3-15 26TH AVENUE

LONG ISLAND CITY, NEW YORK 11102



ULURP DRAWING SET

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

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102

NO. 13015

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REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP Submission
02	03/01/22	Final ULURP Submission
03	03/18/22	ULURP Revision
04	07/25/23	CPC Modification Submission

DATE	DRAWN BY	CHECKED BY
	AG	

REGISTERED ARCHITECT
GERALD VALLONE
026103
STATE OF NEW YORK

SHEET TITLE

TITLE SHEET

SCALE

NTS

SHEET NO.

T-001.00

1 of 18

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SURVEY No. 61220–4

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

GRANT OF OXIDE REALTY CORP.

TAX BLOCK 912

3rd (HALSEY) STREET
(Not in Use As a Street)
(Not Legally Open)
(No Title Vested in the City of New York)

50' WIDE

Upland Area of Western Half of 3rd Street

Western Half of 3rd Street
(Supreme Court Order Index No. 14785/12)
(Calendar No. 13 Filed 05/30/2018)

CENTERLINE OF STREET

525.4'±
584.94'
574.29'
523.40'
601.96'
600'

CORRUGATED METAL SHED
1 STORY CONC. BLOCK SHED
Corrugated Metal Fence

PARCEL III

548.06' TO 26th AVE.
566.51' TO 26th AVE.
525.86' Calc.
523'± Desc.

AMENDED BCP SITE BOUNDARY

TAX BLOCK 911
TAX LOT 1

ZONE AE
EL 11 (NGVD 1929)
EL 9.9 (NAVD 1988)

EXISTING BCP SITE BOUNDARY

PARCEL II

Earth Stone & Asphalt

FLOOD ZONE BOUNDARY (TYP.)

ZONE X
SHADED

584.94'

60' WIDE

179'

26th AVENUE
(BOULEVARD)
(ORCHARD STREET)

REMAINS OF
1 STORY BRICK &
CONC. BLOCK BUILDING

228.52'

HIGH 1 STORY BRICK & FRAME BUILDING

1 STORY CONC. BLOCK BUILDING

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

REDUCTION OF LAND
(GRANT LINE TO MHW LINE)
AREA=3,352 SQ.FT.
OR 0.0789 ACRE

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

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

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

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

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

DEEDED PARCEL AS RECORDED
IN CRFN 2014000013462

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

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

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

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

232.25'

151.23'

75' WIDE

REMAINS OF
HIGH 1 STORY
METAL & BRICK BUILDING

FORMER 4th (PARROT LANE) STREET (ELIMINATED)

1 STORY BRICK BUILDING

REMAINS OF
1 STORY BRICK
BUILDING

Common Wall

2 STORY BRICK & CONC. BLOCK BUILDING

1 STORY BRICK BUILDING

Roof Over

392.75'
298.75'
357.79' TM

353.4'±
ASPHALT PAVEMENT IN USE AS PARKING BY ADJOINER TO THE EAST

TAX BLOCK 907

Construction Fence
Edge of Asphalt

ZONE X

GENERAL NOTES

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

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

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING) ZONE X SHADED (BETWEEN 0.2% AND 1% CHANCE OF FLOODING) ZONE AE (EL 11 NGVD 1929, EL 9.9 NAVD 88) FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3604970209 F EFFECTIVE DATE SEPTEMBER 5, 2007

PRELIMINARY FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X SHADED (0.2% CHANCE OF FLOODING) ZONE AE (EL 12 NAVD 1988) ZONE AE (EL 14 NAVD 1988) FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 3604970093 G PRELIMINARY DECEMBER 5, 2013

LEGEND

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

EAST RIVER
U.S. PIERHEAD AND BULKHEAD LINE
(APPROVED BY SECRETARY OF WAR 6/15/1912)

PIER AND BULKHEAD LINE ESTABLISHED BY CHAPTER 763 LAWS OF 1857

FORMER HIGH WATER LINE

GRANT OF JOHN B. REBOUL
MAY 5, 1685
PARCEL I

LOT BOUNDARY

mhw line EL 2.82

Rip Rap Revetment

Platform

Ramp

Removal of Concrete Ramp

Possible Use for Access to Pier

Construction Fence

Steps

Chain Link Fence

Wood Fence

Concrete Wall

Brick Wall

Curb

Gate

Door

Overhang

Roof

Fence

Bollard

Manhole

Catch Basin

Inlet

Utility Pole

Guy Wire

Light Pole

Sign

Hydrant

Water Valve

Gas Valve

Sewer Manhole

Electric Manhole

Telephone Manhole

Cable TV Manhole

Traffic Signal Box

Parking Meter

Tree

Bush

Hedge

DRN: GP/SJ

REV	DATE	DESCRIPTION	ck
	06–23–18	TITLE SURVEY	

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

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

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

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SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE • RICHMOND HILL, NY 11418–1090 • (718) 846–0600

STATE OF NEW YORK
MARIO VALENTINO
LICENSED LAND SURVEYOR
050239

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

SCALE 1" = 20'

ESTABLISHED 1876 • SUCCESSOR TO:
B.G. HERRIMAN C.S.*;C.U. POWELL C.E.;C.S.*;L.C.L. SMITH C.S.*;NATHAN CAMPBELL C.E.;C.S.*;A.U. WHITSON C.E.;C.S.*
WILLIAM L. SAVACOOL C.E.;L.S.;C.S.*;A.U. WHITSON INC. C.E.;C.S.*;C. WEBER L.S.;C.S.*;C. STOUPIS R.A.;L.S.*;WHITSON & POWELL INC. P.E.;L.S.;C.S.*;MELLEK & POWELL P.E.;L.S.;C.S.*;JOHN MONTROSE C.E.;L.S.;C.S.*;FRED J. POWELL P.E.;L.S.;C.S.*

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

N 220200 ZAQ & N 220353 ZAQ
AUTHORIZATIONS
ZR 62-822(b) & 62-822(c)
CPC APPROVED: 07/25/2022 (C.L.L. Nos. 5 & 6)
CC APPROVED: 09/29/2022 (RES. No. 321)

N 220199 ZCQ
CERTIFICATION
ZR 62-811(b)
CHAIRPERSON APPROVED: 07/25/2022
EFFECTIVE DATE: 07/25/2022

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025

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

13015 3-15 26TH AVE ULURP ZONING ANALYSIS

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

ZONING ANALYSIS

ZR	Item/Description	Permitted/Required	Proposed	Compliance/Lack of Compliance and Notes
	USES			
22-00	Residential Use Groups	UG 1-2	UG 2	Complies
22-00	Community Facility Group	UG 3-4	UG 3-4	
32-00	Commercial Use Groups	UG 1-2, 5-9, 14	UG 2, 6	Complies
	FAR			
23-154(d)(2)(iii)	Residential	max 6.00	5.86	Complies
33-121	Commercial	max 2.00	0.01	Complies
62-324(a)	Community Facility	max 6.00	0.13	Complies
	MAX FAR	max 6.00	6.00	Complies
	ZONING FLOOR AREA			
23-154(d)(2)(iii)	Residential	6.00 x 164,392 SF = max 986,352 SF	962,842 SF	Complies
	Commercial	2.00 x 164,392 SF = max 328,784 SF	1,787 SF	Complies
62-324(a)	Community Facility	6.00 x 164,392 SF = max 986,352 SF	21,508 SF	Complies
	MAX FOR ZONING LOT	6.00 x 164,392 SF = max 986,352 SF	986,137 SF	Complies
	LOT COVERAGE / OPEN SPACE			
62-322	Maximum Lot Coverage	115,076 SF/164,394 SF 70%	86,006 SF / 164,394 SF 53%	Complies
	YARD			
23-45	Minimum Required Front Yard	none required	None	Complies
23-462(c)	Minimum Required Side Yard	none required, min 8' if provided	None	Complies
62-332	Waterfront Yard	min 40' from shoreline	45'	Complies
	HEIGHT & SETBACK			
62-341(a)(2)	Initial Setback Distance, Narrow Street	min 15'	0'	**Does Not Comply**
62-341 (a)(2)	Initial Setback Distance, Shore Public Walkway	min 30'	0'	**Does Not Comply**
62-341 (c)(1)	Maximum Base Height Waterfront Block	max 65'	305.5'	**Does Not Comply**
62-341 (c)(2)	Maximum Building Height Waterfront Block	max 185'	350'	**Does Not Comply**
62-341 (c)(3)	Floor Area Distribution & Lot Coverage	min 30% at 20'	53%	Complies
62-341 (c)(4)	Maximum Residential Tower Size	Gross Area per Floor above max base height: max 8,100 SF	76,720 SF	**Does Not Comply**
62-341 (c)(5)	Maximum Width of Walls Facing Shoreline	max 100'	275.50'	**Does Not Comply**
62-341 (c)(6)	Ground Floor Streetscape Provisions	50% of public access streetwall occupied bottom window sills/planting/grilles under 4'	100% occupied bottom of sills at 1'	Complies
	MIN. DISTANCE BETWEEN BUILDINGS			
23-711	Wall to Wall, Over 50'	min 40'	n/a	Complies
23-711	Wall to Window, Over 50'	min 50'	n/a	Complies
23-711	Window to Window, Over 50'	min 60'	60'	Complies
	MIN. DISTANCE BETWEEN REQUIRED WINDOWS AND WALLS OR LOT LINES			
23-861	Minimum Distance Required	min 30'	30'	Complies
	PARKING SPACES & BICYCLE STORAGE			
25-23	Parking Spaces Req for Regular Market DU's	50% x 1050 Market DU's = 525	525	Complies
25-251	Parking Spaces Req for Affordable DU's (in Transit Zone)	0	0	Complies
36-21, 36-027	Parking Spaces Req for Commercial	1 per 1,000 SF (1,787 SF/1,000SF) = 2	8	Complies
36-21	Parking Spaces Req for Community Facility	0	0	Complies
36-711, 36-76	Bicycle Storage Req for Regular Market DU's	50% x 1050 Market DU's = 525	525	Complies
36-711, 36-76	Bicycle Storage Req for Affordable DU's	0	0	Complies
36-711, 36-76	Bicycle Storage Req for Commercial	1 per 10,000 sf except where number is 3 or less 1,787 sf provided, none required	0	Complies
36-711, 36-76	Bicycle Storage Req for Community Facility	1 per 10,000 sf except where number is 3 or less 21,508 sf provided, none required	0	Complies
	LOADING REGULATIONS			
36-62	Required Loading Berths for Retail	none required for less than 25,000 sf of commercial use; 1,787 sf of retail	n/a	Complies
	STREET TREE REGULATIONS			
26-41	Street Tree Regulations	Mapped street frontage on 26th Ave 179'/25'= 7 trees	5 trees plus 2 trees at an alternative location or contribution to the tree fund	Complies

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

C 220198 ZSQ
SPECIAL PERMIT
ZR 62-837(a)
CPC APPROVED: 07/25/2022 (Cal. No. 3)
CC APPROVED: 09/29/2022 (RES. No. 338)

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/19/2025

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STUDIO V ARCHITECTURE

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NY 11102
NO. 13015

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05	09/13/22	CC Modification Submission

DATE | DRAWN BY | CHECKED BY
AG

REGISTERED ARCHITECT DONALD VALDOSTA STATE OF NEW YORK 037075

SHEET TITLE
ZONING ANALYSIS TABLE

SCALE
SCALE AS NOTED

SHEET NO.
Z-010.00

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LEGEND

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



1 DIAGRAM OF BASE PLANE ELEVATIONS
SCALE: NTS

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

DFE & BASE PLAN CALCULATIONS

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

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

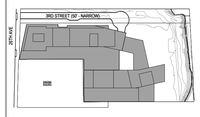
*Waterfront BFE is at 14 ft and elective DFE is at 17 ft (including 3' of elective free board) as per NYCBC DFE & NYCBC Appendix G Table 6-1

