

RESILIENT EDGEMERE

ZONING ANALYSIS FOR UDAAP SITES 1 - 5

UDAAP SET DRAWING LIST

DRAWING	DRAWING TITLE	SCALE	NOTES
Z-001	COVER PAGE AND DRAWING LIST	-	
Z-301	SITE 1 ZONING SITE PLAN	AS NOTED	-
Z-302	ILLUSTRATIVE GROUND FLOOR PLAN	AS NOTED	-
Z-303	ZONING SITE 1 SECTIONS	AS NOTED	-
Z-304	SITE 1 ZONING CALCULATIONS AND SITE DIAGRAM	–	-
Z-305	ZONING DIAGRAMS - AXONOMETRICS	–	-
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Z-402	ILLUSTRATIVE GROUND FLOOR PLAN	AS NOTED	
Z-403	ZONING SITE 2 SECTIONS	AS NOTED	
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Z-502	ILLUSTRATIVE GROUND FLOOR PLAN	AS NOTED	
Z-503	ZONING SITE 3 SECTIONS	AS NOTED	
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Z-704	SITE 5 ZONING CALCULATIONS AND SITE DIAGRAM	–	
Z-705	ZONING DIAGRAMS - AXONOMETRICS	–	

STUDIO V
DESIGN + PLANNING

Resilient Edgemere NO. 20005

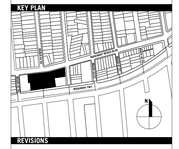
OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

ARCHITECT
STUDIO V Architecture
44 E 32nd Street, New York NY 10016
T 212.779.2288

KEY PLAN



REVISIONS

01 4.09.2021 FOR CP PROGRESS REVIEW
02 6.18.2021 FOR CP FILING SUBMISSION

DATE	DRAWN BY	CHECKED BY
06.18.21	GF	JV

REGISTERED ARCHITECT
RALD VALDORA
031078
STATE OF NEW YORK

SHEET TITLE
COVER PAGE AND DRAWING LIST

SCALE
AS NOTED

SHEET NO.
Z-001.00
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1 LOT 3 SITE PLAN
1/16" = 1'-0"

GENERAL NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. BUILDING SHOWN WITHIN THE ZONING ENVELOPE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
3. LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IT IS SUBJECT TO CHANGE

LEGEND

	COMMERCIAL ACCESS POINT		STREET LAMP		EXISTING POST
	COMMUNITY ACCESS POINT		TRAFFIC LIGHT		EXISTING MANHOLE
	RESIDENTIAL ACCESS POINT		FIRE HYDRANT		EXISTING SIGN
	BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY		PROPOSED NEW STREET TREE IN PIT		EXISTING EMERGENCY PHONE
R6 / C2-4	ZONING DISTRICT		EXISTING STREET TREE		EXISTING STREET VENT GRILLE
6	# STORIES		PROPOSED PAVILLION		EXISTING CATCH BASIN
6B	# STORIES W/ BASEMENT				EXISTING BUS STOP
6S	# STORIES W/ STORE				DEVELOPMENT ENVELOPE HEIGHT
60'	BUILDING HEIGHT				ILLUSTRATIVE BUILDING HEIGHT
	STREET WIDENING LINE				EXISTING BUILDING FOOTPRINT
	ZONING DISTRCIT BOUNDARY				PROPOSED BUILDING FOOTPRINT
	ZONING LOT LINE / PROPERTY LINE				
	PROPOSED MAXIMUM BUILDING ENVELOPE				
	ILLUSTRATIVE BUILDING LINE				

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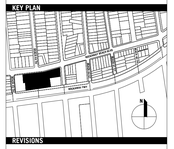
ILLUSTRATIVE DIAGRAM

KEY PLAN



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031078
STATE OF NEW YORK

SHEET TITLE
SITE 1
ZONING SITE PLAN

SCALE
AS NOTED

SHEET NO.
Z-301.00
0 of 0

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1 LOT 3 ILLUSTRATIVE GROUND FLOOR PLAN
1/16" = 1'-0"

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LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6 / C2-4 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 6S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- STREET WIDENING LINE
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE / PROPERTY LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE IN PIT
- EXISTING STREET TREE
- PROPOSED PAVILLION
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

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Resilient Edgemere
NO. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
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DESIGN
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44 E 32nd Street, New York NY 10016
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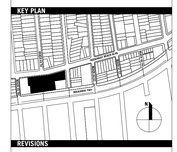
ILLUSTRATIVE DIAGRAM

KEY PLAN



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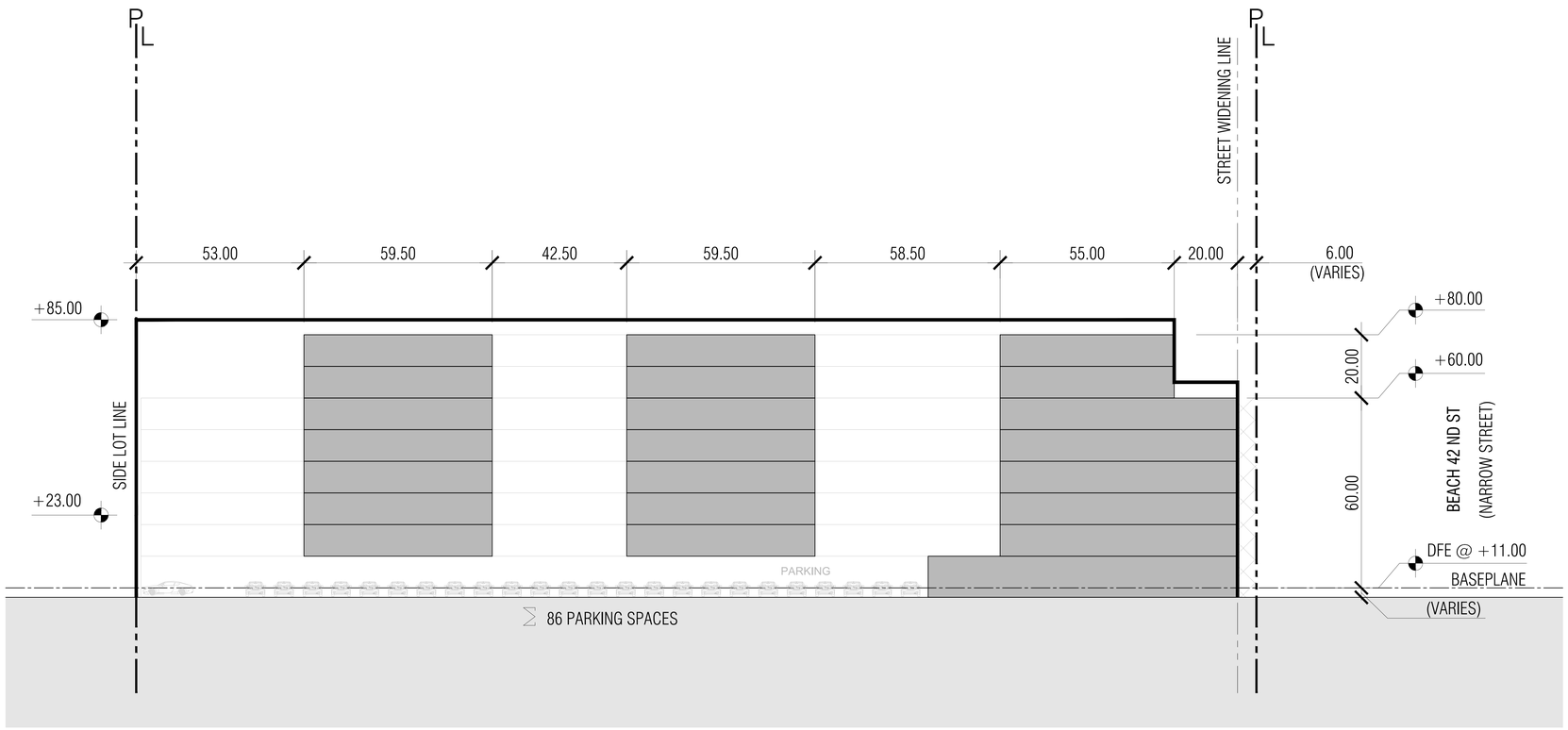
DATE: 06.18.21 | DRAWN BY: GF | CHECKED BY: JV

REGISTERED ARCHITECT
JOSEPH D. VALCOVE
026170
STATE OF NEW YORK

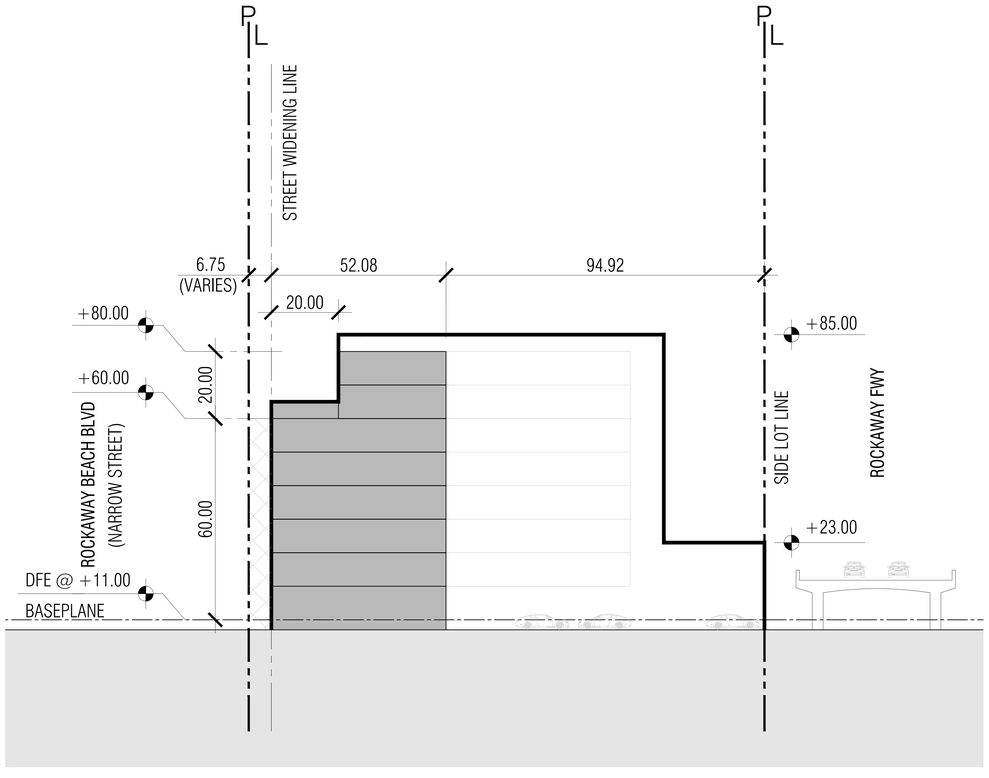
SHEET TITLE
ILLUSTRATIVE SITE 1
GROUND FLOOR PLAN

SCALE
AS NOTED

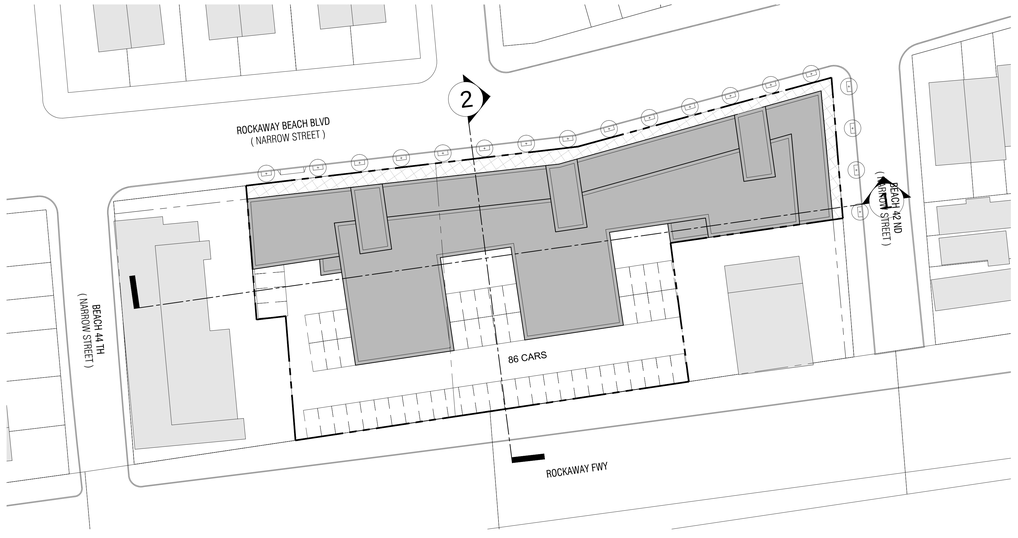
SHEET NO.
Z-302.00
0 of 0



1 LOT 3 LONGITUDINAL ZONING SECTION
1/32" = 1'-0"



2 LOT 3 ZONING CROSS SECTION
1/32" = 1'-0"



3 ZONING SECTION KEY PLAN

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	ZONING LOT LINE / PROPERTY LINE				
	PROPOSED MAXIMUM BUILDING ENVELOPE				
	ILLUSTRATIVE BUILDING LINE				

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NO. 20005

OWNER/CLIENT
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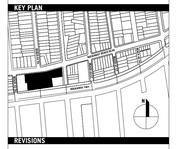
ILLUSTRATIVE DIAGRAM

KEY PLAN



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REGISTERED ARCHITECT
RALD VALGORA
031078
STATE OF NEW YORK

SHEET TITLE
ZONING SITE 1 SECTIONS

SCALE
AS NOTED

SHEET NO.
Z-303.00
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1 ZONING LOT 3 COVERAGE DIAGRAM
1/32" = 1'-0"

ZONING LOT COVERAGE CALCULATION

ZONING LOT PORTION	LOT AREA	PERMITTED LOT COVERAGE	PROPOSED LOT COVERAGE	NOTES
ZONING LOT 3 A	7,786 SF	(100%) 7,786 SF	7,786 SF	COMPLIES
ZONING LOT 3 B	36,920 SF	(65%) 23,998 SF	36,920-(30x92) - (30x83)-(39x177) - (42x56) = 22,388	COMPLIES
TOTALS	44,706 SF	31,784 SF	30,174 SF	COMPLIES

ZONING FLOOR AREA SCHEDULE

FLOOR	RESIDENTIAL	COMMERCIAL	COMMUNITY FACILITY	TOTAL
1	946 SF	16,000 SF	-	16,946 SF
2	22,000 SF	1,000 SF	-	23,000 SF
3	23,000 SF	-	-	23,000 SF
4	23,000 SF	-	-	23,000 SF
5	23,000 SF	-	-	23,000 SF
6	23,000 SF	-	-	23,000 SF
7	14,500 SF	-	-	14,500 SF
8	14,500 SF	-	-	14,500 SF
TOTAL	143,946 SF	17,000 SF	0 SF	160,946 SF

ZONING CHART

BLOCK / LOT(S) : BLOCK 15851, LOTS 33+35+40+42+44+58+59+0
BLOCK 15852, LOTS 64+68+0

ADDRESS : EDGEMERE QUEENS, NY

LOT AREA : 44,706 SF (4,295+8,200+3,160+1,284+389+4,000+1,000+3,325+6,445+9,462+3,235)

