

LEGEND:
ZONING DISTRICT: C6-3 (R9 Equiv.)
PROPOSED USE: MIXED USE BUILDING. 20-STORY WITH CELLAR.

LOT AREA: 35,585.97 SF
CORNER LOT COVERAGE PERMITTED: 100% (27,154.00 SF)
CORNER LOT COVERAGE PROPOSED: 33.52% (9,103.19 SF)
INTERIOR LOT COVERAGE PERMITTED: 70% (8,431.82 SF)
INTERIOR LOT COVERAGE PROPOSED: 47.47% (4,002.45 SF)

PROPERTY LINE

ZONING ENVELOPE

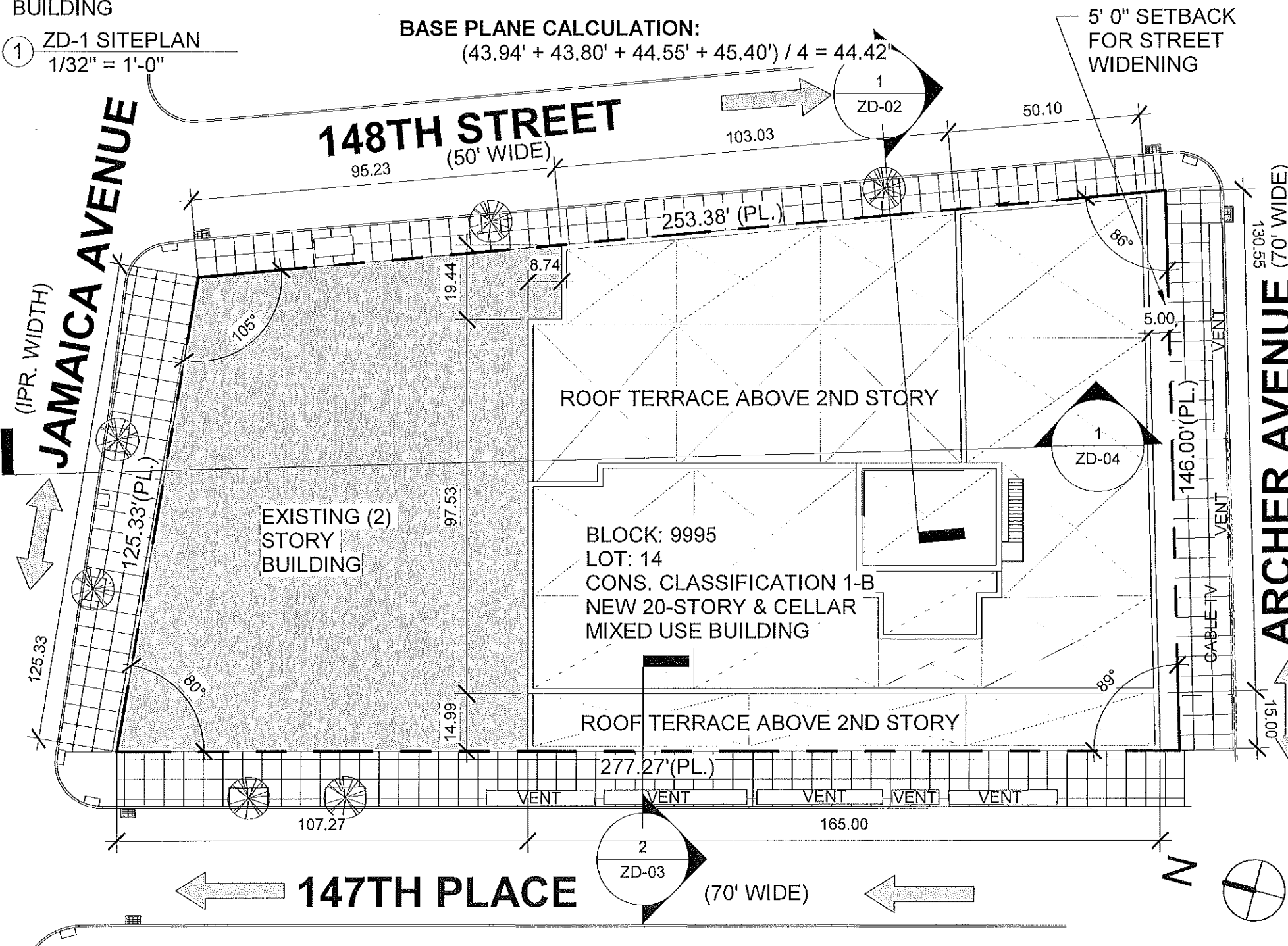
EXISTING (2) STORY BUILDING

① ZD-1 SITEPLAN
 1/32" = 1'-0"

NO SIDE YARD REQUIRED AS PER ZR23-462(C):
 NO SIDE YARD IS REQUIRED, HOWEVER IF PROPOSED IT MUST BE 8' - 0".