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

C 220198 ZSQ
SPECIAL PERMIT
ZR 62-837(a)
CPC APPROVED: 07/25/2022 (Cal. No. 3)
CC APPROVED: 09/29/2022 (RES. No. 338)

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025

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



KEY PLAN

N

NOTES:

NOT FOR CONSTRUCTION

No.	Date:	Rev:	Issue:
01	11/09/21		ULURP Submission
02	03/07/22		Final ULURP Submission
03	03/18/22		ULURP Revision
04	07/25/22		CPC Modification Submission
05	09/13/22		CC Modification Submission
06	10/25/24		Substantial Compliance

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETS NORTH, NY 11102

Client:
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New York, NY 10036
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Executive Architect:
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17TH FLOOR
NEW YORK, NY 10004
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Structural Engineer:
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MEP/FP Engineer:
COSENTINI ASSOCIATES
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Site / Civil / Environmental Engineer:
VHB
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Geotechnical Engineer:
JZN ENGINEERING
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T. (973) 218-6561

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Interior Design:
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Marketing Consultant:
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40N 6th Street, Williamsburg, Brooklyn, NY 11249
T. (718) 222-0211

Environmental Engineer:
LANGAN
360 West 31st Street, 8th Floor, New York NY 10001
T. (212) 479-5400

DOB STAMPS & SIGNATURES:

DWG TITLE:
BASE PLANE AND FLOOR AREA

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID CHARLES HILL No. 020851 STATE OF NEW YORK

DATE: 11/09/21
PROJECT # 23A03.00
SCALE: AS NOTED
Z-011.00
Drawing NO.:
2 OF 15

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PRELIMINARY: SUBJECT TO APPROVAL BY ALL AUTHORITIES HAVING JURISDICTION

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/BASEMENT
- 6S — # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
- ZONING LOT LINE
- VISUAL CORRIDOR
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- SHORE PUBLIC WALKWAY (SPW)
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- UPLAND CONNECTION - TYPE 2 (UC-2)
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- ROAD DIRECTION
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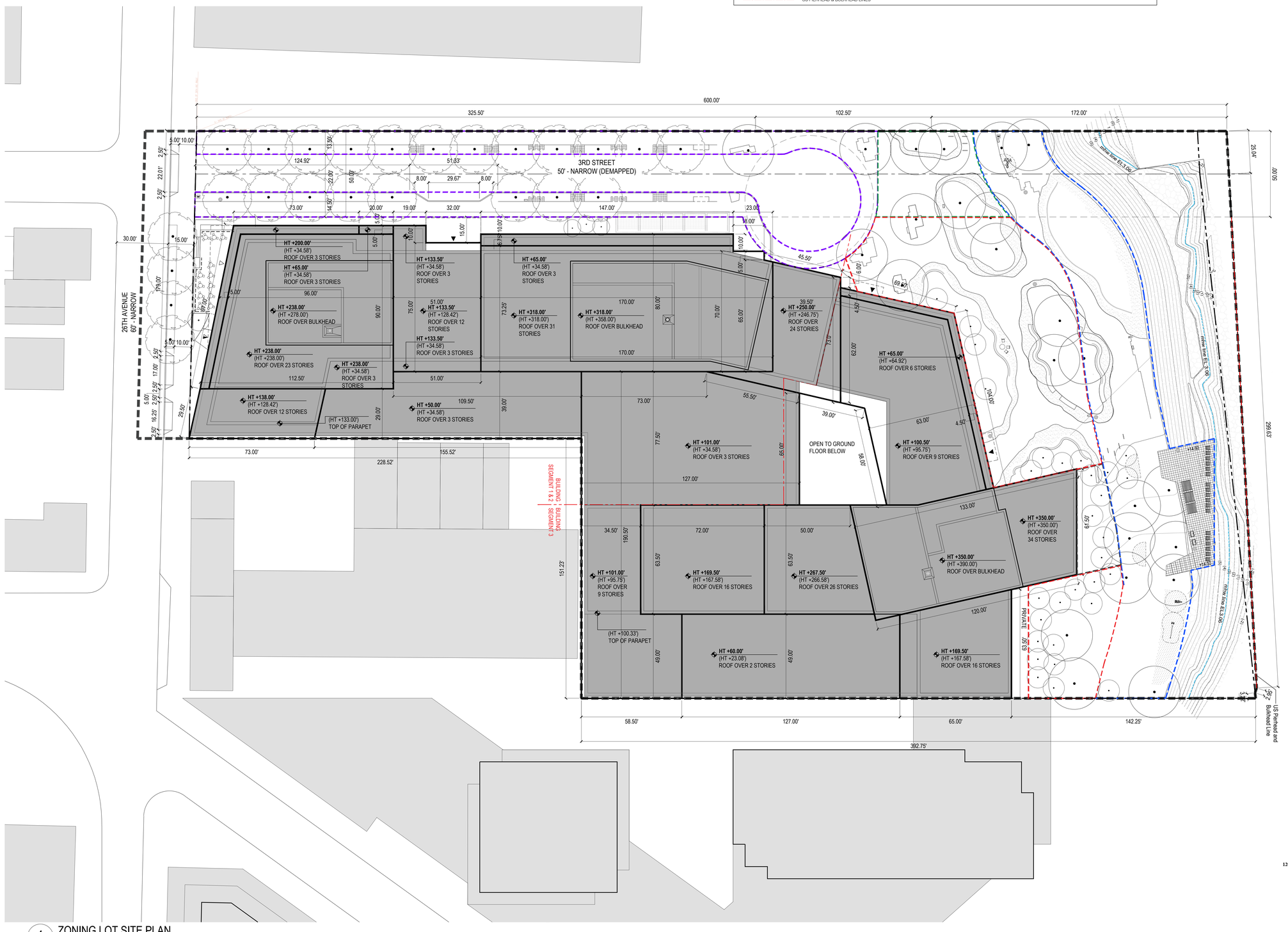
- HT = 250.00' (HT = 240.00') — PROP. MAX BUILDING ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- BUILDING SEGMENT DIVISIONS



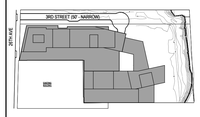
1 ZONING LOT SITE PLAN
SCALE: 1"=20'-0"_XREF(2)

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

C 220198 ZSQ
SPECIAL PERMIT
ZR 62-837(a)
CPC APPROVED: 07/25/2022 (Cal. No. 3)
CC APPROVED: 09/29/2022 (RES. No. 338)

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/19/2025

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



KEY PLAN

NOTES:

NOT FOR CONSTRUCTION

No:	Date:	Rev:	Issue:
01	11/09/21		ULURP Submission
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06	10/25/24		Substantial Compliance

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETS NORTH, NY 11102

Client:
ASTORIA OWNERS, LLC
43 W 47th Street
New York, NY 10036
(917) 539-3088

Executive Architect:
HILL WEST ARCHITECTS
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17TH FLOOR
NEW YORK, NY 10004
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Marketing Consultant:
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40N 6th Street, Williamsburg, Brooklyn, NY 11249
T. (718) 222-0211

Environmental Engineer:
LANGAN
360 West 31st Street, 8th Floor, New York NY 10001
T. (212) 479-5400

DOB STAMPS & SIGNATURES:

DWG TITLE:
ZONING LOT SITE PLAN

SEAL & SIGNATURE: DAVID CHARLES WEST, REGISTERED ARCHITECT, 026981, STATE OF NEW YORK

DATE: 11/09/21
PROJECT #: 23A03.00
SCALE: 1" = 20'-0"
Z-100.00
Drawing NO:
3 OF 15

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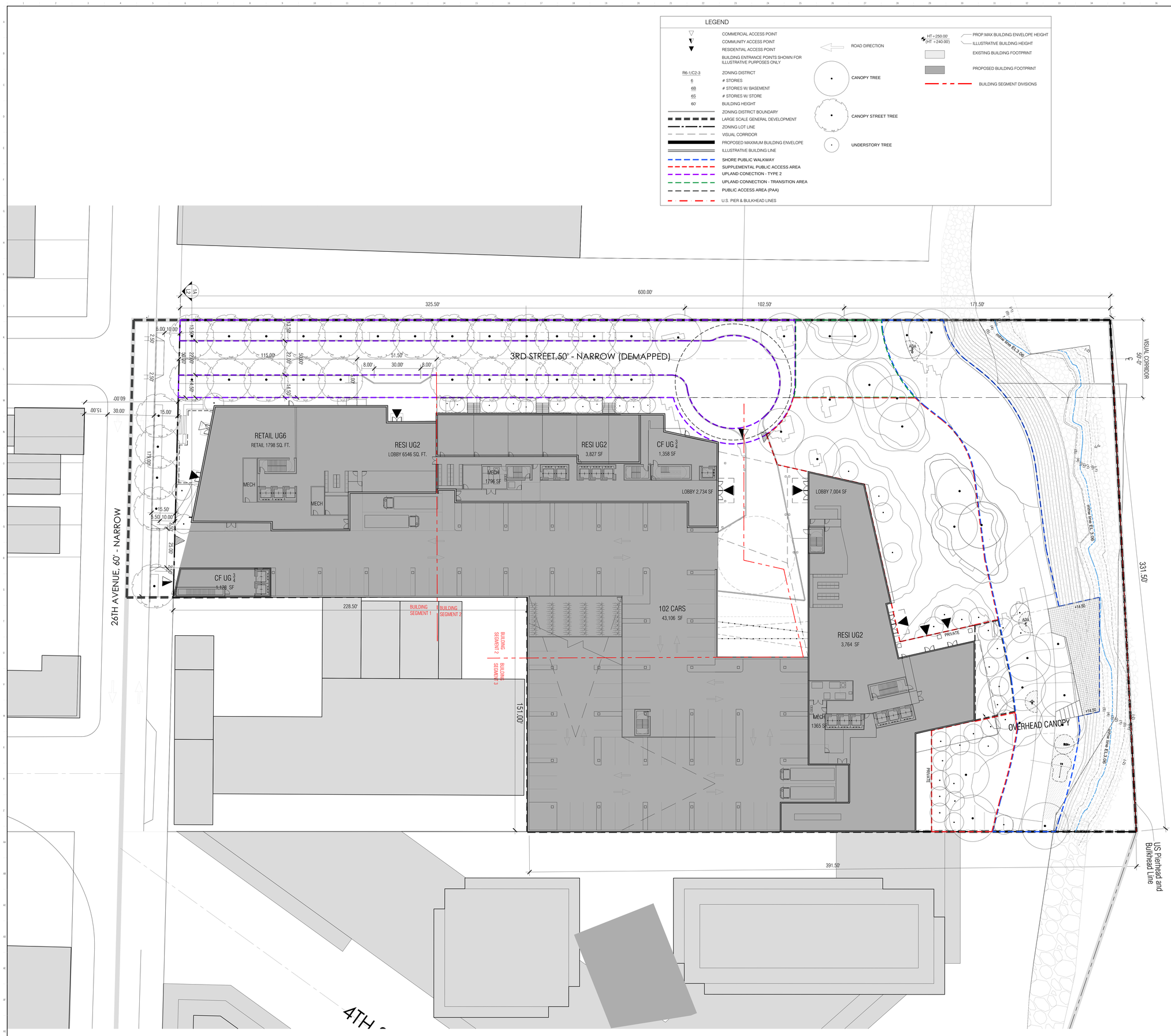

