

ADDRESS: 138-25 BARCLAY AVENUE, QUEENS, NY 11355

BLOCK: 5044 USE GROUP: 2
 LOT: 74 OCC. GROUP: R-2
 MAP: 10b CONSTR. CL: 1-B
 ZONE: R 7-1 FIRE INDEX: 2
 C.B.: 407
 BIN#: 4114292 OUTSIDE FLOOD A-ZONE
 C OF O: NEW OUTSIDE 200 FEET RADIUS OF MTA SUBWAY LINES
 OUTSIDE ANY SPECIAL PURPOSE DISTRICTS
 OUTSIDE INCLUSIONARY HOUSING DESIGNATED AREA

Zoning Lot Size: 66'-1 3/4" x 120'-0" irregular
 Zoning Lot Area: 12,284.8 sf

Proposed Building is designed pursuant to the Quality Housing Program

23-153, 23-154 Maximum Floor Area and Lot Coverage

Maximum permitted Floor Area (FAR 3.44): 12,284.8 x 3.44 = 42,259.7 sf
 Maximum permitted Lot Coverage (65%): 12,284.8 x 0.65 = 7,985.1 sf

Proposed Floor Area: 40,975.5 sf < 42,259.7 sf, therefore OK
 Proposed Lot Coverage (See Z-003): 7,443.2 sf < 7,985.1 sf, therefore OK

23-22 Maximum Number of Dwelling Units

Factor for determining number of D.U.: 680
 Max. permitted number of D.U.: 42,259.7 / 680 = 62 D.U.
 Proposed: 48 D.U.

23-462 Side Yards

No side yards required, if provided: 8'-0" min.
 No side yards proposed.

23-47 Rear Yard

Minimum required Rear Yard: 30'-0"
 Provided Rear Yard: 30'-0"

23-661 Street Wall Location

(b) (1) Where such existing adjacent building, or portion thereof, has street walls located at varying depths, the street wall shall not be located closer to the street line than the furthest portion of such existing adjacent street wall that is at least five feet in width.
 Adjacent Lot 68: Open Parking Lot.
 Adjacent Lot C182: building on Street Line.
 Proposed Street Wall: at varying depth (from 11'-0" to 27'-8"), therefore OK.

23-662 Height and Setback Regulations

Base Plane calculations
 (46.96' + 47.76') / 2 = 47.36'
 Minimum Base Height: 40'-0"
 Maximum Base Height: 65'-0" (112.36')
 Maximum Building Height: 75'-0" (122.36')
 Required Setback: 15'-0"
 Proposed Base Height: 63'-0 1/2" (109.4')
 Proposed Building Height: 73'-3" (120.61')
 Proposed Setback: 15'-0"

23-621 Permitted obstructions

(c) (1) Dormers
 Street Wall width: 89'-8"
 Projection above Maximum Base Height: 120.61' - 112.36' = 8.25'
 Permitted Dormer width: 89'-8" x (0.60 - 0.0825) = 89'-8" x 0.52 = 46'-7 1/2"
 Proposed Dormer width: 43'-8" < 46'-7 1/2", therefore OK

25-241 Required Accessory Off-Street Parking (Residential portion)

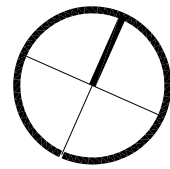
Proposed number of Dwelling Units: 48
 Required number of parking spaces (50% of number of D.U.): 48 x 0.50 = 24 parking spaces
 Provided number of Parking Spaces: 24, therefore OK

25-811 Enclosed Bicycle Parking Spaces (Residential portion)

