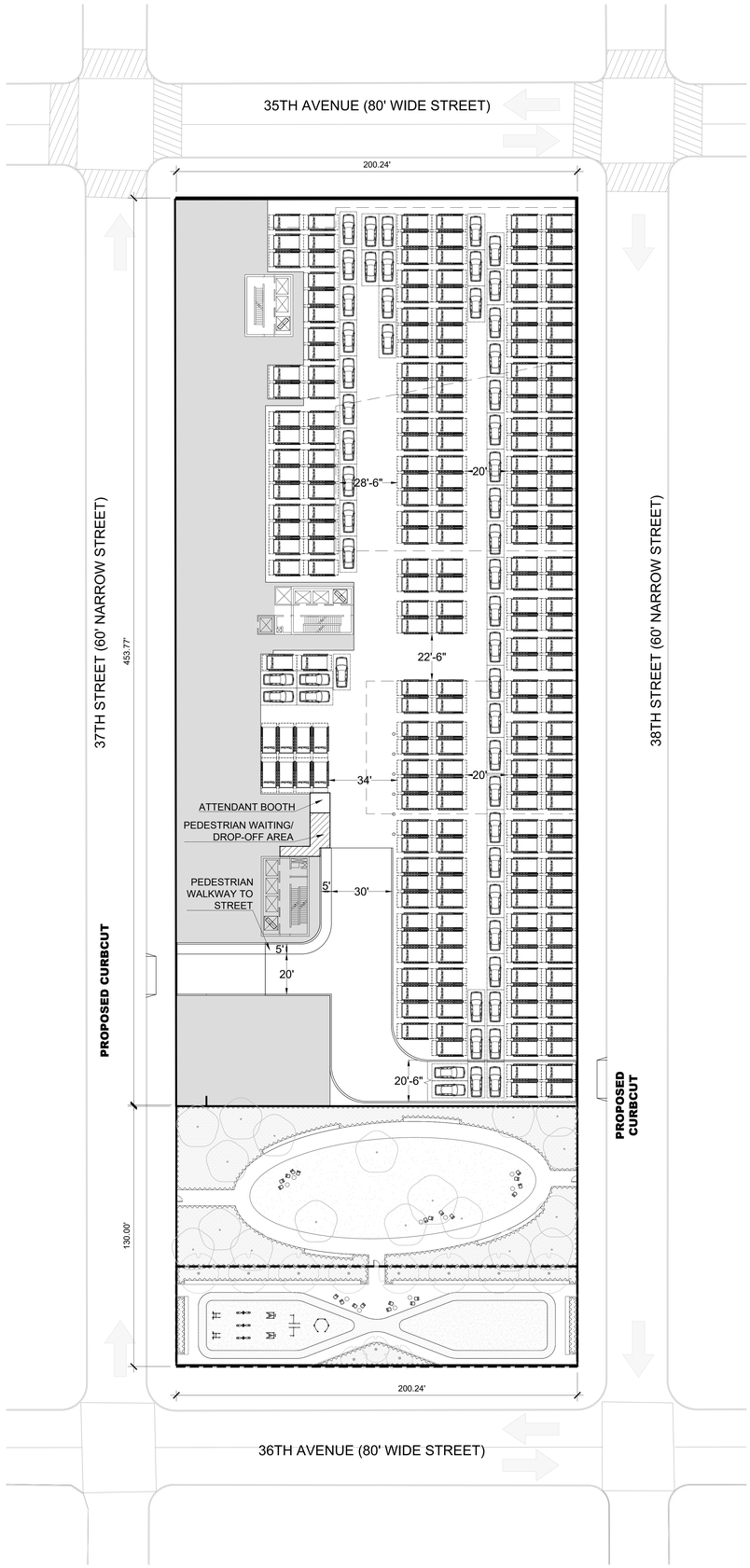
026267
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

GROUND FLOOR PLAN

U.102

PAGE: 08 OF 78



01 **ZONING LOT A | CELLAR PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- 18' — SELF PARKING SPACE
- 18' — ATTENDED
- 17' — STACKER
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT INTERIOR SUBDIVISIONS, USE AND OTHER DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE

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KEY PLAN



INNOVATION QNS

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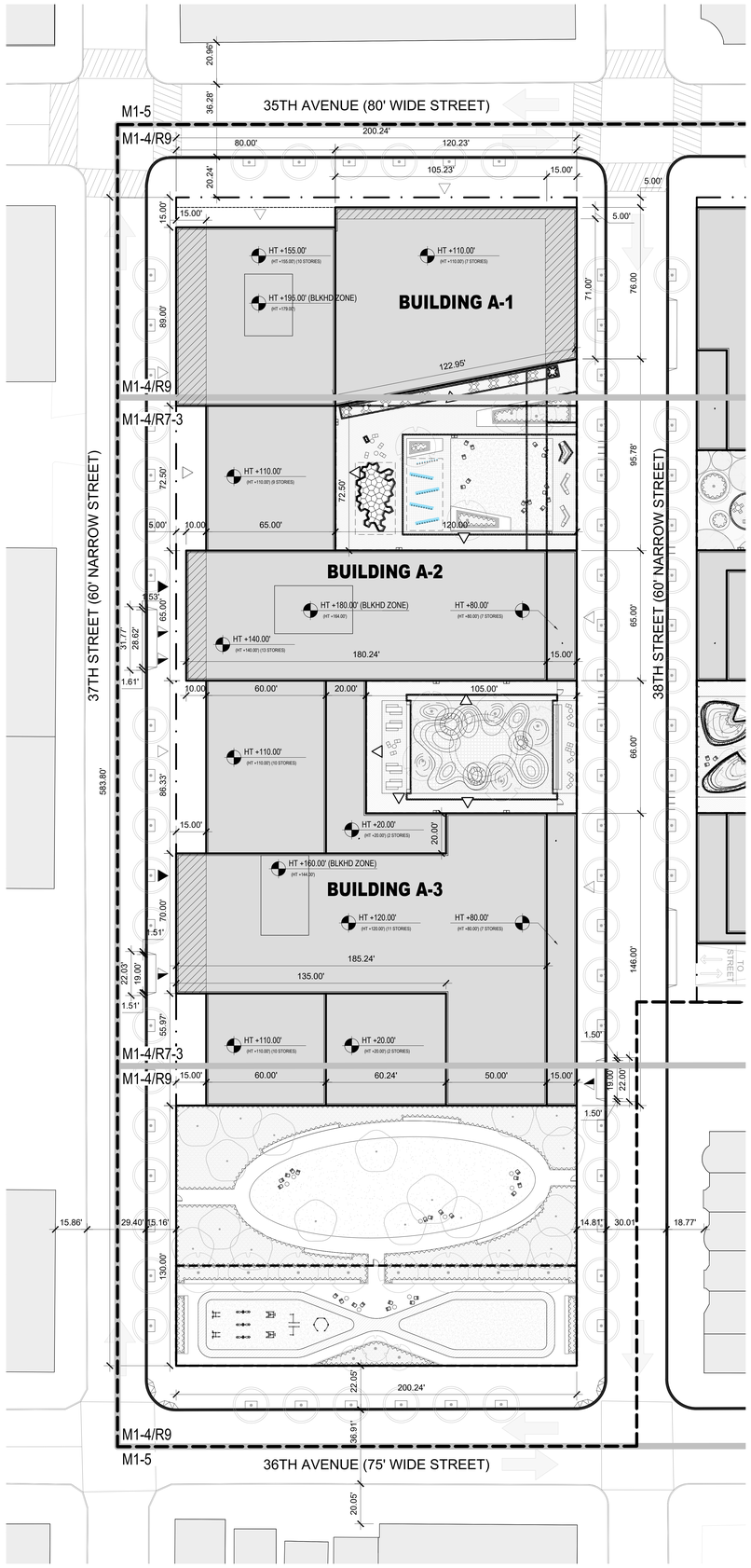
STATE OF NEW YORK
036207

PROJECT NO: 1728.00 | SCALE:

CELLAR PLAN

U.103



01 **ZONING LOT A | WAIVER PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

ZONING WAIVER

- HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUIRED PURSUANT TO ZR 74-743

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KEY PLAN



INNOVATION QNS

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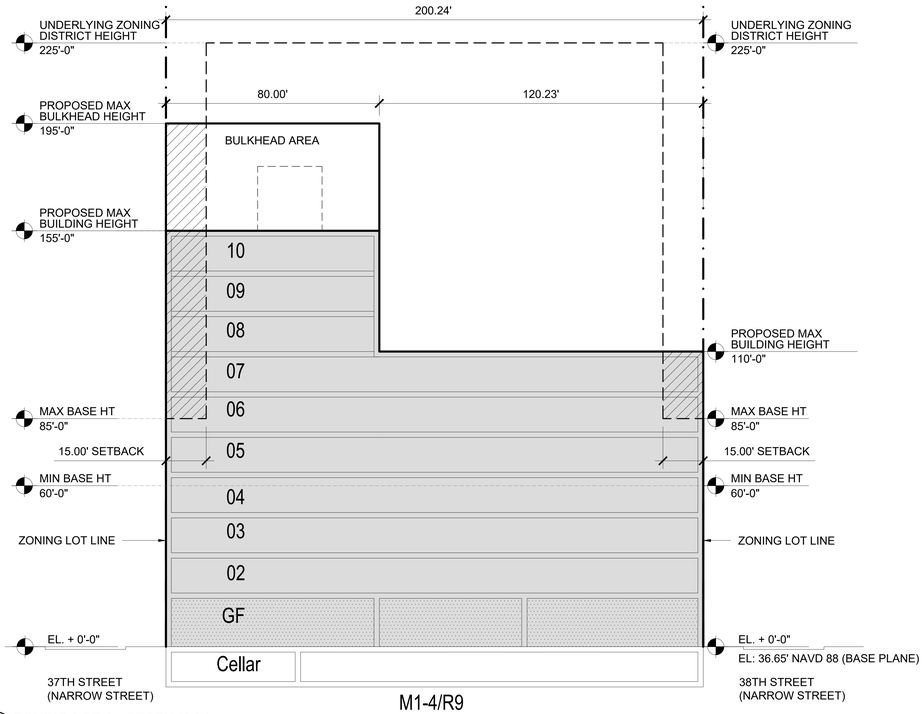
REGISTERED ARCHITECT — TIMOTHY CHRIS — 029307 — STATE OF NEW YORK

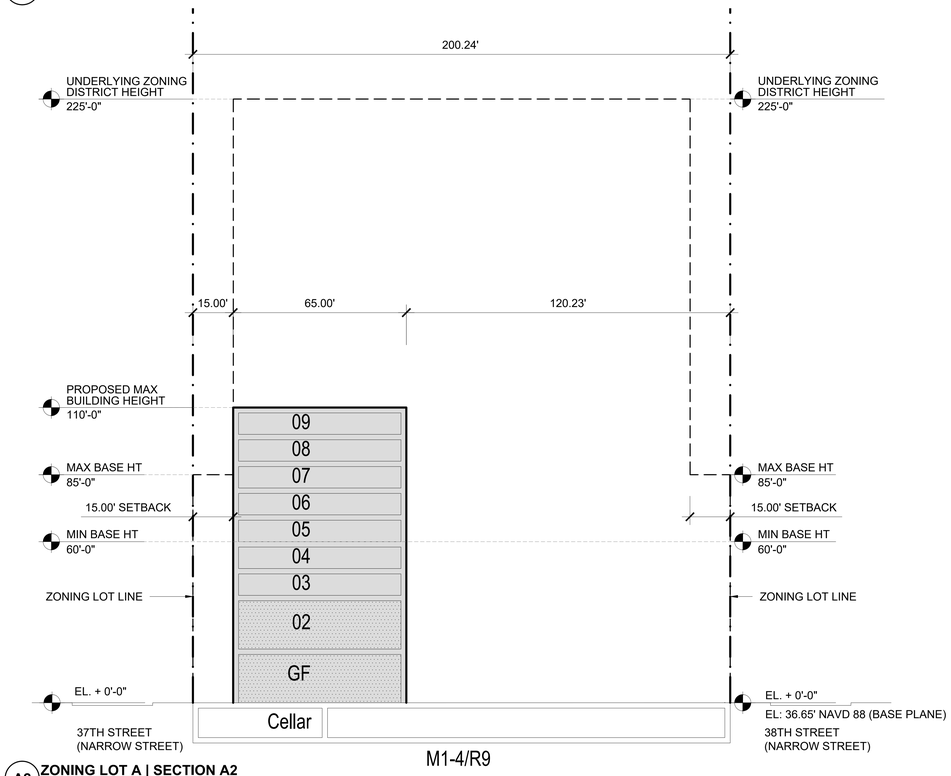
PROJECT NO: 1728.00 | SCALE:

WAIVER PLAN

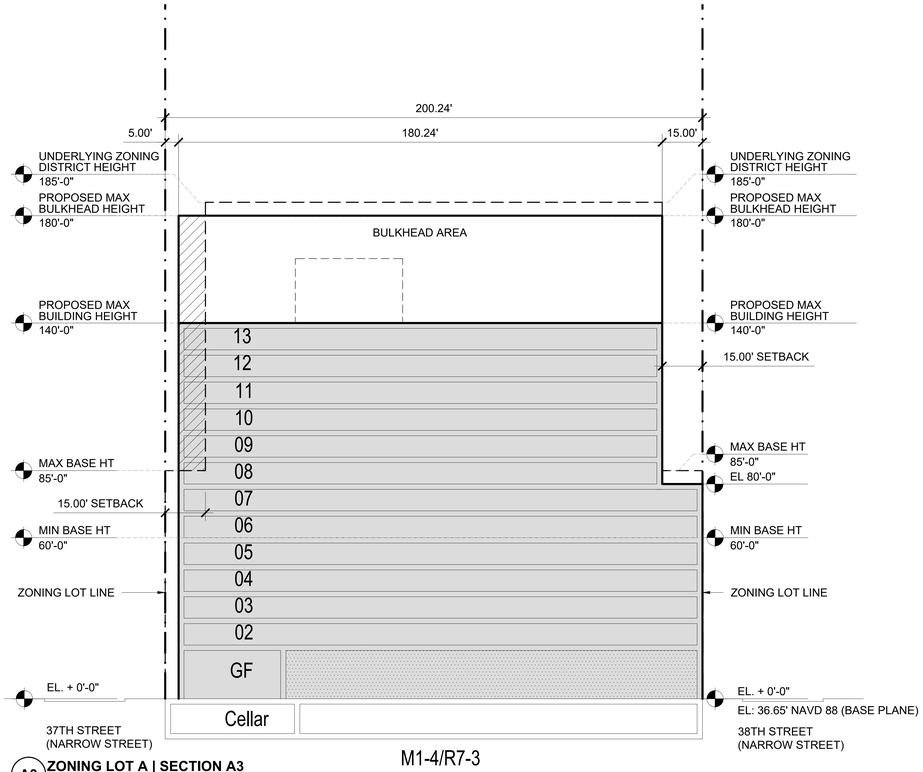
U.104



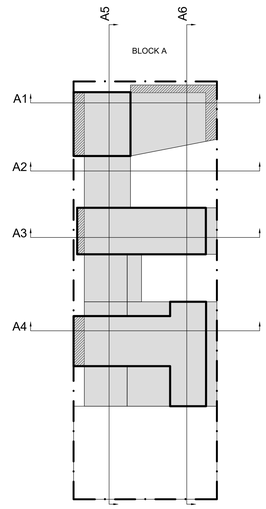
A1 ZONING LOT A | SECTION A1
SCALE: 1" =20'-0"



A2 ZONING LOT A | SECTION A2
SCALE: 1" = 20'-0"



A3 ZONING LOT A | SECTION A3
SCALE: 1" = 20'-0"



01 ZONING LOT A | KEY PLAN
SCALE: 1" = 75'-0"

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT

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SILVERSTEIN ASTORIA MEMBER LLC

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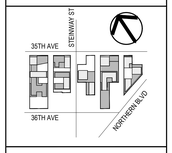
KEY PLAN



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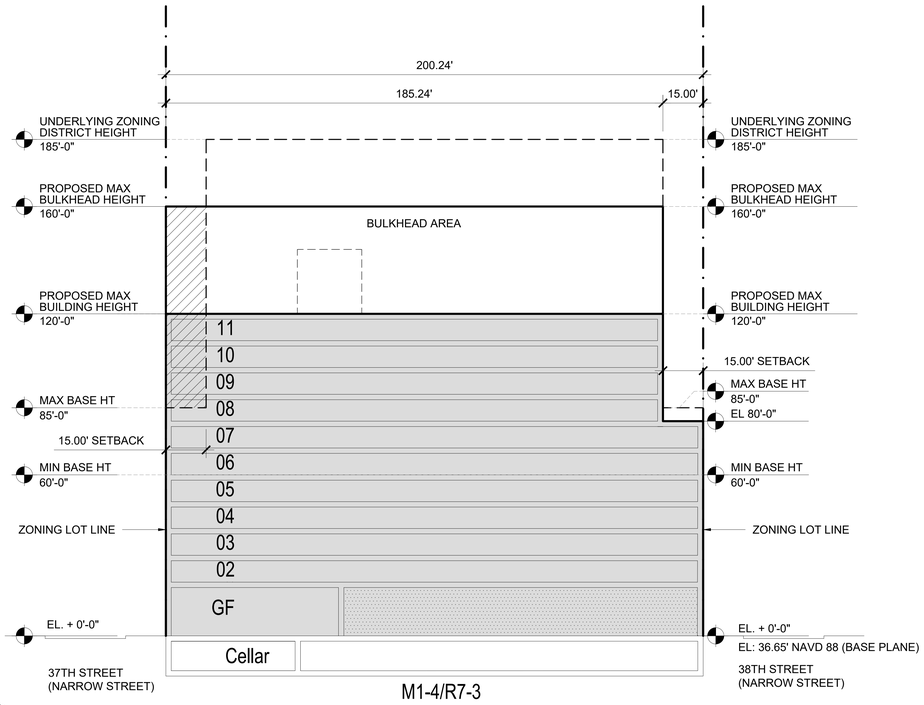
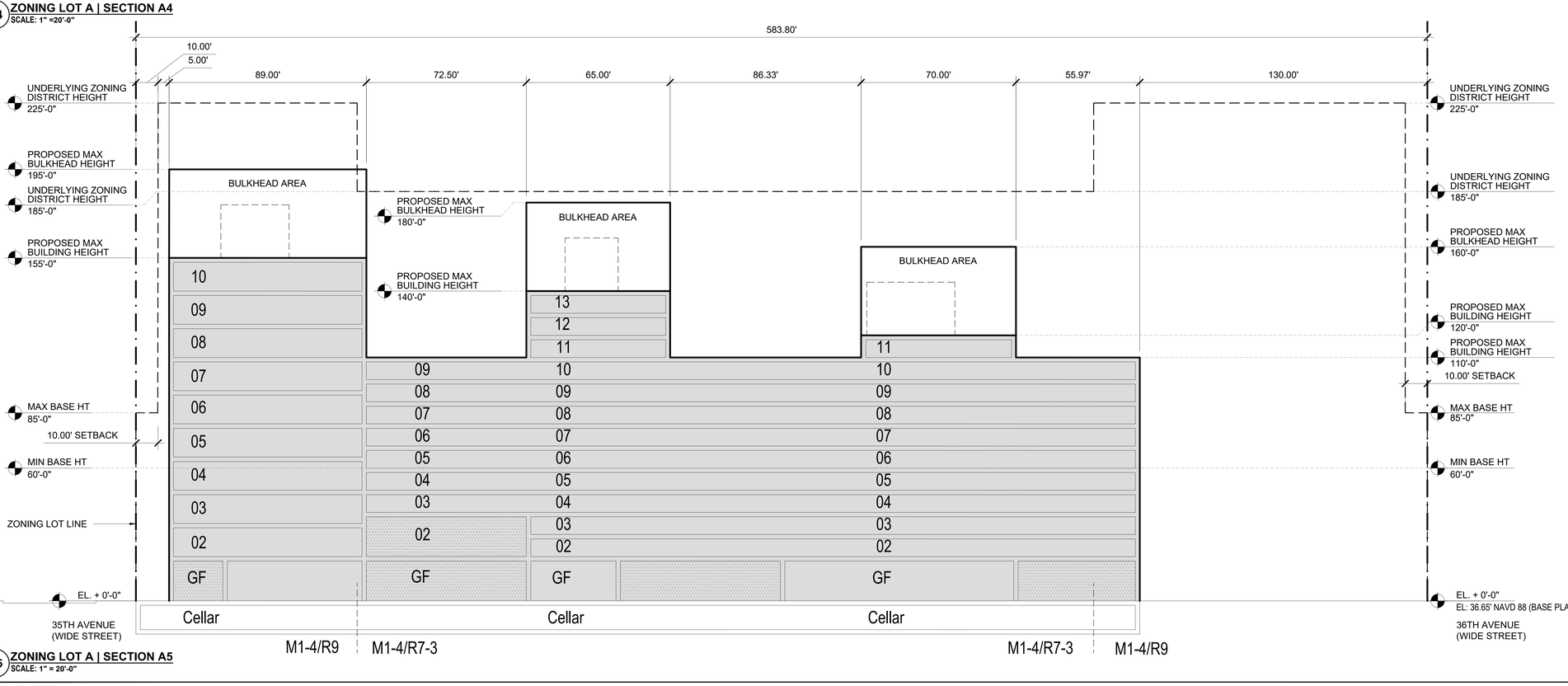
PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

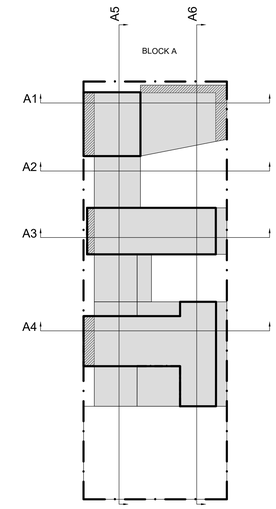
U.105



A4 ZONING LOT A | SECTION A4
SCALE: 1" =20'-0"



A5 ZONING LOT A | SECTION A5
SCALE: 1" = 20'-0"



01 ZONING LOT A | KEY PLAN
SCALE: 1" = 75'-0"

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT

NEW YORK
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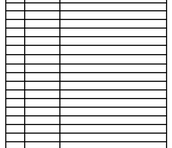
KEY PLAN



INNOVATION QNS

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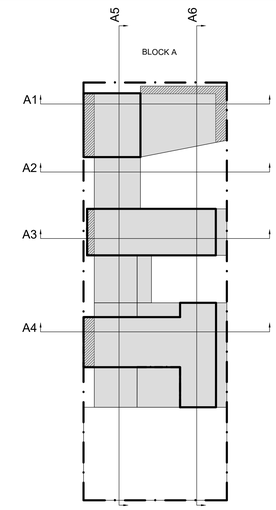
REGISTERED ARCHITECT TEAM CHIEF 026207 STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

U.106



GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
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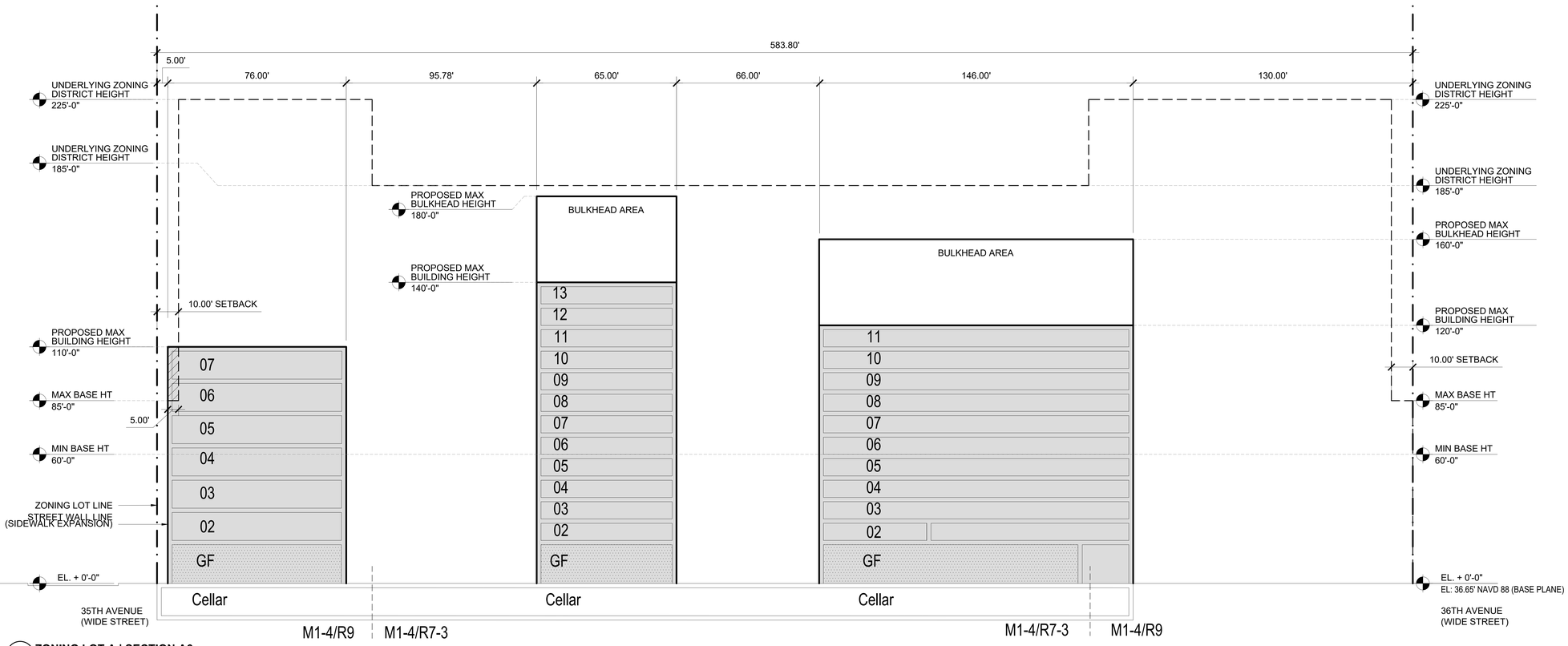
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT

01 ZONING LOT A | KEY PLAN
SCALE: 1" = 75'-0"



A6 ZONING LOT A | SECTION A6
SCALE: 1" = 20'-0"

NEW YORK
80 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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101 Park Avenue 17th Floor
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440 Park Avenue South 7th Floor
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TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

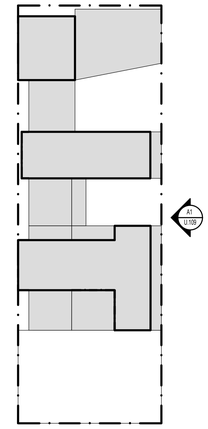
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
HENRY CHEN
029207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

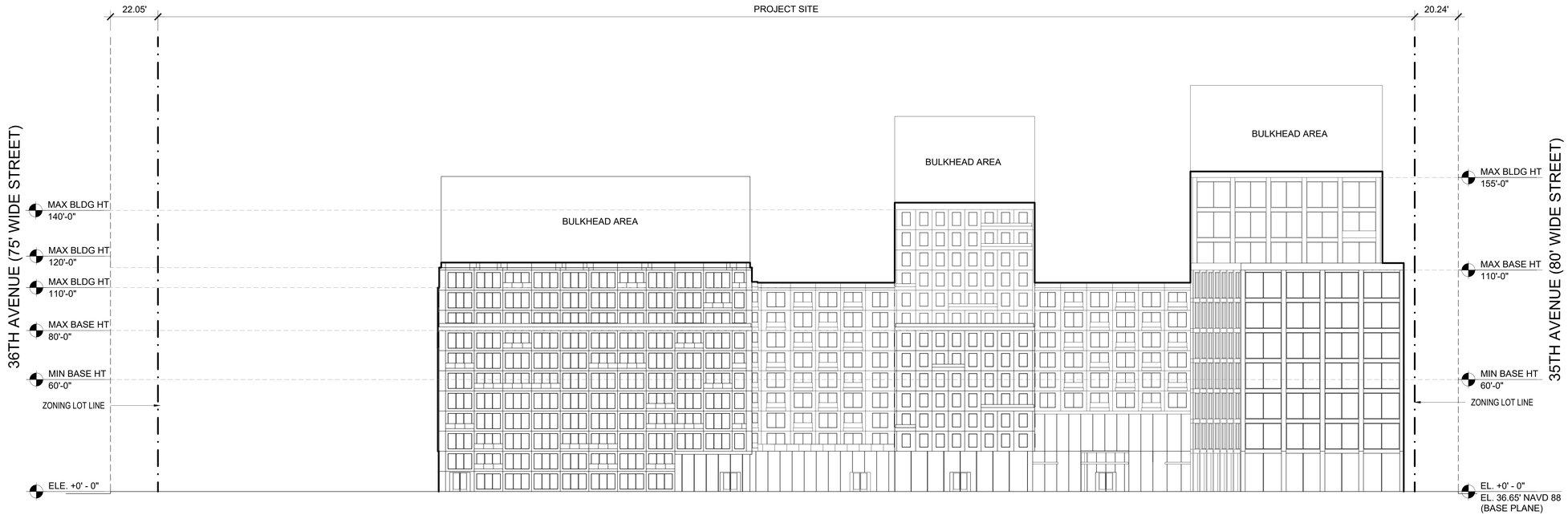
U.107



GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- A1 / 1:108
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT A | KEY PLAN
SCALE: 1" = 75'-0"



A1 ZONING LOT A | ELEVATION A1
SCALE: 1" = 20'-0"

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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
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TRAFFIC ENGINEER:
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New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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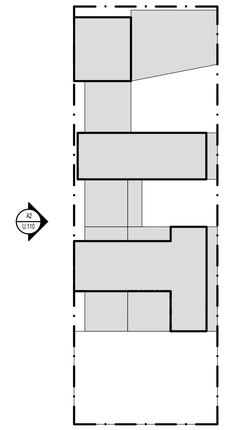
ISSUED FOR ULURP

REGISTERED ARCHITECT
ANDREW CHRIST
079007
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.108

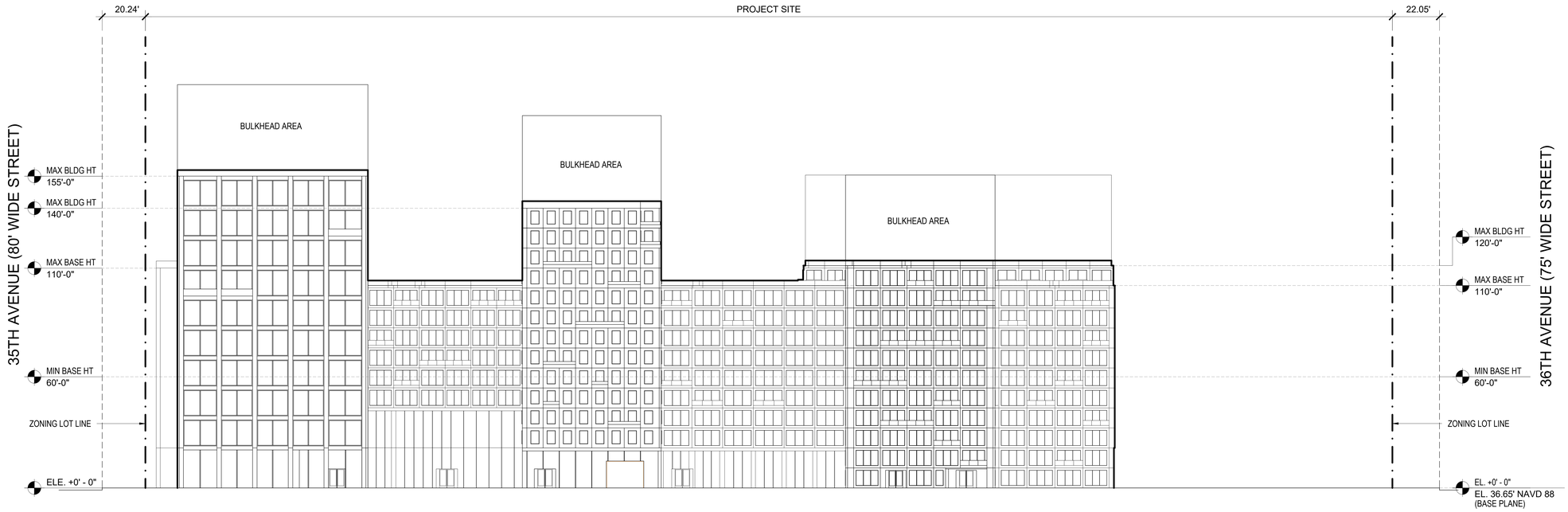


GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

A2 / 01.10

01 ZONING LOT A | KEY PLAN
SCALE: 1" = 75'-0"



A2 ZONING LOT A | ELEVATION A2
SCALE: 1" = 20'-0"

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New York, New York 10013
646-478-7400

NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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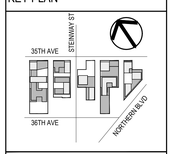
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

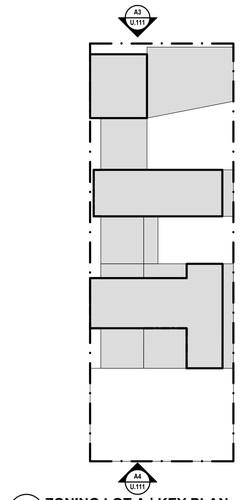
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
ANDREW CHRIST
079007
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.109



01 ZONING LOT A | KEY PLAN
SCALE: 1" = 75'-0"

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
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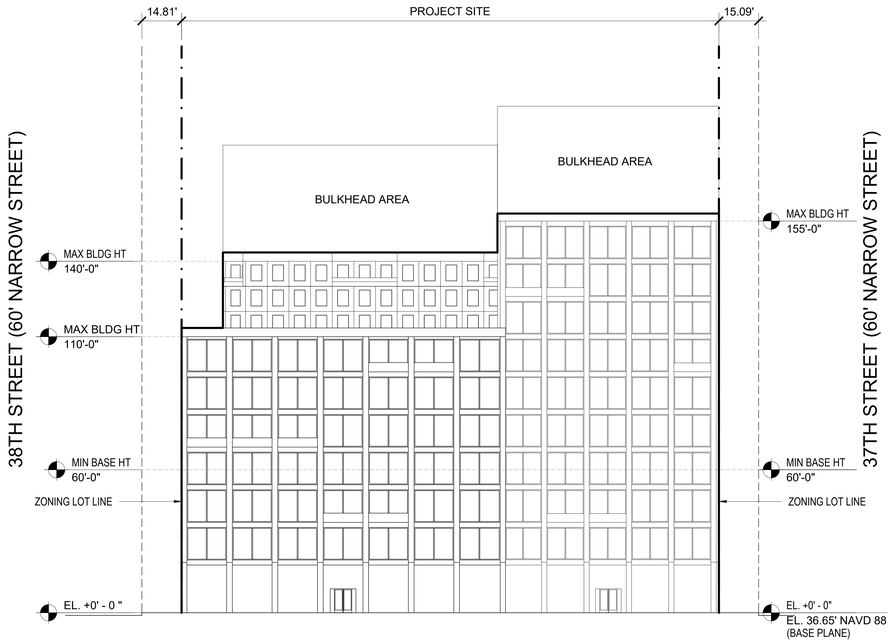
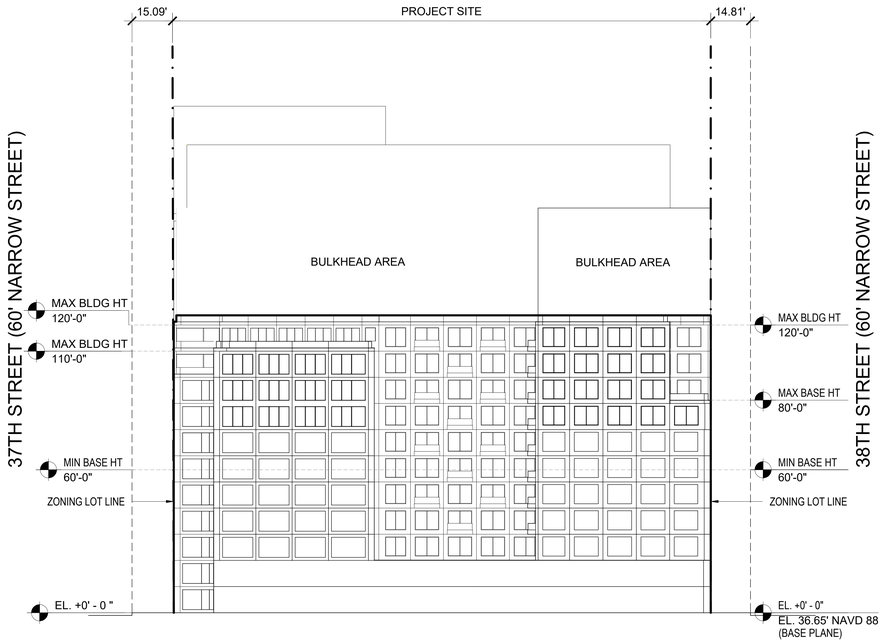
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' / (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER



A3 ZONING LOT A | ELEVATION A3
SCALE: 1" = 20'-0"



A4 ZONING LOT A | ELEVATION A4
SCALE: 1" = 20'-0"

