**BASE FLOOD ELEVATION:**
14.45' = 1.0' = 15.45' NAVD 88.

**BUILDING AREA:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Footage</th>
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<tbody>
<tr>
<td>Existing Building Area Calculation</td>
<td>Per Section 414-1 (6.2)</td>
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<tr>
<td>Zoning Floor Area Calculations</td>
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**EXISTING ZONING FLOOR AREA**

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<th>Building Group</th>
<th>FAR</th>
<th>Floor Area</th>
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<tr>
<td>Residential</td>
<td>10.0</td>
<td>589,203.80</td>
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<tr>
<td>Commercial</td>
<td>8.0</td>
<td>34,340.20</td>
</tr>
<tr>
<td>Total FAR</td>
<td>18.0</td>
<td>623,544</td>
</tr>
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</table>

**FLOOR AREA PERMITTED**

- **A. FAR PERMITTED**
  - **Residential:** 8.0 FAR
  - **Commercial:** 8.0 FAR
- **B. FLOOR AREA PERMITTED**
  - **Residential:** 589,203.80 SF
  - **Commercial:** 34,340.20 SF
- **TOTAL FLOOR AREA:**
  - **Residential:** 1,501.77 SF
  - **Commercial:** 14,512.97 SF
  - **Total:** 622,366.20 SF

**EXISTING USES TO REMAIN NON-RESIDENTIAL**

- Source: Sheet Z-007

**LOT COVERAGE AND OPEN SPACE RATIO REQUIREMENTS**

- Source: Sheet Z-002

**DENSITY**

- Source: Sheet Z-002

**Daniel J. Caruso, AIA**

**ZONING & CODE CONSULTANT**

- Source: Sheet Z-002

**SALT Architecture**

**MEP ENGINEER:**

- SLCE

**CIVIL ENGINEER:**

- TEL.: (212) 979-8400

**LIGHTING CONSULTANT:**

- TEL.: (212) 382-2100

**INTERIOR ARCHITECT:**

- TEL.: (212) 431-3609

**ACCESSIBILITY CONSULTANT:**

- TEL.: (212) 929-5656

**ACCESS TO THE STREET WITH NO ACCESS TO THE RESIDENTIAL PORTION OF THE BUILDING**

- Source: Sheet Z-002

**FLOOR AREA PROPOSED**

- **Existing:** 19,827.23 SF
- **Proposed:** 14,512.97 SF

**EXISTING USES**

- Source: Sheet Z-007

**EXISTING FLOOR AREA**

- **Residential:** 773 UNITS;
- **Commercial:** 14,512.97 SF

**LEVEL OF, AND PERPENDICULAR TO THE LEGALLY REQUIRED WINDOW**

- Source: Sheet Z-002

**NEW DWELLING UNITS PROPOSED**

- **Proposed:** 773 UNITS;
- **Existing:** 19,827.23 SF

**NO REQUIREMENTS FOR MIXED-USE BUILDINGS**

- Source: Sheet Z-002

**TREES REQUIRED**

- **One Street Tree/25'**
- **31 TREES TO BE PLANTED OFF-SITE**
- **REQUIRED NUMBER OF TREES:**
  - **QUEENS STREET:** 4
  - **JACKSON AVENUE:** 3
  - **DUTCH KILLS:** 30
  - **TOTAL TREES:** 34

**BASEMENT USE**

- Source: Sheet Z-002

**PROPOSED COMMERCIAL AREA**

- **PROPOSED:** 14,512.97 ZFA + 8,777.59 (CELLAR NON-ZFA)
- **Existing:** 1,501.77 SF

**OFF SITE TREES TO BE PLANTED IN ACCORDANCE WITH THE**

- Source: Sheet Z-002

**UNIT DISTRIBUTION & Q.H. DEDUCTIONS**

- Source: Sheet Z-002

**COMPLIES**

- Source: Sheet Z-002

**LOT FRONTAGE**

- Source: Sheet Z-002

**EXISTING ZONING FLOOR AREA**

- **Residential:** 589,203.80 SF
- **Commercial:** 34,340.20 SF
- **Total:** 623,544 SF

**EXISTING USES**

- **Residential:** 773 UNITS;
- **Commercial:** 23,861 SF
- **Total:** 589,203.80 SF

**EXISTING FLOOR AREA**

- **Residential:** 773 UNITS;
- **Commercial:** 14,512.97 SF
- **Total:** 622,366.20 SF

**EXISTING ZONING FLOOR AREA**

- **Residential:** 589,203.80 SF
- **Commercial:** 34,340.20 SF
- **Total:** 623,544 SF

**EXISTING FLOOR AREA CHART**

- Source: Sheet Z-002

**EXISTING FLOOR AREA**

- **Residential:** 773 UNITS;
- **Commercial:** 14,512.97 SF
- **Total:** 622,366.20 SF

**EXISTING USES**

- Source: Sheet Z-007
Yard Regulations:

117-525(a) Required rear yard for residential begins at height of dwelling units with legal windows facing the rear yard.

