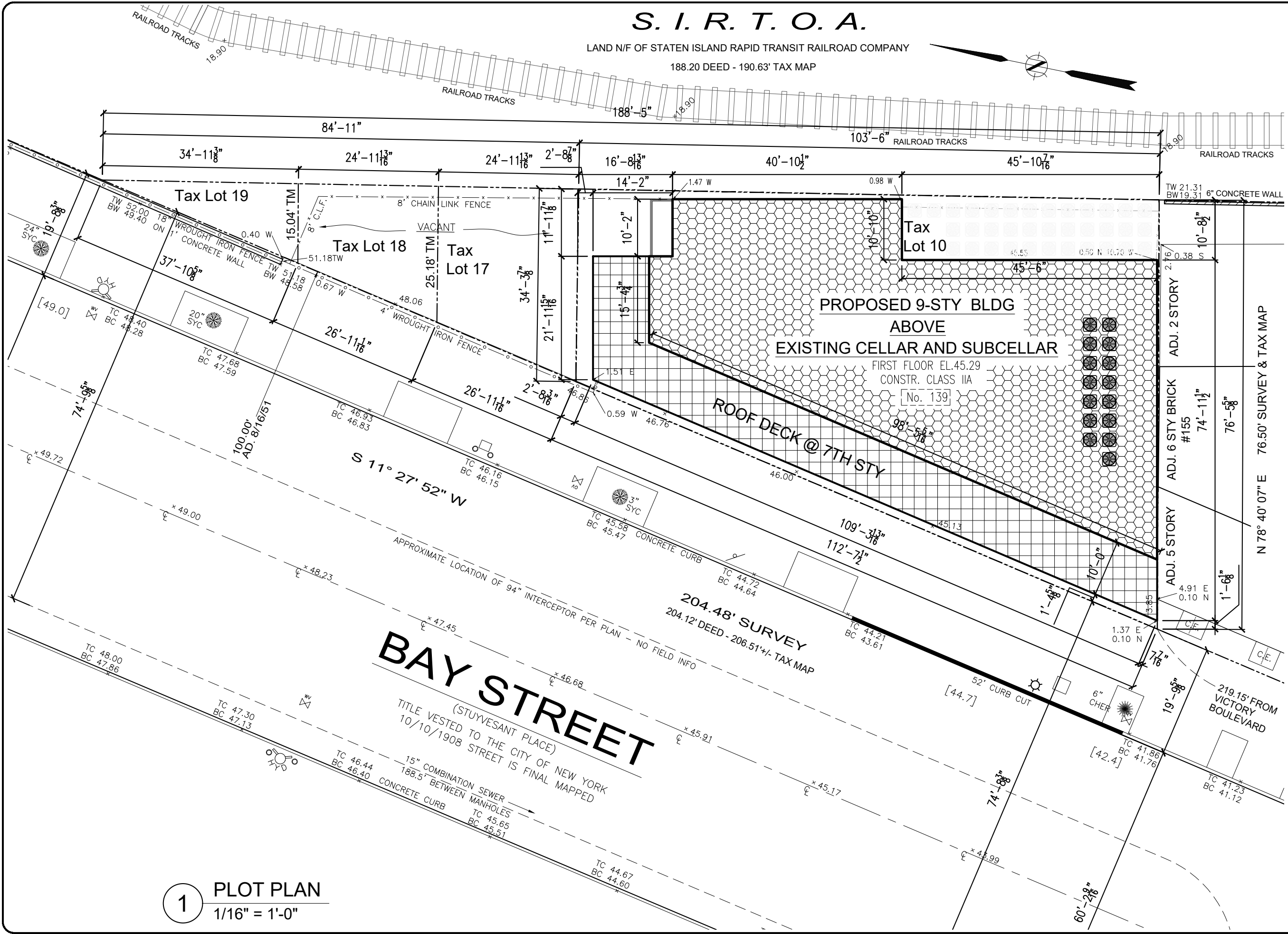
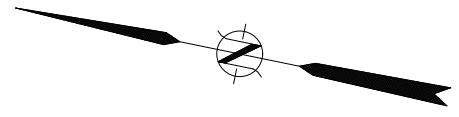


S. I. R. T. O. A.

LAND N/F OF STATEN ISLAND RAPID TRANSIT RAILROAD COMPANY
188.20 DEED - 190.63' TAX MAP



1 PLOT PLAN
1/16" = 1'-0"



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PROJECT
PROPOSED ALTERATION
139 BAY STREET, STATEN ISLAND, N.Y. 10301

DRAWING TITLE
PLOT PLAN

DOB APPLICATION NO.

DOB APPROVAL

SEAL & SIGNATURE

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|-------------|----------------|
| DATE | 02/09/26 |
| PROJECT NO. | 9153 |
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| DRAWING NO. | Z001.00 |
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C:\FILE - F:\CAD\9153 - 139 BAY STREET - STATEN ISLAND - RICE\CONSTRUCTION DOCUMENTS\ARCHITECTURAL\9153 - A000.DWG ARCH SITE PLAN-ZONING.DWG

ZONING ANALYSIS

ADDRESS: 139 Bay Street
Staten Island, N.Y. 10301

BLOCK: 1 USE GROUP: 2, 6
 LOT: 10,17,18,19 OCC. GROUP: R-2, M
 ZONING MAP: 21c CONSTR. CL: IIA (SPRINKLERED)
 ZONING DISTRICT: C4-2/SG SPECIAL DISTRICT: ST. GEORGE
 C.B.: 501 FLOOD HAZARD: COASTAL ZONE
 BIN #: 5000001 WETLANDS: OUTSIDE WETLANDS
 C OF O: 500447527 FIRE INDEX: INSIDE FIRE INDEX

LOT SIZE: 204'-4 5/16" FRONTAGE - 84' LOT DEPTH
 LOT AREA: 7,202.1 S.F.

Proposed Designed pursuant C4-2/SG Qualifying affordable housing

26-41 Street Tree Planting

In accordance with applicability requirements of underlying district regulations, one street tree, pre-existing or newly planted, shall be provided for every 25 feet of street frontage of the zoning lot. Street Frontage = 203.58' / 25' = 8.1 ≈ 8 tree Existing-2 Proposed-6 tree Therefore OK

(a) Design criteria

For zoning lots with over 100 feet of street frontage, wherever two required street tree beds will be separated by less than 25 feet, such tree beds shall be combined and designed as a single continuous tree bed.

128-21 Max Floor Area Ratio C4-2 Districts Qualifying affordable housing or qualifying senior housing

Max. F.A.R.-4.75 (BSA REQUEST) COVERAGE-80%

Max. permitted Floor Area: 7,202.1 X 4.75 = 34,210 S.F.

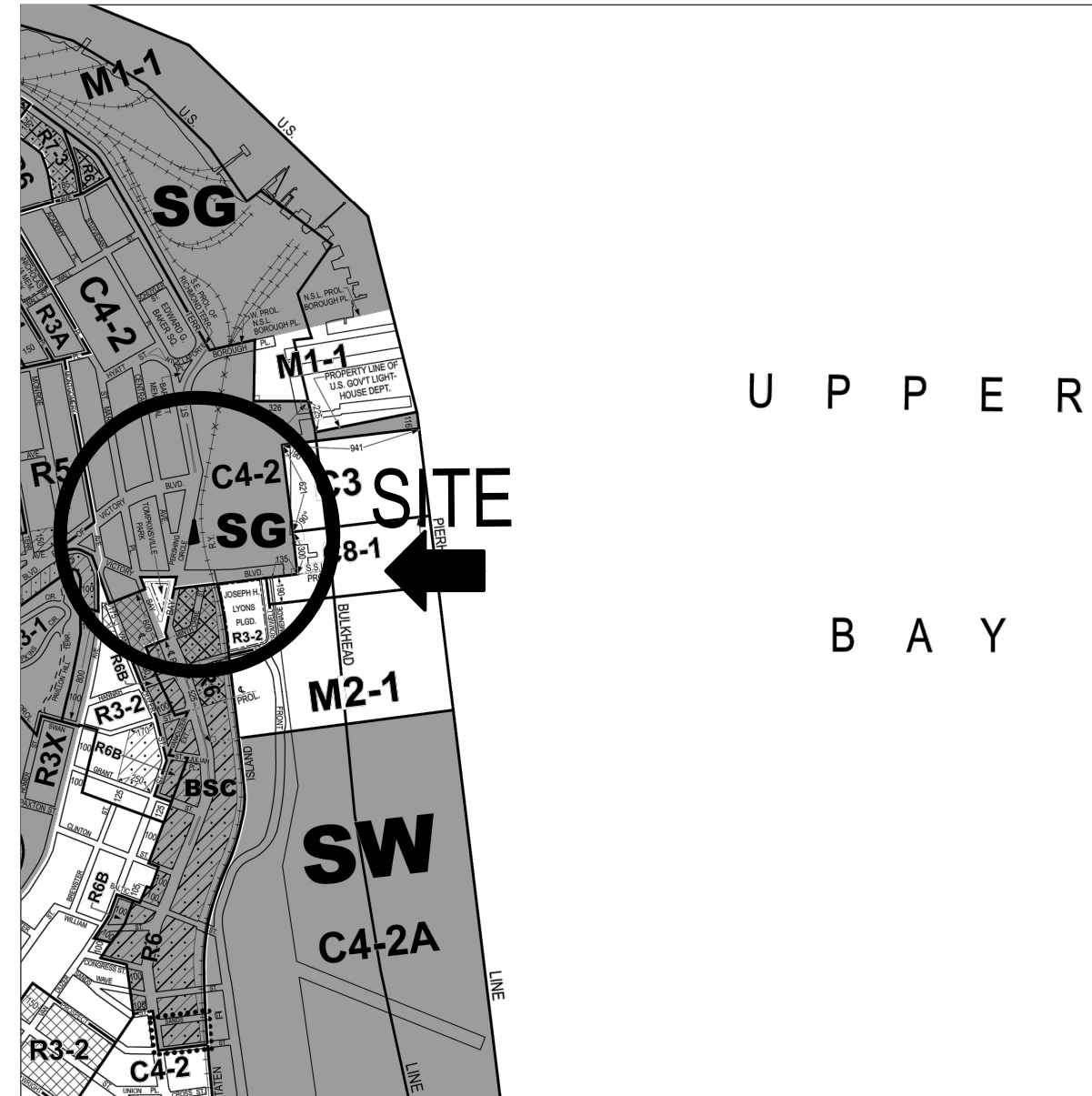
Max. Lot Coverage: 7,202.1 x .80 = 5,761.7 SF (ZR 23-362 Max. lot coverage 80%)

