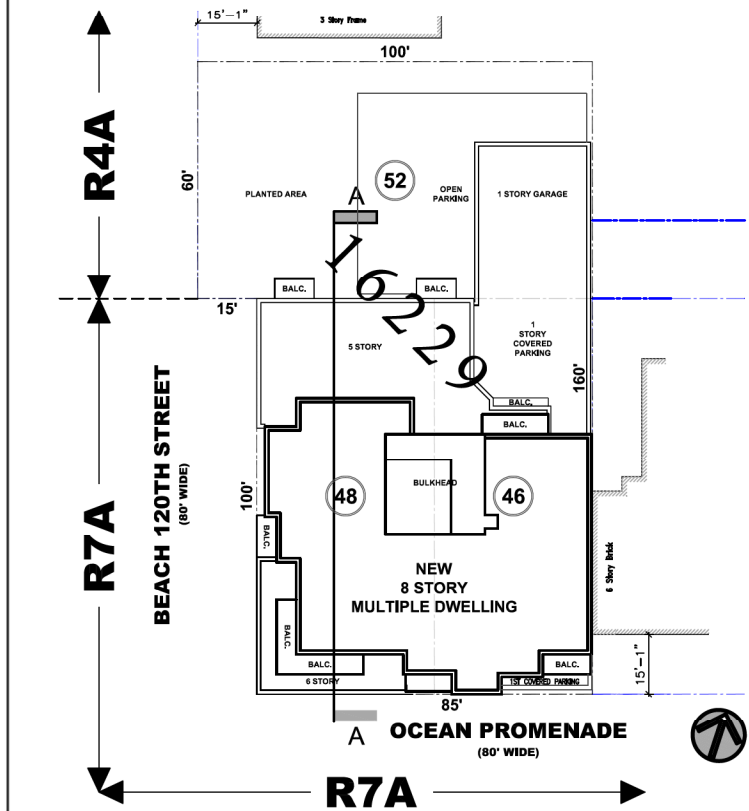
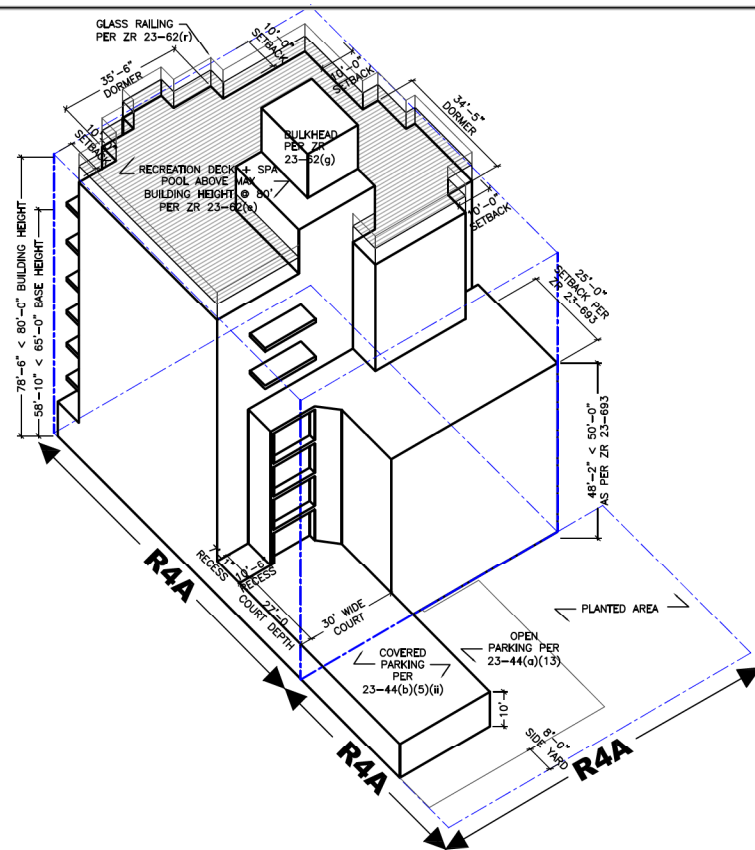