ZONING MAP NO. : MAP 31 A COMMUNITY DISTRICT : 14

EXISTING AND PROPOSED ZONING DISTRICT : EXISTING C4-3A (R6A EQUIVALENT) AND PROPOSED R6A & C2-4

ZR	ITEM / DESCRIPTION	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE	NOTES
		EXISTING R4 ZONING DISTRICT	R6A & C2-4		
USE					
	USE GROUPS				
22-10		1 - 9, 14	2, 6	COMPLIES	
32-00					
BUILDING BULK					
	FAR				
23-153	RESIDENTIAL	3.6 (MIH)	3.22	COMPLIES	
33-121	COMMERCIAL	2.0	0.38	COMPLIES	
33-121	COMMUNITY FACILITY	3.0	0	COMPLIES	
	FLOOR AREA				
23-153	RESIDENTIAL	44,706 x 3.6 = 160,946 SF	143,946 SF	COMPLIES	SEE SCHEDULE
33-121	COMMERCIAL	44,706 x 2.0 = 89,412 SF	17,000 SF	COMPLIES	SEE SCHEDULE
33-121	COMMUNITY FACILITY	-	-	-	SEE SCHEDULE
	TOTAL :		160,946 SF	COMPLIES	SEE SCHEDULE
	LOT COVERAGE				
23-153	CORNER LOT 3A (RESIDENTIAL)	100% x 7,786 SF = 7,786 SF	7,786 SF	COMPLIES	*SEE LOT COVERAGE CALCULATION CHART
	INTERIOR LOT 3B (RESIDENTIAL)	65% x 36,920 SF = 23,998 SF	22,388 SF *	COMPLIES	
	YARDS				
23-45	FRONT YARD	NOT REQUIRED	NONE PROPOSED	COMPLIES	
23-462	SIDE YARDS	NOT REQUIRED BUT MIN. 8' WHEN PROPOSED	NONE PROPOSED	COMPLIES	
	REAR YARDS	30' @ REAR YARD LINE	30' YARD PROPOSED	COMPLIES	
	HEIGHT AND SETBACKS				
23-662	BASE HEIGHT	40' - 60' *(65' W/QUALIFYING GROUND FLOOR)*	60'	COMPLIES	
	MAX BUILDING HT.	80' (IHR) *(85' W/QUALIFYING GROUND FLOOR)*	80'	COMPLIES	
	NUMBER OF STORIES	8 STORIES (INCLUSIONARY)	8 STORIES	COMPLIES	
	SETBACK - NARROW ST. / WIDE ST.	20' @ NARROW ST. / 15' @ WIDE ST.	20'	COMPLIES	
	DENSITY REGUALTION				
23-22	DWELLING UNIT FACTOR	MINIMUM 680 SF / DWELLING UNIT	143,946/172=837 SF	COMPLIES	
	PARKING				
25-21	RESIDENTIAL	0.5 / DU and 0.25 / IRHU => $\frac{69}{2} + \frac{103}{4} = 60$	70 SPACES	COMPLIES	
36-21	COMMERCIAL	1 / 1000 SF => 17,000 / 1000 = 17	17 SPACES	COMPLIES	
	COMMUNITY FACILITY	N/A	N/A		
	BICYCLE PARKING				
25-811	RESIDENTIAL	1 PER 2 DU	172/2 = 86 SPACES	COMPLIES	
36-70	COMMERCIAL	1 PER 10,000 *(WAIVED IF < 3 SPACES)*	2 SPACE (WAIVED)	COMPLIES	
	COMMUNITY FACILITY	1 PER 5,000 *(WAIVED IF < 6 SPACES)*	N/A		
23-03 / 26-41	**STREET TREES**				
	1 TREE / 25' FRONTAGE	BEACH 42 ST. = 84.10' / 25' = 3.4 (3 TREES)	4 TREES	COMPLIES	SEE SITE PLAN
		R'WAY BLVD = 354' / 25' =14.2 (14 TREES)	14 TREES	COMPLIES	

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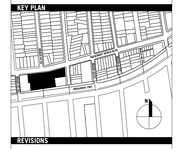
ILLUSTRATIVE DIAGRAM

KEY PLAN



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REGISTERED ARCHITECT DONALD VALCORE 031078 STATE OF NEW YORK

SHEET TITLE
SITE 1 ZONING CALCULATIONS AND SITE DIAGRAM

SCALE
AS NOTED

SHEET NO.
Z-304.00
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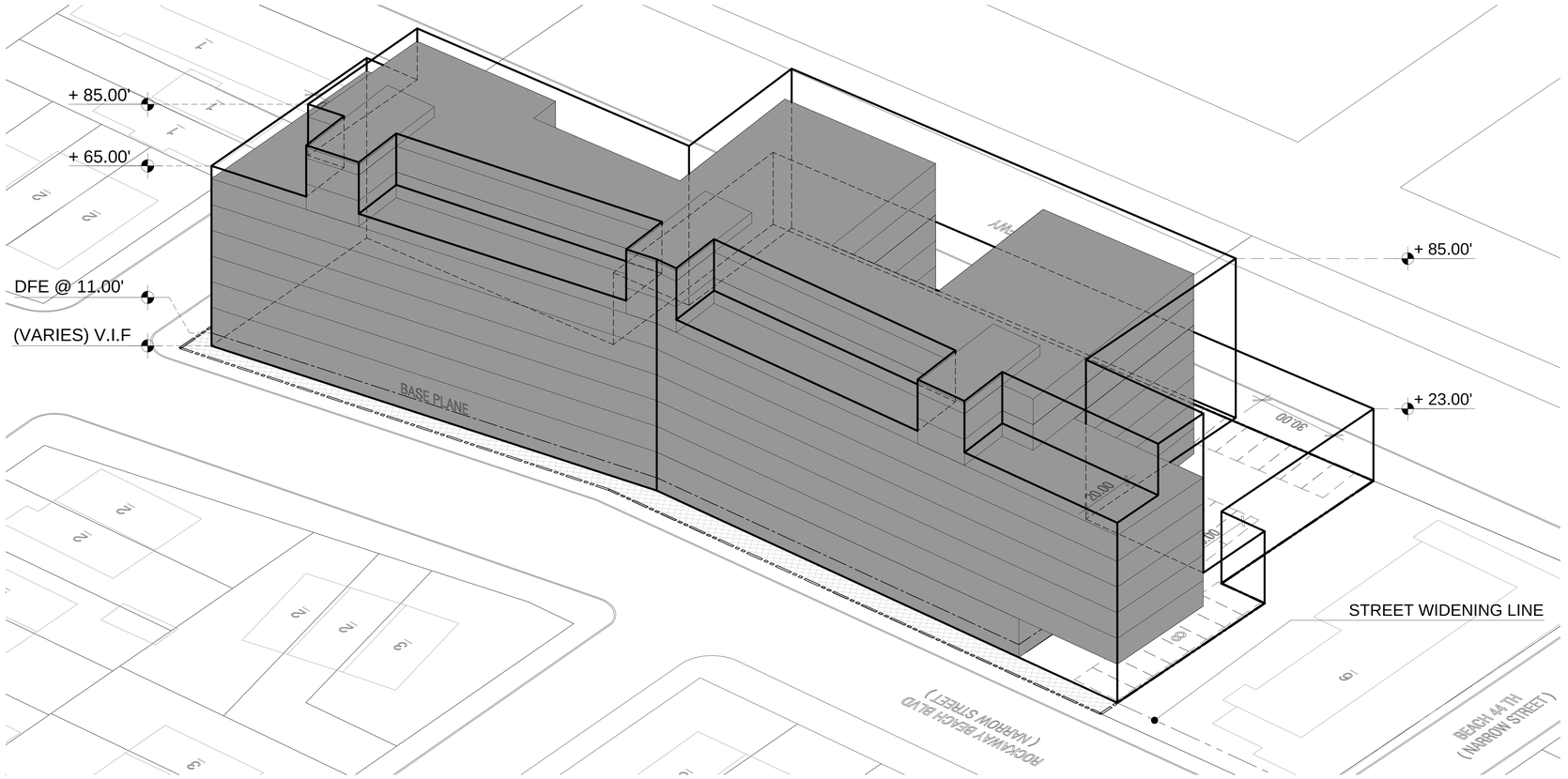
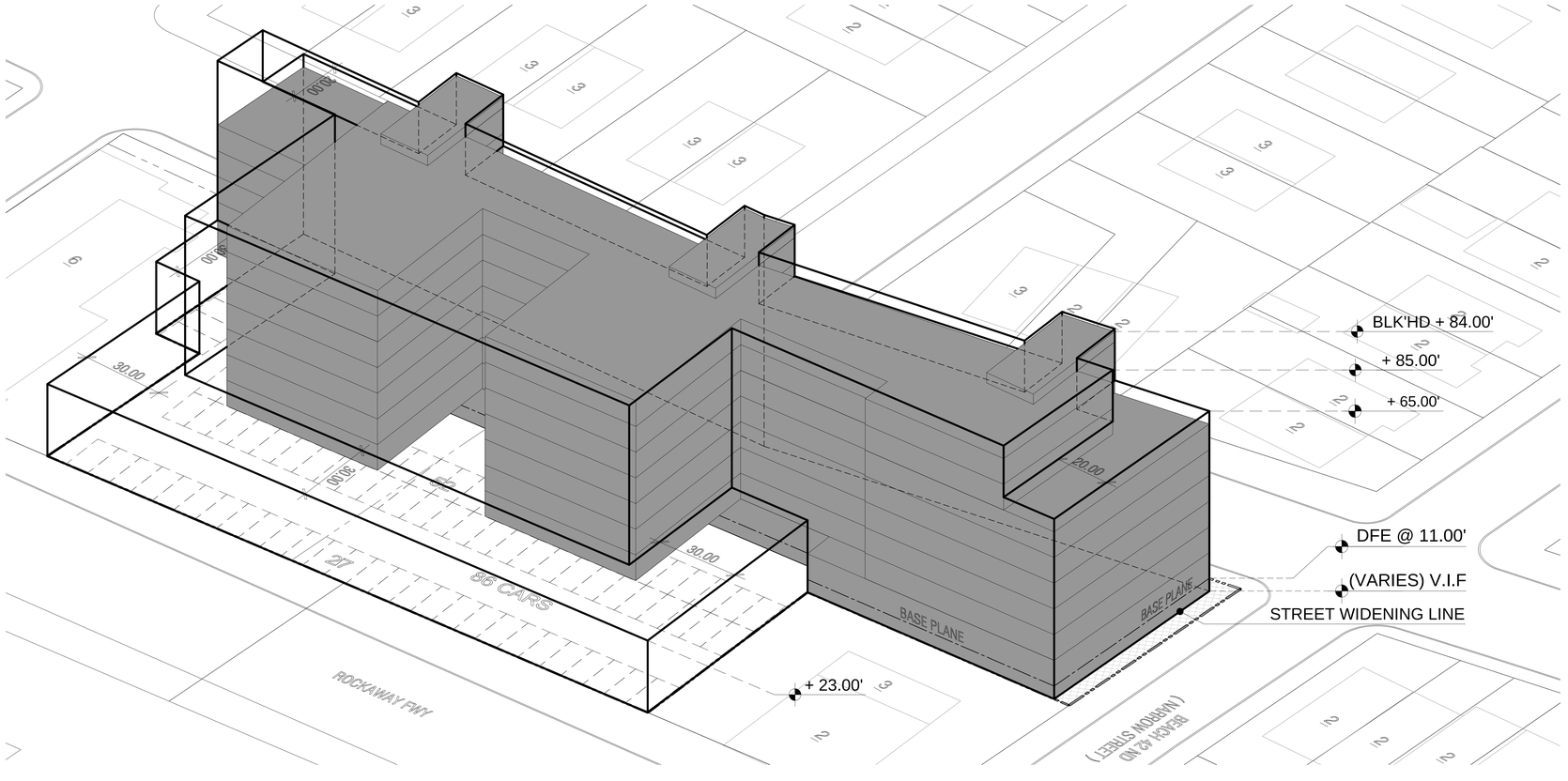
LEGEND

- STREET WIDENING LINE
- ZONING LOT LINE / PROPERTY LINE
- PROPOSED MAX BUILDING ENVELOPE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT



1 AXONOMETRIC VIEW - SOUTH EAST
1/16" = 1'-0"



2 AXONOMETRIC VIEW - NORTH WEST
1/16" = 1'-0"

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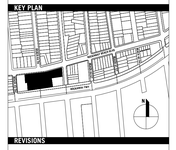
ILLUSTRATIVE DIAGRAM

KEY PLAN



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SCALE
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Z-305.00
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1 LOT 4 SITE PLAN
1/16" = 1'-0"

GENERAL NOTES:

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3. LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IT IS SUBJECT TO CHANGE

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6 / C2-4 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 6S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- STREET WIDENING LINE
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE / PROPERTY LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE IN PIT
- EXISTING STREET TREE
- PROPOSED PAVILLION
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

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STUDIO V
DESIGN + PLANNING

Resilient Edgemere
NO. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

ARCHITECT
STUDIO V Architecture
44 E 32nd Street, New York NY 10016
T 212.779.2288

ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01	4.09.2021	FOR CP PROGRESS REVIEW
02	6.18.2021	FOR CP FILING SUBMISSION

DATE 06.18.21 | DRAWN BY GF | CHECKED BY JV

REGISTERED ARCHITECT
DONALD VARGAS
031078
STATE OF NEW YORK

SHEET TITLE
SITE 2
ZONING SITE PLAN

SCALE
AS NOTED

SHEET NO.
Z-401.00
0 of 0



1 LOT 4 ILLUSTRATIVE GROUND FLOOR PLAN
1/32" = 1'-0"

GENERAL NOTES:

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LEGEND

▽	COMMERCIAL ACCESS POINT		STREET LAMP	□	EXISTING POST
▼	COMMUNITY ACCESS POINT		TRAFFIC LIGHT	□	EXISTING MANHOLE
▼	RESIDENTIAL ACCESS POINT		FIRE HYDRANT	□	EXISTING SIGN
	BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY		PROPOSED NEW STREET TREE IN PIT	□	EXISTING EMERGENCY PHONE
R6 / C2-4	ZONING DISTRICT		EXISTING STREET TREE		EXISTING STREET VENT GRILLE
6	# STORIES		PROPOSED PAVILLION		EXISTING CATCH BASIN
6B	# STORIES W/ BASEMENT				EXISTING BUS STOP
6S	# STORIES W/ STORE				DEVELOPMENT ENVELOPE HEIGHT
60'	BUILDING HEIGHT				ILLUSTRATIVE BUILDING HEIGHT
	STREET WIDENING LINE				EXISTING BUILDING FOOTPRINT
	ZONING DISTRCIT BOUNDARY				PROPOSED BUILDING FOOTPRINT
	ZONING LOT LINE / PROPERTY LINE				
	PROPOSED MAXIMUM BUILDING ENVELOPE				
	ILLUSTRATIVE BUILDING LINE				

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Resilient Edgemere NO. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

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STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
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44 E 32nd Street, New York NY 10016
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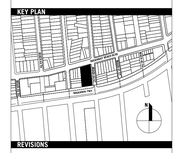
ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01	4.09.2021	FOR CP PROGRESS REVIEW
02	6.18.2021	FOR CP FILING SUBMISSION