117-525(c) On a zoning lot sharing a lot line with the Sunnyside Yard, no yards are required for any building within a distance of 100 feet from the shared lot line.

23-532(a) 60' rear yard equivalent required for residential use on through lot.

On any through lot that is 110 feet or more in maximum depth from street to street, the following rear-yard equivalent shall be provided: an open area with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two street lines upon which such through lot fronts.

Interior Lot: 43-26 One 30' rear yard required

Complies: See diagram below

Yard Provided:

Lot #16 - Ground floor commercial built full. Per BC 43-23(b)(1), non-residential use on the ground floor under 23' in height is a permitted obstruction.

Second floor residential with 70' rear yard provided.

Lot #3 - Rear yard as required provided per diagram.
The height and setback regulations of the designated Residence and M1 Districts shall not apply, except for permitted obstructions pursuant to Sections 23-62 or 43-42, as applicable. In lieu thereof, all buildings or other structures shall comply with the regulations set forth in Sections 117-531 (Street wall location) and 117-532 (Setback regulations for buildings that exceed the maximum base height). Such regulations, however, shall not apply along the street frontage of that portion of a zoning lot occupied by existing buildings, unless the street walls of such existing buildings are vertically extended by more than 15 feet. The height of all buildings or other structures shall be measured from the base plane.

On a narrow street, beyond 100 feet of the intersection of a wide street, street walls shall extend along at least 70 percent of the width of the narrow street frontage of the zoning lot and rise without setbacks up to at least the applicable minimum base height specified in the table, or the height of the building, whichever is less. Beyond 50 feet of the intersection of a wide street all street walls required pursuant to this paragraph, (b), shall be located within eight feet of the street line.

On a narrow street, recesses are permitted at any level in the street wall of a base for outer courts or balconies. The aggregate length of such recesses shall not exceed 50 percent of the length of the entire street wall at any level. However, not more than 30 percent of the aggregate length of such recesses shall exceed a depth of eight feet. Existing street wall to remain along Dutch Kills at existing height: no portion of it to be extended vertically beyond 15'.

**Provided:**
- Overall Building Length along Queens Street (narrow) = 308.59'
- Existing street wall to remain along Queens Street at existing height = 162.84'
- Length of the portion of street wall to extend vertically over 15' = 145.75'
- Length of recessed portion of street wall not to exceed 8' in depth = 48.34'
- Recess is 33% of the street wall.

33% < 50%: COMPLIES

Numbers in parenthesis are elevations above NAVD 88

**PROJECT:**
- TEL.: (212) 979-8400
- FAX.: (212) 979-8387
- ARCHITECT:
- SLCE Architects
- OWNER/APPLICANT:
- 43-22 QUEENS STREET, LONG ISLAND CITY
- STRUCTURAL ENGINEER:
- ELEVATOR CONSULTANT:
- ACoustIC CONSULTANT:
- GEOTECHNICAL CONSULTANT
- ACCESSIBILITY CONSULTANT
- CIVIL ENGINEER
- LANDSCAPE ARCHITECT
- 102 Madison Avenue
- New York, NY 10016
- TEL.: (212) 929-5656
- FAX: (212) 941 1513
- INTERIOR ARCHITECT
- 120 Broadway Suite 1040
- New York, NY 10271
- TEL.: (212) 431-3609
- FAX: (212) 941 1513
- EXTERIOR WALL CONSULTANT
- 77 Chambers Street, 5th Floor
- New York, NY 10007
- TEL.: (212) 677-6380
- ZONING & CODE CONSULTANT
- 100 Church Street New York, NY 10007
- TEL.: (212) 385-1818
- LIGHTING CONSULTANT
- 49 West 38th Street
- New York, NY 10018
- TEL.: (212) 382-2100