Proposed Lot Coverage: 4,513.7 SF < 5,761.7 SF Therefore OK

| FLOOR AREAS CALCULATIONS | | | |
|--|------------|---------------|-------------|
| FLOOR | GROSS AREA | DEDUCTED AREA | ZONING AREA |
| SUB-CELLAR | 4513.7 | 4513.7 | 0 |
| CELLAR | 4754.6 | 4754.6 | 0 |
| FIRST | 4622.5 | 536.5 | 4086 |
| SECOND | 4754.6 | 559.9 | 4194.7 |
| THIRD | 4754.6 | 559.9 | 4194.7 |
| FOURTH | 4754.6 | 559.9 | 4194.7 |
| FIFTH FLOOR | 4754.6 | 559.9 | 4194.7 |
| SIXTH FLOOR | 4754.6 | 559.9 | 4194.7 |
| SEVENTH FLOOR | 3528.8 | 498.2 | 3030.6 |
| EIGHTH FLOOR | 3528.8 | 498.2 | 3030.6 |
| NINTH FLOOR | 3528.8 | 498.2 | 3030.6 |
| BULKHEAD FLOOR | 539 | 539 | 0 |
| TOTAL | 48789.2 | 14637.9 | 34151.3 |
| 34,151.3 S.F. < 34,210 S.F. THEREFORE OK | | | |


23-432 Height and setback requirements R6
 Qualifying affordable housing or qualifying senior housing
 Minimum Base Height = 40'-0"
 Maximum Base Height = 65'-0"
 Maximum Height of Buildings or other Structures = 95'-0"

23-52(b) Maximum Number of Dwelling Units in R6
 Factor for determining number of Dwelling Units: 680
 Permitted Residential Floor Area: 34,210 SF
 Max. permitted number of Dwelling Units: 34,210/680 = 50.3 D.U. ≈ 50 D.U.
 Proposed Dwelling Units: 50 D.U. Therefore OK



1 ZONING MAP

U P P E R
B A Y



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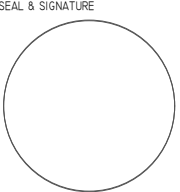
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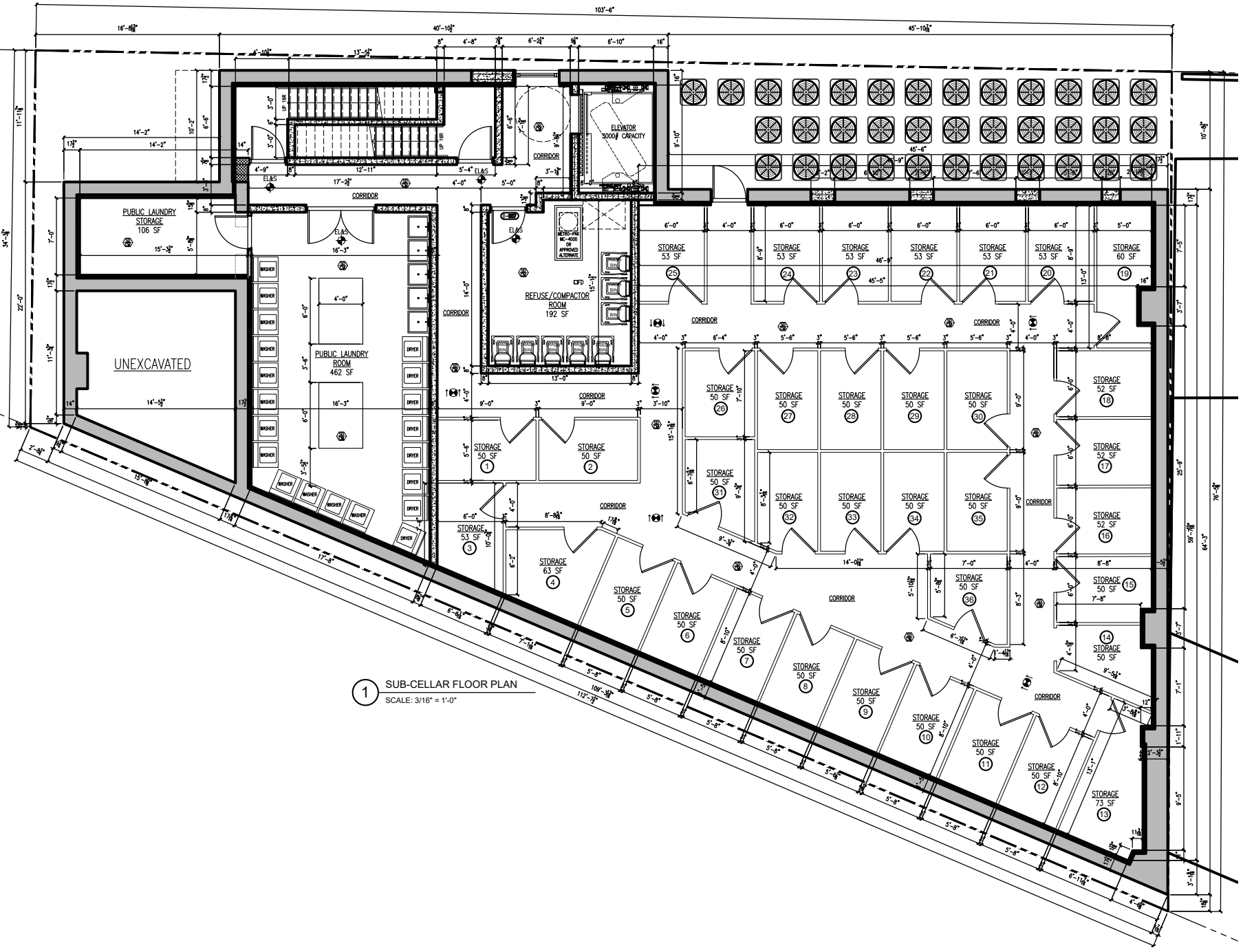
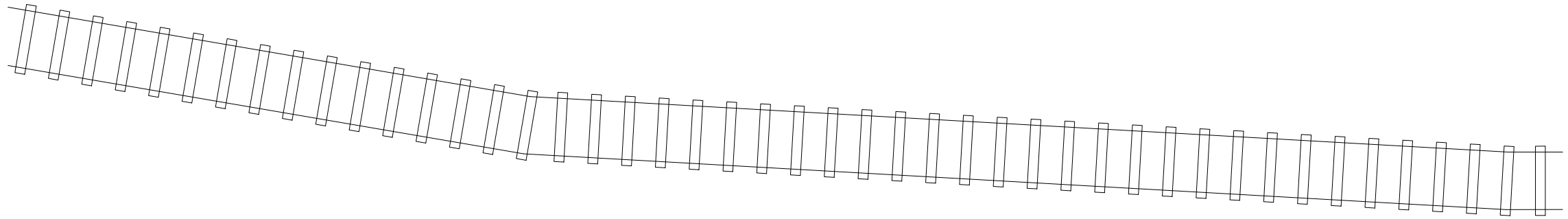
DRAWING TITLE
 ZONING ANALYSIS, FLOOR AREA CALCULATIONS,
 ZONING MAP

