

ZD1 Zoning Diagram
Must be typewritten

NEW BUILDING
Job No: Q00951994-11
Orient and affix BIS

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

Location Information

House No(s) 133-45
Street Name 39th AVENUE
Borough QUEENS
Block 4972
Lot 59
BIN 4000000

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. Its 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 made a false statement or 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 filling further applications or documents with the Department.

NAME (PLEASE PRINT)
FRAN HUANG P.E.

SIGNATURE DATE 05-2022

P.E./R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)
Internal Use Only

BIS Doc# _____

PLAN EXAMINERS SIGN AND DATE

ZONING ANALYSIS
JOB ADDRESS: 133-45 39TH AVENUE FLUSHING, NY 11354
BLOCK: 4972 LOT: 59
MAP: 10B ZONING: C4-2
LOT SIZE: 50'+142.05'+47.73'+143.19= 6,968 S.F.

(1) MAX F.A.R. CALCULATION: (ZR33-12)
MAX ALLOWABLE F.A.R. : 4.8
MAX ALLOWABLE FLOOR AREA : 4.8 x 6,968 = 33,446 S.F.
MAX COMMERCIAL F.A.R.: 3.4
MAX COMMERCIAL FLOOR AREA: 3.4 x 6,968 = 23,691 S.F.
MAX COMMUNITY FACILITY F.A.R. : 4.8
MAX COMMUNITY FACILITY FLOOR AREA : 4.8 x 6,968 = 33,446 S.F.

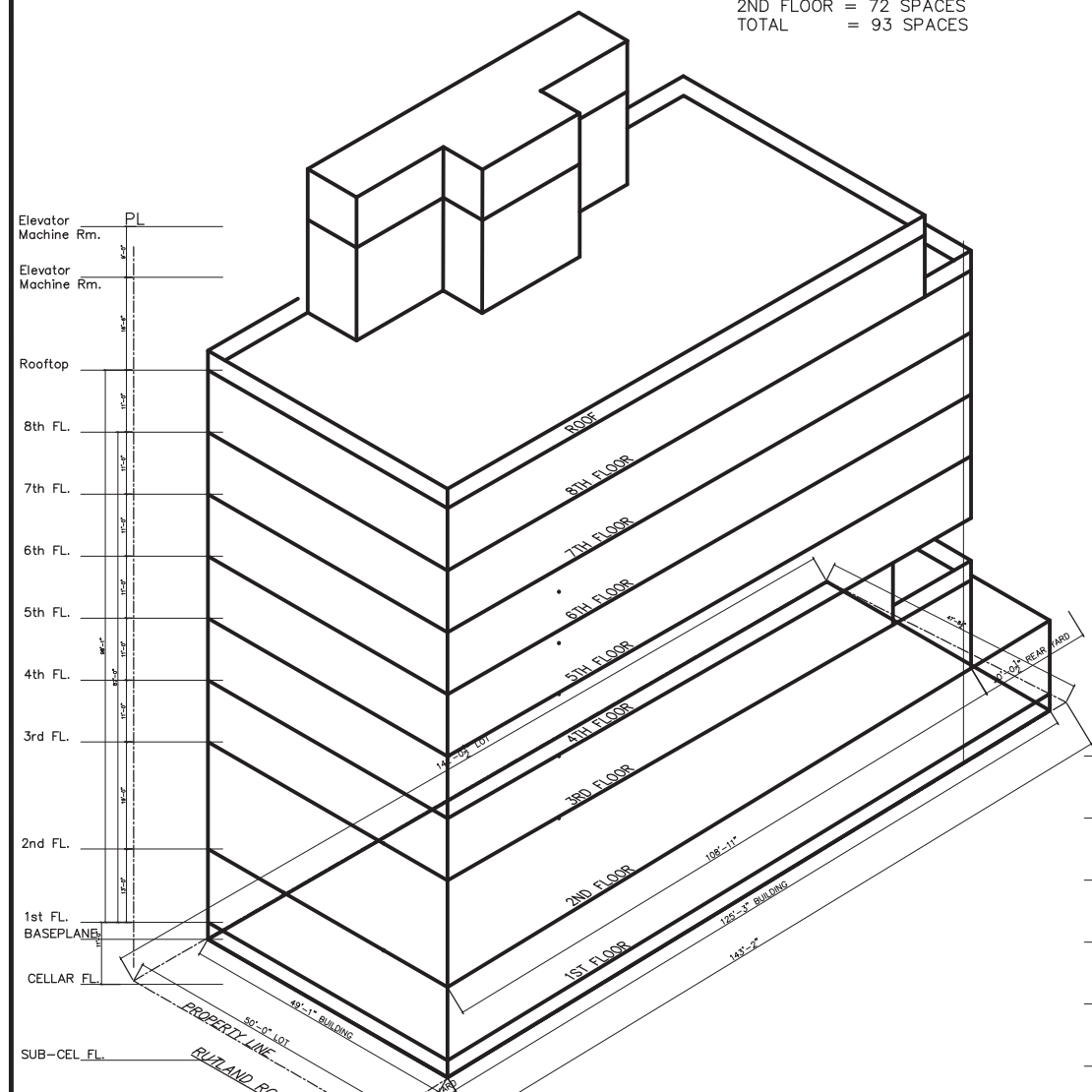
(2) YARD REGULATIONS: (ZR33-2)
1) SIDE YARD (ZR 33-25) PROPOSED: NONE
REQUIRED: NONE
2) REAR YARD (ZR 33-26) PROVIDED: 20'
REQUIRED: 20'