APPROVED Under Directive 2 of 1975

Date: Clara Gomez 05/22/2015
MADRAX BICYCLE RACK MOUNTING LAYOUT

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MADRAX BICYCLE RACK

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BICYCLE PARKING PLAQUE

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BICYCLE LOCATION AT GROUND LEVEL

- RESIDENTIAL

1/8"=1'-0"
EAGLE WAREHOUSE
420651823
ES025479268
DEPT OF BLDGS Job Number Scan Code
APPROVED
Under Directive 2 of 1975
Date:
Clara Gomez
05/22/2015:
Under Directive 2 of 1975
Date: 05/22/2015
Clara Gomez

ES745039085
QUEENS STREET (60' NARROW)
SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE
AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE
SEE IA DRAWINGS FOR LOBBY, MAIL ROOM, LEASING OFFICE, PUBLIC
CORRIDORS, 3RD AND 5TH FLOOR RESIDENTIAL AMENITIES, 6TH AND 7TH
FLOOR RETAIL SPACE, 7TH FLOOR WATER TOWER
SEE SHEETS A360-A363 FOR ELEVATOR DETAILS
SEE IA DRAWINGS FOR ELEVATOR CAB INTERIOR DETAILS.
SEE L DRAWINGS FOR COURTYARD AND 7TH FLOOR AMENITIES
LANDSCAPE.
SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE
SEE IA DRAWINGS FOR LOBBY, MAIL ROOM, LEASING OFFICE, PUBLIC CORRIDORS, 3RD AND 5TH FLOOR RESIDENTIAL AMENITIES, 6TH AND 7TH FLOOR RETAIL SPACE, 7TH FLOOR WATER TOWER
SEE SHEETS A360-A363 FOR ELEVATOR DETAILS
SEE IA DRAWINGS FOR ELEVATOR CAB INTERIOR DETAILS.
SEE L DRAWINGS FOR COURTYARD AND 7TH FLOOR AMENITIES

PROJECT:

TEL.: (212) 979-8400
FAX.: (212) 979-8387

ARCHITECT:
SLCE Architects

OWNER/ APPLICANT:
43-22 QUEENS STREET, LONG ISLAND CITY

STRUCTURAL ENGINEER:

ELEVATOR CONSULTANT:

ACOUSTIC CONSULTANT:

GEOTECHNICAL CONSULTANT

ACCESSIBILITY CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

INTERIOR ARCHITECT
120 BROADWAY SUITE 1040
NEW YORK, NY  10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
134 WEST 29TH STREET, 12TH FLOOR
NEW YORK, NY  10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT
100 CHURCH STREET NEW YORK, NY  10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT
49 WEST 38TH STREET
NEW YORK, NY  10018
TEL. : (212) 382-2100

RUGGERING UPHOLSTERY DESIGN

49 W 38TH ST - 18TH FLOOR
NEW YORK, NY  10018

420651823

ES588195785

APPROVED
Under Directive 2 of 1975
DATE:
Clara Gomez
05/22/2015:

QUEENS STREET (60' NARROW)
SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE

APPROVED
Under Directive 2 of 1975
Date:
Clara Gomez
05/22/2015:
See enlarged plans for partition tags, door tags, window type and dimensions.
See A-400 for partition schedule.
See A-410 for door schedule.
See A-421-426 for window schedule.

Block 266 Lot 3, 16, 18, 20 & 21
A-251
A-254

Approve under Directive 2 of 1975
Date: 05/22/2015
Clara Gomez

Queens Street (60' Narrow)
EAGLE WAREHOUSE
420651823
420651823
ES208582754
ES208582754

APPROVED
Under Directive 2 of 1975
Date:
Clara Gomez
05/22/2015:

APPROVED
Under Directive 2 of 1975
Date:
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Under Directive 2 of 1975
Date:
Clara Gomez
05/22/2015:

APPROVED
Under Directive 2 of 1975
Date:
Clara Gomez
05/22/2015:
<table>
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<tr>
<th>LOCATION</th>
<th>FLOOR</th>
<th>DOOR NO.</th>
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</table>