NO REAR YARD AS PER ZR23-53:
 NO REAR YARD REQUIRED WHEN A CONING LOT OCCUPIES AN ENTIRE BLOCK.

BASE PLANE CALCULATION:
 $(43.94' + 43.80' + 44.55' + 45.40') / 4 = 44.42'$



STREET TREE TABLE: 148TH ST (253.38' / 25' ≈ 10)

TOTAL NUMBER OF TREES PER NYCDOB	10
EXISTING TREES TO PROTECT	02
PROPOSED TREES TO REMOVE/RELOCATE	0
PROPOSED TREES TO PLANT	0
TREES TO PLANT OFF-SITE	0
TREES TO PAY INTO ON-SITE TREE FUND	0
TREES TO PAY INTO OFF-SITE TREE FUND	08

STREET TREE TABLE: ARCHER AVE (146.00'/25' ≈ 6)

TOTAL NUMBER OF TREES PER NYCDOB	06
EXISTING TREES TO PROTECT	0
PROPOSED TREES TO REMOVE/RELOCATE	0
PROPOSED TREES TO PLANT	0
TREES TO PLANT OFF-SITE	0
TREES TO PAY INTO ON-SITE TREE FUND	0
TREES TO PAY INTO OFF-SITE TREE FUND	06

STREET TREE TABLE: 147TH PLACE (277.27'/25' ≈ 11)

TOTAL NUMBER OF TREES PER NYCDOB	11
EXISTING TREES TO PROTECT	02
PROPOSED TREES TO REMOVE/RELOCATE	0
PROPOSED TREES TO PLANT	0
TREES TO PLANT OFF-SITE	0
TREES TO PAY INTO ON-SITE TREE FUND	0
TREES TO PAY INTO OFF-SITE TREE FUND	09

STREET TREE TABLE: JAMAICA AVE (125.33'/25' ≈ 5)

TOTAL NUMBER OF TREES PER NYCDOB	05
EXISTING TREES TO PROTECT	02
PROPOSED TREES TO REMOVE/RELOCATE	0
PROPOSED TREES TO PLANT	0
TREES TO PLANT OFF-SITE	0
TREES TO PAY INTO ON-SITE TREE FUND	0
TREES TO PAY INTO OFF-SITE TREE FUND	03



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number 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) 147-27 ARCHER AVE
 Street Name ARCHER AVE
 Borough QUEENS
 Block 9995
 Lot 14
 BIN 4213981

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 rule of any agency, I may be barred from filing further applications of documents with the Department.