1 GROUND FLOOR PLAN
1" = 20'-0"

STUDIO V ARCHITECTURE

3-15 26TH AVENUE
NY 11102
NO. 13015

OWNER/CLIENT
ASTORIA OWNERS, LLC
43 W 47th Street, New York, NY 10036
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44 E 32nd Street, New York NY 10016
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OWNER'S REPRESENTATIVE
TRIUM REALTY INVESTMENTS
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LAND USE COUNSEL
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ENVIRONMENTAL COUNSEL
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T +1 212 421 2150

EIS CONSULTANT
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CIVIL ENGINEER
VHB
One Penn Plaza, Suite 715, New York, NY 10119
T +1 212 791 3595

LANDSCAPE ARCHITECT
KEN SMITH WORKSHOP (KSW)
450 W 31st Street, New York, NY 10011
T +1 212 791 3595

REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/08/21	ULURP Submission
02	05/01/22	Final ULURP Submission
03	09/16/22	ULURP Revision
04	07/25/23	CPC Modification Submission

DATE | DRAWN BY | CHECKED BY
AG

REGISTERED ARCHITECT DONALD VALORZ 031078 STATE OF NEW YORK

SHEET TITLE
ILLUSTRATIVE GROUND FLOOR PLAN

SCALE
1" = 20'-0"

SHEET NO.
Z-101.00

17 of 18

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LEGEND

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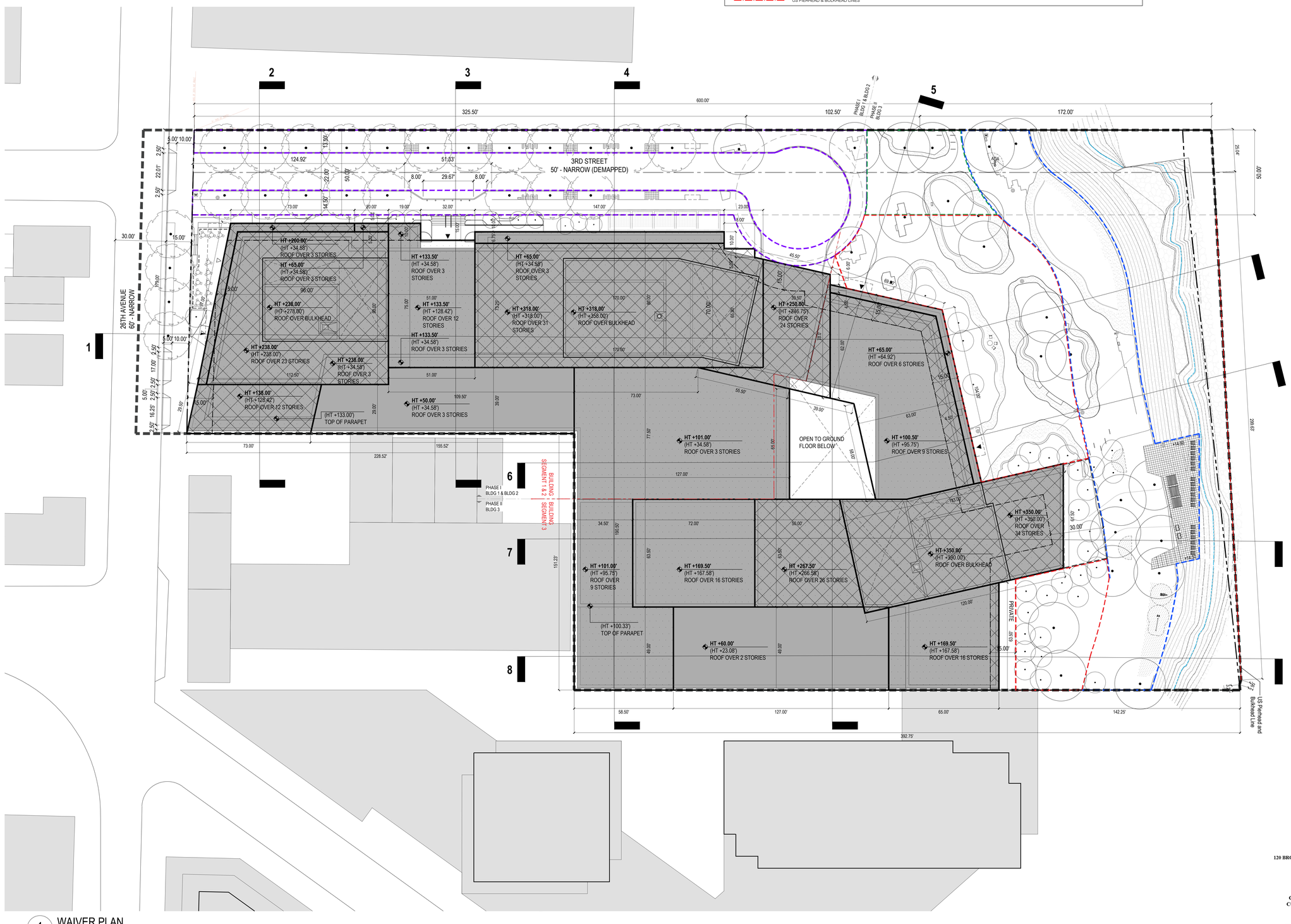
ZONING WAIVERS

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

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



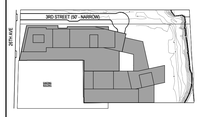
1 WAIVER PLAN
SCALE: 1" = 20'-0"

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

C 220198 ZSQ
SPECIAL PERMIT
ZR 62-837(a)
CPC APPROVED: 07/25/2022 (Cal. No. 3)
CC APPROVED: 09/29/2022 (RES. No. 338)

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025

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



KEY PLAN

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DOB STAMPS & SIGNATURES:

DWG TITLE:
WAIVER PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID CHARLES WEST 022861 STATE OF NEW YORK

DATE: 11/09/21
PROJECT #: 23A03.00
SCALE: 1" = 20'-0"
Z-200.00
Drawing NO.: 5 OF 15

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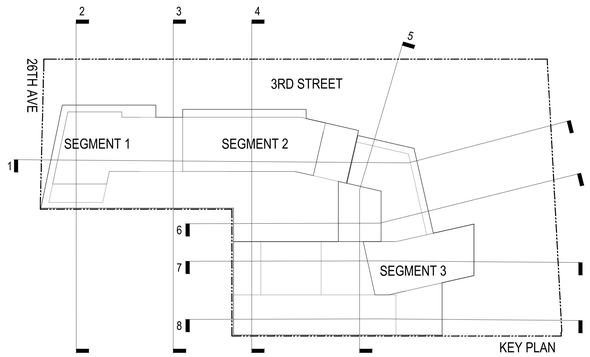

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- BUILDING SEGMENT DIVISIONS

ZONING WAIVERS

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

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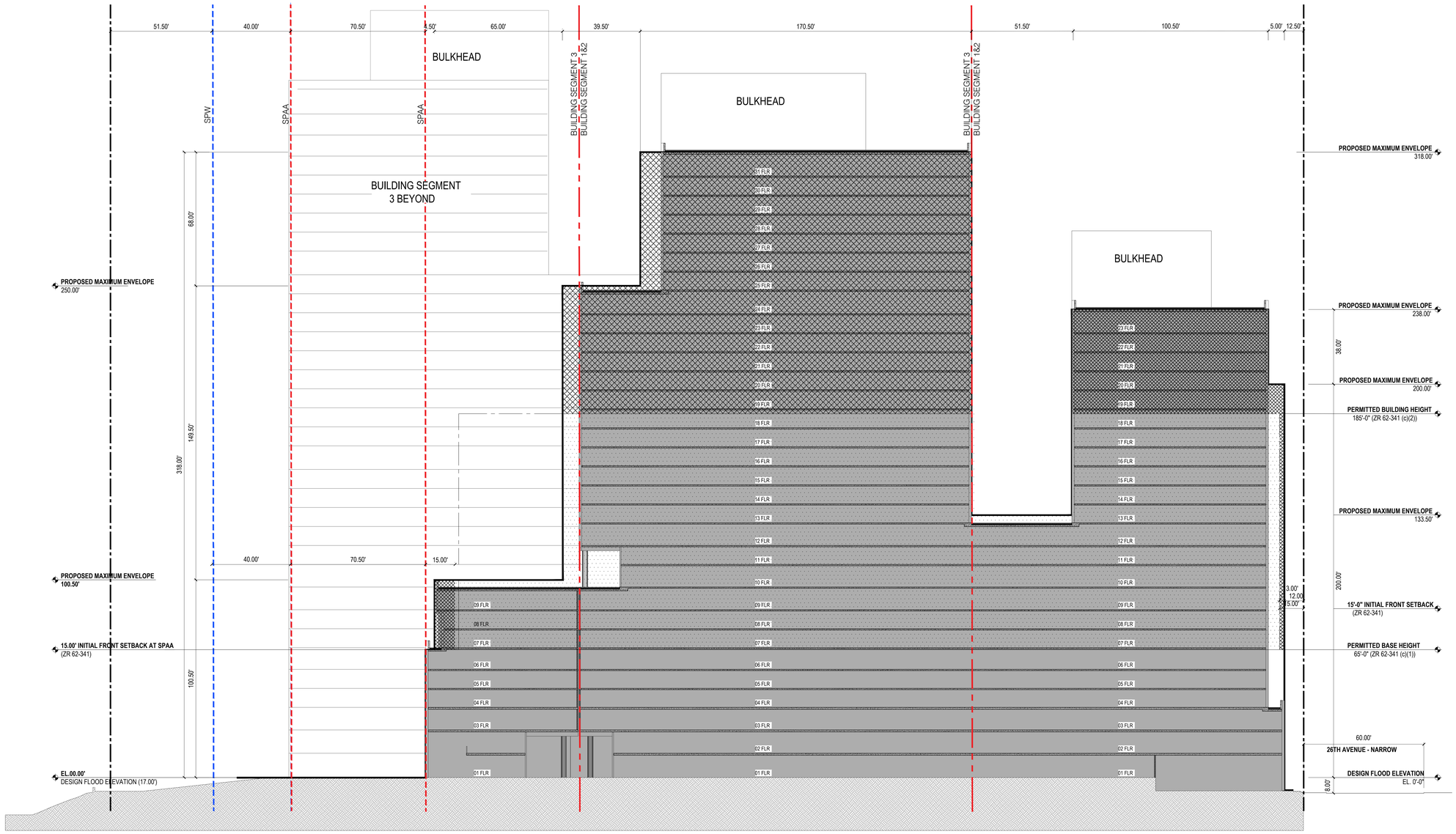

1 BUILDING SECTION ALONG 3RD STREET
SCALE: 1" = 20'-0"

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

C 220198 ZSQ
SPECIAL PERMIT
ZR 62-837(a)
CPC APPROVED: 07/25/2022 (Cal. No. 3)
CC APPROVED: 09/29/2022 (RES. No. 338)

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/19/2025

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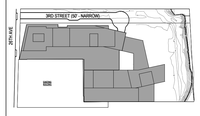

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DOB STAMPS & SIGNATURES:

DWG TITLE:
WAIVER SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT — DAVID CHARLES WEST — No. 026801 — STATE OF NEW YORK

DATE: 11/09/21
PROJECT #: 23A03.00
SCALE: 1" = 20'-0"
Z-202.00
Drawing NO.:
6 OF 15

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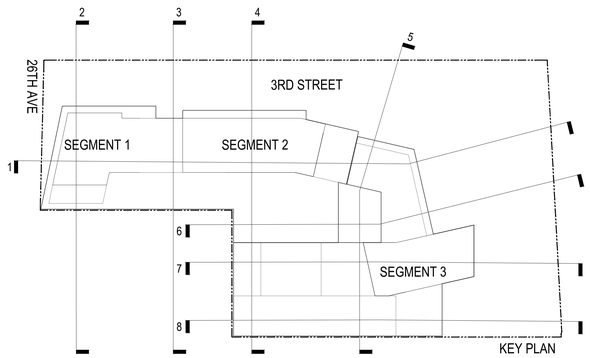

