

1 SITE PLAN ZD-1
SCALE: 1" = 30'-0"

LOT AREA : 13,676 SQ.FT.

ZR 23-153 LOT COVERAGE

LOT COVERAGE ALLOWABLE: 65%
LOT COVERAGE PROPOSED: 54%

ZR 23-47 REAR YARDS

REQUIRED REAR YARD: 30' - 0"
PROPOSED REAR YARD: MIN. 30' - 0"

ZR 23-662(C)(1)(2) REQUIRED SETBACKS

REQUIRED SETBACKS @ NARROW STREET 15'-0"
PROPOSED SETBACK: 15'-0"

ZR 23-661(b)(2) STREET WALL

89TH AVENUE WITHIN STREET LINE
(AT PROPOSED NEW STREET LINE AS PER PURSUANT TO BUILDINGS BULLETIN 2014-001)

ZR 23-662 BUILDING HEIGHT

MIN. BASE HEIGHT: 40' - 0"
PROPOSED: 60' - 0"
MAX. BASE HEIGHT: 65' - 0"
PROPOSE: 60' - 0"
MAX BUILDING HEIGHT: 80' - 0"
PROPOSED: 80' - 0"

LEGEND

R7-1
QUALITY HOUSING PROGRAM

- PROPERTY LINE
- DISTRICT BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING TREE
- PROPOSED TREE

**148-15 89TH AVENUE
QUEENS, NY 11435
PROPOSED 8 STORY RESIDENTIAL
BUILDING**

BLOCK: 9693
LOT: 60
OCCUPANCY CLASS: R-2
USE GROUP: 2A & 2B
69 CLASS 'A' DWELLING UNITS
CONSTRUCTION CLASS: IB
STRUCTURAL OCCUPANCY: II
FIRE DISTRICT: INSIDE
BUILDING HEIGHT: 80' - 0"
LOT AREA: 13,676 SF



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) 148-15
Street Name 89TH AVENUE
Borough QUEENS
Block 9693
Lot (s) 60
BIN #4310504

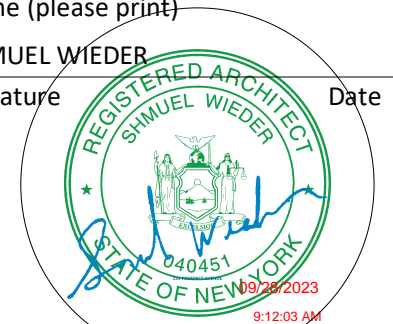
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Name (please print)