NAME (PLEASE PRINT)
 JONATHAN IMANI

SIGNATURE _____ DATE 05/31/2022



Internal Use Only

Bis Doc # Q00676542-11

PLAN EXAMINERS SIGN AND DATE
 ISSUANCE 7/09

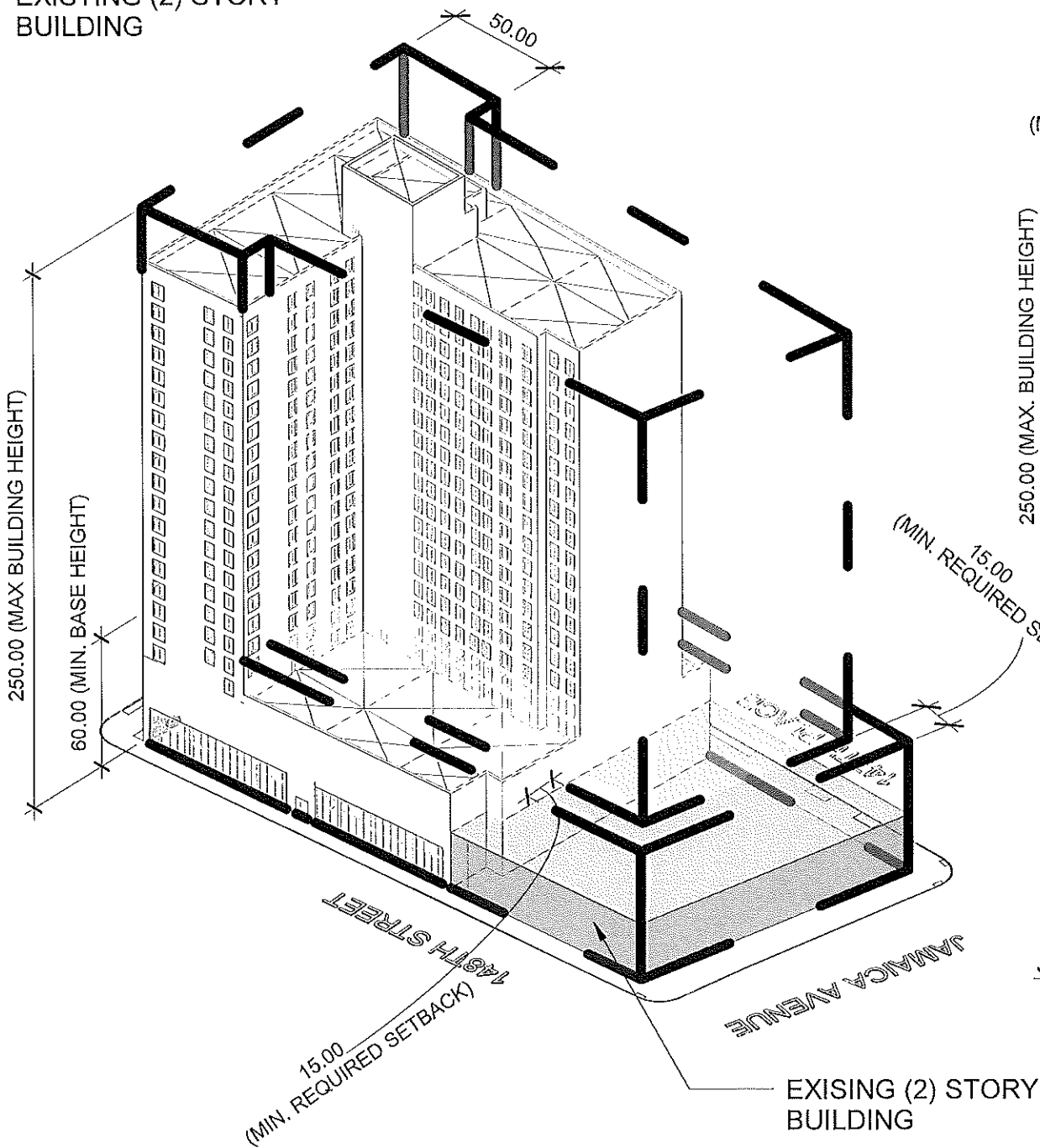
LEGEND:
ZONING DISTRICT: C6-3

PROPOSED USE: MIXED USE BUILDING, 20-STORY WITH CELLAR.