DOB APPLICATION No. _____

DOB APPROVAL _____

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02 OF 16



1 SUB-CELLAR FLOOR PLAN
SCALE: 3/16" = 1'-0"



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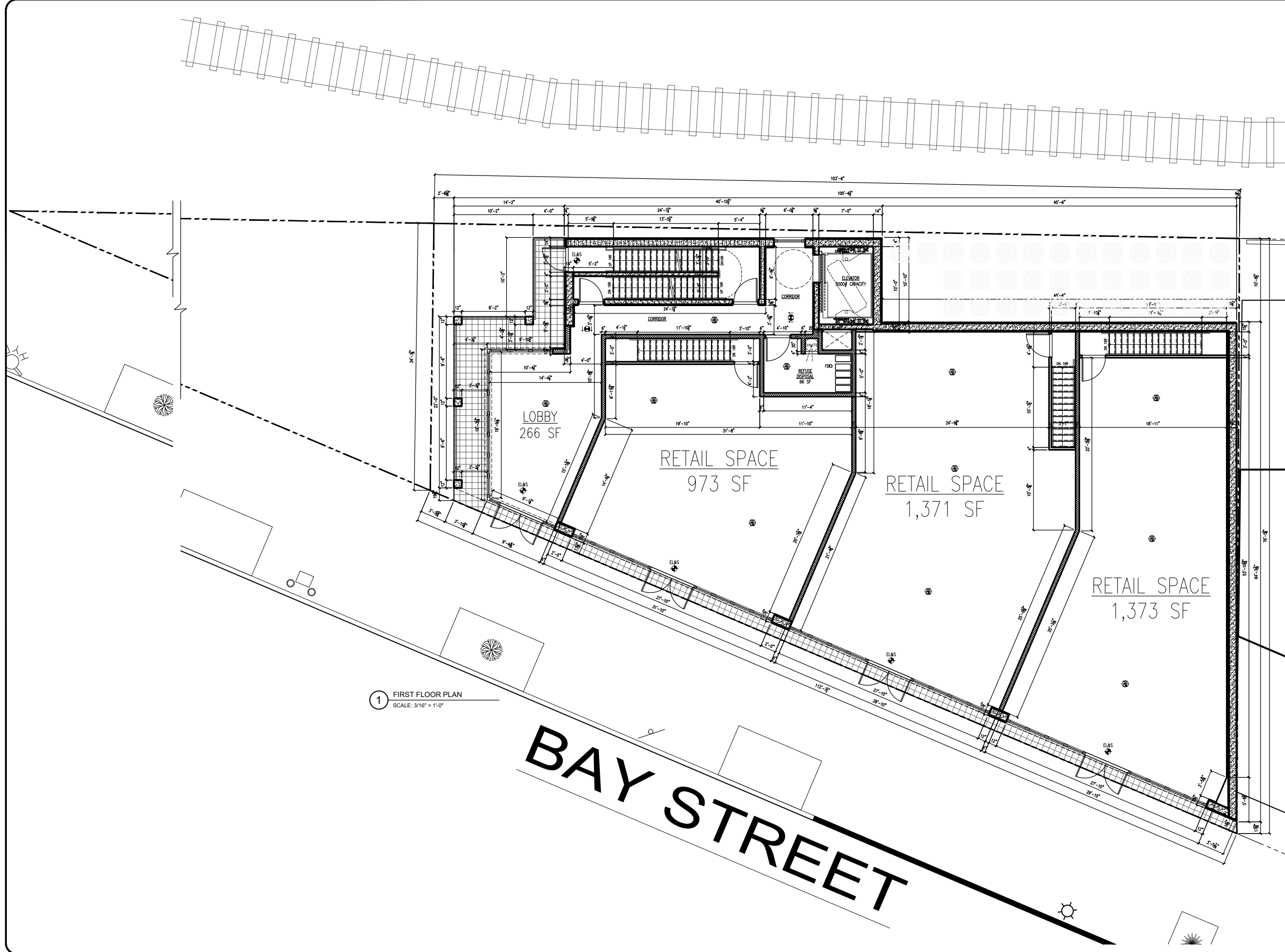
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SUB-CELLAR FLOOR PLAN

DOB APPLICATION No.

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1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

BAY STREET



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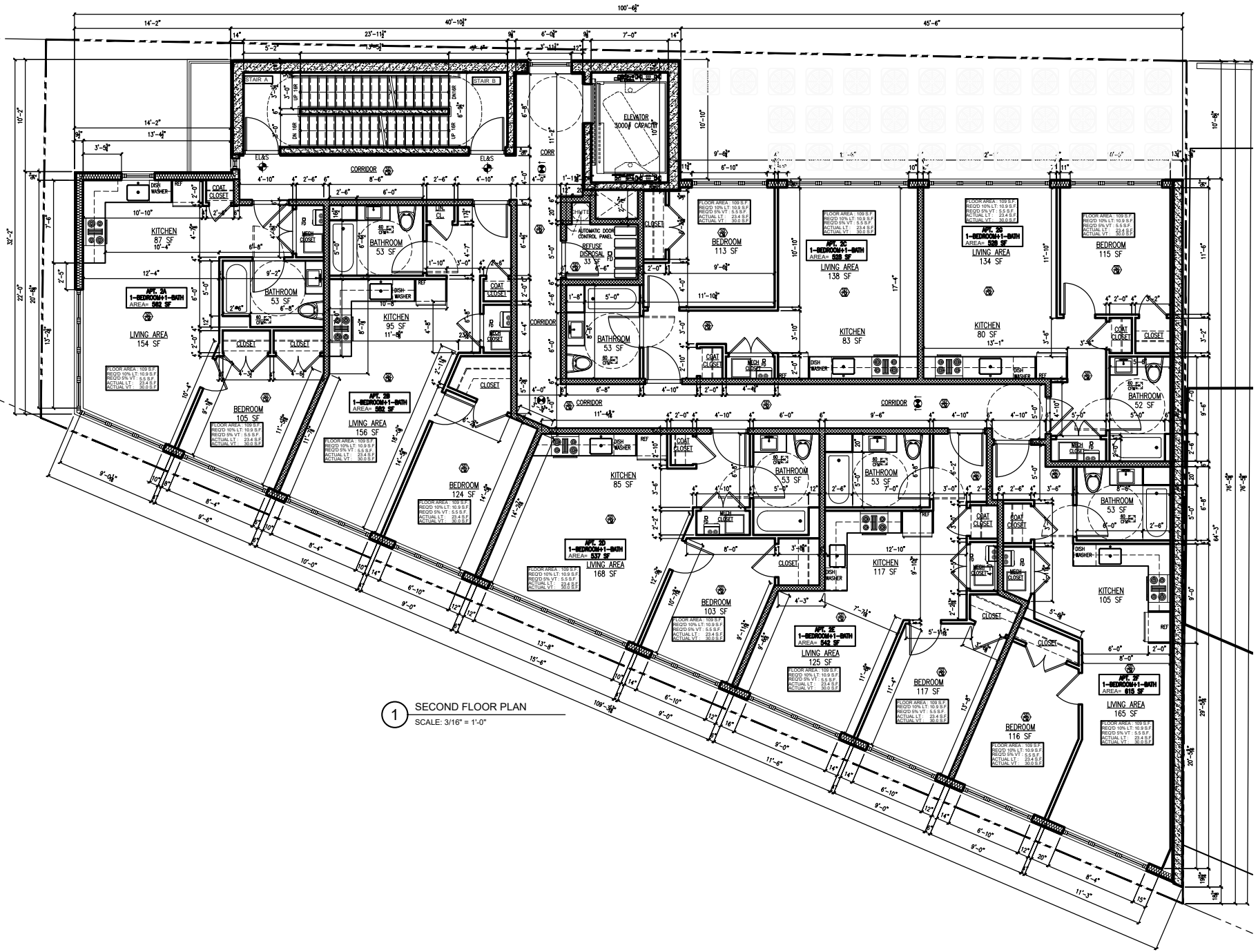
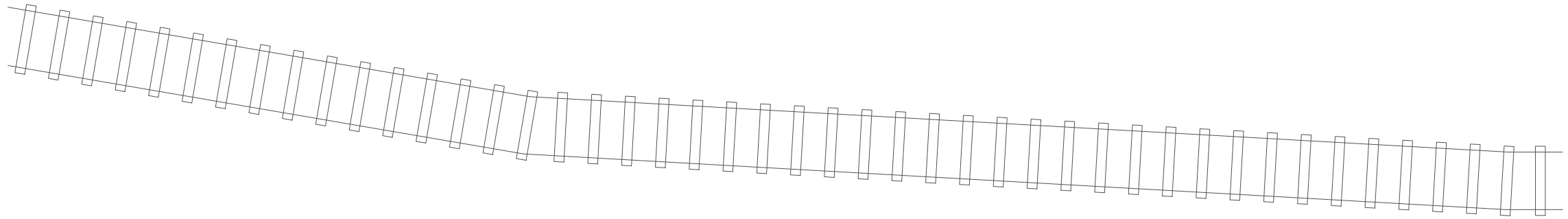
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FIRST FLOOR PLAN

DOB APPLICATION No.