SHMUEL WIEDER

Signature

Date



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

Internal Use Only




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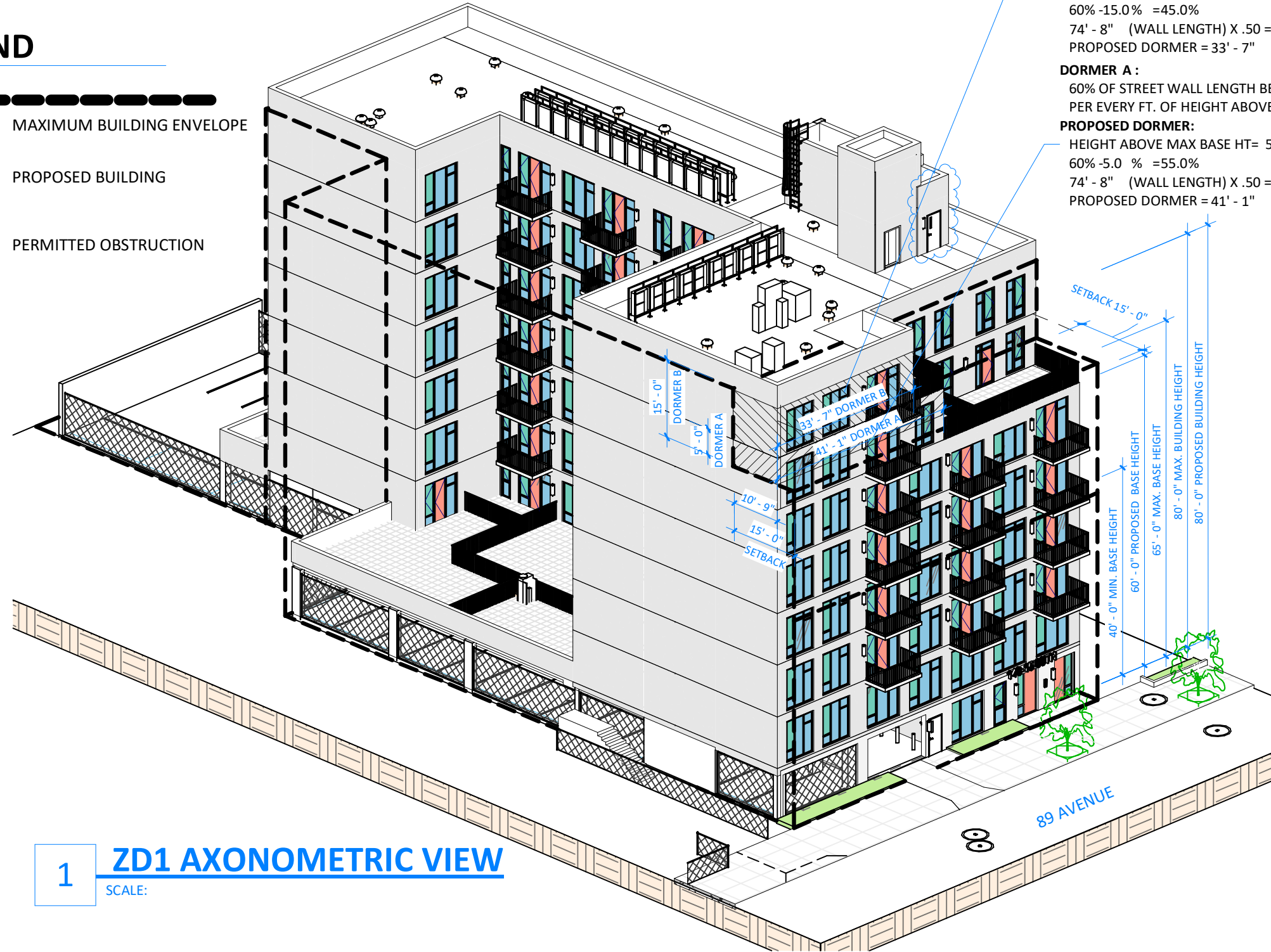
PLAN EXAMINER SIGN AND DATE

AXONOMETRIC DIAGRAM

NOT TO SCALE

LEGEND

-  MAXIMUM BUILDING ENVELOPE
-  PROPOSED BUILDING
-  PERMITTED OBSTRUCTION





AS PER ZR 23-621(c)(1)
DORMER B :
 60% OF STREET WALL LENGTH BELOW MAX. BASE HT. REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT
PROPOSED DORMER:
 HEIGHT ABOVE MAX BASE HT= 15' - 0"
 60% -15.0% =45.0%
 74' - 8" (WALL LENGTH) X .50 = 33' - 7" (MAXIMUM DORMER LENGTH)
 PROPOSED DORMER = 33' - 7" < 33' - 7" OK

DORMER A :
 60% OF STREET WALL LENGTH BELOW MAX. BASE HT. REDUCE WIDTH BY 1% PER EVERY FT. OF HEIGHT ABOVE MAX. BASE HEIGHT
PROPOSED DORMER:
 HEIGHT ABOVE MAX BASE HT= 5' - 0"
 60% -5.0 % =55.0%
 74' - 8" (WALL LENGTH) X .50 = 41' - 1" (MAXIMUM DORMER LENGTH)
 PROPOSED DORMER = 41' - 1" < 41' - 1" OK



ZD1 Zoning Diagram

Must be typewritten.

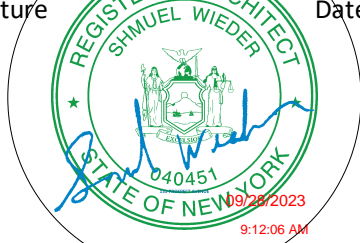
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Location Information	
House No(s)	148-15
Street Name	89TH AVENUE
Borough	QUEENS
Block	9693
Lot (s)	60
BIN	#4310504

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Name (please print)
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Signature  Date

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PLAN EXAMINER SIGN AND DATE

1 ZD1 AXONOMETRIC VIEW

SCALE:

LOT AREA : 13,676 SQ.FT.