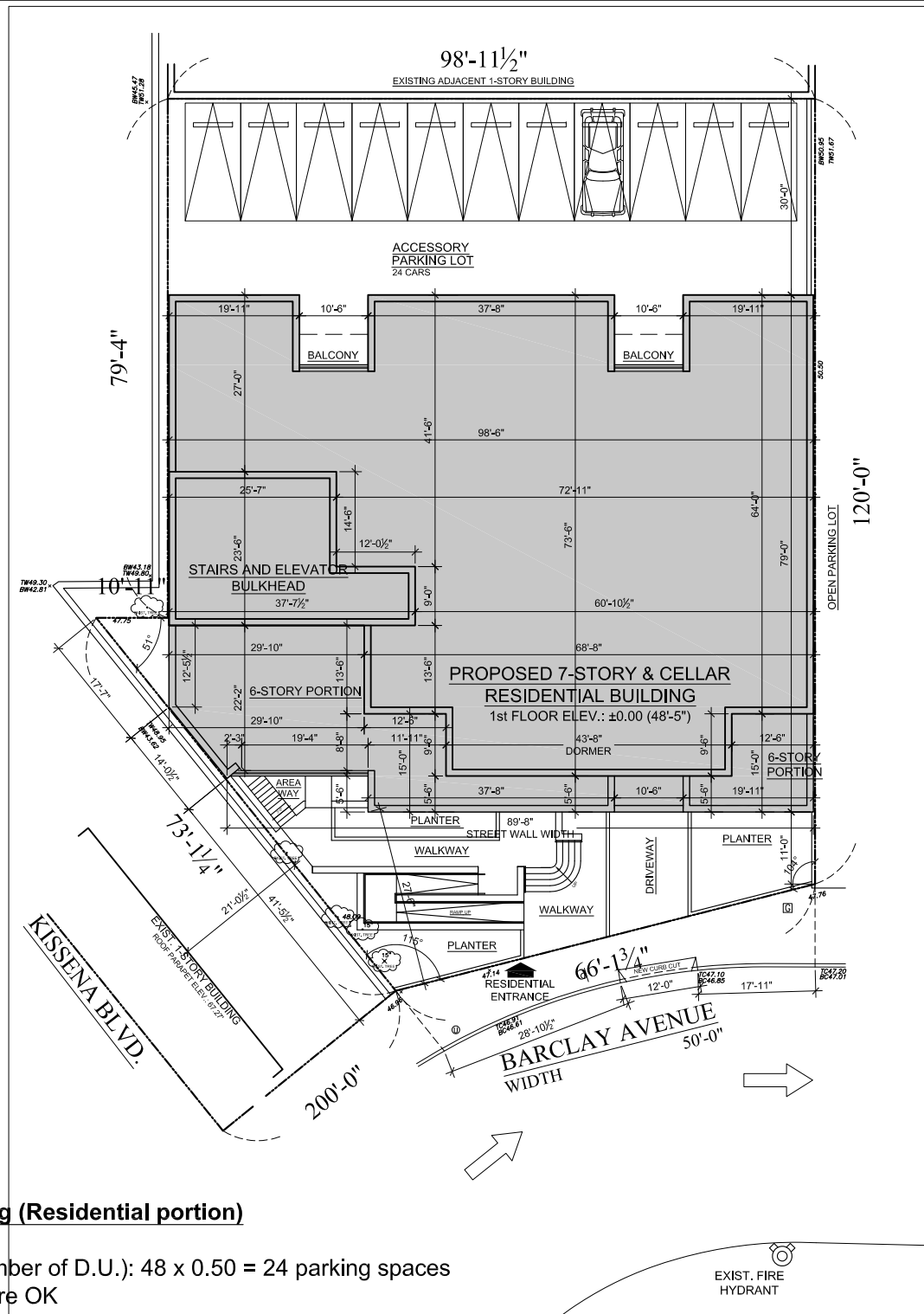
Number of Spaces to be provided: 1 per 2 dwelling units.
 Proposed number of units: 48
 Required number of Bicycle Parking Spaces: 48 / 2 = 24.
 Provided number of Bicycle Parking Spaces: 50

26-41 Street Tree Planting

For every 25'-0" of street frontage of the Lot one (1) street tree with 3"min. caliper shall be planted, maintained and replaced when necessary by the Owner.
 Street frontage: 66'-1 3/4"
 Required number of trees: 66'-1 3/4" / 25 = 2.8 trees.
 Number of trees to be planted on and off-site: 23 (final locations to be determined by Department of Parks & Recreation).



SITE PLAN
 SCALE 1/32"=1'-0"



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

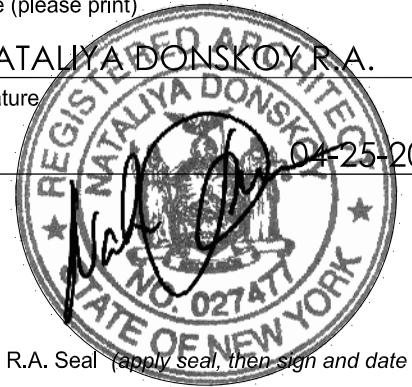
Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) 138-25
 Street Name BARCLAY AVENUE
 Borough QUEENS
 Block 5044
 Lot 74
 BIN 4114292

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)
 NATALIYA DONSKOY R.A.
 Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

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

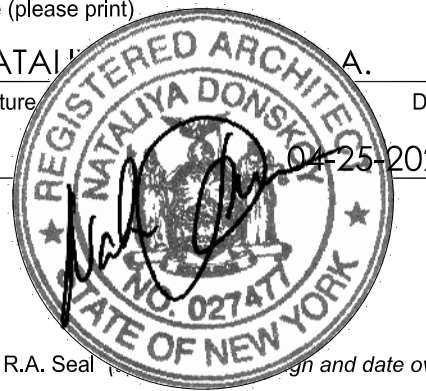
Location Information

House No(s) 138-25
Street Name BARCLAY AVENUE

Borough QUEENS
Block 5044
Lot 74
BIN 4114292

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)
NATALIYA D. DONSKOY, A.
Signature _____ Date 09-25-2022