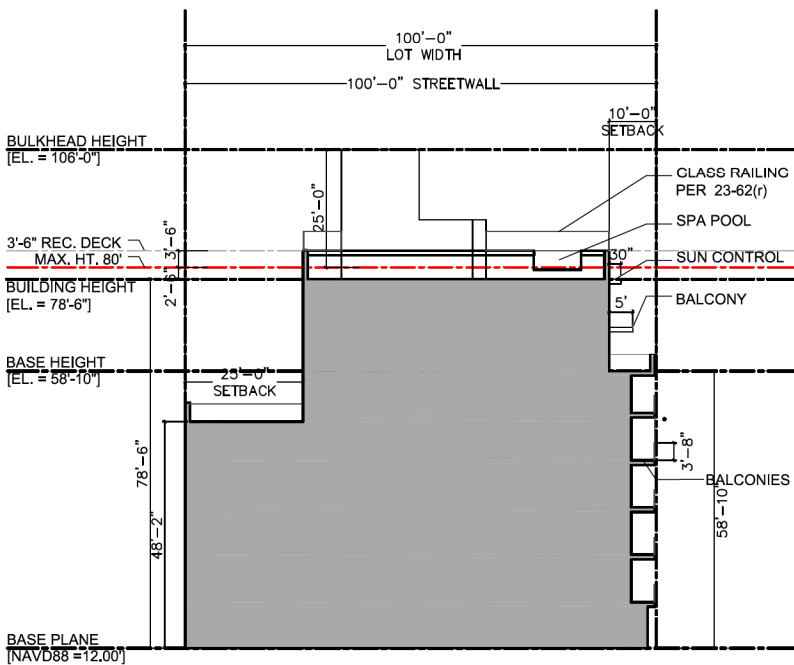
1 AXO DIAGRAM - FRONT CORNER



3 SITE DIAGRAM



2 AXO DIAGRAM REAR CORNER



4 SECTION A

OVERVIEW:

ZONE: R4A / R7A
 CONSTRUCTION CLASS: IB
 OCCUPANCY CLASS: R-2
 USE: 46 RES. CLASS A UNITS
 NUMBER OF STORIES: 8

LEGEND:

ZONING LOT LINE

PROPOSED BUILDING BULK

RECREATION DECK PER ZR 23-62(e)

COMPLIANCE:

LOT COVERAGE PER ZR 23-153
 MAX. 100% FOR CORNER LOT @ R7A COMPLIES

FLOOR AREA RATIO PER ZR 77-22
 ADJUSTED FAR = 2.66 x 14,500 SF --> 38,570 SF MAX COMPLIES
 SEE Z-001 - Z-004

YARDS PER ZR 77-27
 15' FRONT YARD @ R4A PORTION PER ZR 23-45 COMPLIES
 8' SIDE YARD PER ZR 23-462(a) AND ZR 23-51 COMPLIES
 30' REAR YARD PER ZR 23-471 COMPLIES

STREEWALL LOCATION PER ZR 23-661
 @ B. 120TH ST. PER ZR 23-661(a)(1) = NO ADJACENT STREEWALLS
 @ OCEAN PROMENADE PER ZR 23-661(a)(2), CORNER 1 SIDE EXEMPT

BUILDING HEIGHT PER ZR 23-662(a)
 MAX. BASE = 65' PROPOSED = 58'-10"
 MAX. BUILDING = 80' PROPOSED = 78'-6"

SETBACK PER ZR 23-662(c)(2)
 @ BEACH 120 (80' WIDE) = 10' SETBACK COMPLIES
 @ OCEAN PROMENADE (80' WIDE) = 10' SETBACK COMPLIES

DORMERS PER ZR 23-621(c)(1)
 SEE CALCULATIONS @ Z-002 COMPLIES

PERMITTED OBSTRUCTIONS IN HEIGHT AND SETBACK PER 23-62

BALCONIES AND RAILINGS PER 23-132 COMPLIES
 AWNINGS AND SUN CONTROL DEVICES PER ZR 23-62(a) COMPLIES
 BULKHEAD PER ZR 23-62(g) COMPLIES
 PARAPETS PER ZR 23-62(j) COMPLIES
 3'-6" RECREATION DECK ABOVE 80' PER ZR 23-62(e) COMPLIES
 TRANSPARENT RAILING PER 23-62(r) COMPLIES

OUTER COURTS PER ZR 23-84
 SEE CALCULATIONS @ Z-002 COMPLIES

PARKING PER ZR 77-32
 ADJUSTED % REQUIRED = 91.21% x 46 UNITS = 42 COMPLIES

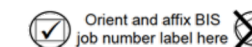
RESTRICTIONS ON O.S. FOR PARKING PER ZR 25-64(a)
 IN R4A MAX. 50% OF LOT -> 3,000 SF COMPLIES

BIKE PARKING PER ZR 25-811
 50% OF UNITS -> 23 PROVIDED AT CELLAR COMPLIES

SUN CONTROL DEVICE LESS THAN 30" PERMITTED TO PROJECT OVER STREETLINE PER BC 3202.2.1.9



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) 130
 Street Name BEACH 120TH STREET
 Borough QUEENS
 Block 16229
 Lot 46.48
 BIN 4304878.4830205

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) MICHAEL MURROFF
 Signature
 Date 01/28/2024

Internal Use Only
 BIS Doc #

PLAN EXAMINER SIGN AND DATE