ZR 23-153 LOT COVERAGE
 LOT COVERAGE ALLOWABLE: 65%
 LOT COVERAGE PROPOSED: 54%

ZR 23-47 REAR YARDS
 REQUIRED REAR YARD: 30' - 0"
 PROPOSED REAR YARD: MIN. 30' - 0"

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 PROPOSED SETBACK: 15'-0"

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 (AT PROPOSED NEW STREET LINE AS PER PURSUANT TO BUILDINGS BULLETIN 2014-001)

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 PROPOSED: 60' - 0"
 MAX. BASE HEIGHT: 65' - 0"
 PROPOSED: 60' - 0"
 MAX BUILDING HEIGHT: 80' - 0"
 PROPOSED: 80' - 0"

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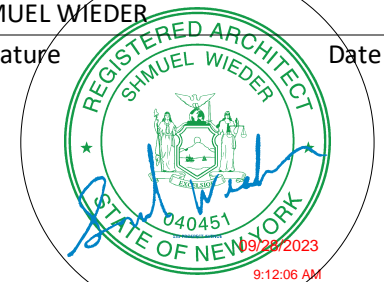
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 Street Name 89TH AVENUE
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 Block 9693
 Lot (s) 60
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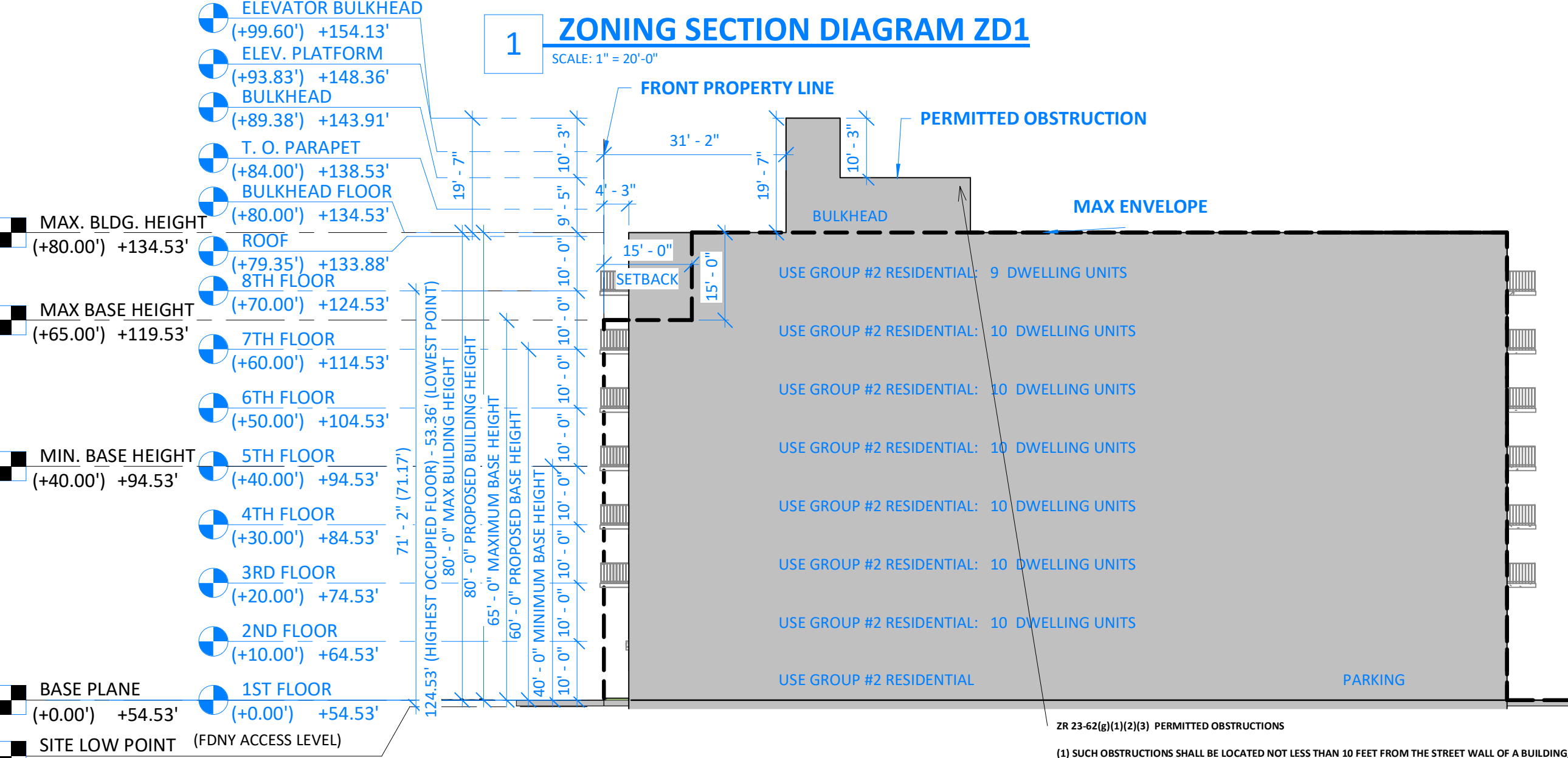
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PLAN EXAMINER SIGN AND DATE