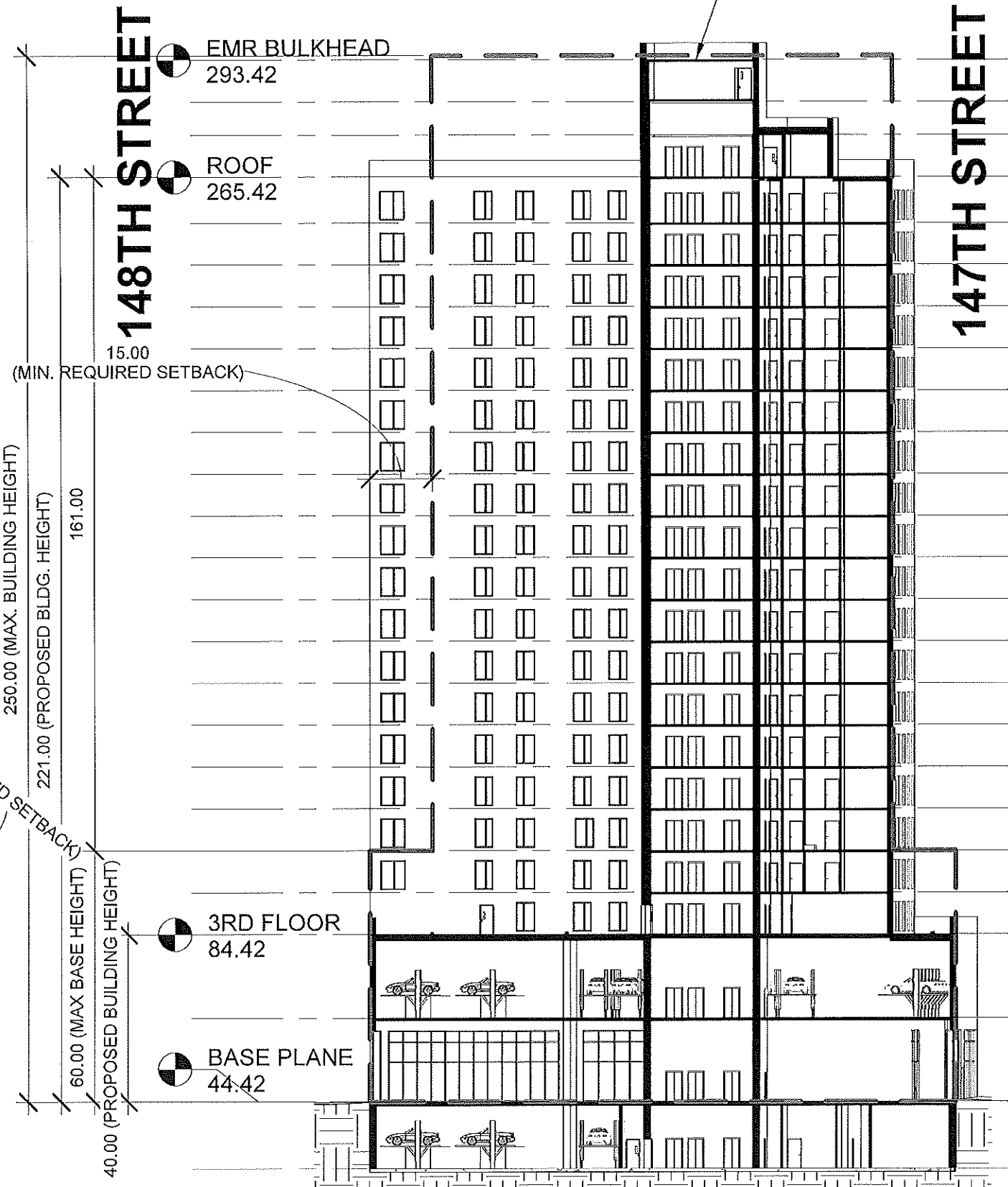
PROPERTY LINE

ZONING ENVELOPE

EXISTING (2) STORY BUILDING



③ ZD-1—INTERSECTION OF 148TH ST AND JAMICA AVE



① 148TH STREET
1/32" = 1'-0"



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

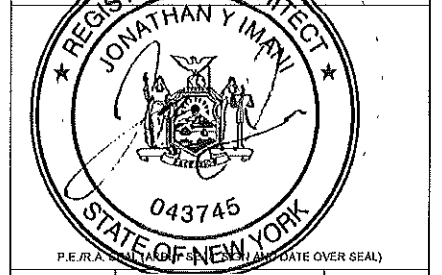
Yes No

Location Information
House No(s) 147-27 ARCHER AVE
Street Name ARCHER AVE
Borough QUEENS
Block 9995
Lot 14
BIN 4213981

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 rule of any agency, I may be barred from filing further applications of documents with the Department.