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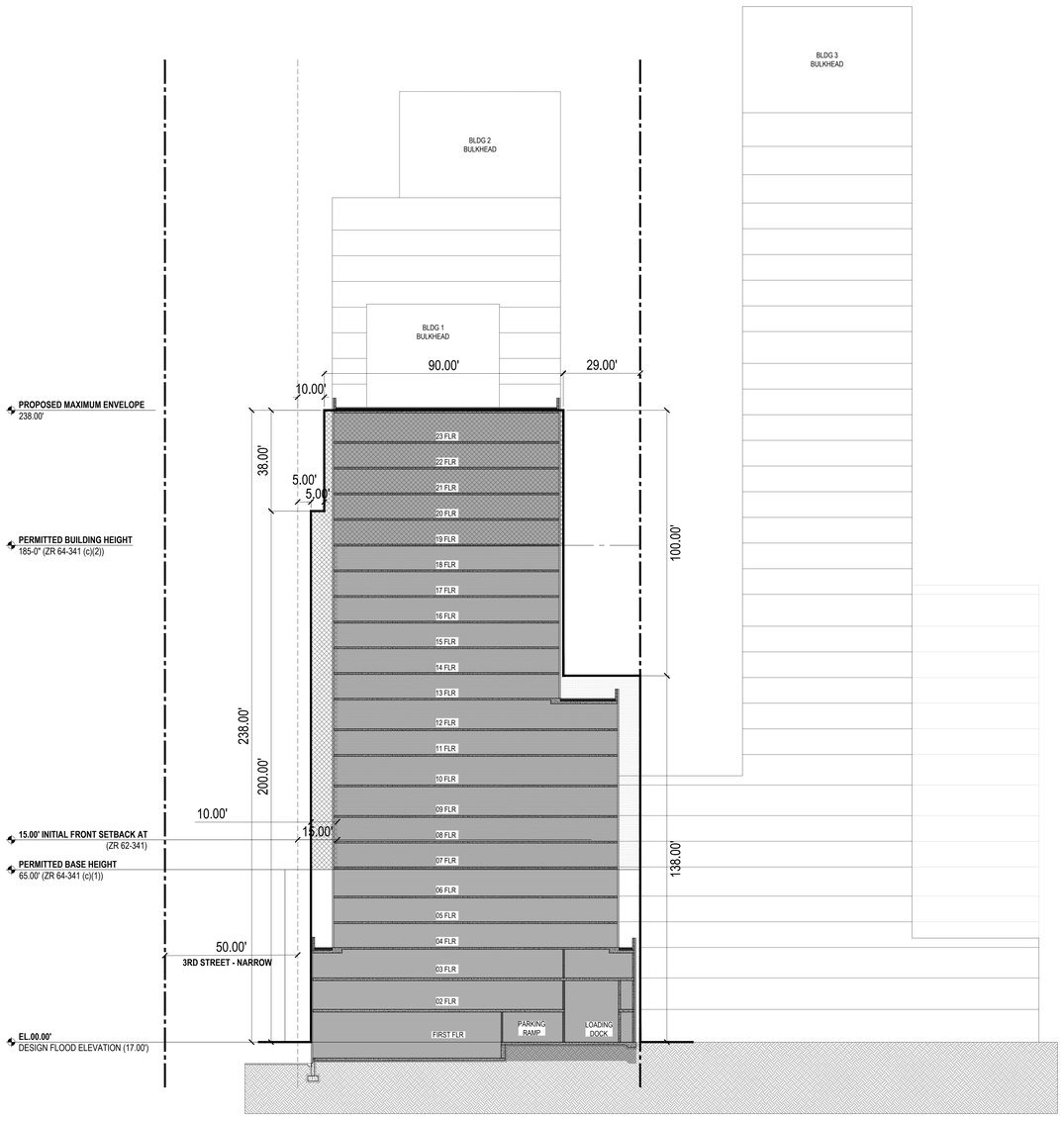
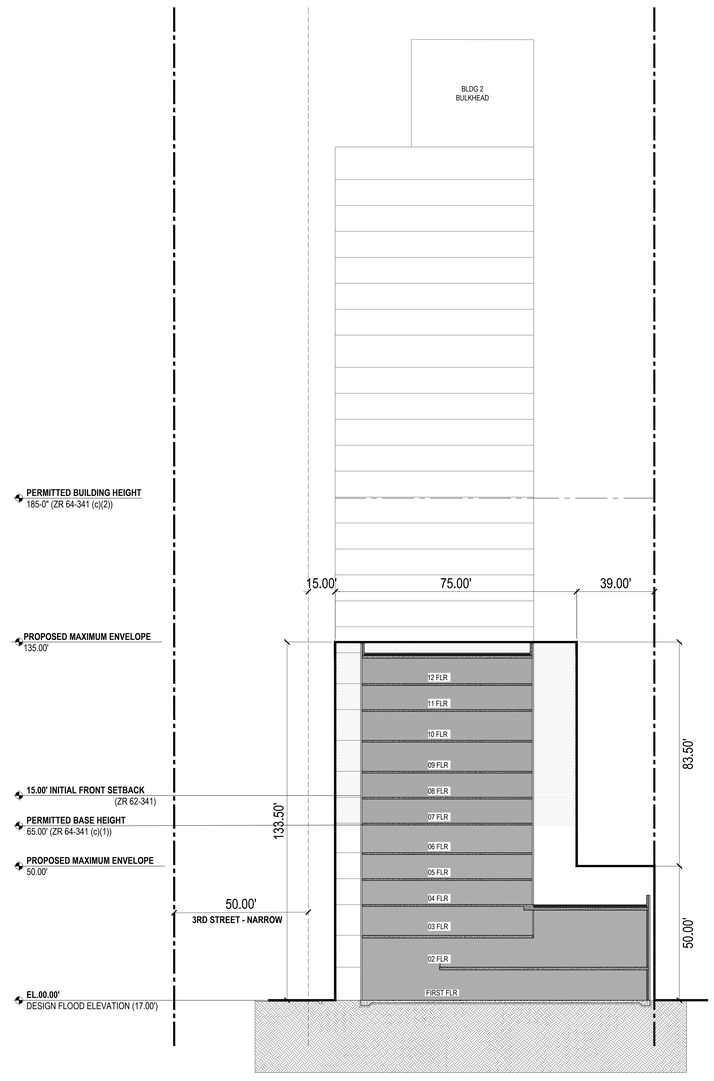


2 SECTION THROUGH BUILDING SEGMENT 1

SCALE: 1" = 20'-0"



3 SECTION THROUGH BUILDING SEGMENT 1

SCALE: 1" = 20'-0"

CITY PLANNING COMMISSION
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C 220198 ZSQ
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CPC APPROVED: 07/25/2022 (Cal. No. 3)
CC APPROVED: 09/29/2022 (RES. No. 538)

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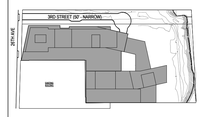

N

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Structural Engineer:
DESIMONE CONSULTING ENGINEERS
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Environmental Engineer:
LANGAN
360 West 31st Street, 8th Floor, New York NY 10001
T. (212) 479-5400

DOB STAMPS & SIGNATURES:

DWG TITLE:

WAIVER SECTIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT — DAVID CHARLES WEST — No. 022061 — STATE OF NEW YORK

DATE:	11/09/21
PROJECT #	23A03.00
SCALE:	1" = 20'-0"

Z-203.00

Drawing NO.: 7 OF 15

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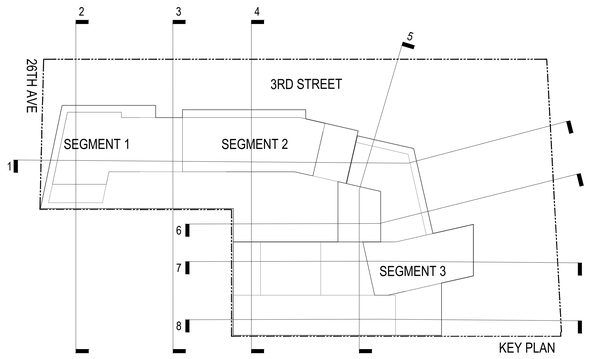

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- R6-1/C2-3 — ZONING DISTRICT
- 6 — # STORIES
- 6B — # STORIES W/BASEMENT
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- 60' — BUILDING HEIGHT
- ZONING DISTRICT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT
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- ROAD DIRECTION
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- CANOPY STREET TREE
- UNDERSTORY TREE
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- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- BUILDING SEGMENT DIVISIONS

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

NOTES:
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3. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
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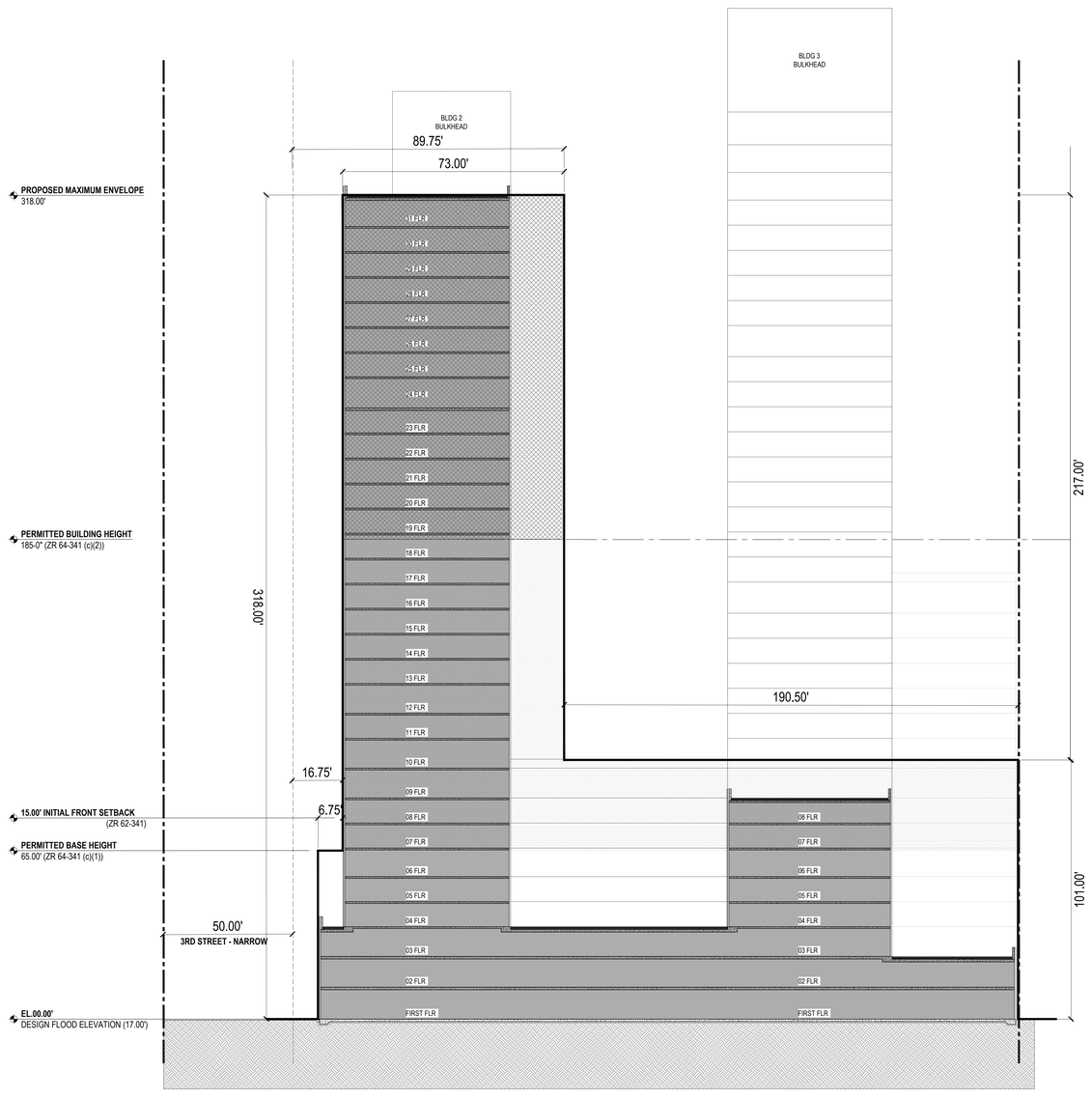


