

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 3972
Street Name 10TH AVENUE
Borough MANHATTAN
Block 2229
Lot 25
BIN 1087604

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) RANDY WOOD ARCHITECT 12/20/22
Signature _____ Date _____



P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

PROPOSED BUILDING NOTES:

ADDRESS: 3966 10th Ave
BLOCK: 2229
LOT: 25
OCCUPANCY GROUP: R-1 - TRANSIENT SHELTER
CONSTRUCTION TYPE: II-A - NON-COMBUSTIBLE - 2HR
HAZ MAT & E-DESIGNATIONS: HAZ MAT, WINDOW WALL ATTENUATION, ALT VENTING
MTA NOTE - PROPERTY IS LOCATED WITHIN 200' OF MTA STRUCTURES OR TRANSIT AUTHORITY
LPC NOTE - PROPERTY IS NOT WITHIN 90'-0" OF ANY NYC LANDMARKED BUILDINGS
FLOOD ZONE: ZONE X - OUTSIDE .2% ANNUAL CHANCE FLOODPLAIN, NOT AN AREA OF SPECIAL FLOOD HAZARD

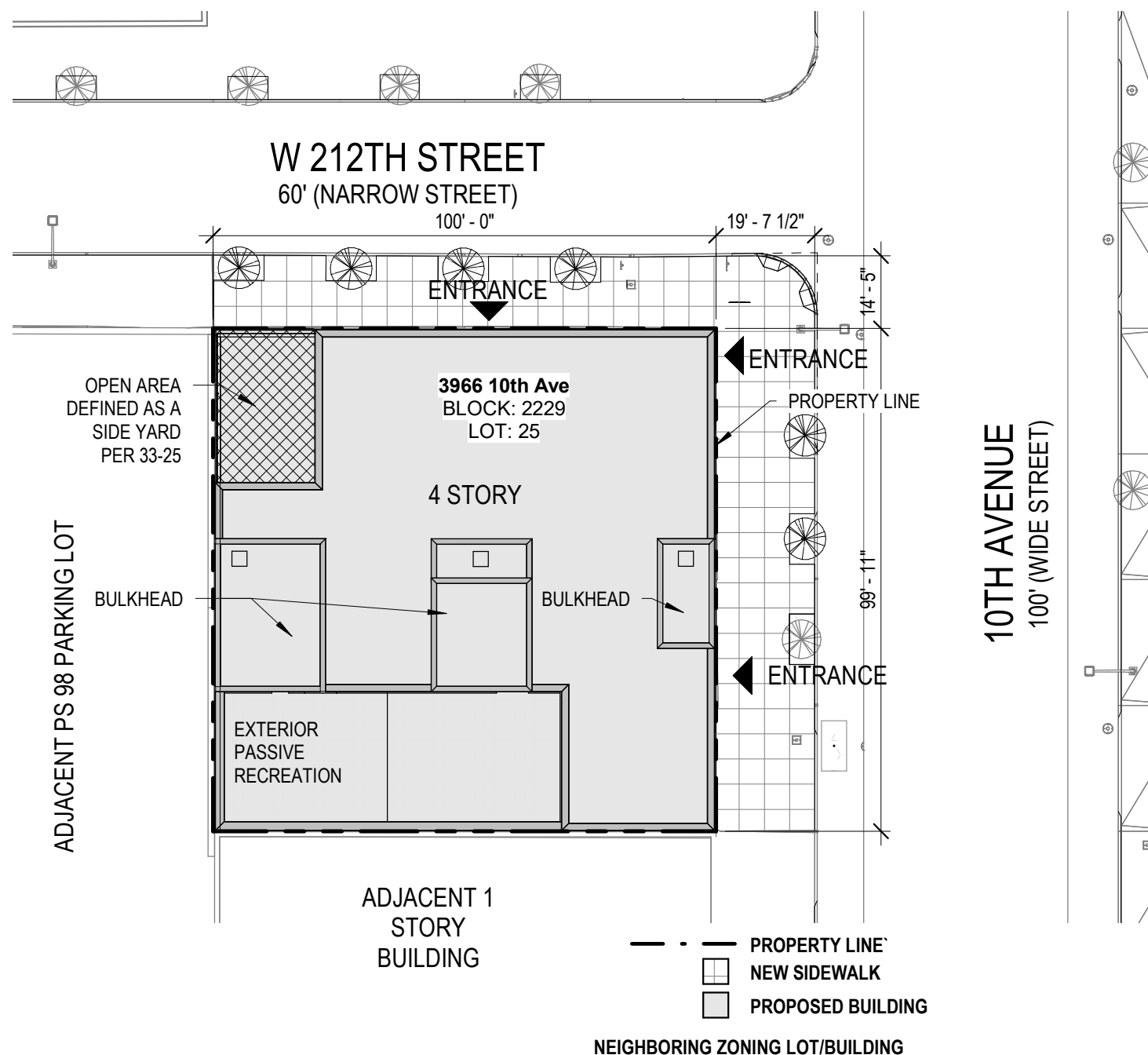
NB - 3996 10TH AVENUE

DOB FILING #: M00775346-11
BLOCK: 2229
LOT: 25
HOUSE #: 3996
MAP: 3a
ZONE: C4-4D/Special Inwood District
DISTRICT USE GROUP: 3A
TRANSIENT ACCOMODATIONS
OCCUPANCY GROUP: R-1 HOTELS (TRANSIENT)
CONSTRUCTION CLASS: I-B 2HR PROTECTED
BUILDING HEIGHT: 51'-4"
APPLICATION TO BE FILED UNDER NYC 2014 BUILDING CODE
OUTSIDE ALL SPECIAL PURPOSE DISTRICTS
INSIDE FIRE DISTRICT
OUTSIDE FRESHWATER WETLANDS AREA
OUTSIDE FLOOD ZONE
THE PROPERTY IS NOT LOCATED IN SFHA(SPECIAL FLOOD HAZARD AREA)
SCOPE OF WORK: PROPOSED NEW BUILDING CONSISTING OF A TRANSIENT SHELTER FACILITY WITH ROOMING UNITS ON FLOORS 2ND,3RD, & 4TH AND A HEALTH CARE CLINIC, INCLUDING BACK OF THE HOUSE MECHANICAL SPACES AS WELL AS OFFICES, DINNING AND RECREATION ROOMS.

LOT AREA: 9,922 SF

YARD REQUIREMENTS

FRONT YARD - PERMITTED (NOT REQUIRED)
REAR YARD (ZR 33-301) - 20' REQ'D / 0' PROPOSED
SIDE YARD (ZR 33-25) - NOT REQUIRED OR > 8' / >8' PROPOSED



2
ZONING SITE PLAN
ZD-1A SCALE: 1" = 30'-0"

LEGEND

	OPEN AREA
	BASE PLANE
	BUILDING
PL	PROPERTY LINE
	NEW STREET TREE

STREET TREE CALCULATIONS

TOTAL STREET FRONTAGE	199' - 11"
TOTAL NUMBER OF TREES REQUIRED BY NYC DOB	8
EXISTING TREES TO PROTECT	1
PROPOSED TREES TO REMOVE/RELOCATE	0
PROPOSED TREES TO PLANT	6
TREES TO PLANT OFF-SITE	0
TREES TO PAY INTO OFF-SITE TREE FUND	1

ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

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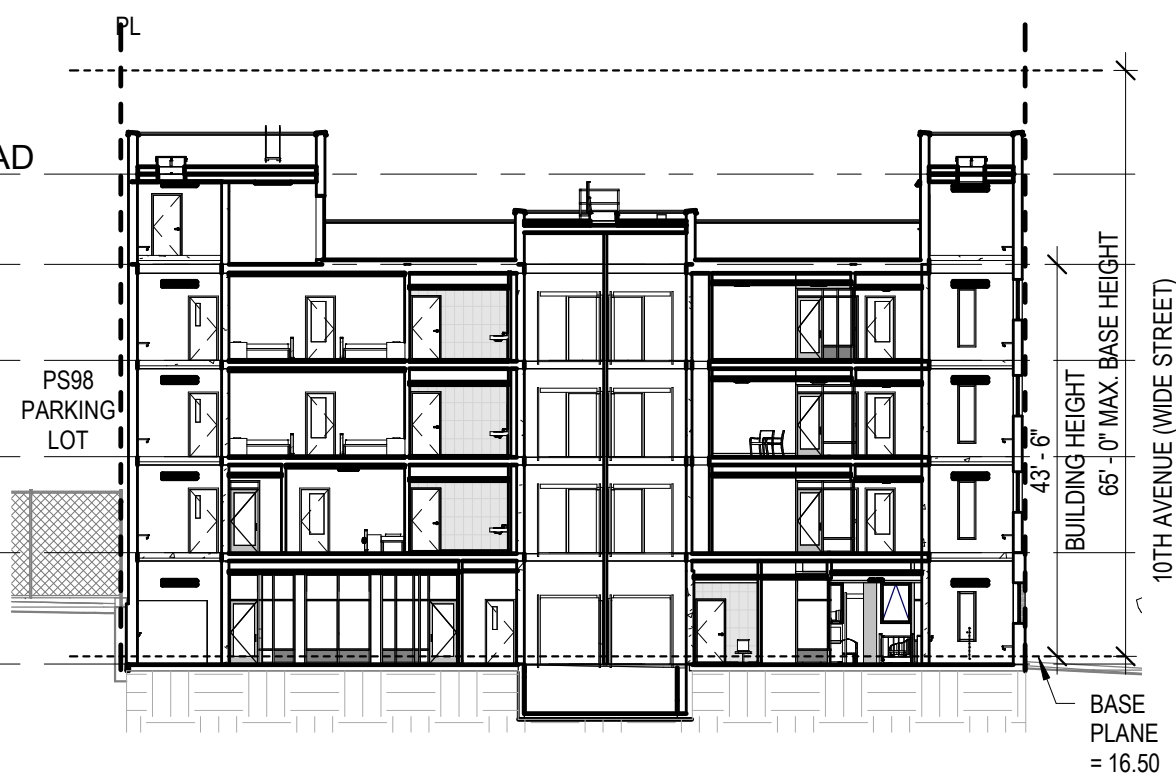
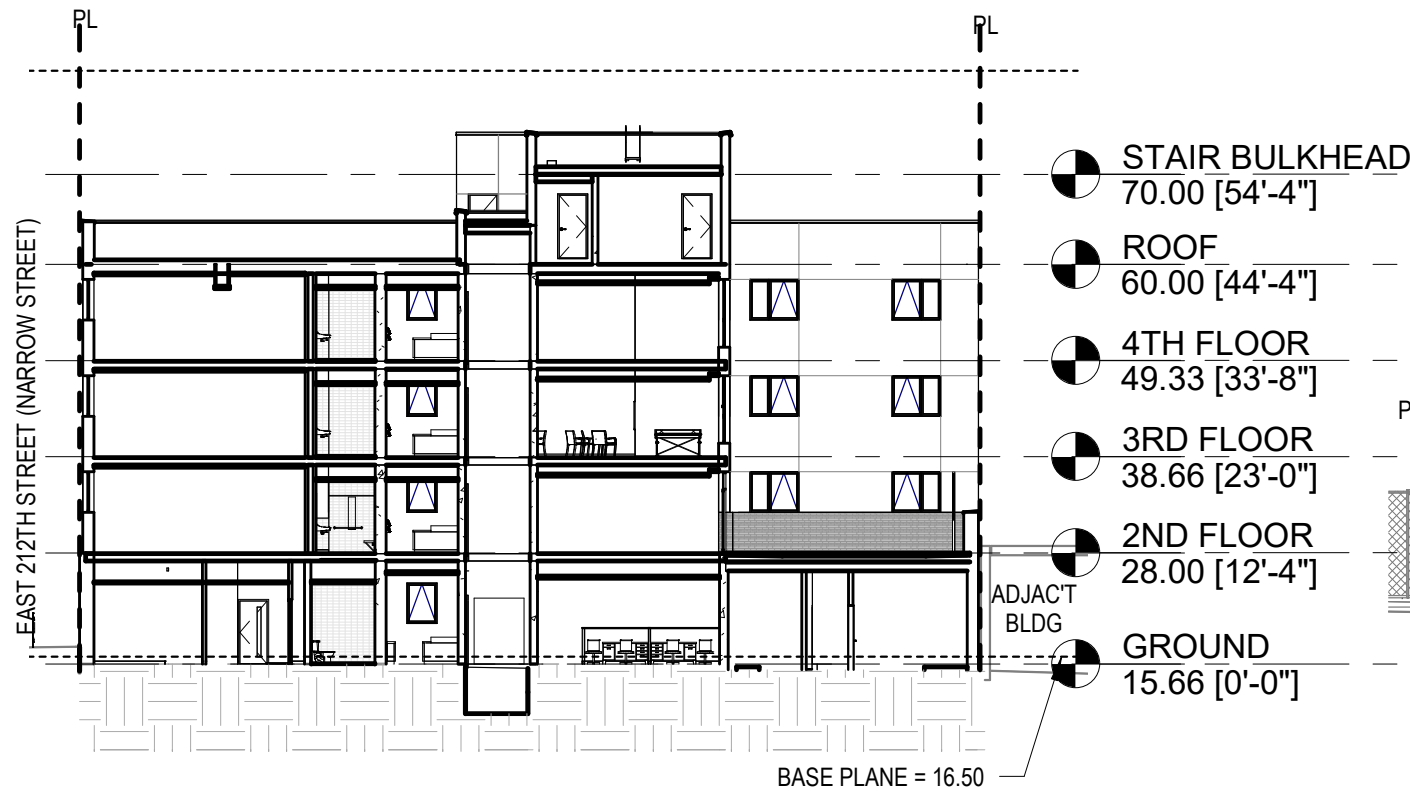


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PLAN EXAMINER SIGN AND DATE



BASE PLAN CALCULATION (SPOT ELEVATIONS FROM SURVEY DATED 11/01/2021. ELEVATIONS TAKEN FROM ABOVE PLAN. LABELED ST-ELEV AND TC-ELEV:

AVERAGE CURB LEVEL CALC:

$(13.11 + 14.83) / 2 = 14.52$
 $(15.73 + 20.01) / 2 = 17.87$
 $(14.52 + 17.87) / 2 = 16.20$

AVERAGE STREET LINE LEVEL CALC:

$(13.82 + 15.93) / 2 = 14.88$
 $(15.93 + 20.28) / 2 = 18.11$
 $(14.88 + 18.11) / 2 = 16.50$

THE BASE PLANE CAN BE ANY LEVEL BETWEEN 16.50 AND 16.20.

BASE PLANE TO BE 16.50.

