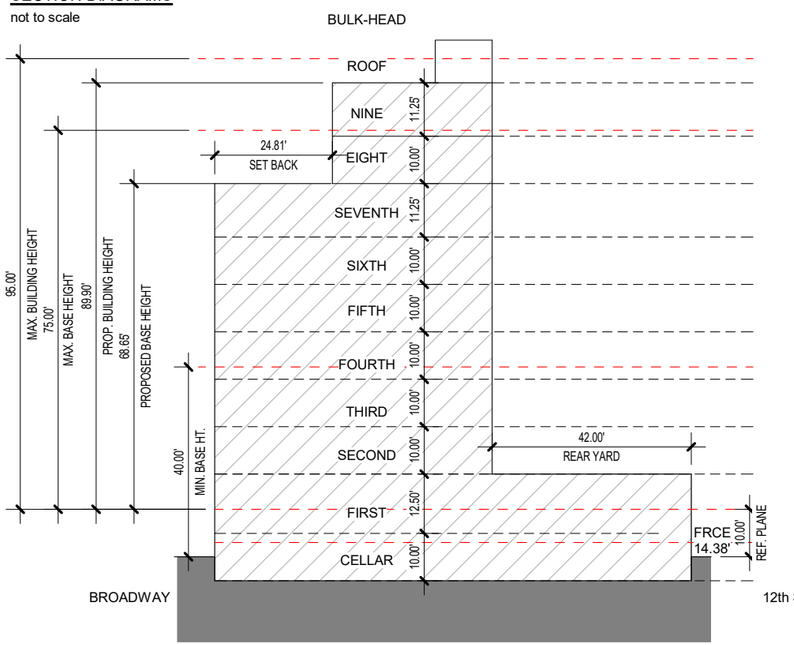
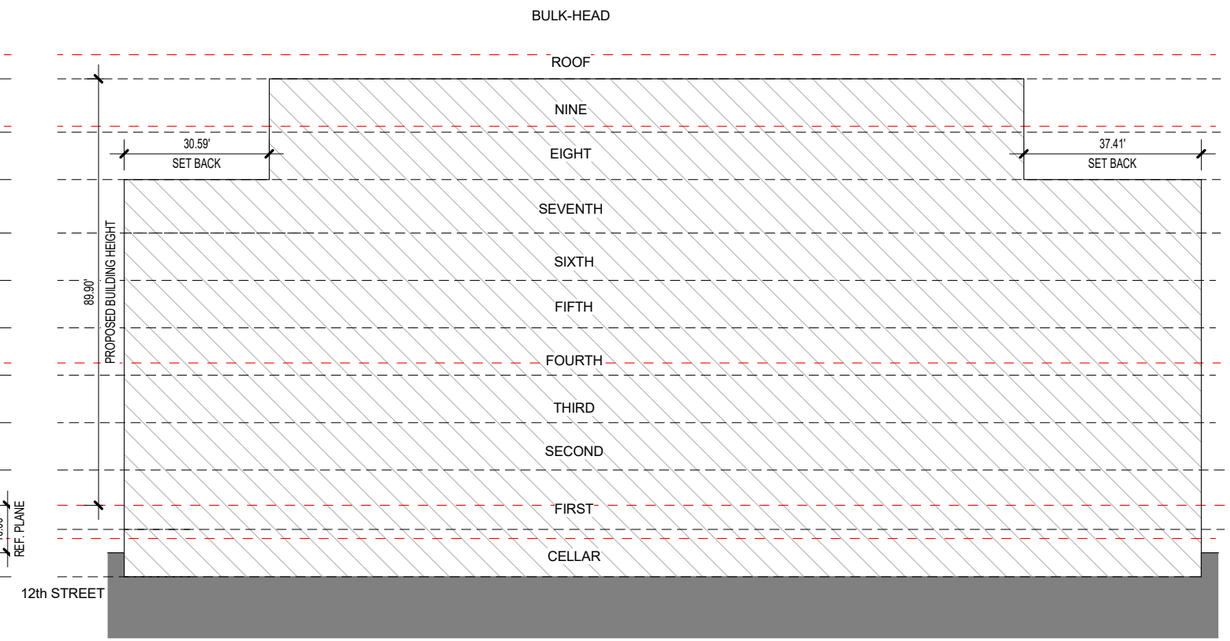
SECTION DIAGRAMS

not to scale





LEGEND

C4-3 R6 EQUIVALENT

NORTH ARROW

EXISTING TREE

PROPOSED TREE

ZONING LOT LINE

MAXIMUM BUILDING ENVELOPE

MAXIMUM DORMER ENVELOPE

PERMITTED OBSTRUCTIONS

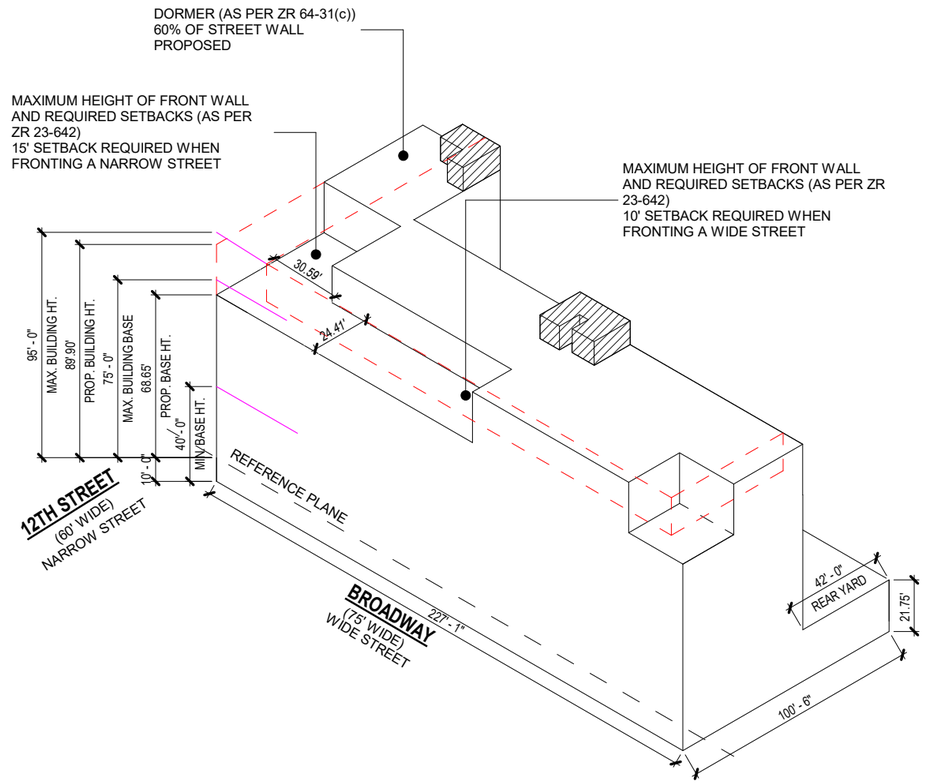
PROPOSED BUILDING

AXONOMETRIC DIAGRAM

not to scale

ZR 64-31(c) DORMER 60% OF STREET WALL
WIDTH OF DORMER
@BROADWAY 226.79' X (60%) - 14.90' X 1%)= 102.28'
PROPOSED 71.58' < 102.28'
@12TH STREET 100.15' X (60%) - 14.90' X 1%)= 45.17'
PROPOSED 42.69' < 45.17'

ZR 23-662 (modify)
MIN. BASE HEIGHT = 40'
MAX. BASE HEIGHT = 75' (measured from ref. plane)
PROPOSED BASE HEIGHT = 68.65' (measured from ref. plane)
MAX BUILDING HEIGHT = 95' (measured from ref. plane)
PROPOSED BUILDING HEIGHT = 89.90' (measured from ref. plane)



NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number labelm 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)	11-20
Street Name	BROADWAY
Borough	QUEENS
Block	316
Lot	13
BIN	4624210

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 employe 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 understande that if I am found after hearing to have nowingly or negligently falsified or allowed to be falisified 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 applcations or documents with the Department.

Name (please print)

Signature Date 4/13/22

REGISTERED ARCHITECT GERALD J. CALIENDO 020241 STATE OF NEW YORK

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

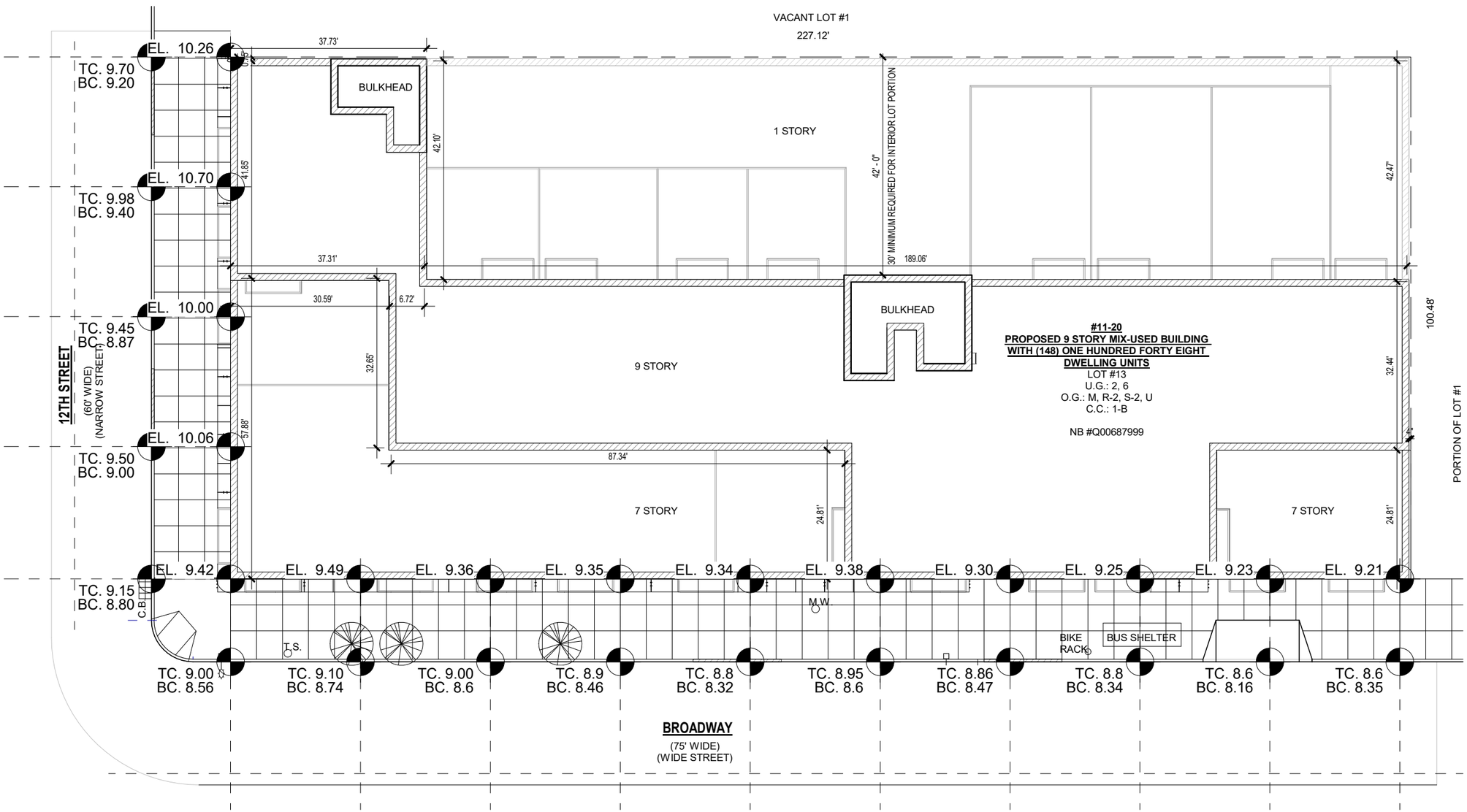
Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

SITE PLAN DIAGRAM

3/64" = 1'-0"



NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number labelm 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)	11-20
Street Name	BROADWAY
Borough	QUEENS
Block	316
Lot	13
BIN	4624210

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 employe 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 understande that if I am found after hearing to have nowingly or negligently falsified or allowed to be falisified 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 applcations or documents with the Department.

Name (please print)

4/13/22

Signature Date

REGISTERED ARCHITECT GERALD J. CALIENDO 020241 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

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet 3 of 3

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

Last Name CALIENDO First Name GERALD Middle Initial J.
Business Name GERALD J. CALIENDO ARCHITECTS, RA. P.C. Business Telephone 718-268-9098
Business Address 138-72 QUEENS BOULEVARD Business Fax 718-268-9097
City BRIARWOOD State NY Zip 11435 Mobile Telephone
E-Mail GERRY@CALIENDOARCHITECTS.COM License Number 020241

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 148 Parking area 30,562.9 sq. ft. Parking Spaces: Total 50 Enclosed 50

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.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CELLAR	935.58	6F					
CELLAR	20,737.43	2B					
001	3,075.51	6A			3,070.94		.13
001	18,597.49	2B	2,802.02				.12
002	14,702.48	2A	13,646.68				.60
003	14,702.48	2A	13,646.68				.60
004	14,702.48	2A	13,646.68				.60
005	14,702.48	2A	13,646.68				.60
006	14,702.48	2A	13,646.68				.60
007	14,702.48	2A	13,646.68				.60
008	9,856.06	2A	8,206.47				.36
009	9,856.06	2A	8,206.47				.36
ROOF	691.64	2B	691.64				.03

ZD1

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.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
EMR	691.64	2B	n/a				n/a
Totals	152,656.29		101,786.65		3,070.94		4.59

Total Zoning Floor Area	104,857.59