DOB APPROVAL

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1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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SECOND FLOOR PLAN

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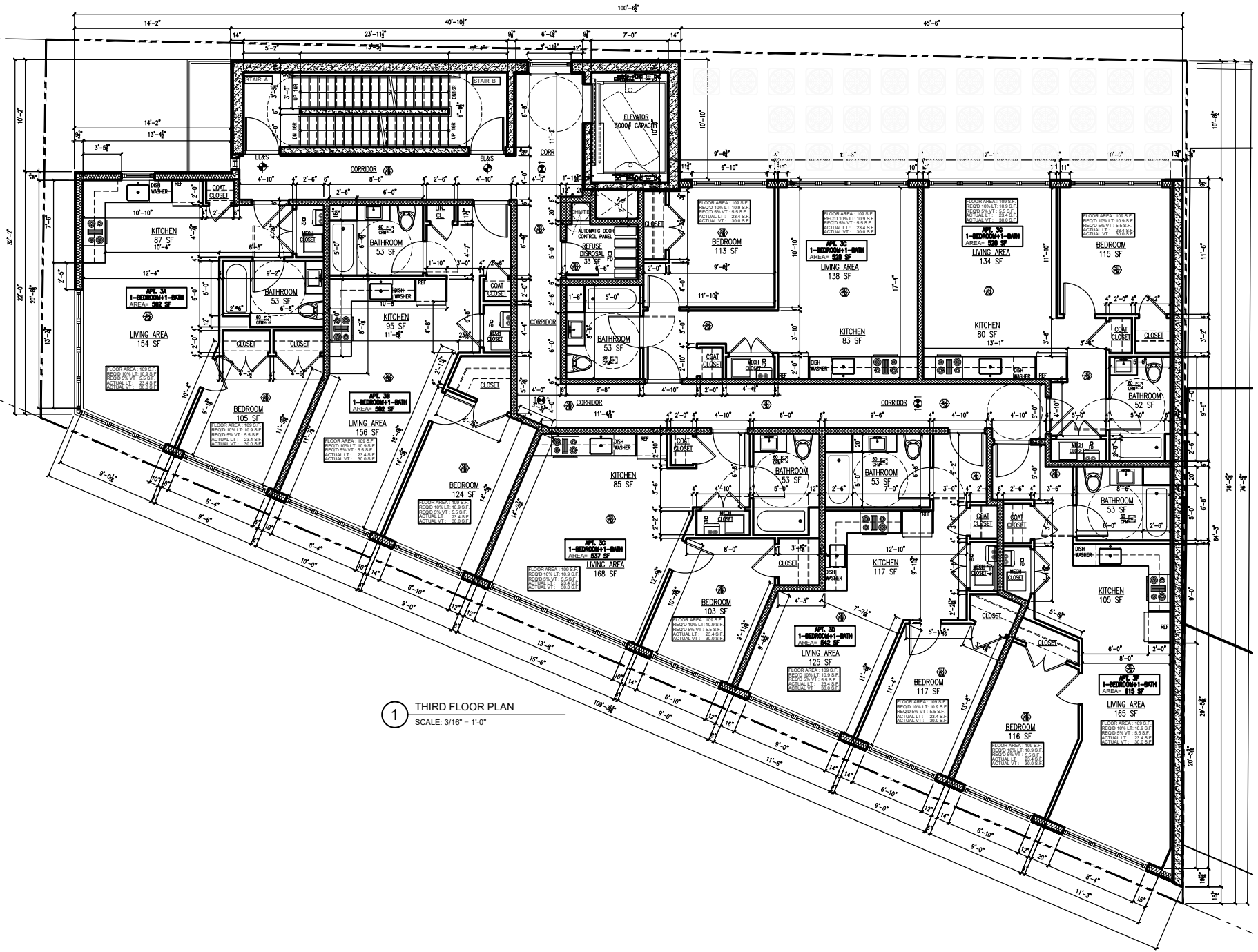
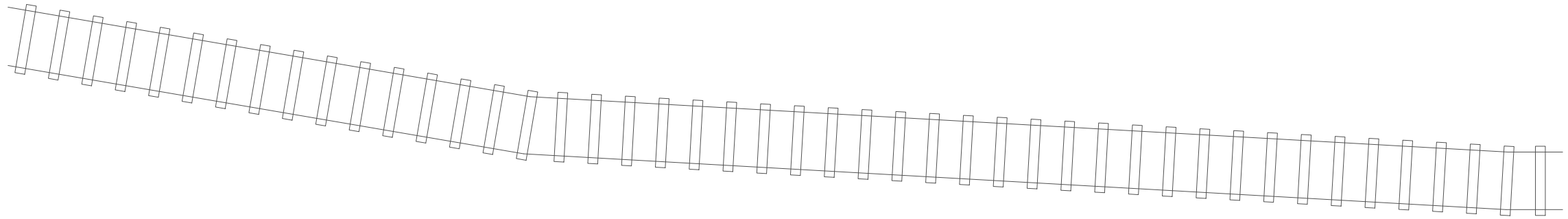
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1 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



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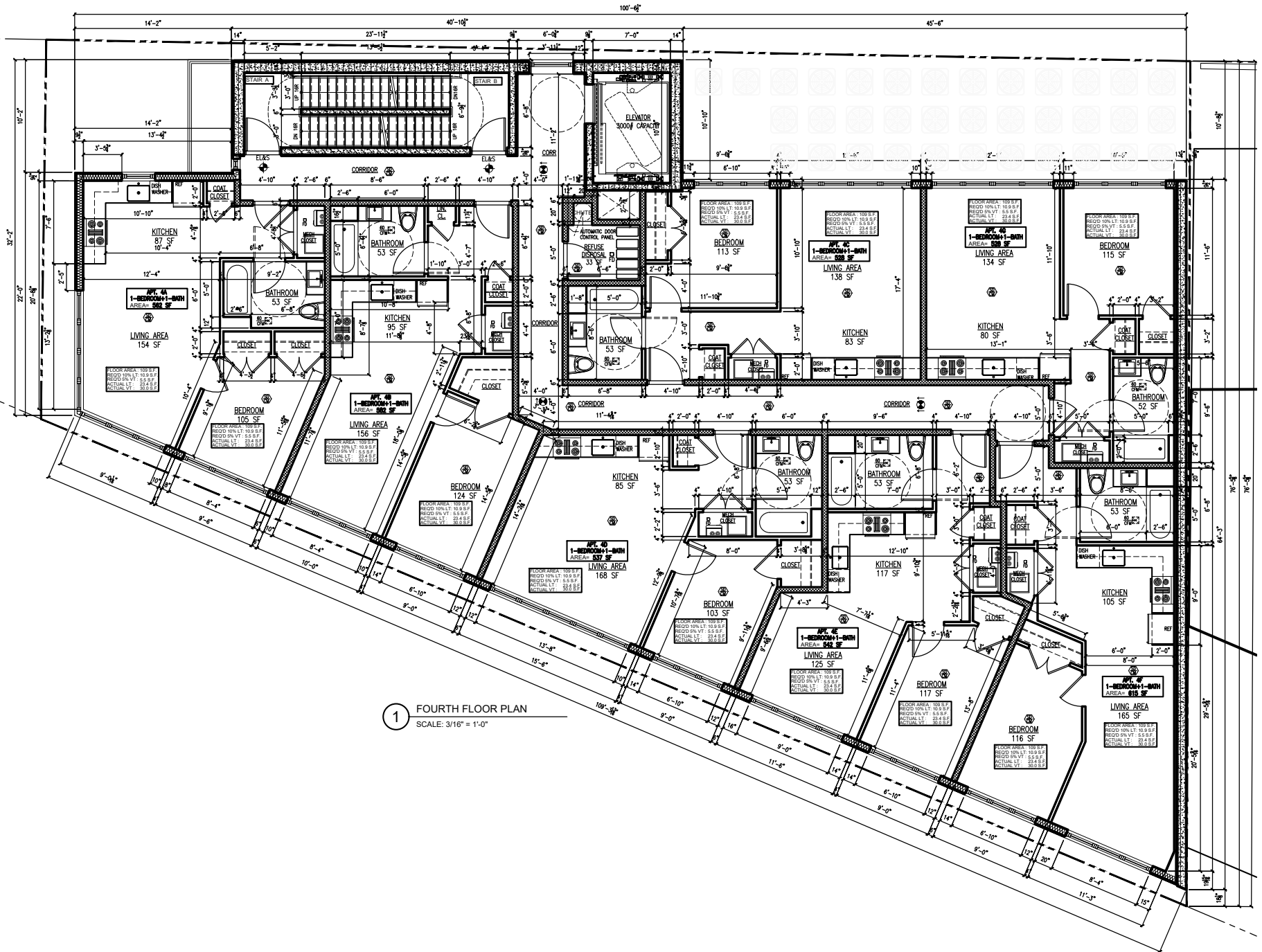
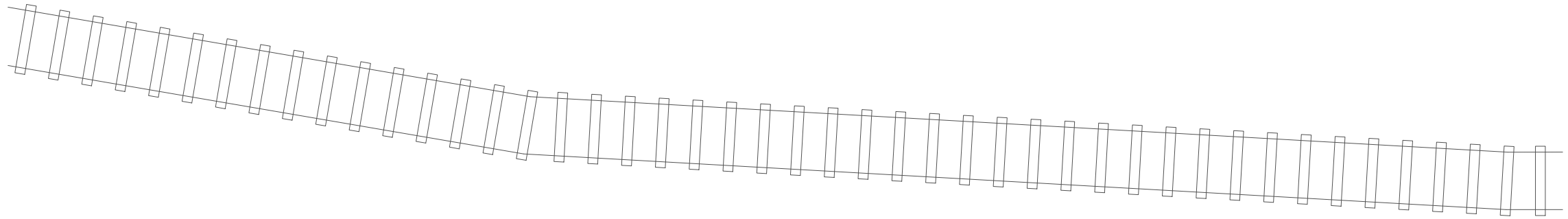
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THIRD FLOOR PLAN

DOB APPLICATION NO.