DATE	DRAWN BY	CHECKED BY
06.18.21	GF	JV

REGISTERED ARCHITECT
RALD VALGORA
031076
STATE OF NEW YORK

SHEET TITLE
ILLUSTRATIVE SITE 2
GROUND FLOOR PLAN

SCALE
AS NOTED

SHEET NO.
Z-402.00
0 of 0

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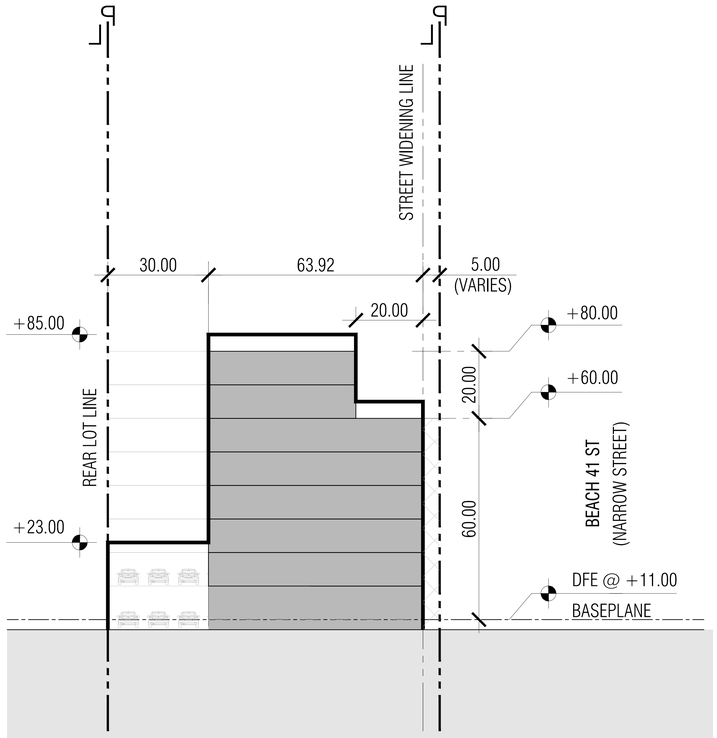
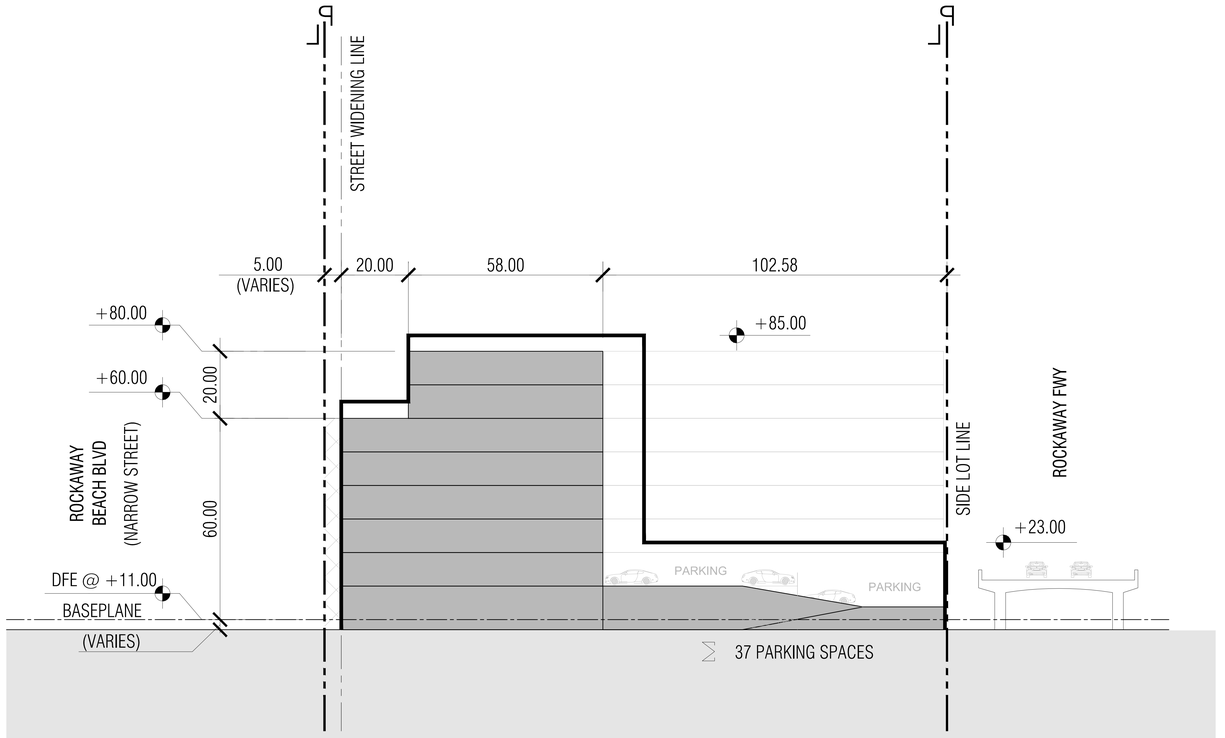
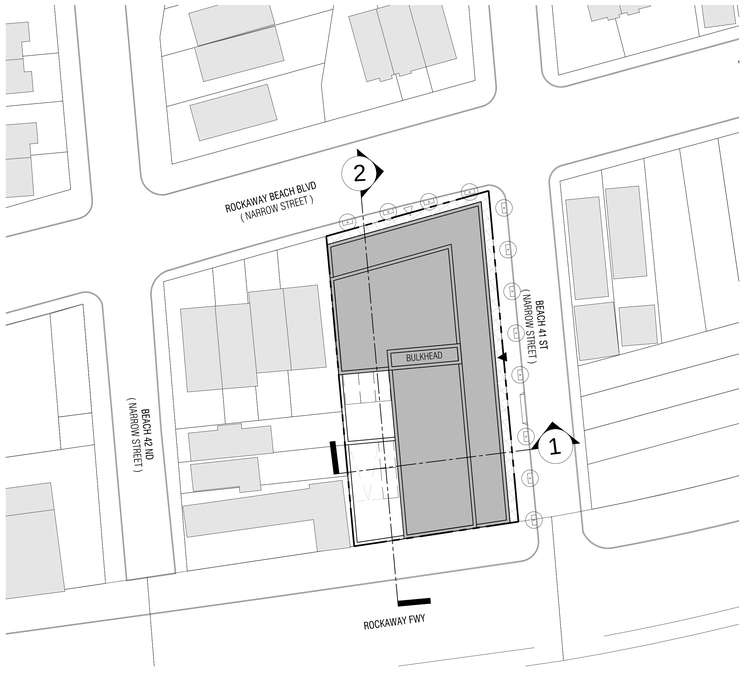


1 LOT 4 CROSS ZONING SECTION
1/16" = 1'-0"



2 LOT 4 LONGITUDINAL ZONING SECTION
1/32" = 1'-0"



3 ZONING SECTION KEY PLAN

GENERAL NOTES:

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LEGEND

▽	COMMERCIAL ACCESS POINT		STREET LAMP	□	EXISTING POST
▼	COMMUNITY ACCESS POINT			□	EXISTING MANHOLE
▼	RESIDENTIAL ACCESS POINT		TRAFFIC LIGHT	▫	EXISTING SIGN
	BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY		FIRE HYDRANT	□	EXISTING EMERGENCY PHONE
R6 / C2-4	ZONING DISTRICT			▤	EXISTING STREET VENT GRILLE
6	# STORIES		PROPOSED NEW STREET TREE IN PIT	⊠	EXISTING CATCH BASIN
6B	# STORIES W/ BASEMENT			□	EXISTING BUS STOP
6S	# STORIES W/ STORE				
60'	BUILDING HEIGHT				DEVELOPMENT ENVELOPE HEIGHT
	STREET WIDENING LINE		EXISTING STREET TREE		ILLUSTRATIVE BUILDING HEIGHT
	ZONING DISTRCIT BOUNDARY				
	ZONING LOT LINE / PROPERTY LINE			□	EXISTING BUILDING FOOTPRINT
	PROPOSED MAXIMUM BUILDING ENVELOPE		PROPOSED PAVILLION		
	ILLUSTRATIVE BUILDING LINE			■	PROPOSED BUILDING FOOTPRINT

STUDIO V
DESIGN + PLANNING

Resilient Edgemere
NO. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

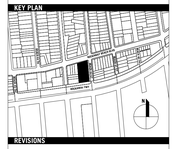
PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

ARCHITECT
STUDIO V Architecture
44 E 32nd Street, New York NY 10016
T 212.779.2288

ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01 4.09.2021 FOR CP PROGRESS REVIEW
02 6.18.2021 FOR CP FILING SUBMISSION

DATE	DRAWN BY	CHECKED BY
06.18.21	GF	JV

REGISTERED ARCHITECT
RALD VALGORA
031076
STATE OF NEW YORK

SHEET TITLE
ZONING SITE 2 SECTIONS

SCALE
AS NOTED

SHEET NO.
Z-403.00
0 of 0

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1 ZONING LOT 4 COVERAGE DIAGRAM
1/16" = 1'-0"

ZONING LOT COVERAGE CALCULATION

ZONING LOT PORTION	LOT AREA	PERMITTED LOT COVERAGE	PROPOSED LOT COVERAGE	NOTES
CORNER LOT 4 A	10,045 SF	(100%) = 10,045 SF	10,045 SF	COMPLIES
INTERIOR LOT 4 B	9,055 SF	(65%) 5,886 SF	9,055 - (30 x 102.5) - (5 x 102.5) = 5,467	COMPLIES
TOTALS	14,841 SF	15,931 SF	15,512 SF	COMPLIES

ZONING FLOOR AREA SCHEDULE

FLOOR	RESIDENTIAL	COMMERCIAL	COMMUNITY FACILITY	TOTAL
1	760 SF	7,000 SF	-	7,760 SF
2	10,000 SF	-	-	10,000 SF
3	10,000 SF	-	-	10,000 SF
4	10,000 SF	-	-	10,000 SF
5	10,000 SF	-	-	10,000 SF
6	10,000 SF	-	-	10,000 SF
7	5,500 SF	-	-	5,500 SF
8	5,500 SF	-	-	5,500 SF
TOTAL	61,760 SF	7,000 SF	0 SF	68,760 SF

ZONING CHART

BLOCK / LOT(S) :	BLOCK 15850, LOTS 6
ADDRESS :	EDGEMERE QUEENS, NY
LOT AREA :	19,100 SF
ZONING MAP NO. :	MAP 31 A
PROPOSED ZONING DISTRICT :	R6A & C2-4
COMMUNITY DISTRICT :	14

ZR	ITEM / DESCRIPTION	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE	NOTES
		EXISTING R4 ZONING DISTRICT	R6A & C2-4		
USE					
	USE GROUPS				
22-10		1 - 9, 14	2, 6	COMPLIES	
32-00					
BUILDING BULK					
	FAR				
23-153	RESIDENTIAL	3.6 (MIH)	3.23	COMPLIES	
33-121	COMMERCIAL	2.0	0.37	COMPLIES	
33-121	COMMUNITY FACILITY	3.0	0	COMPLIES	
	FLOOR AREA				
23-153	RESIDENTIAL	19,100 x 3.6 = 68,760 SF	61,760 SF	COMPLIES	SEE SCHEDULE
33-121	COMMERCIAL	19,100 x 2.0 = 38,200 SF	7,000 SF	COMPLIES	SEE SCHEDULE
33-121	COMMUNITY FACILITY	-	-	-	SEE SCHEDULE
	TOTAL :		68,760 SF	COMPLIES	SEE SCHEDULE
	LOT COVERAGE				
23-153	CORNER LOT 4A (RESIDENTIAL)	100% x 10,045 SF = 10,045 SF	10,634 SF *	COMPLIES	*SEE LOT COVERAGE CALCULATION CHART
	INTERIOR LOT 4B (RESIDENTIAL)	65% x 9,055 SF = 5,886 SF	5,467 SF *	COMPLIES	
	YARDS				
23-45	FRONT YARD	NOT REQUIRED	NONE PROPOSED	COMPLIES	
23-462	SIDE YARDS	NOT REQUIRED BUT MIN. 8' WHEN PROPOSED	NONE PROPOSED	COMPLIES	
	REAR YARDS	30' @ REAR YARD LINE	30' YARD PROPOSED	COMPLIES	
	HEIGHT AND SETBACKS				
23-662	BASE HEIGHT	40' - 60' *(65' W/QUALIFYING GROUND FLOOR)*	60'	COMPLIES	
	MAX BUILDING HT.	80' (IHR) *(85' W/QUALIFYING GROUND FLOOR)*	80'	COMPLIES	
	NUMBER OF STORIES	8 STORIES (INCLUSIONARY)	8 STORIES	COMPLIES	
	SETBACK - NARROW ST. / WIDE ST.	20' @ NARROW ST. / 15' @ WIDE ST.	20'	COMPLIES	
	DENSITY REGUALTION				
23-22	DWELLING UNIT FACTOR	MINIMUM 680 SF / DWELLING UNIT	61,760 / 73 = 846 SF	COMPLIES	
	PARKING				
25-21	RESIDENTIAL	0.5 / DU & 0.25 / IRHU => 29/2+44/4 = 29	30 SPACES PROVIDED	COMPLIES	
36-21	COMMERCIAL	1 / 1000 SF => 7000 / 1000 = 7	7 SPACES PROVIDED	COMPLIES	
	COMMUNITY FACILITY	N/A	N/A		
	BICYCLE PARKING				
25-811	RESIDENTIAL	1 PER 2 DU	73 / 2 = 37 SPACES	COMPLIES	
36-70	COMMERCIAL	1 PER 10,000 *(WAIVED IF < 3 SPACES)*	1 SPACE (WAIVED)	COMPLIES	
	COMMUNITY FACILITY	1 PER 5,000 *(WAIVED IF < 6 SPACES)*	N/A		
23-03 / 26-41	**STREET TREES**				
	1 TREE / 25' FRONTAGE	BEACH 41ST. = 198.05' / 25' = 7.9 (8 TREES)	8 TREES	COMPLIES	SEE SITE PLAN
		R'WAY BLVD = 45.73' / 25' = 1.83 (2 TREES)	2 TREES	COMPLIES	

STUDIO V
DESIGN + PLANNING

Resilient Edgemere
NO. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

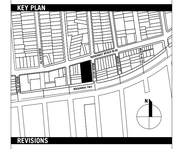
PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

ARCHITECT
STUDIO V Architecture
44 E 32nd Street, New York NY 10016
T 212.779.2288

ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01	4.09.2021	FOR CP PROGRESS REVIEW
02	6.18.2021	FOR CP FILING SUBMISSION

DATE 06.18.21 DRAWN BY GF CHECKED BY JV

REGISTERED ARCHITECT DONALD VACCARO 031078 STATE OF NEW YORK

SHEET TITLE
SITE 2 ZONING CALCULATIONS AND SITE DIAGRAM

SCALE
AS NOTED

SHEET NO.
Z-404.00
0 of 0

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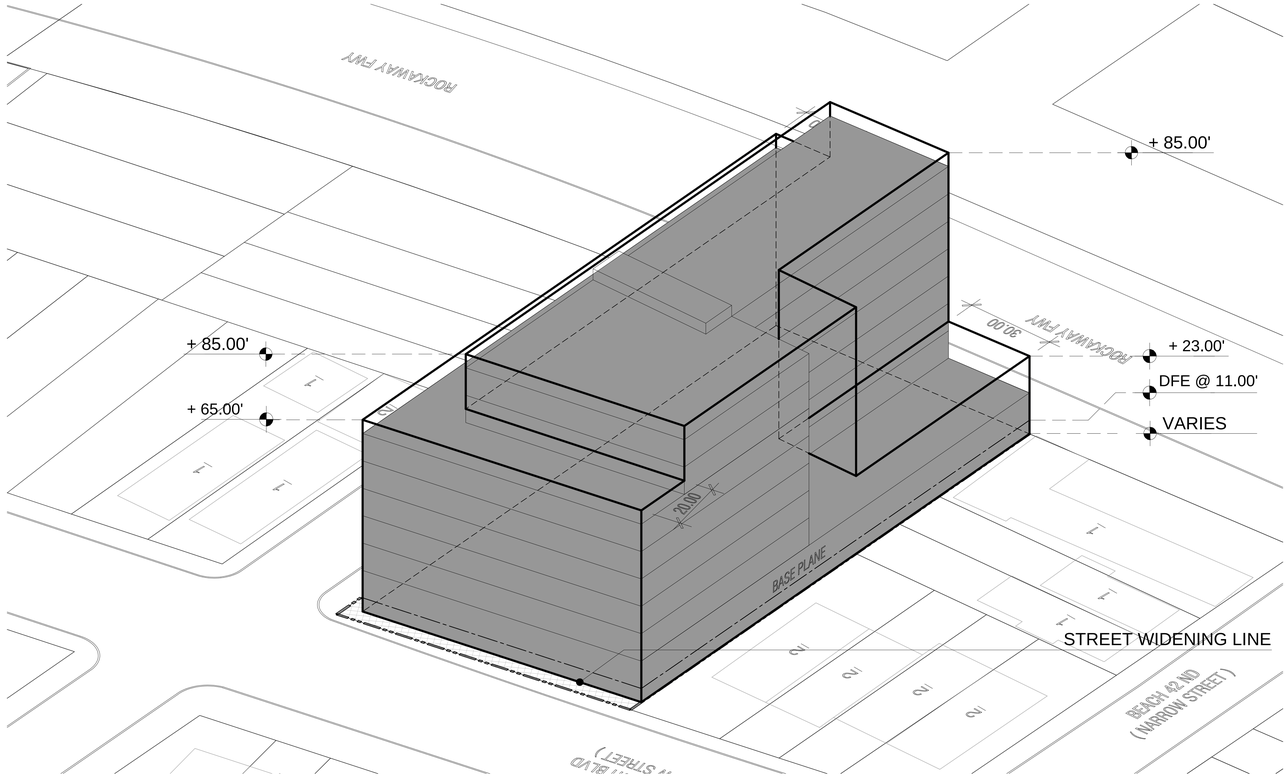
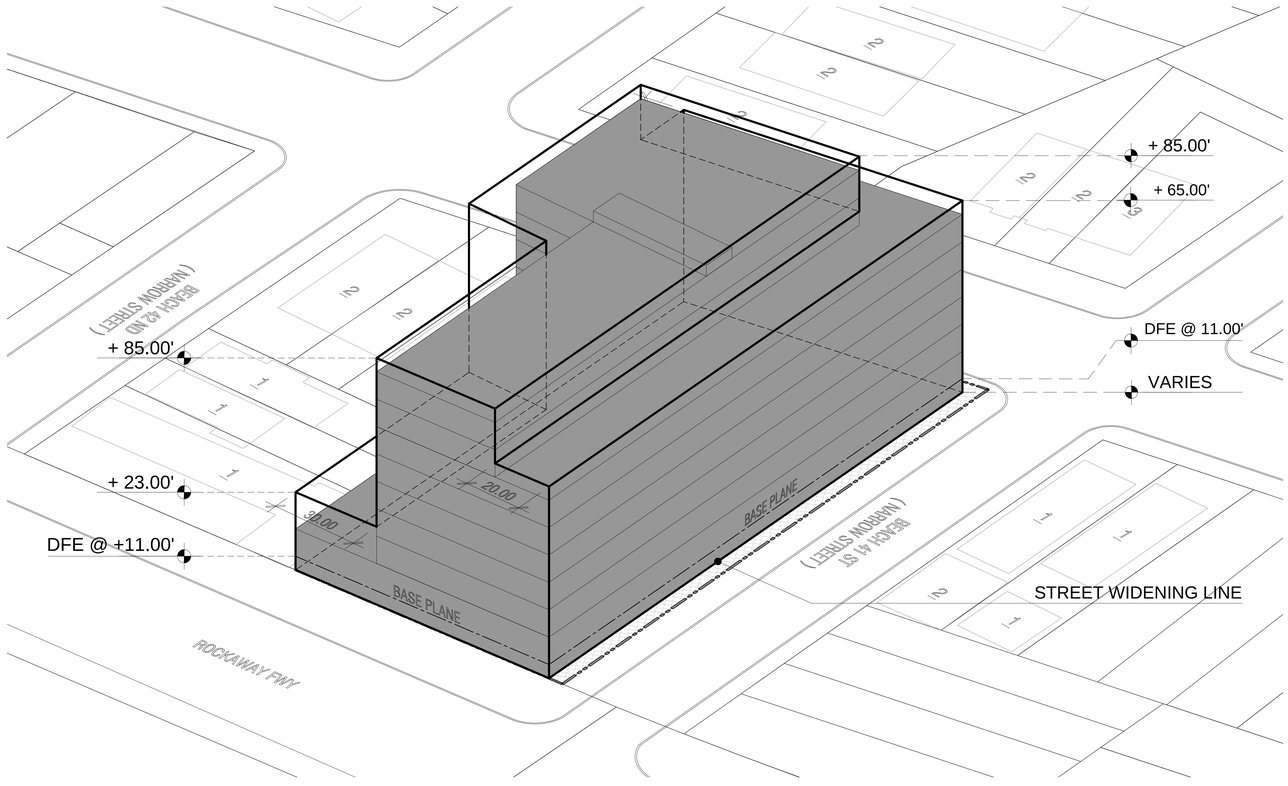
LEGEND

