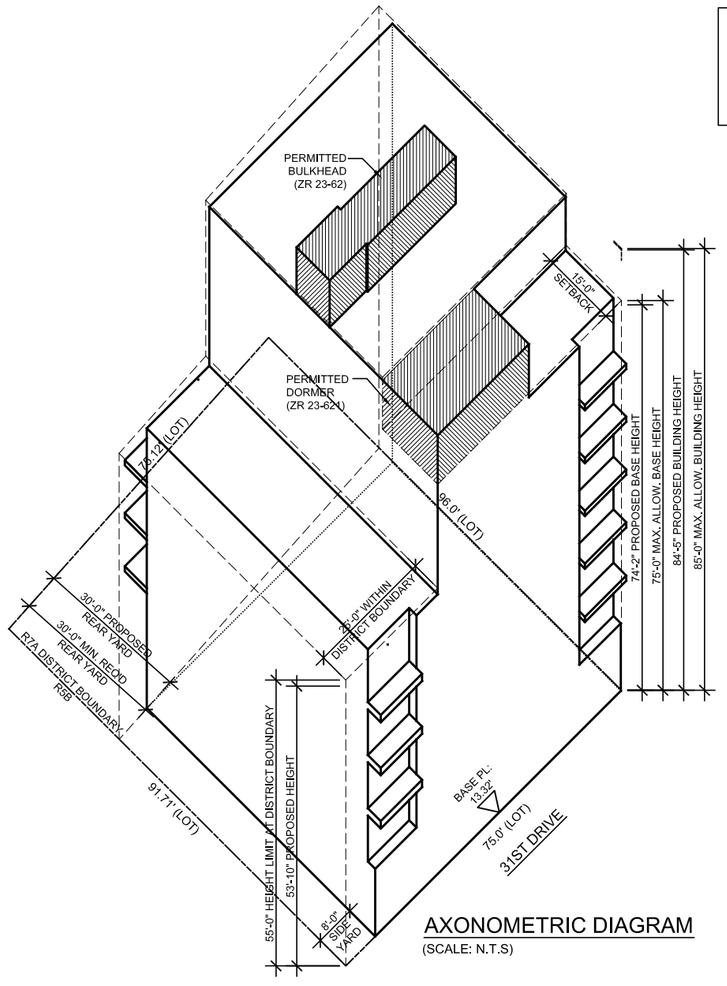


AXONOMETRIC DIAGRAM
(SCALE: N.T.S)

PROPOSED TREE AS REQ'D BY ZR26-41

PERMITTED OBSTRUCTION

ZONING LOT LINE

MAXIMUM BULK

PROPOSED BULK

DOB#: Q00567413-I1
MAP#: 9a
ZONING DISTRICT: R7A
BLOCK: 502, LOT: 23

LOT AREA = 7,039.06 SF

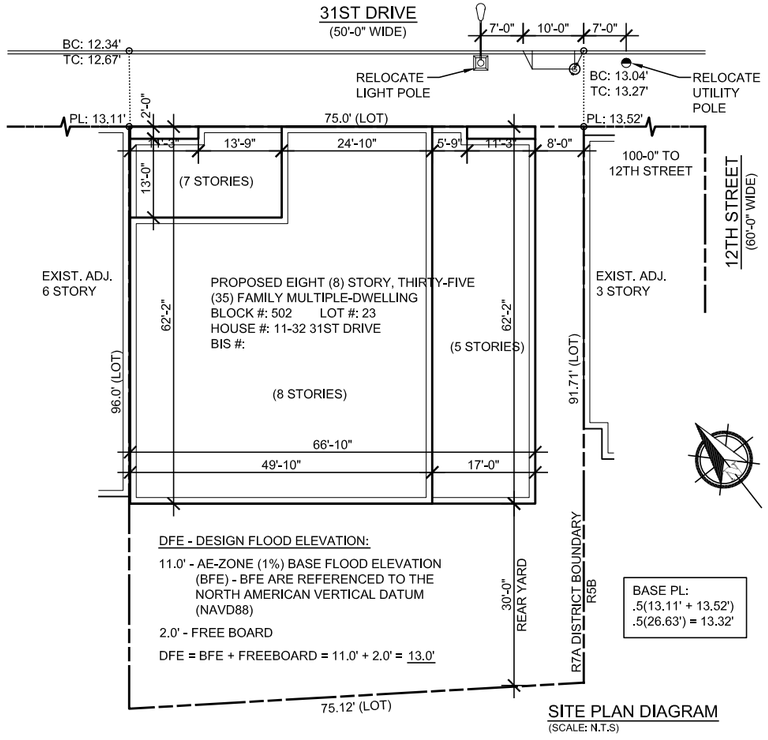
BASE F.A. (ZR 23-154):
MAX. PERMITTED F.A.
3.45 OR 24,284.76 SF
PROPOSED F.A.: 3.45 OR 24,247.08 SF

LOT COVERAGE (ZR 23-153):
MAX. PERMITTED L.C. 65%
7,039.06 X .65 = 4,575.39 SF
PROPOSED L.C.: 4,154.81 SF

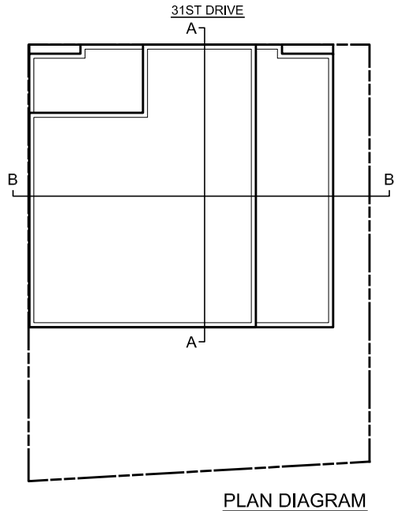
STREET TREE PLANTING (ZR26-41):
THREE REQUIRED - PAID INTO FUND

ZR 23-662a - TABLE 2
(QUALIFYING GROUND FLOOR)

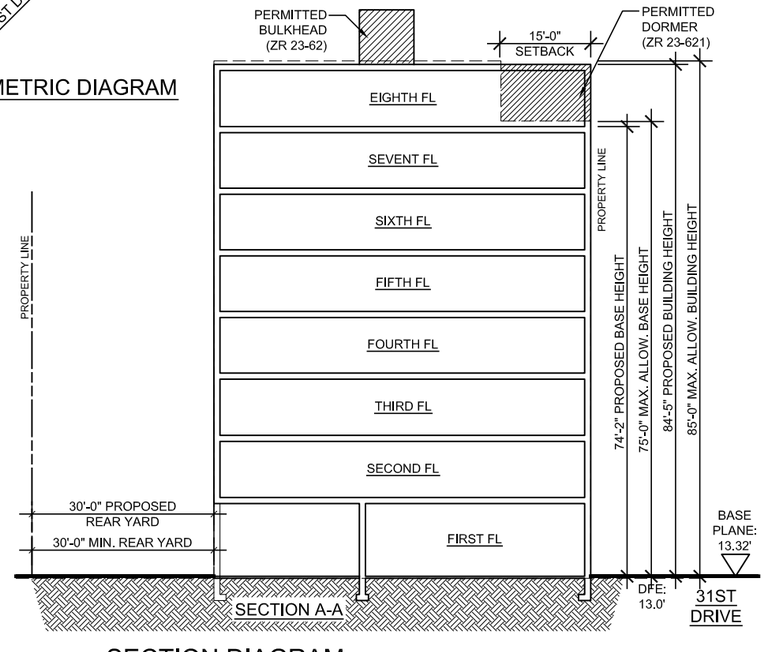
MIN. BASE HEIGHT:	40'-0"
MAX. BASE HEIGHT:	75'-0"
PROPOSED BASE HEIGHT:	74'-2"
MAX. BUILDING HEIGHT:	85'-0"
PROPOSED BUILDING HEIGHT:	84'-5"