NAME (PLEASE PRINT)
Designator ONATHAN IMANI

SIGNATURE DATE
04/18/2022



Internal Use Only

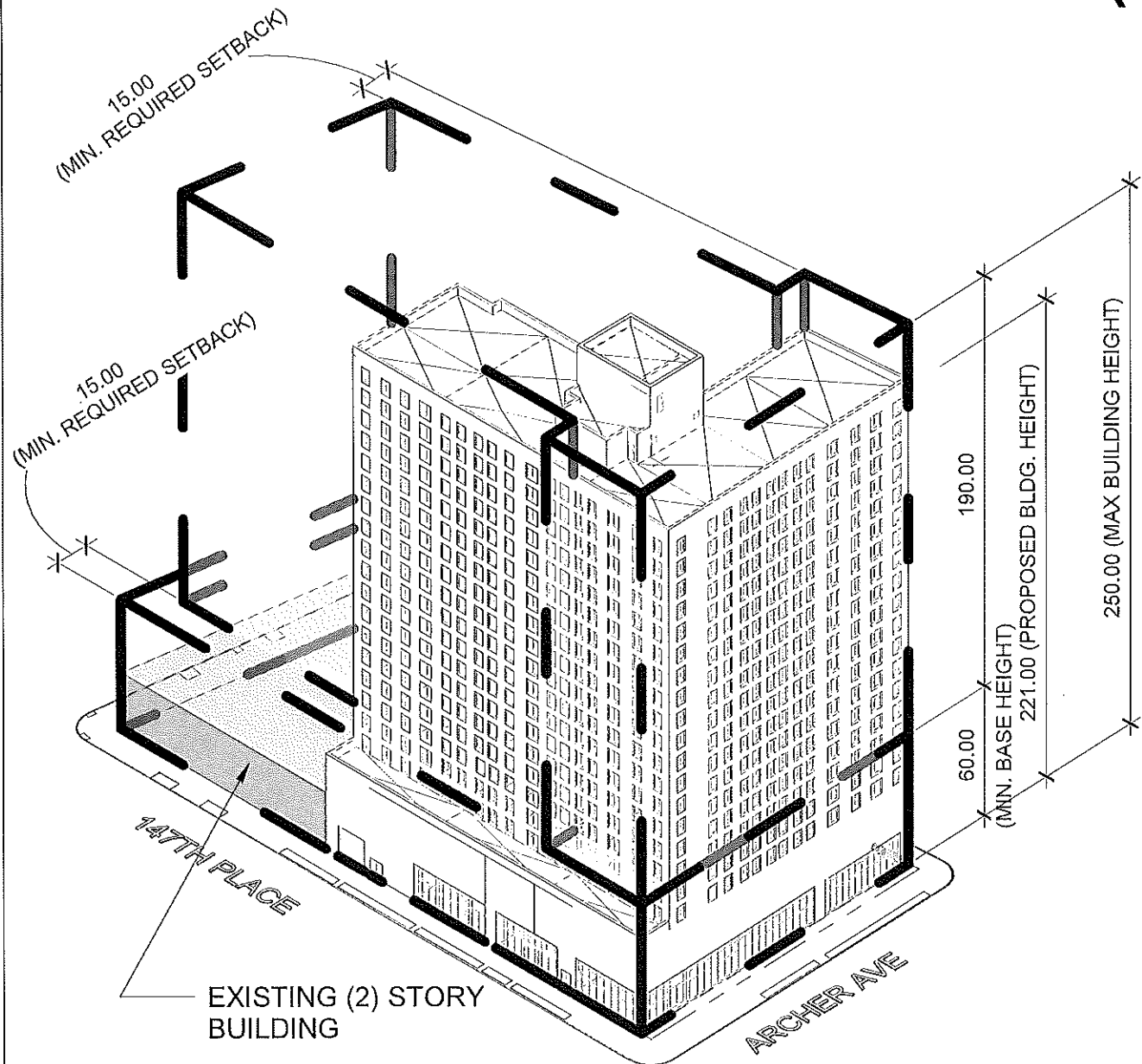
Bis Doc # Q00676542-11

PLAN EXAMINERS SIGN AND DATE
ISSUANCE 7/09

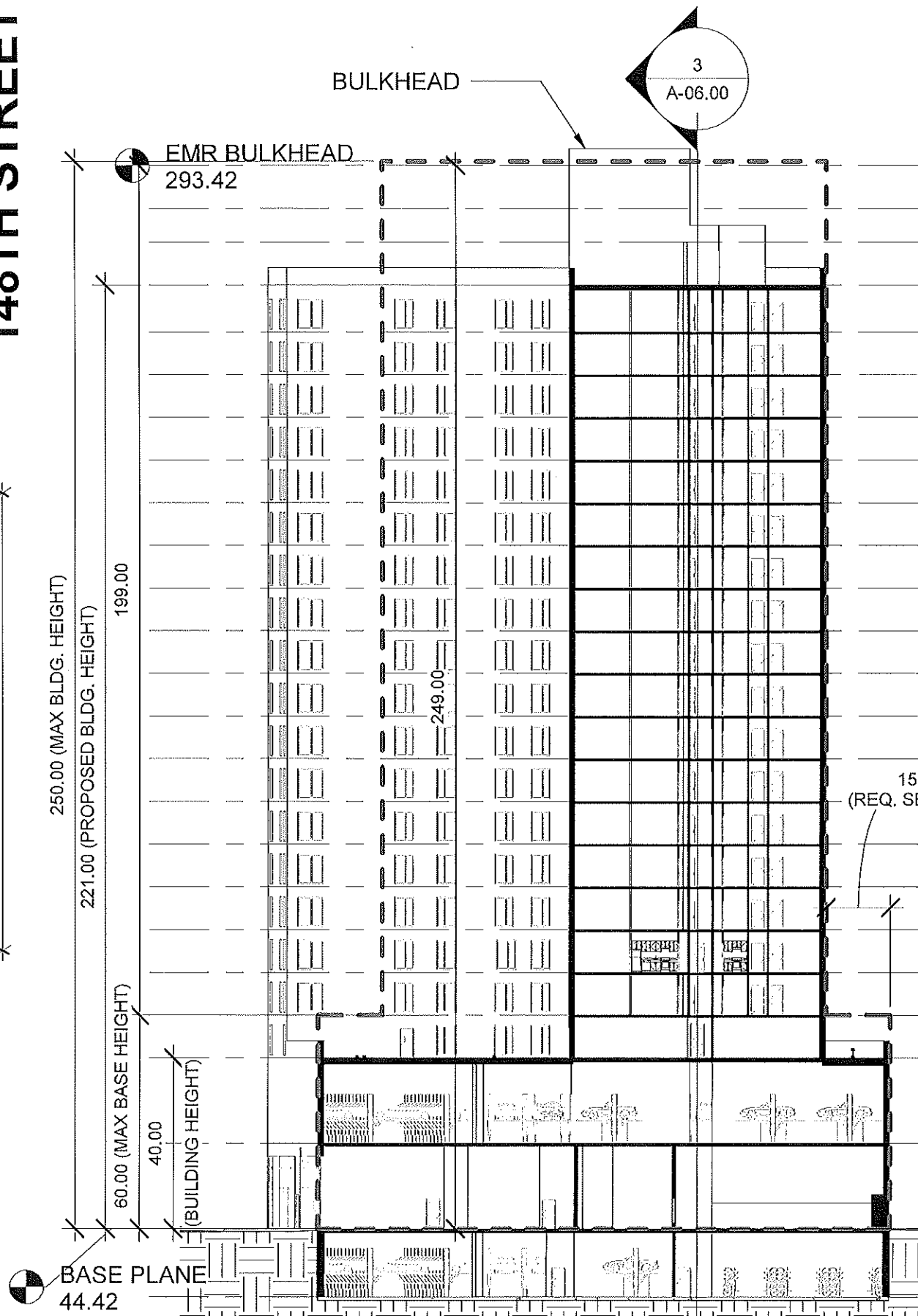
LEGEND:
ZONING DISTRICT: C6-3

PROPOSED USE: MIXED USE
 BUILDING, 20-STORY WITH
 CELLAR.

- — — — — PROPERTY LINE
- - - - - ZONING ENVELOPE
- EXISTING (2) STORY BUILDING



148TH STREET



147TH STREET



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number 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) 147-27 ARCHER AVE
 Street Name ARCHER AVE

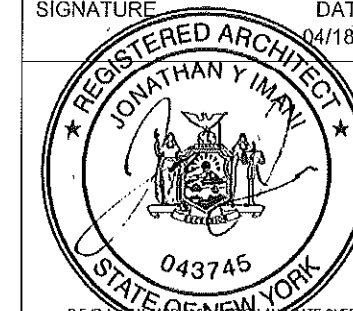
Borough QUEENS
 Block 9995
 Lot 14
 BIN 4213981

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 rule of any agency, I may be barred from filing further applications of documents with the Department.