- STREET WIDENING LINE
- ZONING LOT LINE / PROPERTY LINE
- PROPOSED MAX BUILDING ENVELOPE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT



1 AXONOMETRIC VIEW - SOUTH EAST
1/16" = 1'-0"



2 AXONOMETRIC VIEW - NORTH WEST
1/16" = 1'-0"

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Resilient Edgemere NO. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
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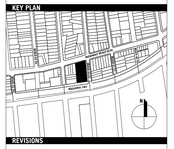
ILLUSTRATIVE DIAGRAM

KEY PLAN



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REGISTERED ARCHITECT
TRALD VALGORA
031078
STATE OF NEW YORK

SHEET TITLE
ZONING DIAGRAMS - AXONOMETRICS

SCALE
AS NOTED

SHEET NO.
Z-405.00
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1 LOT 5 SITE PLAN
1/16" = 1'-0"

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R6 / C2-4	ZONING DISTRICT				EXISTING STREET VENT GRILLE
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6S	# STORIES W/ STORE				
60'	BUILDING HEIGHT				DEVELOPMENT ENVELOPE HEIGHT
	STREET WIDENING LINE		EXISTING STREET TREE		ILLUSTRATIVE BUILDING HEIGHT
	ZONING DISTRCIT BOUNDARY				
	ZONING LOT LINE / PROPERTY LINE				EXISTING BUILDING FOOTPRINT
	PROPOSED MAXIMUM BUILDING ENVELOPE		PROPOSED PAVILLION		PROPOSED BUILDING FOOTPRINT
	ILLUSTRATIVE BUILDING LINE				

STUDIO V
DESIGN + PLANNING

Resilient Edgemere NO. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

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STUDIO V Architecture
44 E 32nd Street, New York NY 10016
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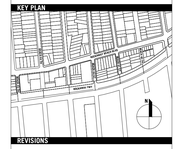
ILLUSTRATIVE DIAGRAM

KEY PLAN



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DATE	DRAWN BY	CHECKED BY
06.18.21	GF	JV

REGISTERED ARCHITECT RALD VALCORA 031078 STATE OF NEW YORK

SHEET TITLE
SITE 3
ZONING SITE PLAN

SCALE
AS NOTED

SHEET NO.
Z-501.00
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1 LOT 5 ILLUSTRATIVE GROUND FLOOR PLAN
1/32" = 1'-0"

GENERAL NOTES:

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3. LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IT IS SUBJECT TO CHANGE

LEGEND

▽	COMMERCIAL ACCESS POINT		STREET LAMP	□	EXISTING POST
▼	COMMUNITY ACCESS POINT			□	EXISTING MANHOLE
▼	RESIDENTIAL ACCESS POINT		TRAFFIC LIGHT	□	EXISTING SIGN
	BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY		FIRE HYDRANT	□	EXISTING EMERGENCY PHONE
R6 / C2-4	ZONING DISTRICT				EXISTING STREET VENT GRILLE
6	# STORIES		PROPOSED NEW STREET TREE IN PIT		EXISTING CATCH BASIN
6B	# STORIES W/ BASEMENT				EXISTING BUS STOP
6S	# STORIES W/ STORE				
60'	BUILDING HEIGHT				DEVELOPMENT ENVELOPE HEIGHT
	STREET WIDENING LINE		EXISTING STREET TREE		ILLUSTRATIVE BUILDING HEIGHT
	ZONING DISTRCIT BOUNDARY				
	ZONING LOT LINE / PROPERTY LINE				EXISTING BUILDING FOOTPRINT
	PROPOSED MAXIMUM BUILDING ENVELOPE		PROPOSED PAVILLION		PROPOSED BUILDING FOOTPRINT
	ILLUSTRATIVE BUILDING LINE				

STUDIO V
DESIGN + PLANNING

Resilient Edgemere NO. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

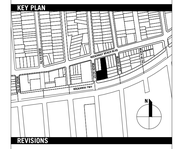
PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

ARCHITECT
STUDIO V Architecture
44 E 32nd Street, New York NY 10016
T 212.779.2288

ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01	4.09.2021	FOR CP PROGRESS REVIEW
02	6.18.2021	FOR CP FILING SUBMISSION

DATE	DRAWN BY	CHECKED BY
06.18.21	GF	JV

REGISTERED ARCHITECT RALD VALGORA 031076 STATE OF NEW YORK

SHEET TITLE
ILLUSTRATIVE SITE 3 GROUND FLOOR PLAN

SCALE
AS NOTED

SHEET NO.
Z-502.00
0 of 0

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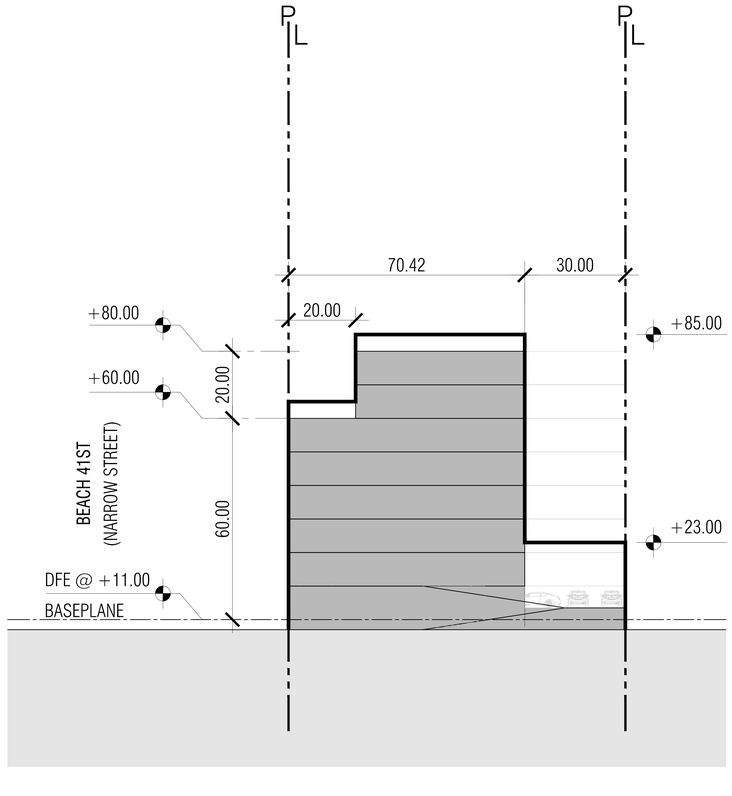
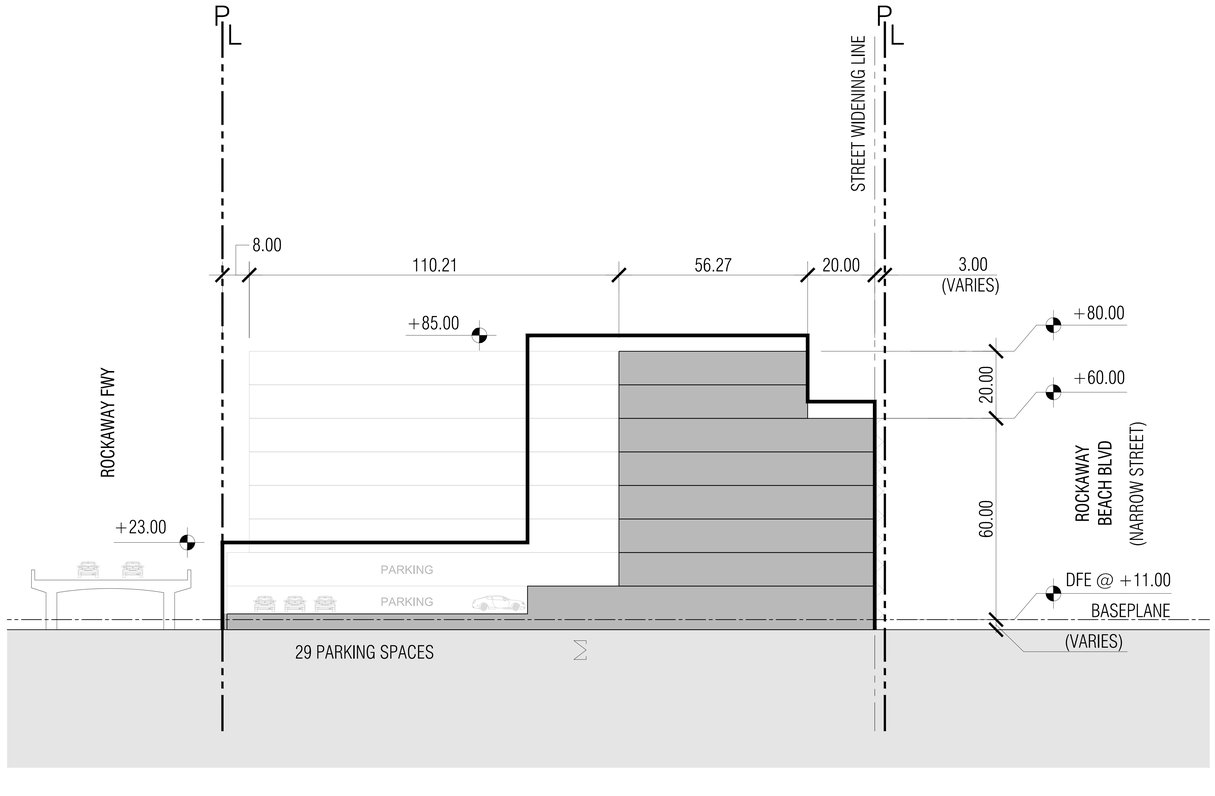


1 LOT 5 CROSS ZONING SECTION
1/16" = 1'-0"



2 LOT 5 LONGITUDINAL ZONING SECTION
1/32" = 1'-0"



3 ZONING SECTION KEY PLAN

GENERAL NOTES:

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COMMUNITY ACCESS POINT			EXISTING MANHOLE
RESIDENTIAL ACCESS POINT	TRAFFIC LIGHT		EXISTING SIGN
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			EXISTING STREET VENT GRILLE
R6 / C2-4 ZONING DISTRICT			EXISTING CATCH BASIN
6 # STORIES	PROPOSED NEW STREET TREE IN PIT		
6B # STORIES W/ BASEMENT			EXISTING BUS STOP
6S # STORIES W/ STORE			DEVELOPMENT ENVELOPE HEIGHT
60' BUILDING HEIGHT			ILLUSTRATIVE BUILDING HEIGHT
STREET WIDENING LINE	EXISTING STREET TREE		
ZONING DISTRICT BOUNDARY			
ZONING LOT LINE / PROPERTY LINE			EXISTING BUILDING FOOTPRINT
PROPOSED MAXIMUM BUILDING ENVELOPE	PROPOSED PAVILLION		
ILLUSTRATIVE BUILDING LINE			PROPOSED BUILDING FOOTPRINT

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DESIGN + PLANNING

Resilient Edgemere
NO. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
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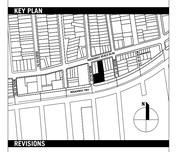
ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01	4.09.2021	FOR CP PROGRESS REVIEW
02	6.18.2021	FOR CP FILING SUBMISSION

DATE 06.18.21 | DRAWN BY GF | CHECKED BY JV



SHEET TITLE
ZONING SITE 3 SECTIONS

SCALE
AS NOTED

SHEET NO.
Z-503.00
0 of 0



1 ZONING LOT 5 COVERAGE DIAGRAM
1/16" = 1'-0"

ZONING LOT COVERAGE CALCULATION

ZONING LOT PORTION	LOT AREA	PERMITTED LOT COVERAGE	PROPOSED LOT COVERAGE	NOTES
ZONING LOT 5 A	5,617 SF	5,617 - (5,617 - 4,573) x 0.65 = 4938,4 SF	5617-(30 x 30) =4,717 SF	COMPLIES
AREA WITHIN 100' OF SHORT BLOCK	*(100x45,73=4,573 SF)*	*(100%) 4,573 SF*	*4,573 SF*	*INCLUDED ABOVE*
ZONING LOT 5 B	9,224 SF	(65%) 5,996 SF	9,244 - (30 x 91.96) - (8 x 70.94) = 5,917	COMPLIES
TOTALS	14,841 SF	10,934 SF	10,634 SF	COMPLIES

ZONING FLOOR AREA SCHEDULE

FLOOR	RESIDENTIAL	COMMERCIAL	COMMUNITY FACILITY	TOTAL
1	530 SF	4,897 SF	-	5,427 SF
2	4,000 SF	-	-	4,000 SF
3	8,000 SF	-	-	8,000 SF
4	8,000 SF	-	-	8,000 SF
5	8,000 SF	-	-	8,000 SF
6	8,000 SF	-	-	8,000 SF
7	6,000 SF	-	-	6,000 SF
8	6,000 SF	-	-	6,000 SF
TOTAL	48,530 SF	4,897 SF	0 SF	53,427 SF

ZONING CHART

BLOCK / LOT(S) :	BLOCK 15849, LOTS 6+8+9+10+17+18
ADDRESS :	EDGEMERE QUEENS, NY
LOT AREA :	14,841 SF (3,131+2,031+2,031+2,031+2,936+2,681)
ZONING MAP NO. :	MAP 31 A
PROPOSED ZONING DISTRICT :	R6A & C2-4
COMMUNITY DISTRICT :	14