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646-478-7455

NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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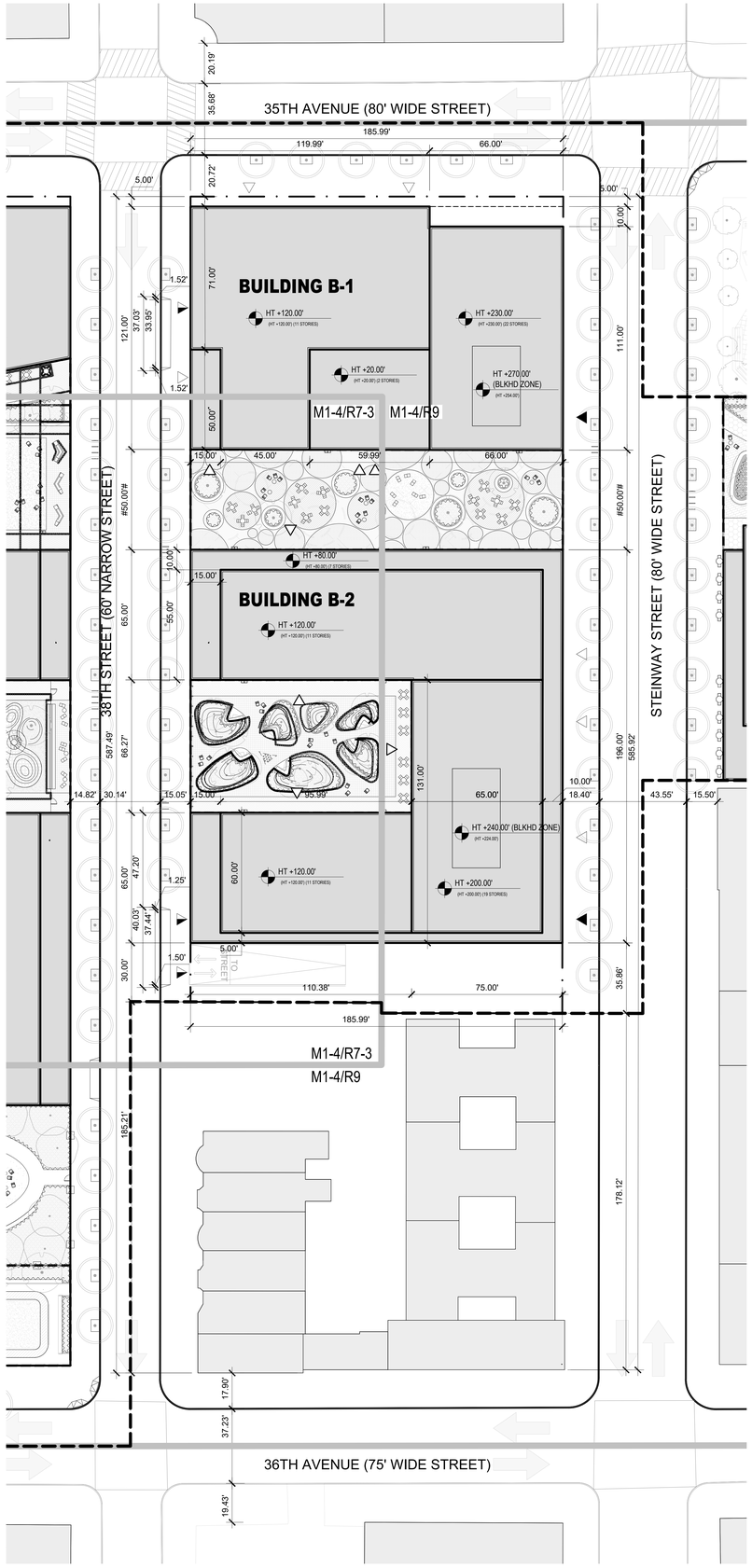
REGISTERED ARCHITECT
ANDREW CHRIST
029202
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.110



01 **ZONING LOT B | SITE PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- X1 — BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PAA BOUNDARY
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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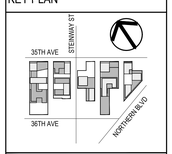
LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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REGISTERED ARCHITECT
FRANK PETRUZZI
STATE OF NEW YORK
031627

PROJECT NO: 1728.00 | SCALE:

ZONING LOT SITE PLAN

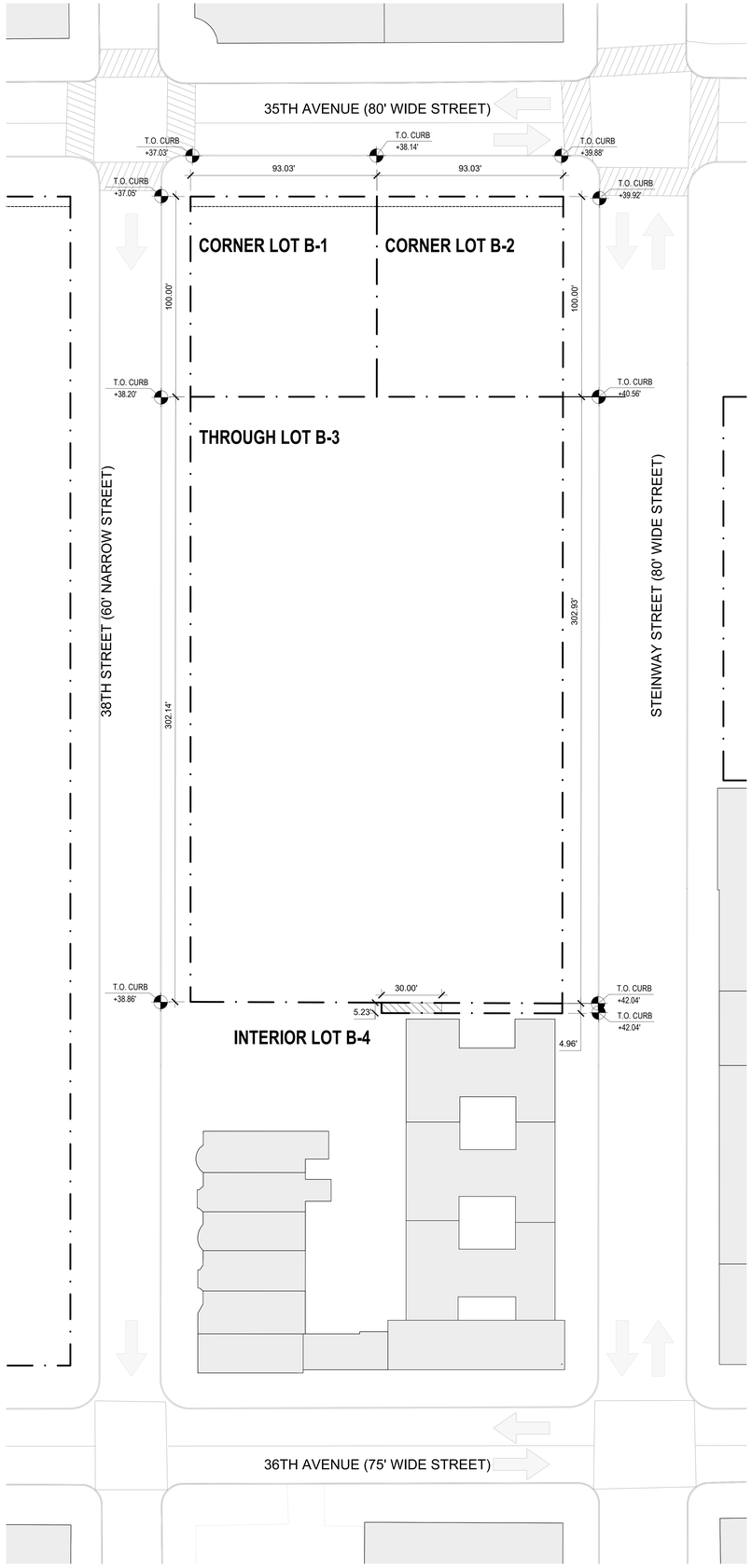
U.200

BASE PLANE CALCULATION:

BASE PLANE = ACL. ELEVATION x (LOT COVERAGE / ZONING LOT AREA)%

CORNER LOT	B-1:	37.6 (8835.027 / 51041.57)	= 6.50'
CORNER LOT	B-2:	39.62 (8144.61 / 51041.57)	= 6.30'
THROUGH LOT	B-3:	39.91 (34061.93 / 51041.57)	= 26.62'
INTERIOR LOT	B-4:	42.04 (0.00 / 51041.57)	= 0.00'

BLOCK B BASE PLANE: 39.62'



01 **ZONING LOT B | LOT DIVISION AND CURB MEAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- X1 — BUILDING NUMBER
- 26 / 229' — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- REAR YARD OR R.Y.E.

NEW YORK
80 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2023	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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New York, New York 10016

TRAFFIC ENGINEER:
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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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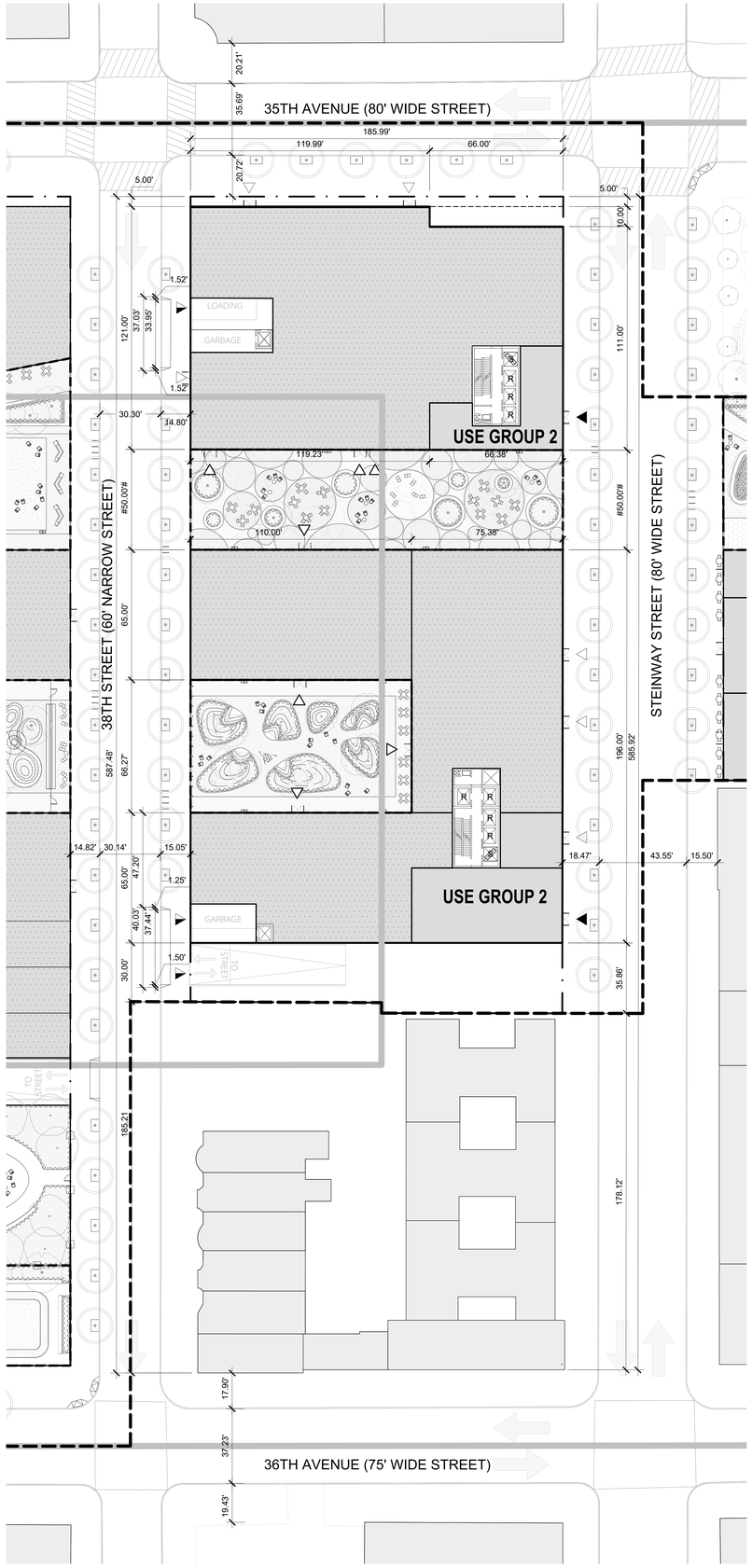
ISSUED FOR ULURP

REGISTERED ARCHITECT
JEAN CHEN
029257
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS

U.201



01 **ZONING LOT B | GROUND PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- X1 — BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PAA BOUNDARY
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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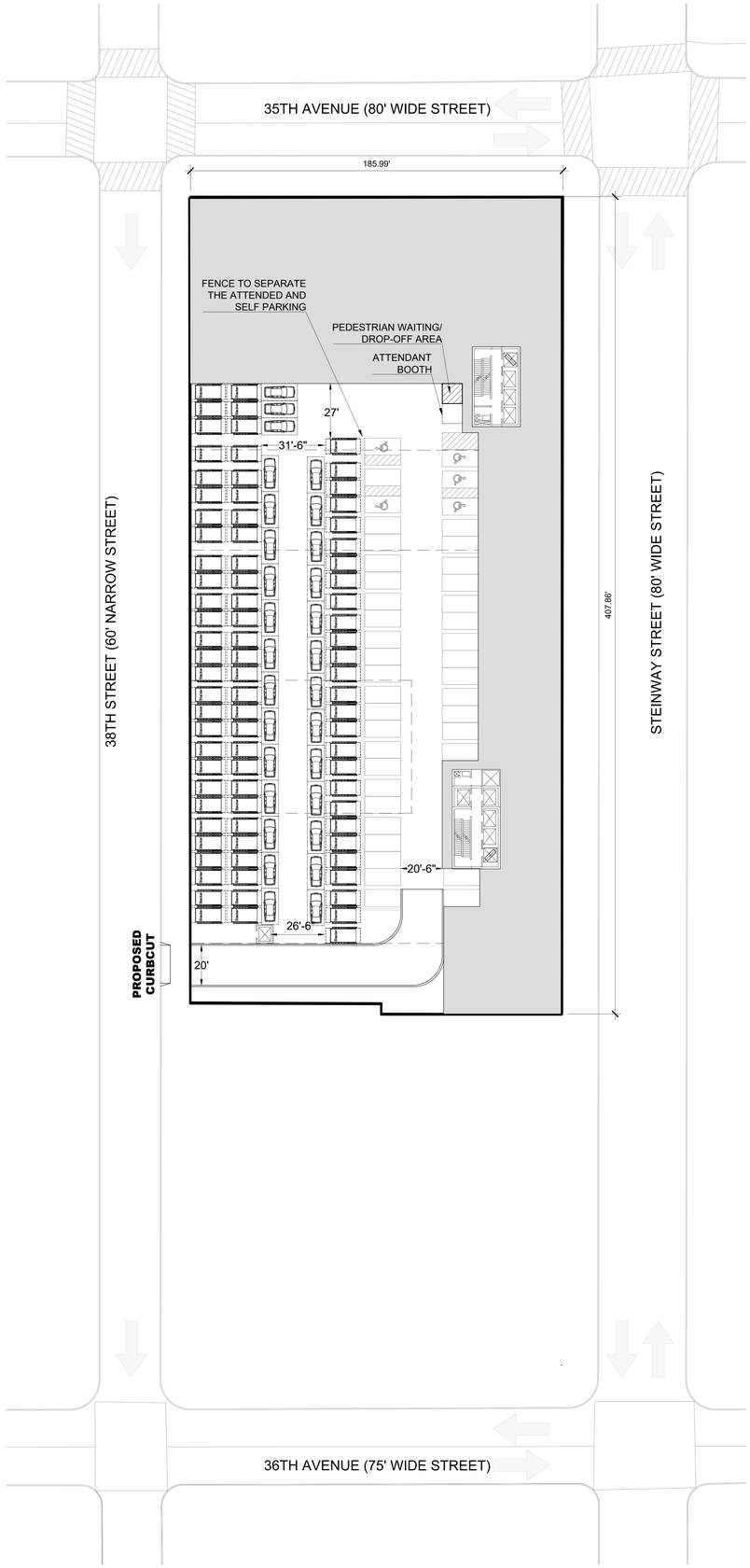
ISSUED FOR ULURP

REGISTERED ARCHITECT
JAMES CHRISTOPHER RAMSEY
STATE OF NEW YORK
036207

PROJECT NO: 1728.00 | SCALE:

GROUND FLOOR PLAN

U.202



01 **ZONING LOT B | CELLAR PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- X1 — BUILDING NUMBER
- 26 / 229' — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- 18' — SELF PARKING SPACE
- 18' — ATTENDED
- 17' — STACKER
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT INTERIOR SUBDIVISIONS, USE AND OTHER DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE

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SILVERSTEIN ASTORIA MEMBER LLC

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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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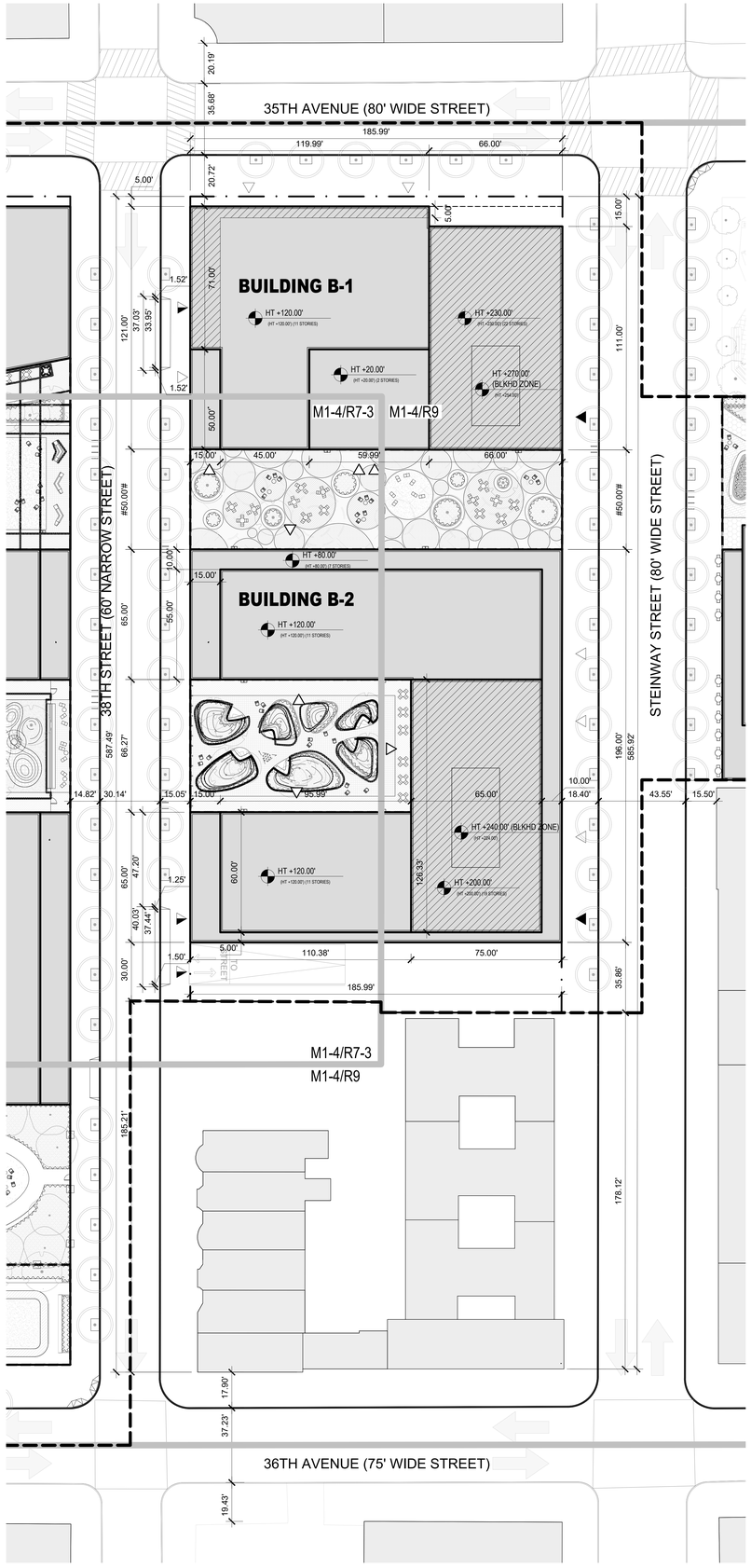
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK
036207

PROJECT NO: 1728.00 | SCALE:

CELLAR PLAN

U.203



01 **ZONING LOT B | ROOF PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
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- BUILDING NUMBER
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- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- #____# NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

ZONING WAIVER

- HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUIRED PURSUANT TO ZR 74-743

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New York, New York 10013
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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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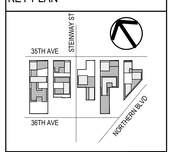
LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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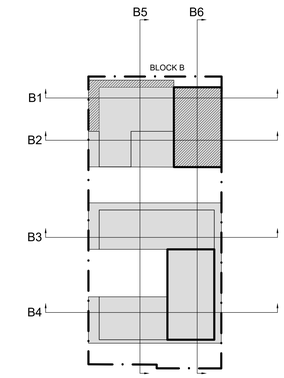
ISSUED FOR ULURP

REGISTERED ARCHITECT
ADAM CHRISTOPHER GOU
028207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER PLAN

U.204



GENERAL

- EXISTING BUILDING TO REMAIN
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- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
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- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
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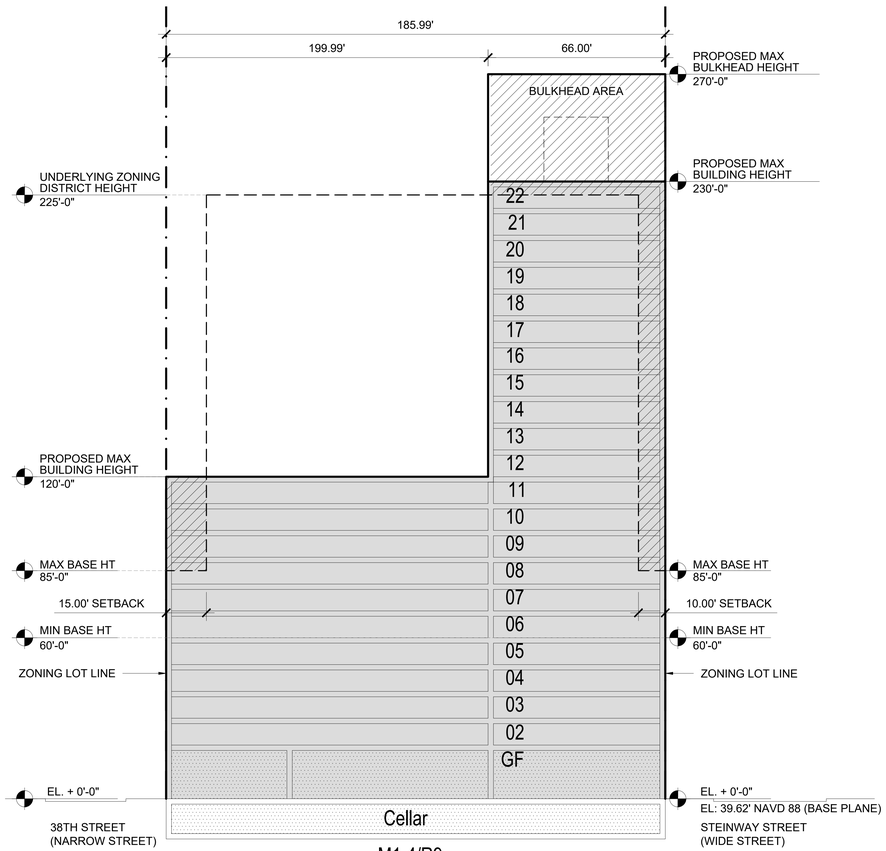
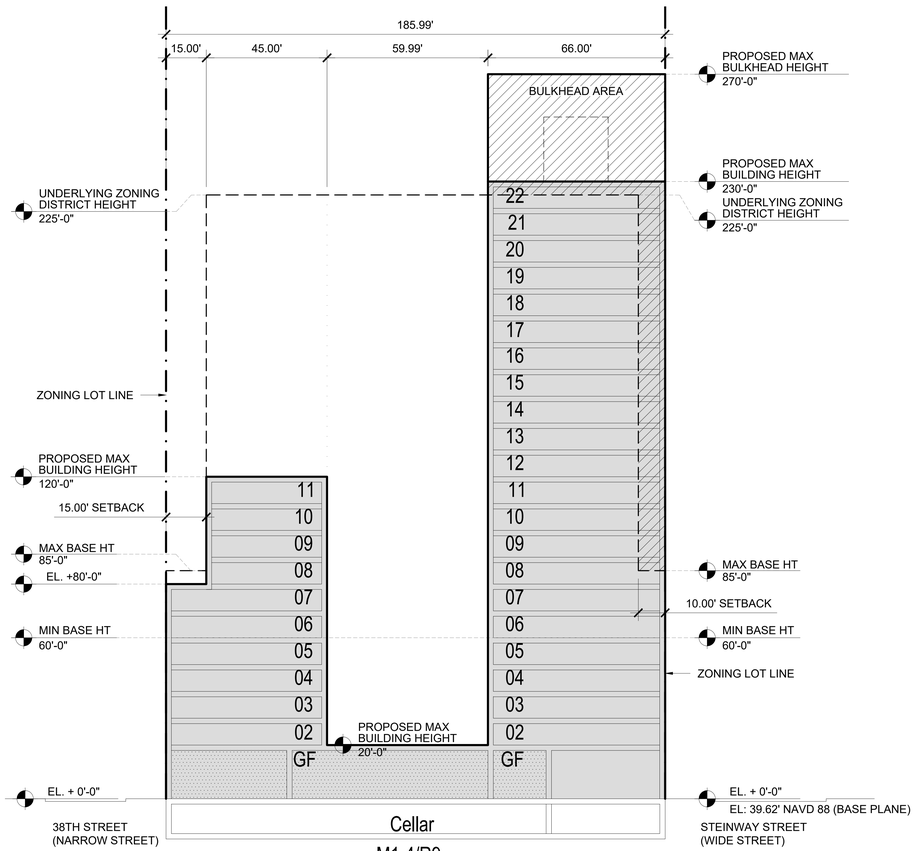
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

01 ZONING LOT B | KEY PLAN
SCALE: 1" = 75'-0"



B1 ZONING LOT B | SECTION B1
SCALE: 1" =20'-0"



B2 ZONING LOT B | SECTION B2
SCALE: 1" = 20'-0"

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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101 Park Avenue 17th Floor
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ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
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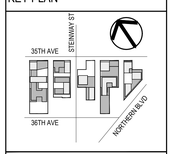
TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

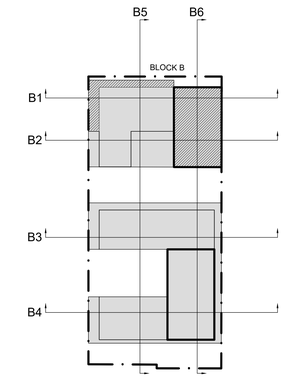
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

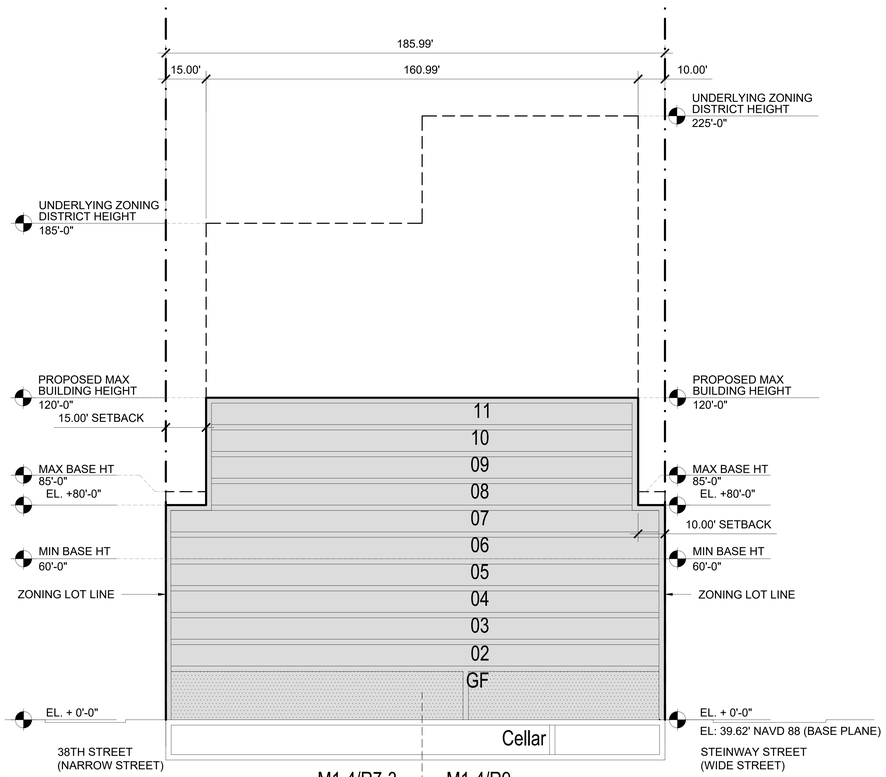
U.205



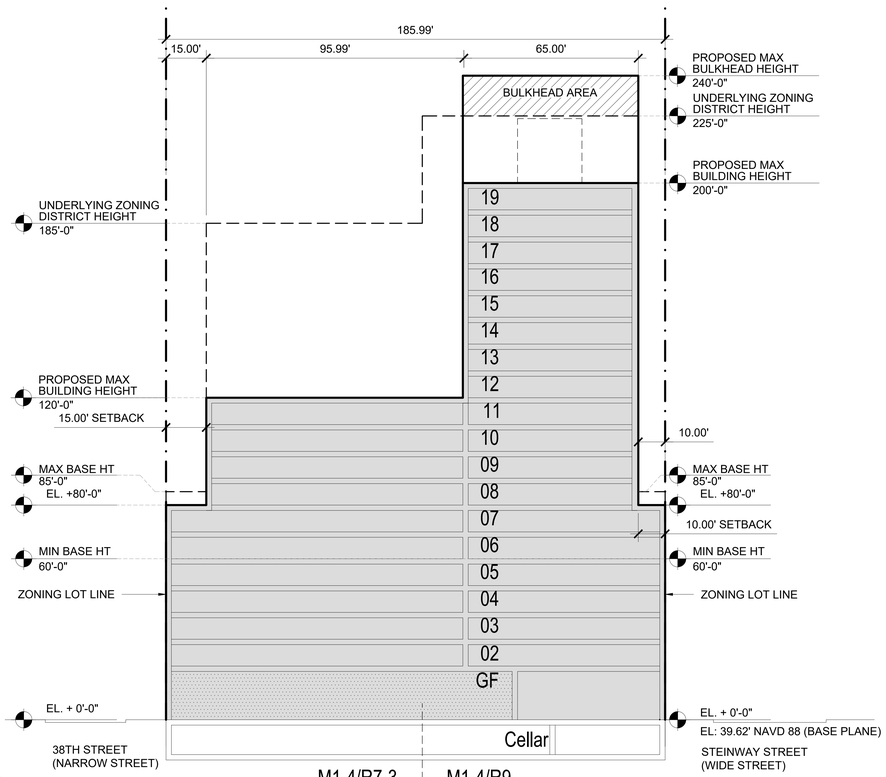
GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

01 ZONING LOT B | KEY PLAN
SCALE: 1" = 75'-0"



B3 ZONING LOT B | SECTION B3
SCALE: 1" =20'-0"



B4 ZONING LOT B | SECTION B4
SCALE: 1" = 20'-0"

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

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SILVERSTEIN ASTORIA MEMBER LLC

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LANDSCAPE ARCHITECT:
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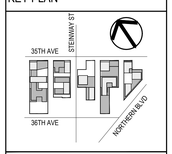
New York, New York 10001

KEY PLAN



INNOVATION QNS

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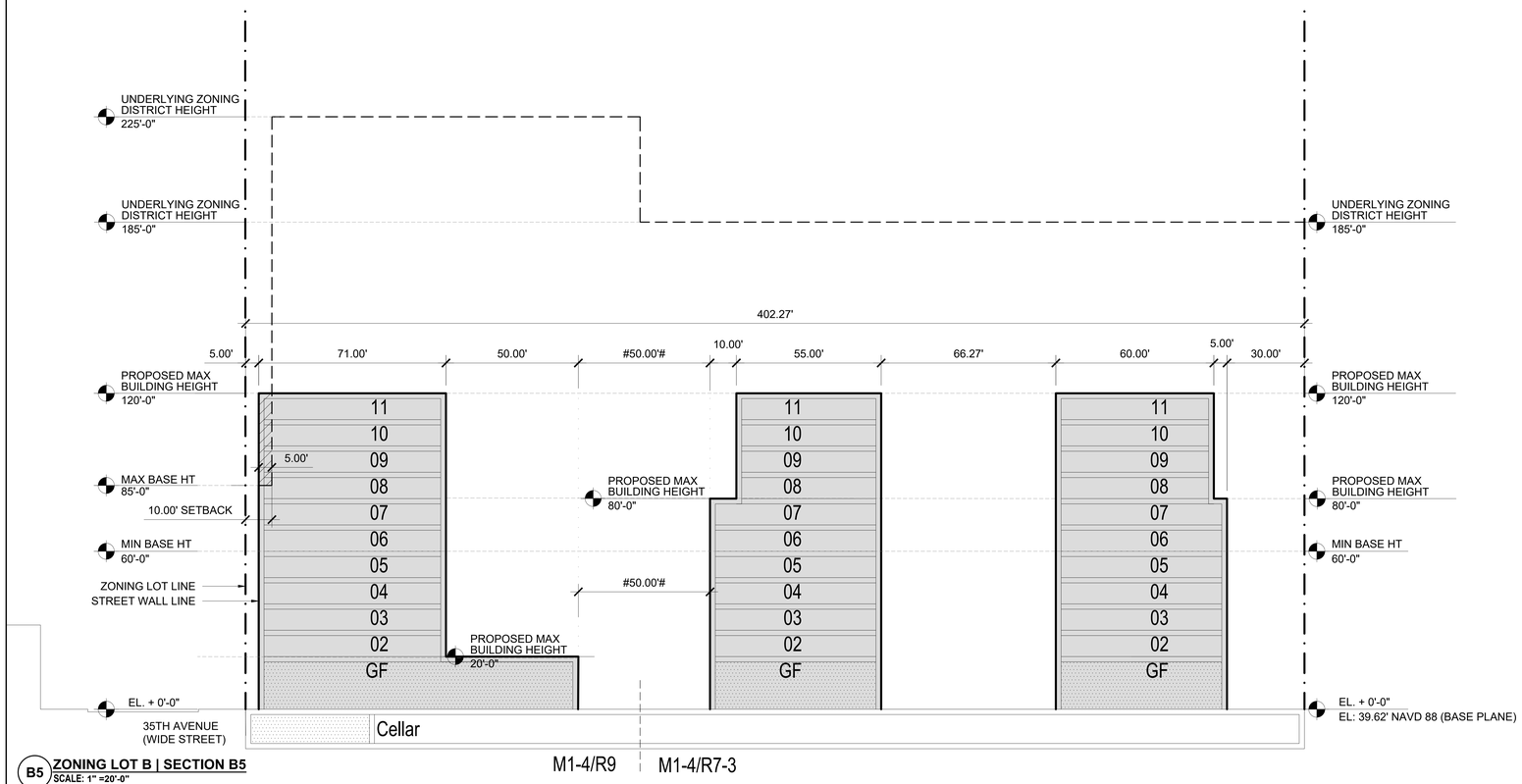
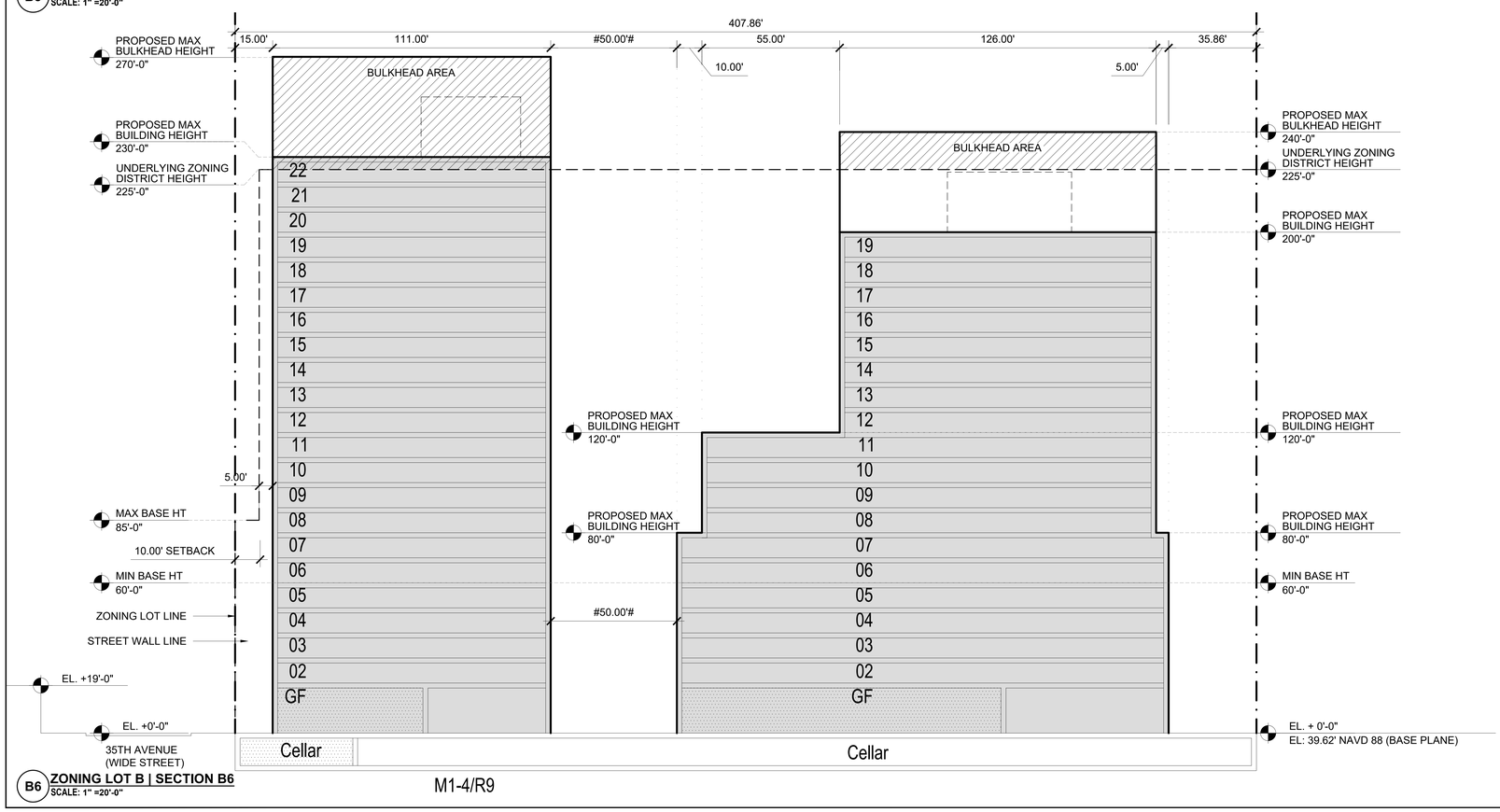
PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

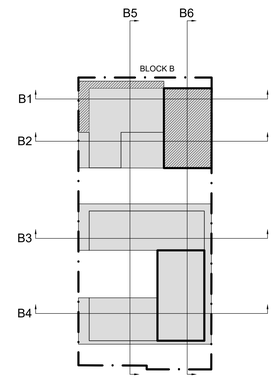
U.206



B5 ZONING LOT B | SECTION B5
SCALE: 1" =20'-0"



B6 ZONING LOT B | SECTION B6
SCALE: 1" =20'-0"



01 ZONING LOT B | KEY PLAN
SCALE: 1" = 75'-0"

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
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- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 ZONING DISTRICT
- #____# NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

NEW YORK
89 Hudson Street, 2nd Floor
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646-478-7455

NO.	DATE	REVISION
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OWNER

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SILVERSTEIN ASTORIA MEMBER LLC

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LANDSCAPE ARCHITECT:
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31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
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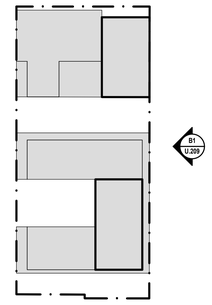
REGISTERED ARCHITECT
JOSEPH CHERUBINO
029292
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

