

SITE PLAN
NOT TO SCALE



ZD1 Zoning Diagram
Must be type written.

Print and affix BIS
Yes 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) 11-08
Street Name 30 ROAD
Borough QUEENS
Block 505
Lot 14
BIN 4005484

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 certified, 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)

Signature **Frank (Feng) Huang** Date **07/27-24**
FRANK (FENG) HUANG
LICENSED PROFESSIONAL ENGINEER
083189
P.E./R.A. Seal and sign and date over seal

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

LEGENDS:

MATERIAL KEYING LEGEND:

() BLDG HT. FROM REFERENCE PLANE

{ } BLDG HT. FROM NAVD88

--- ZONING DISTRICT BOUNDARY LINE

RES RESIDENTIAL LOBBY ENTRANCE

RET RETAIL ENTRANCE

COMM COMMUNITY FACILITY ENTRANCE

PARK PARKING ENTRANCE

EXISTING STREET TREE

PROPOSED STREET TREE

ZONING INFORMATION:

ZONING LOT AREA = 37,646 S.F.
LOT COVERAGE: N/A FOR MIXED USE BUILDING

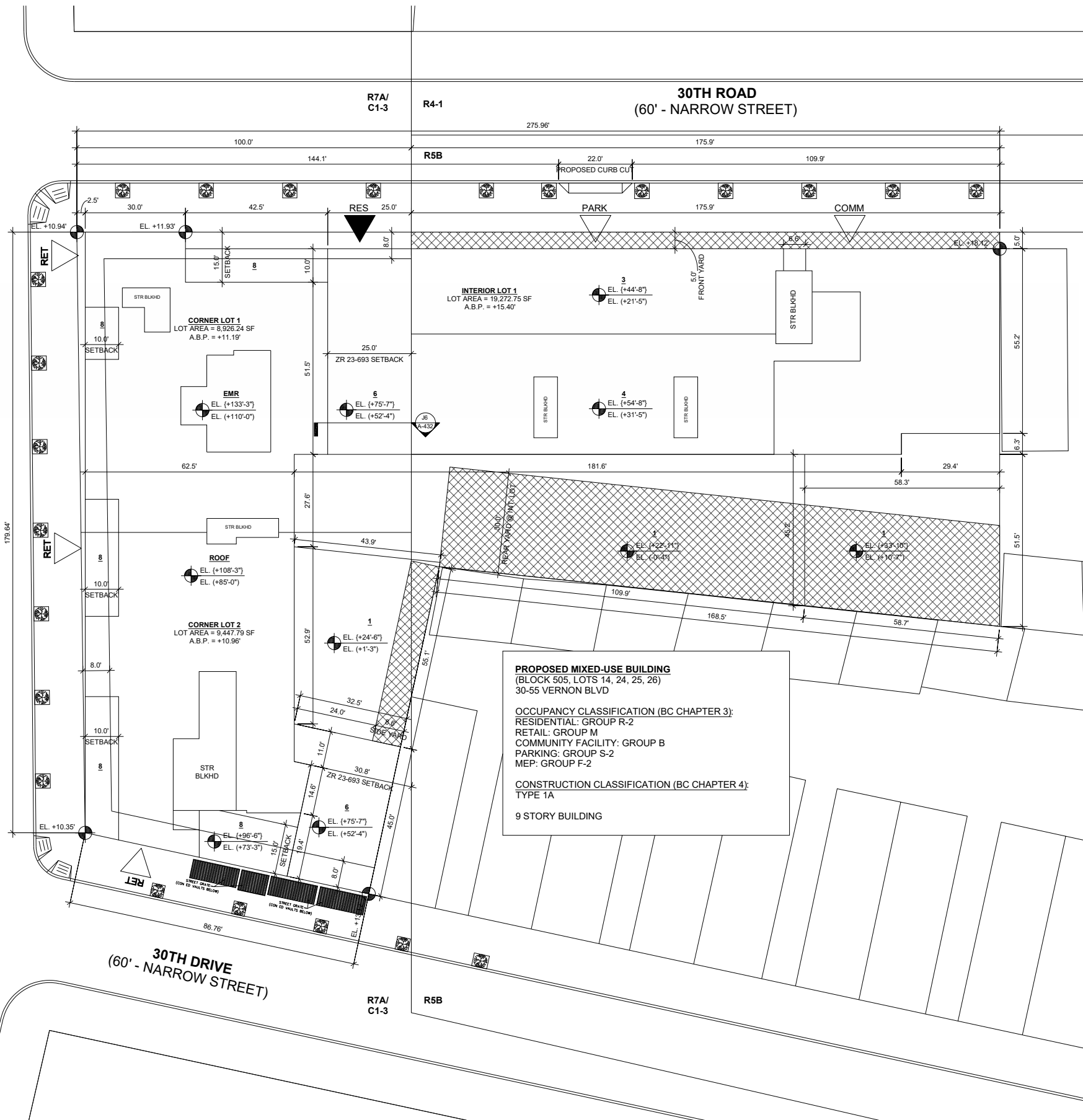
ZR 33-30:
NO REAR YARD REQUIRED WITHIN 100' OF CORNER LOT