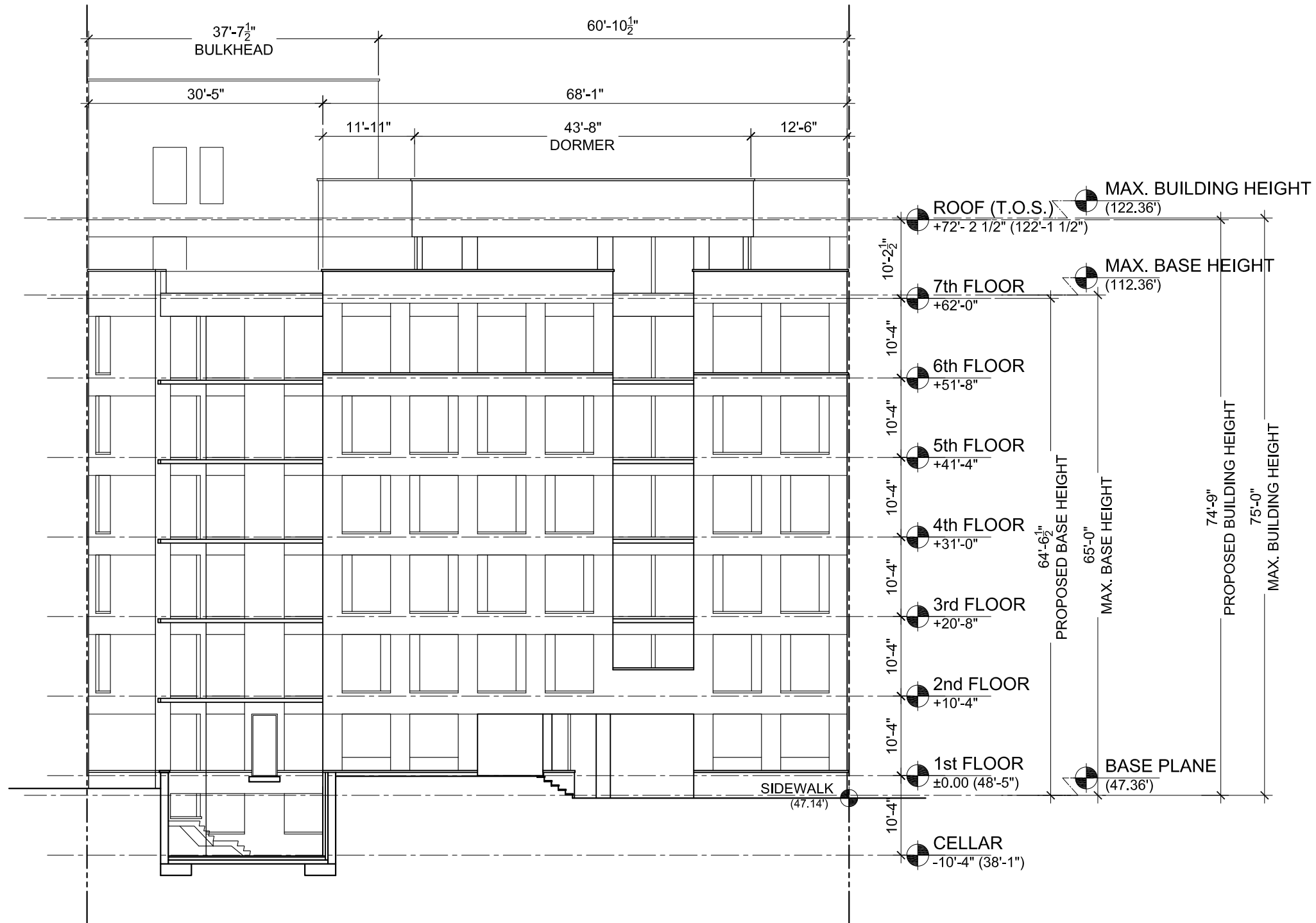


P.E. / R.A. Seal (Signature and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



12-10 Base Plane Calculations
Aggregate average of Street Wall Elevations:
 $(46.96' + 47.76') / 2 = 47.36'$ (BASE PLANE)

BUILDING HEIGHT DIAGRAM (BARCLAY AVE.)
SCALE 1/16"=1'-0"