U.207



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- PROPOSED ZONING ENVELOPE
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- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT B | KEY PLAN
SCALE: 1" = 75'-0"

B1 ZONING LOT B | ELEVATION B1
SCALE: 1" = 20'-0"

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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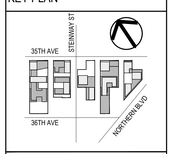
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

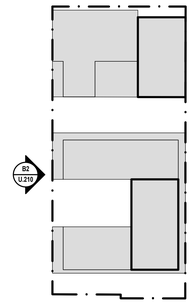
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
HENRY CHEN
069207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.208



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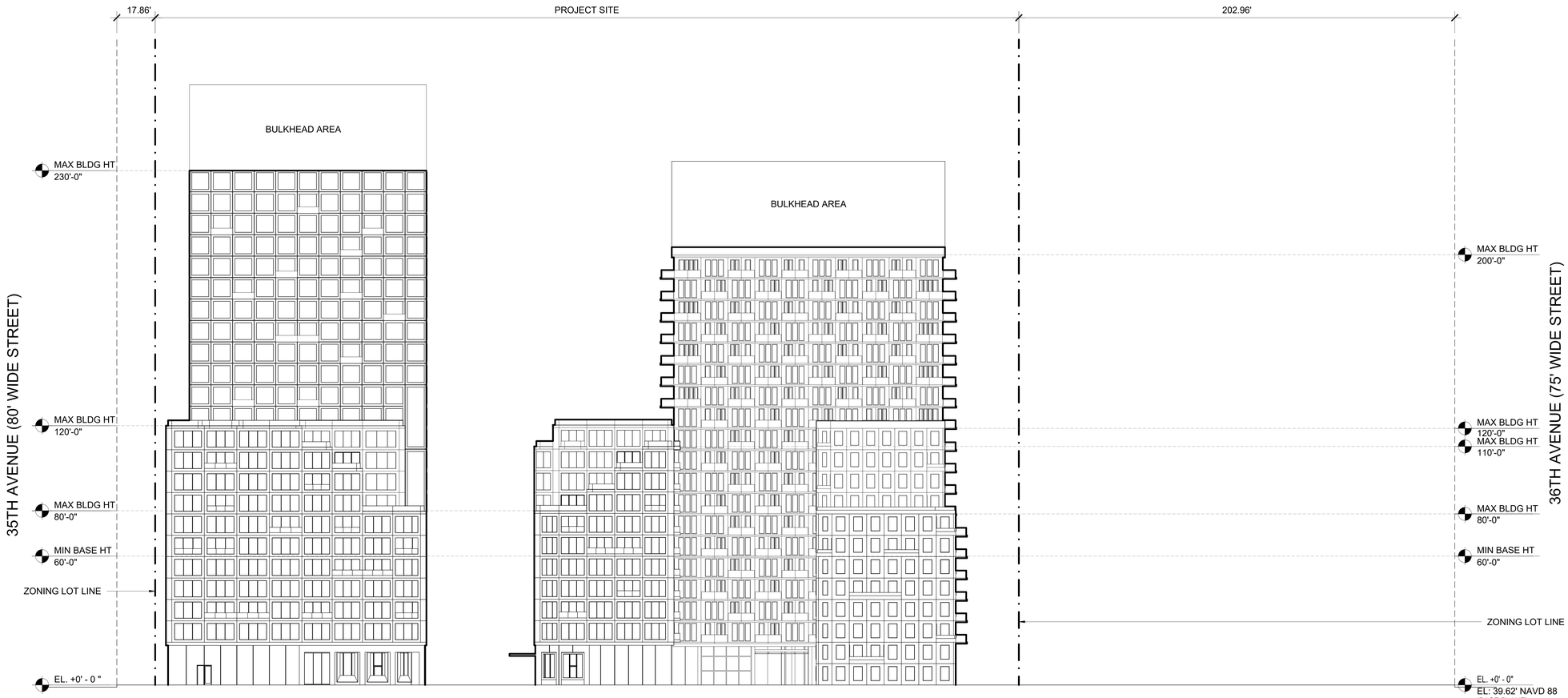
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +658.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT B | KEY PLAN
SCALE: 1" = 75'-0"



B2 ZONING LOT B | ELEVATION B2
SCALE: 1" = 20'-0"

NEW YORK
80 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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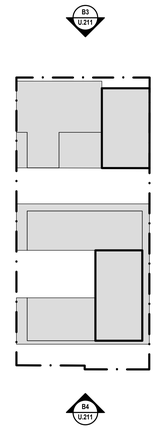
ISSUED FOR ULURP

REGISTERED ARCHITECT
ISAAC CHERY
029257
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.209



GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
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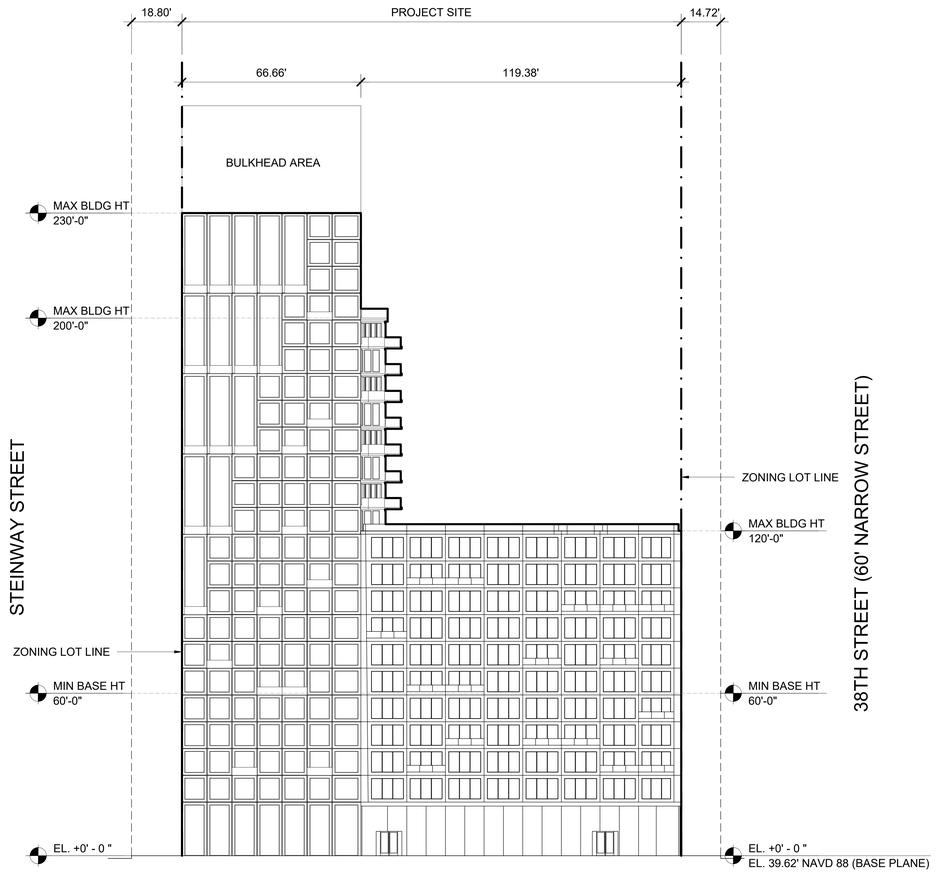
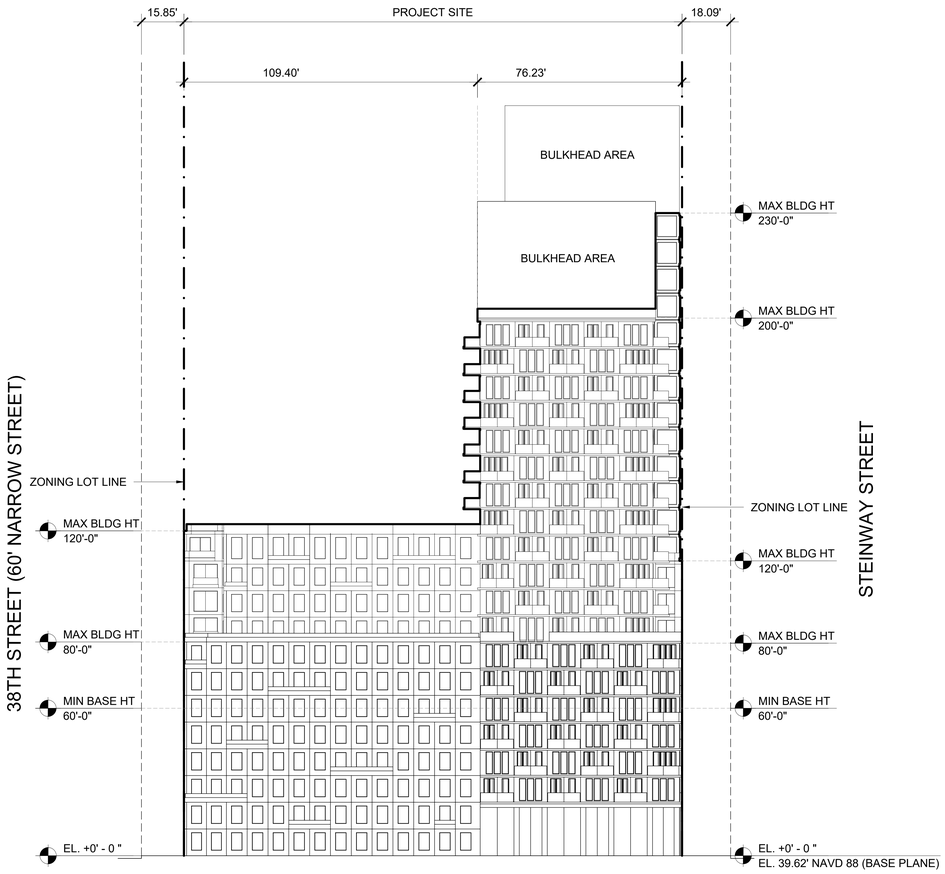
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT B | KEY PLAN
SCALE: 1" = 75'-0"



B3 ZONING LOT B | ELEVATION B3
SCALE: 1" = 20'-0"



B4 ZONING LOT B | ELEVATION B4
SCALE: 1" = 20'-0"

NEW YORK
80 Hudson Street, 3rd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
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TRAFFIC ENGINEER:
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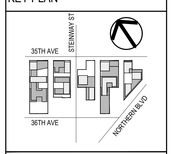
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

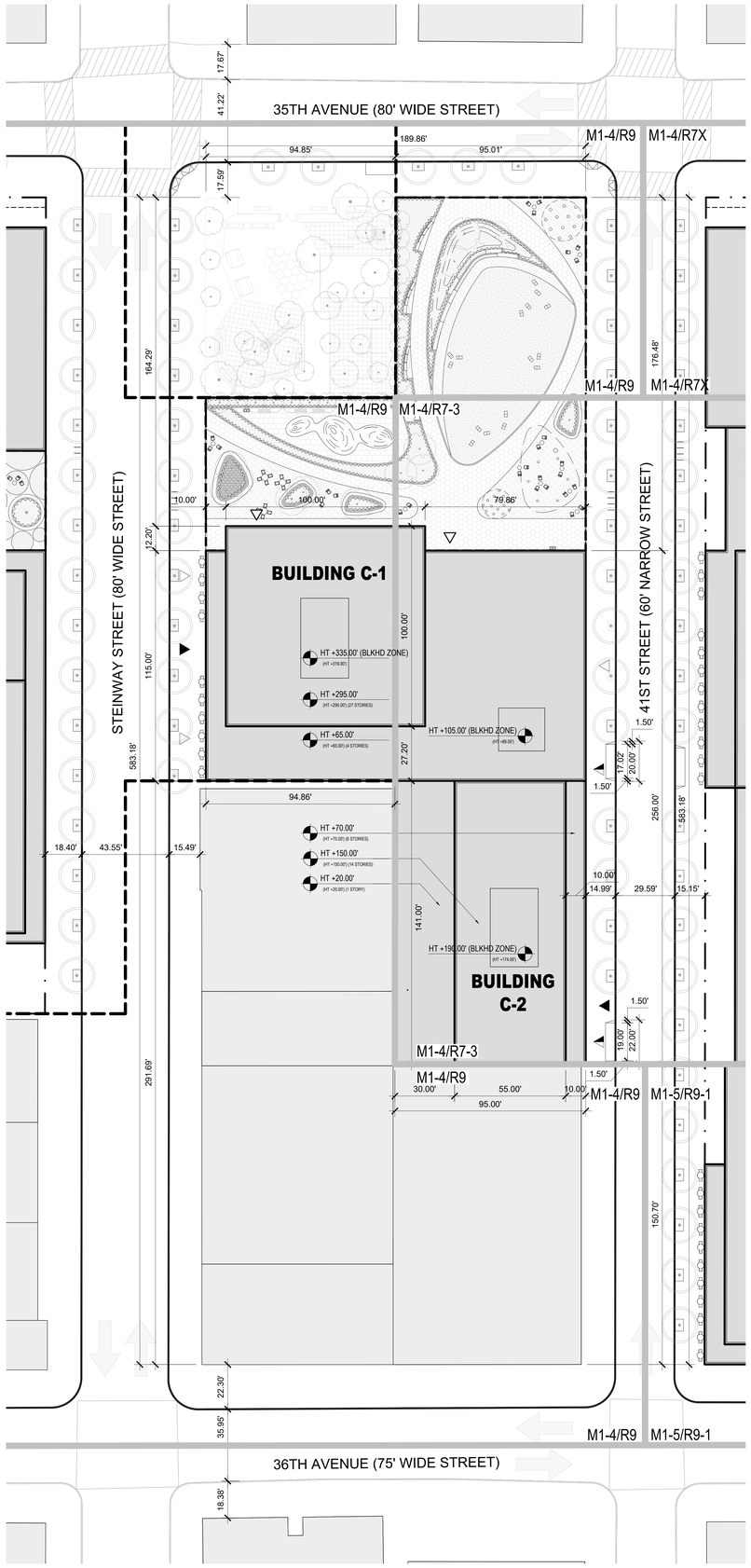
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
ADAM CHRIS GOU
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.210



01 **ZONING LOT C | SITE PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- A1 — BUILDING NUMBER
- 26 / 229' — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PAA BOUNDARY

NEW YORK
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KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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New York, New York 10016

LANDSCAPE ARCHITECT:
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New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
JOHN C. PIKE
036267
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

ZONING LOT SITE PLAN

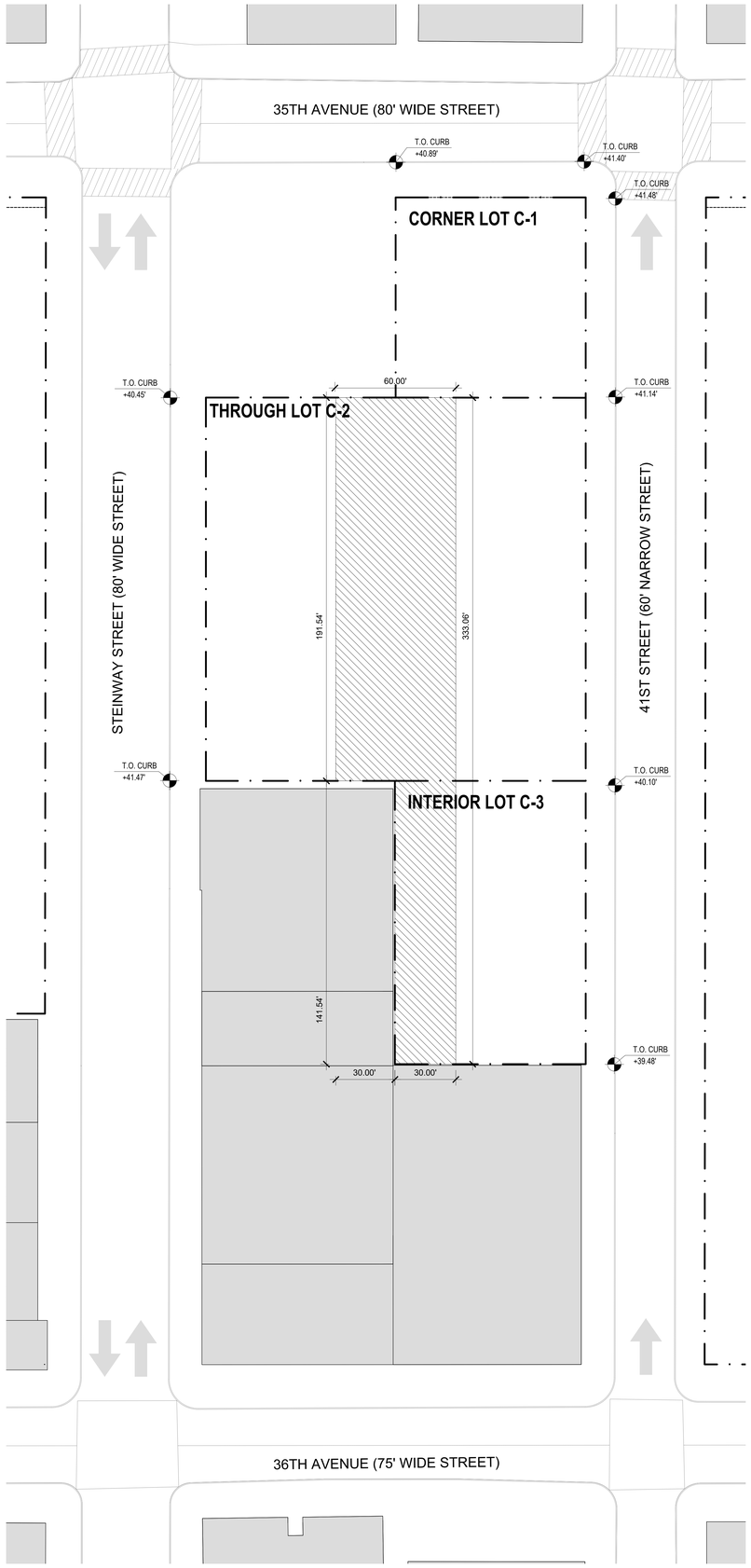
U.300

BASE PLANE CALCULATION:

BASE PLANE = ACL. ELEVATION x (LOT COVERAGE / ZONING LOT AREA)%

CORNER LOT	C-1:	41.23 (0.00 / 36533.74)	= 0.00'
THROUGH LOT	C-2:	40.79 (23084.54 / 36533.74)	= 25.74'
INTERIOR LOT	C-3:	39.79 (13449.2 / 36533.74)	= 14.64'

BLOCK C BASE PLANE: 40.38'



01 **ZONING LOT C | LOT DIVISION AND CURB MEAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
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- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- REAR YARD OR R.Y.E.

NEW YORK
89 Hudson Street, 2nd Floor
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SILVERSTEIN ASTORIA MEMBER LLC

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New York, New York 10001

KEY PLAN



INNOVATION QNS

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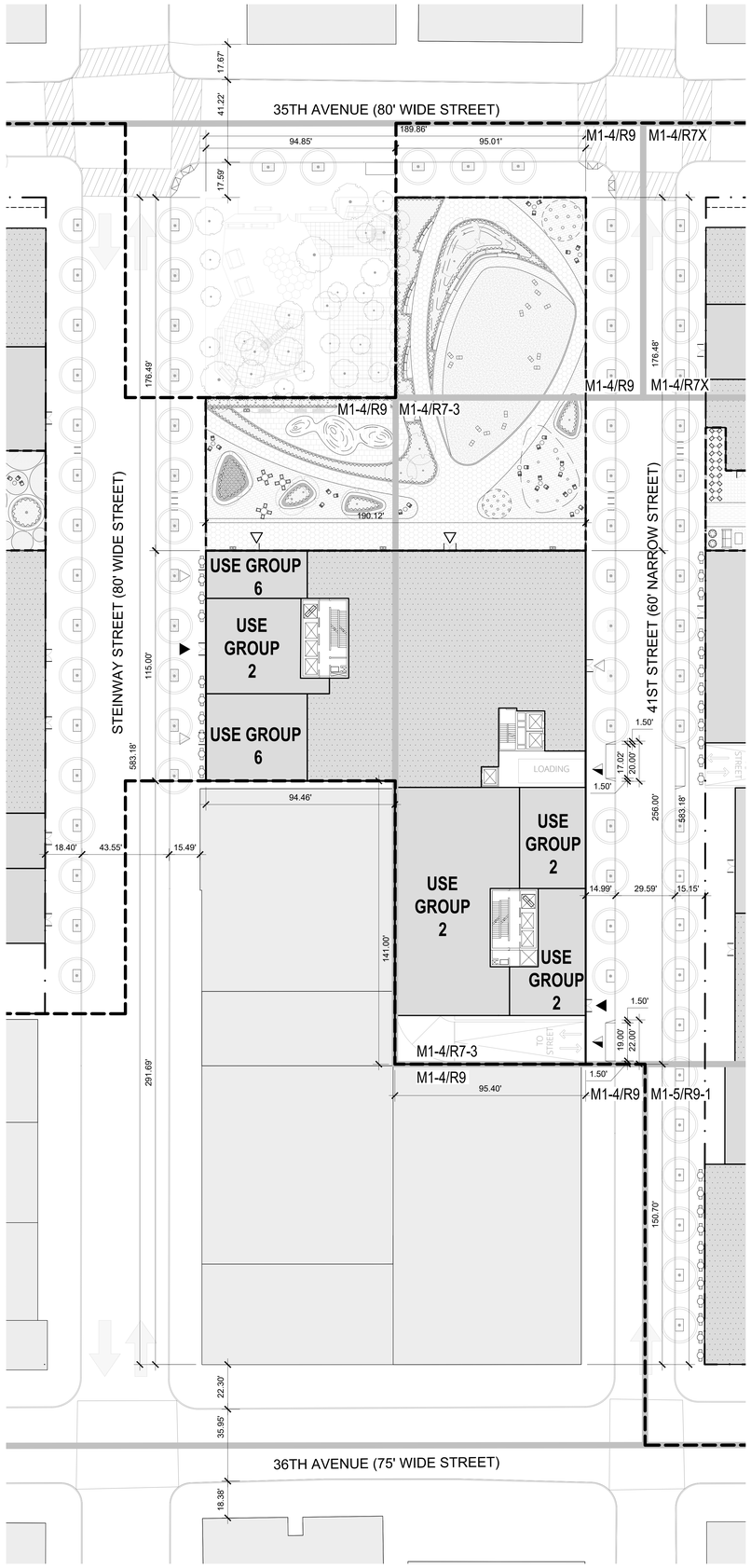
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS

U.301



01 **ZONING LOT C | GROUND PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
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SILVERSTEIN ASTORIA MEMBER LLC

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LANDSCAPE ARCHITECT:
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New York, New York 10001

KEY PLAN



INNOVATION QNS

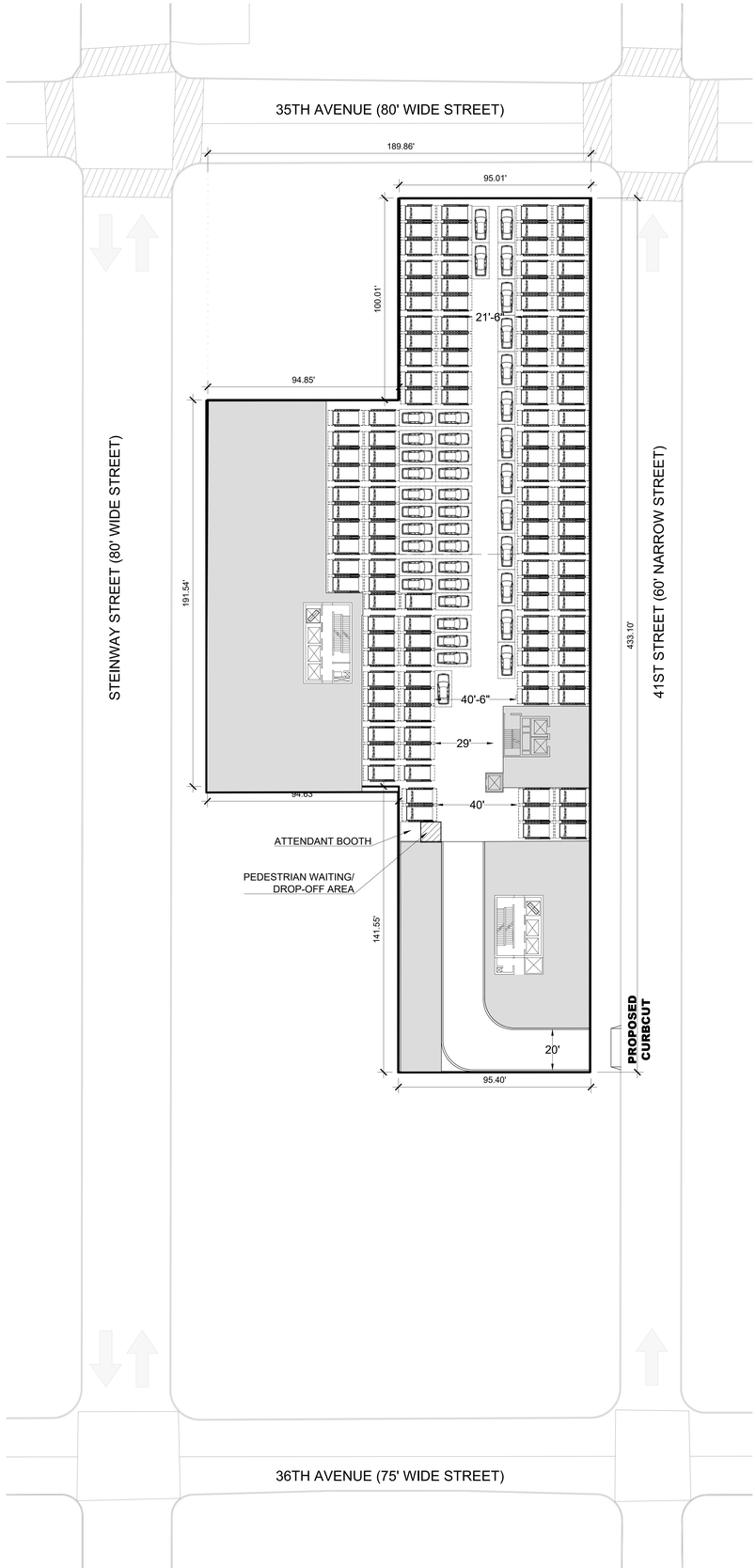
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
JOHN CHEN
026267
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

GROUND FLOOR PLAN

U.302



01 **ZONING LOT C | CELLAR PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- 43 — BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- 18' — SELF PARKING SPACE
- 18' — ATTENDED
- 17' — STACKER
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT INTERIOR SUBDIVISIONS, USE AND OTHER DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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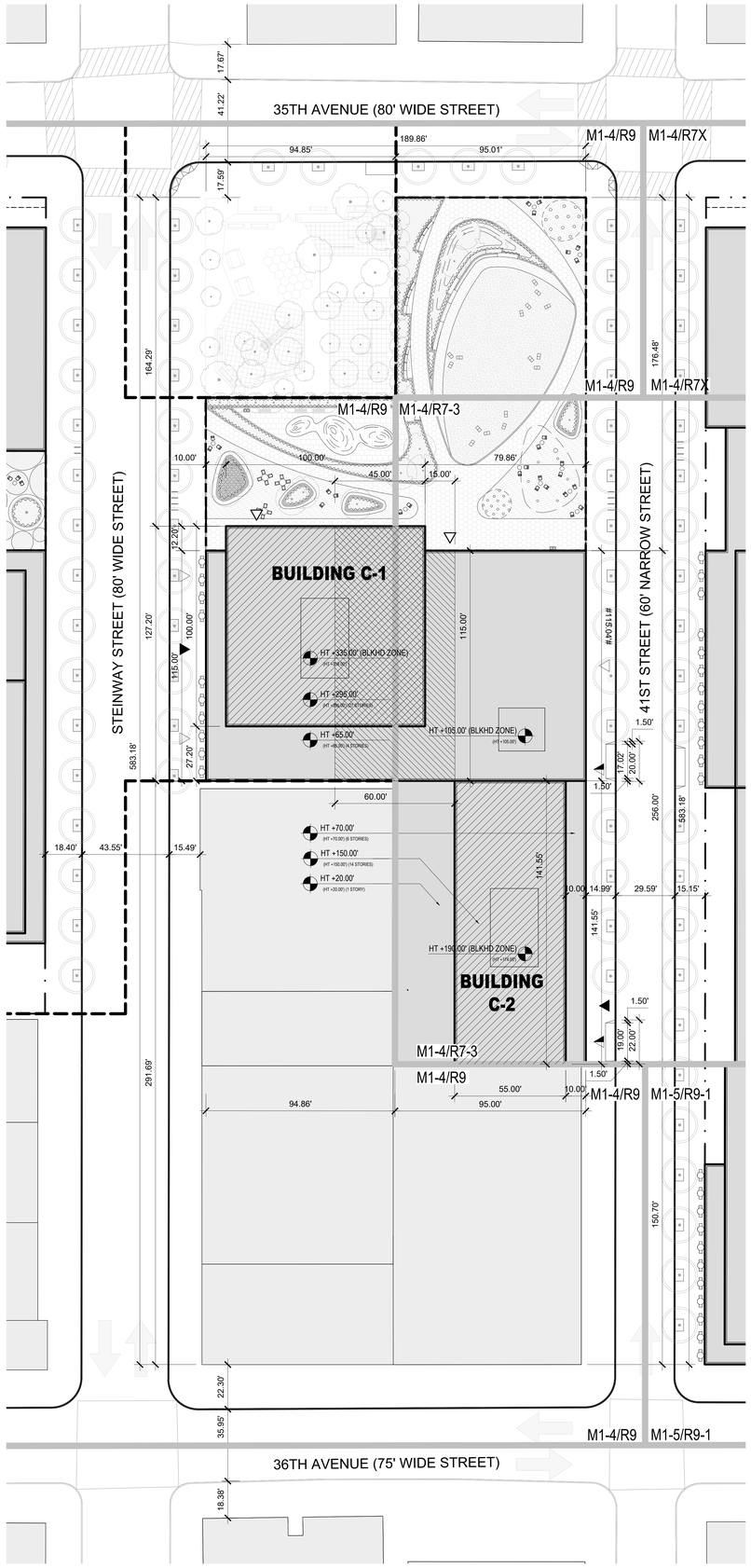
REGISTERED ARCHITECT
JEREMY CHERR
029207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

CELLAR PLAN

U.303



01 **ZONING LOT C | ROOF PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- BUILDING NUMBER
- NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

ZONING WAIVER

- HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUIRED PURSUANT TO ZR 74-743

NEW YORK
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NO.	DATE	REVISION
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OWNER

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SILVERSTEIN ASTORIA MEMBER LLC

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TRAFFIC ENGINEER:
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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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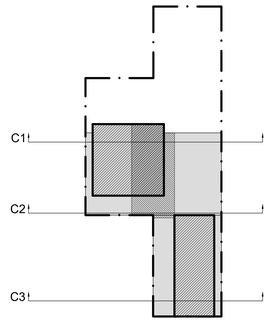
TOM CHUNG
039207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER PLAN

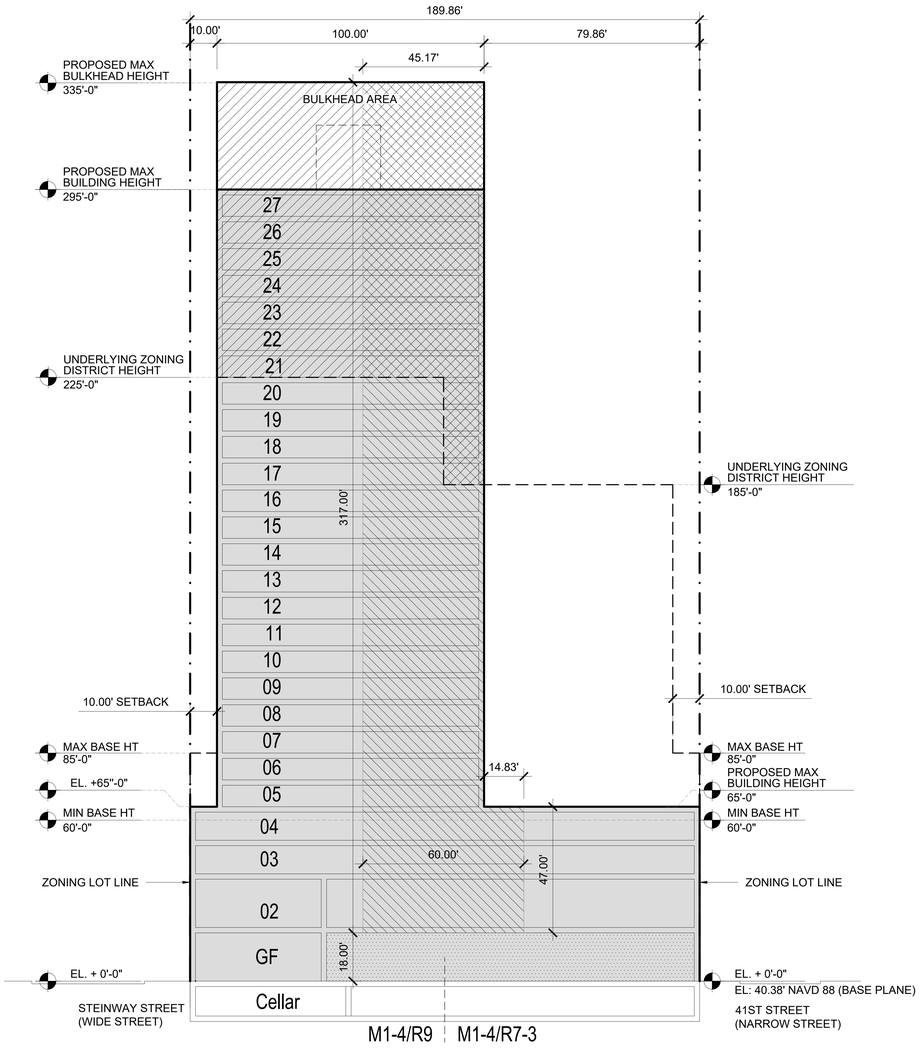
U.304



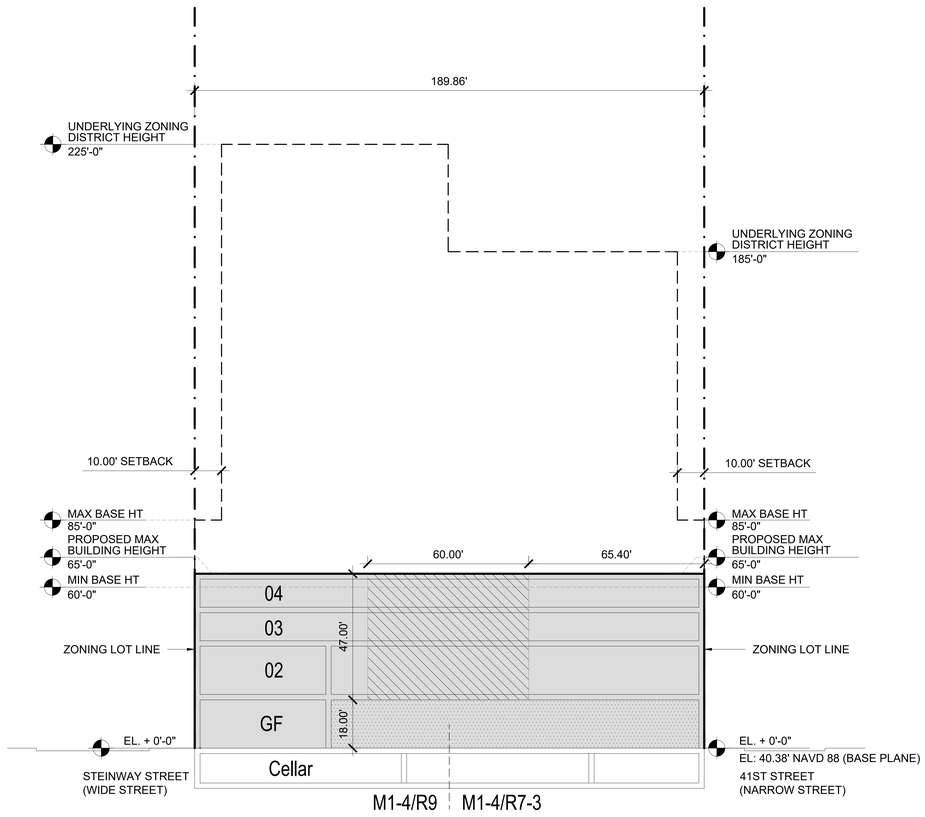
GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT

01 ZONING LOT C | KEY PLAN
SCALE: 1" = 75'-0"



C1 ZONING LOT C | SECTION C1
SCALE: 1" =20'-0"



C2 ZONING LOT C | SECTION C3
SCALE: 1" = 20'-0"

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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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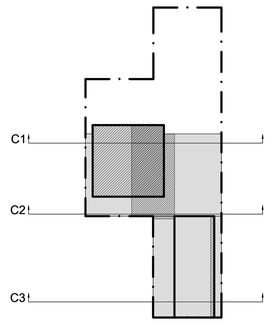
PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

U.305



GENERAL

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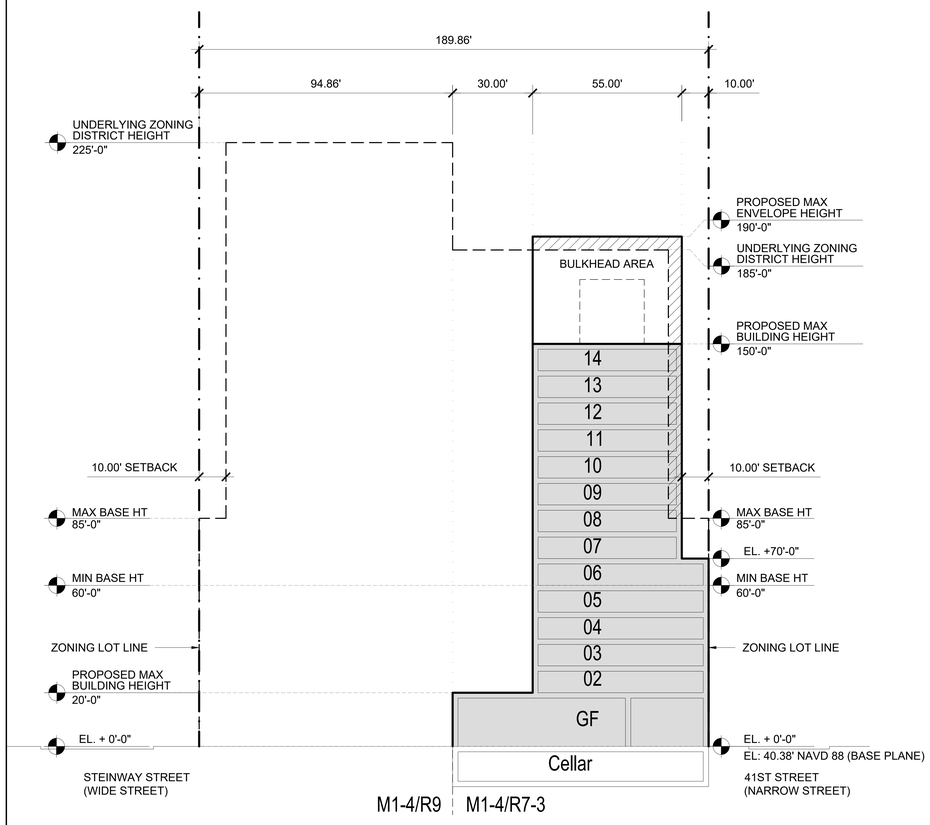
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT

01 ZONING LOT C | KEY PLAN
SCALE: 1" = 75'-0"



C3 ZONING LOT C | SECTION C3
SCALE: 1" =20'-0"

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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
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LANDSCAPE ARCHITECT:
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New York, New York 10001

KEY PLAN



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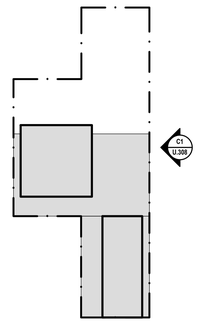
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

U.306



GENERAL

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- PROPOSED ZONING ENVELOPE
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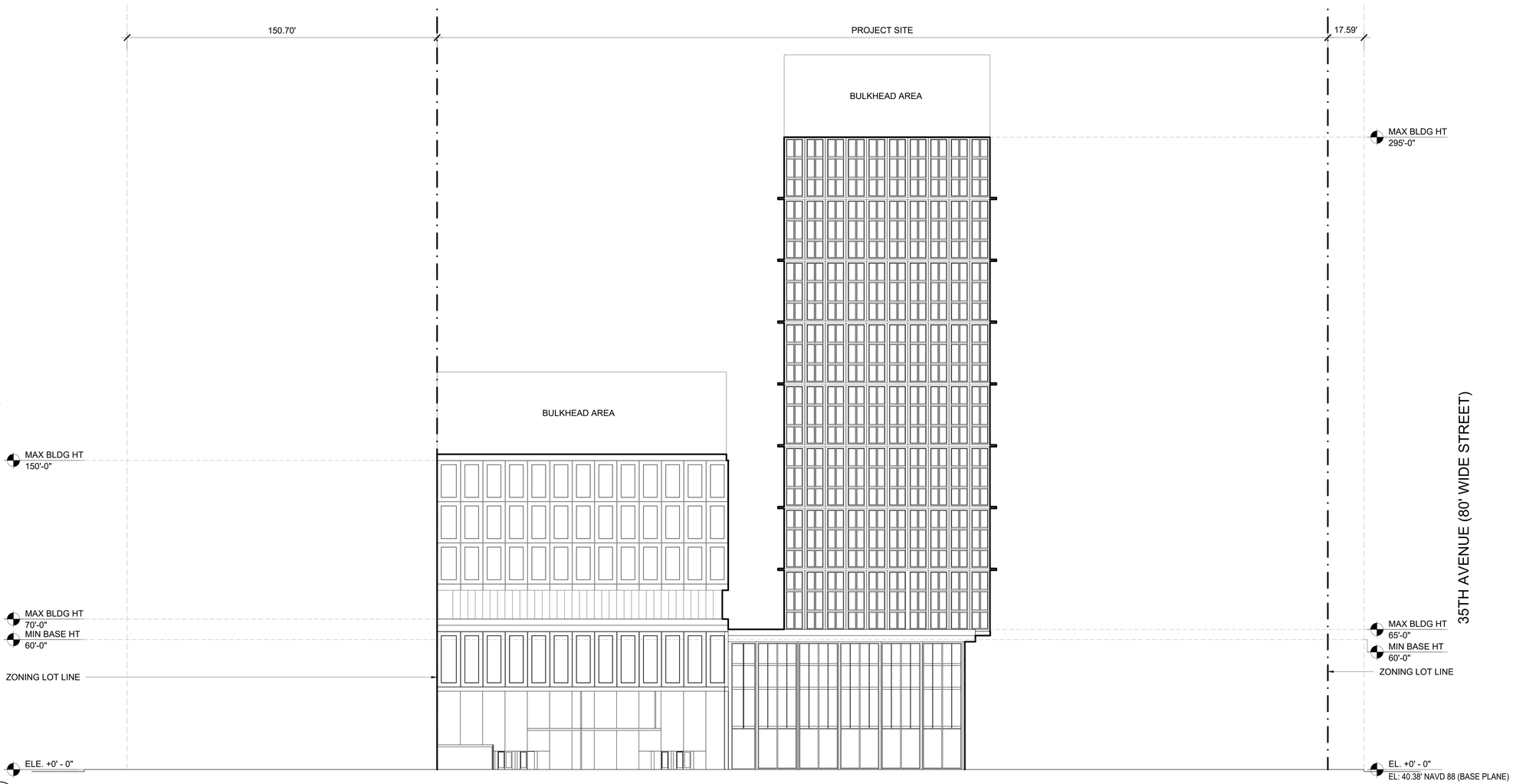
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT C | KEY PLAN
SCALE: 1" = 75'-0"



C1 ZONING LOT C | ELEVATION C1
SCALE: 1" = 20'-0"

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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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LANDSCAPE ARCHITECT:
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New York, New York 10001

KEY PLAN



INNOVATION QNS

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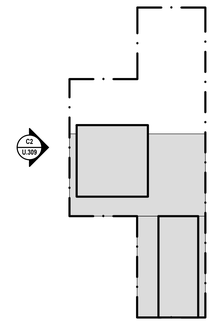
REGISTERED ARCHITECT
HENRY CHEN
069202
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.307



GENERAL

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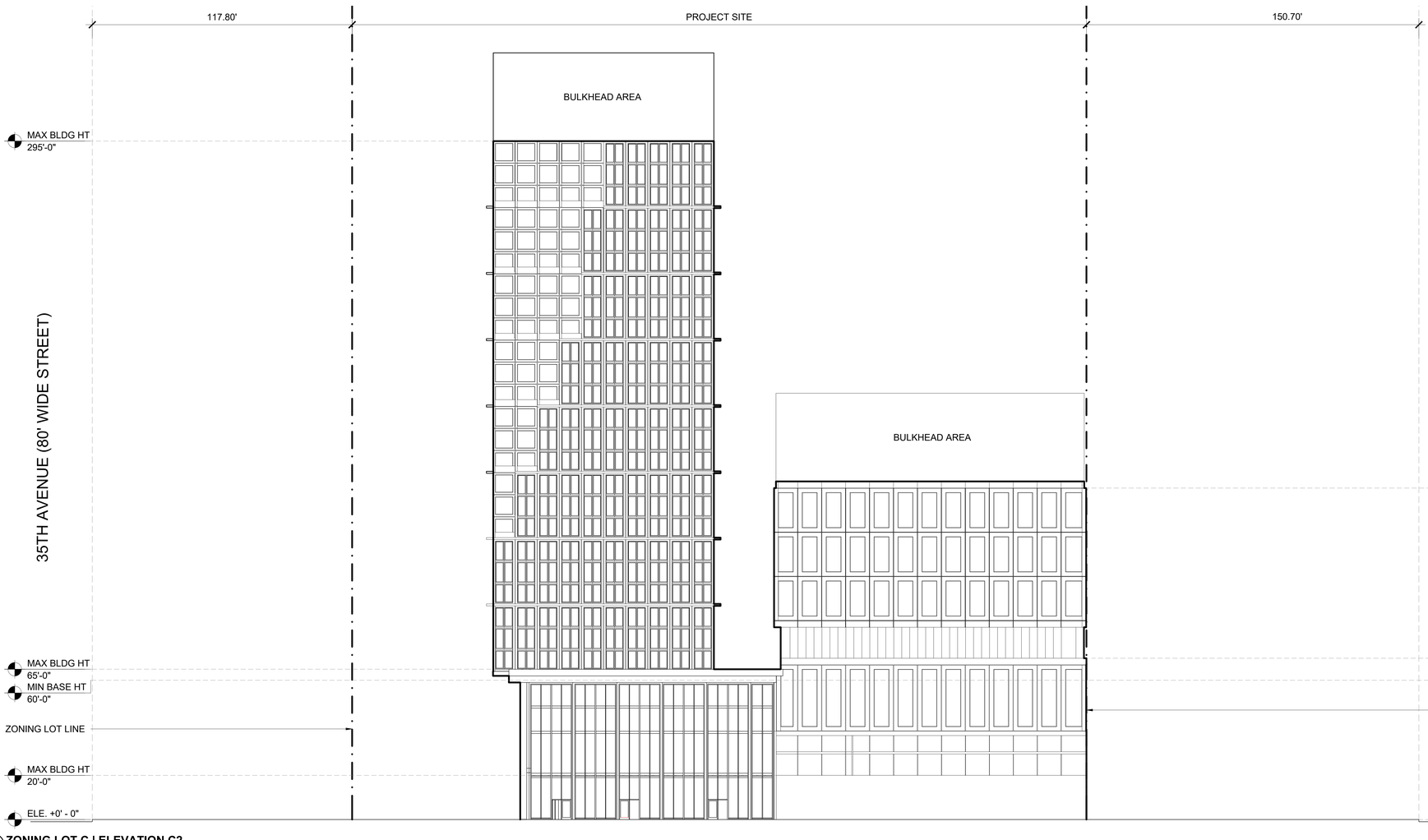
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT C | KEY PLAN
SCALE: 1" = 75'-0"



C2 ZONING LOT C | ELEVATION C2
SCALE: 1" = 20'-0"

NEW YORK
80 Hudson Street, 2nd Floor
New York, New York 10013
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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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New York, New York 10016

LANDSCAPE ARCHITECT:
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31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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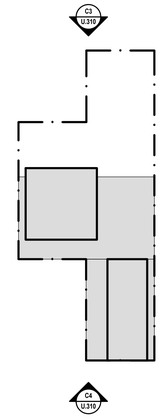
REGISTERED ARCHITECT
TRENT CHRISTOPHER SHARP
026262
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

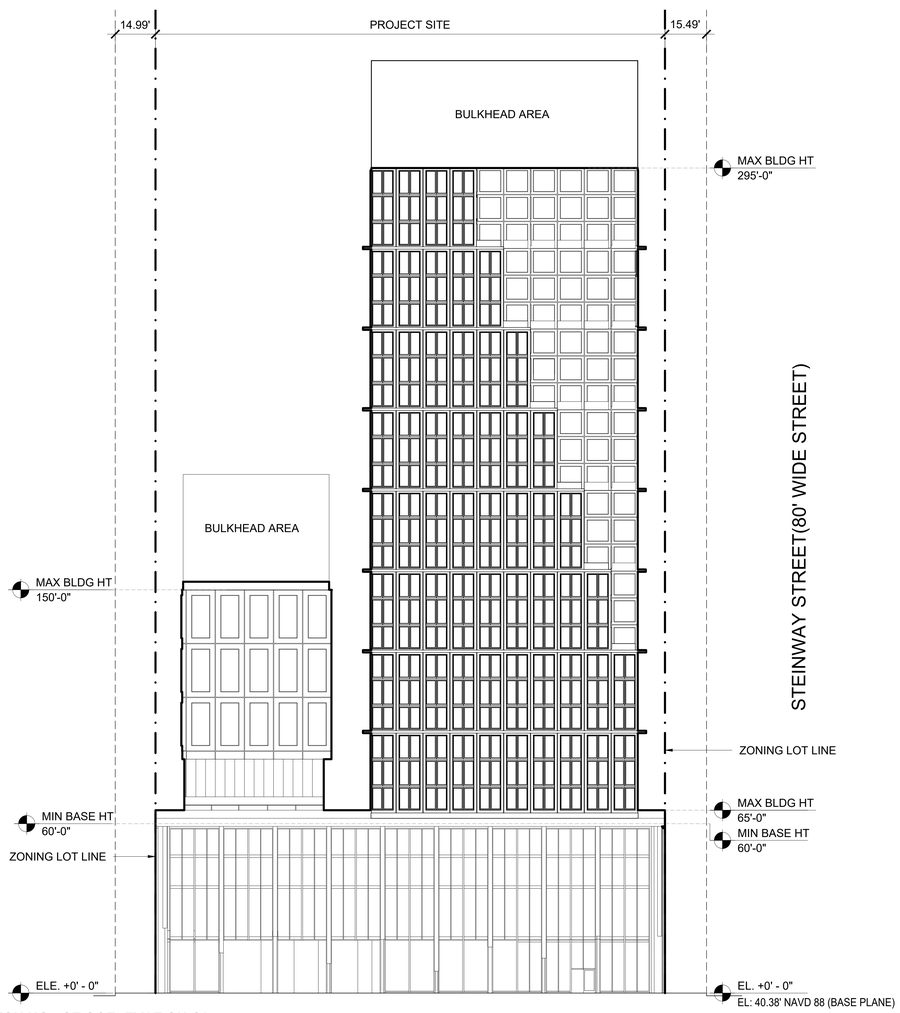
U.308



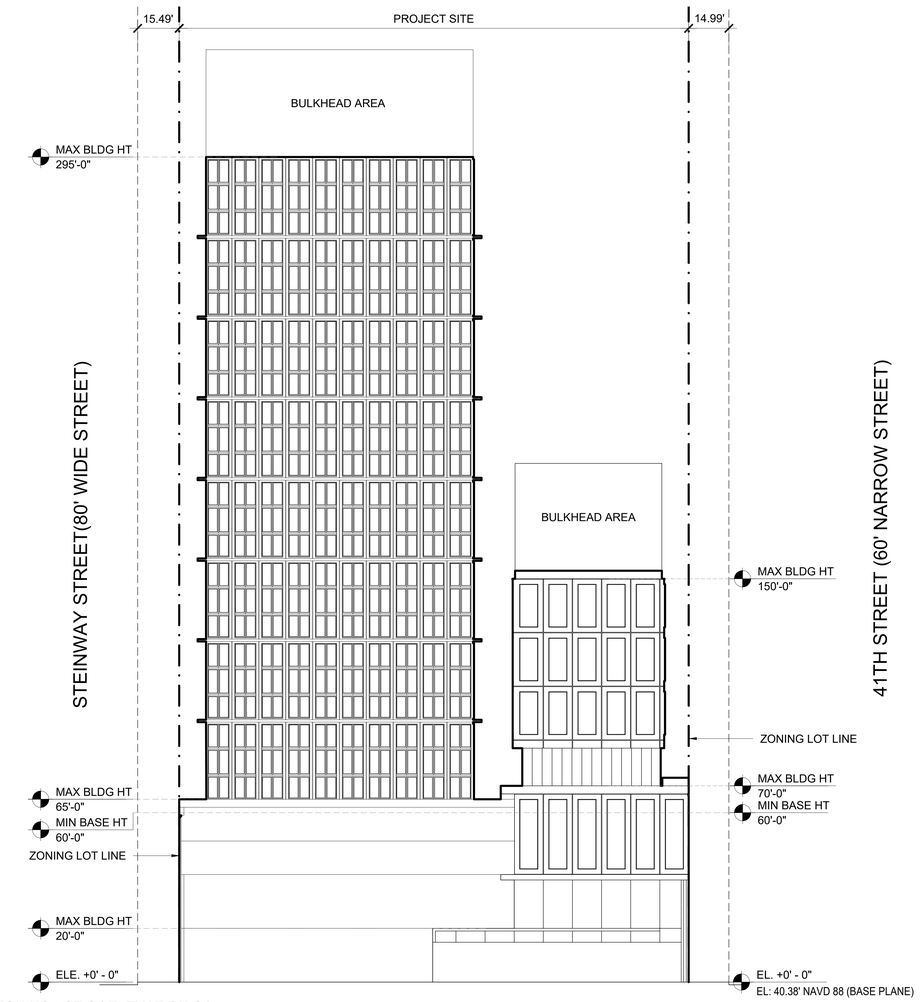
GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +658.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT C | KEY PLAN
SCALE: 1" = 75'-0"



C3 ZONING LOT C | ELEVATION C3
SCALE: 1" = 20'-0"



C4 ZONING LOT C | ELEVATION C4
SCALE: 1" = 20'-0"

NEW YORK
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NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

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SILVERSTEIN ASTORIA MEMBER LLC

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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
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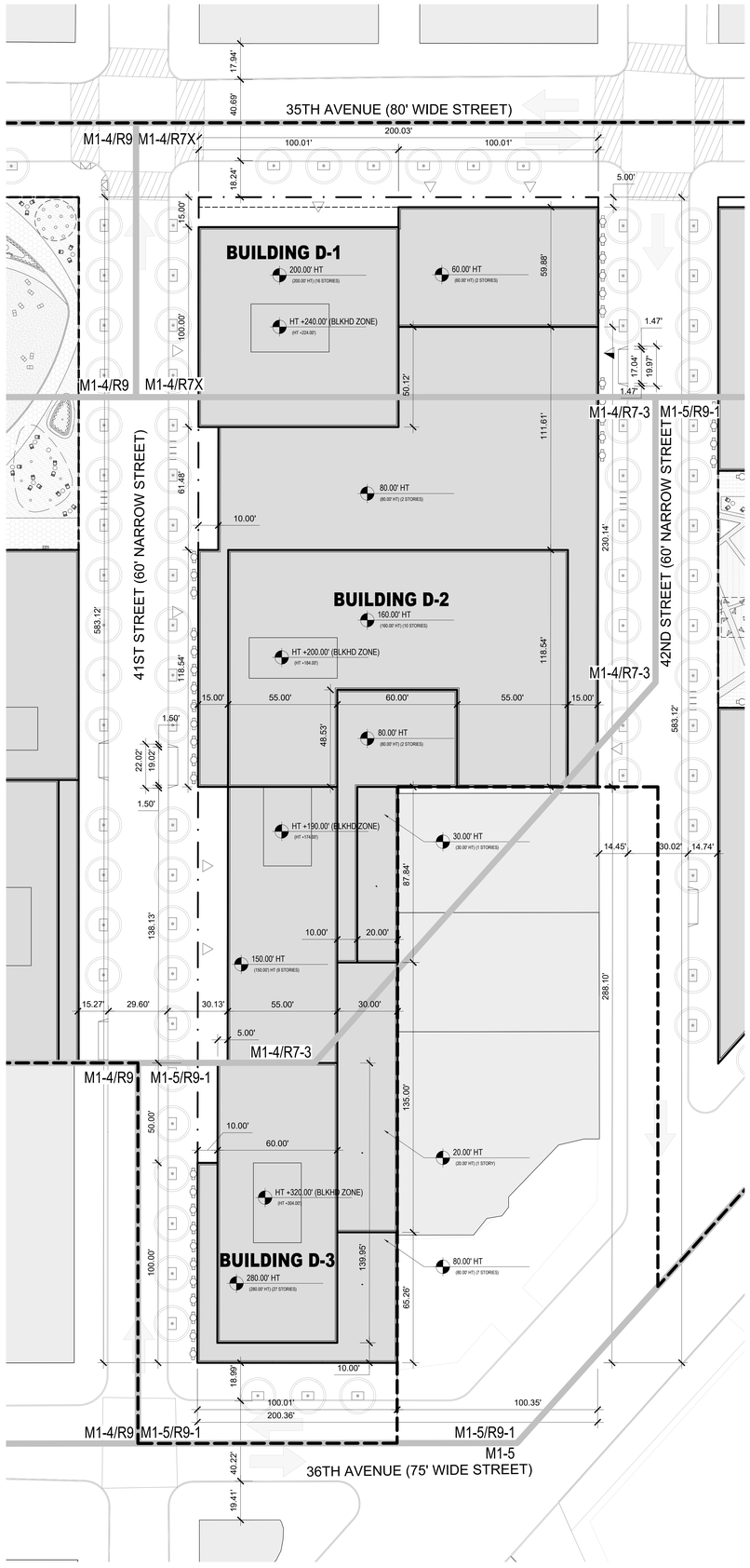
REGISTERED ARCHITECT
ADAM CHRIS
028301
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.309



01 **ZONING LOT D | SITE PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- BUILDING NUMBER
- NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PAA BOUNDARY

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OWNER

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LANDSCAPE ARCHITECT:
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KEY PLAN



INNOVATION QNS

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THOMAS CHRISTOPHER COSGROVE
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

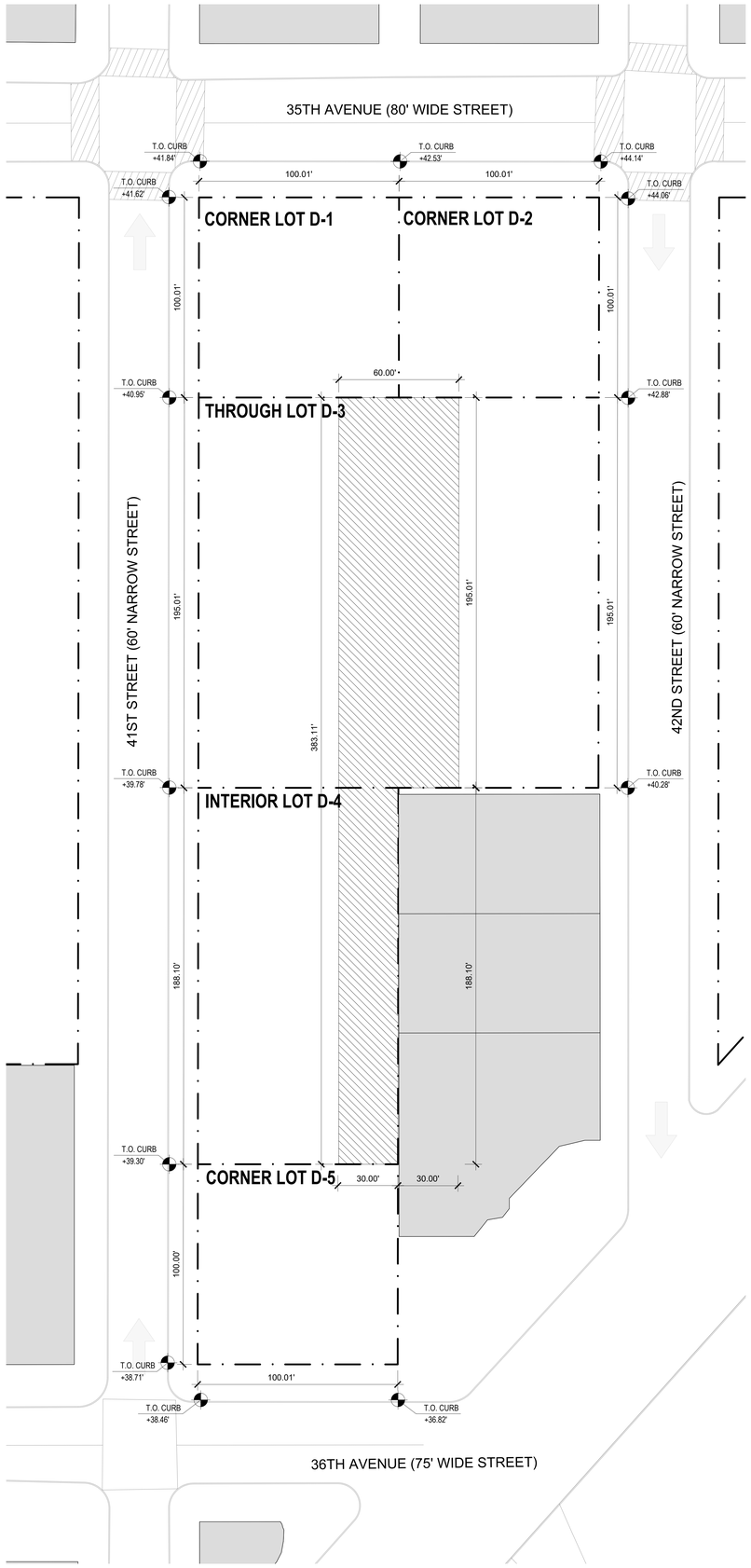
ZONING LOT SITE PLAN

U.400

BASE PLANE CALCULATION:

BASE PLANE = ACL. ELEVATION x (LOT COVERAGE / ZONING LOT AREA)%

CORNER LOT	D-1:	41.73 (8501.88 / 82639.82)	= 4.25'
CORNER LOT	D-2:	43.40 (9513.66 / 82639.82)	= 4.99'
THROUGH LOT	D-3:	40.97 (38393.48 / 82639.82)	= 19.01'
INTERIOR LOT	D-4:	39.54 (16240.75 / 82639.82)	= 7.78'
CORNER LOT	D-5:	38.32 (10001.00 / 82639.82)	= 4.59'
BLOCK D BASE PLANE:			40.62'



01 **ZONING LOT D | LOT DIVISION AND CURB MEAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
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- BUILDING NUMBER
- 26 / 229' — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
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- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- REAR YARD OR R.Y.E.

NEW YORK
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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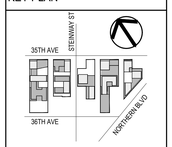
New York, New York 10001

KEY PLAN



INNOVATION QNS

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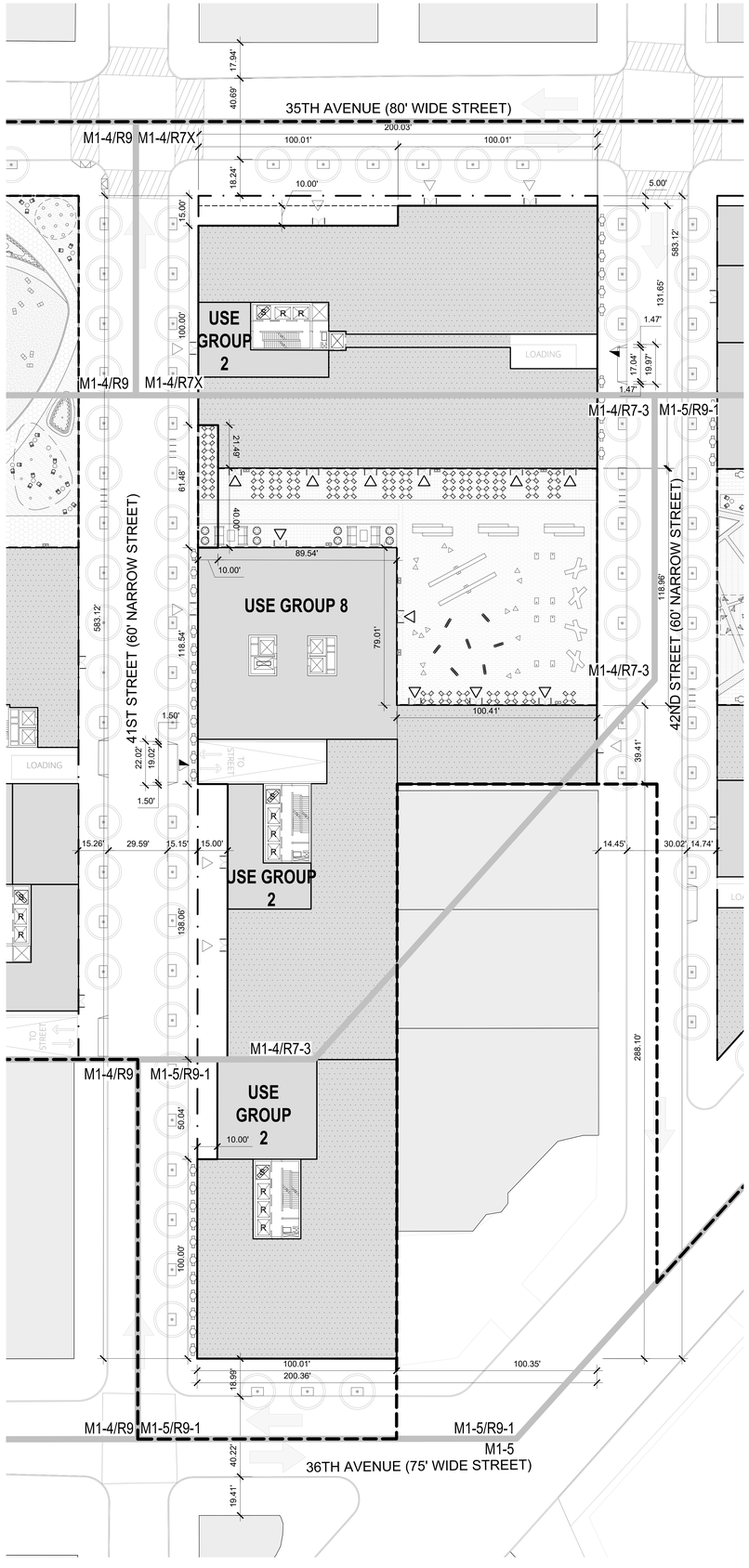
ISSUED FOR ULURP

REGISTERED ARCHITECT
FRANK CHIOTTI
026262
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS

U.401



01 **ZONING LOT D | GROUND PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- BUILDING NUMBER
- 26 / 229' — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PAA BOUNDARY

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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
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TRAFFIC ENGINEER:
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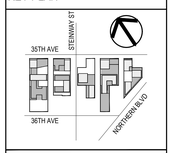
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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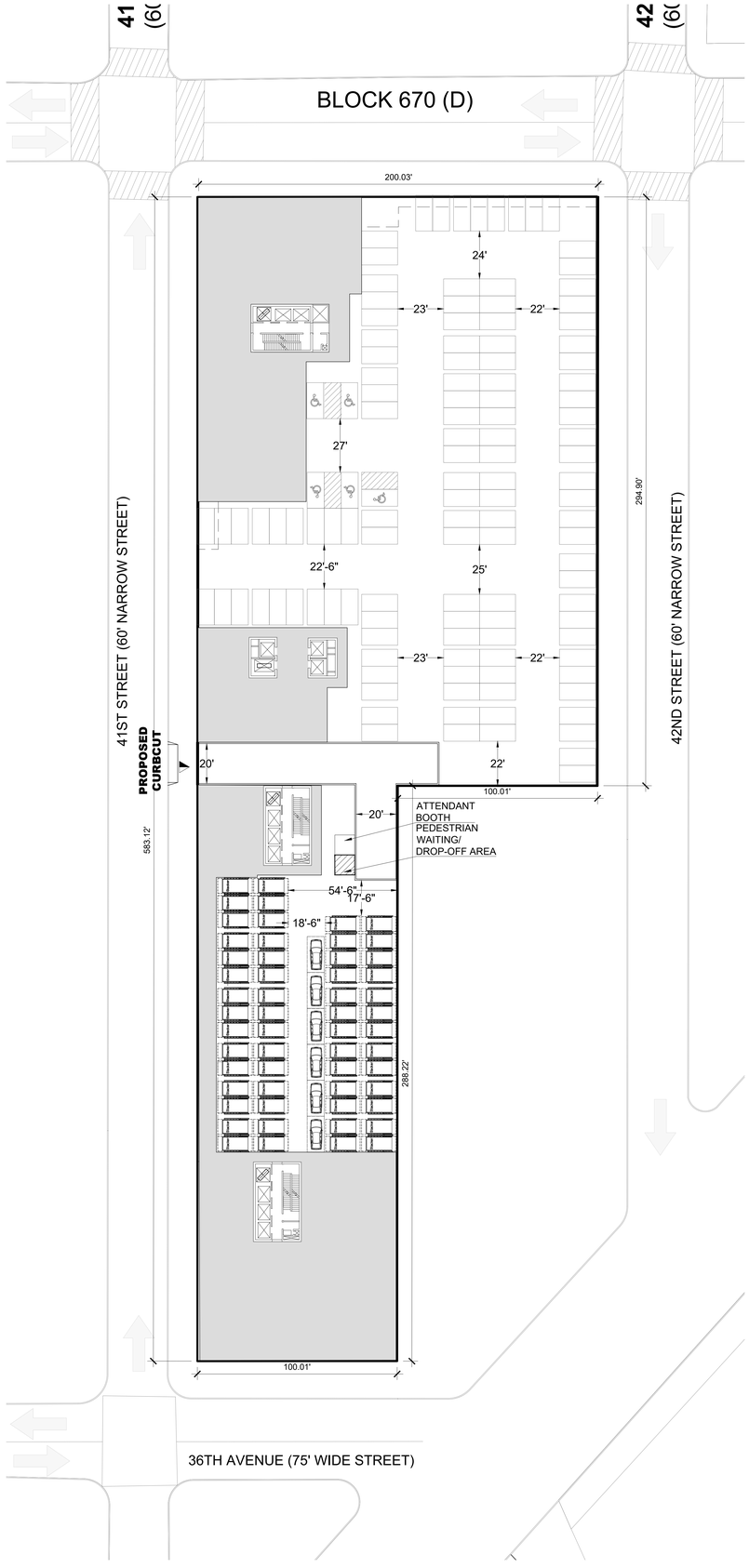
REGISTERED ARCHITECT
ISAAC CHEE
029261
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

GROUND FLOOR PLAN

U.402



01 **ZONING LOT D | CELLAR PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (ht' +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- X1 — BUILDING NUMBER
- 24 / 229' — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- 18' — SELF PARKING SPACE
- 18' — ATTENDED
- 17' — STACKER
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT INTERIOR SUBDIVISIONS, USE AND OTHER DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE

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SILVERSTEIN ASTORIA MEMBER LLC

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New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



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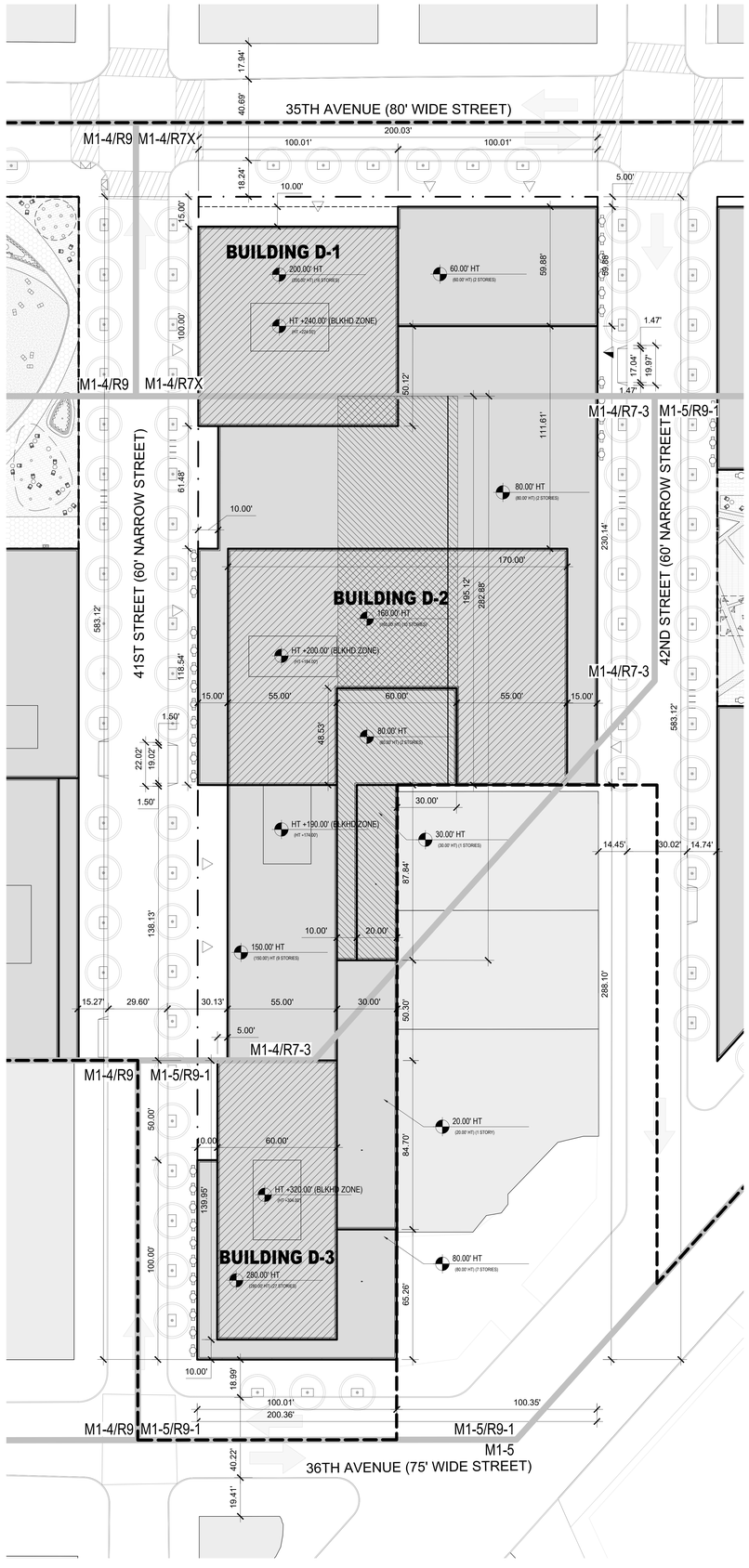
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

CELLAR PLAN

U.403



01 **ZONING LOT D | ROOF PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING

ZONING WAIVER

- HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUIRED PURSUANT TO ZR 74-743

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LANDSCAPE ARCHITECT:
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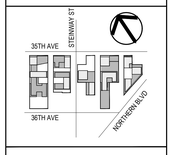
New York, New York 10001

KEY PLAN



INNOVATION QNS

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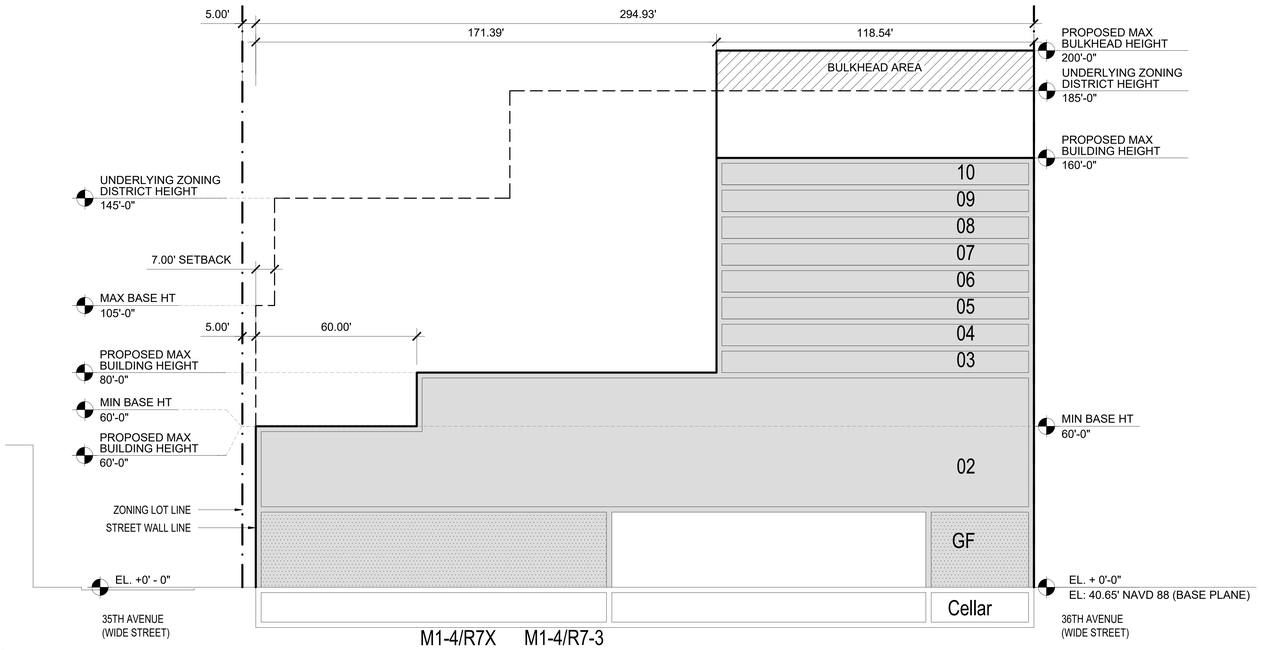
REGISTERED ARCHITECT
CHAN CHUN KIT
012507
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