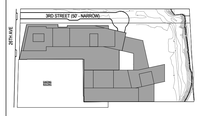
4 SECTION THROUGH BUILDING SEGMENT 2
SCALE: 1" = 20'-0"

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

C 220198 ZSQ
SPECIAL PERMIT
ZR 62-837(a)
CPC APPROVED: 07/25/2022 (Cal. No. 3)
CC APPROVED: 09/29/2022 (RES. No. 338)

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025

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



KEY PLAN

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HALLETTS NORTH
03-15 26TH AVE
HALLETS NORTH, NY 11102

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DOB STAMPS & SIGNATURES:

DWG TITLE:
WAIVER SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT — JOHN W. CHARLES WEST — No. 020801 — STATE OF NEW YORK

DATE: 11/09/21
PROJECT #: 23A03.00
SCALE: 1" = 20'-0"
Drawing NO.: Z-204.00
8 OF 15

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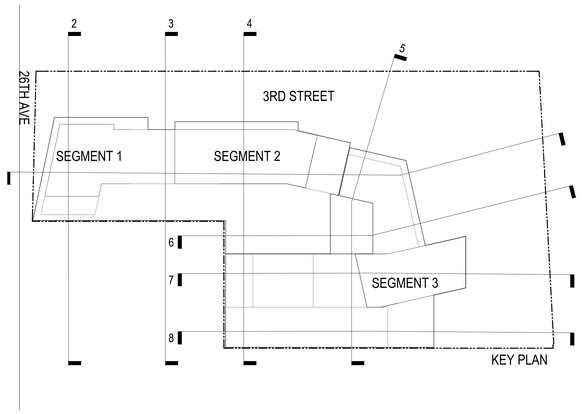

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- CANOPY STREET TREE
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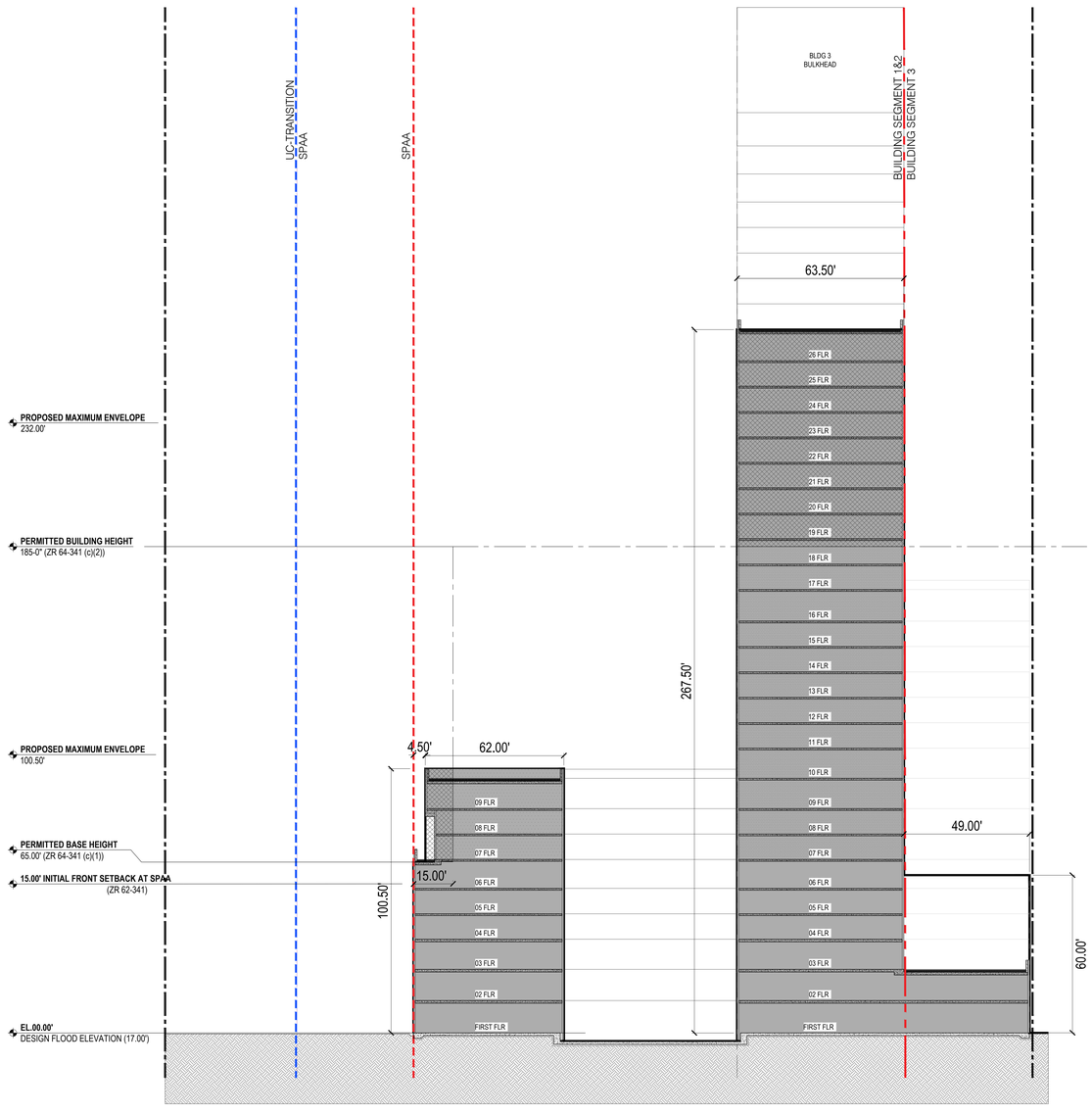

5 SECTION THROUGH SEGMENT 3 AND COURTYARD
SCALE: 1" = 20'-0"

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

C 220198 ZSQ
SPECIAL PERMIT
ZR 62-837(a)
CPC APPROVED: 07/25/2023 (Cal. No. 3)
CC APPROVED: 09/29/2022 (RES. No. 338)

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/10/2025

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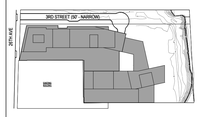

KEY PLAN

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04	07/25/22		CPC Modification Submission
05	10/25/24		Substantial Compliance

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETS NORTH, NY 11102

Client:
ASTORIA OWNERS, LLC
43 W 47th Street
New York, NY 10036
(917) 509-3088

Executive Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Structural Engineer:
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Environmental Engineer:
LANGAN
360 West 31st Street, 8th Floor, New York NY 10001
T. (212) 479-5400

DOB STAMPS & SIGNATURES:

DWG TITLE:
WAIVER SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT — DAVID CHARLES WEST — No. 026861 — STATE OF NEW YORK

DATE: 11/09/21
PROJECT # 23A03.00
SCALE: 1" = 20'-0"
Z-205.00
Drawing NO.:
9 OF 15

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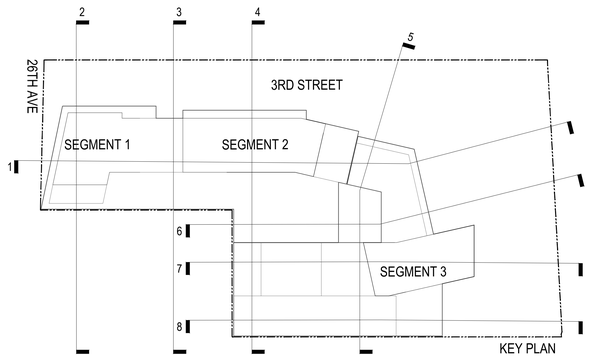

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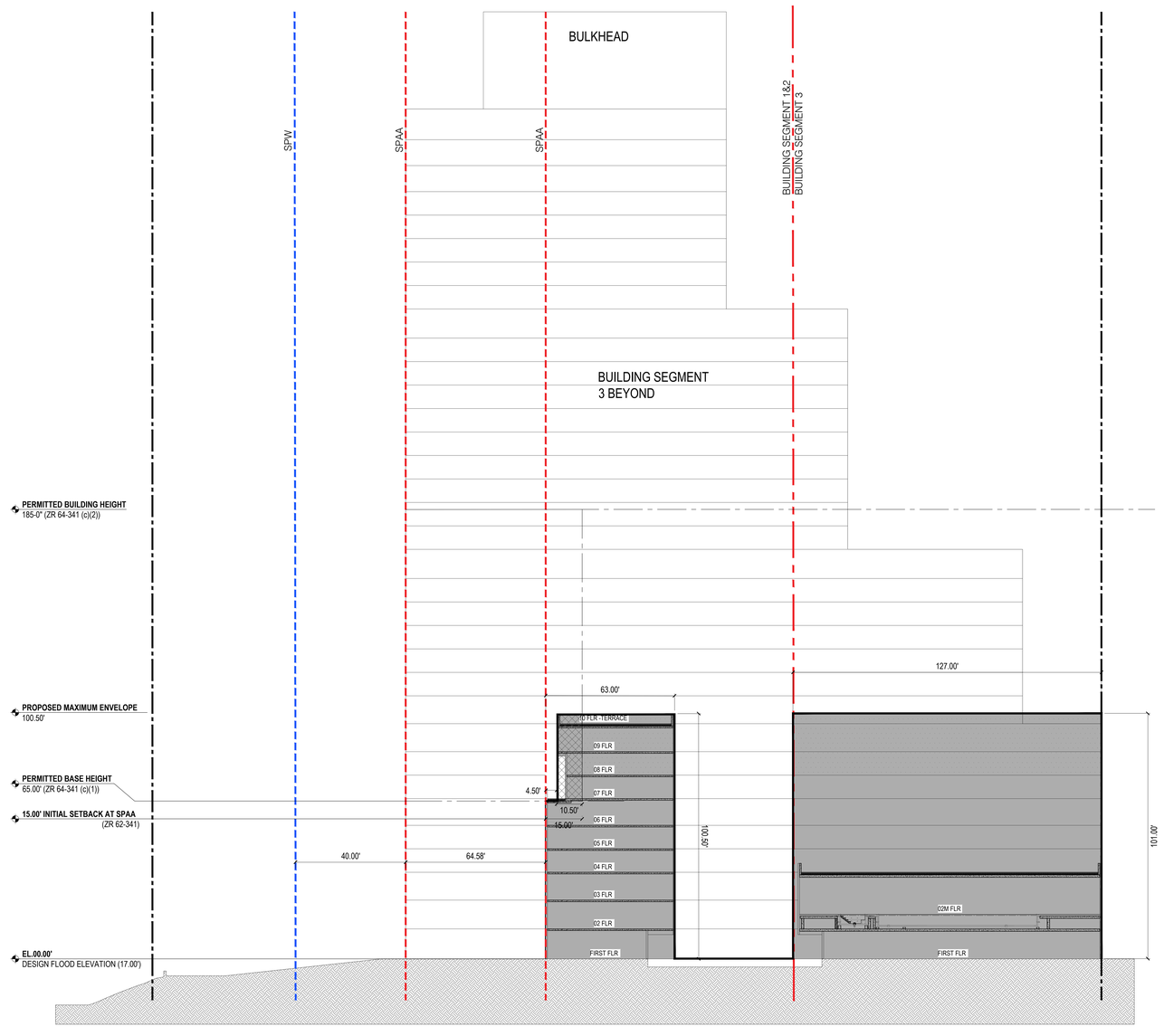
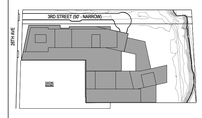