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1 FOURTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



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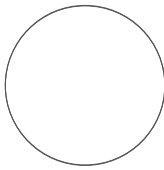
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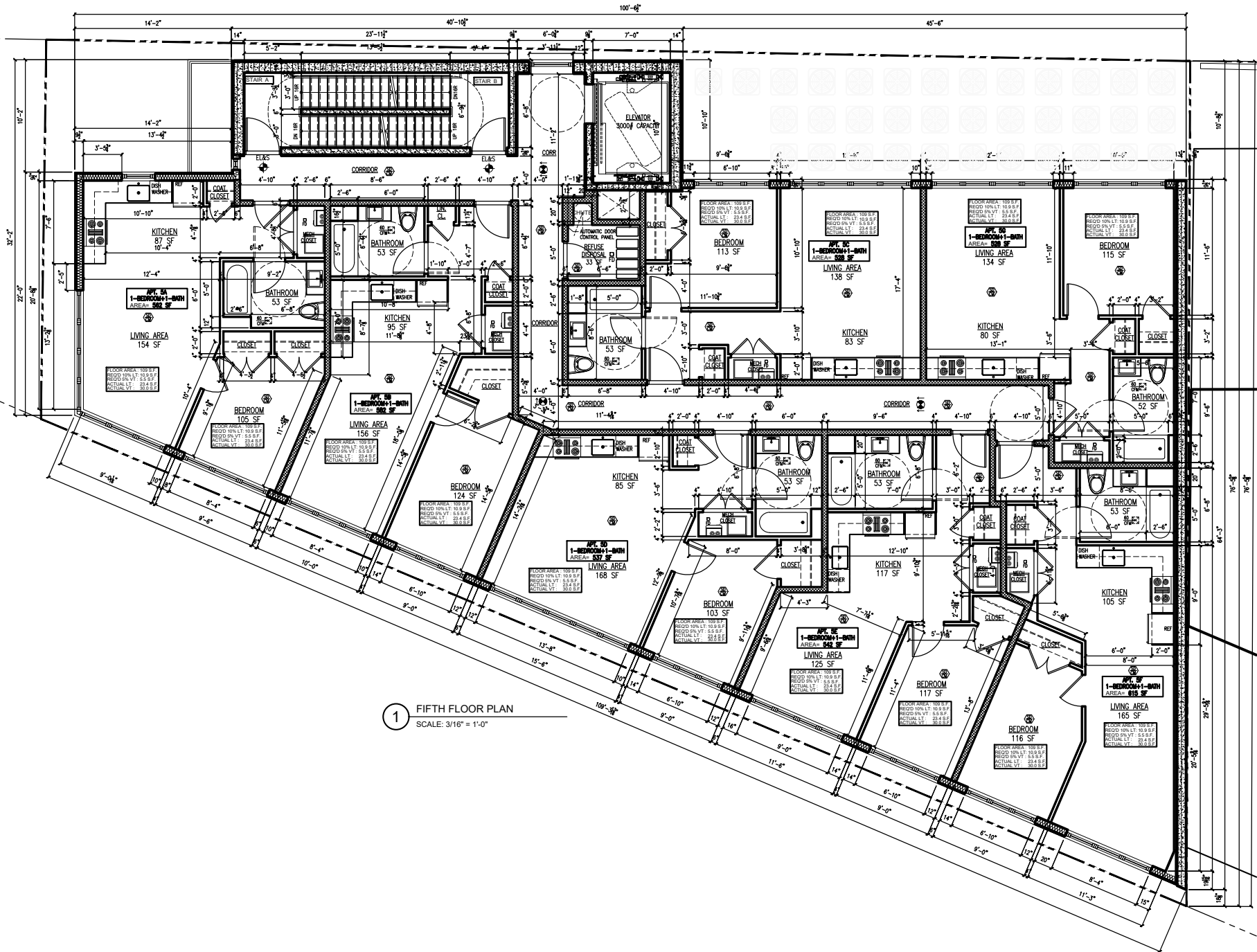
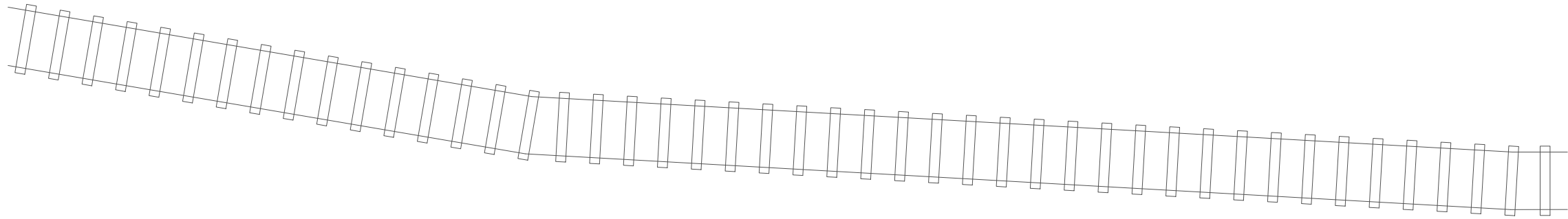
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FOURTH FLOOR PLAN

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1 FIFTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



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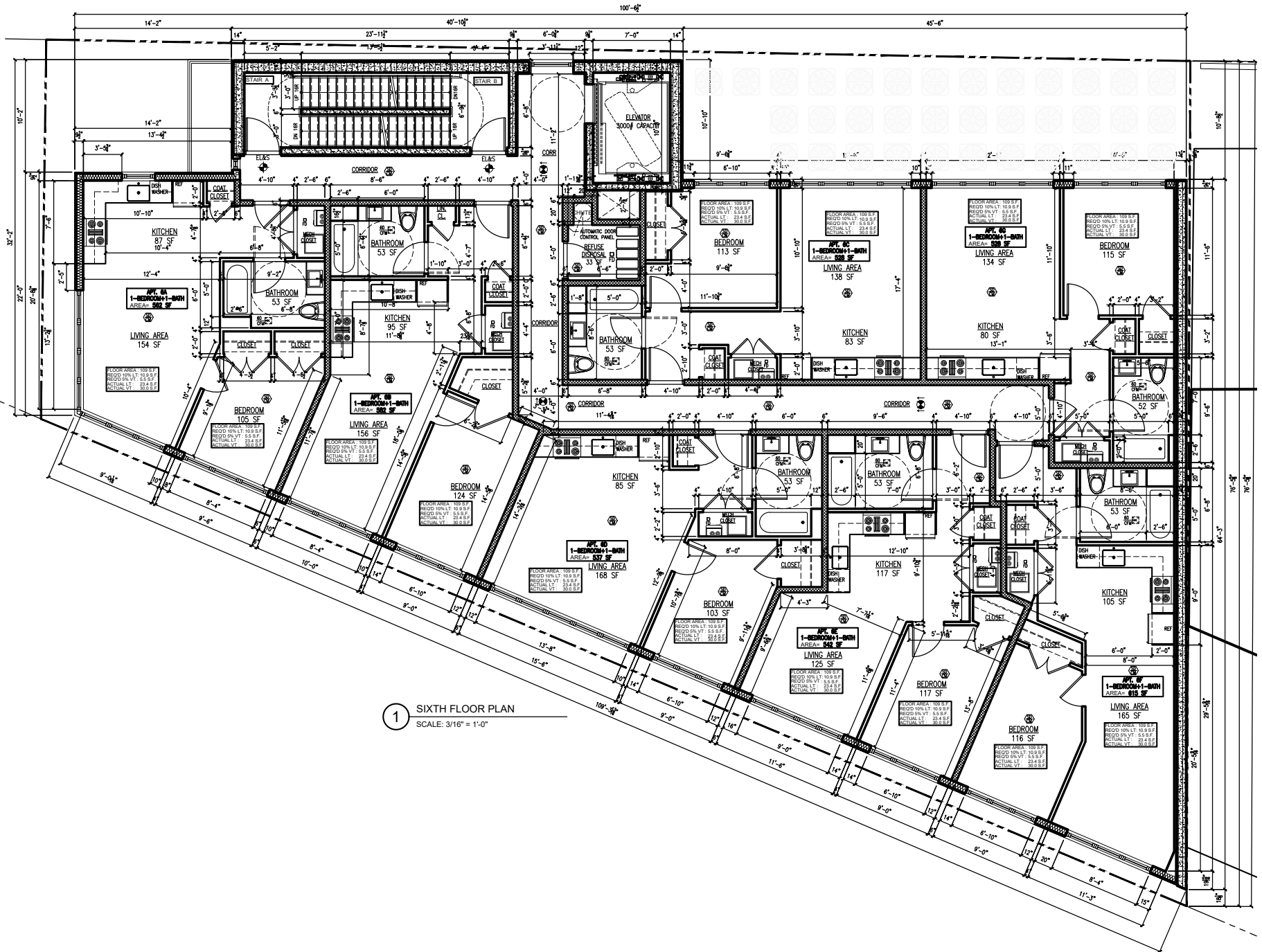
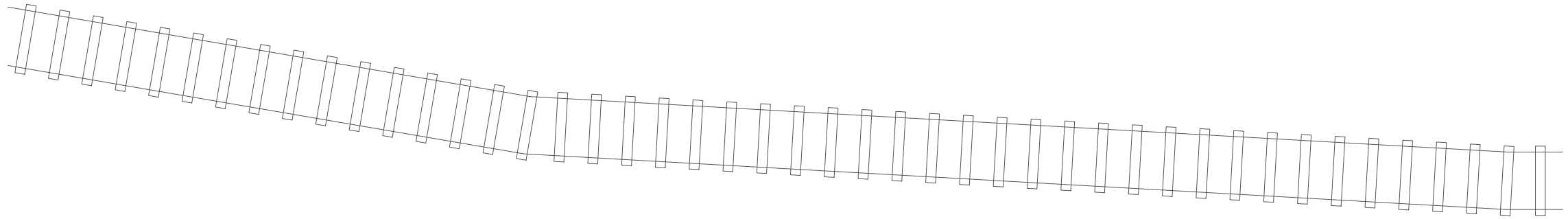
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FIFTH FLOOR PLAN

DOB APPLICATION NO.