**PROJECT:**

**TEL.:** (212) 979-8400  
**FAX.:** (212) 979-8387

**ARCHITECT:**

**SLCE Architects**

**OWNER/ APPLICANT:**

**MEP ENGINEER:**

**STRUCTURAL ENGINEER:**

**ELEVATOR CONSULTANT:**

**ACOUSTIC CONSULTANT:**

**GEOTECHNICAL CONSULTANT**

**ACCESSIBILITY CONSULTANT**

**CIVIL ENGINEER**

**LANDSCAPE ARCHITECT**

**INTERIOR ARCHITECT**

**EXTERIOR WALL CONSULTANT**

**ZONING & CODE CONSULTANT**

**LIGHTING CONSULTANT**

**CONSULTING ASSOCIATES OF NY**

**CSA**

**RUGER RING LIGHTING DESIGN**

**EAGLE WAREHOUSE**

**BLOCK 266 LOT 3, 16, 18, 20 & 21**

**APPROVED UNDER Directive 2 of 1975**

**Date:** 05/22/2015  
**Clara Gomez**

---

* Note: (Certain columns may be blank due to the structure of the document and the nature of the data being presented.)
EAGLE WAREHOUSE
16-22 QUEENS STREET, LONG ISLAND CITY

ARCHITECT:
SLCE Architects

OWNER/ APPLICANT:
43-22 QUEENS STREET, LONG ISLAND CITY

MEP ENGINEER:

STRUCTURAL ENGINEER:

GEOTECHNICAL CONSULTANT

ACCESSIBILITY CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

INTERIOR ARCHITECT

EXTERIOR WALL CONSULTANT

ZONING & CODE CONSULTANT

102 Madison Avenue
New York, NY  10016
TEL. : (212) 929-5656
FAX : (212) 941 1513

120 Broadway Suite 1040
New York, NY  10271
TEL. : (212) 431-3609
FAX : (212) 431-3608

77 Chambers Street, 5th Floor
New York, NY  10007
TEL. : (212) 677-6380
FAX : (212) 677-6380

134 West 29th Street, 12th Floor
New York, NY  10001
TEL. : (212) 414 9623
FAX : (212) 414 9623

APPROVED
Under Directive 2 of 1975
Date: 05/22/2015

EAST ELEVATION WINDOW WALLS

NOTE: ALL WINDOW WALL ASSEMBLIES TO MEET O.I.T.C RATING OF 35dBA
WEST ELEVATION WINDOW WALLS

NOTE: ALL WINDOW WALL ASSEMBLIES TO MEET O.I.T.C RATING OF 35dBA

EAGLE WAREHOUSE
43-22 QUEENS STREET, LONG ISLAND CITY

APPROVED
Under Directive 2 of 1975
Date:
Clara Gomez
05/22/2015:
<table>
<thead>
<tr>
<th>Architect</th>
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<tr>
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<th>MEP Engineer</th>
</tr>
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<td>43-22 Queens Street, Long Island City</td>
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<thead>
<tr>
<th>Structural Engineer</th>
<th>Geotechnical Consultant</th>
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<th>Civil Engineer</th>
<th>Landscape Architect</th>
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<thead>
<tr>
<th>Exterior Wall Consultant</th>
<th>Zoning &amp; Code Consultant</th>
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<td></td>
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</tbody>
</table>

**Address:**

- **102 Madison Avenue**
  - New York, NY 10016
  - Tel.: (212) 929-5656
  - Fax: (212) 941 1513

- **77 Chambers Street, 5th Floor**
  - New York, NY 10007
  - Tel.: (212) 677-6380

- **134 West 29th Street, 12th Floor**
  - New York, NY 10001
  - Tel.: (212) 414 9623

**Contact Information:**

- **Tel.: (212) 979-8400**
- **Fax.: (212) 979-8387**
NO CEILING/KADEX @TOWER
GWB  @ 11'-0" (FLOORS 1-6)
GWB  @ 8'-6" (FLOORS 7 UP)
GWB  @ 9'-0" (UNLESS OTHERWISE NOTED)
STAIR LIGHTS
CAN KITCHEN LIGHTS
WALK IN CLOSET LIGHTS
STRIP KITCHEN LIGHTS
BATHROOM VANITY LIGHTS
CAN FOYER /VESTIBULE LIGHTS

GWB  @ 9'-0" (FLOORS 1-6) OPEN FINISHED ABOVE
GWB  @ 9'-0" (FLOOR 1-6)
GWB  @ 8'-0" (FLOOR 7 UP)
GWB  @ 11'-0" (FLOORS 1-6)
GWB  @ 9'-0" ATYPICAL FLOORS (7 UP)
NO GWB @ TYPICAL FLOORS (7 UP)

WALL-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR
CEILING-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

APPROVED
Under Directive 2 of 1975
Date:
Clara Gomez
05/22/2015: