

**PROPERTY DATA**  
 ADDRESS: 94-15 SUTPHIN BOULEVARD, JAMAICA, NY 11435  
 TAX BLOCK: 9999  
 TAX LOT: 1  
 SITE IS ON 1 ZONING LOT WITH TWO TAX LOTS (TAX LOT 1 AND 40)  
 ZONING LOT AREA: 60,114.05 SF  
 ZONING MAP NO.: 14D  
 ZONING DISTRICT: C6-4/R10 EQUIVALENT AND SPECIAL DOWNTOWN JAMAICA DISTRICT  
 COMMUNITY BOARD: QUEENS 12  
 THE PROJECT IS NOT IN SFHA  
 THE PROJECT IS LOCATED IN A TRANSIT ZONE

**THIS PROJECT WILL NOT BE A MODULAR CONSTRUCTION**

**SCOPE OF WORK**  
 PROPOSED 24 STORY & CELLAR RESIDENTIAL BUILDING TOTAL OF 524 DWELLING UNITS,  
 COMMERCIAL SPACE  
 STRUCTURAL OCCUPANCY CATEGORY: II  
 SEISMIC DESIGN CATEGORY: B  
 OCCUPANCY CLASSIFICATION: R-2, M  
 CONSTRUCTION CLASSIFICATION: IB  
 MULTIPLE DWELLING CLASSIFICATION: HAEA

**USE REGULATION**  
**ZR 115-10/ ZR 32-00** : PERMITTED USE GROUP : 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
 PROPOSED USE GROUPS: 2 AND 6A

**FLOOR AREA AND LOT COVERAGE CALCULATIONS**  
**ZR 115-21 FLOOR AREA RATIO, OPEN SPACE AND LOT COVERAGE**

LOT COVERAGE AT CORNER LOT PORTIONS = 26,477.13/30,000.00 SF = 88.26% < 100% (OK)  
 LOT COVERAGE AT INTERIOR LOT PORTIONS = 10,525.77/ 15,060.51 SF = 69.89% < 70% (OK)  
 LOT COVERAGE AT THROUGH LOT PORTIONS = 10,066.58/15,053.54 SF = 66.87% < 70% (OK)

**ZR 23-154(b) INCLUSINARY HOUSING DESIGNATED AREAS**

DISTRICT	BASE F.A.R.	MAX. FLOOR AREA RATIO
R10	9.00	12.00

60,114.05 SF (ZONING LOT AREA) x 12.00 = 721,368.60 SF MAX FLOOR AREA

60,114.05 SF (ZONING LOT AREA) x 12.00 = 721,368.60 SF MAX FLOOR AREA

PROPOSED RESIDENTIAL FLOOR AREA (TAX LOT 1 BUILDING A) = 361,406.91 SF  
 PROPOSED COMMERCIAL FLOOR AREA (TAX LOT 1 BUILDING A) = 8,191.46 SF  
 PROPOSED RESIDENTIAL FLOOR AREA (TAX LOT 40 BUILDING B) = 349,600.34 SF  
 PROPOSED COMMERCIAL FLOOR AREA (TAX LOT 40 BUILDING B) = 1,049.73 SF  
 720,248.44 SF < 721,368.60 SF (OK)

**ZR 23-462 SIDE YARDS**

R6 R7 R8 R9 R10  
 (C) IN THE DISTRICTS INDICATED, NO SIDE YARDS ARE REQUIRED.

**ZR 23-47 MINIMUM REQUIRED REAR YARDS**

30'-1" DEEP REAR YARD PROVIDED (OK)

**ZR 33-42 PERMITTED OBSTRUCTIONS**

LOT COVERAGE OF ROOFTOP PERMITTED OBSTRUCTIONS IS  
 2,062.78 SF (ROOFTOP PERMITTED OBSTRUCTIONS) / 23,993.45 SF (PROPOSED LOT COVERAGE) = 8.60 % < 20% (OK)  
 SUCH OBSTRUCTIONS DO NOT EXCEED 40'-0" IN HEIGHT (OK)

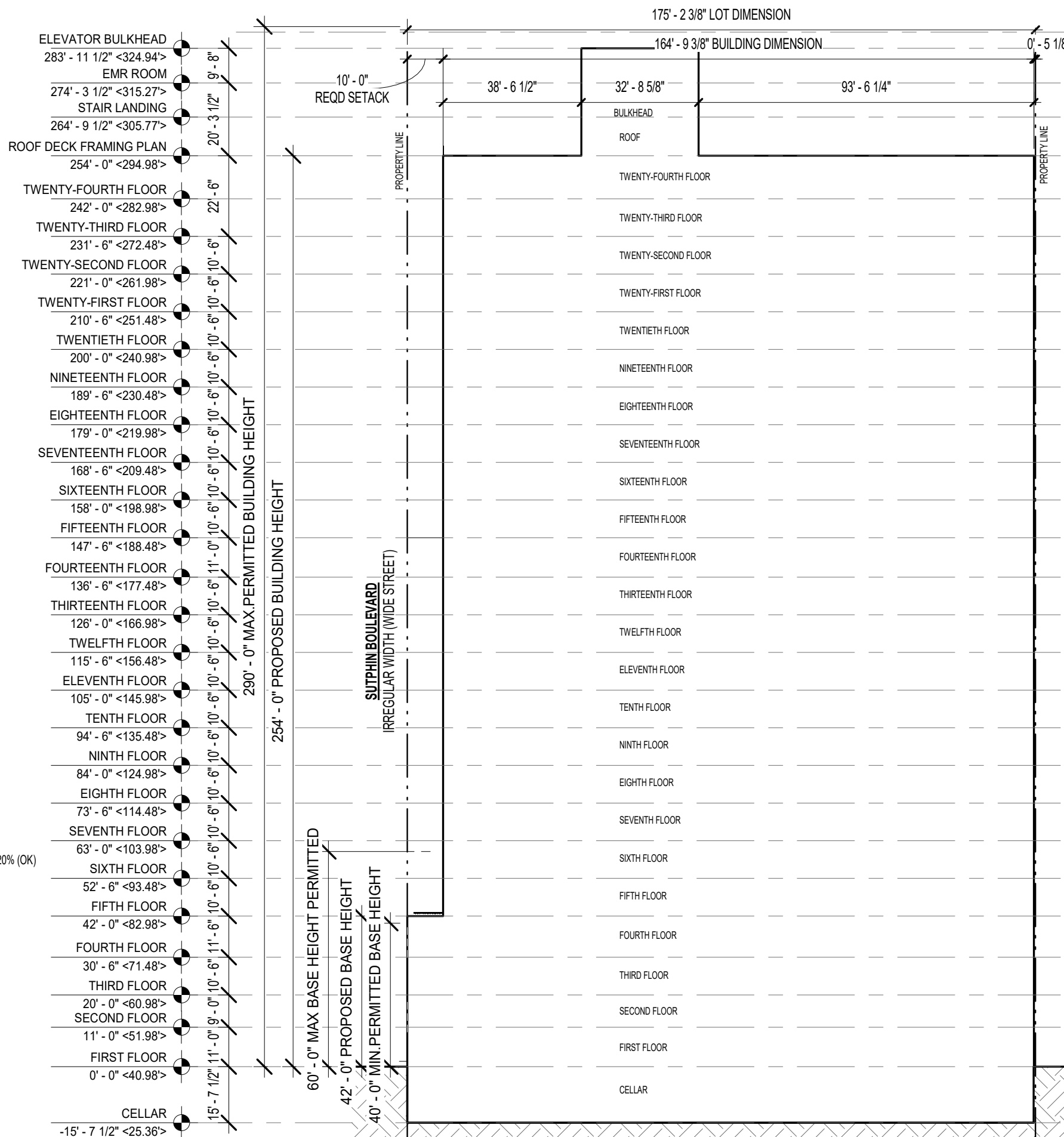
**ZR 115-233 STREET WALL HEIGHT**

DISTRICT	MIN STREET WALL HEIGHT	MAX STREET WALL HEIGHT
C6	40 FEET	60 FEET

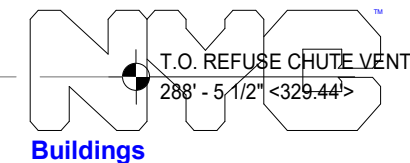
PROPOSED 42' STREET WALL HEIGHT

**115-234 MAXIMUM BUILDING HEIGHT**

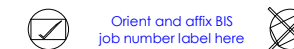
PROPOSED BUILDING HEIGHT = 254'-0" < 290'-0" (OK)



**1 ZONING HEIGHT AND SETBACK DIAGRAM 1**  
 1/32" = 1'-0"



**ZD1 Zoning Diagram**  
*Must be typewritten.*



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)	94-15
Street Name	SUTPHIN BLVD
Borough	JAMAICA, NY
Block	9999
Lot (s)	1
BIN	#4624116

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 of documents with the Department.

Name (please print)

JOSEPH FRANK

Signature



Date 02/07/2024

P.E. / R.A. Seal

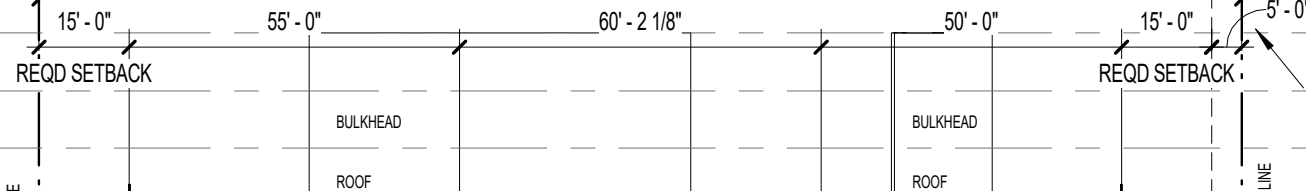
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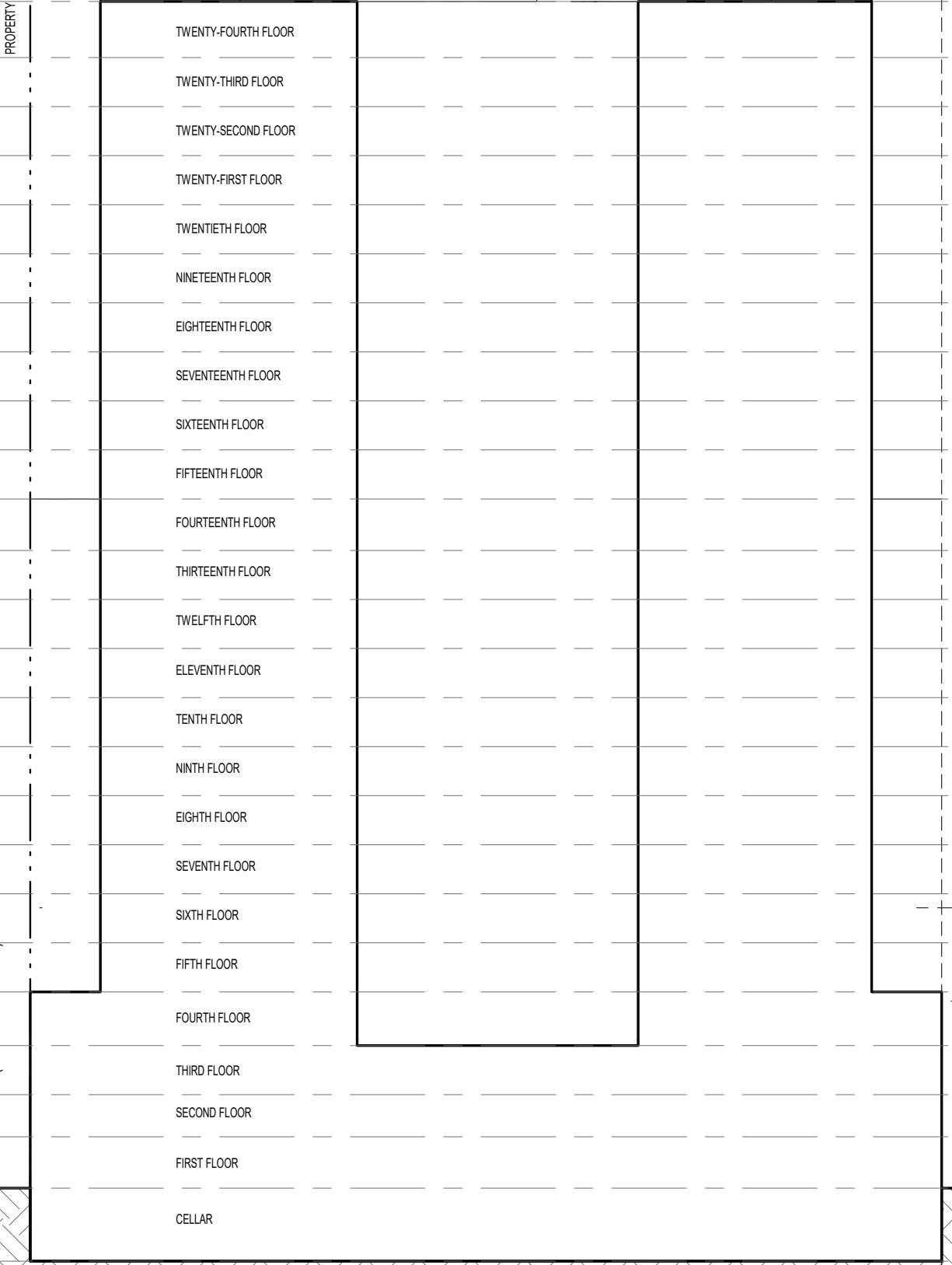
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200' - 2 1/8" LOT DIMENSION



95TH AVENUE  
50'-0" WIDE (NARROW STREET)

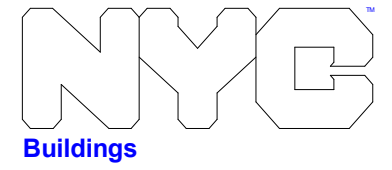
94TH AVENUE  
50'-0" WIDE (NARROW STREET)



40' - 0" MIN. PERMITTED BASE HEIGHT  
42' - 0" MIN. PERMITTED BASE HEIGHT  
60' - 0" MAX BASE HEIGHT PERMITTED

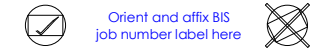
254' - 0" PROPOSED BUILDING HEIGHT  
290' - 0" MAX. PERMITTED BUILDING HEIGHT

- ELEVATOR BULKHEAD  
283' - 11 1/2" <324.94'>
- EMR ROOM  
274' - 3 1/2" <315.27'>
- STAIR LANDING  
264' - 9 1/2" <305.77'>
- ROOF DECK FRAMING PLAN  
254' - 0" <294.98'>
- TWENTY-FOURTH FLOOR  
242' - 0" <282.98'>
- TWENTY-THIRD FLOOR  
231' - 6" <272.48'>
- TWENTY-SECOND FLOOR  
221' - 0" <261.98'>
- TWENTY-FIRST FLOOR  
210' - 6" <251.48'>
- TWENTIETH FLOOR  
200' - 0" <240.98'>
- NINETEENTH FLOOR  
189' - 6" <230.48'>
- EIGHTEENTH FLOOR  
179' - 0" <219.98'>
- SEVENTEENTH FLOOR  
168' - 6" <209.48'>
- SIXTEENTH FLOOR  
158' - 0" <198.98'>
- FIFTEENTH FLOOR  
147' - 6" <188.48'>
- FOURTEENTH FLOOR  
136' - 6" <177.48'>
- THIRTEENTH FLOOR  
126' - 0" <166.98'>
- TWELFTH FLOOR  
115' - 6" <156.48'>
- ELEVENTH FLOOR  
105' - 0" <145.98'>
- TENTH FLOOR  
94' - 6" <135.48'>
- NINTH FLOOR  
84' - 0" <124.98'>
- EIGHTH FLOOR  
73' - 6" <114.48'>
- SEVENTH FLOOR  
63' - 0" <103.98'>
- SIXTH FLOOR  
52' - 6" <93.48'>
- FIFTH FLOOR  
42' - 0" <82.98'>
- FOURTH FLOOR  
30' - 6" <71.48'>
- THIRD FLOOR  
20' - 0" <60.98'>
- SECOND FLOOR  
11' - 0" <51.98'>
- FIRST FLOOR  
0' - 0" <40.98'>
- CELLAR  
-15' - 7 1/2" <25.36'>