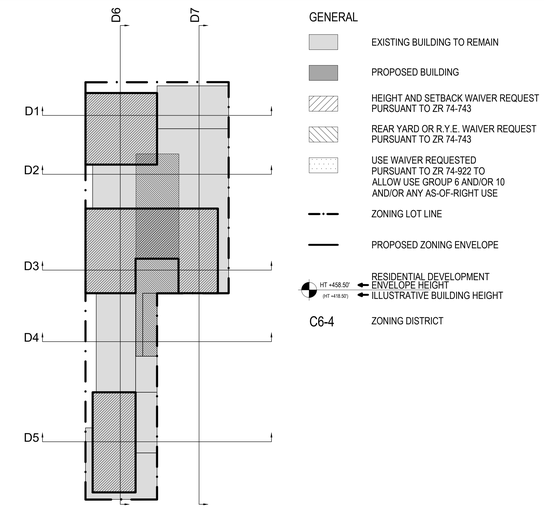
WAIVER PLAN

U.404

PAGE: 42 OF 78



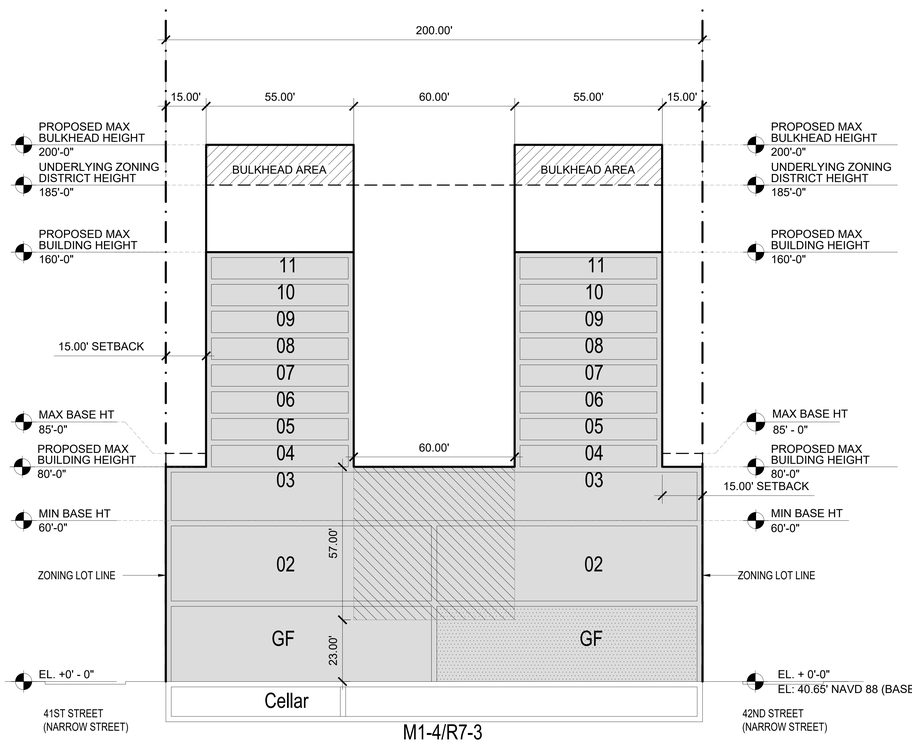
D7 ZONING LOT D | SECTION D7
SCALE: 1" = 20'-0"



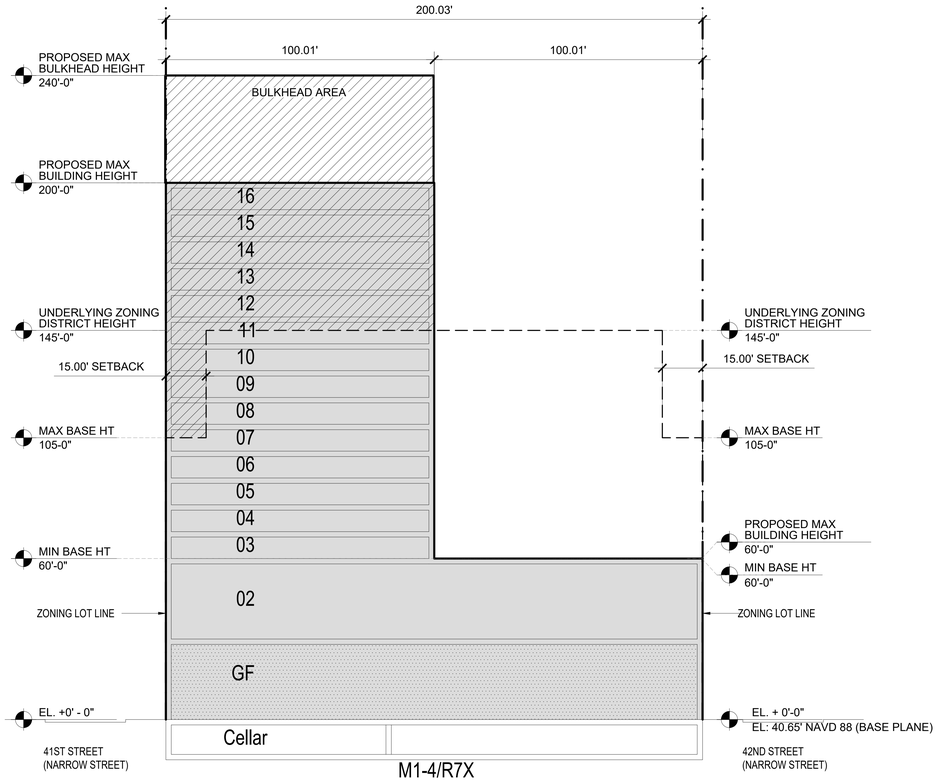
GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 ZONING DISTRICT

01 ZONING LOT D | KEY PLAN
SCALE: 1" = 75'-0"



D3 ZONING LOT D | SECTION D3
SCALE: 1" =20'-0"



D1 ZONING LOT D | SECTION D1
SCALE: 1" = 20'-0"

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NO.	DATE	REVISION
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OWNER

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SILVERSTEIN ASTORIA MEMBER LLC

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LANDSCAPE ARCHITECT:
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KEY PLAN



INNOVATION QNS

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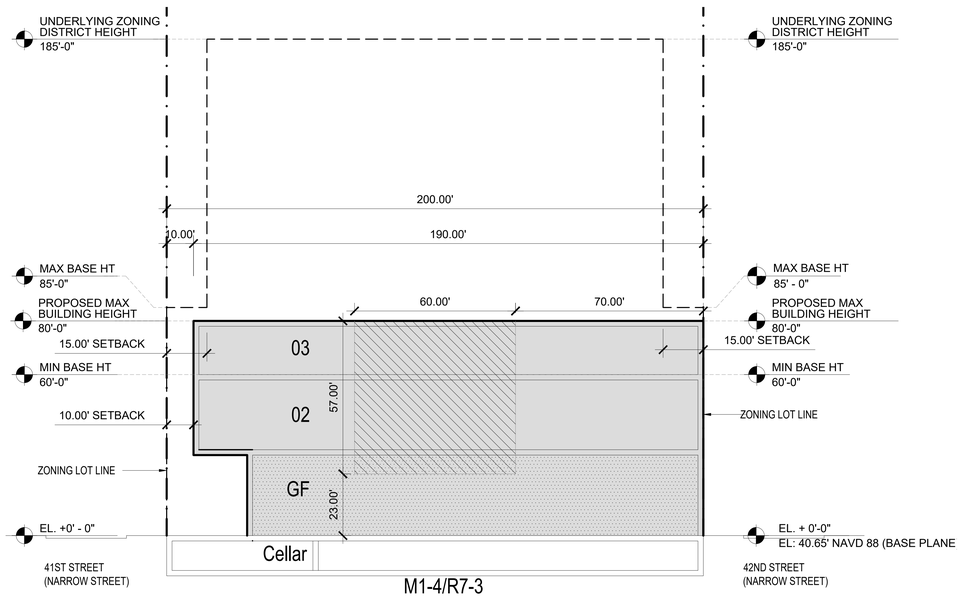
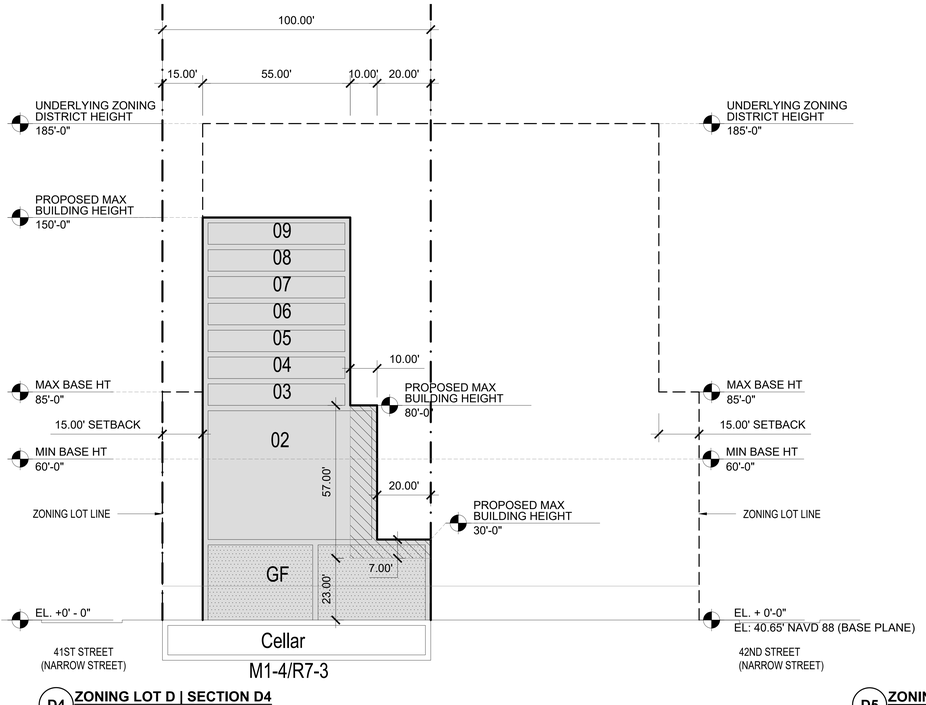
PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

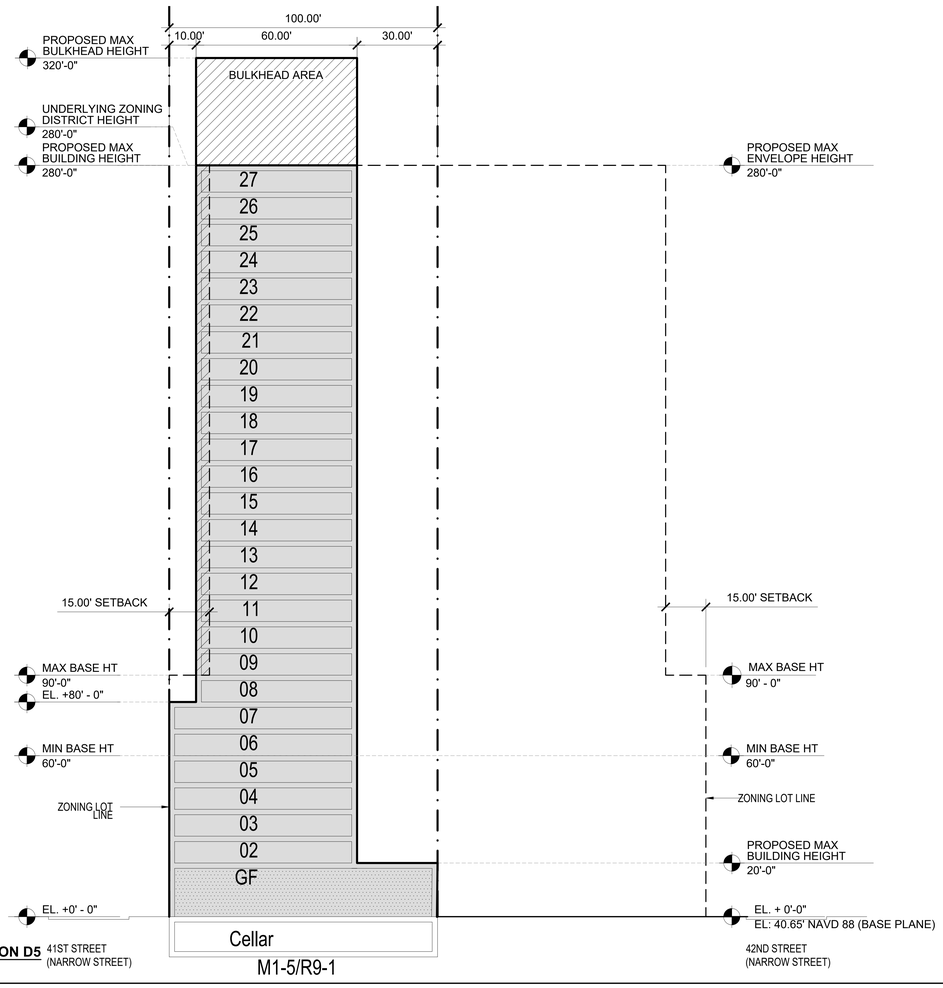
U.405



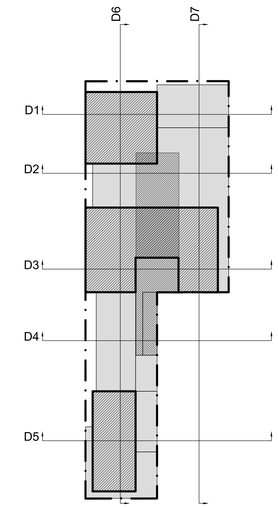
D2 ZONING LOT D | SECTION D2
SCALE: 1" = 20'-0"



D4 ZONING LOT D | SECTION D4
SCALE: 1" = 20'-0"



D5 ZONING LOT D | SECTION D5
SCALE: 1" = 20'-0"



01 ZONING LOT D | KEY PLAN
SCALE: 1" = 75'-0"

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 ZONING DISTRICT

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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
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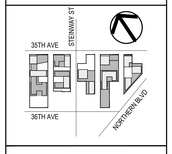
New York, New York 10001

KEY PLAN



INNOVATION QNS

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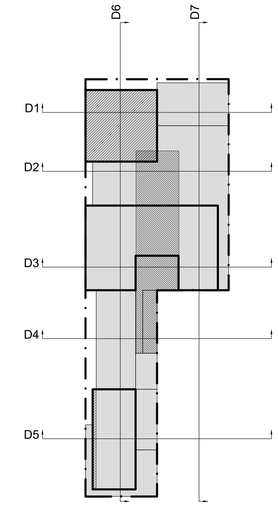
REGISTERED ARCHITECT
CHAN CHUN KIT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

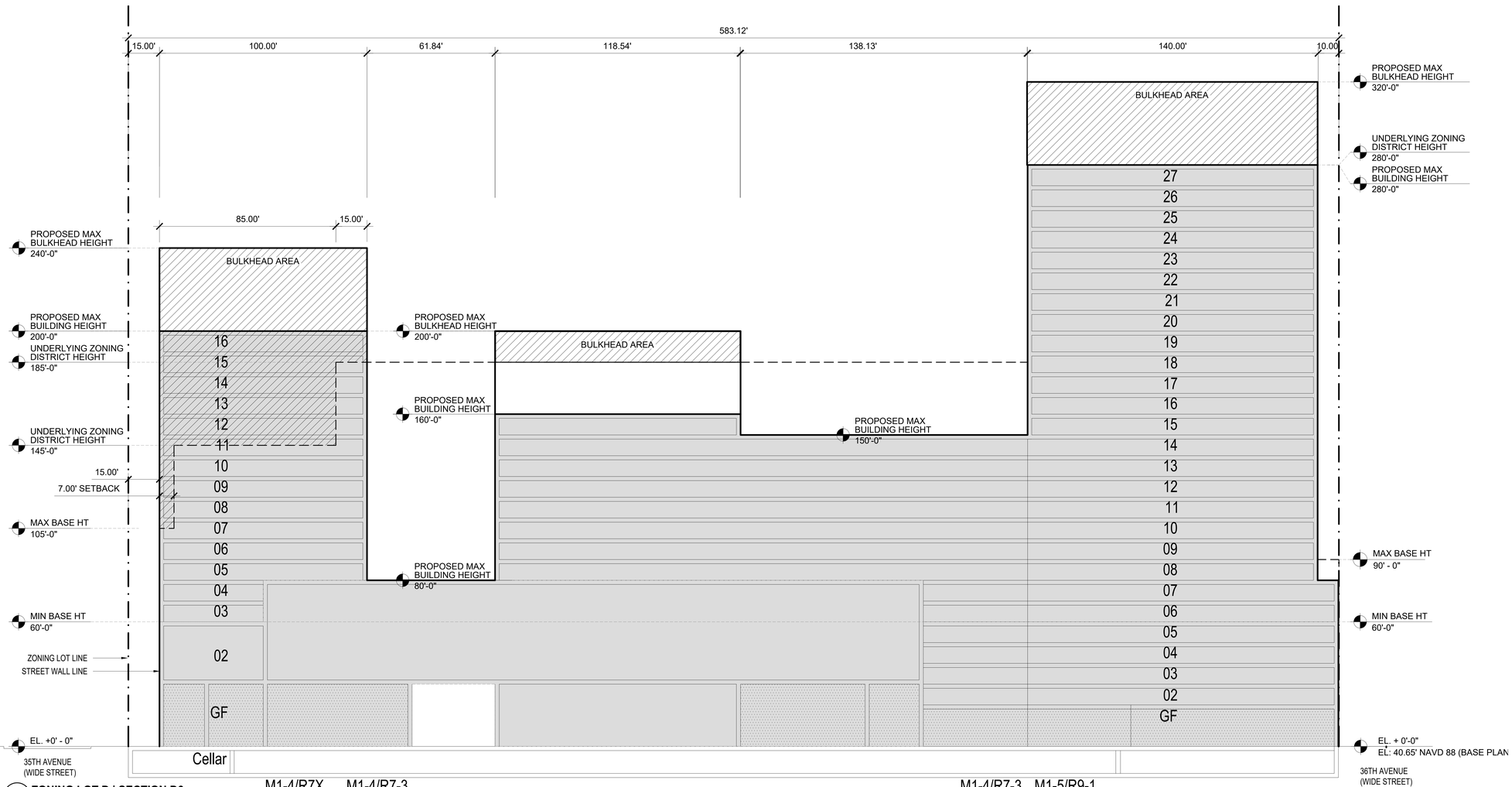
U.406



GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT

01 ZONING LOT D | KEY PLAN
SCALE: 1" = 75'-0"



D6 ZONING LOT D | SECTION D6
SCALE: 1" = 20'-0"

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NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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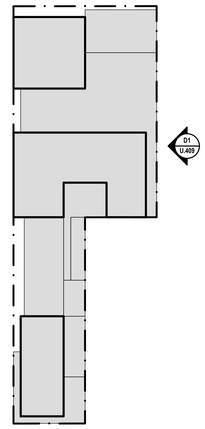
PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

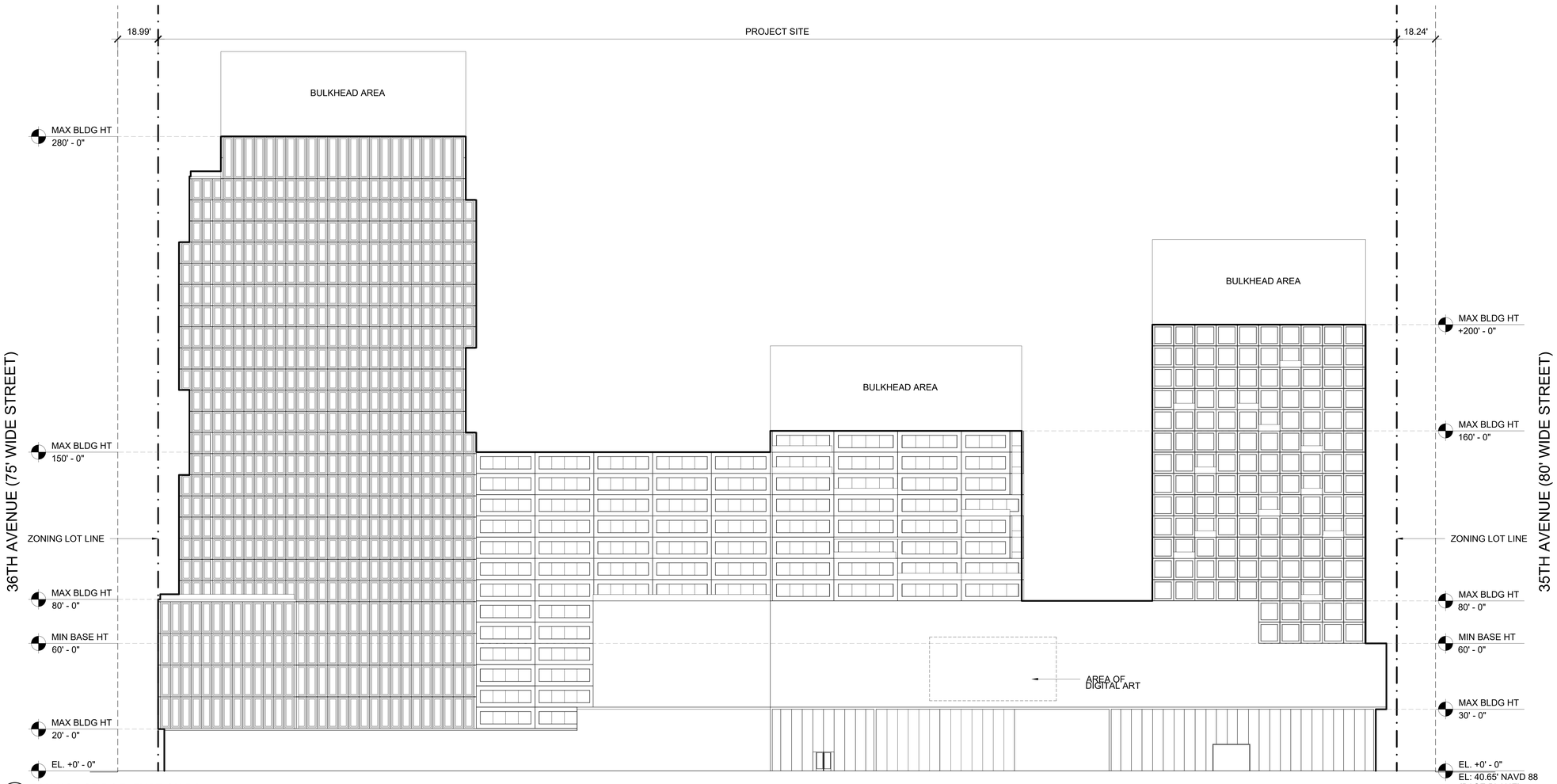
U.407



GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT D | KEY PLAN
SCALE: 1" = 75'-0"



D1 ZONING LOT D | ELEVATION D1
SCALE: 1" = 20'-0"

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SILVERSTEIN ASTORIA MEMBER LLC

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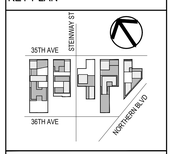
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

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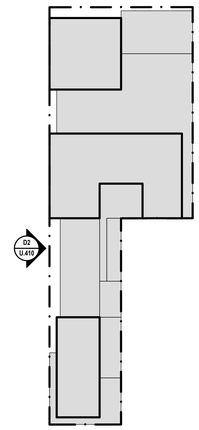
TRACY CHEE
026207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

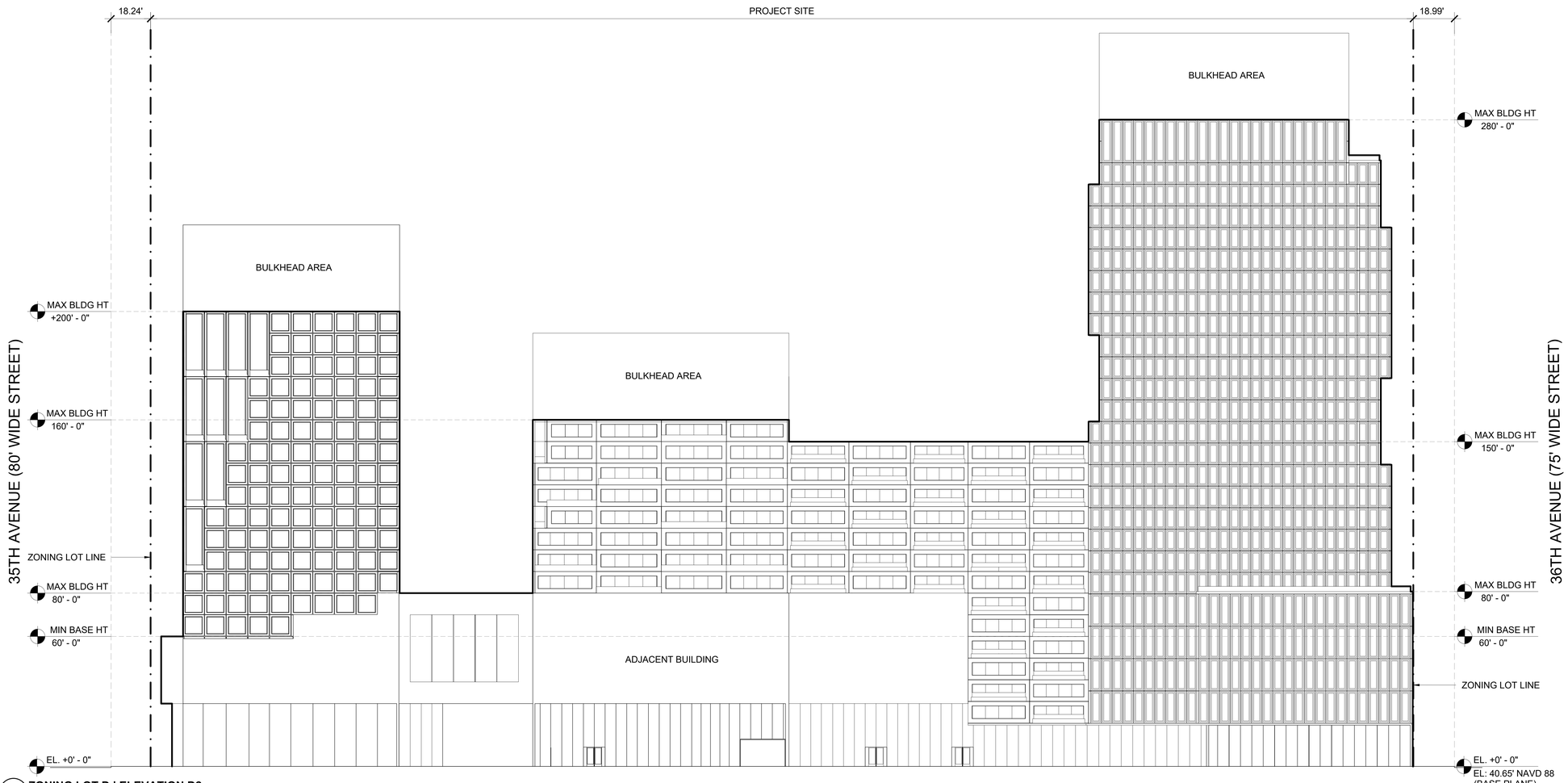
U.408



01 ZONING LOT D | KEY PLAN
SCALE: 1" = 75'-0"

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER



D2 ZONING LOT D | ELEVATION D2
SCALE: 1" = 20'-0"

NEW YORK
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NO.	DATE	REVISION
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OWNER

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SILVERSTEIN ASTORIA MEMBER LLC

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New York, New York 10001

KEY PLAN



INNOVATION QNS

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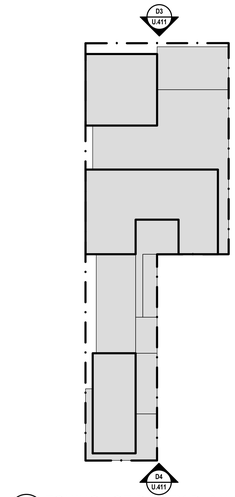
REGISTERED ARCHITECT
ADAM CHRIS
026207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

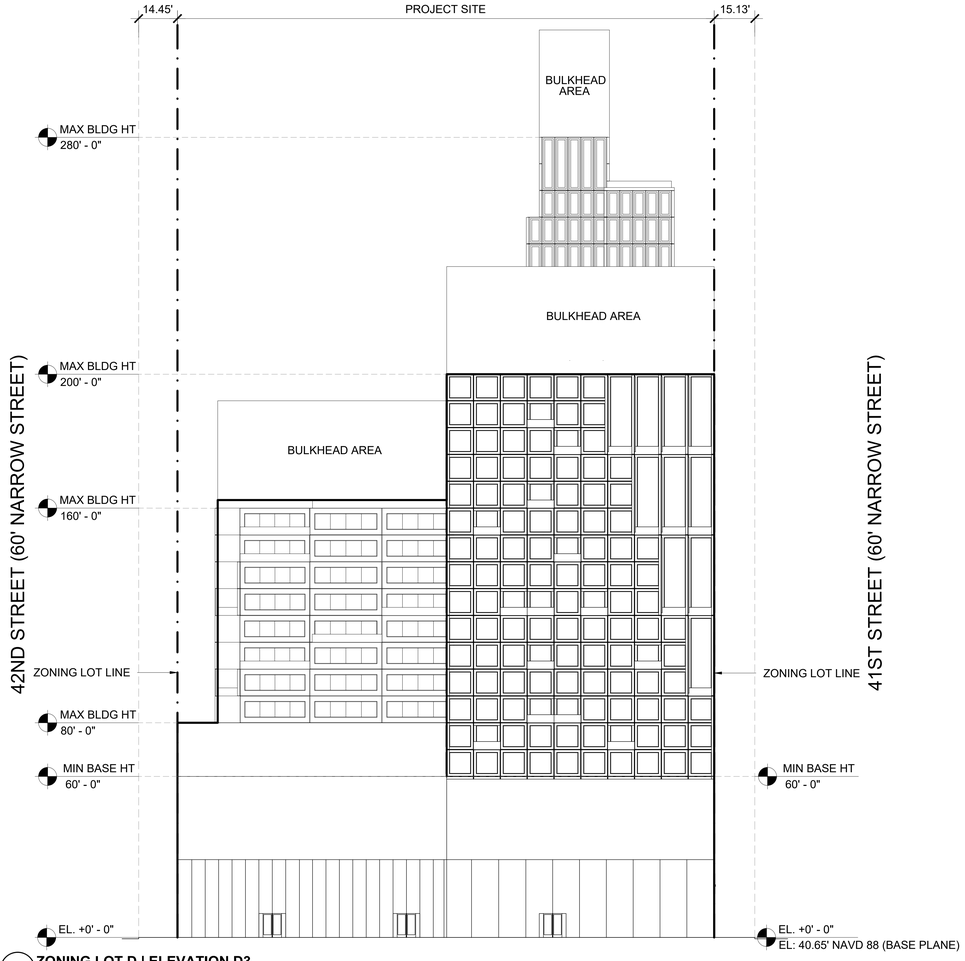
U.409



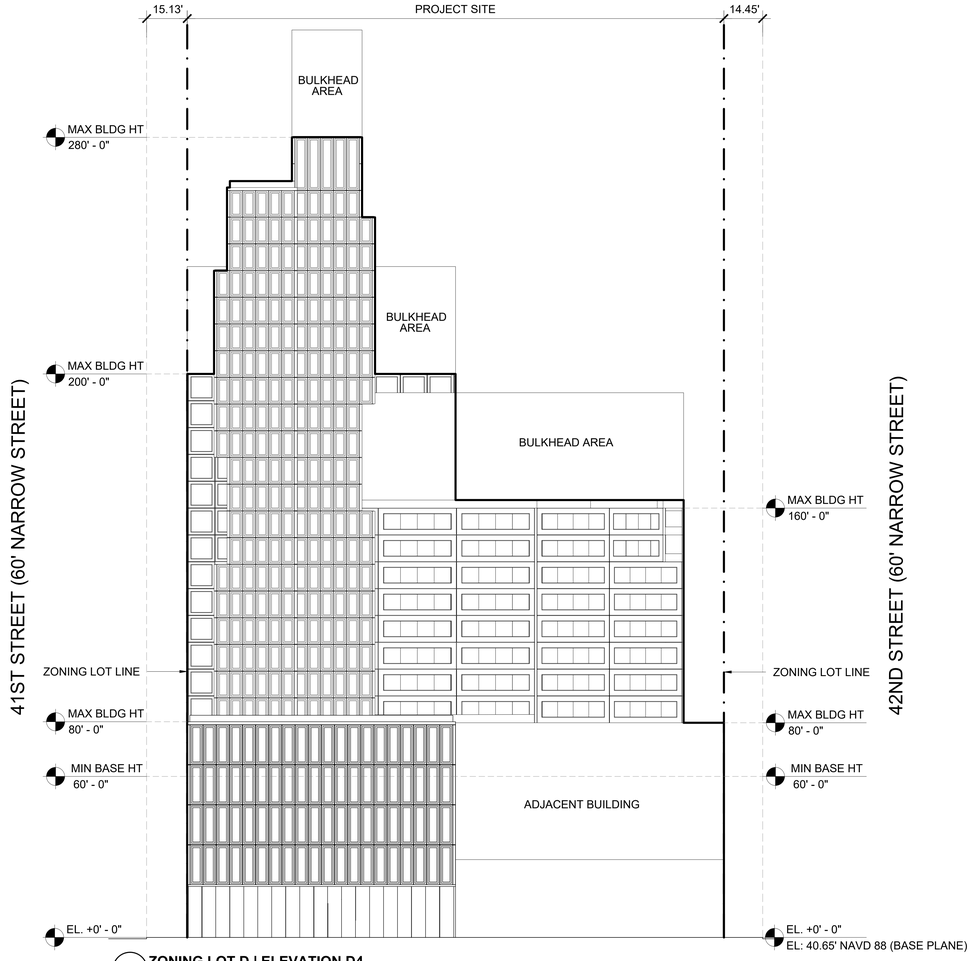
01 **ZONING LOT D | KEY PLAN**
SCALE: 1" = 75'-0"

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +658.50' / (HT +618.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER



D3 **ZONING LOT D | ELEVATION D3**
SCALE: 1" = 20'-0"



D4 **ZONING LOT D | ELEVATION D4**
SCALE: 1" = 20'-0"

NEW YORK
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OWNER

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SILVERSTEIN ASTORIA MEMBER LLC

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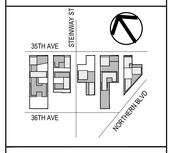
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
ADAM CHRIST
029261
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.410

SIGNAGE QUANTITIES								
SIGN	STREET	TYPE	ESTABLISHMENT FRONTAGE (LF)	PERMITTED SIZE (SF)	PROPOSED SIZE (SF)	PERMITTED HEIGHT	PROPOSED HEIGHT	COMMENTS
GROUND FLOOR RETAIL								
A1-1	41ST STREET	NON-ILLUMINATED	ACCESSORY	32.00'	150	96	25.00'	25.00'	COMPLIES; AS-OF-RIGHT
A1-2	41ST STREET	NON-ILLUMINATED	ACCESSORY	30.00'	150	90	25.00'	25.00'	COMPLIES; AS-OF-RIGHT
A1-3	35TH AVENUE	NON-ILLUMINATED	ACCESSORY	33.33'	150	100	25.00'	25.00'	COMPLIES; AS-OF-RIGHT
A1-4	35TH AVENUE	NON-ILLUMINATED	ACCESSORY	33.33'	150	100	25.00'	25.00'	COMPLIES; AS-OF-RIGHT
A1-5	35TH AVENUE	NON-ILLUMINATED	ACCESSORY	33.33'	150	100	25.00'	25.00'	COMPLIES; AS-OF-RIGHT
A1-6	35TH AVENUE	NON-ILLUMINATED	ACCESSORY	33.33'	150	100	25.00'	25.00'	COMPLIES; AS-OF-RIGHT
A1-7	35TH AVENUE	NON-ILLUMINATED	ACCESSORY	33.33'	150	100	25.00'	25.00'	COMPLIES; AS-OF-RIGHT
A1-8	35TH AVENUE	NON-ILLUMINATED	ACCESSORY	33.33'	150	100	25.00'	25.00'	COMPLIES; AS-OF-RIGHT
THEATER SIGNAGE								
D1-1	41ST STREET	ILLUMINATED	ACCESSORY	100.00'	0	400	25.00'	60.00'	DOES NOT COMPLY; REQUIRES WAIVER
D1-2	41ST STREET	ILLUMINATED - BLADE SIGNAGE	ACCESSORY	100.00'	0	100 SF x2 = 200 SF	25.00'	60.00'	DOES NOT COMPLY; REQUIRES WAIVER
D1-3	35TH AVENUE	NON-ILLUMINATED	ACCESSORY	100.00'	0	150	25.00'	60.00'	DOES NOT COMPLY; REQUIRES WAIVER