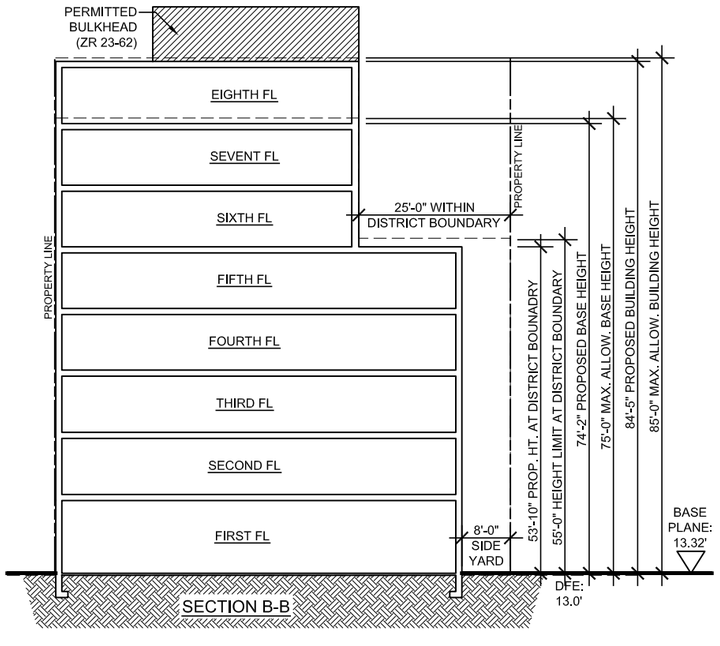


SITE PLAN DIAGRAM
(SCALE: N.T.S)



PLAN DIAGRAM
(SCALE: N.T.S)





SECTION DIAGRAM
(SCALE: N.T.S)

NYC Buildings

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)	11-32
Street Name	31ST DRIVE
Borough	QUEENS
Block	502
Lot	23
BIN	4005439

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) PAUL J. LOMBARDI

Signature

Date 12-21-21

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

Internal Use Only

BIS Doc #_____

PLAN EXAMINER SIGN AND DATE

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.

Sheet 1 of 2

1 Applicant Information *Required for **all** applications.*

Last Name LOMBARDI First Name PAUL Middle Initial

Business Name DESIGN STUDIO ASSOCIATES Business Telephone 718-569-2112

Business Address 527 COURT STREET Business Fax

City BROOKLYN State NY Zip 11231 Mobile Telephone

E-Mail License Number 026694

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 35 Parking area 2,401 sq. ft. Parking Spaces: Total 13 Enclosed 5

3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

Board of Standards & Appeals (BSA)

- ☐ Variance Cal. No._______ Authorizing Zoning Section 72-21
- ☐ Special Permit Cal. No._______ Authorizing Zoning Section_______
- ☐ General City Law Waiver Cal. No._______ General City Law Section_______
- ☐ Other Cal. No._______

City Planning Commission (CPC)

- ☐ Special Permit ULURP No. _______ Authorizing Zoning Section _______
- ☐ Authorization App. No. _______ Authorizing Zoning Section _______
- ☐ Certification App. No. _______ Authorizing Zoning Section _______
- ☐ Other App. No. _______

4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.) Residential	Community Facility	Commercial	Manufacturing	FAR
FIRST	2,501.0	R-2, M	968.54	0	0	0	.138
SECOND	4,109.81	R-2	3,859.01	0	0	0	.548
THIRD	4,109.81	R-2	3,859.01	0	0	0	.548
FOURTH	4,109.81	R-2	3,859.01	0	0	0	.548
FIFTH	4,109.81	R-2	3,859.01	0	0	0	.548
SIXTH	3,075.47	R-2	2,730.48	0	0	0	.388
SEVENTH	3,075.47	R-2	2,730.48	0	0	0	.388
EIGHTH	2,706.36	R-2	2,381.54	0	0	0	.338

ZD1

Sheet 2 of 2

4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.) Residential	Community Facility	Commercial	Manufacturing	FAR
Totals	27,797.54		24,247.08	0		0	3.45

Total Zoning Floor Area	24,247.08