

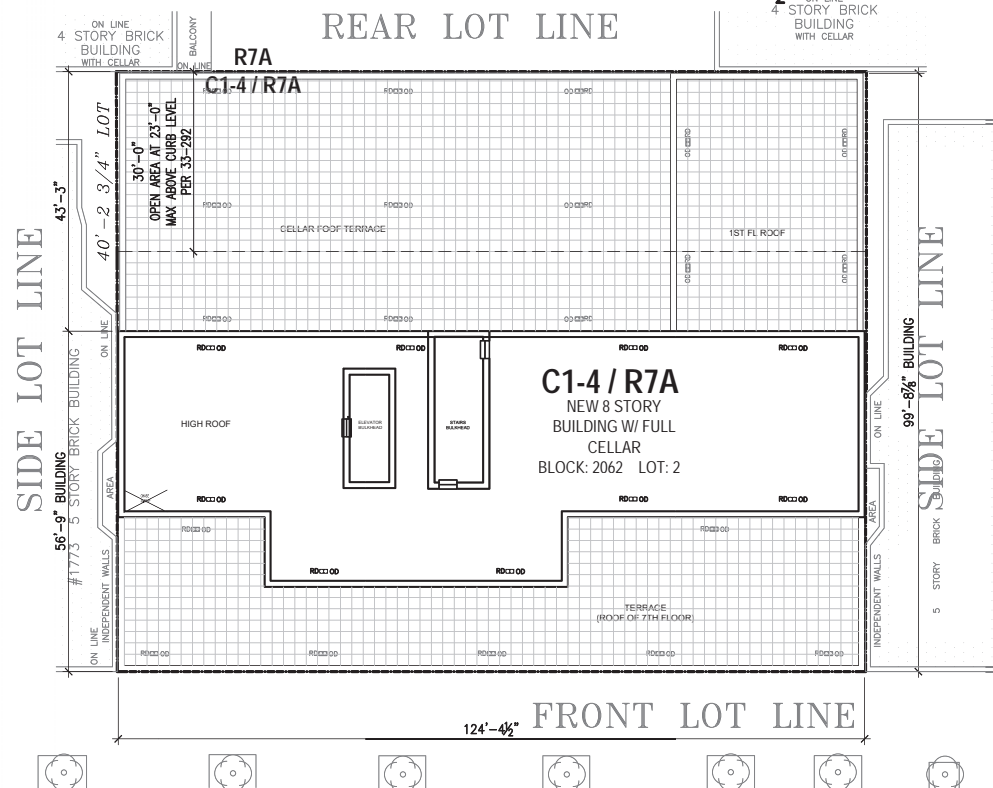
SITE PLAN DIAGRAM

SCALE: 1/32"=1'-0"
ZONING DISTRICT: C1-4/ R7A



LOT AREA
AS PER Z.R. 23-32 MINIMUM
LOT AREA PERMITTED 1,700 S.F.
ACTUAL 12,485.89 SF O.K.

LOT WIDTH
AS PER Z.R. 23-32
18'-0" REQUIRED
ACTUAL PROVIDED 124'-4 1/2"



LOT COVERAGE - RESIDENTIAL AMSTERDAM AVENUE (60' WIDE)
AS PER 23-153
65% MAX RESIDENTIAL LOT COVERAGE FOR INTERIOR LOT
RESIDENTIAL FOOT PRINT (LARGEST 2ND FL) = 7,029.62 SF
7,029.62 SF / (LOT AREA) 12,485.89 SF = 56.3 % < 65 % THEREFORE OK

LOT COVERAGE - COMMUNITY FACILITY CHURCH
AS PER 24-11
ABOVE 23': 65%, BELOW 23': 100%.
ENTIRE CHURCH IS LOCATED BELOW 23'.
CHURCH LOT COVERAGE = 8,403.82 SF
8,403.82 SF / (LOT AREA) 12,485.89 SF = 67.3 % < 100% BELOW 23'.
THEREFORE OK

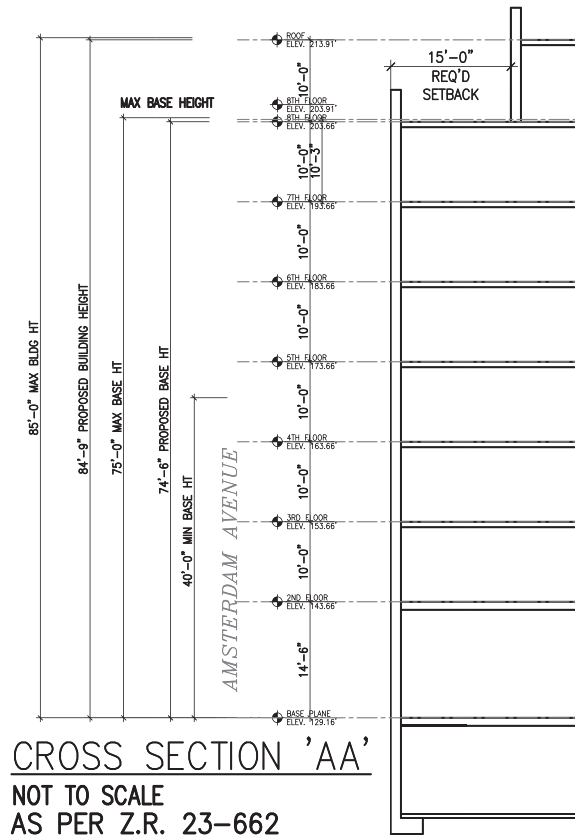
FRONT YARD
AS PER 35-51
IN C1, NO FRONT YARD SHALL BE REQUIRED.
NO FRONT YARD PROVIDED. THEREFORE OK.

REAR YARD
AS PER 35-53 C1 NO REAR YARD WITHIN 100'
NO REAR YARD REQUIRED WITHIN 100FT OF A STREET LINE.
REAR YARD OF 43'-3" PROVIDED ON 2ND-8TH FLR AT DWELLING UNITS THEREFORE OK.

SIDE YARDS
AS PER 35-52
NO SIDE YARDS ARE REQUIRED.
NO SIDE YARDS PROVIDED. THEREFORE OK.

SECTION DIAGRAM

NOT TO SCALE



AXONOMETRIC DIAGRAM

NOT TO SCALE

ZONING HEIGHT AT STREET WALL

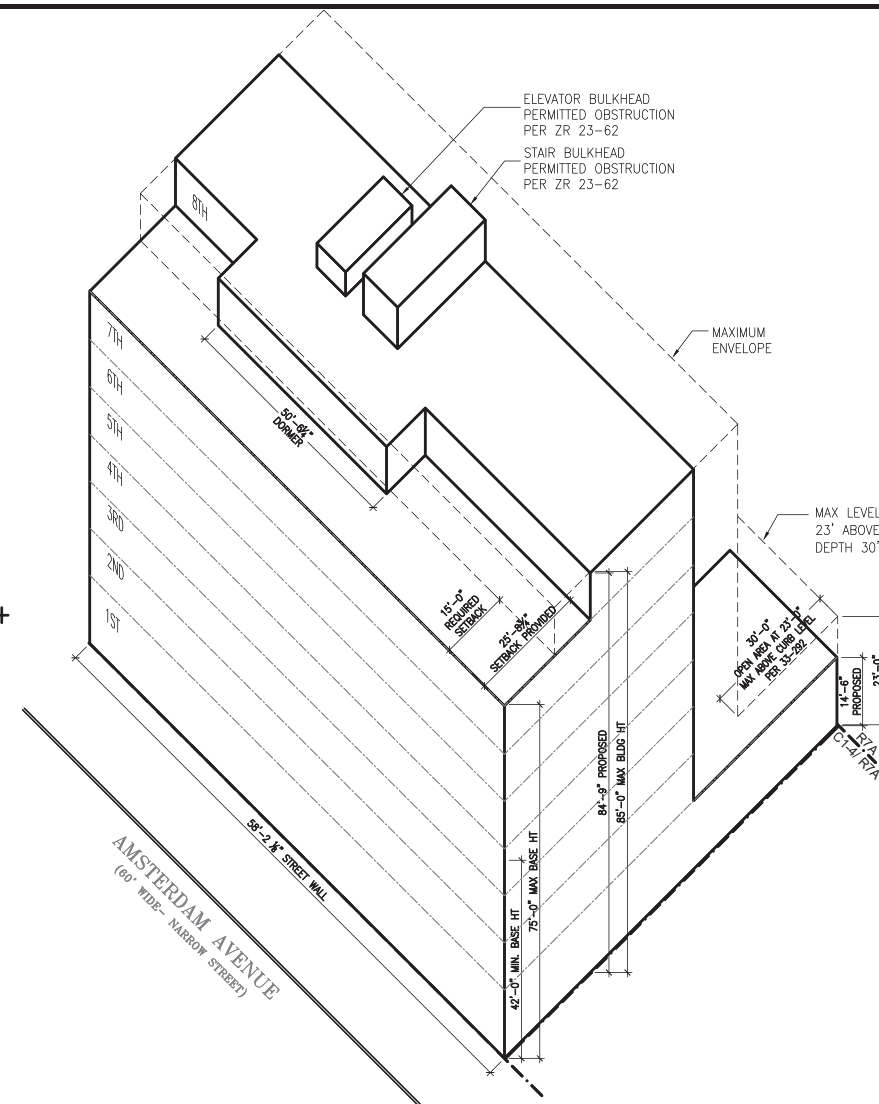
ZR 23-662
R7= 75'-0" MAX BASE HEIGHT
85'-0" MAXIMUM BUILDING HEIGHT

PROPOSED BASE HEIGHT = 74'-6"
PROPOSED BUILDING HEIGHT = 84'-9"

BASE PLANE ELEVATION:

TOTAL STREET WALL LENGTH FOR BASE PLANE DETERMINATION: 124'-4 1/2" (AMSTERDAM AVE)

AMSTERDAM AVE WALL LENGTH 124'-4 1/2" ;
MEDIAN BASE PLANE =
(129.49' + 129.15' + 129.16' + 129.14' + 129.01' + 129.02') / 6 = 129.16'



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

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) 1763
Street Name AMSTERDAM AVENUE

Borough MANHATTAN
Block 2062
Lot 2
BIN 1061432

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)

DINAH KLAMERT REGISTERED ARCHITECT
Signature _____ Date 12-04-23

029227
STATE OF NEW YORK

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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