SIGNAGE CALCULATIONS					
ZR-SEC	ITEM	PERMITTED		PROPOSED	COMPLIANCE/REQUESTS
32-641	SIGNAGE AREA - TOTAL ALL SIGNS	IN C1 DISTRICTS, THREE TIMES THE STREET FRONTAGE OF THE ZONING LOT/ESTABLISHMENT BUT NO MORE THAN 150 SF IN C6-1 DISTRICTS, FIVE TIMES THE STREET FRONTAGE OF THE ZONING LOT/ESTABLISHMENT BUT NO MORE THAN 500 SF		(D1-1) 400 SF (D1-2: BLADE SIGN 100 SF PER SIDE) 200 SF (D1-3) 150 SF TOTAL: 750 SF	SPECIAL PERMIT PURSUANT TO ZR 74-744(C)(1) TO WAIVE ZR 32-642, ZR-32-643, ZR 32-655
32-642	NON-ILLUMINATED SIGNS	IN C1 DISTRICTS, 3 X STREET FRONTAGE NOT TO EXCEED 150 SF FOR INTERIOR OR THROUGH LOTS OR 150 SF ON EACH FRONTAGE FOR CORNER LOTS		(D1-3) 150 SF	SPECIAL PERMIT PURSUANT TO ZR 74-744(C)(1) TO WAIVE ZR 32-642, ZR-32-643, ZR 32-655
32-643	ILLUMINATED NON-FLASHING SIGNS	IN C1/C2 DISTRICTS, ILLUMINATED NON-FLASHING SIGNS ARE PERMITTED WITH A TOTAL SURFACE AREA (IN SQUARE FEET) NOT EXCEEDING THREE TIMES THE STREET FRONTAGE OF THE ZONING LOT IN FEET, BUT IN NO EVENT SHALL THE TOTAL SURFACE AREA EXCEED 50 SQUARE FEET FOR INTERIOR OR THROUGH LOTS OR 50 SQUARE FEET ON EACH FRONTAGE FOR CORNER LOTS.		(D1-1): 400 SF (D1-2): 200 SF TOTAL: 600 SF	SPECIAL PERMIT PURSUANT TO ZR 74-744(C)(1) TO WAIVE ZR 32-642, ZR-32-643, ZR 32-655
32-652	PERMITTED PROJECTIONS	18 INCHES FOR DOUBLE - OR MULTI-FACETED SIGNS OR 12 INCHES FOR ALL OTHER SIGNS		N/A	COMPLIES
32-655	HEIGHT OF SIGNS	IN C1 DISTRICTS, 25 FT MAXIMUM FOR C1 SIGNS	35TH AVENUE	EXTENTS OF PROPOSED SIGNAGE AREA : LOWER LIMIT: 30.00' ABOVE CURB LEVEL UPPER LIMIT: 60.00' ABOVE CURB LEVEL WIDTH: 50.00'	SPECIAL PERMIT PURSUANT TO ZR 74-744(C)(1) TO WAIVE ZR 32-642, ZR-32-643, ZR 32-655
			41ST STREET	EXTENTS OF PROPOSED SIGNAGE AREA : LOWER LIMIT: 30.00' ABOVE CURB LEVEL UPPER LIMIT: 60.00' ABOVE CURB LEVEL WIDTH: 100.00'	SPECIAL PERMIT PURSUANT TO ZR 74-744(C)(1) TO WAIVE ZR 32-642, ZR-32-643, ZR 32-655
32-67	RESTRICTIONS ALONG DISTRICT BOUNDARIES	WITHIN 100 FEET OF THE STREET LINE OF ANY STREET OR PORTION THEREOF IN WHICH THE BOUNDARY OF AN ADJOINING RESIDENTIAL DISTRICT IS LOCATED, OR WHICH ADJOINS A PUBLIC PARK OR ONE-HALF ACRE OR MORE, NO ADVERTISING SIGN THAT FACES AT AN ANGLE OF LESS THAN 165 DEGREES AWAY FROM SUCH RESIDENCE DISTRICT OR PARK BOUNDARY SHALL BE PERMITTED AND ALL OTHER SIGNS FACING AT LESS THAN SUCH AN ANGLE SHALL CONFORM WITH ALL THE SIGN REGULATIONS APPLICABLE IN C1 DISTRICTS AS SET FORTH IN SECTIONS 32-62 THROUGH 32-68, INCLUSIVE, RELATING TO SIGN REGULATIONS.		N/A	COMPLIES
32-68	PERMITTED SIGNS ON MIXED BUILDINGS	WHERE NON-RESIDENTIAL USES ARE PERMITTED TO OCCUPY TWO FLOORS OF THE BUILDING, ALL SIGNS ACCESSORY TO NON-RESIDENTIAL USES LOCATED ON THE SECOND FLOOR SHALL BE NON-ILLUMINATED SIGNS, AND SHALL BE LOCATED BELOW THE LEVEL OF THE FINISHED FLOOR OF THE THIRD STORY.		SECOND FLOOR SIGNAGE: (D1-2, D1-3) ILLUMINATED (D1-1) NON-ILLUMINATED	SPECIAL PERMIT PURSUANT TO ZR 74-744(C)(1) TO WAIVE ZR 32-642, ZR-32-643, ZR 32-655

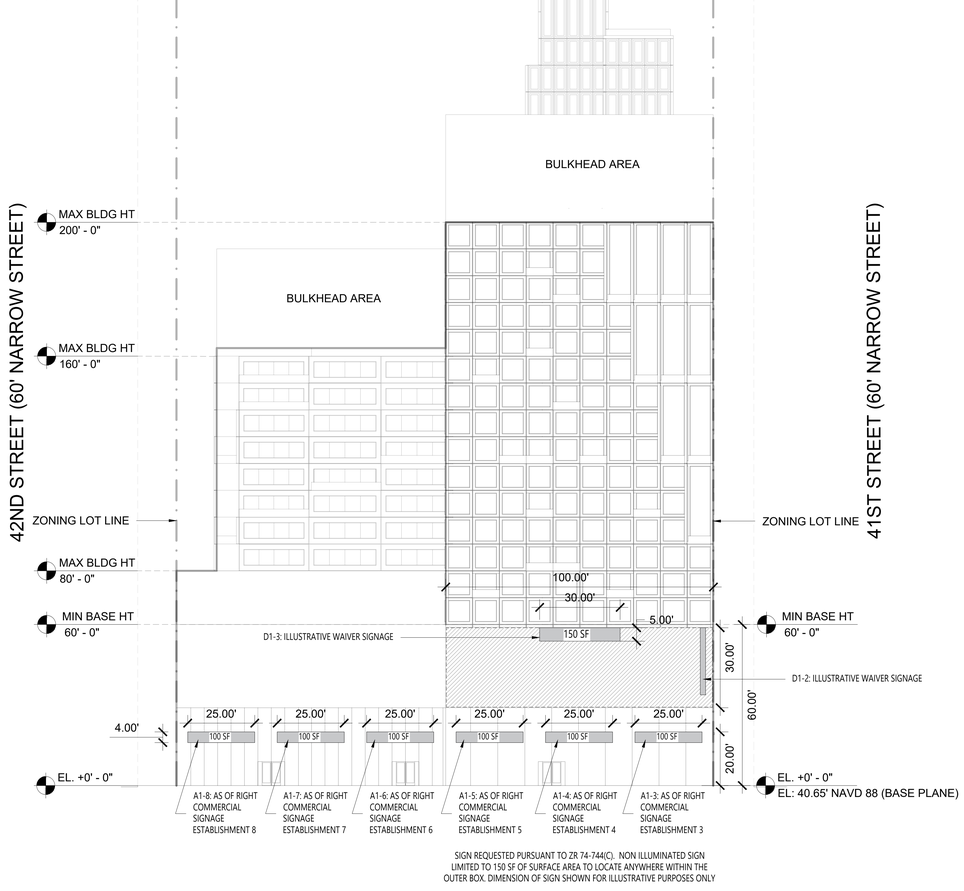


01 ZONING LOT D | SIGNAGE WAIVER
SCALE: 1" = 20'-0"

SIGNAGE LEGEND

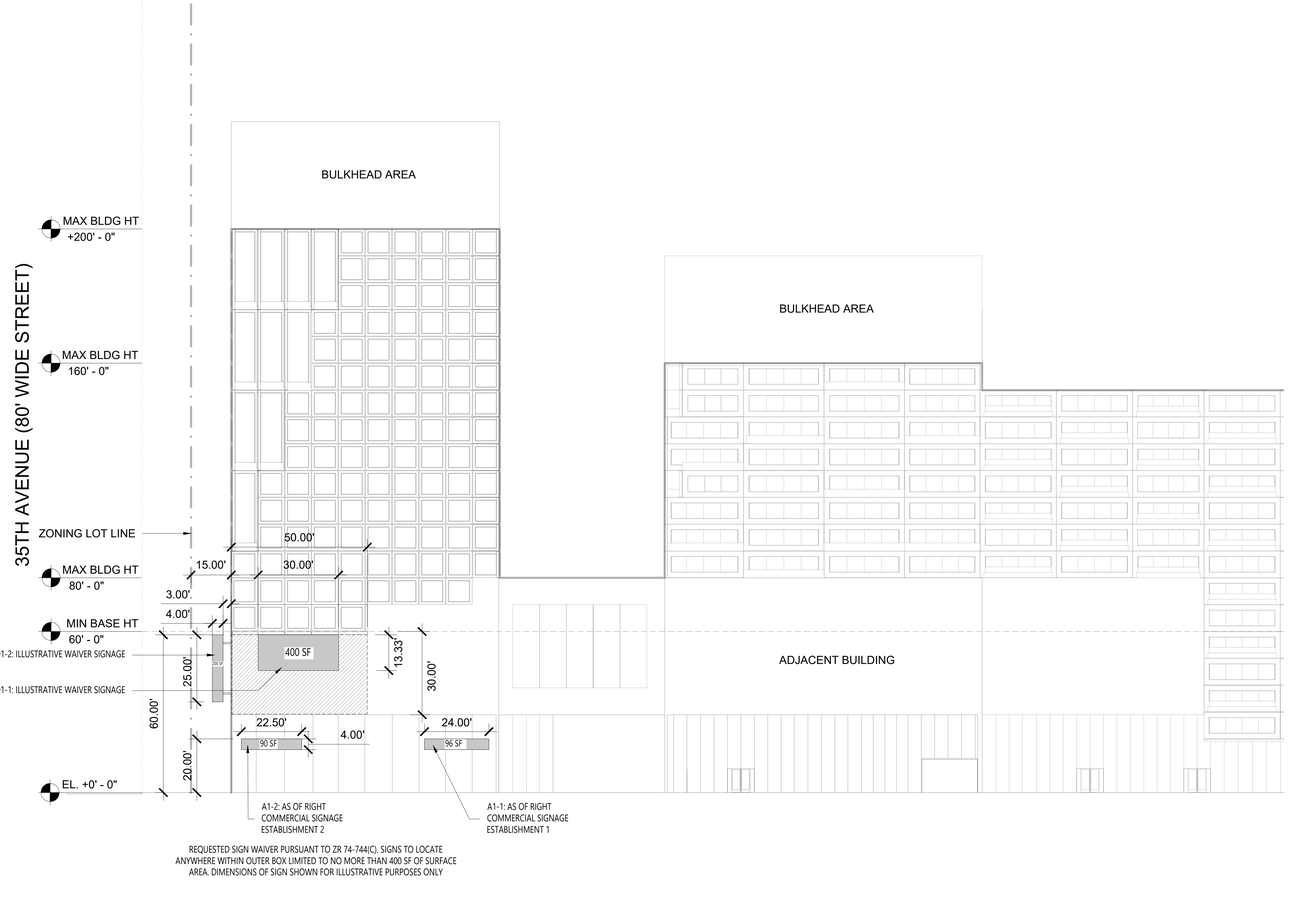
PROPOSED SIGN QUANTITY

PROPOSED SIGNAGE ZONE-WAIVER REQUESTED



SIGN REQUESTED PURSUANT TO ZR 74-744(C). NON ILLUMINATED SIGN LIMITED TO 150 SF OF SURFACE AREA TO LOCATE ANYWHERE WITHIN THE OUTER BOX. DIMENSION OF SIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

D3 ZONING LOT D | ELEVATION D3
SCALE: 1" = 20'-0"



REQUESTED SIGN WAIVER PURSUANT TO ZR 74-744(C). SIGNS TO LOCATE ANYWHERE WITHIN OUTER BOX LIMITED TO NO MORE THAN 400 SF OF SURFACE AREA. DIMENSIONS OF SIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

D4 ZONING LOT D | ELEVATION D4
SCALE: 1" = 20'-0"

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
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TRAFFIC ENGINEER:
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LANDSCAPE ARCHITECT:
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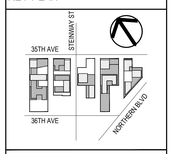
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
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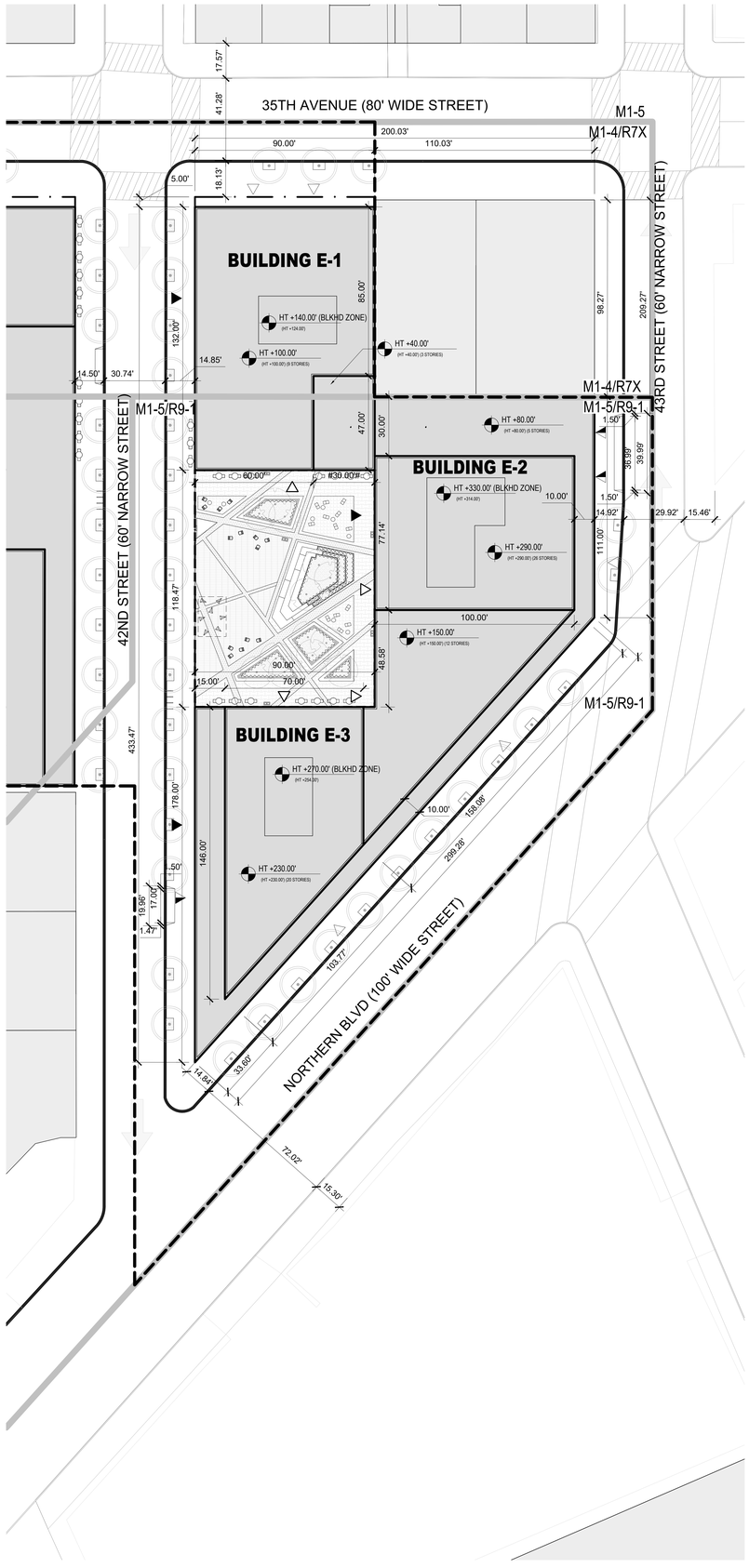
REGISTERED ARCHITECT
HENRY CHEN
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

SIGNAGE WAIVER

U.411



01 **ZONING LOT E | SITE PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- X1 — BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PAA BOUNDARY
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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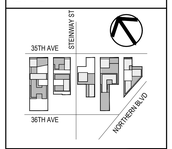
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
THOMAS CHRISTOPHER LEE
036267
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

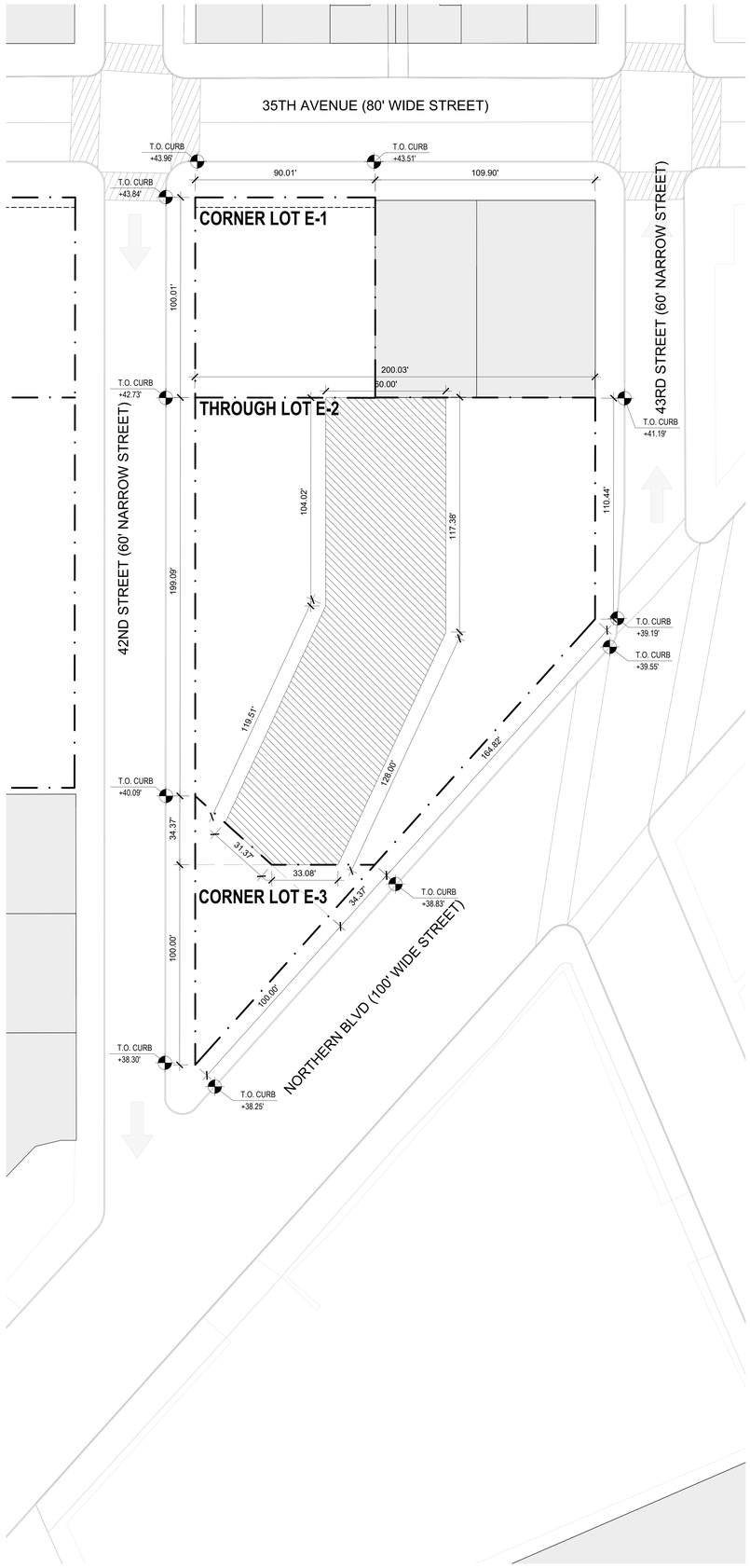
ZONING LOT SITE PLAN

U.500

BASE PLANE CALCULATION:

BASE PLANE = ACL. ELEVATION x (LOT COVERAGE / ZONING LOT AREA)%

CORNER LOT	E-1:	43.51 (8558.03 / 42276.75)	= 8.7'
THROUGH LOT	E-2:	40.18 (28596.5 / 42276.75)	= 26.92'
CORNER LOT	E-3:	38.86 (5146.09 / 42276.75)	= 4.66'
BLOCK E BASE PLANE:			40.28'



01 **ZONING LOT E | LOT DIVISION AND CURB MEAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- BUILDING NUMBER
- NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- REAR YARD OR R.Y.E.

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2023	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

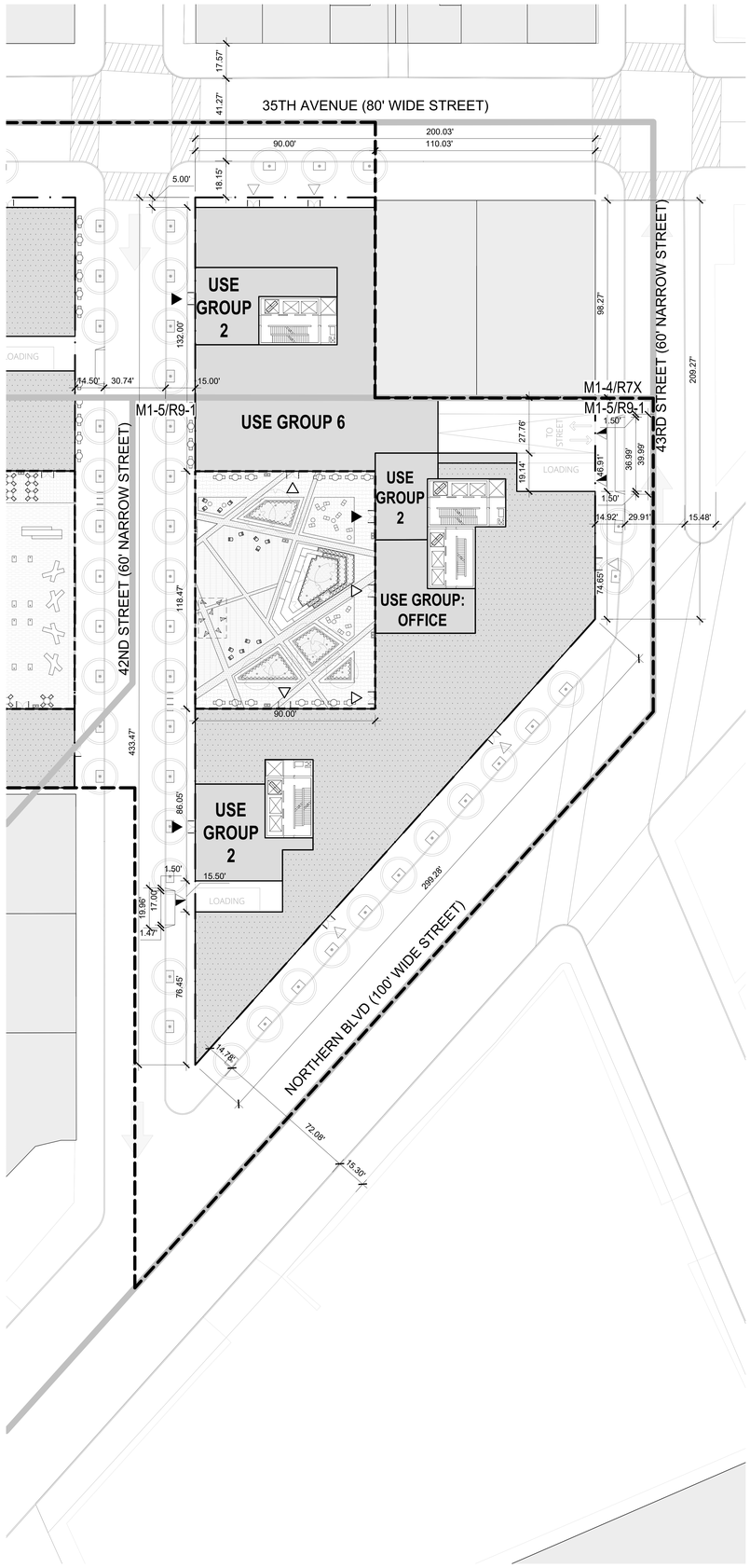
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

LOT PORTION ANALYSIS AND BASE PLANE CALCULATIONS

U.501



01 **ZONING LOT E | GROUND PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- X1 — BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- PAA BOUNDARY
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

NEW YORK
80 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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New York, New York 10001

KEY PLAN



INNOVATION QNS

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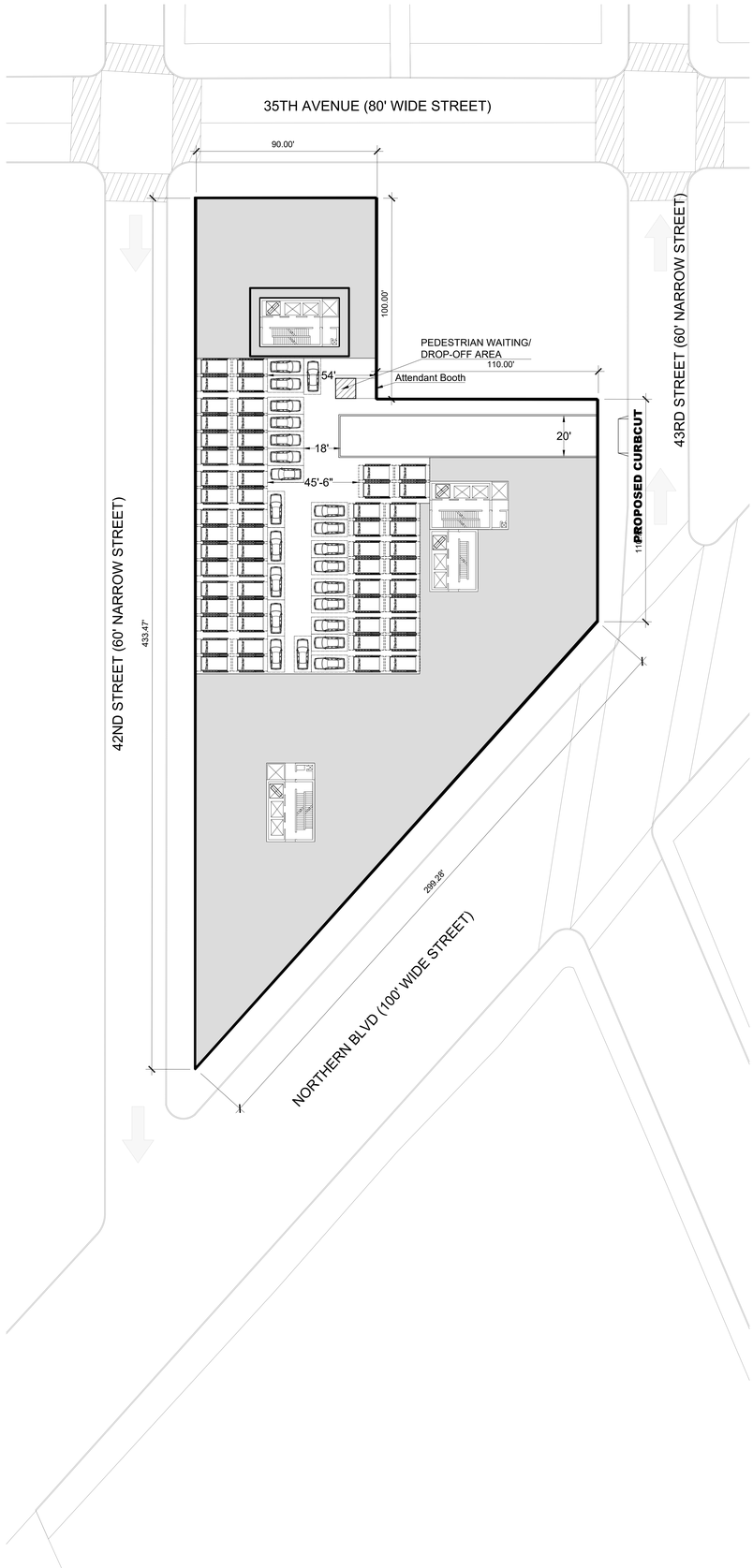
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

GROUND FLOOR PLAN

U.502



01 **ZONING LOT E | CELLAR PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- X1 — BUILDING NUMBER
- 26 / 229 — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- 18' — SELF PARKING SPACE
- 18' — ATTENDED
- 17' — STACKER
- CORES, MECHANICAL, ELECTRICAL OTHER SPACE NOT SUBJECT TO REQUESTED SPECIAL PERMIT INTERIOR SUBDIVISIONS, USE AND OTHER DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE

NEW YORK
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SILVERSTEIN ASTORIA MEMBER LLC

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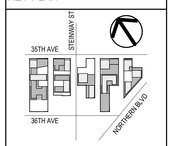
KEY PLAN



INNOVATION QNS

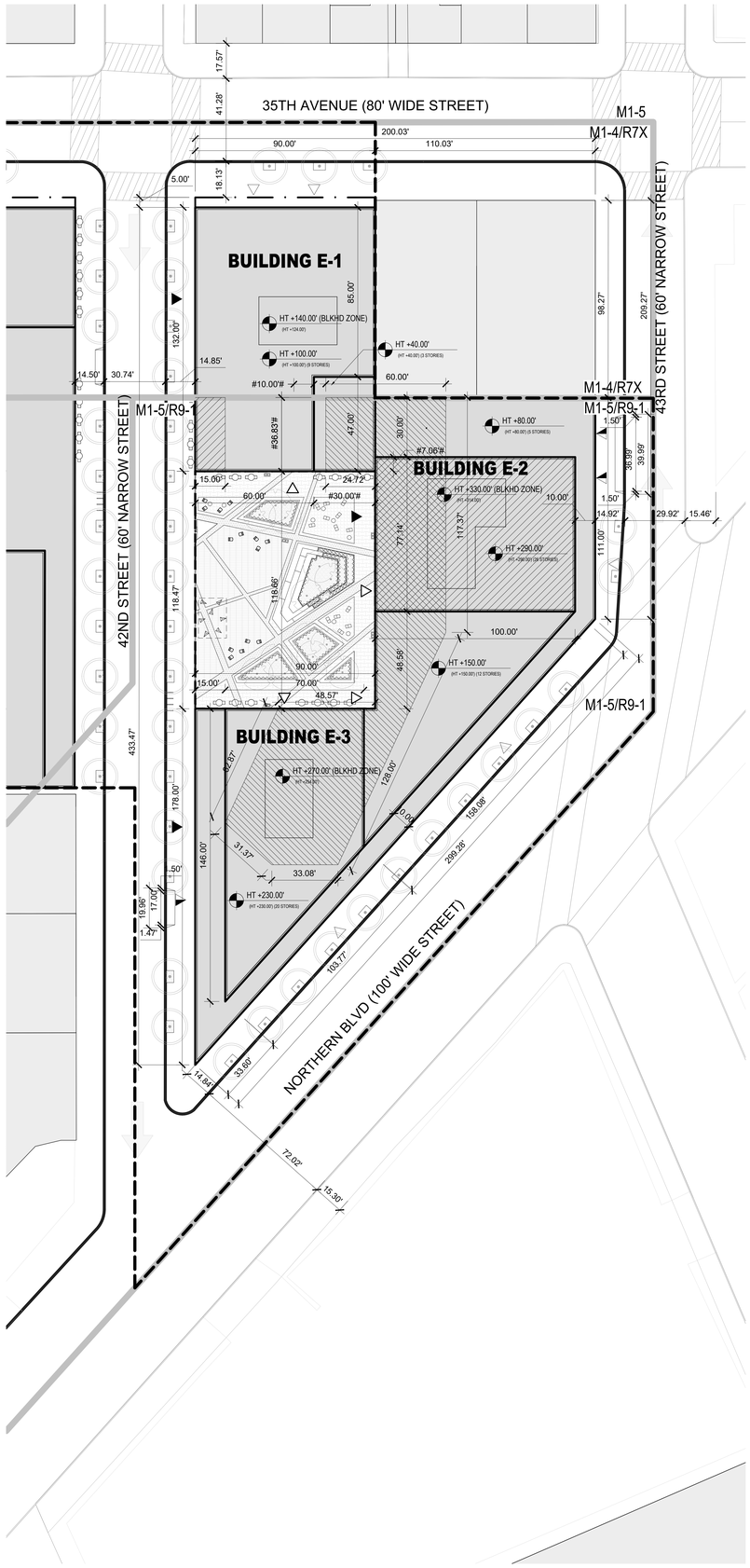
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STEVEN CHEN
029251
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

CELLAR PLAN

U.503



01 **ZONING LOT E | SITE PLAN**
SCALE: 1" = 25'-0"

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
- HT +458.50' / (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- X1 — BUILDING NUMBER
- 26 / 229' — NUMBER OF STORIES / BUILDING HEIGHT
- COMMUNITY ACCESS POINT
- VEHICULAR ACCESS POINT
- RESIDENTIAL BUILDING ENTRANCE
- DIRECTION OF TRAFFIC
- PROPOSED SIDEWALK WIDENING
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

ZONING WAIVER

- HEIGHT AND SETBACK WAIVER REQUIRED PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUIRED PURSUANT TO ZR 74-743

NEW YORK
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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KEY PLAN



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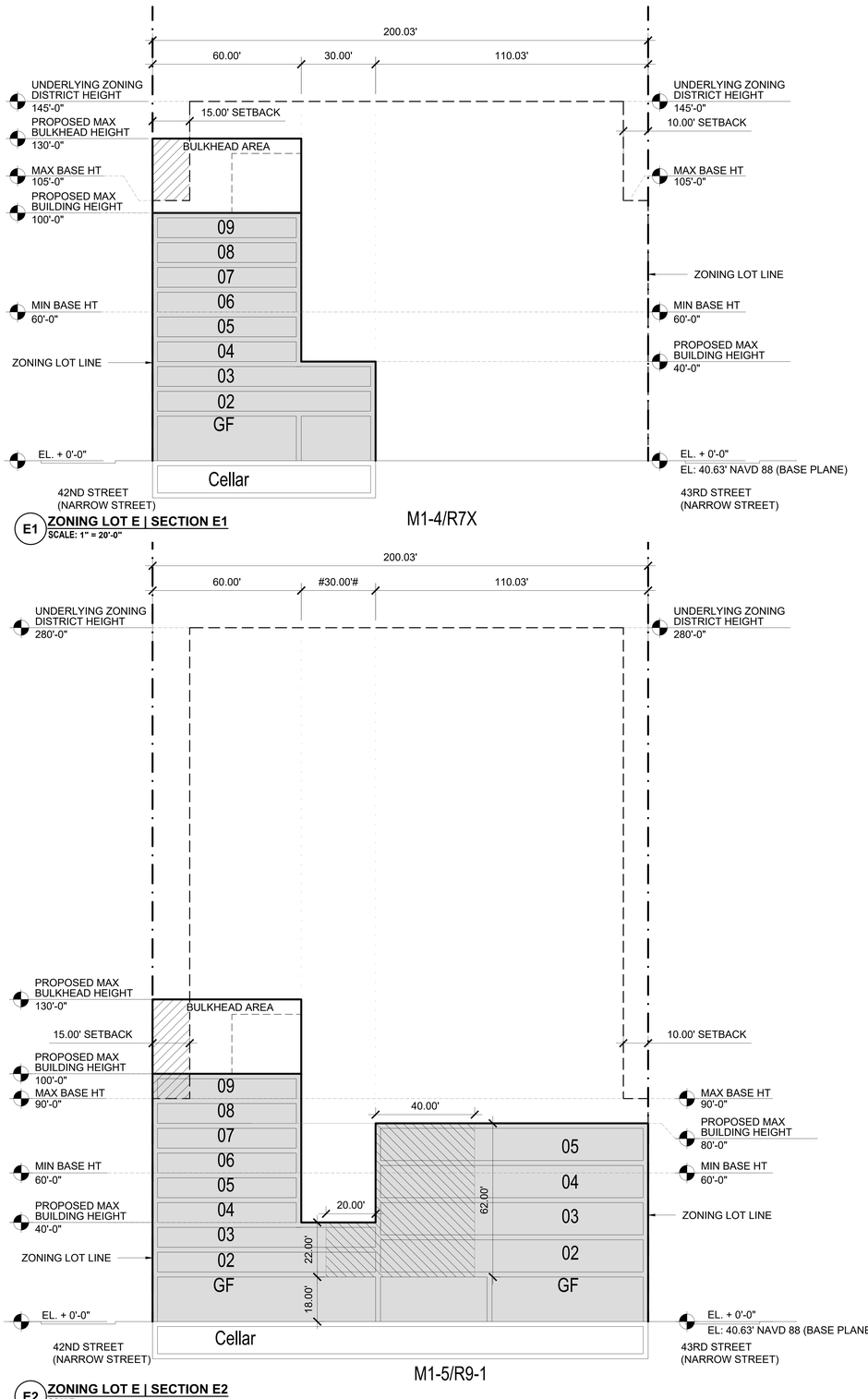
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

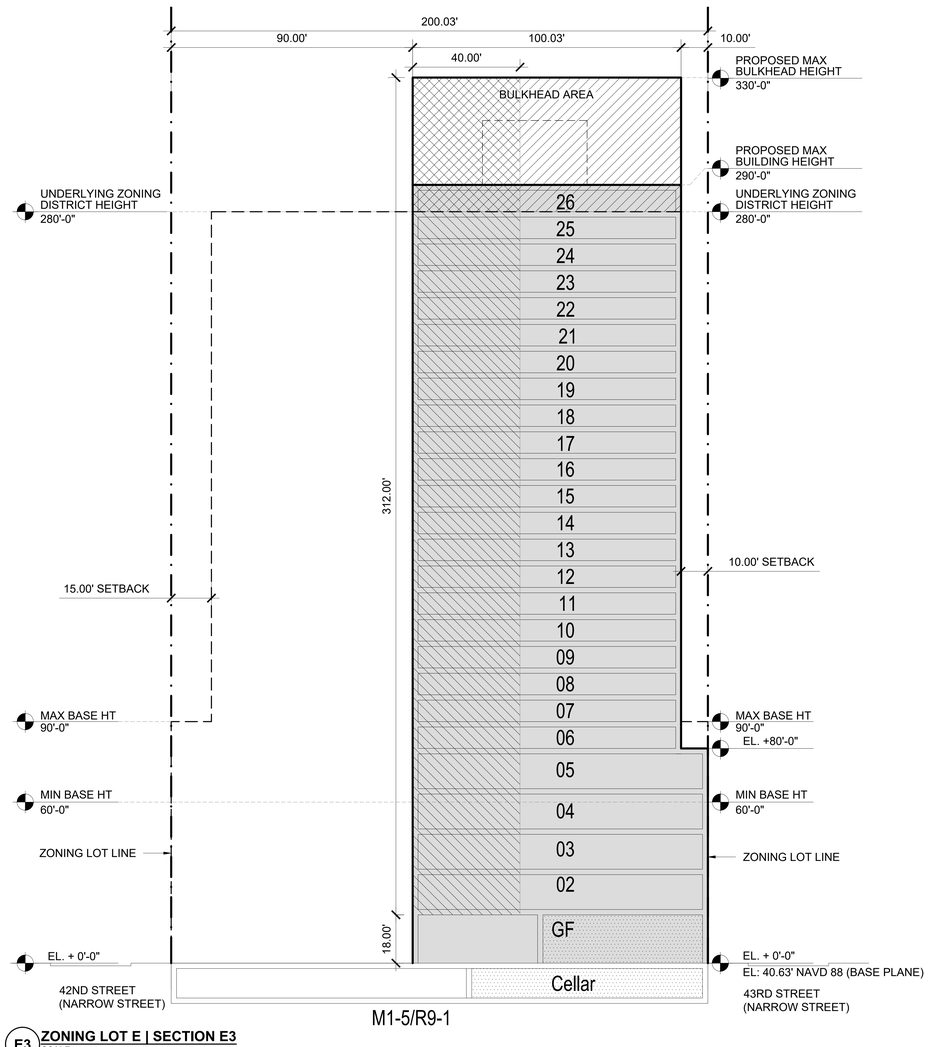
WAIVER PLAN

U.504

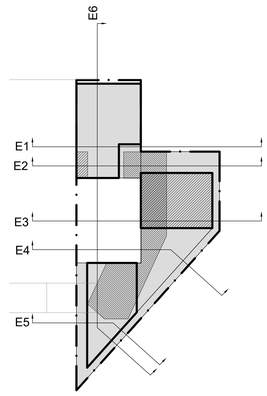


E1 **ZONING LOT E | SECTION E1**
SCALE: 1" = 20'-0"