6 SECTION THROUGH SEGMENTS 1,2 AND 3
SCALE: 1" = 20'-0"



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

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SEAL & SIGNATURE:
REGISTERED ARCHITECT — DAVID CHARLES WEST — No. 026851 — STATE OF NEW YORK

DATE: 11/09/21
PROJECT #: 23A03.00
SCALE: 1" = 20'-0"
Z-206.00
Drawing NO.:
10 OF 15

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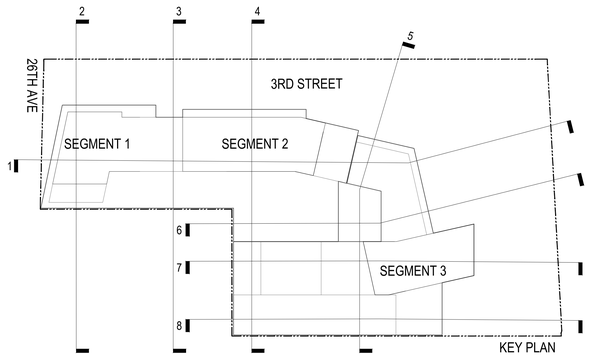

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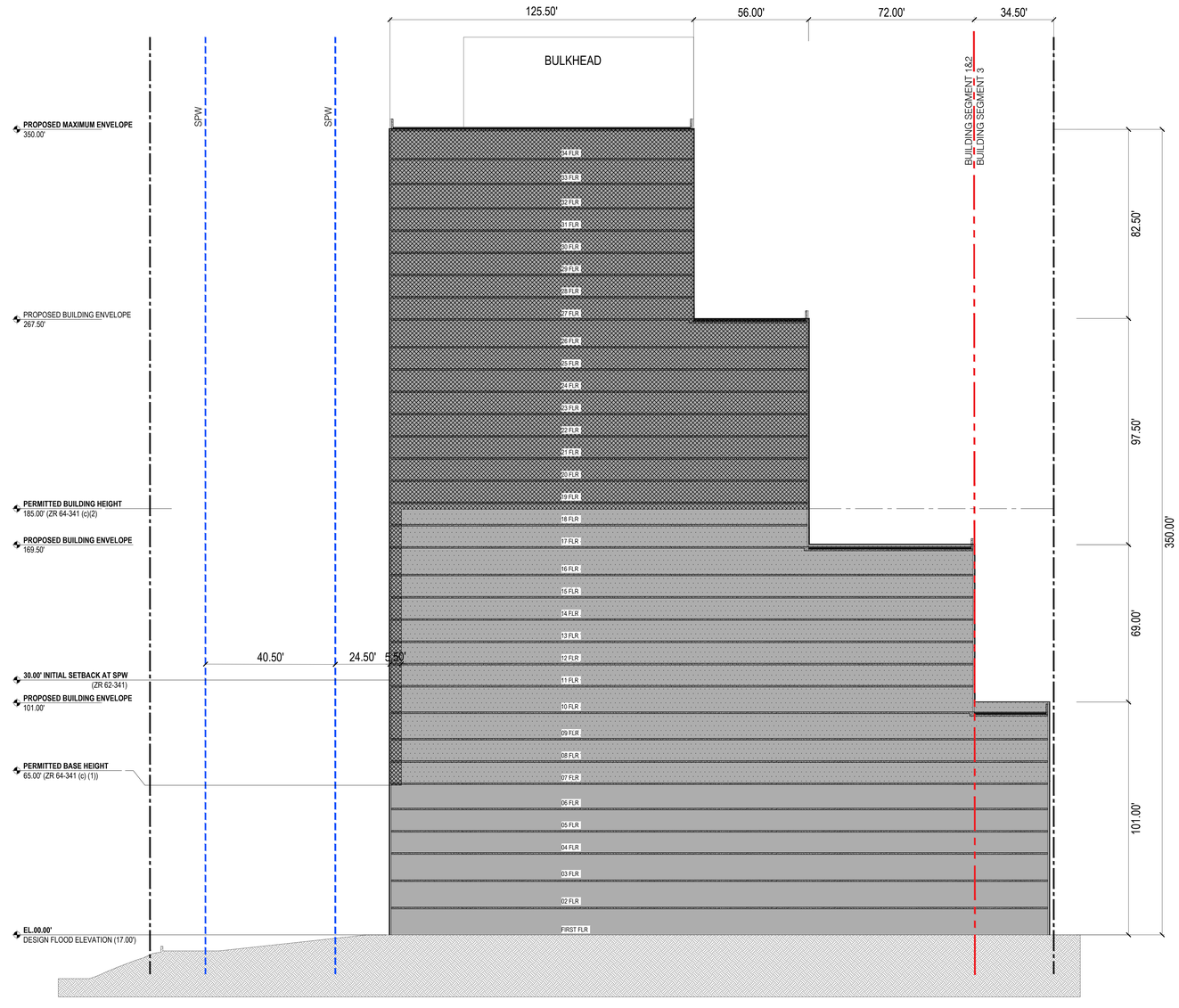
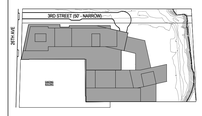


7 SECTION THROUGH BUILDING SEGMENT 3 FACING EAST
SCALE: 1" = 20'-0"



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DOB STAMPS & SIGNATURES:

DWG TITLE:
HEIGHT AND SETBACK WAIVERS

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

C 220198 ZSQ
SPECIAL PERMIT
ZR 62-837(a)
CPC APPROVED: 07/25/2022 (Cal. No. 3)
CC APPROVED: 09/29/2022 (RES. No. 338)

N 250104 CSQ
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 12/19/2025

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

SEAL & SIGNATURE:
REGISTERED ARCHITECT — DAVID CHARLES WEST — No. 026851 — STATE OF NEW YORK

DATE: 11/09/21
PROJECT #: 23A03.00
SCALE: 1" = 20'-0"
Z-207.00
Drawing NO.:
11 OF 15

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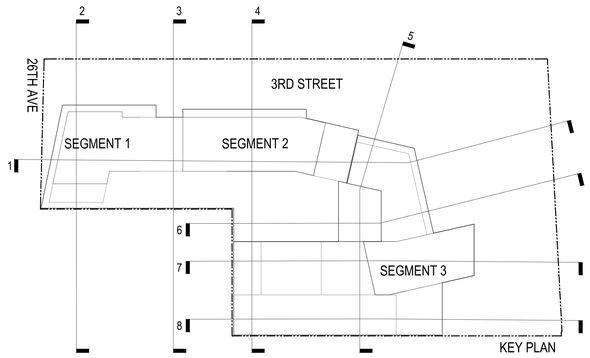


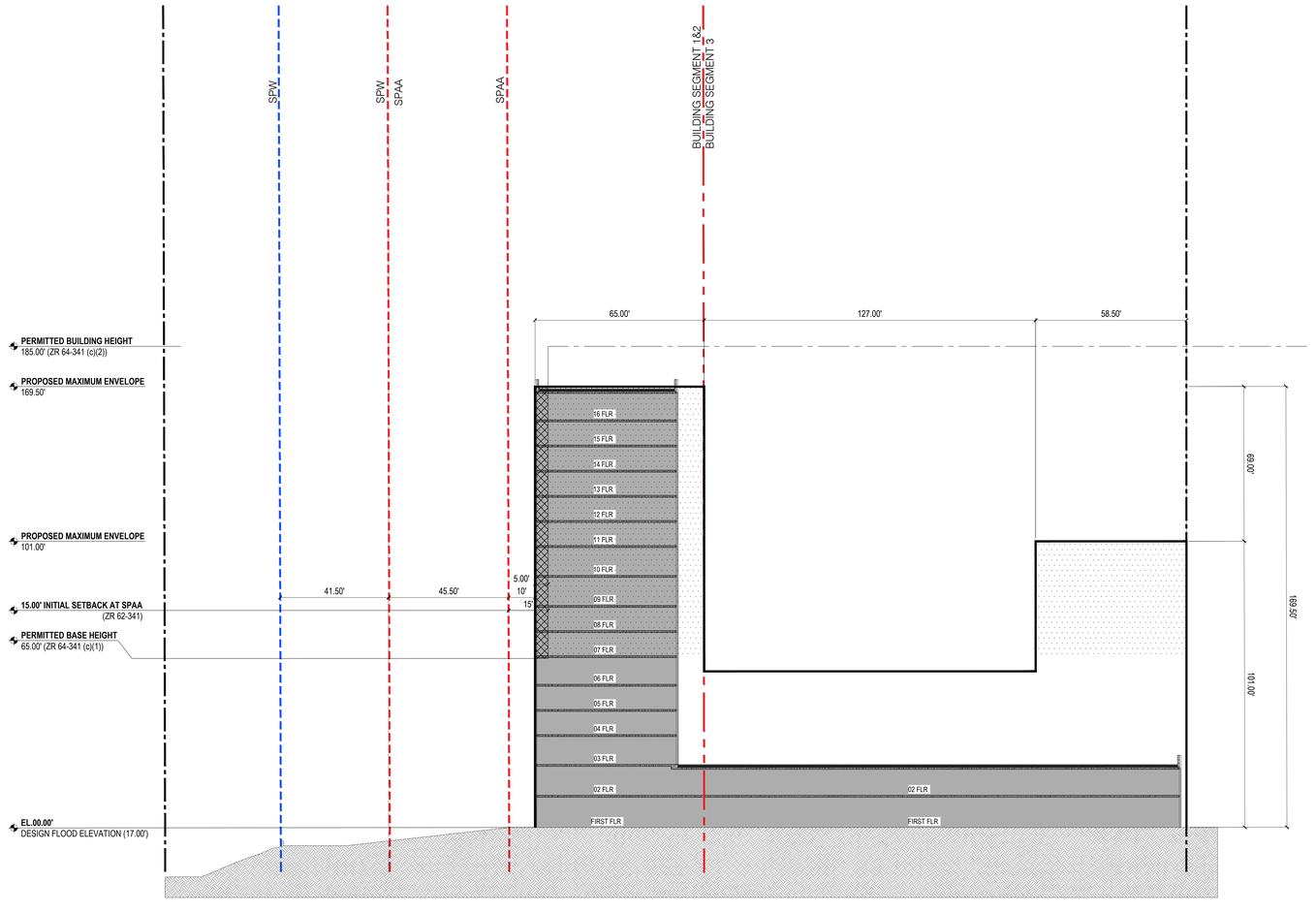
LEGEND

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

ZONING WAIVERS

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

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



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

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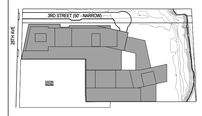

N

NOTES:

NOT FOR CONSTRUCTION

No:	Date:	Rev:	Issue:
01	11/09/21		ULURP Submission
02	03/07/22		Final ULURP Submission
03	03/18/22		ULURP Revision
04	07/25/22		CPC Modification Submission
05	10/25/24		Substantial Compliance