# ZD1 Zoning Diagram

*Must be typewritten.*



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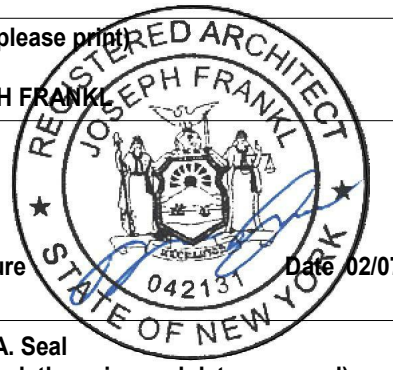
Yes     No

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Name (please print)  
**JOSEPH FRANK**

Signature Date 02/07/2024



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

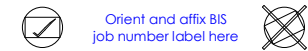
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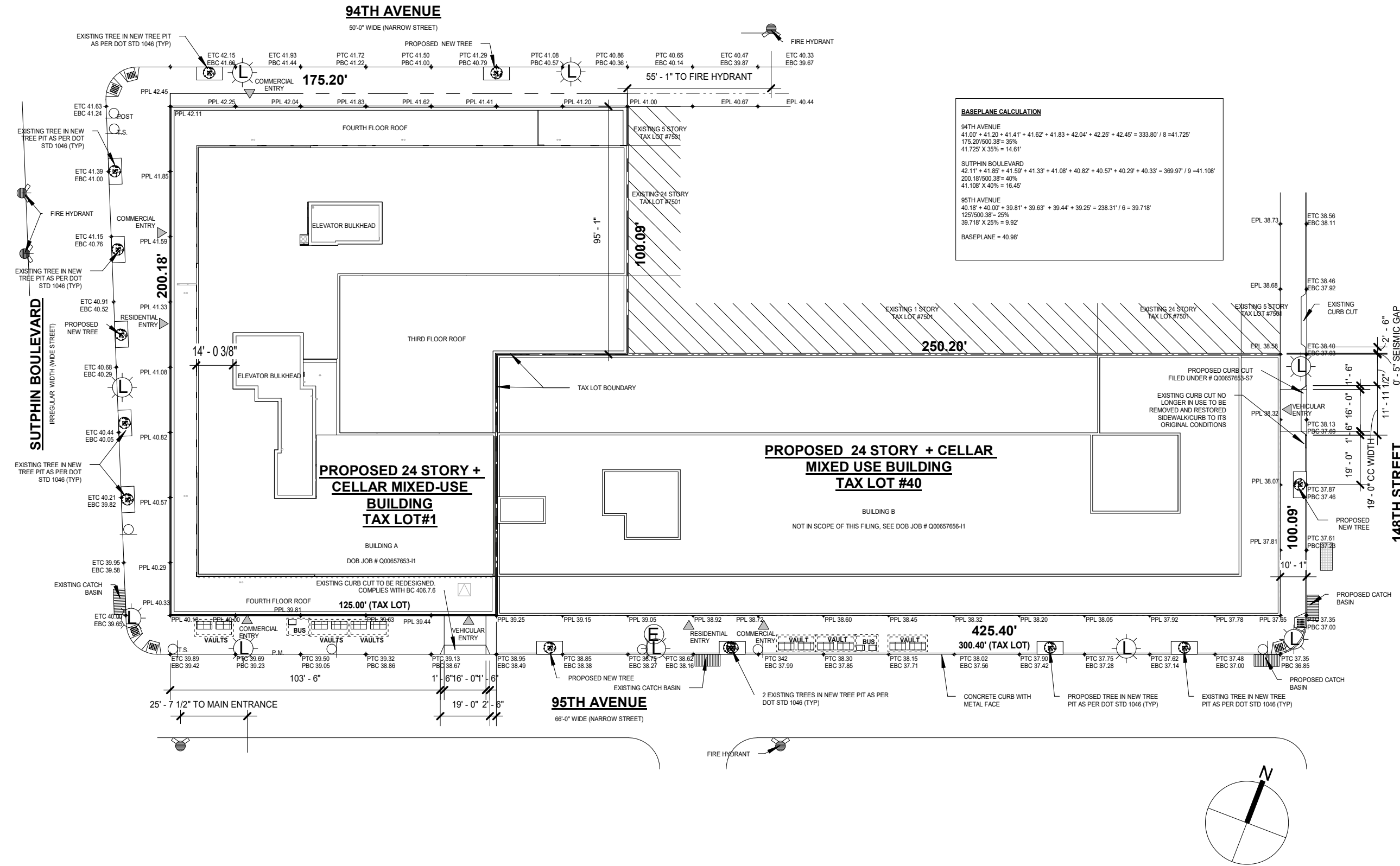
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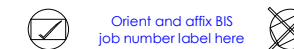
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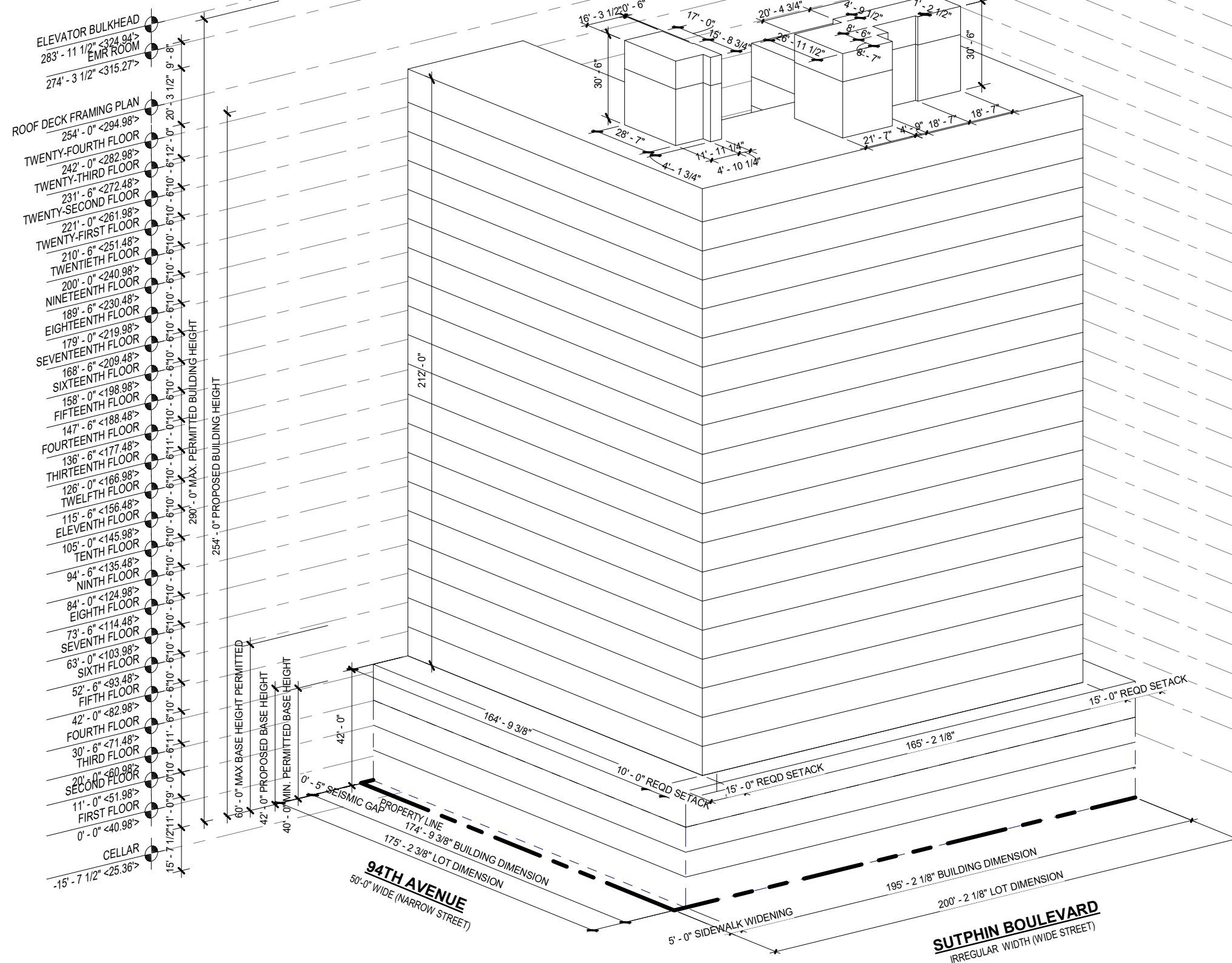
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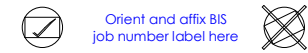
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1 AXONOMETRIC VIEW 1