E2 **ZONING LOT E | SECTION E2**
SCALE: 1" = 20'-0"



E3 **ZONING LOT E | SECTION E3**
SCALE: 1" = 20'-0"



01 **ZONING LOT E | KEY PLAN**
SCALE: 1" = 75'-0"

GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

NEW YORK
80 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.21.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



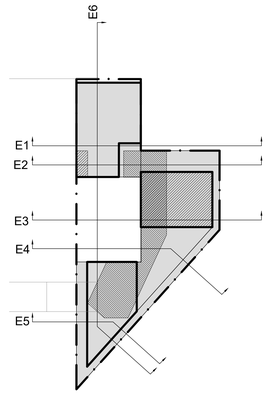
INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

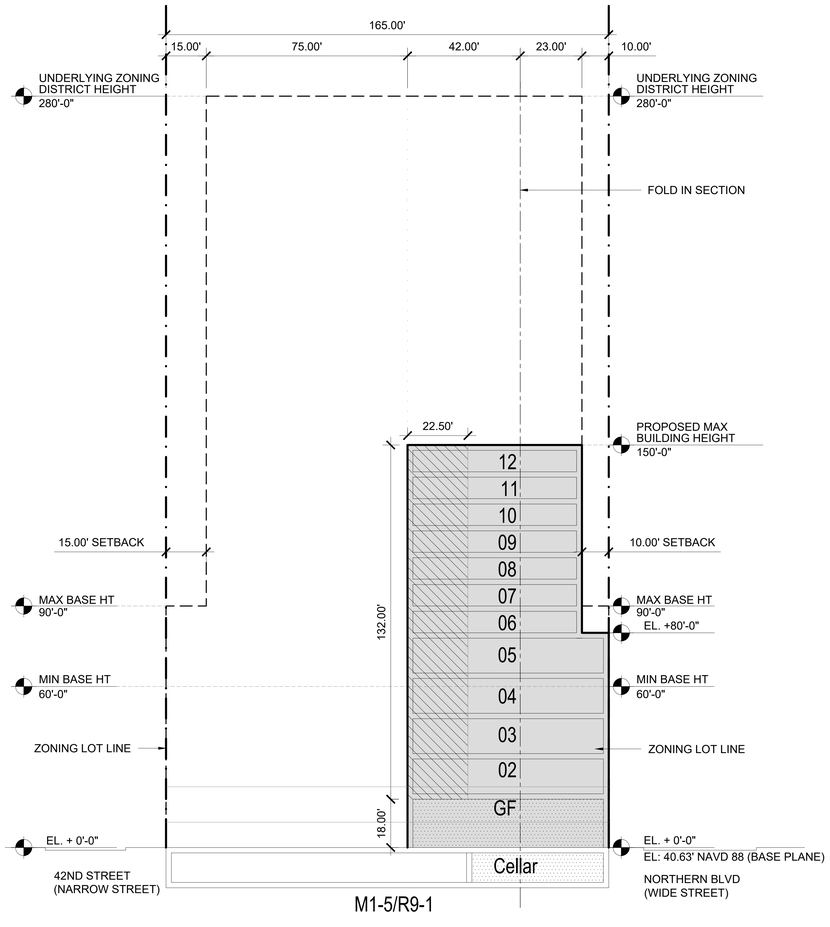
U.505



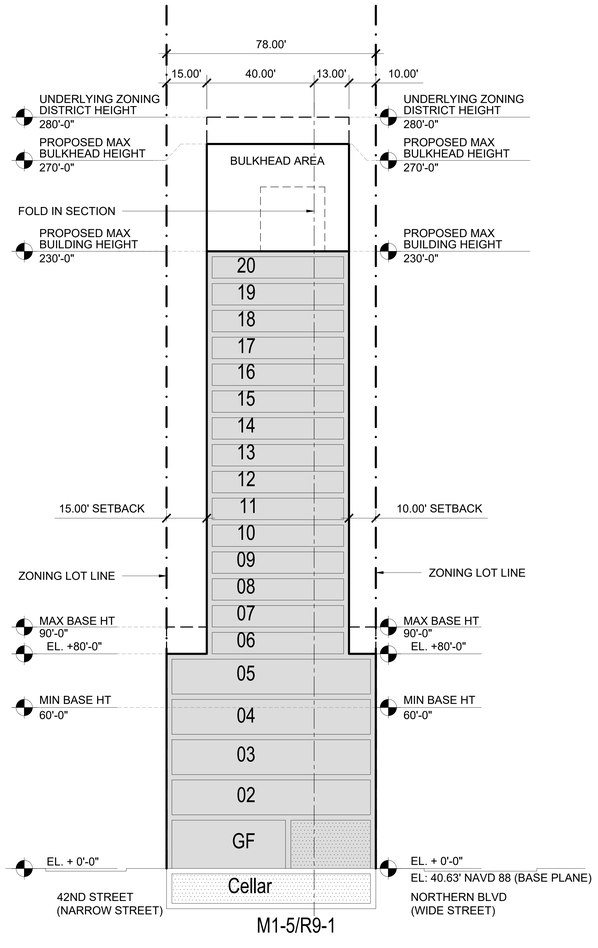
GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

01 ZONING LOT E | KEY PLAN
SCALE: 1" = 75'-0"



E4 ZONING LOT E | SECTION E4
SCALE: 1" =20'-0"



E5 ZONING LOT E | SECTION E5
SCALE: 1" = 20'-0"

ODA NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.21.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

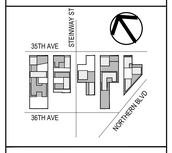
LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

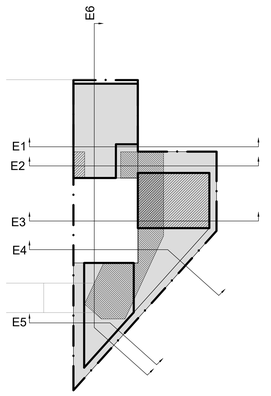
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
KOHN PEDERSEN FOX CONWAY
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

U.506



GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
- USE WAIVER REQUESTED PURSUANT TO ZR 74-922 TO ALLOW USE GROUP 6 AND/OR 10 AND/OR ANY AS-OF-RIGHT USE
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- PROPOSED ZONING ENVELOPE
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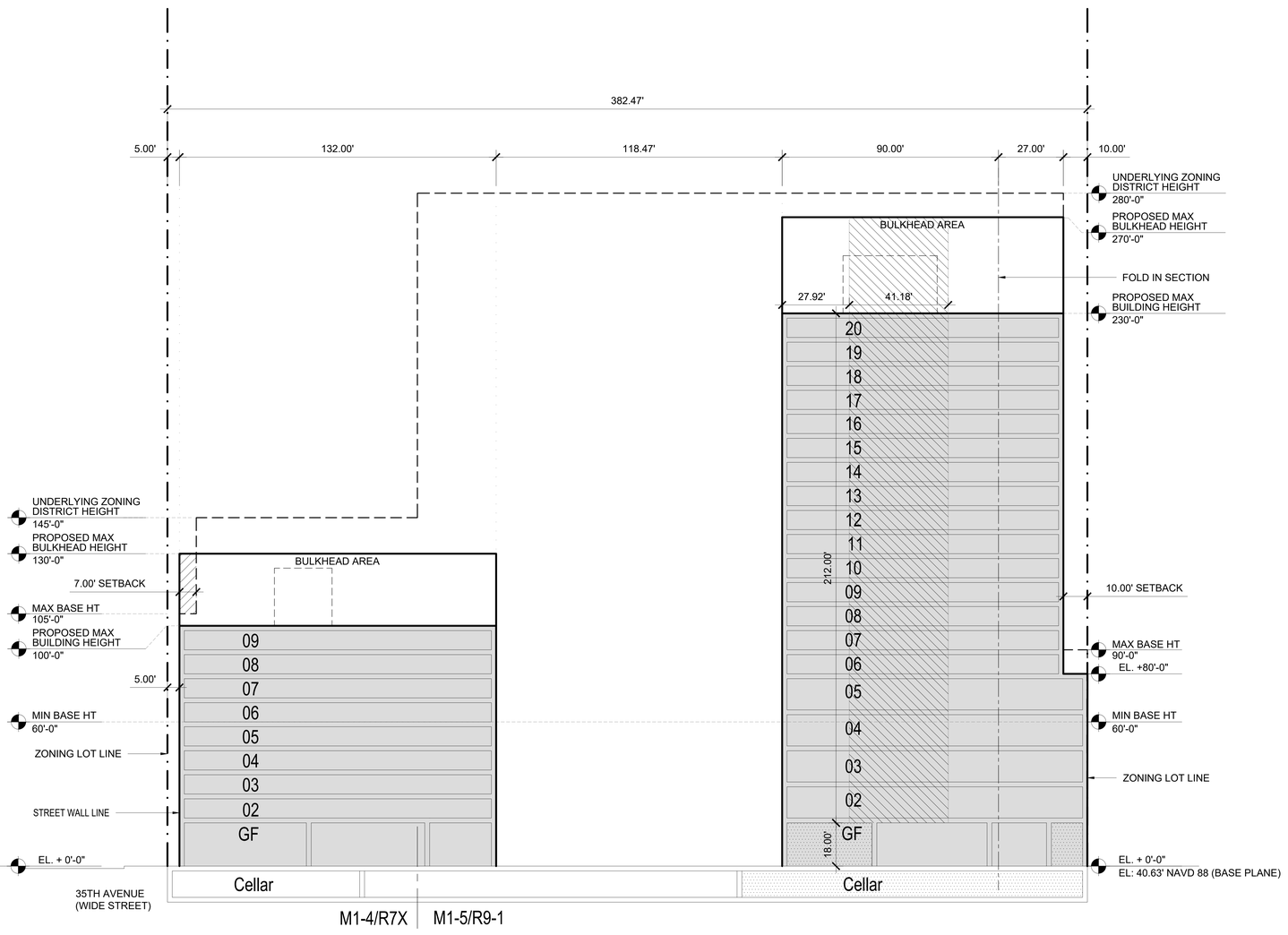
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER ZR 74-743(A)

01 ZONING LOT E | KEY PLAN
SCALE: 1" = 75'-0"



E6 ZONING LOT E | SECTION E6
SCALE: 1" = 20'-0"

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.21.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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TRAFFIC ENGINEER:
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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

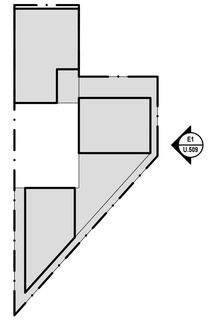
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
ADAM GWIN
037207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

WAIVER SECTION

U.507



GENERAL

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
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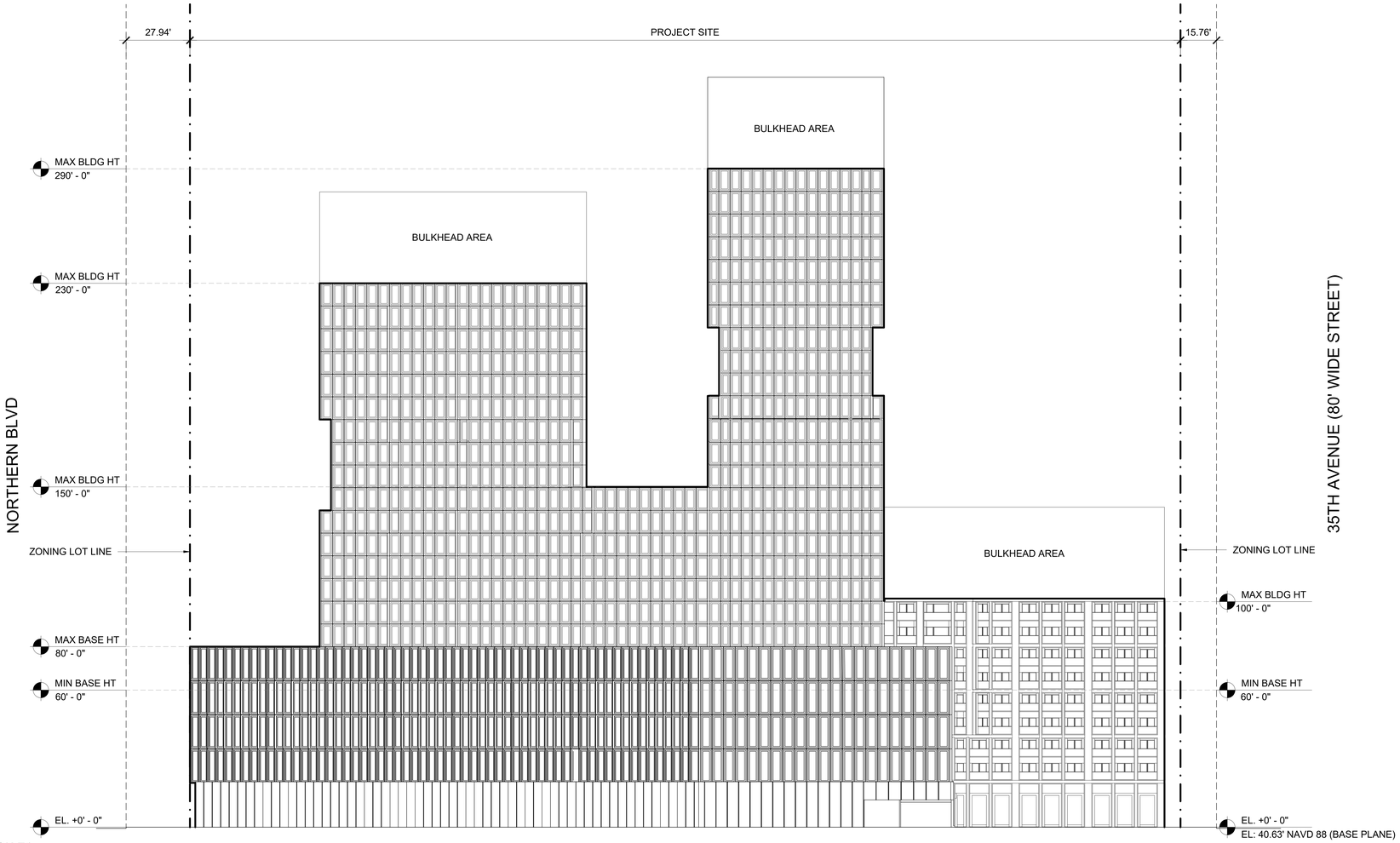
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT E | KEY PLAN
SCALE: 1" = 75'-0"



E1 ZONING LOT E | ELEVATION E1
SCALE: 1" = 20'-0"

NEW YORK
80 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

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SILVERSTEIN ASTORIA MEMBER LLC

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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

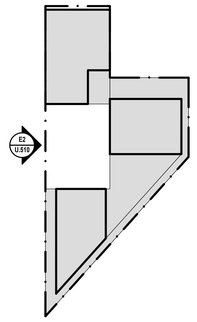
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
ADAM CHAU
026207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.508



GENERAL

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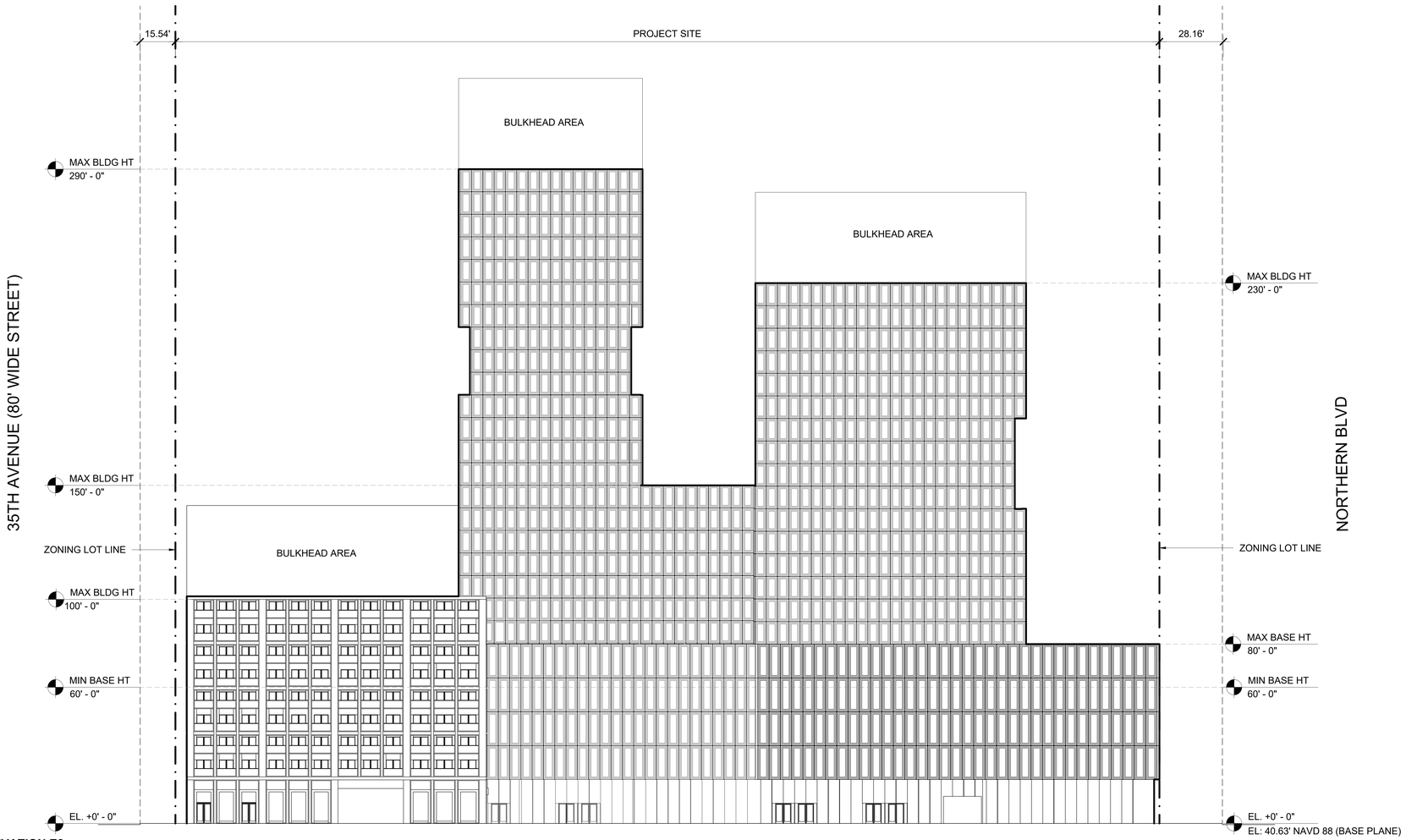
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT E | KEY PLAN
SCALE: 1" = 75'-0"



E2 ZONING LOT E | ELEVATION E2
SCALE: 1" = 20'-0"

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

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SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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TRAFFIC ENGINEER:
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New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

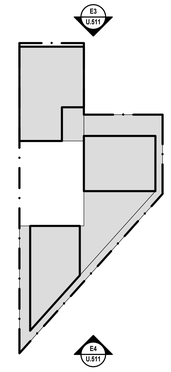
NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
JOHN CHEN
026207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

U.509



GENERAL

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- PROPOSED BUILDING
- HEIGHT AND SETBACK WAIVER REQUEST PURSUANT TO ZR 74-743
- REAR YARD OR R.Y.E. WAIVER REQUEST PURSUANT TO ZR 74-743
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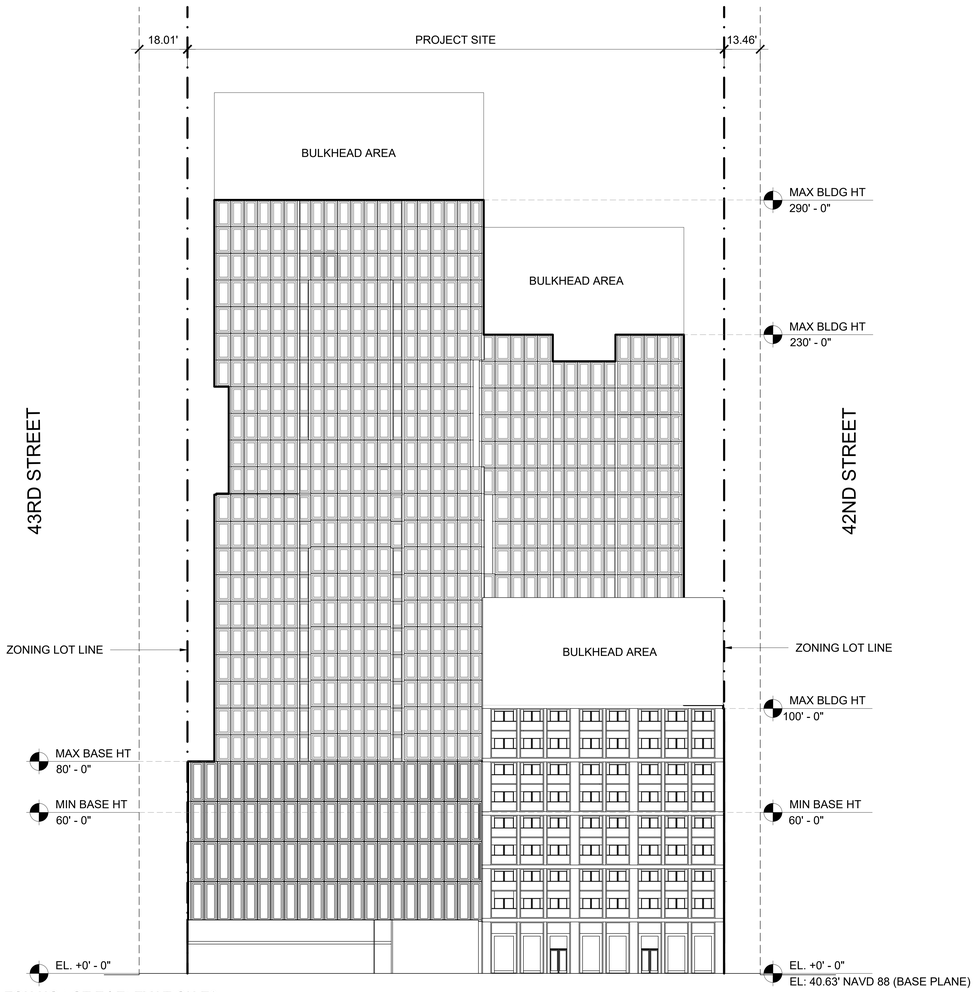
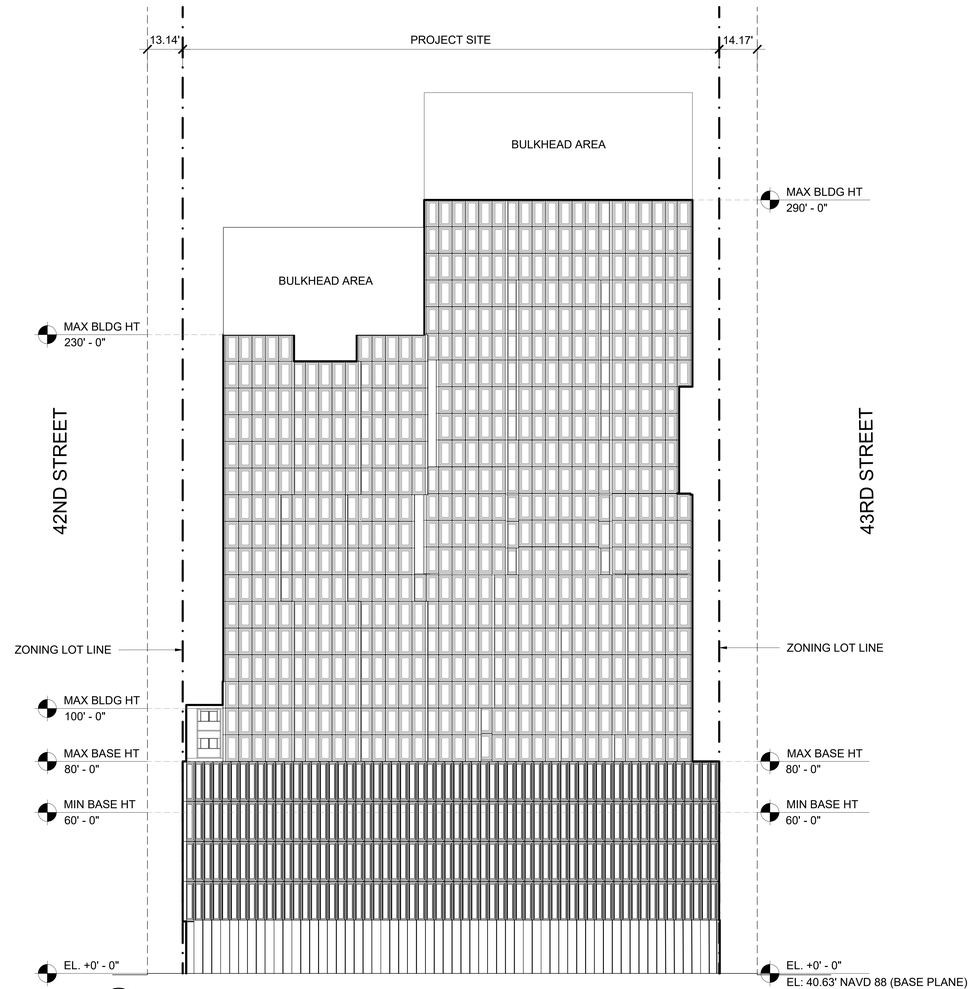
- ZONING LOT LINE
- PROPOSED ZONING ENVELOPE
- HT +458.50' (HT +418.50') — RESIDENTIAL DEVELOPMENT ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- C6-4 — ZONING DISTRICT
- #____# — NON-COMPLYING DISTANCE BETWEEN BUILDINGS PER ZRS 23-711 REQUIRING WAIVER PER

01 ZONING LOT E | KEY PLAN
SCALE: 1" = 75'-0"



E3 ZONING LOT E | ELEVATION E3
SCALE: 1" = 20'-0"



E4 ZONING LOT E | ELEVATION E4
SCALE: 1" = 20'-0"

NEW YORK
80 Hudson Street, 3rd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP



PROJECT NO: 1728.00 | SCALE:

OVERALL ELEVATIONS

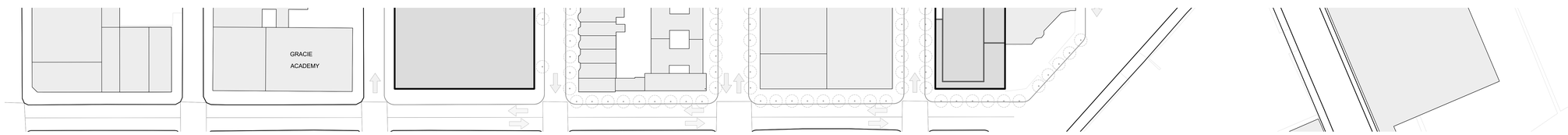
U.510

	Block	Address	Height
36th Avenue (North) (Listed West to East)	639	35-01 36 AVENUE	23'0" & 23'0"
		35-15 36 AVENUE	15'
		35-19 36 AVENUE	38'
	640	36-01 36 AVENUE	60'
		36-13 36 AVENUE	37'
	641	35-43 37 STREET	16'4 & 26'
		37-09 36 AVENUE	29'6"
		37-11 36 AVENUE	23' & 26'
	668	35-57 38 STREET	18' & 36'
		35-54 STEINWAY STREET	18' & 30'
	669	35-53 STEINWAY STREET	20'
		35-48 41 STREET	18'6"
	670	41-15 NORTHERN BOULEVARD	18'6"
		42-52 NORTHERN BOULEVARD QUEENS	33'
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.			



03 **KEY PLAN**
SCALE: 1:300

02 **36TH AVENUE ELEVATION A-A' - NORTH SIDE**
SCALE: 1:70



01 **36TH AVENUE ENLARGED PLAN - NORTH SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

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KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
HEATHER CHESTNUT
069207
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

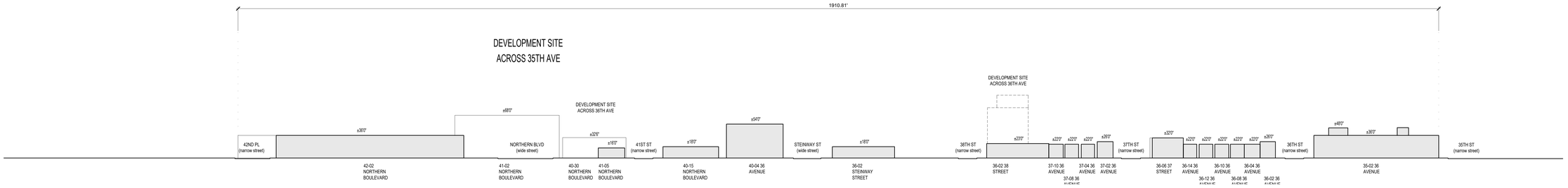
U.801

	Block	Address	Height
36th Avenue (South) (Listed East to West)	183	42-02 NORTHERN BOULEVARD	36'
		41-02 NORTHERN BOULEVARD	68'
		40-30 NORTHERN BOULEVARD	32'6"
	667	41-05 NORTHERN BOULEVARD	16'
	666	40-15 NORTHERN BOULEVARD	18'
		40-04 36 AVENUE	54'
	665	36-02 STEINWAY STREET	18'
	637	36-02 38 STREET	23'
		37-10 36 AVENUE	22'
		37-08 36 AVENUE	22'
		37-04 36 AVENUE	22'
		37-02 36 AVENUE	26'
	636	36-06 37 STREET	32'
		36-14 36 AVENUE	22'
		36-12 36 AVENUE	22'
		36-10 36 AVENUE	22'
		36-08 36 AVENUE	22'
		36-04 36 AVENUE	22'
		36-02 36 AVENUE	26'
	635	35-02 36 AVENUE	36'

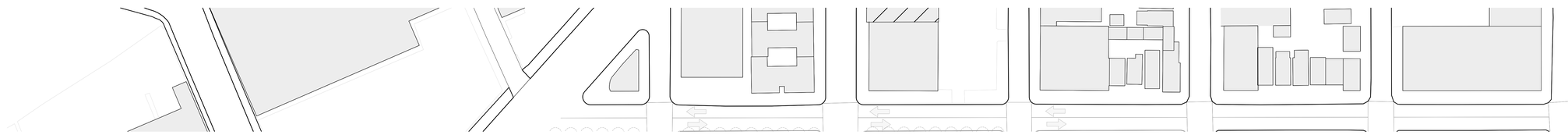
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **36TH AVENUE ELEVATION B'-B - SOUTH SIDE**
SCALE: 1:70



01 **36TH AVENUE ENLARGED PLAN - SOUTH SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
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OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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TRAFFIC ENGINEER:
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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
ADAM CHRIST
069202
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

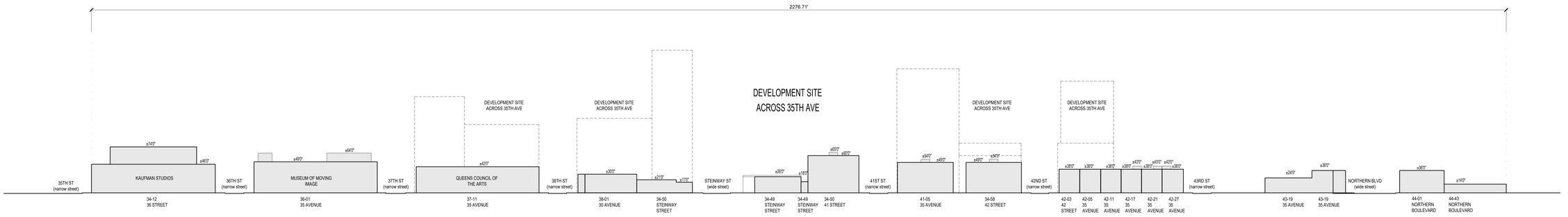
U.802

	Block	Address	Height
35th Avenue (North) (Listed East to West)	704	44-33 NORTHERN BOULEVARD	14'
		44-01 NORTHERN BOULEVARD	33'
	703	43-19 35 AVENUE	24 & 36
	675	42-27 35 AVENUE	38'
		42-21 35 AVENUE	38'
		42-17 35 AVENUE	38'
		42-11 35 AVENUE	38'
		42-05 35 AVENUE	38'
		42-03 42 STREET	38'
	674	34-58 42 STREET	49'
		41-05 35 AVENUE	49'
	673	34-50 41 STREET	60'
		34-49 STEINWAY STREET	26'-28' & 18'
	672	34-50 STEINWAY STREET	17 & 21
		38-01 35 AVENUE	30'
	645	37-11 35 AVENUE	42'
	644	36-01 35 AVENUE	49 & 64
	643	34-12 36 STREET	46 & 74

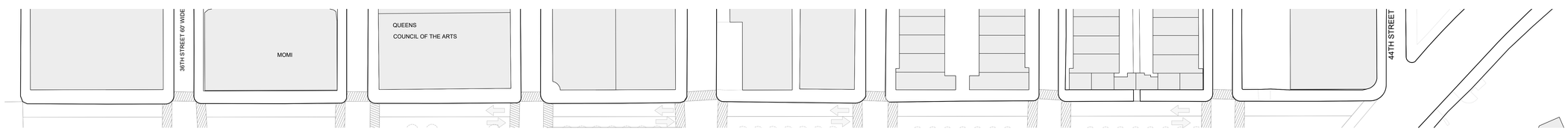
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 KEY PLAN
SCALE: 1:300



02 35TH AVENUE ELEVATION C-C' - NORTH SIDE
SCALE: 1:70



01 35TH AVENUE ENLARGED PLAN - NORTH SIDE
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

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SILVERSTEIN ASTORIA MEMBER LLC

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New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
HENRY CHEN
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

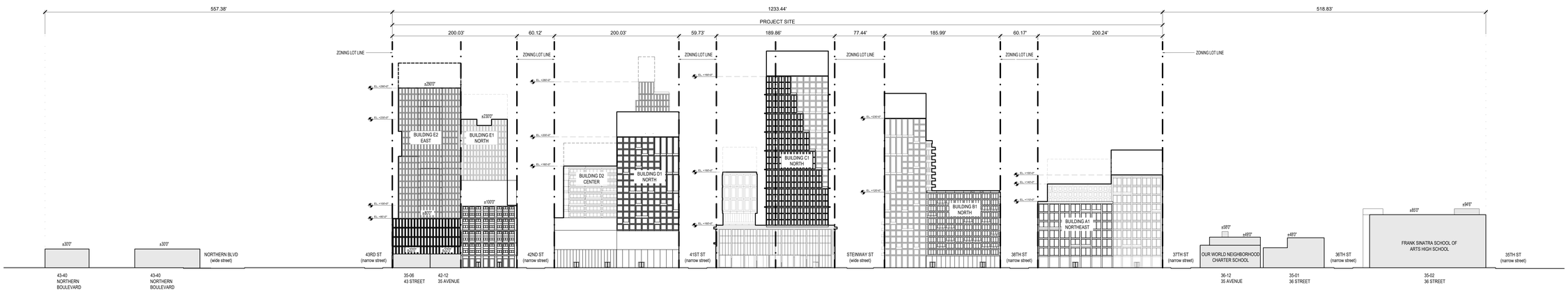
NEIGHBORHOOD CHARACTER DIAGRAMS 35N

U.803

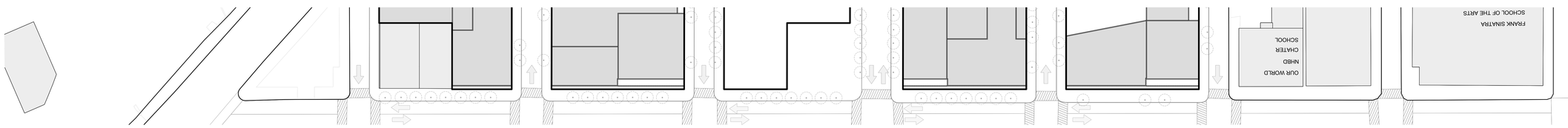
	Block	Address	Height
35th Avenue (South) (Listed West to East)	639	35-02 36 STREET	85'0"
	640	35-01 36 STREET	48'0"
		36-12 35 AVENUE	49'0"
	671	42-12 35 AVENUE	22'0"
		35-06 43 STREET	22'0"
	143	43-40 NORTHERN BOULEVARD	30'0" & 30'0"
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.			