ZR	ITEM / DESCRIPTION	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE	NOTES
		EXISTING R4 ZONING DISTRICT	R6A & C2-4		
USE					
	USE GROUPS				
22-10		1 - 9, 14	2, 6	COMPLIES	
32-00					
BUILDING BULK					
	FAR				
23-153	RESIDENTIAL	3.6 (MIH)	3.27	COMPLIES	
33-121	COMMERCIAL	2.0	0.33	COMPLIES	
33-121	COMMUNITY FACILITY	3.0	0	COMPLIES	
	FLOOR AREA				
23-153	RESIDENTIAL	14,841 x 3.6 = 53,427 SF	48,530 SF	COMPLIES	SEE SCHEDULE
33-121	COMMERCIAL	14,841 x 2.0 = 29,682 SF	4,897 SF	COMPLIES	SEE SCHEDULE
33-121	COMMUNITY FACILITY	-	-	-	SEE SCHEDULE
	TOTAL :		53,427 SF	COMPLIES	SEE SCHEDULE
	LOT COVERAGE				
23-153	INTERIOR LOT (RESIDENTIAL)	65% OF APPLICABLE LOT AREA* = 10,934 SF	10,634 SF	COMPLIES	*SEE LOT COVERAGE CALCULATION CHART
	LOT WITHIN 100' OF A SHORT BLOCK	100% OF LOT WITHIN 100' OF SHORT BLOCK*	4,573 SF	COMPLIES	
	YARDS				
23-45	FRONT YARD	NOT REQUIRED	NONE PROPOSED	COMPLIES	
23-462	SIDE YARDS	NOT REQUIRED BUT MIN. 8' WHEN PROPOSED	ONE 8' SIDE YARD PROPOSED	COMPLIES	
	REAR YARDS	30' @ REAR YARD LINE	30' YARD PROPOSED	COMPLIES	
	HEIGHT AND SETBACKS				
23-662	BASE HEIGHT	40' - 60' *(65' W/QUALIFYING GROUND FLOOR)*	60'	COMPLIES	
	MAX BUILDING HT.	80' (IHR) *(85' W/QUALIFYING GROUND FLOOR)*	80'	COMPLIES	
	NUMBER OF STORIES	8 STORIES (INCLUSIONARY)	8 STORIES	COMPLIES	
	SETBACK - NARROW ST. / WIDE ST.	20' @ NARROW ST. / 15' @ WIDE ST.	20'	COMPLIES	
	DENSITY REGUALTION				
23-22	DWELLING UNIT FACTOR	MINIMUM 680 SF / DWELLING UNIT	53,427 / 57 = 934 SF	COMPLIES	
	PARKING				
25-21	RESIDENTIAL	0.5 / DU and 0.25 / IRHU	57 / 2 = 29 SPACES	COMPLIES	
36-21	COMMERCIAL	1 / 1000 SF	4900 / 1000 = 4,9	COMPLIES	
	COMMUNITY FACILITY	N/A	N/A		
	BICYCLE PARKING				
25-811	RESIDENTIAL	1 PER 2 DU	57 / 2 = 29 SPACES	COMPLIES	
36-70	COMMERCIAL	1 PER 10,000 *(WAIVED IF < 3 SPACES)*	1 SPACE (WAIVED)	COMPLIES	
	COMMUNITY FACILITY	1 PER 5,000 *(WAIVED IF < 6 SPACES)*	N/A		
23-03 / 26-41	**STREET TREES**				
	1 TREE / 25' FRONTAGE	BEACH 41ST. = 85.74' / 25' = 3.4 (3 TREES)	3 TREES	COMPLIES	SEE SITE PLAN
		R'WAY BLVD = 45.73' / 25' = 1.83 (2 TREES)	2 TREES	COMPLIES	

STUDIO V
DESIGN + PLANNING

Resilient Edgemere
No. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
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PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
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DESIGN
STUDIO V Design + Planning
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ARCHITECT
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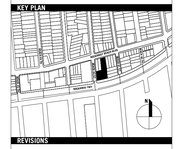
ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS
01 4.09.2021 FOR CP PROGRESS REVIEW
02 6.18.2021 FOR CP FILING SUBMISSION

DATE 06.18.21 | DRAWN BY GF | CHECKED BY JV

REGISTERED ARCHITECT DONALD VALCORE 031078 STATE OF NEW YORK

SHEET TITLE
SITE 3 ZONING CALCULATIONS AND SITE DIAGRAM

SCALE
AS NOTED

SHEET NO.
Z-504.00
0 of 0

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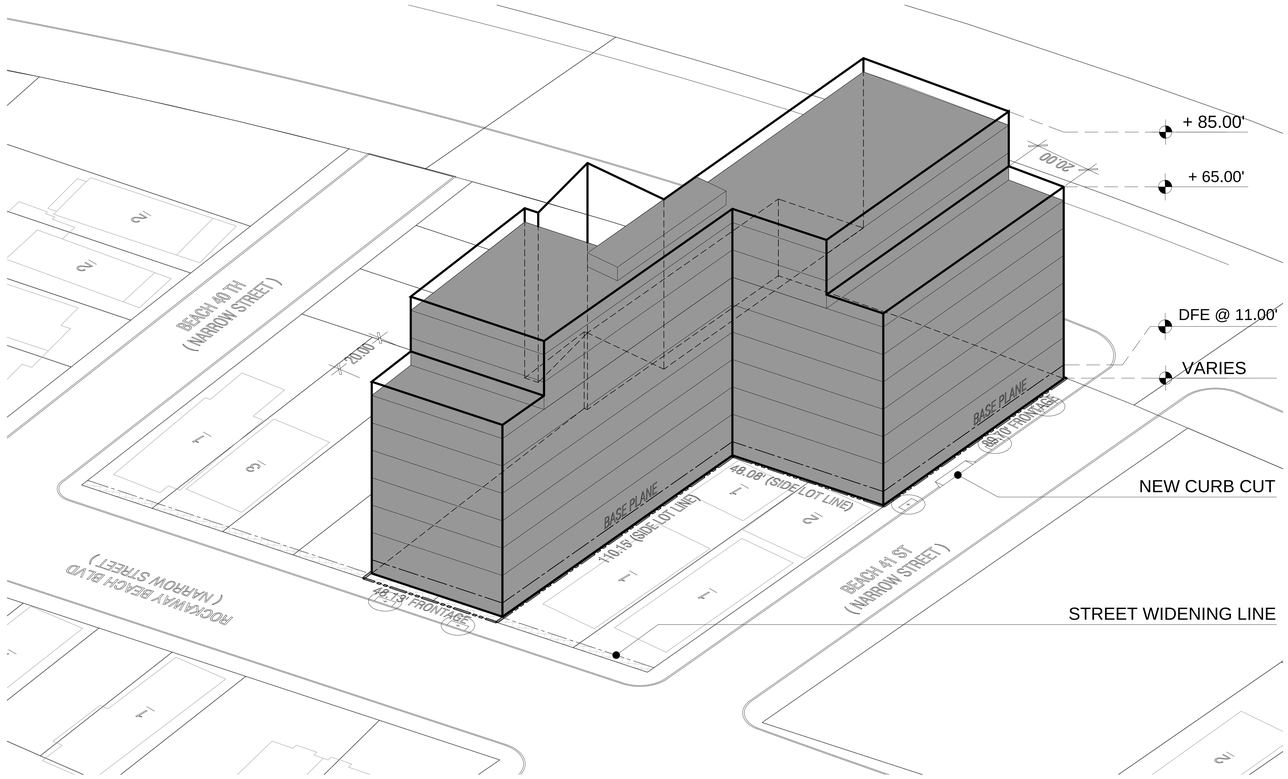
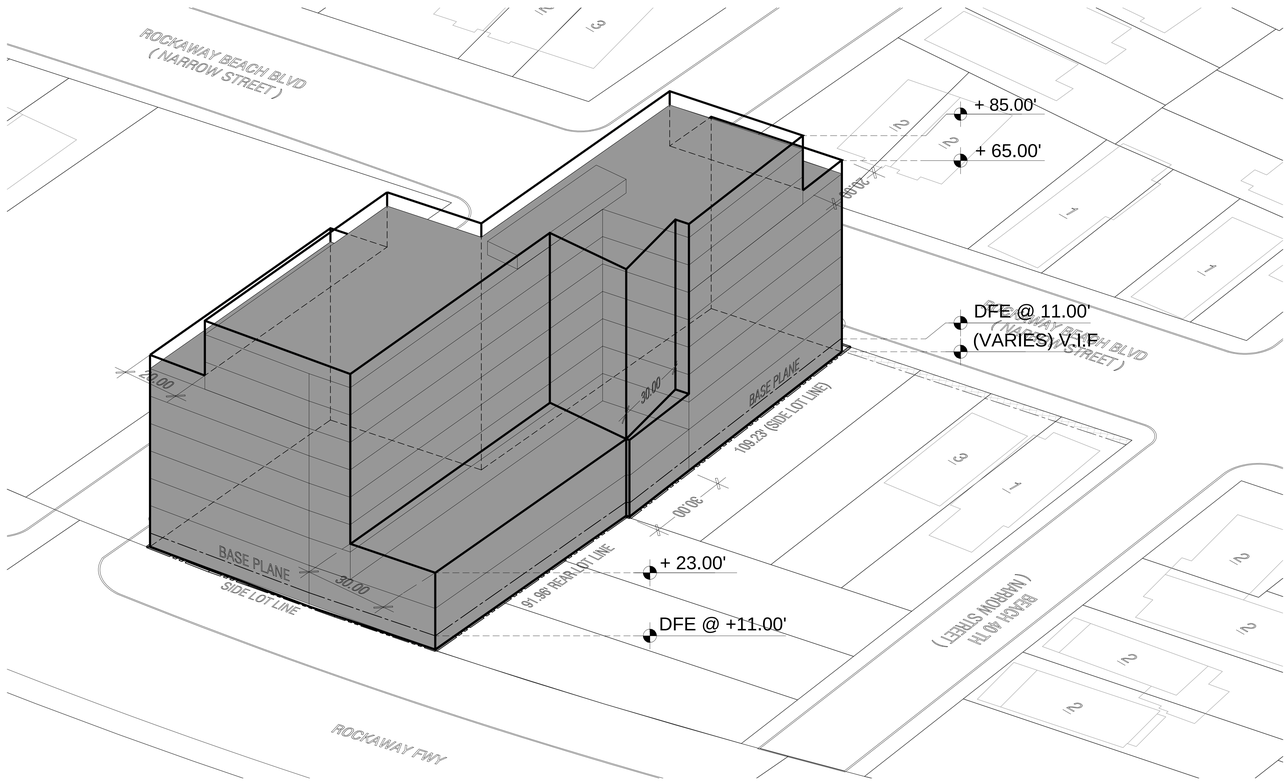
LEGEND

- STREET WIDENING LINE
- ZONING LOT LINE / PROPERTY LINE
- PROPOSED MAX BUILDING ENVELOPE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT



1 AXONOMETRIC VIEW - SOUTH EAST
1/16" = 1'-0"



2 AXONOMETRIC VIEW - NORTH WEST
1/16" = 1'-0"

ILLUSTRATIVE DIAGRAM

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DESIGN + PLANNING

Resilient Edgemere
No. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

ARCHITECT
DESIGN + PLANNING / STUDIO V
44 E.32nd Street, New York NY 10016
T 212.689.1386

CONSULTANTS
EIS / VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

KEY PLAN

REVISIONS

01	4.09.2021	FOR CP PROGRESS REVIEW
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SHEET TITLE
ZONING DIAGRAMS - AXONOMETRICS

SCALE
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1 LOT 6 SITE PLAN
1/16" = 1'-0"

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- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6 / C2-4 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 6S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- STREET WIDENING LINE
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE / PROPERTY LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
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- FIRE HYDRANT
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- EXISTING STREET TREE
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- EXISTING BUILDING FOOTPRINT
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STUDIO V Design + Planning
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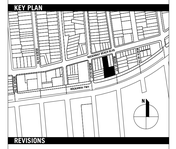

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SHEET TITLE
SITE 4
ZONING SITE PLAN

SCALE
AS NOTED

SHEET NO.
Z-601.00
0 of 0



1 LOT 6 ILLUSTRATIVE GROUND FLOOR PLAN
1/32" = 1'-0"

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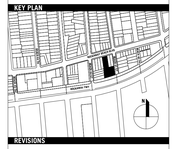

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SHEET TITLE
ILLUSTRATIVE SITE 4
GROUND FLOOR PLAN

SCALE
AS NOTED

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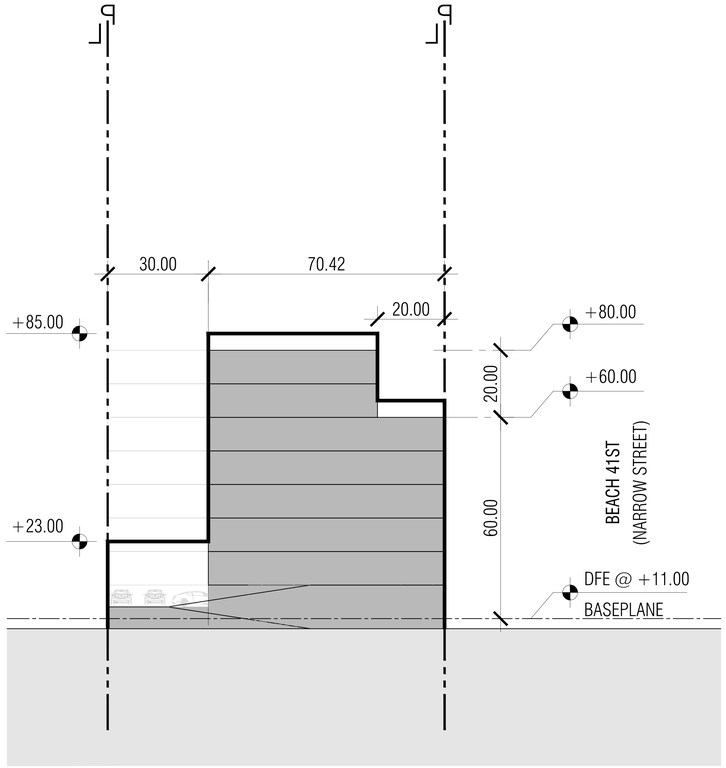
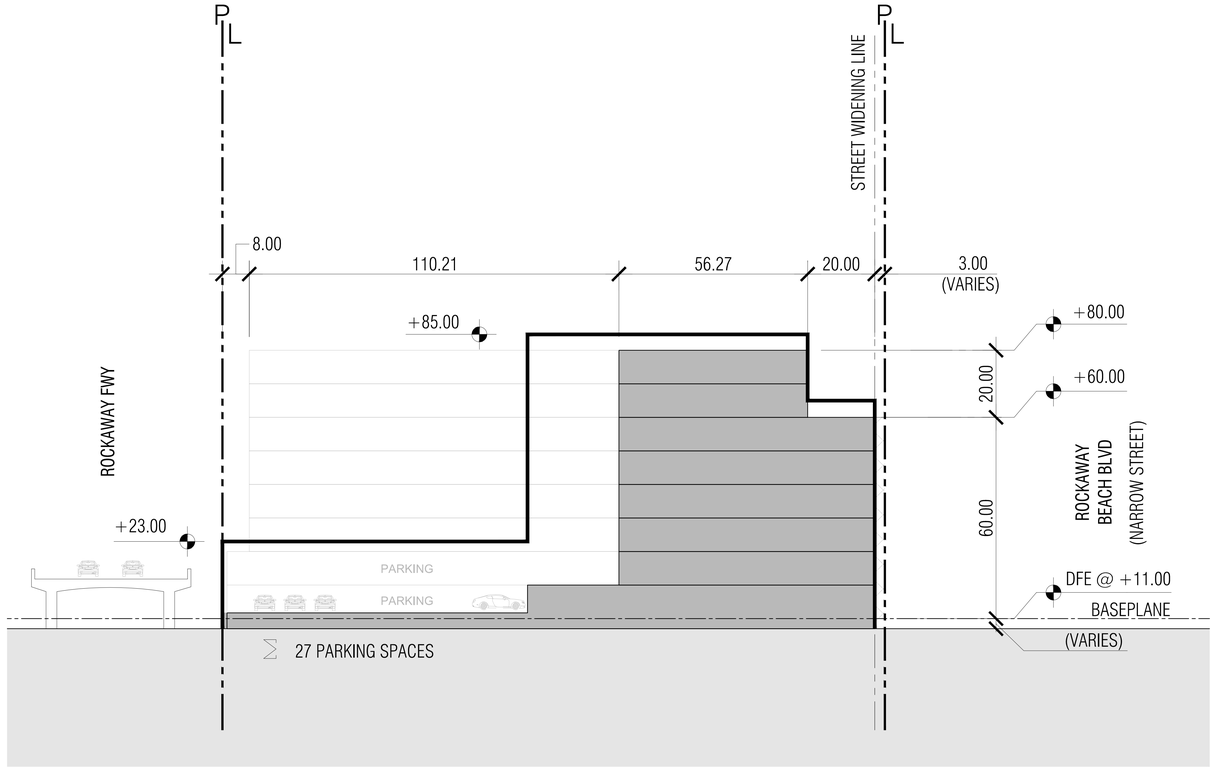
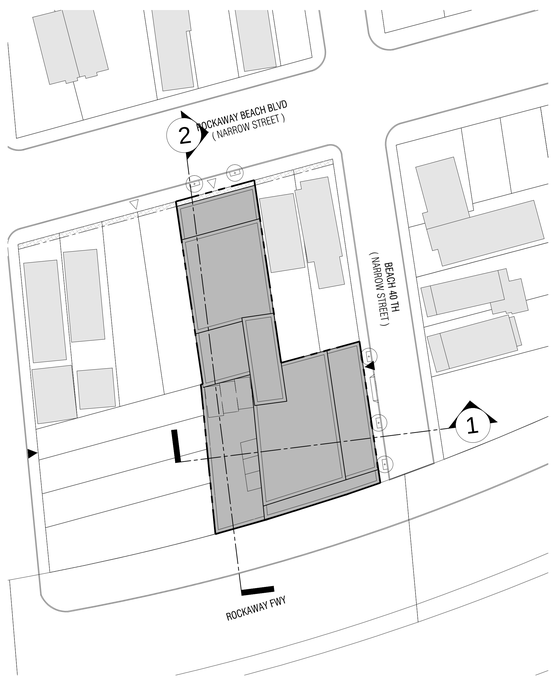
Z-602.00
0 of 0