ZR 23-154:
MAX. AREA FOR RESIDENTIAL USE: 110,682 S.F.
PROPOSED RESIDENTIAL AREA: 110,551 S.F.
ZR 117-631(C):
MAX. AREA FOR COMMERCIAL USE: 18,374 S.F.
PROPOSED COMMERCIAL AREA: 0 S.F. (DEDUCTED)
ZR 24-111/ZR 33-121:
MAX. AREA FOR COMMUNITY FACILITY USE: 73,496 S.F.
PROPOSED COMMUNITY FACILITY AREA: 0 S.F. (DEDUCTED)

ZR 23-22:
MAX. NUMBER OF D.U. = 153 D.U.
PROPOSED NUMBER OF D.U. = 122 D.U.

ZR 77-321:
REQUIRED PARKING = 65 SPACES
PROVIDED 65 OFF-STREET GARAGE PARKING

VERNON BLVD
(75' - WIDE STREET)



PROPOSED MIXED-USE BUILDING
(BLOCK 505, LOTS 14, 24, 25, 26)
30-55 VERNON BLVD

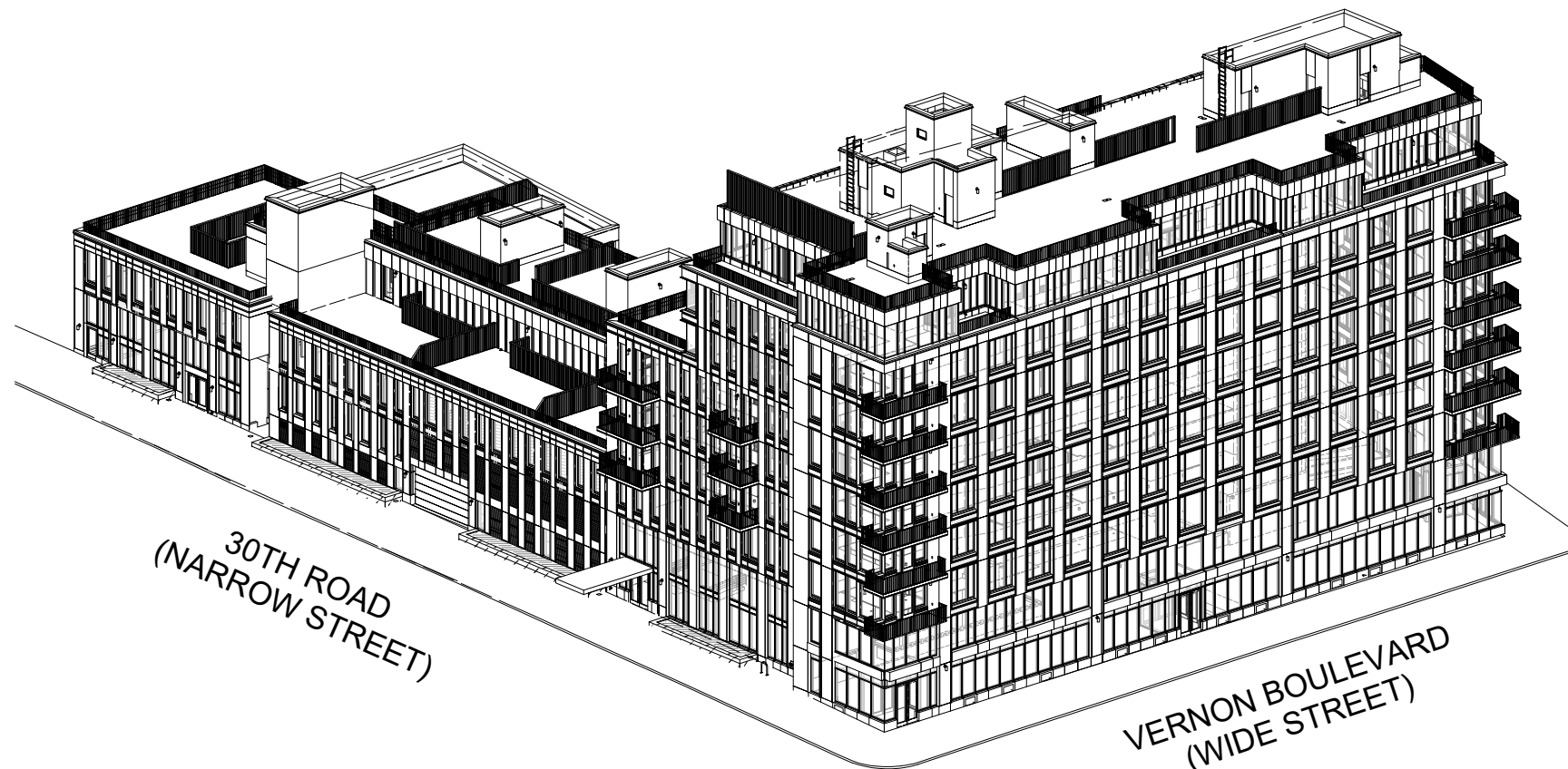