(3) HEIGHT & SETBACK REGULATION: (ZR33-442)
REQUIRED: 15' SETBACK AT 60' ON NARROW STREET
PROPOSED: 15' PROPOSED ON FIRST FLOOR

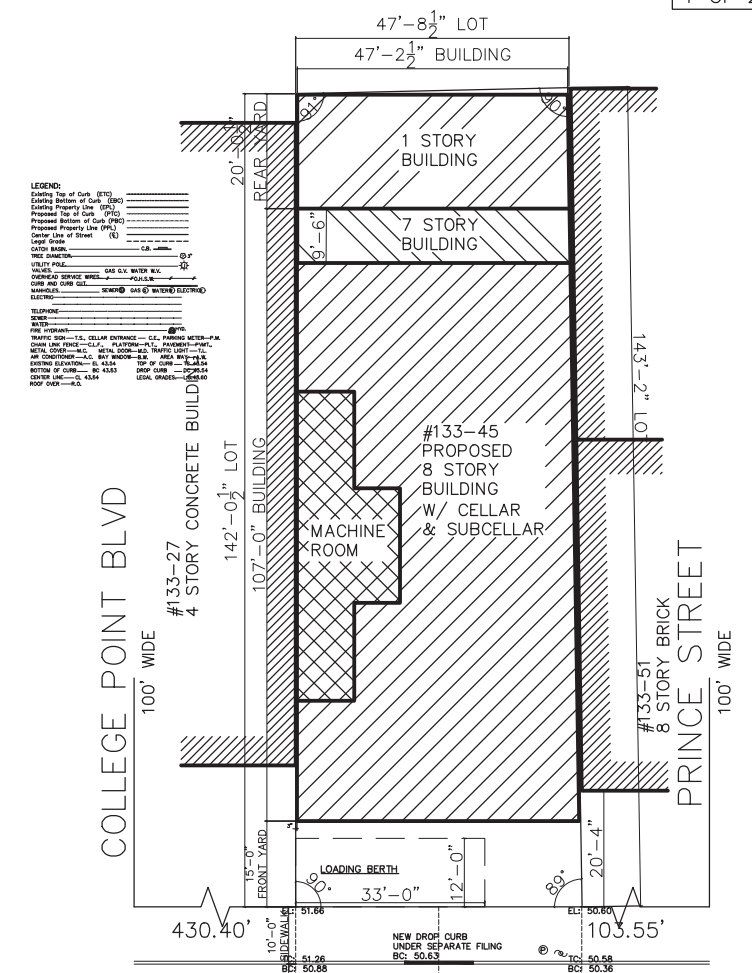
(4) PARKING REGULATION: (ZR36-21)
REQUIRED:
EATING/DRINKING: 1 PARKING SPACE PER 300 S.F.
OFFICE: 1 PARKING SPACE PER 300 S.F.
AMBULATORY: 1 PARKING SPACE PER 300 S.F.
PROPOSED:
SUBCELLAR = 21 SPACES
2ND FLOOR = 72 SPACES
TOTAL = 93 SPACES

(5) BICYCLE PARKING REGULATION: (ZR36-711)
REQUIRED:
EATING/DRINKING: 1 PARKING SPACE PER 10,000 S.F.
OFFICE: 1 PARKING SPACE PER 10,000 S.F.
AMBULATORY: 1 PARKING SPACE PER 10,000 S.F.
PROPOSED:
SUBCELLAR = 4 SPACES
(6) LOADING BERTH REGULATION: (ZR36-62)
REQUIRED:
COMMERCIAL: 1 FIRST 25,000 = 1
AMBULATORY: FIRST 10,000 = NONE
PROPOSED:
1 33' X 12' LOADING BERTH LOCATED IN FRONT