1 LOT 5 CROSS ZONING SECTION
1/16" = 1'-0"



2 LOT 5 LONGITUDINAL ZONING SECTION
1/32" = 1'-0"



3 ZONING SECTION KEY PLAN

GENERAL NOTES:

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3. LANDSCAPE AND HARDSCAPE INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY AND IT IS SUBJECT TO CHANGE

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R6 / C2-4 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/ BASEMENT
- 6S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- STREET WIDENING LINE
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE / PROPERTY LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING LINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE IN PIT
- EXISTING STREET TREE
- PROPOSED PAVILLION
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

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STUDIO V
DESIGN + PLANNING

Resilient Edgemere
No. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

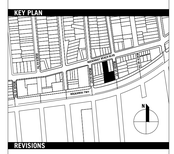
PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

ARCHITECT
STUDIO V Architecture
44 E 32nd Street, New York NY 10016
T 212.779.2288

ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01	4.09.2021	FOR CP PROGRESS REVIEW
02	6.18.2021	FOR CP FILING SUBMISSION

DATE 06.18.21 | DRAWN BY GF | CHECKED BY JV



SHEET TYPE
ZONING SITE 4 SECTIONS

SCALE
AS NOTED

SHEET NO.
Z-603.00
0 of 0



1 ZONING LOT 6 COVERAGE DIAGRAM
1/16" = 1'-0"

ZONING LOT COVERAGE CALCULATION

ZONING LOT PORTION	LOT AREA	PERMITTED LOT COVERAGE	PROPOSED LOT COVERAGE	NOTES
INTERIOR LOT 6 A	5,252 SF	5,252 - (5,252 - 4,842) x 0.35 = 5,108.5 SF	5252-(32 x 30) =4,292 SF	COMPLIES
AREA WITHIN 100' OF SHORT BLOCK	*(100x48,42=4,842 SF)*	*(100%) 4,842 SF*	*4,842 SF*	*INCLUDED ABOVE*
INTERIOR LOT 6 B	8,883 SF	(65%) 5,774 SF	8,883 - (30 x 89.5) - (8 x 72.0) = 5,622	COMPLIES
TOTALS	14,135 SF	10,883 SF	9,914 SF	COMPLIES

ZONING FLOOR AREA SCHEDULE

FLOOR	RESIDENTIAL	COMMERCIAL	COMMUNITY FACILITY	TOTAL
1	886 SF	5,000 SF	-	5,427 SF
2	7,000 SF	-	-	4,000 SF
3	7,000 SF	-	-	8,000 SF
4	7,000 SF	-	-	8,000 SF
5	7,000 SF	-	-	8,000 SF
6	7,000 SF	-	-	8,000 SF
7	5,000 SF	-	-	6,000 SF
8	5,000 SF	-	-	6,000 SF
TOTAL	45,886 SF	5,000 SF	0 SF	50,886 SF

ZONING CHART

BLOCK / LOT(S) :	BLOCK 15849, LOTS 19+20+27+28+29
ADDRESS :	EDGEMERE QUEENS, NY
LOT AREA :	14,135 SF (2,626+2,626+2,807+2,871+3,205)
ZONING MAP NO. :	MAP 31 A
PROPOSED ZONING DISTRICT :	R6A & C2-4
COMMUNITY DISTRICT :	14

ZR	ITEM / DESCRIPTION	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE	NOTES
		EXISTING R4 ZONING DISTRICT	R6A & C2-4		
USE					
	USE GROUPS				
22-10		1 - 9, 14	2, 6	COMPLIES	
32-00					
BUILDING BULK					
	FAR				
23-153	RESIDENTIAL	3.6 (MIH)	3.25	COMPLIES	
33-121	COMMERCIAL	2.0	0.35	COMPLIES	
33-121	COMMUNITY FACILITY	3.0	0	COMPLIES	
	FLOOR AREA				
23-153	RESIDENTIAL	14,135 x 3.6 = 50,886 SF	45,886 SF	COMPLIES	SEE SCHEDULE
33-121	COMMERCIAL	14,135 x 2.0 = 28,270 SF	5,000 SF	COMPLIES	SEE SCHEDULE
33-121	COMMUNITY FACILITY	-	-	-	SEE SCHEDULE
	TOTAL :		50,886 SF	COMPLIES	SEE SCHEDULE
	LOT COVERAGE				
23-153	INTERIOR LOT 6A (RESIDENTIAL)	65% OF APPLICABLE LOT AREA=5,108.5 SF*	4,292 SF *	COMPLIES	*SEE LOT COVERAGE CALCULATION CHART
	INTERIOR LOT 6B (RESIDENTIAL)	65% x 8,883 SF = 5,774 SF *	5,622 SF *	COMPLIES	
	YARDS				
23-45	FRONT YARD	NOT REQUIRED	NONE PROPOSED	COMPLIES	
23-462	SIDE YARDS	NOT REQUIRED BUT MIN. 8' WHEN PROPOSED	NONE PROPOSED	COMPLIES	
	REAR YARDS	30' @ REAR YARD LINE	30' YARD PROPOSED	COMPLIES	
	HEIGHT AND SETBACKS				
23-662	BASE HEIGHT	40' - 60' *(65' W/QUALIFYING GROUND FLOOR)*	60'	COMPLIES	
	MAX BUILDING HT.	80' (IHR) *(85' W/QUALIFYING GROUND FLOOR)*	80'	COMPLIES	
	NUMBER OF STORIES	8 STORIES (INCLUSIONARY)	8 STORIES	COMPLIES	
	SETBACK - NARROW ST. / WIDE ST.	20' @ NARROW ST. / 15' @ WIDE ST.	20'	COMPLIES	
	DENSITY REGUALTION				
23-22	DWELLING UNIT FACTOR	MINIMUM 680 SF / DWELLING UNIT	45,886 / 54 = 850 SF	COMPLIES	
	PARKING				
25-21	RESIDENTIAL	0.5 / DU & 0.25 / IRHU => 21/2+33/4 = 19	22 SPACES PROVIDED	COMPLIES	
36-21	COMMERCIAL	1 / 1000 SF => 5000/1000 = 5	5 SPACES PROVIDED	COMPLIES	
	COMMUNITY FACILITY	N/A	N/A		
	BICYCLE PARKING				
25-811	RESIDENTIAL	1 PER 2 DU	54 / 2 = 27 SPACES	COMPLIES	
36-70	COMMERCIAL	1 PER 10,000 *(WAIVED IF < 3 SPACES)*	1 SPACE (WAIVED)	COMPLIES	
	COMMUNITY FACILITY	1 PER 5,000 *(WAIVED IF < 6 SPACES)*	N/A		
23-03 / 26-41	**STREET TREES**				
	1 TREE / 25' FRONTAGE	BEACH 40ST. = 85.15' / 25' = 3.4 (3 TREES)	3 TREES	COMPLIES	SEE SITE PLAN
		R'WAY BLVD = 48.42' / 25' = 1.94 (2 TREES)	2 TREES	COMPLIES	

STUDIO V
DESIGN + PLANNING

Resilient Edgemere
No. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

ARCHITECT
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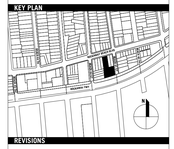
ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01 4.09.2021 FOR CP PROGRESS REVIEW
02 6.18.2021 FOR CP FILING SUBMISSION

DATE 06.18.21 DRAWN BY GF CHECKED BY JV



SHEET TITLE
SITE 4 ZONING CALCULATIONS AND SITE DIAGRAM

SCALE
AS NOTED

SHEET NO.
Z-604.00
0 of 0

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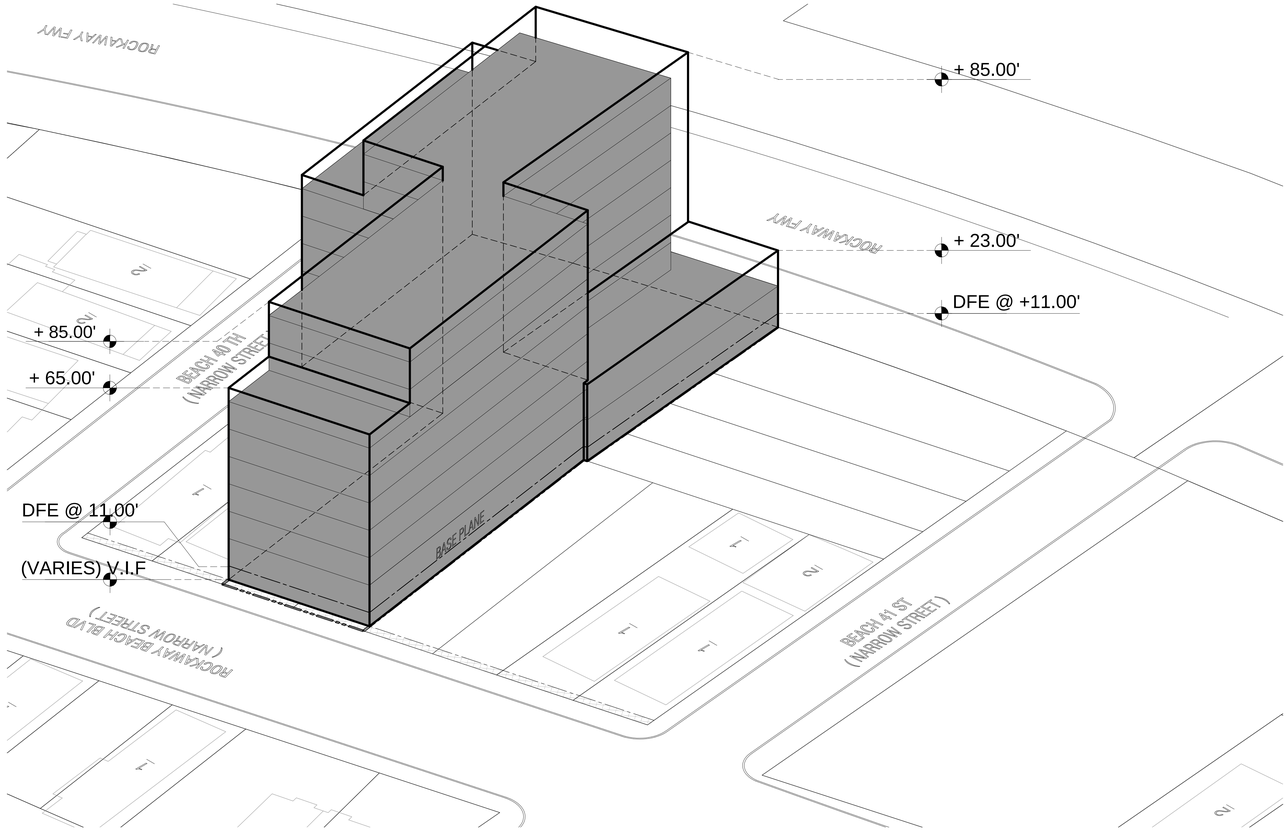
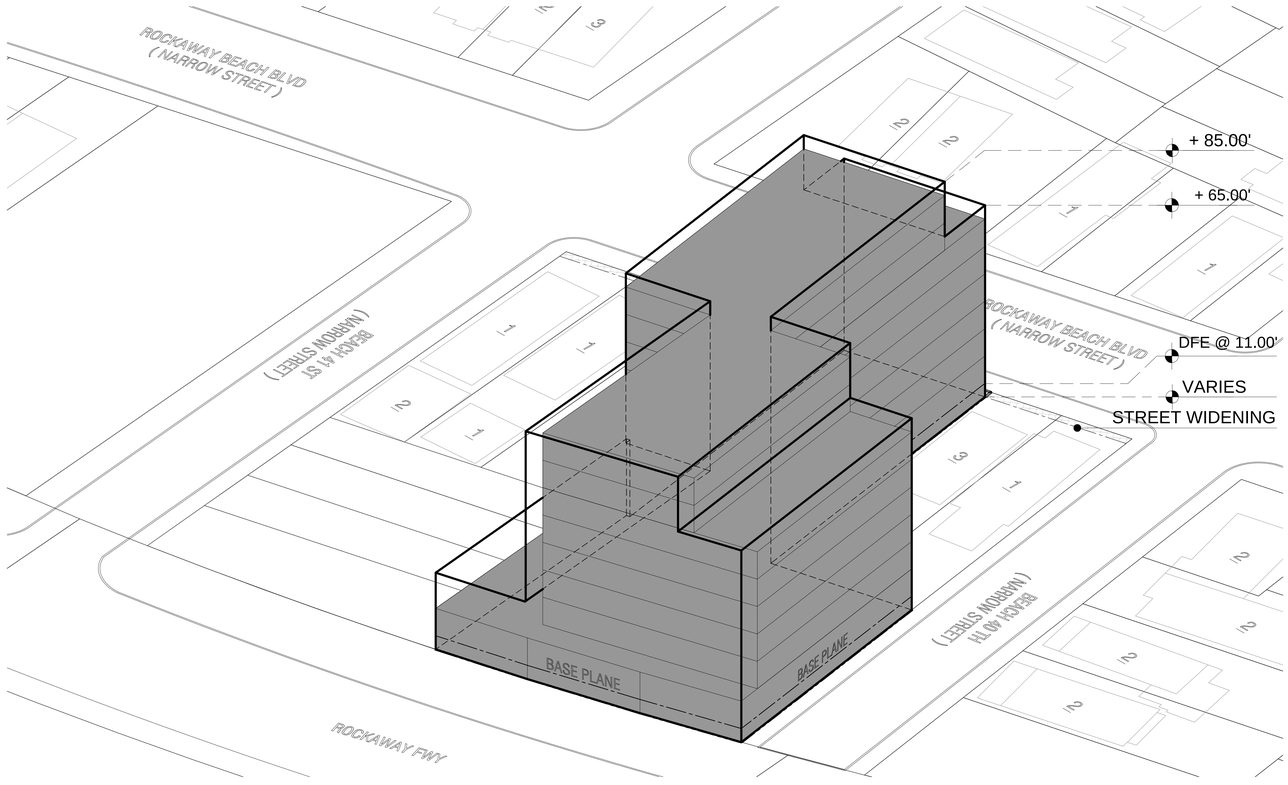
LEGEND

- STREET WIDENING LINE
- ZONING LOT LINE / PROPERTY LINE
- PROPOSED MAX BUILDING ENVELOPE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT



1 AXONOMETRIC VIEW - SOUTH EAST
1/16" = 1'-0"



2 AXONOMETRIC VIEW - NORTH WEST
1/16" = 1'-0"

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DESIGN + PLANNING

Resilient Edgemere
No. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
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DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
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ILLUSTRATIVE DIAGRAM

KEY PLAN

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DATE	DRAWN BY	CHECKED BY
06.18.21	GF	JV