Project:
HALLETTS NORTH
03-15 26TH AVE
HALLETTS NORTH, NY 11102

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DOB STAMPS & SIGNATURES:

DWG TITLE:
HEIGHT AND SETBACK WAIVERS

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID CHARLES HWEST No. 020851 STATE OF NEW YORK

DATE: 11/09/21
PROJECT #: 23A03.00
SCALE: 1" = 20'-0"
Z-208.00
Drawing NO.
12 OF 15

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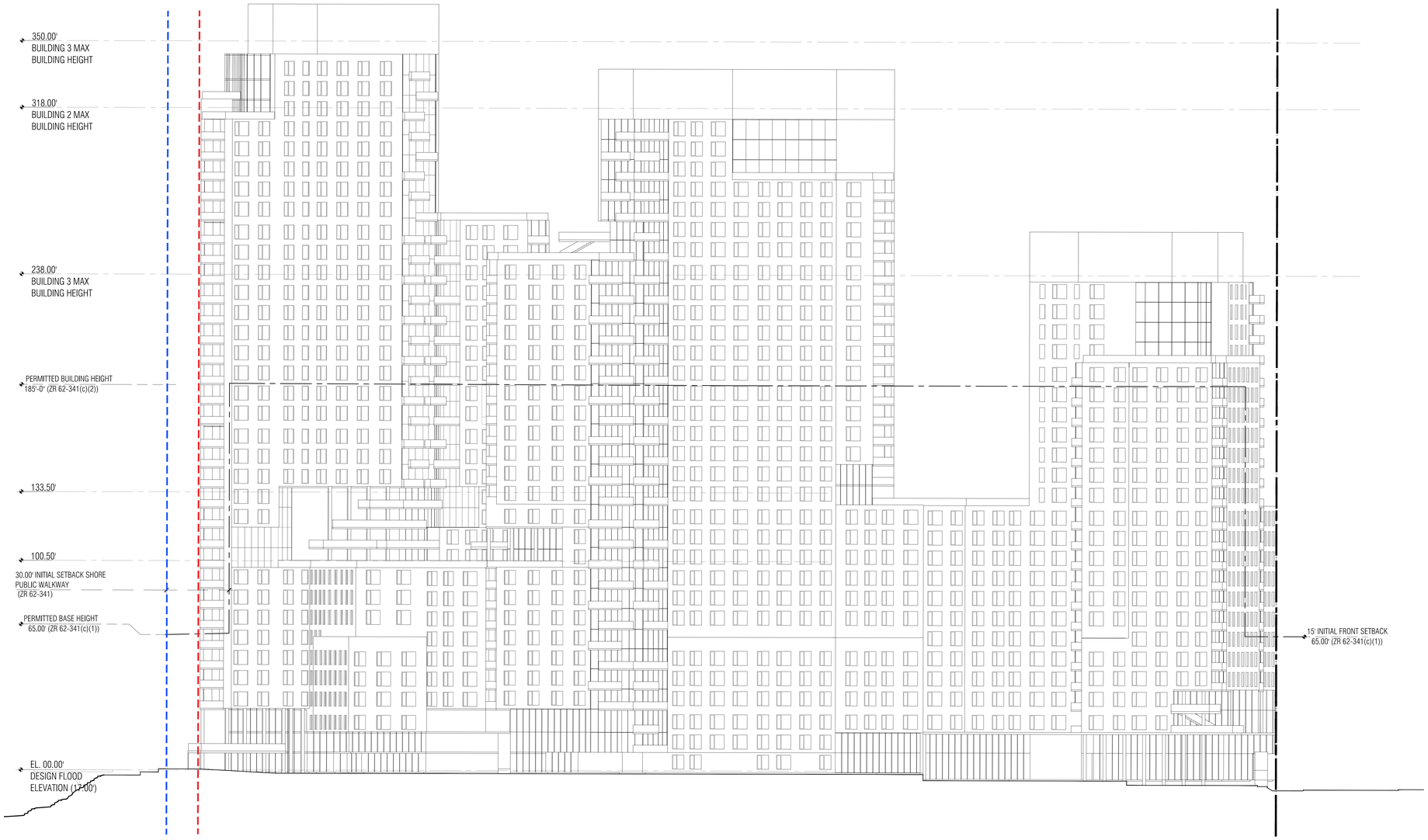

1 ELEVATION ALONG 3RD STREET
1" = 20'-0"

STUDIO V
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NY 11102

NO. 13015

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REVISIONS

ISSUE	DATE	DESCRIPTION
01	11/09/21	ULURP Submission
02	03/01/22	Final ULURP Submission
03	03/18/22	ULURP Revision
04	07/25/22	CPC Modification Submission

DATE	DRAWN BY	CHECKED BY
	PT	

REGISTERED ARCHITECT
RONALD VALDIVIA
031076
STATE OF NEW YORK

SHEET TITLE

ILLUSTRATIVE WEST ELEVATION

SCALE

1" = 20'-0"

SHEET NO.

Z-300.00

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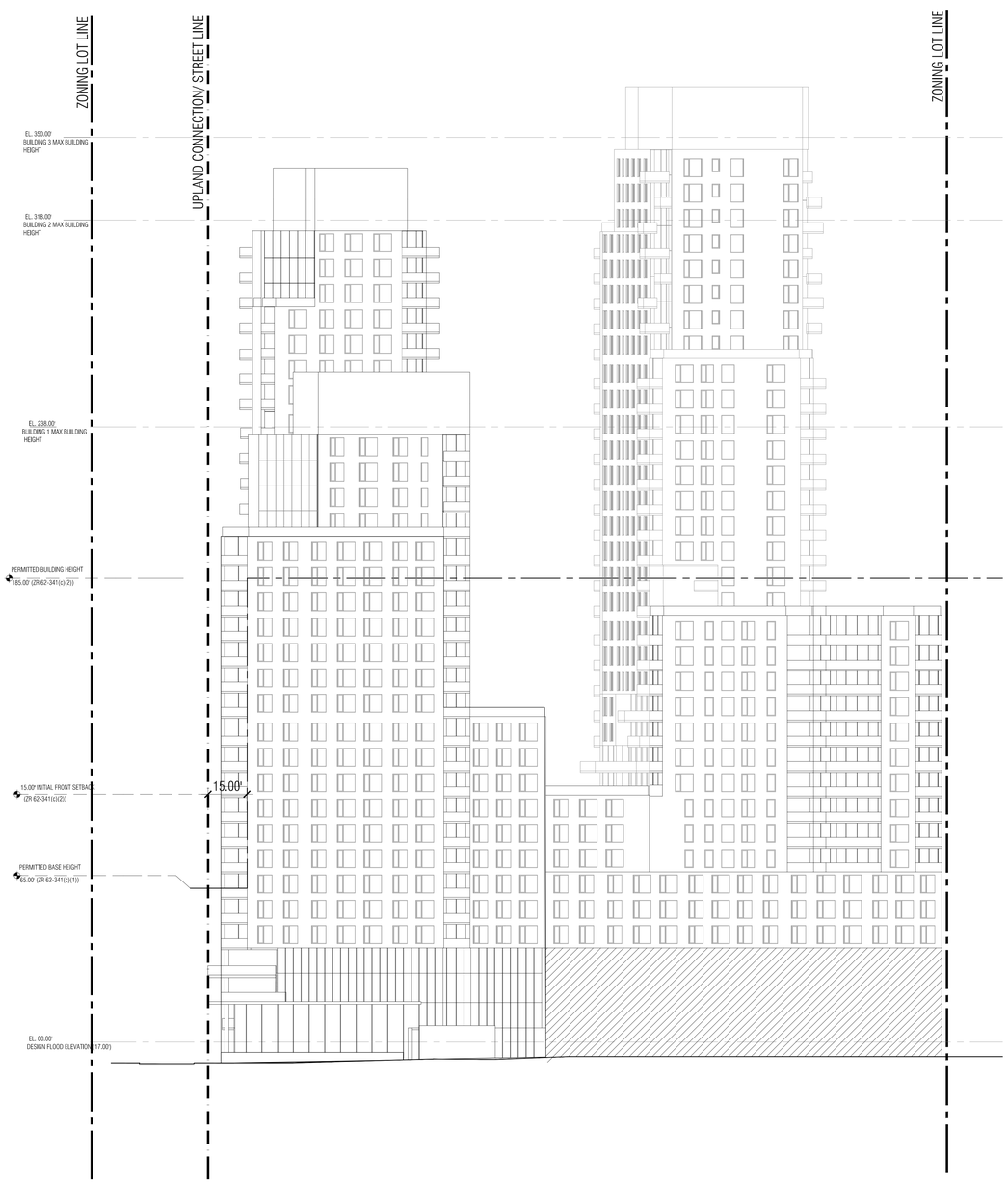
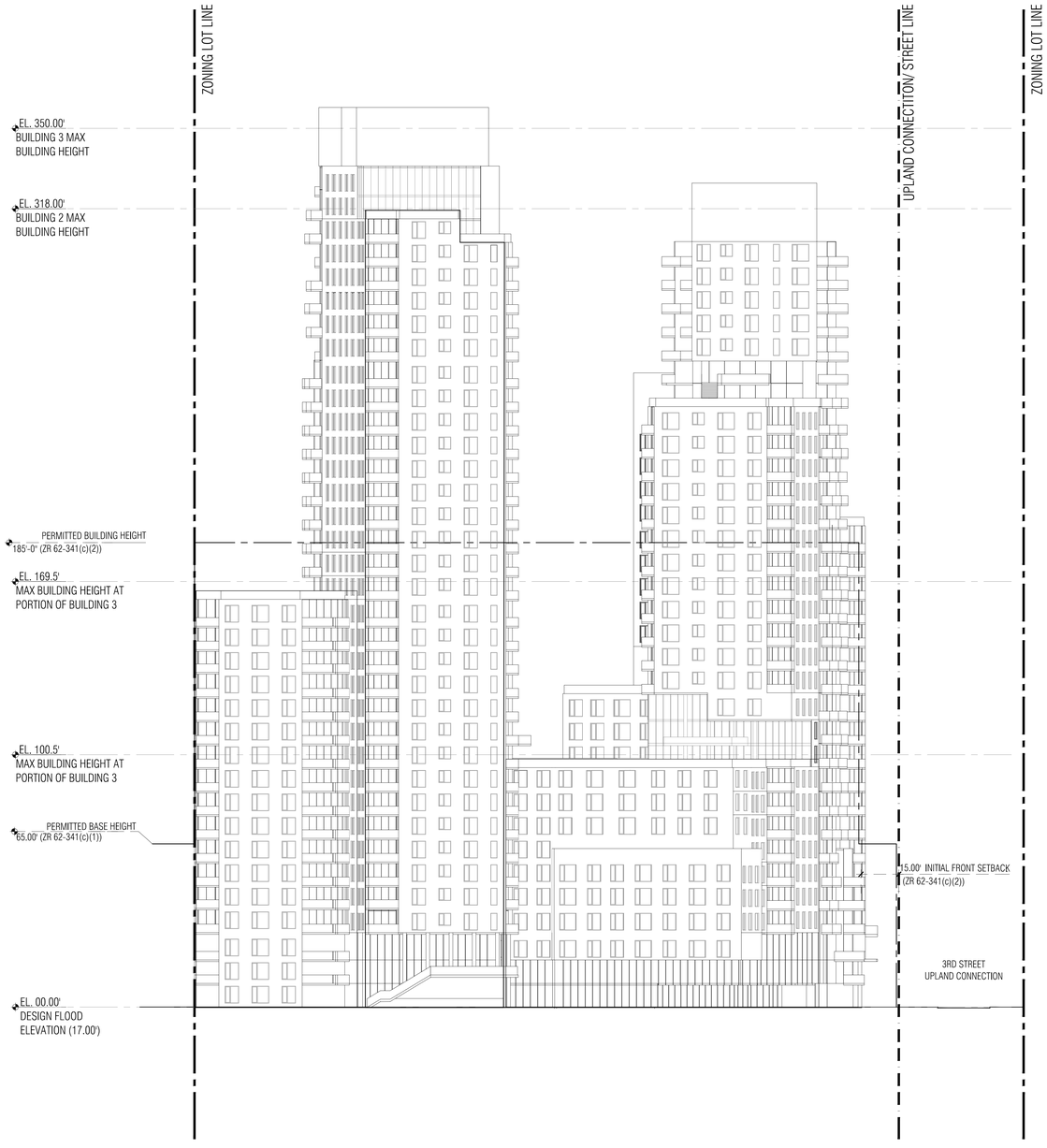


1 SOUTH ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"

STUDIO V
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3-15 26TH AVENUE
NY 11102

NO. 13015

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01	11/09/21	ULURP Submission
02	03/09/22	Final ULURP Submission
03	05/16/22	ULURP Revision
04	07/25/22	CPC Modification Submission

DATE	DRAWN BY	CHECKED BY
	PT	

REGISTERED ARCHITECT DAVID VALLADON 029575 STATE OF NEW YORK

SHEET TITLE

ILLUSTRATIVE NORTH & SOUTH ELEVATIONS

SCALE

1" = 20'-0"

SHEET NO.