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1 SIXTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



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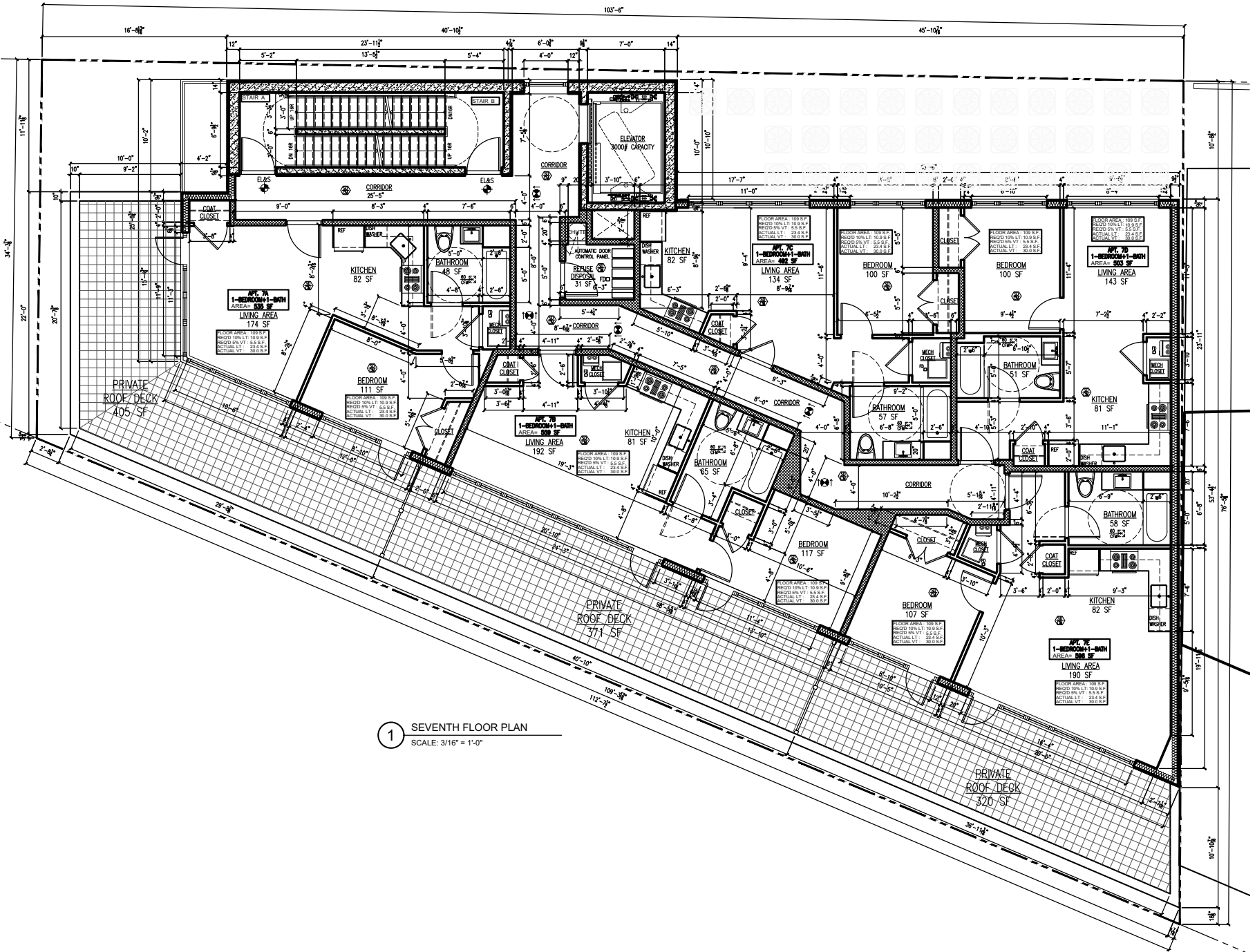
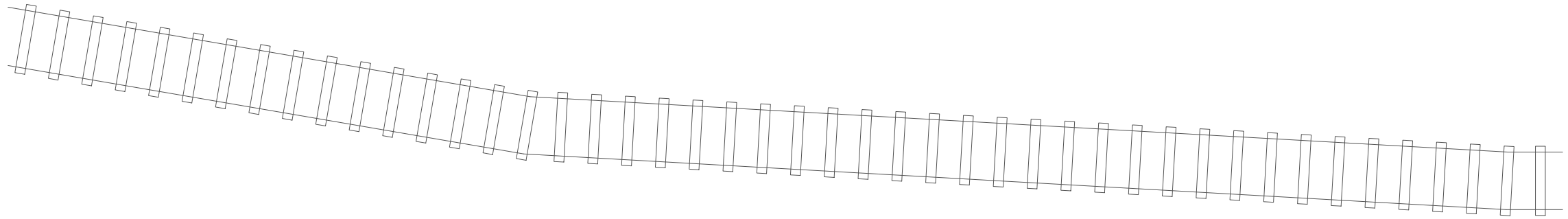
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SIXTH FLOOR PLAN

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1 SEVENTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



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SEVENTH FLOOR PLAN

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DATE 02/09/26

PROJECT NO. 9153

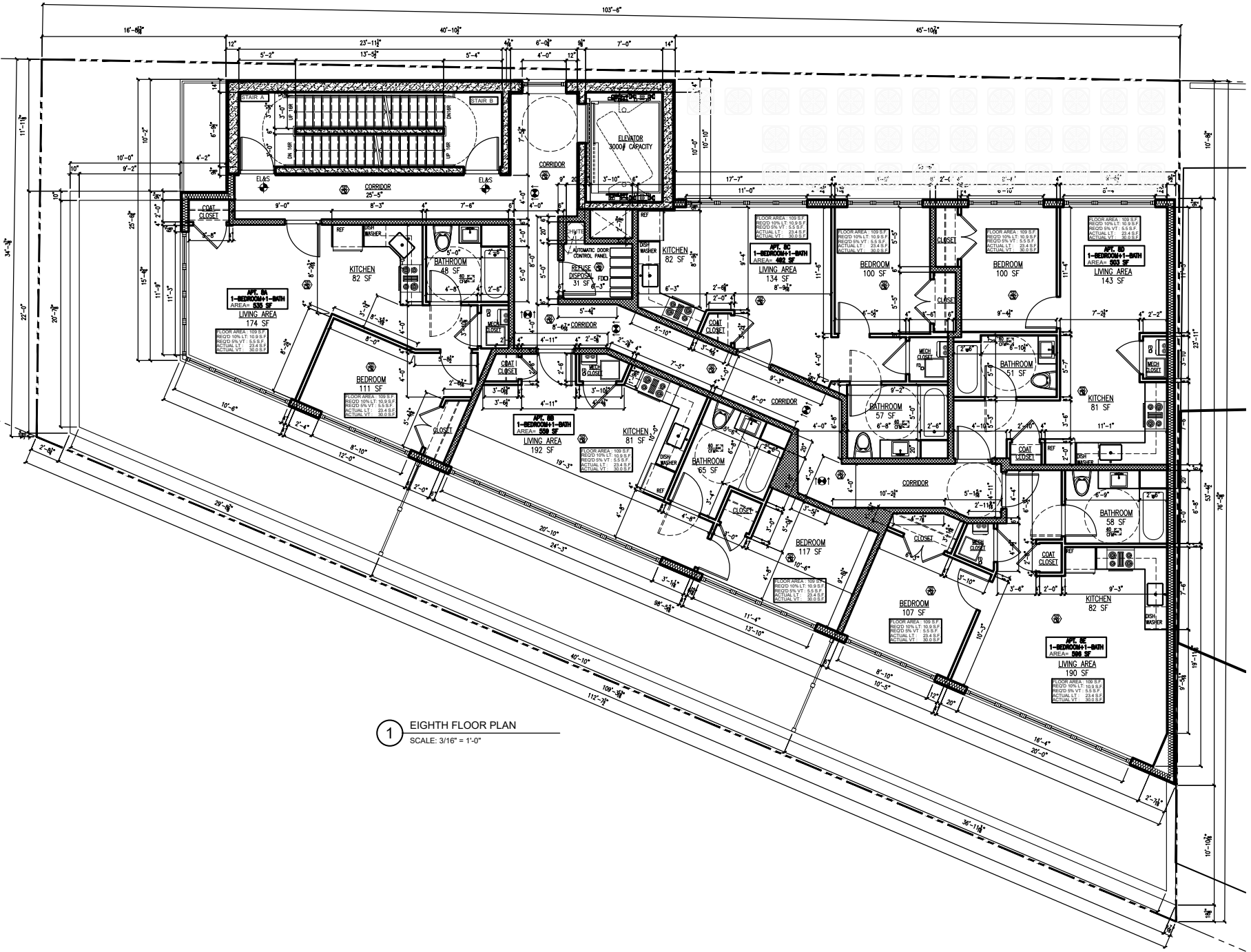
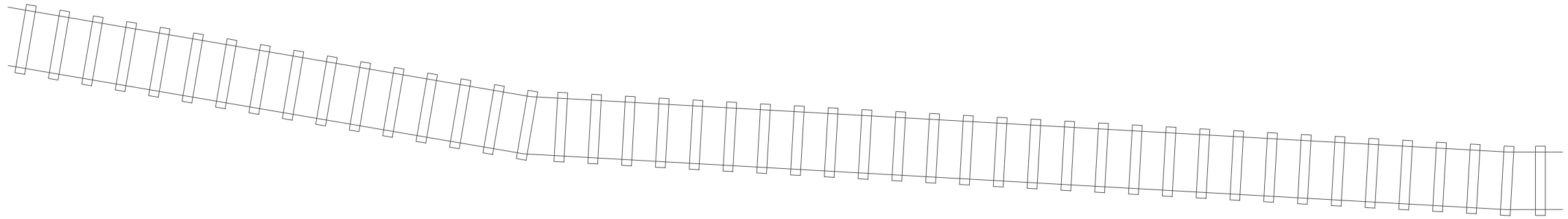
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1 EIGHTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