REGISTERED ARCHITECT DAVID VALDES 031078 STATE OF NEW YORK

SHEET TITLE
ZONING DIAGRAMS - AXONOMETRICS

SCALE
AS NOTED

SHEET NO.
Z-605.00
0 of 0

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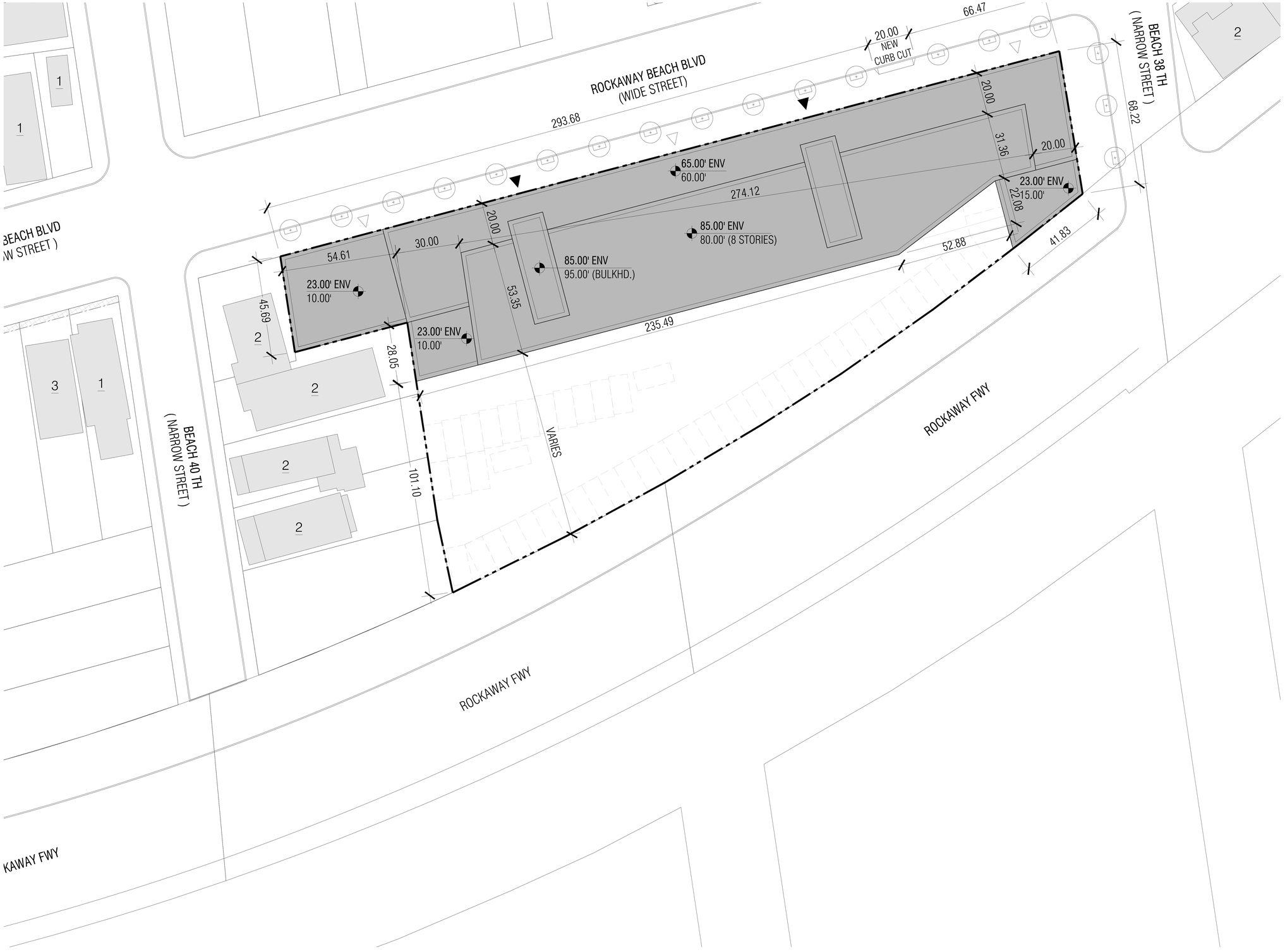

1 LOT 7 SITE PLAN
1/16" = 1'-0"

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- EXISTING POST
- EXISTING MANHOLE
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- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- DEVELOPMENT ENVELOPE HEIGHT
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OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

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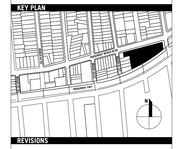
ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01	4.09.2021	FOR CP PROGRESS REVIEW
02	6.18.2021	FOR CP FILING SUBMISSION

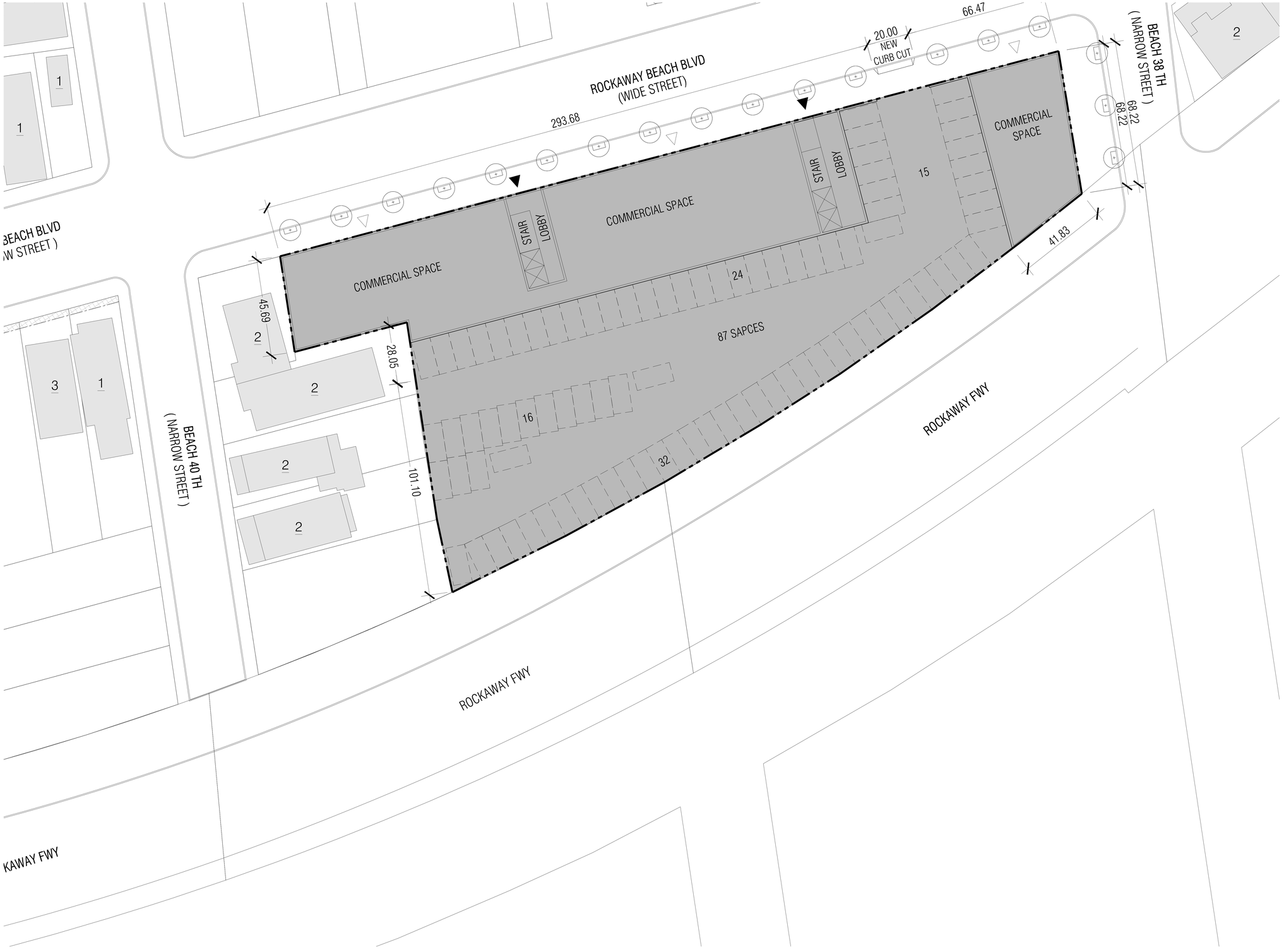
DATE	DRAWN BY	CHECKED BY
06.18.21	GF	JV

REGISTERED ARCHITECT
DONALD VACCARO
031078
STATE OF NEW YORK

SHEET TITLE
SITE 5
ZONING SITE PLAN

SCALE
AS NOTED

SHEET NO.
Z-701.00
0 of 0



1 LOT 7 ILLUSTRATIVE GROUND FLOOR PLAN
1/16" = 1'-0"

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- ILLUSTRATIVE BUILDING LINE
- STREET LAMP
- TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE IN PIT
- EXISTING STREET TREE
- PROPOSED PAVILLION
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- DEVELOPMENT ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

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PRIME CONSULTANT
VHB
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DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
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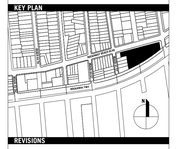
ILLUSTRATIVE DIAGRAM

KEY PLAN



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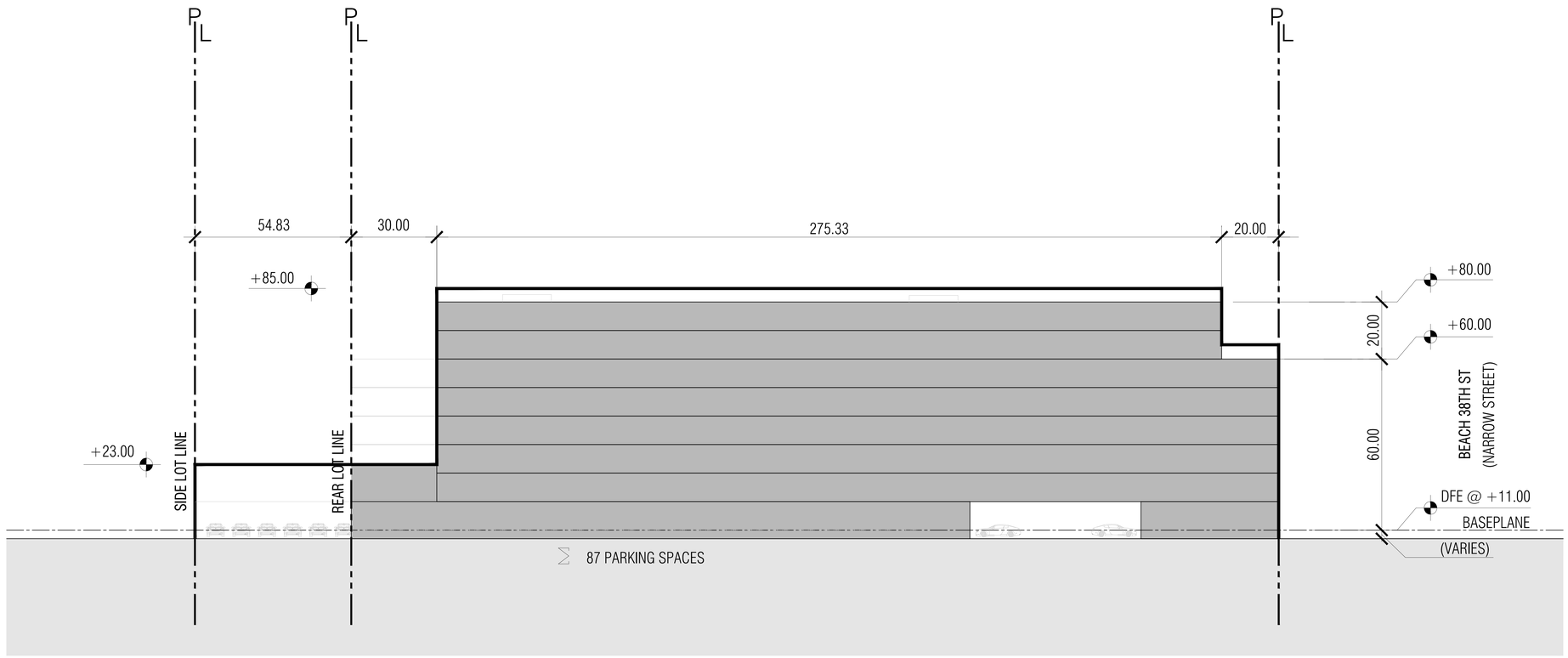
REGISTERED ARCHITECT DONALD VACCARO 031078 STATE OF NEW YORK

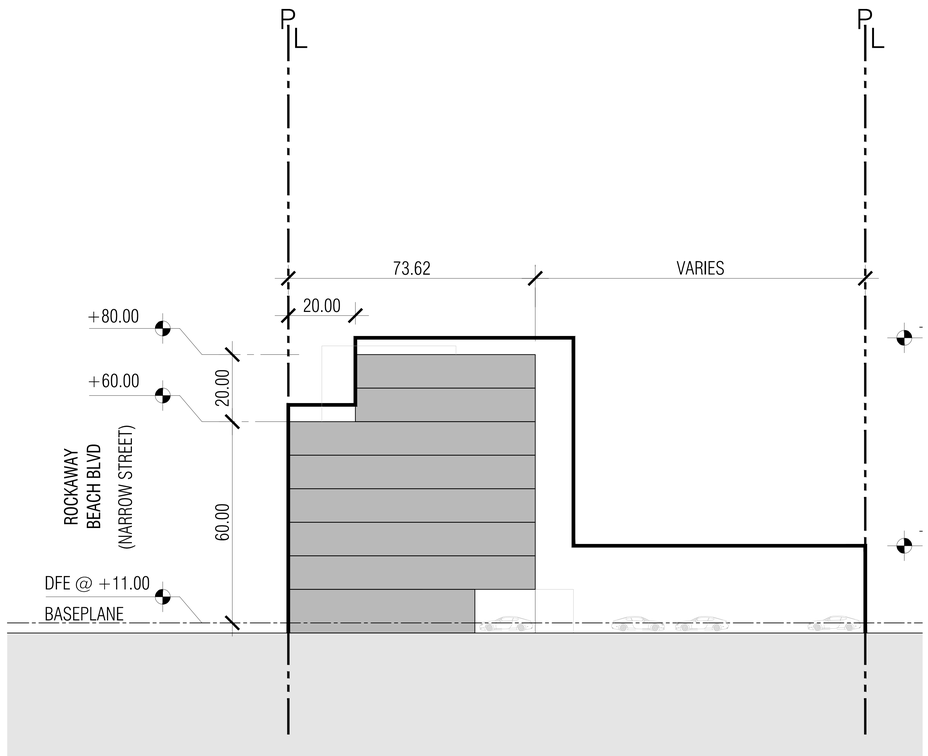
SHEET TITLE
ILLUSTRATIVE SITE 5
GROUND FLOOR PLAN

SCALE
AS NOTED

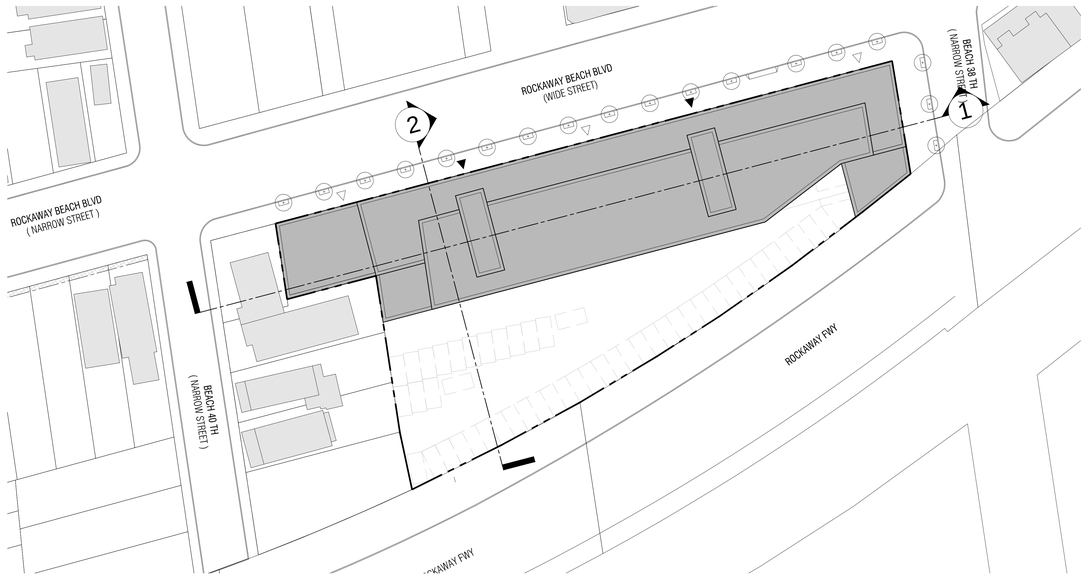
SHEET NO.
Z-702.00
0 of 0



1 LOT 7 LONGITUDINAL ZONING SECTION
1/16" = 1'-0"



2 LOT 7 ZONING CROSS SECTION
1/32" = 1'-0"



3 ZONING SECTION KEY PLAN

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LEGEND

	COMMERCIAL ACCESS POINT		STREET LAMP		EXISTING POST
	COMMUNITY ACCESS POINT		TRAFFIC LIGHT		EXISTING MANHOLE
	RESIDENTIAL ACCESS POINT		FIRE HYDRANT		EXISTING SIGN
	BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY		PROPOSED NEW STREET TREE IN PIT		EXISTING EMERGENCY PHONE
R6 / C2-4	ZONING DISTRICT		EXISTING STREET TREE		EXISTING STREET VENT GRILLE
6	# STORIES		PROPOSED PAVILLION		EXISTING CATCH BASIN
6B	# STORIES W/ BASEMENT				EXISTING BUS STOP
6S	# STORIES W/ STORE				DEVELOPMENT ENVELOPE HEIGHT
60'	BUILDING HEIGHT				ILLUSTRATIVE BUILDING HEIGHT
	STREET WIDENING LINE				EXISTING BUILDING FOOTPRINT
	ZONING DISTRCIT BOUNDARY				PROPOSED BUILDING FOOTPRINT
	ZONING LOT LINE / PROPERTY LINE				
	PROPOSED MAXIMUM BUILDING ENVELOPE				
	ILLUSTRATIVE BUILDING LINE				

STUDIO V
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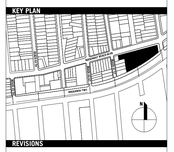
ARCHITECT
STUDIO V Architecture
44 E 32nd Street, New York NY 10016
T 212.779.2288

ILLUSTRATIVE DIAGRAM

KEY PLAN



REVISIONS

01 4.09.2021 FOR CP PROGRESS REVIEW
02 6.18.2021 FOR CP FILING SUBMISSION

DATE	DRAWN BY	CHECKED BY
06.18.21	GF	JV

REGISTERED ARCHITECT
RALD VALGORA
031076
STATE OF NEW YORK

SHEET TITLE
ZONING SITE 5 SECTIONS

SCALE
AS NOTED

SHEET NO.
Z-703.00
0 of 0

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1 ZONING LOT 7 COVERAGE DIAGRAM
1/16" = 1'-0"

ZONING CHART

BLOCK / LOT(S) : BLOCK 15847 , LOTS 79+80+81+82+83+84+85+86+87+88+89 AND BLOCK 15848, LOTS 52+54+55+57+58+60+62+63+65+67

ADDRESS : EDGEMERE QUEENS, NY

LOT AREA : 26,624 + 18,632 = 45,256

ZONING MAP NO. : MAP 31 A COMMUNITY DISTRICT : 14

PROPOSED ZONING DISTRICT : R6A & C2-4

ZR	ITEM / DESCRIPTION	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE	NOTES
		EXISTING R4 ZONING DISTRICT	R6A & C2-4		
USE					
	USE GROUPS				
22-10		1 - 9, 14	2, 6	COMPLIES	
32-00					
BUILDING BULK					
	FAR				
23-153	RESIDENTIAL	3.6 (MIH)	3.22	COMPLIES	
33-121	COMMERCIAL	2.0	0.38	COMPLIES	
33-121	COMMUNITY FACILITY	3.0	0	COMPLIES	
	FLOOR AREA				
23-153	RESIDENTIAL	45,256 x 3.6 = 162,921 SF	145,721 SF	COMPLIES	SEE SCHEDULE
33-121	COMMERCIAL	45,256 x 2.0 = 90,512 SF	17,200 SF	COMPLIES	SEE SCHEDULE
33-121	COMMUNITY FACILITY	-	-	-	SEE SCHEDULE
	TOTAL :		162,921 SF	COMPLIES	SEE SCHEDULE
	LOT COVERAGE				
23-153	CORNER LOT 7A (RESIDENTIAL)	100% x 8,519 SF = 8,519 SF	5,669 SF *	COMPLIES	*SEE LOT COVERAGE CALCULATION CHART
	INTERIOR LOT 7B (RESIDENTIAL)	65% x 36,737 SF = 23,879 SF	22,439 SF *	COMPLIES	
	YARDS				
23-45	FRONT YARD	NOT REQUIRED	NONE PROPOSED	COMPLIES	
23-462	SIDE YARDS	NOT REQUIRED BUT MIN. 8' WHEN PROPOSED	NONE PROPOSED	COMPLIES	
	REAR YARDS	30' @ REAR YARD LINE	30' YARD PROPOSED	COMPLIES	
	HEIGHT AND SETBACKS				
23-662	BASE HEIGHT	40' - 60' *(65' W/QUALIFYING GROUND FLOOR)*	60'	COMPLIES	
	MAX BUILDING HT.	80' (IHR) *(85' W/QUALIFYING GROUND FLOOR)*	80'	COMPLIES	
	NUMBER OF STORIES	8 STORIES (INCLUSIONARY)	8 STORIES	COMPLIES	
	SETBACK - NARROW ST. / WIDE ST.	20' @ NARROW ST. / 15' @ WIDE ST.	20'	COMPLIES	
	DENSITY REGUALTION				
23-22	DWELLING UNIT FACTOR	MINIMUM 680 SF / DWELLING UNIT	145,721/174=837 SF	COMPLIES	
	PARKING				
25-21	RESIDENTIAL	0.5 / DU & 0.25 / IRHU =>70/2+104/4= 61	69 SPACES PROPOSED	COMPLIES	
36-21	COMMERCIAL	1 / 1000 SF => 17200/1000 = 18	18 SPACES PROPOSED	COMPLIES	
	COMMUNITY FACILITY	N/A	N/A		
	BICYCLE PARKING				
25-811	RESIDENTIAL	1 PER 2 DU => 174 DU / 2 = 87 SPACES	87 SPACES PROPOSED	COMPLIES	
36-70	COMMERCIAL	1 PER 10,000 *(WAIVED IF < 3 SPACES)*	1 SPACE (WAIVED)	COMPLIES	
	COMMUNITY FACILITY	1 PER 5,000 *(WAIVED IF < 6 SPACES)*	N/A		
23-03 / 26-41	**STREET TREES**				
	1 TREE / 25' FRONTAGE	BEACH 38 TH ST. = 68' / 25' = 2.8 (3 TREES)	3 TREES	COMPLIES	SEE SITE PLAN
		R'WAY BLVD =356' / 25' = 14.24 (14 TREES)	14 TREES	COMPLIES	

ZONING LOT COVERAGE CALCULATION

ZONING LOT PORTION	LOT AREA	PERMITTED LOT COVERAGE	PROPOSED LOT COVERAGE	NOTES
CORNER LOT 7 A	8,519 SF	(100%) 8,519 SF	8,519 - (30 x 95) = 5,669 SF	COMPLIES
INTERIOR LOT 7 B	36,737 SF	(65%) 23,879 SF	36,737 - (54x45) - (101 x 235 x 0.5) = 22,439	COMPLIES
TOTALS	45,256 SF	32,398 SF	28,108 SF	COMPLIES

ZONING FLOOR AREA SCHEDULE

FLOOR	RESIDENTIAL	COMMERCIAL	COMMUNITY FACILITY	TOTAL
1	1721 SF	17,200 SF	-	18,921 SF
2	24,000 SF	-	-	24,000 SF
3	24,000 SF	-	-	24,000 SF
4	24,000 SF	-	-	24,000 SF
5	24,000 SF	-	-	24,000 SF
6	24,000 SF	-	-	24,000 SF
7	12,500 SF	-	-	12,500 SF
8	12,500 SF	-	-	12,500 SF
TOTAL	145,721 SF	17,200 SF	0 SF	162,921 SF

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STUDIO V
DESIGN + PLANNING

Resilient Edgemere No. 20005

OWNER/CLIENT
NYC Housing Preservation & Development
100 Gold Street, New York, NY 10038
T 212.863.6300

PRIME CONSULTANT
VHB
One Penn Plaza, New York, NY 10016
T 212.857.7350

DESIGN
STUDIO V Design + Planning
44 E 32nd Street, New York NY 10016
T 212.689.1386

ARCHITECT
STUDIO V Architecture
44 E 32nd Street, New York NY 10016
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ILLUSTRATIVE DIAGRAM

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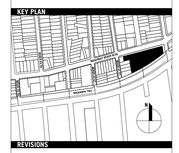

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REGISTERED ARCHITECT
GERALD VALDOZ
031078
STATE OF NEW YORK

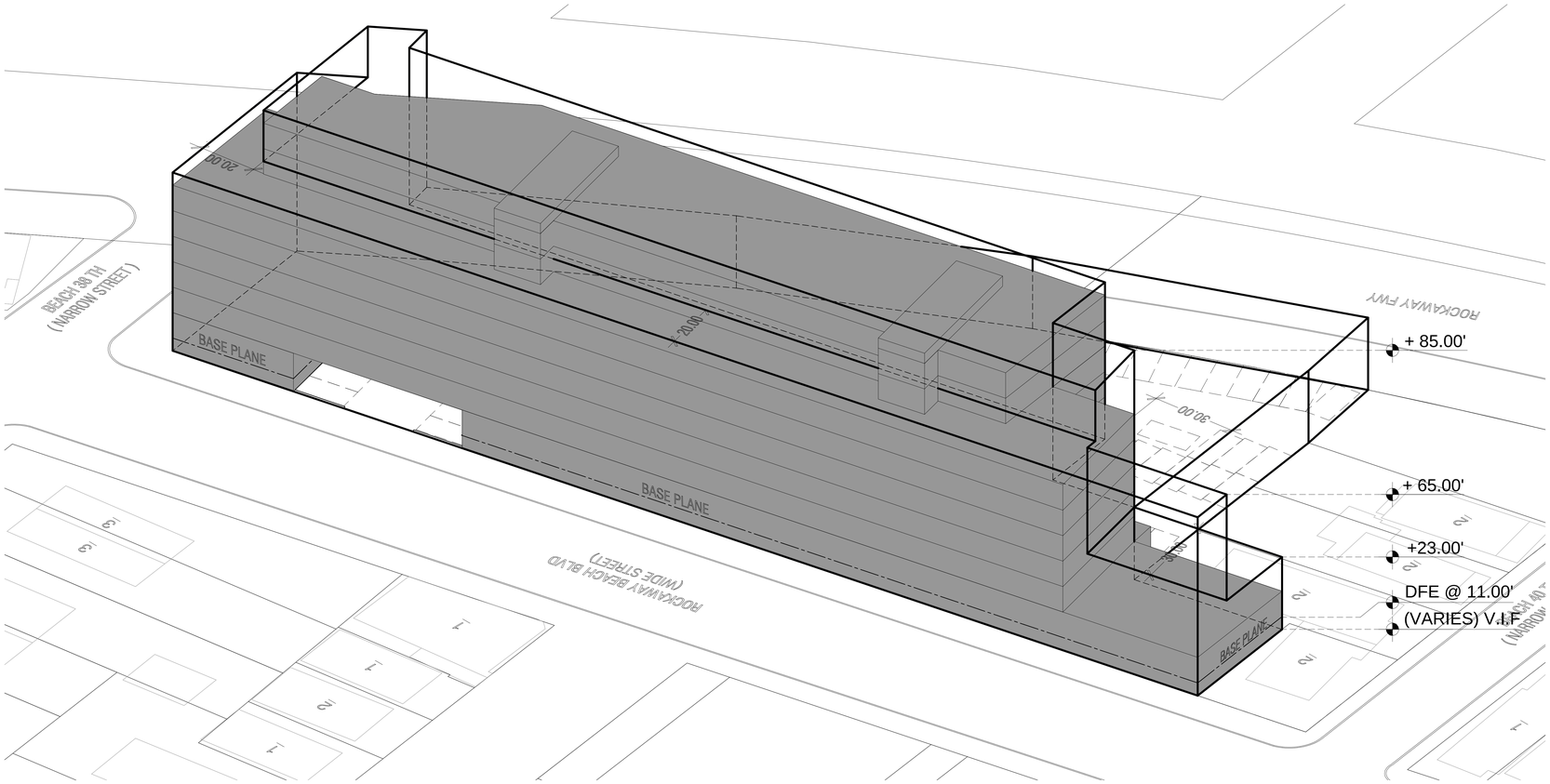
SHEET TITLE
SITE 5 ZONING CALCULATIONS AND SITE DIAGRAM

SCALE
AS NOTED

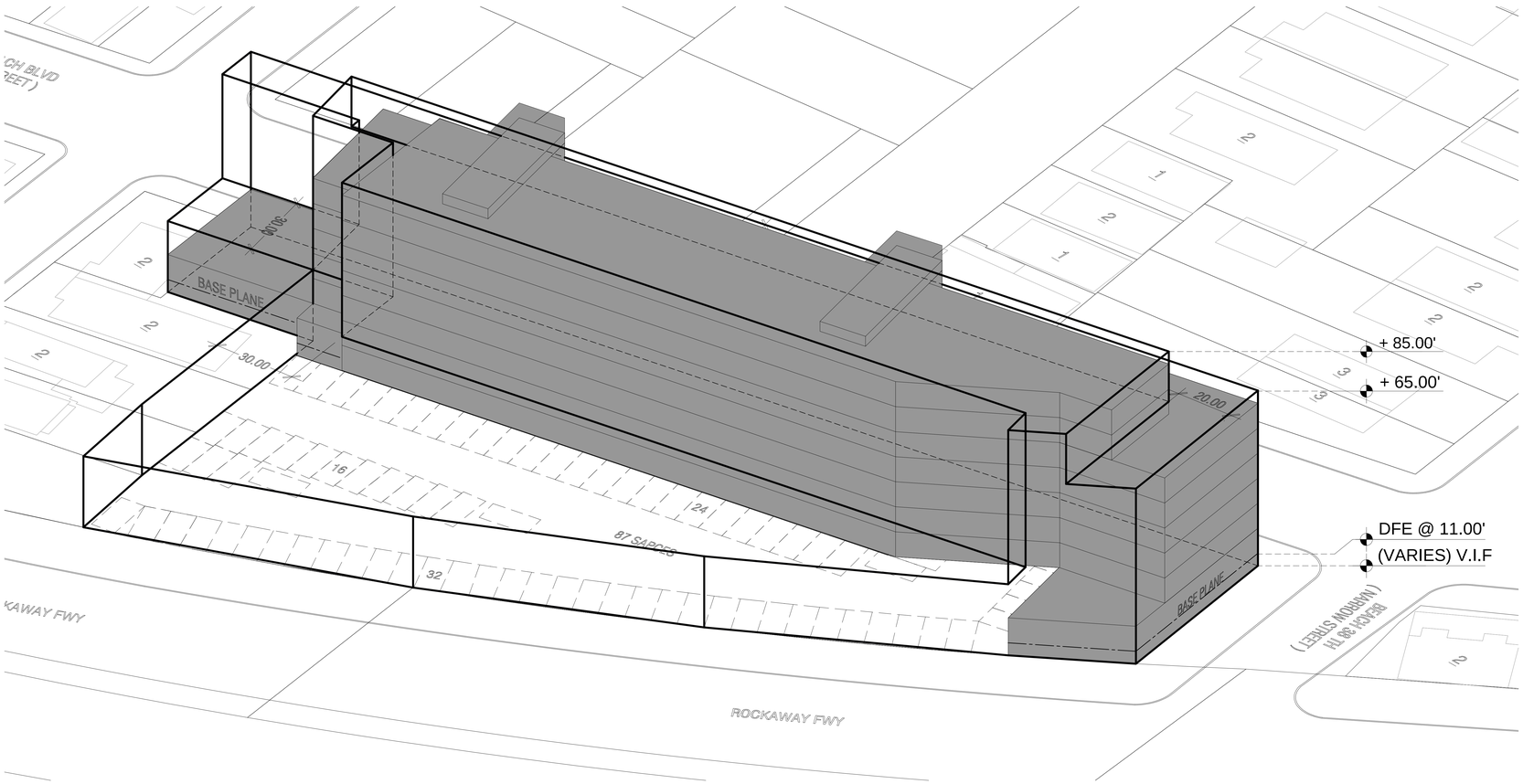
SHEET NO.
Z-704.00
0 of 0

LEGEND

- STREET WIDENING LINE
- ZONING LOT LINE / PROPERTY LINE
- PROPOSED MAX BUILDING ENVELOPE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT



1 AXONOMETRIC VIEW - SOUTH EAST
1/16" = 1'-0"



2 AXONOMETRIC VIEW - NORTH WEST
1/16" = 1'-0"

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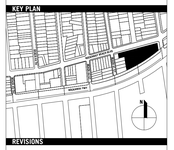

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031078
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SHEET TITLE
ZONING DIAGRAMS - AXONOMETRICS

SCALE
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