03 **KEY PLAN**
SCALE: 1:300



02 **35TH AVENUE ELEVATION D'-D - SOUTH SIDE**
SCALE: 1:70



01 **36TH AVENUE ENLARGED PLAN - SOUTH SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
ADAM CHRIST
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS 35S

U.804

	Block	Address	Height
37th Street (East) (Listed North to South)	645	37-02 34 AVENUE	33'
		34-05 37 STREET	33'
		34-07 37 STREET	33'
		34-09 37 STREET	33'
		34-11 37 STREET	51'
		34-15 37 STREET	33'
		34-17 37 STREET	51'
		34-21 37 STREET	51'
		34-25 37 STREET	51'
		34-27 37 STREET	51'
		34-29 37 STREET	24'
		34-37 37 STREET	32' & 77'
		37-11 35 AVENUE	42'
	641	35-43 37 STREET	16'4 & 26'
	637	37-02 36 AVENUE	26' & 24' & 13'
		36-09 37 STREET	24'
		36-11 37 STREET	24'
		36-15 37 STREET	24'
		36-17 37 STREET	26'
		36-19 37 STREET	24'
		36-21 37 STREET	24'
		36-25 37 STREET	24'
		36-27 37 STREET	21'
		36-45 37 STREET	21'

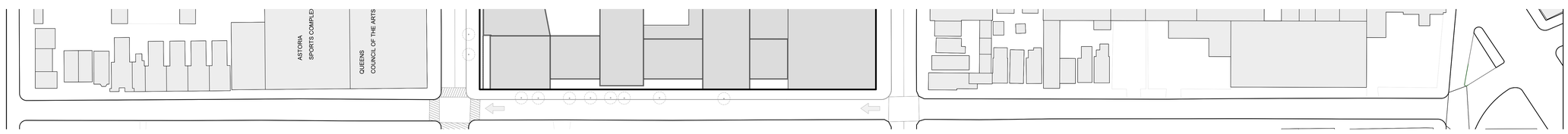
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **37TH STREET ELEVATION E-E' - EAST SIDE**
SCALE: 1:70



01 **37TH STREET ENLARGED PLAN - EAST SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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New York, New York 10176

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440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
MICHAEL GRESS
044911
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

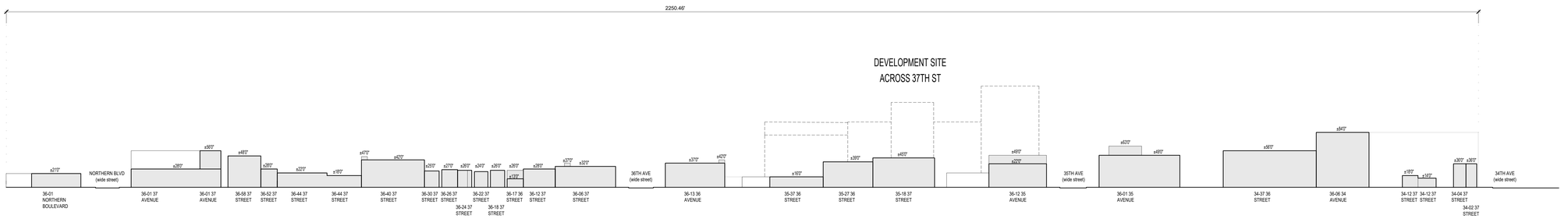
NEIGHBOURHOOD CHARACTER DIAGRAMS

U.805

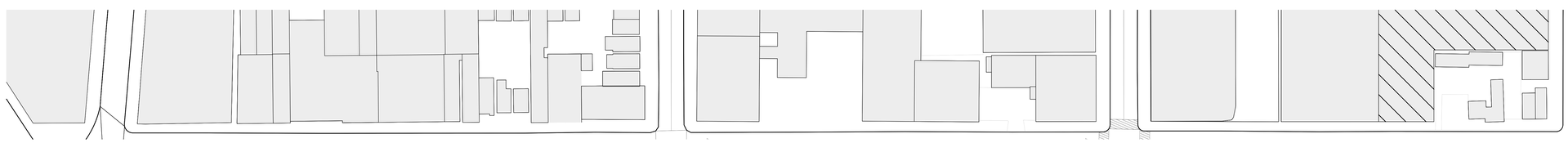
	Block	Address	Height
37th Street (West) (Listed South to North)	378	36-01 NORTHERN BOULEVARD	21'0"
	636	36-01 37 AVENUE	28'0 & 56'0"
		36-58 37 STREET	48'0"
		36-52 37 STREET	28'0"
		36-44 37 STREET	22'0" & 18'0"
		36-40 37 STREET	42'0" & 47'0"
		36-30 37 STREET	25'0"
		36-26 37 STREET	27'0"
		36-24 37 STREET	26'0"
		36-22 37 STREET	24'0"
		36-18 37 STREET	26'0"
		36-17 36 STREET	13'0" & 26'0"
		36-12 37 STREET	28'0"
		36-06 37 STREET	32'0" & 37'0"
	640	36-13 36 AVENUE	37'0" & 42'0"
		35-37 36 STREET	16'0"
		35-27 36 STREET	39'0"
		35-18 37 STREET	45'0"
		36-12 35 AVENUE	22'0" & 49'0"
	664	36-01 35 AVENUE	49'0" & 63'0"
		34-37 36 STREET	56'0"
		36-06 34 AVENUE	84'0"
		34-12 37 STREET	18"0" & 14'0"
		34-04 37 STREET	36'0"
		34-02 37 STREET	36'0"
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.			



03 KEY PLAN
SCALE: 1:300



02 37TH STREET ELEVATION F-F' - WEST SIDE
SCALE: 1:70



01 37TH STREET ENLARGED PLAN - WEST SIDE
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAM

U.806

	Block	Address	Height
38th Street (East) (Listed North to South)	672	34-02 STEINWAY STREET	22'0"
		34-11 38 STREET	14'0"
		34-13 38 STREET,	30'0"
		34-14 STEINWAY STREET	27'0" & 22'0"
		34-30 STEINWAY STREET	21'0"
		34-35 38 STREET	18'0"
		38-01 35 AVENUE	36'0" & 30'0"
	668	35-47 38 STREET	28'0"
		35-49 38 STREET	28'0"
		35-51 38 STREET	28'0"
		35-53 38 STREET	28'0"
		35-55 38 STREET	28'0"
		35-57 38 STREET	36'0"
	665	36-21 38 STREET	28'0"
		36-23 38 STREET	28'0"
		36-09 38 STREET	28'0"
		36-20 STEINWAY STREET	70'0"
		38-13 NORTHERN BOULEVARD	42'0"
	214	37-02 NORTHERN BOULEVARD	82'0"

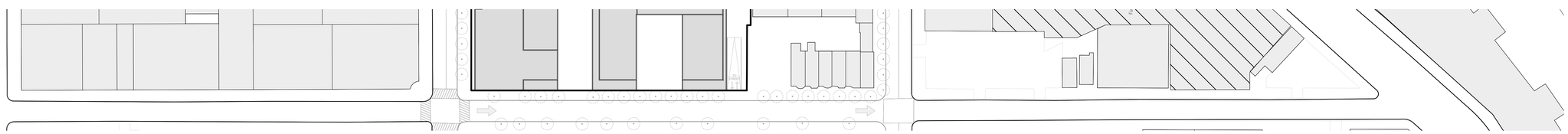
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **38TH STREET ELEVATION G-G' - EAST SIDE**
SCALE: 1:70



01 **38TH STREET ENLARGED PLAN - EAST SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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TRAFFIC ENGINEER:
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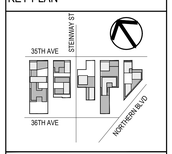
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
HEATHER CHESTNUT
069202
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

U.807

	Block	Address	Height
38th Street (West) (Listed South to North)	214	37-02 NORTHERN BOULEVARD	82'0"
	637	37-15 NORTHERN BOULEVARD	24'
		37-21 NORTHERN BOULEVARD	19' & 21
		36-60 38 STREET	19
		36-56 38 STREET	30'
		36-54 38 STREET	34'
		36-52 38 STREET	20'
		36-48 38 STREET	30 & 21
		36-36 38 STREET	30 & 21
		36-32 38 STREET	30'
		36-20 38 STREET	28'
		36-16 38 STREET	51'
		36-12 38 STREET	51'
		36-02 38 STREET,	23
	641	37-11 36 AVENUE	23
	645	37-11 35 AVENUE	42
		34-37 37 STREET,	32 & 42 & 77
		34-34 38 STREET	32'
		34-32 38 STREET	32'
		34-28 38 STREET	32'
		34-26 38 STREET	32'
		34-24 38 STREET	20'
		34-22 38 STREET	32
		34-20 38 STREET,	32'
		34-12 38 STREET	23'
		34-10 38 STREET	32'
		34-08 38 STREET	30
		34-06 38 STREET	32
		34-04 38 STREET	34
		37-18 34 AVENUE	32

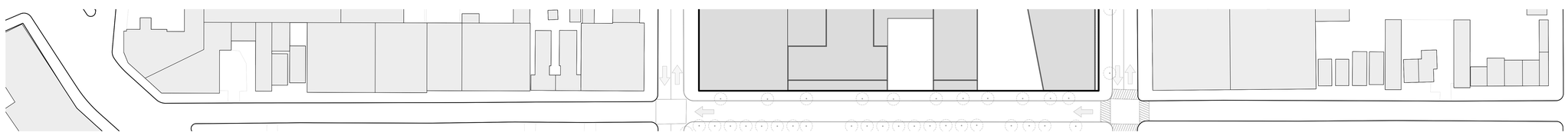
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **38TH STREET ELEVATION H-H' - WEST SIDE**
SCALE: 1:70



01 **38TH STREET ENLARGED PLAN - WEST SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

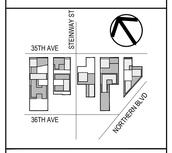
LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
MICHAEL GRESS
044911
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

U.808

	Block	Address	Height
Steinway Street (East) (Listed North to South)	673	34-01 STEINWAY STREET	68
		34-21 STEINWAY STREET	22 & 27'6"
		34-29 STEINWAY STREET	56'
		34-31 STEINWAY STREET	
		34-49 STEINWAY STREET	26'-28' & 18'
	669	35-01 STEINWAY STREET	0
		35-31 STEINWAY STREET	22'
		35-41 STEINWAY STREET	22'
		35-49 STEINWAY STREET	23'
		35-53 STEINWAY STREET	20'
	666	40-04 36 AVENUE	54'
		36-07 STEINWAY STREET	54'
		36-11 STEINWAY STREET	54'
		40-01 NORTHERN BOULEVARD	18' & 26'
	183	39-04 NORTHERN BOULEVARD	11', 18', 18' & 20'

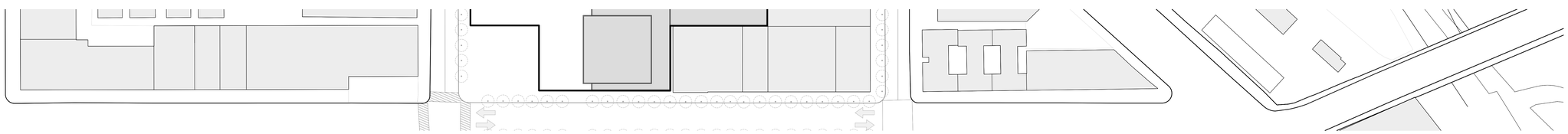
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 KEY PLAN
SCALE: 1:300



02 STEINWAY STREET ELEVATION I-I' - EAST SIDE
SCALE: 1:70



01 STEINWAY STREET ENLARGED PLAN - EAST SIDE
SCALE: 1:70

ODA NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
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440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
JEFFREY CHUNG
070107
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

U.809

	Block	Address	Height
Steinway Street (West) (Listed South to North)	214	37-02 NORTHERN BOULEVARD	82'0"
	665	38-13 NORTHERN BOULEVARD	45'0"
		36-20 STEINWAY STREET	70'0"
		36-02 STEINWAY STREET	19'0"
	668	35-54 STEINWAY STREET	30'0"
		35-52 STEINWAY STREET	58'0"
		35-48 STEINWAY STREET	58'0"
		35-44 STEINWAY STREET	58'0"
	672	34-50 STEINWAY STREET	17'0"
		34-44 STEINWAY STREET	19'6"
		34-30 STEINWAY STREET	22'0"
		34-26 STEINWAY STREET	60'0"
		34-14 STEINWAY STREET	22'0"
		34-02 STEINWAY STREET	22'0"

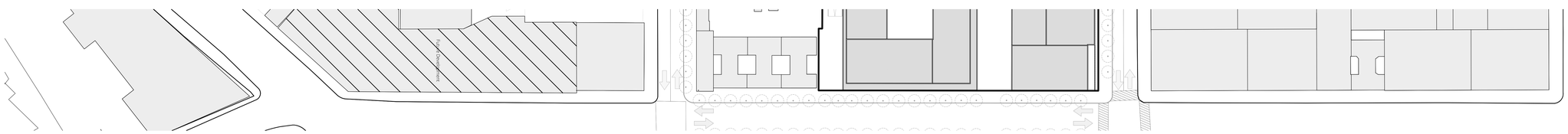
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **STEINWAY STREET ELEVATION J-J' - WEST SIDE**
SCALE: 1:70



01 **STEINWAY STREET ENLARGED PLAN - WEST SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
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440 Park Avenue South 7th Floor
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TRAFFIC ENGINEER:
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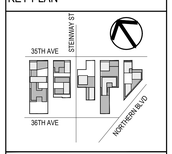
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

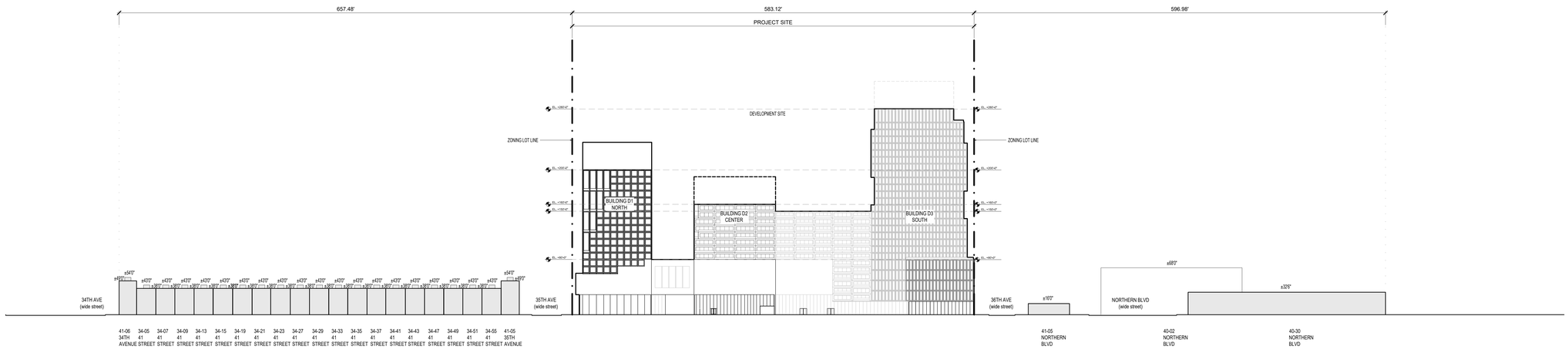
U.810

	Block	Address	Height
41st Street (East) (Listed North To South)	674	41-06 34 AVENUE	49
		34-05 41 STREET	38'
		34-07 41 STREET	38'
		34-09 41 STREET	38'
		34-13 41 STREET	38'
		34-15 41 STREET	38'
		34-19 41 STREET	38'
		34-21 41 STREET	38'
		34-23 41 STREET	38'
		34-27 41 STREET	38'
		34-29 41 STREET	38'
		34-33 41 STREET	38'
		34-35 41 STREET	38'
		34-37 41 STREET	38'
		34-41 41 STREET	38'
		34-43 41 STREET	38'
		34-47 41 STREET	38'
		34-49 41 STREET	38'
		34-51 41 STREET	38'
		34-55 41 STREET	38'
		41-05 35 AVENUE	49
	667	41-05 NORTHERN BOULEVARD	16
	40	41-02 NORTHERN BOULEVARD	68'
	9	40-30 NORTHERN BOULEVARD	32'6"

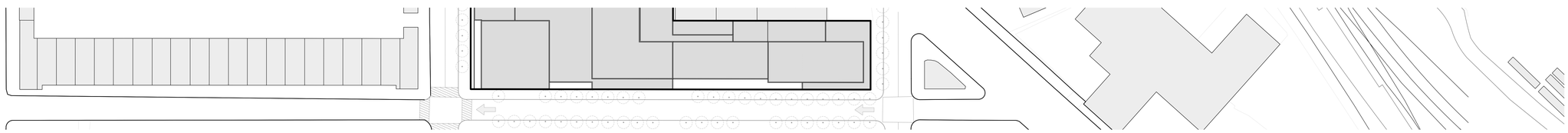
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 KEY PLAN
SCALE: 1:300



02 41ST STREET ELEVATION K-K' - EAST SIDE
SCALE: 1:70



01 41ST STREET ENLARGED PLAN - EAST SIDE
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7455

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

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New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

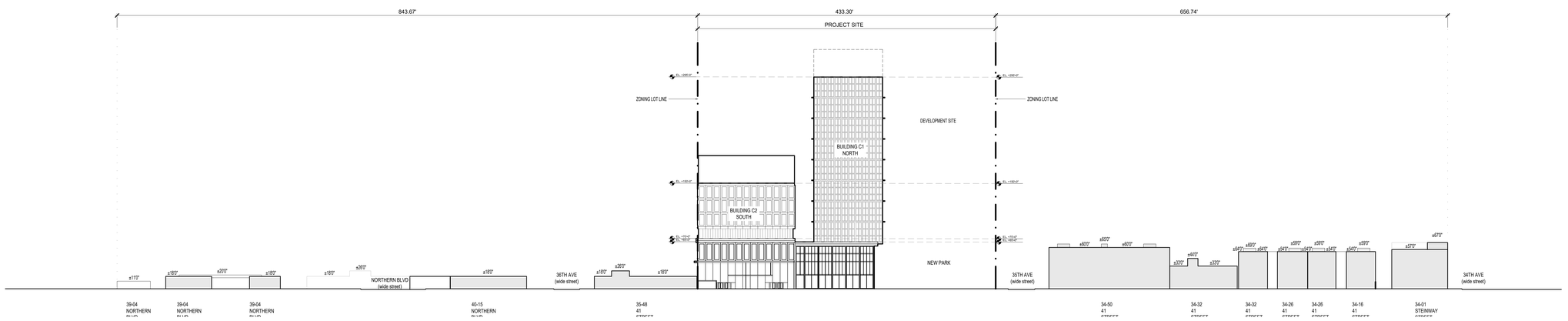
U.811

	Block	Address	Height
41st Street (West) (Listed South to North)	183	39-04 NORTHERN BOULEVARD	11', 18', 18' & 20'
	666	40-01 NORTHERN BOULEVARD	18 & 26
		40-15 NORTHERN BOULEVARD	18'
	669	35-48 41 STREET	18 & 26
	673	34-50 41 STREET	60
		34-32 41 STREET	33 & 44
		34-26 41 STREET	54'
		34-16 41 STREET	54'
		34-01 STEINWAY STREET	57'

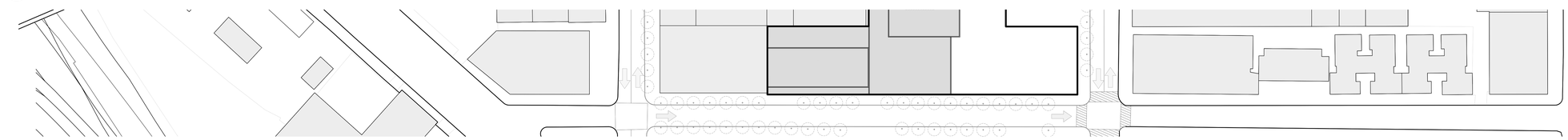
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **41ST STREET ELEVATION L-L' - WEST SIDE**
SCALE: 1:70



01 **41ST STREET ENLARGED PLAN - WEST SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
Fox Rothschild LLP
101 Park Avenue 17th Floor
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
HEATHER CHESTNUT
069202
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

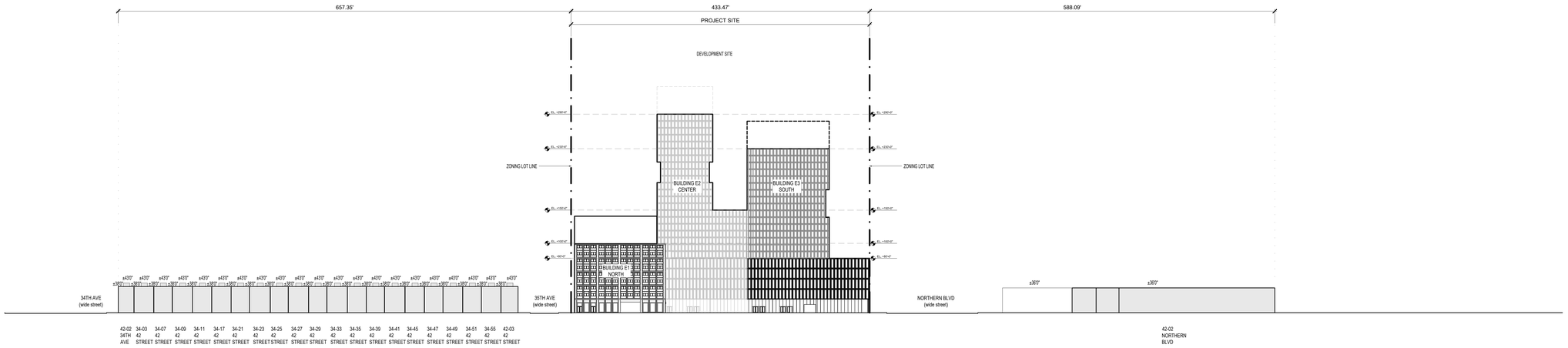
U.812

	Block	Address	Height
42nd Street (East) (Listed North to South)	675	42-02 34 AVENUE	38'
		34-03 42 STREET	38'
		34-07 42 STREET	38'
		34-09 42 STREET	38'
		34-11 42 STREET	38'
		34-17 42 STREET	38'
		34-21 42 STREET	38'
		34-23 42 STREET	38'
		34-25 42 STREET	38'
		34-27 42 STREET	38'
		34-29 42 STREET	38'
		34-33 42 STREET	38'
		34-35 42 STREET	38'
		34-39 42 STREET	38'
		34-41 42 STREET	38'
		34-45 42 STREET	38'
		34-47 42 STREET	38'
		34-49 42 STREET	38'
		34-51 42 STREET	38'
		34-55 42 STREET	38'
		42-03 42 STREET	38'
	183	42-02 NORTHERN BOULEVARD	36'

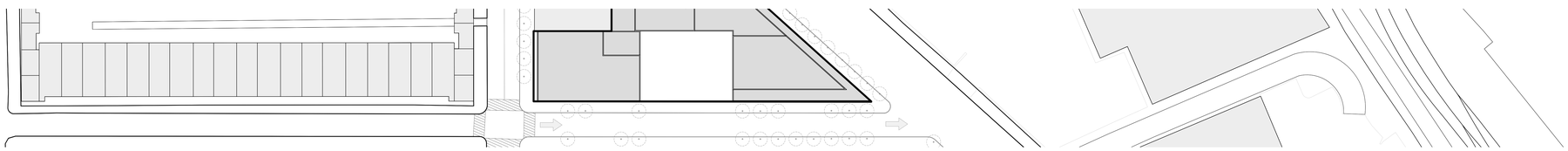
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **42ND STREET ELEVATION M-M' - EAST SIDE**
SCALE: 1:70



01 **42ND STREET ENLARGED PLAN - EAST SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

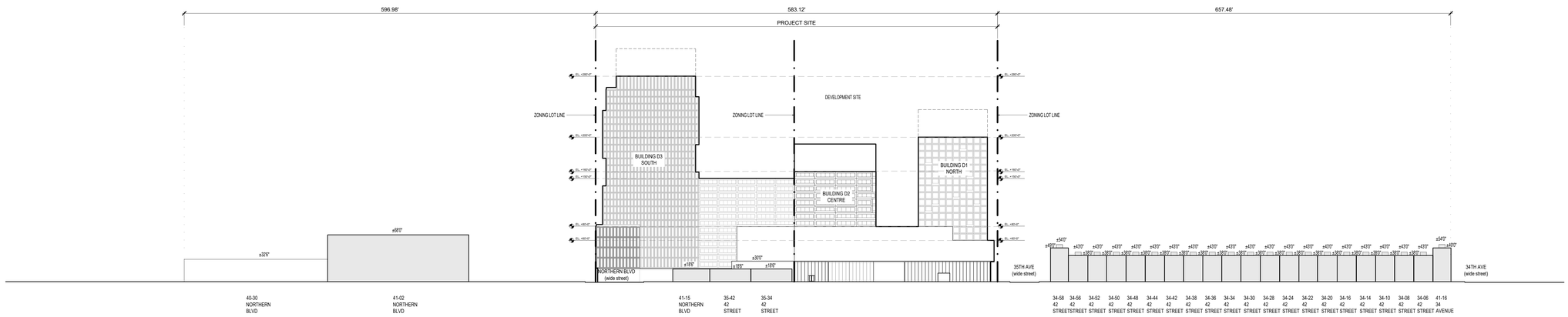
U.813

	Block	Address	Height
42nd Street (West) (Listed South To North)	183	40-30 NORTHERN BOULEVARD	32'6"
		41-02 NORTHERN BOULEVARD	68'
	670	41-15 NORTHERN BOULEVARD	18'6"
		35-42 42 STREET	18'6"
		35-34 42 STREET	18'6"
	674	34-58 42 STREET	49'
		34-56 42 STREET	38'
		34-52 42 STREET	38'
		34-50 42 STREET	38'
		34-48 42 STREET	38'
		34-44 42 STREET	38'
		34-42 42 STREET	38'
		34-38 42 STREET	38'
		34-36 42 STREET	38'
		34-34 42 STREET	38'
		34-30 42 STREET	38'
		34-28 42 STREET,	38'
		34-24 42 STREET	38'
		34-22 42 STREET	38'
		34-20 42 STREET	38'
		34-16 42 STREET	38'
		34-14 42 STREET	38'
		34-10 42 STREET	38'
		34-08 42 STREET,	38'
		34-06 42 STREET	38'
		41-16 34 AVENUE	49

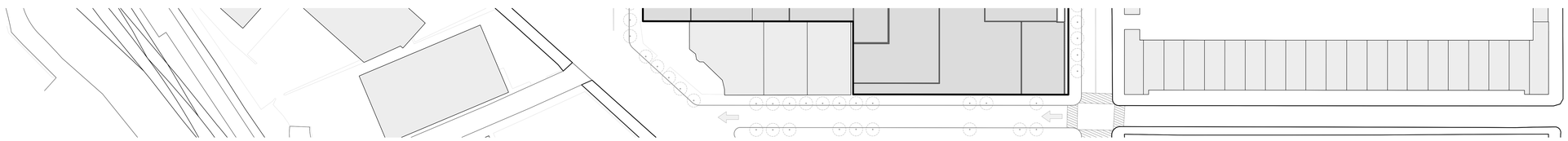
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **42ND STREET ELEVATION N'-N - WEST SIDE**
SCALE: 1:70



01 **42ND STREET ENLARGED PLAN - WEST SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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TRAFFIC ENGINEER:
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102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

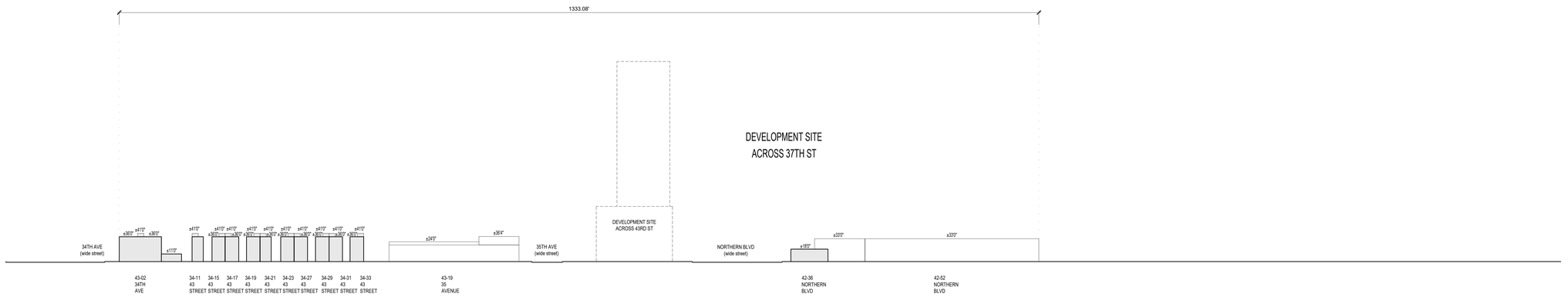
NEIGHBOURHOOD CHARACTER DIAGRAM 42W

U.814

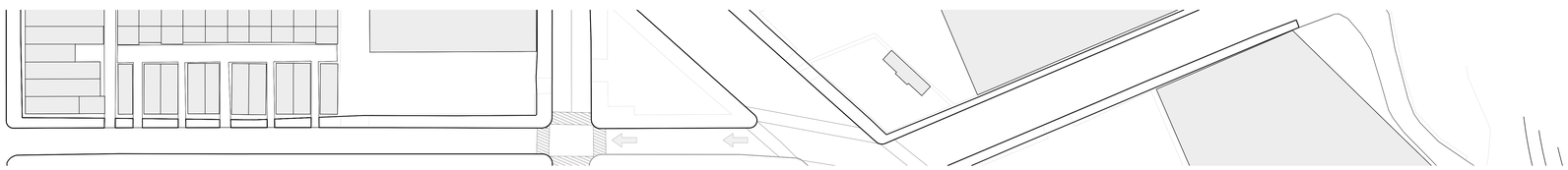
	Block	Address	Height
43rd Street (East) (Listed North to South)	703	43-02 34 AVENUE	11 & 36'
		34-11 43 STREET	36'
		34-15 43 STREET	36'
		34-17 43 STREET	36'
		34-19 43 STREET	36'
		34-21 43 STREET	36'
		34-23 43 STREET	36'
		34-27 43 STREET	36'
		34-29 43 STREET	36'
		34-31 43 STREET	36'
		34-33 43 STREET	36'
		43-19 35 AVENUE	24 & 36
	183	42-36 NORTHERN BOULEVARD	18'
		42-52 NORTHERN BOULEVARD	33'
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.			



03 **KEY PLAN**
SCALE: 1:300



02 **43RD STREET ELEVATION O-O' - EAST SIDE**
SCALE: 1:70



01 **43RD STREET ENLARGED PLAN - EAST SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

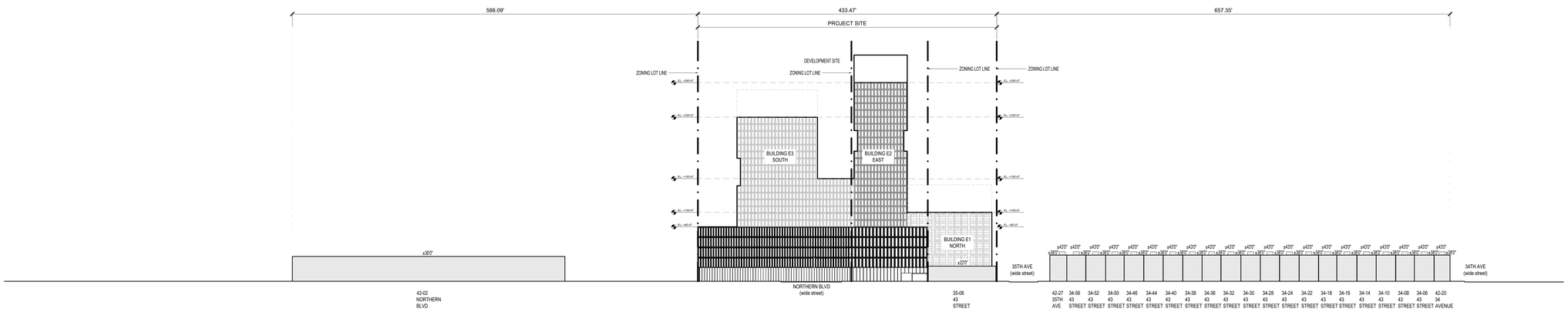
U.815

	Block	Address	Height
43rd Street (West) (Listed South To North)	183	42-02 NORTHERN BOULEVARD	36'
	671	35-06 43 STREET	22
	675	42-27 35 AVENUE	38'
		34-56 43 STREET	38'
		34-52 43 STREET	38'
		34-50 43 STREET	38'
		34-46 43 STREET	38'
		34-44 43 STREET	38'
		34-40 43 STREET	38'
		34-38 43 STREET	38'
		34-36 43 STREET	38'
		34-32 43 STREET	38'
		34-30 43 STREET	38'
		34-28 43 STREET	38'
		34-24 43 STREET	38'
		34-22 43 STREET	38'
		34-18 43 STREET	38'
		34-16 43 STREET	38'
		34-14 43 STREET	38'
		34-10 43 STREET	38'
		34-08 43 STREET	38'
		34-06 43 STREET	38'
		42-20 34 AVENUE	38'

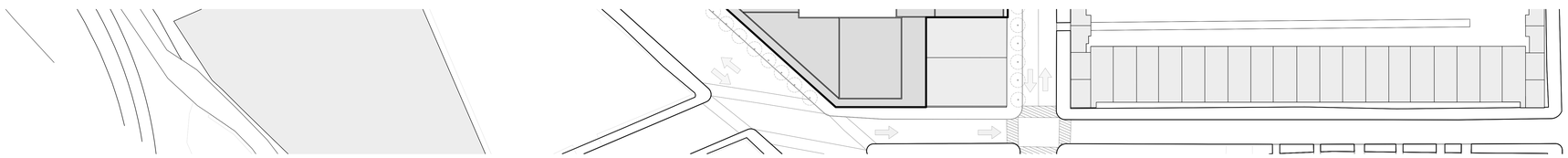
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **43RD STREET ELEVATION P'-P - WEST SIDE**
SCALE: 1:70



01 **43RD STREET ENLARGED PLAN - WEST SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

LEGAL CONSULTANT:
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101 Park Avenue 17th Floor
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TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
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REGISTERED ARCHITECT
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

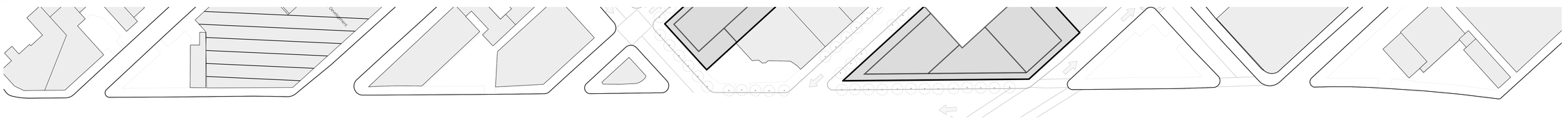
U.816

	Block	Address	Height
Southern Blvd (North) (Listed West to East)	637	37-15 NORTHERN BOULEVARD	24'
		37-21 NORTHERN BOULEVARD	19' & 21
	665	38-13 NORTHERN BOULEVARD	42'0"
		36-20 STEINWAY STREET	70'0"
	666	40-01 NORTHERN BOULEVARD	18' & 26'
		40-15 NORTHERN BOULEVARD	18'
	667	41-05 NORTHERN BOULEVARD	16'
	670	41-15 NORTHERN BOULEVARD	18'6"
	703	43-19 35 AVENUE	24 & 36
	704	44-01 NORTHERN BOULEVARD	33' & 27'
		44-33 NORTHERN BOULEVARD	14'
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.			



03 **KEY PLAN**
SCALE: 1:300

02 **NORTHERN BLVD. STREET ELEVATION Q-Q' - NORTH SIDE**
SCALE: 1:70



01 **NORTHERN BLVD. ENLARGED PLAN - NORTH SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

KAUFMAN ASTORIA BEDROCK | LLC
SILVERSTEIN ASTORIA MEMBER LLC

CONSULTANTS

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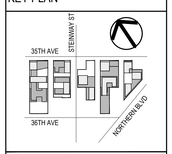
New York, New York 10176

ENVR. PLANNING, & ENG. CONSULTANT:
AKRF
440 Park Avenue South 7th Floor
New York, New York 10016

TRAFFIC ENGINEER:
Philip Habib & Assoc.
102 Madison Avenue 11th Floor
New York, New York 10016

LANDSCAPE ARCHITECT:
SWA/Balsley
31 West 27th Street, 9th Floor
New York, New York 10001

KEY PLAN



INNOVATION QNS

NOT FOR CONSTRUCTION
ISSUED FOR ULURP

REGISTERED ARCHITECT
JEREMY SHEA KOSOFF
STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBOURHOOD CHARACTER DIAGRAMS

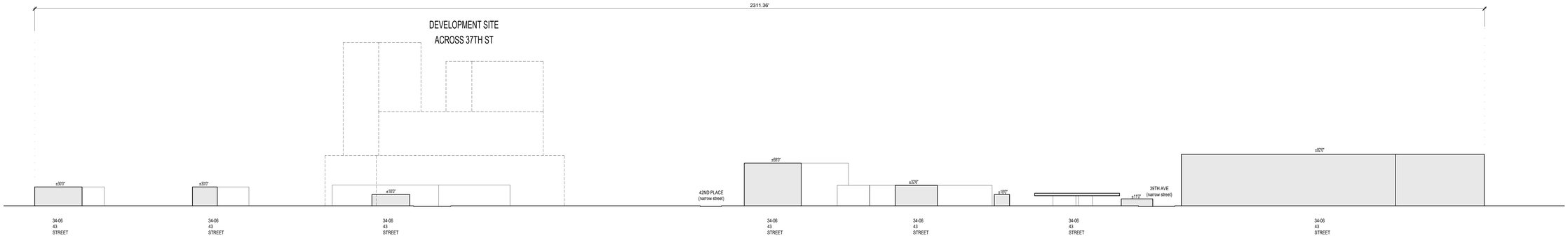
U.817

	Block	Address	Height
Southern Blvd (SE) (Listed East to West)	143	43-40 NORTHERN BOULEVARD	30'0" & 30'0"
	183	42-52 NORTHERN BOULEVARD	33'
		42-36 NORTHERN BOULEVARD	18'
		42-02 NORTHERN BOULEVARD	36'
		41-02 NORTHERN BOULEVARD	68'0"
		40-30 NORTHERN BOULEVARD	32'6"
		39-04 NORTHERN BOULEVARD	11', 18', 18' & 20'
	214	37-02 NORTHERN BOULEVARD	82'0"

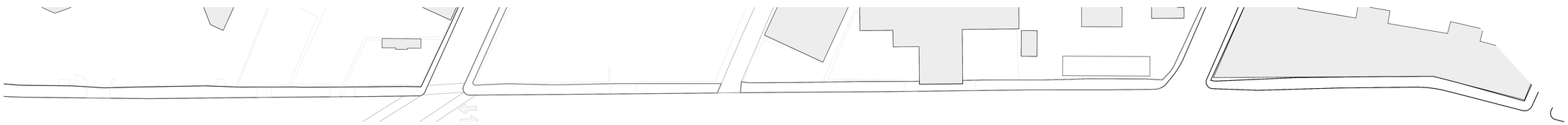
Note: Existing building elevations have approximate heights based on DOITT's 2014 aerial survey measurements within NYC's open source NYC 3D Model.



03 **KEY PLAN**
SCALE: 1:300



02 **NORTHERN BLVD. STREET ELEVATION R'-R - SOUTH SIDE**
SCALE: 1:70



01 **NORTHERN BLVD. ENLARGED PLAN - SOUTH SIDE**
SCALE: 1:70

NEW YORK
89 Hudson Street, 2nd Floor
New York, New York 10013
646-478-7400

NO.	DATE	REVISION
	04.17.2022	ULURP

OWNER

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KEY PLAN



INNOVATION QNS

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STATE OF NEW YORK

PROJECT NO: 1728.00 | SCALE:

NEIGHBORHOOD CHARACTER NORTHERN SE

U.818