1 ZONING SECTION DIAGRAM ZD1

SCALE: 1" = 20'-0"



- MAX. BLDG. HEIGHT (+80.00') +134.53'
- MAX BASE HEIGHT (+65.00') +119.53'
- MIN. BASE HEIGHT (+40.00') +94.53'
- BASE PLANE (+0.00') +54.53'
- SITE LOW POINT (FDNY ACCESS LEVEL) +53.36'

BASE PLANE CALCULATION
 $54.70 + 54.36 = 109.06 / 2 = 54.53$

HIGHRISE CALCULATION
 124.53' (HIGHEST OCCUPIED FLOOR)
 -53.36' (SURVEY LOW POINT)
 = 71.17' < OR = 75'-0" OK THEREFORE DOES NOT NEED TO COMPLY WITH BC 403

NOTE: ALL ELEVATIONS IN ACCORDANCE WITH NAVD

89 AVENUE
 70' WIDE (NARROW STREET)

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 PROPOSED: 80' - 0"

ZR 23-62(g)(1)(2)(3) PERMITTED OBSTRUCTIONS

(1) SUCH OBSTRUCTIONS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM THE STREET WALL OF A BUILDING, EXCEPT THAT SUCH OBSTRUCTIONS NEED NOT BE SET BACK MORE THAN 25 FEET FROM A NARROW STREET LINE OR MORE THAN 20 FEET FROM A WIDE STREET LINE.

STAIR A: PROPOSED BULKHEAD IS SETBACK 31'-2" FROM STREET WALL > 10'-0" OK

(2) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES.

MECHANICAL EQUIPMENT AREA TO BE SCREENED ON ALL SIDES

(3)(II) THE LOT COVERAGE OF ALL SUCH OBSTRUCTIONS DOES NOT EXCEED 20% OF THE LOT COVERAGE OF THE BUILDING, AND WHERE THE MAXIMUM PERMITTED HEIGHT OF A BUILDING IS LESS THAN 120'-0" SUCH OBSTRUCTIONS ARE LIMITED TO A MAXIMUM HEIGHT OF 25'-0".

PROPOSED BUILDING LOT COVERAGE 7,428 SF
 PROPOSED OBSTRUCTION AREA
 STAIR A: 66 SF
 STAIR B: 67 SF
 TOTAL OBSTRUCTION AREA = 133 SF
 LOT COVERAGE: 133 SF / 7,428 SF 2% < 20%

MAX. PERMITTED BUILDING HEIGHT 65'-0" < 80'-0"
 STAIR A & B: PROPOSED BULKHEAD HEIGHT = 19'-7" < 25'-0" OK

ZR 23-62 (g) (1):
 ELEVATOR OR STAIR BULKHEADS (INCLUDING SHAFTS; AND VESTIBULES NOT LARGER THAN 60 SQUARE FEET IN AREA PROVIDING ACCESS TO A ROOF), ROOF WATER TANKS AND ACCESSORY MECHANICAL EQUIPMENT (INCLUDING ENCLOSURES), OTHER THAN SOLAR OR WIND ENERGY SYSTEMS, PROVIDED THAT:

(1) SUCH OBSTRUCTIONS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM THE STREET WALL OF A BUILDING, EXCEPT THAT SUCH OBSTRUCTIONS NEED NOT BE SET BACK MORE THAN 25 FEET FROM A NARROW STREET LINE OR MORE THAN 20 FEET FROM A WIDE STREET LINE. HOWEVER, SUCH RESTRICTIONS ON LOCATION SHALL NOT APPLY TO ELEVATOR OR STAIR BULKHEADS (INCLUDING SHAFTS OR VESTIBULES), PROVIDED THE AGGREGATE WIDTH OF STREET WALLS OF SUCH BULKHEADS WITHIN 10 FEET OF A STREET WALL, FACING EACH STREET FRONTAGE, TIMES THEIR AVERAGE HEIGHT, IN FEET, DOES NOT EXCEED AN AREA EQUAL TO FOUR TIMES THE WIDTH IN FEET, OF THE STREET WALL OF THE BUILDING FACING SUCH FRONTAGE.