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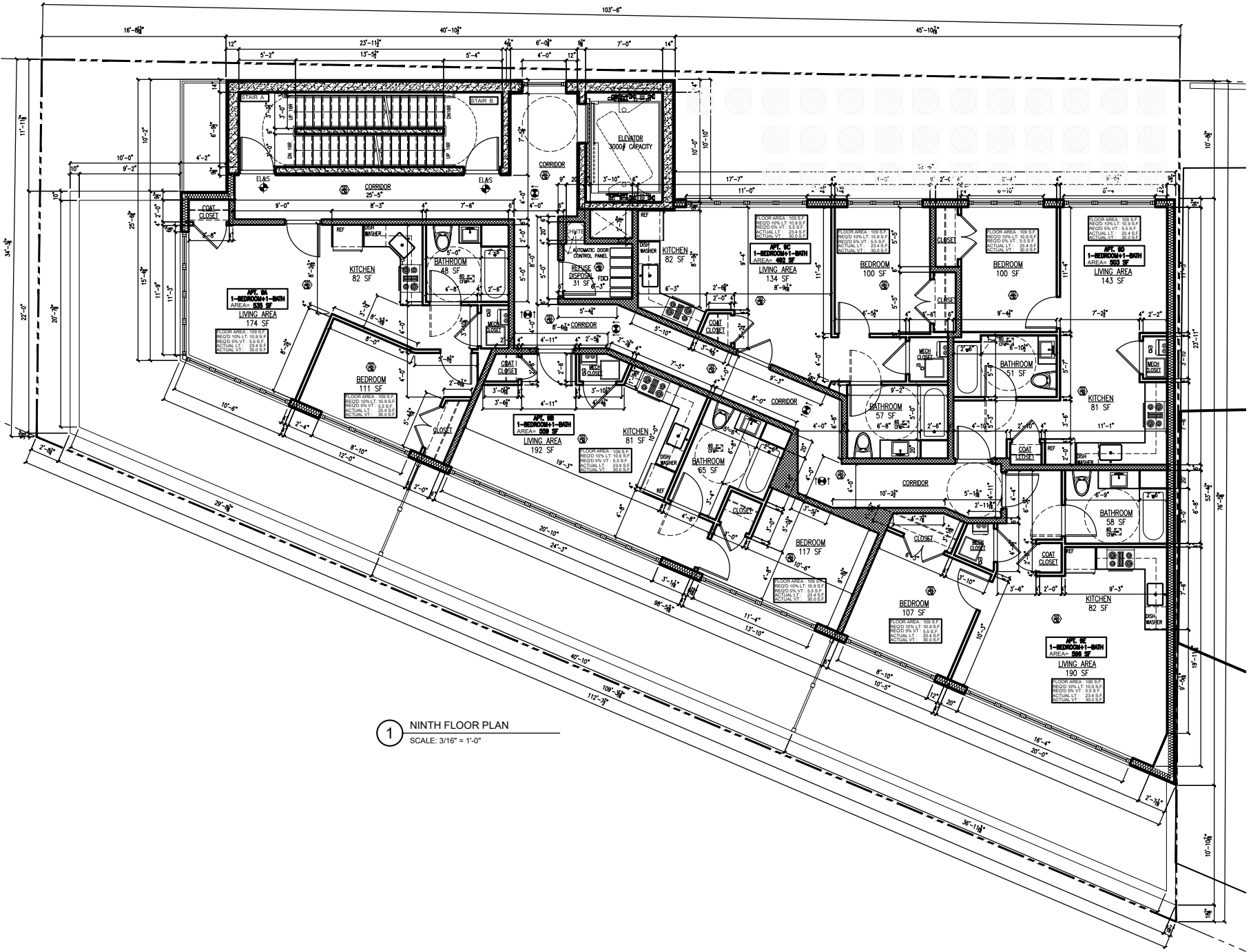
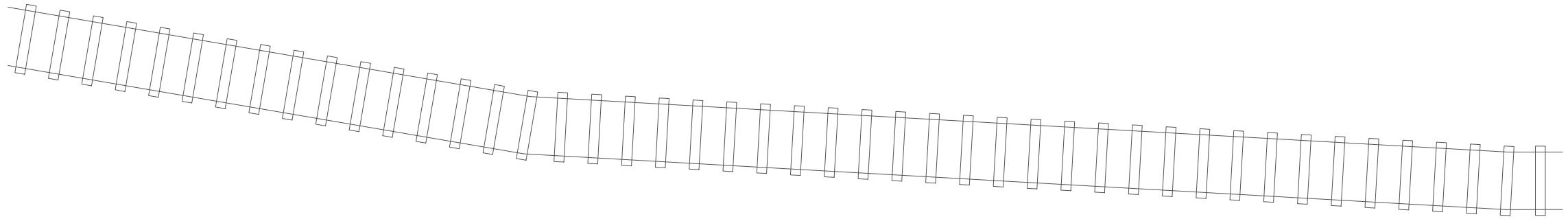
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DRAWING TITLE
EIGHTH FLOOR PLAN

DOB APPLICATION No.

DOB APPROVAL

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1 NINTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



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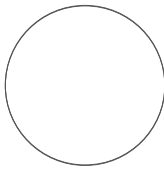
PROJECT