Z-301.00

14 of 18

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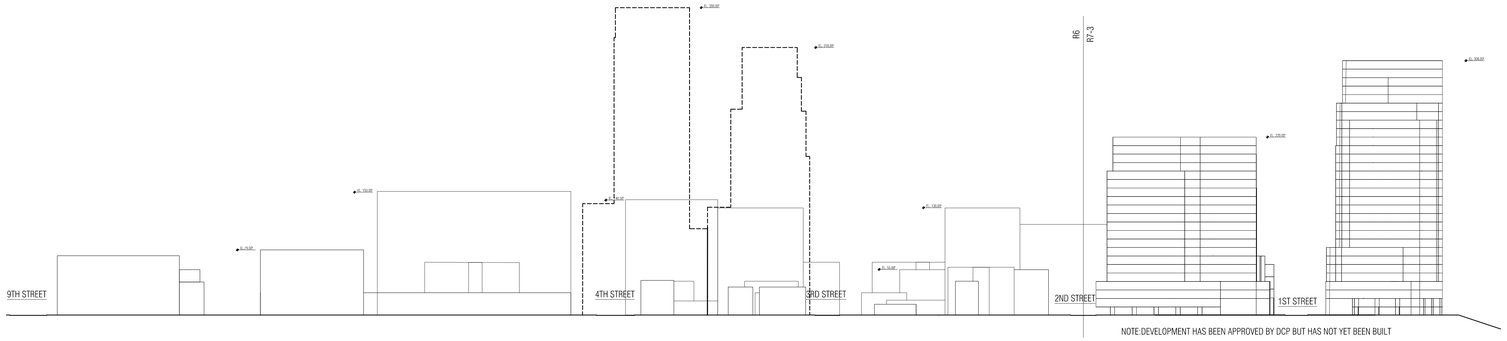
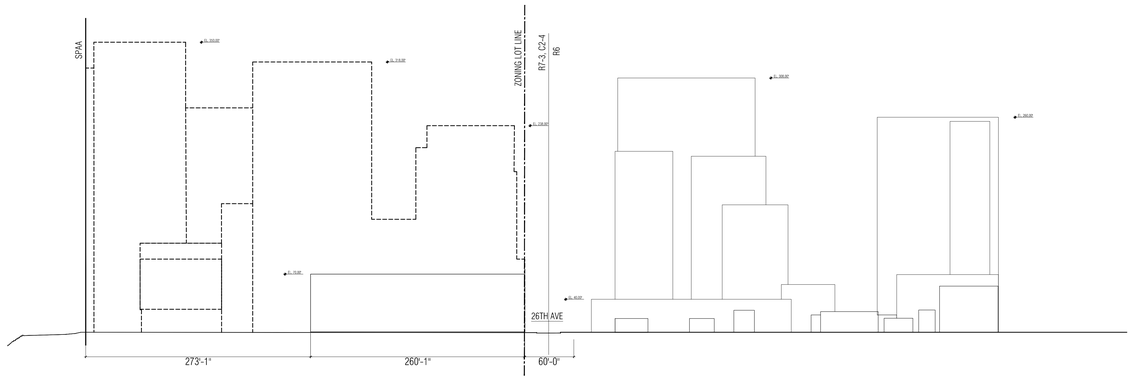
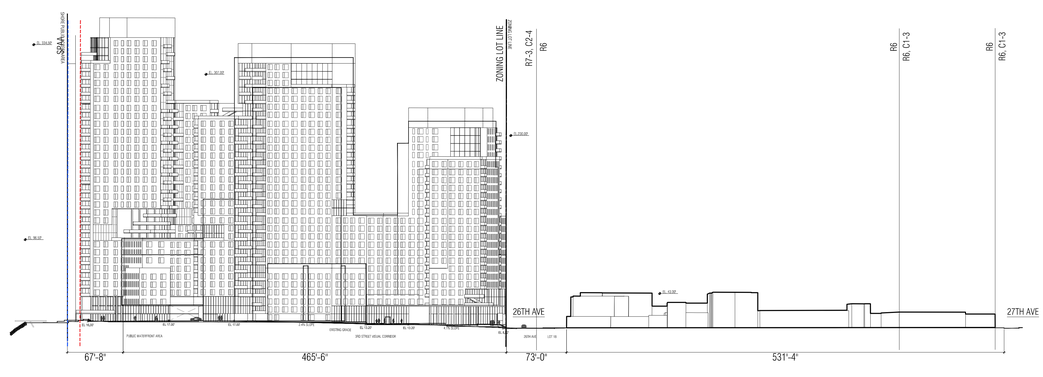


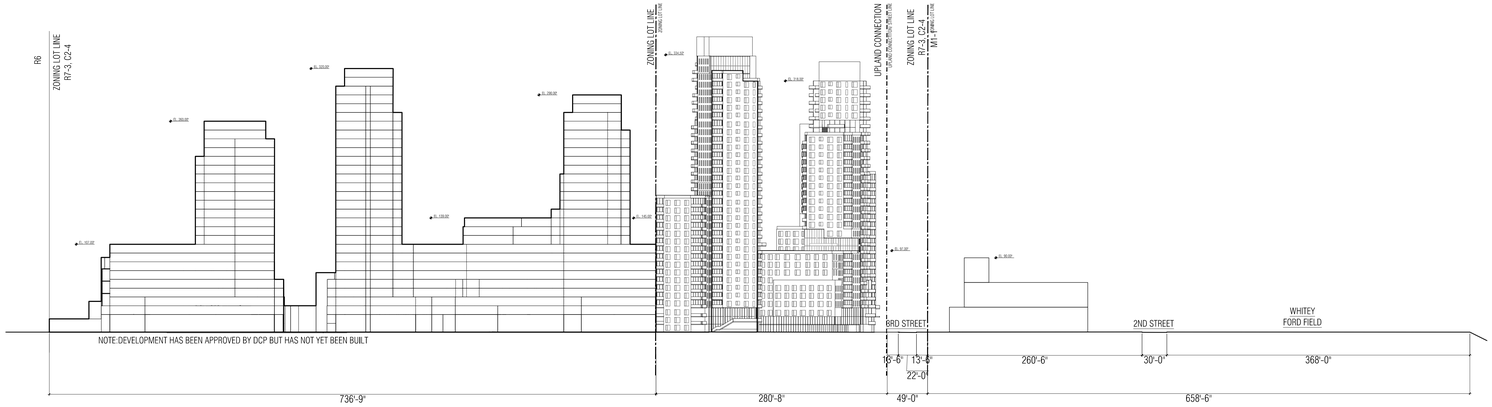
6 NEIGHBORHOOD CHARACTER DIAGRAM, SOUTH ON 26TH AVE
NTS



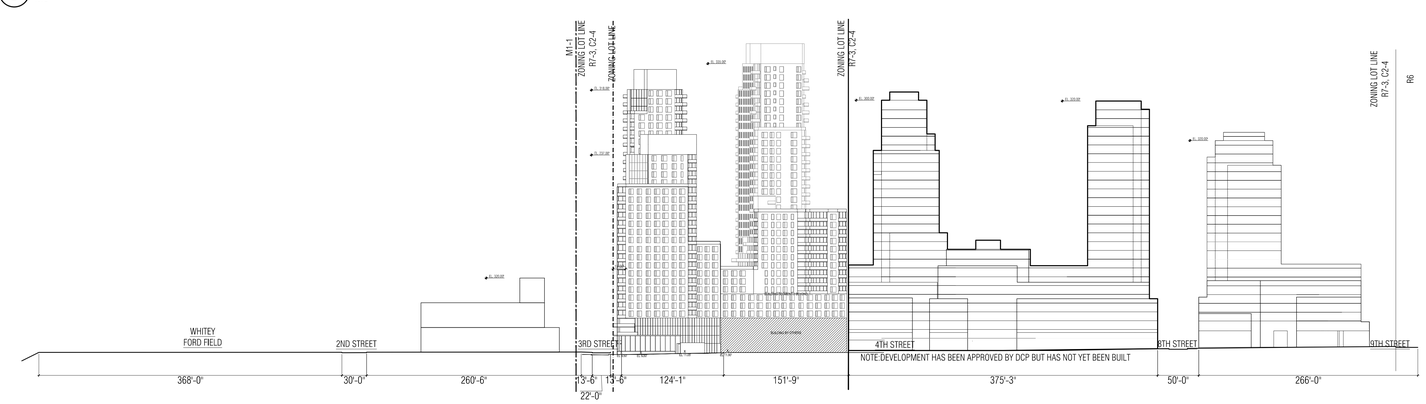
5 NEIGHBORHOOD CHARACTER DIAGRAM, FROM 3RD STREET
NTS



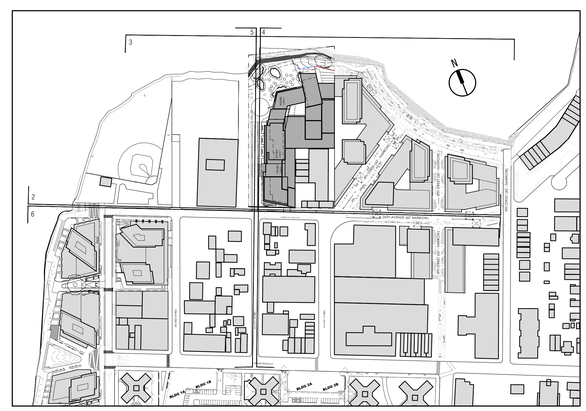
4 NEIGHBORHOOD CHARACTER DIAGRAM, WEST FROM 3RD STREET
NTS



3 NEIGHBORHOOD CHARACTER DIAGRAM, FROM WATER
NTS



2 NEIGHBORHOOD CHARACTER FROM 26TH AVE
NTS



1 KEY PLAN
NTS

0 20' 40' 80'

1' = 1'-0"

STUDIO V
ARCHITECTURE

3-15 26TH AVENUE
NY 11102

NO. 13015

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DATE | DRAWN BY | CHECKED BY
TA

REGISTERED ARCHITECT
DONALD VALLONE
STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER

SCALE
SCALE AS NOTED

SHEET NO.
Z-400.00
4 of 18

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