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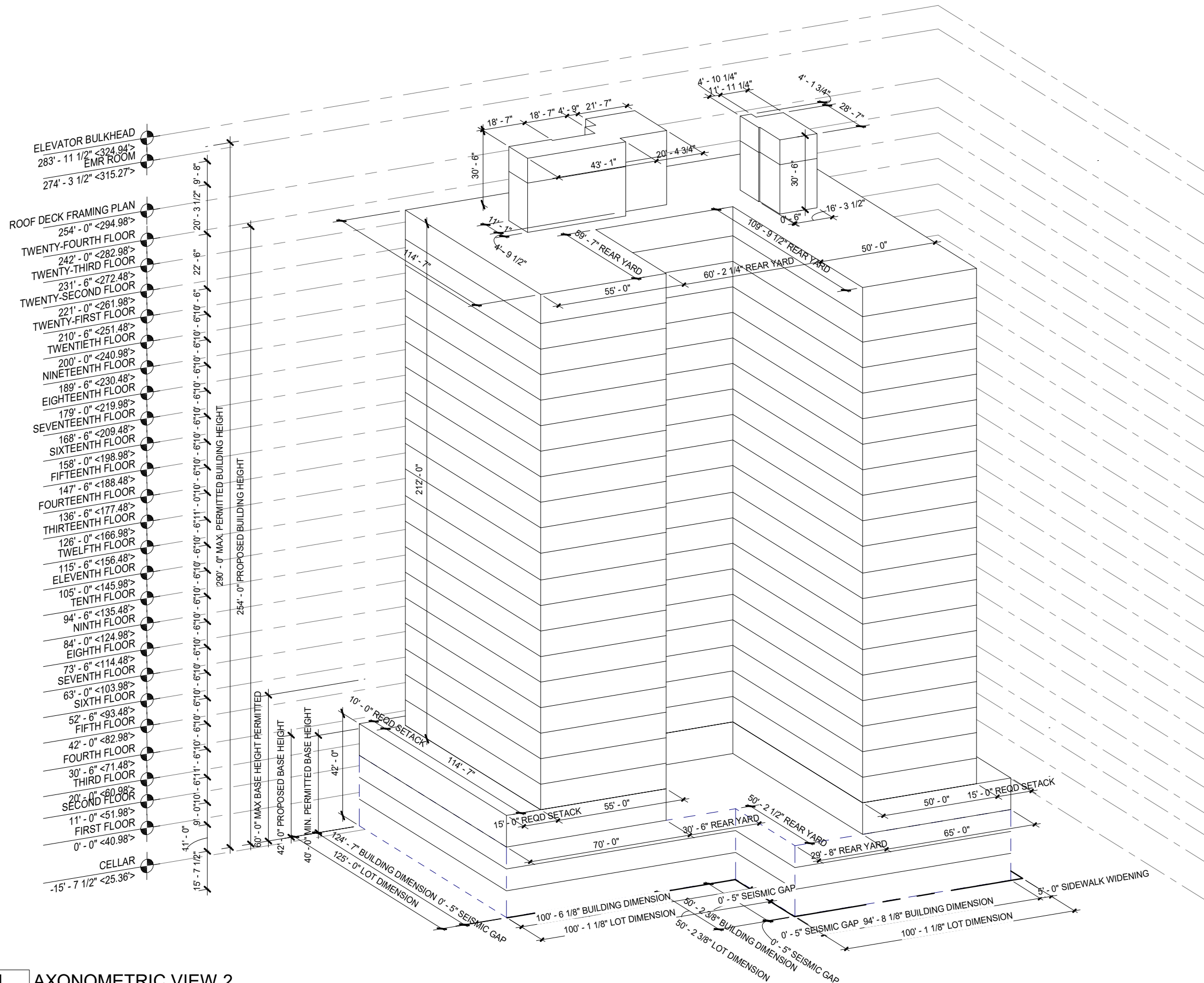
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1 AXONOMETRIC VIEW 2