NAME (PLEASE PRINT)

Designated NATHAN IMANI

SIGNATURE _____ DATE 04/18/2022



Internal Use Only

Bis Doc # Q00676542-11

PLAN EXAMINERS SIGN AND DATE
 ISSUANCE 7/09

① ZD-1—INTERSECTION OF 147TH PLACE AND ARCHER AVE

② 147TH STREET
 1/32" = 1'-0"

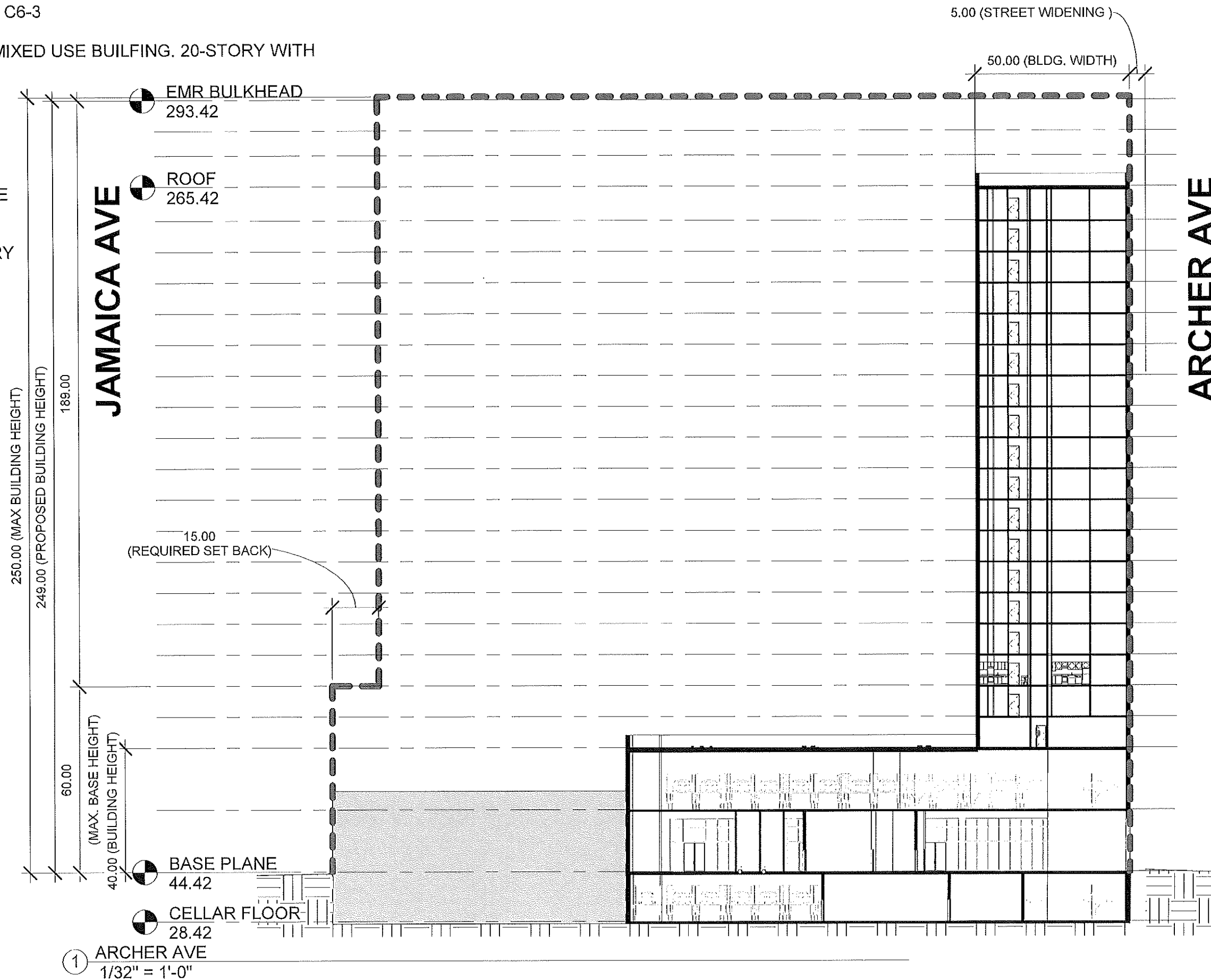
LEGEND:
ZONING DISTRICT: C6-3

PROPOSED USE: MIXED USE BUILDING. 20-STORY WITH CELLAR.

PROPERTY LINE

ZONING ENVELOPE

EXISTING (2) STORY BUILDING



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number 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) 147-27 ARCHER AVE
Street Name ARCHER AVE

Borough QUEENS
Block 9995
Lot 14
BIN 4213981

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 rule of any agency, I may be barred from filing further applications of documents with the Department.

NAME (PLEASE PRINT)

Design: NATHAN IMANI

SIGNATURE DATE
04/18/2022



Internal Use Only

Bis Doc # Q00676542-11

PLAN EXAMINERS SIGN AND DATE
ISSUANCE 7/09