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

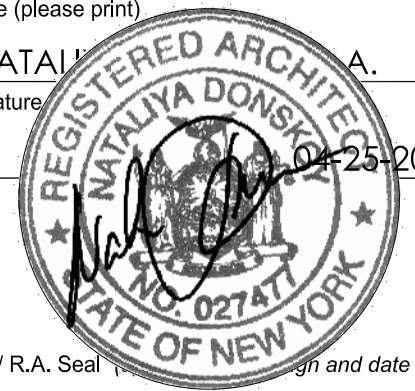
Location Information

House No(s) 138-25
Street Name BARCLAY AVENUE

Borough QUEENS
Block 5044
Lot 74
BIN 4114292

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) NATALIA DONSKOY, A.
Signature _____ Date 09-25-2022

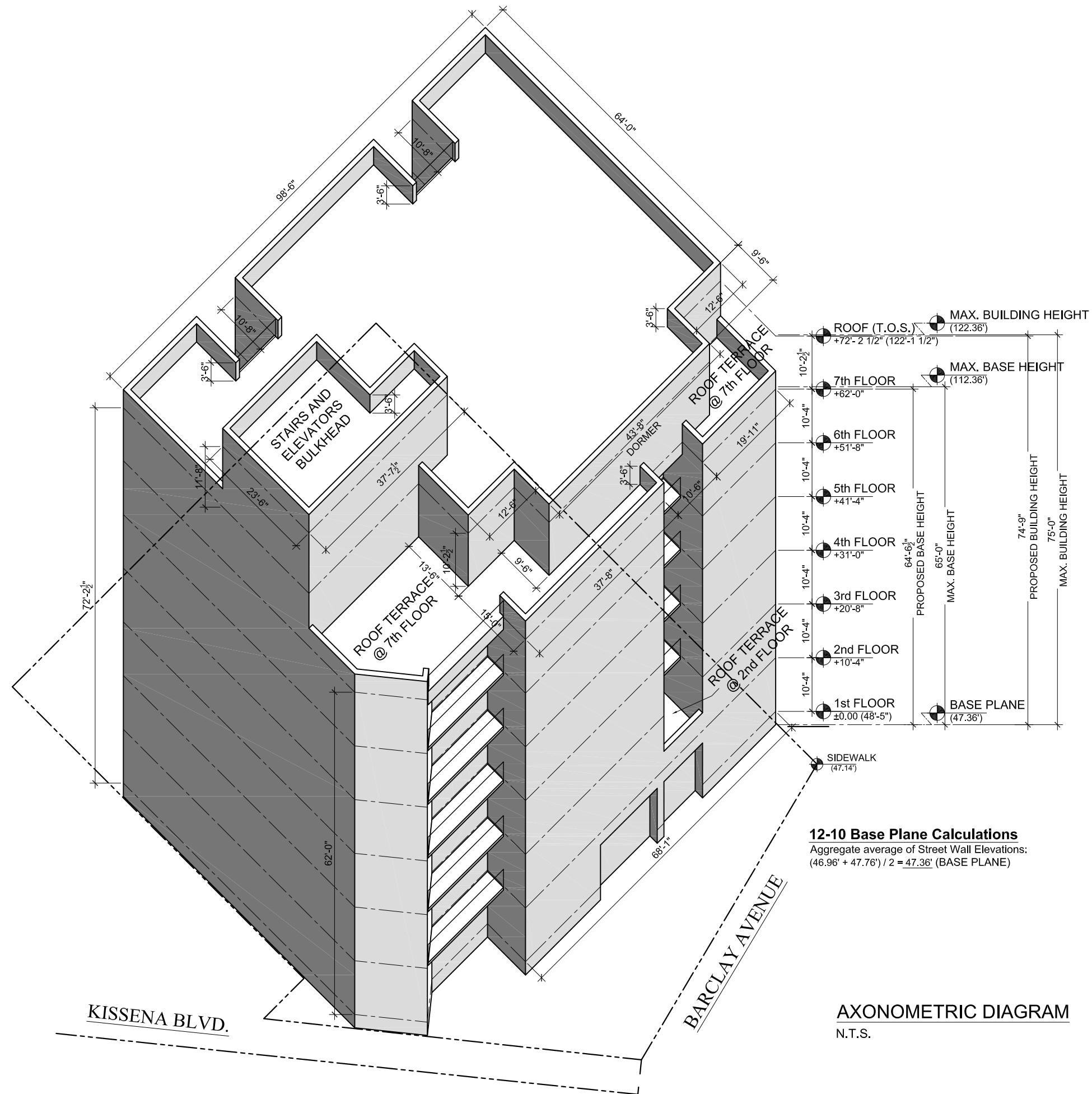


P.E. / R.A. Seal (sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE



AXONOMETRIC DIAGRAM
N.T.S.