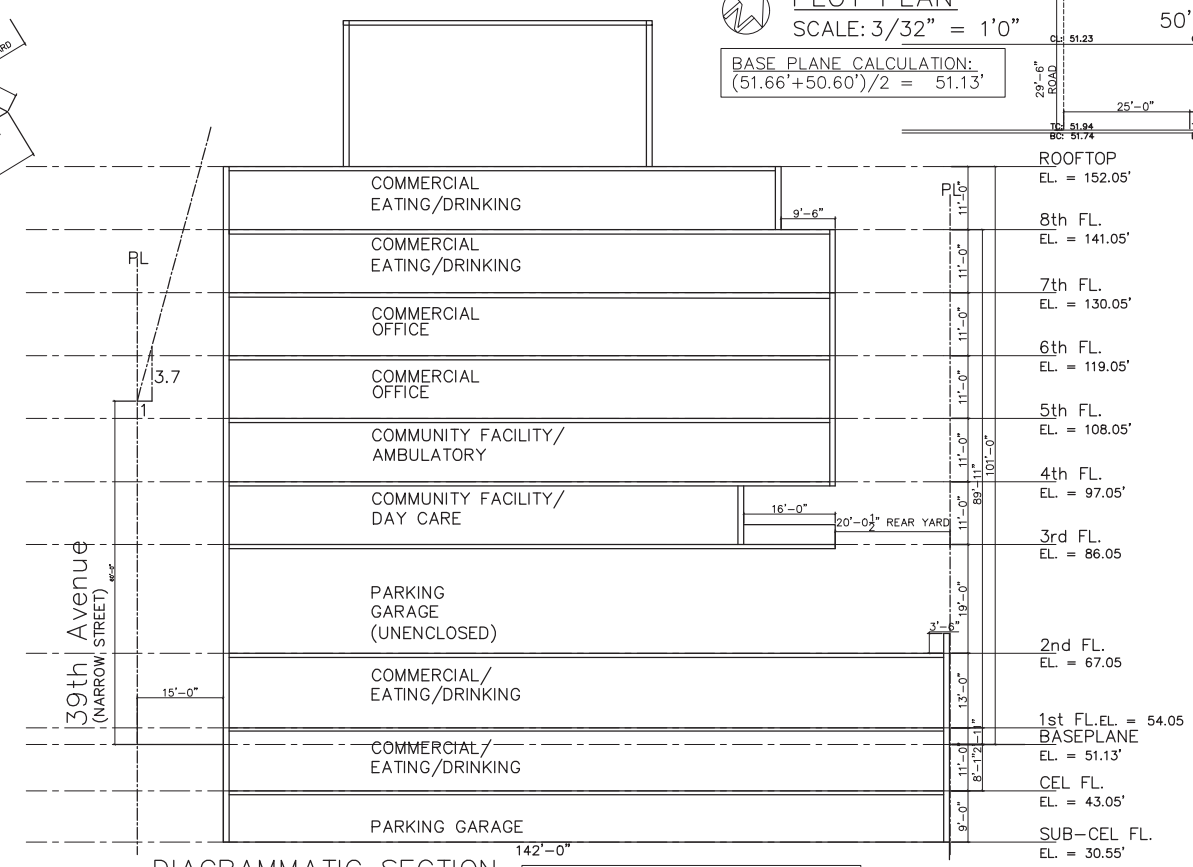
UNDER SEPARATE FILING
FOUNDATION: Q00974244-11
STRUCTURAL: Q00974259-11
MECHANICAL: Q00974267-11
PLUMBING: Q00974252-11
BPP: Q00951994-11
CURB CUT: Q009742304-11
SPRINKLER: Q00974261-11
SCOPE OF WORK
NEW 8 - STORY BUILDING
OBTAIN NEW CERTIFICATE OF OCCUPANCY



AXONOMETRIC DIAGRAM
SCALE: 1/32" = 1'-0"



PLOT PLAN
SCALE: 3/32" = 1'0"
BASE PLANE CALCULATION:
(51.66' + 50.60') / 2 = 51.13'



DIAGRAMMATIC SECTION
SCALE: 1/16" = 1'0"
BASE PLANE CALCULATION:
(51.66' + 50.60') / 2 = 51.13'