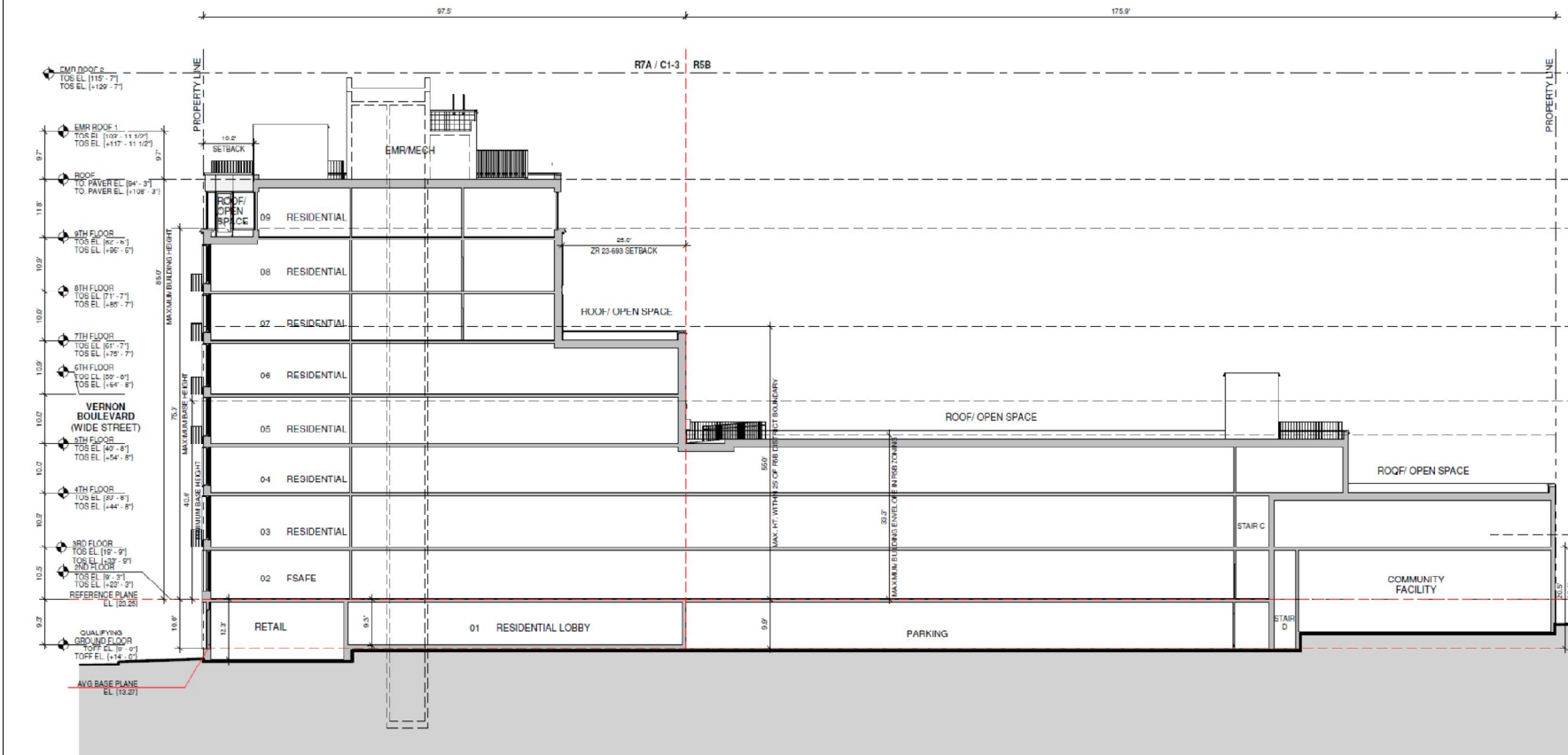
OCCUPANCY CLASSIFICATION (BC CHAPTER 3):
RESIDENTIAL: GROUP R-2
RETAIL: GROUP M
COMMUNITY FACILITY: GROUP B
PARKING: GROUP S-2
MEP: GROUP F-2

CONSTRUCTION CLASSIFICATION (BC CHAPTER 4):
TYPE 1A

9 STORY BUILDING

SECTION DIAGRAM

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AXONOMETRIC DIAGRAM

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Borough QUEENS

Block 505

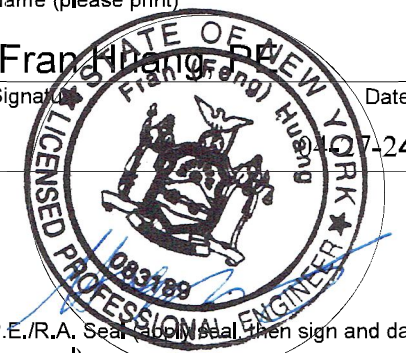
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Name (please print)

Signature: Frank Huang Date: 7-24



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