PROPOSED ALTERATION
139 BAY STREET, STATEN ISLAND, N.Y. 10301

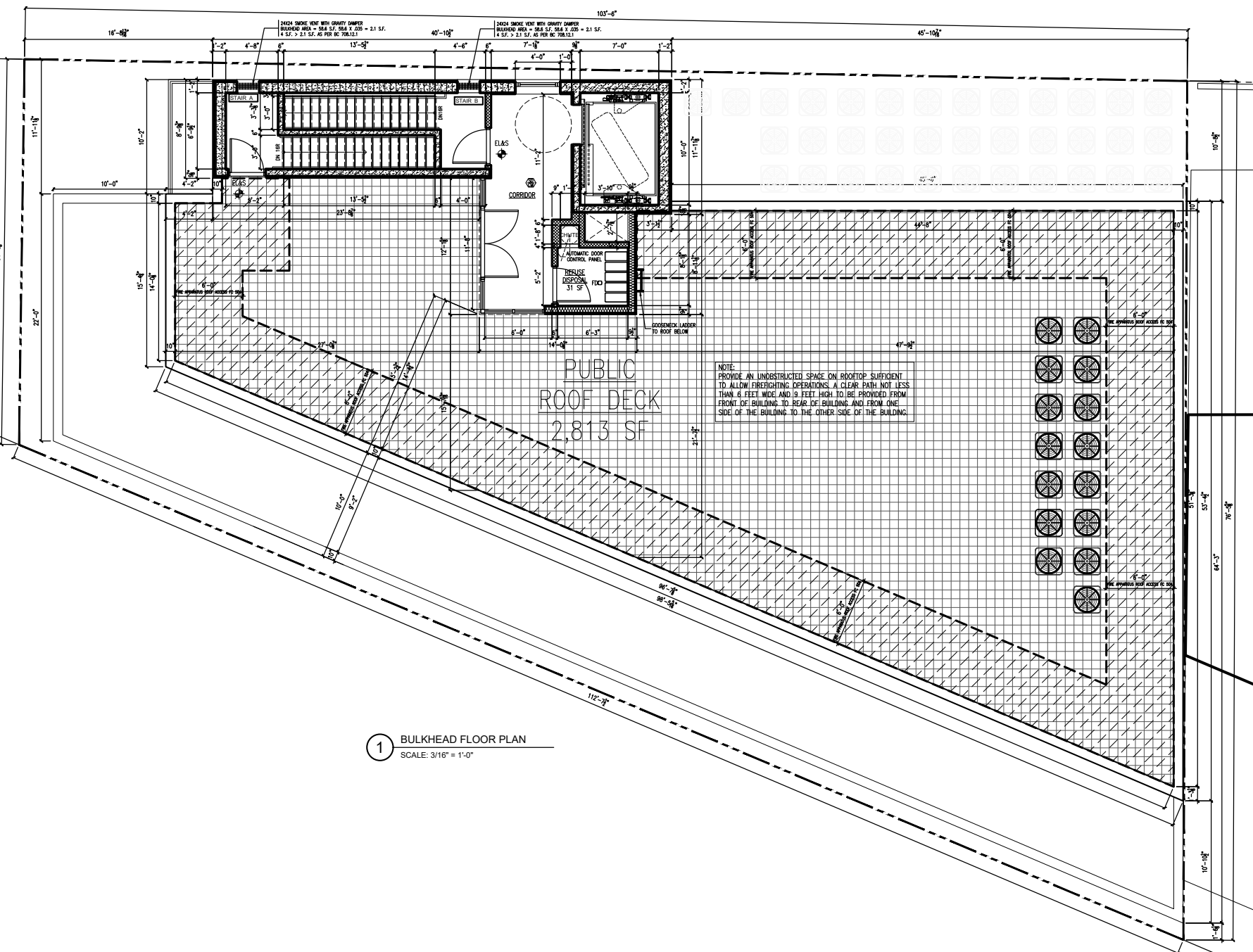
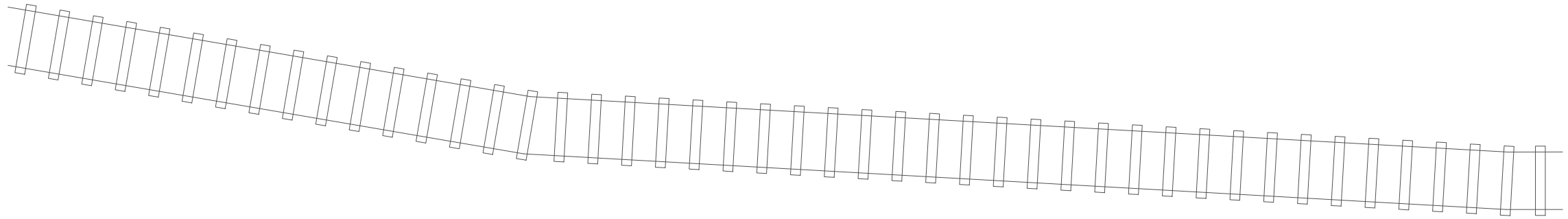
DRAWING TITLE
NINTH FLOOR PLAN

DOB APPLICATION No.

DOB APPROVAL

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| SEAL & SIGNATURE | DATE |
|  | 02/09/26 |
| | PROJECT NO. |
| | 9153 |
| | DRAWING BY |
| NGF | |
| CHECKED BY | |
| GD | |
| DRAWING NO. | |
| A110.00 | |
| | 14 OF 16 |

DATE: 02/09/26 - 139 BAY STREET - STATEN ISLAND - RICE/CONSTRUCTION DOCUMENTS ARCHITECTURAL 9153 - A110.00 ARCHITECTURAL PLANS.DWG



1 BULKHEAD FLOOR PLAN
SCALE: 3/16" = 1'-0"



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PROJECT
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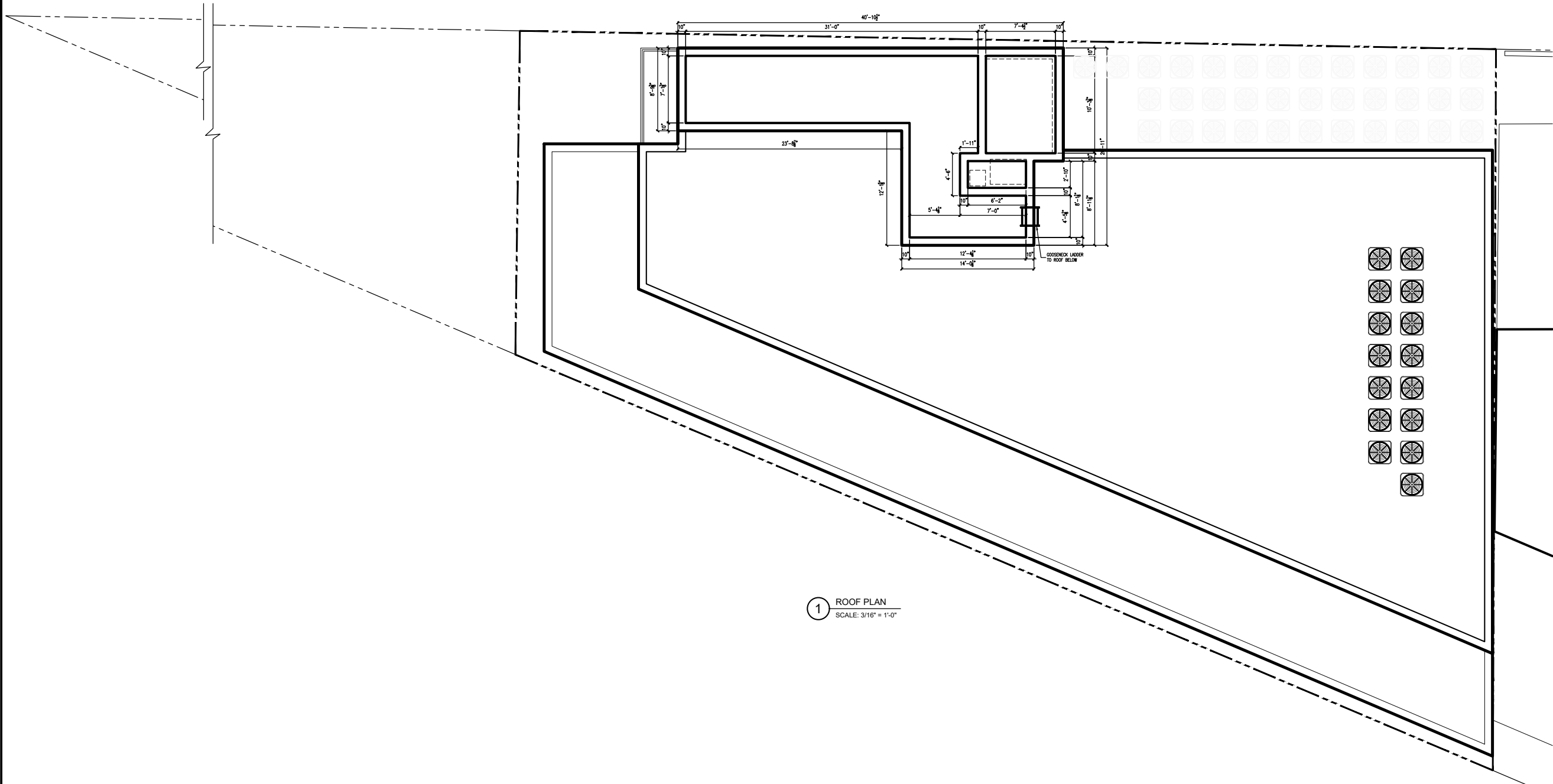
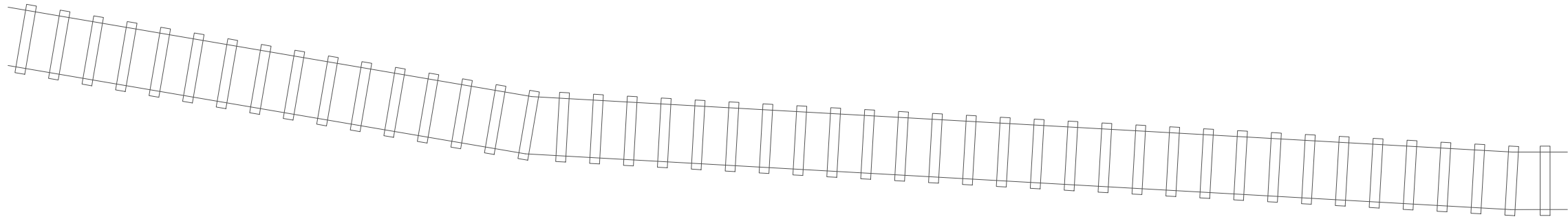
DRAWING TITLE
BULKHEAD FLOOR PLAN

DOB APPLICATION No.

DOB APPROVAL

SEAL & SIGNATURE

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| DATE | 02/09/26 |
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1 ROOF PLAN
SCALE: 3/16" = 1'-0"



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