



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) 337
Street Name Beach 52nd Street

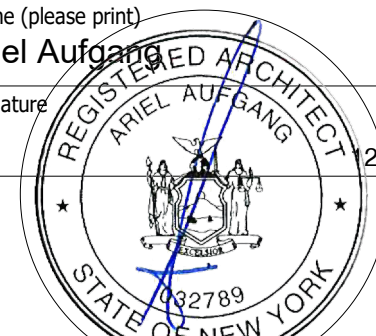
Borough Queens
Block 15843
Lot 25
BIN Q00954283-I1

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)

Ariel Aufgang

Signature



DATE:

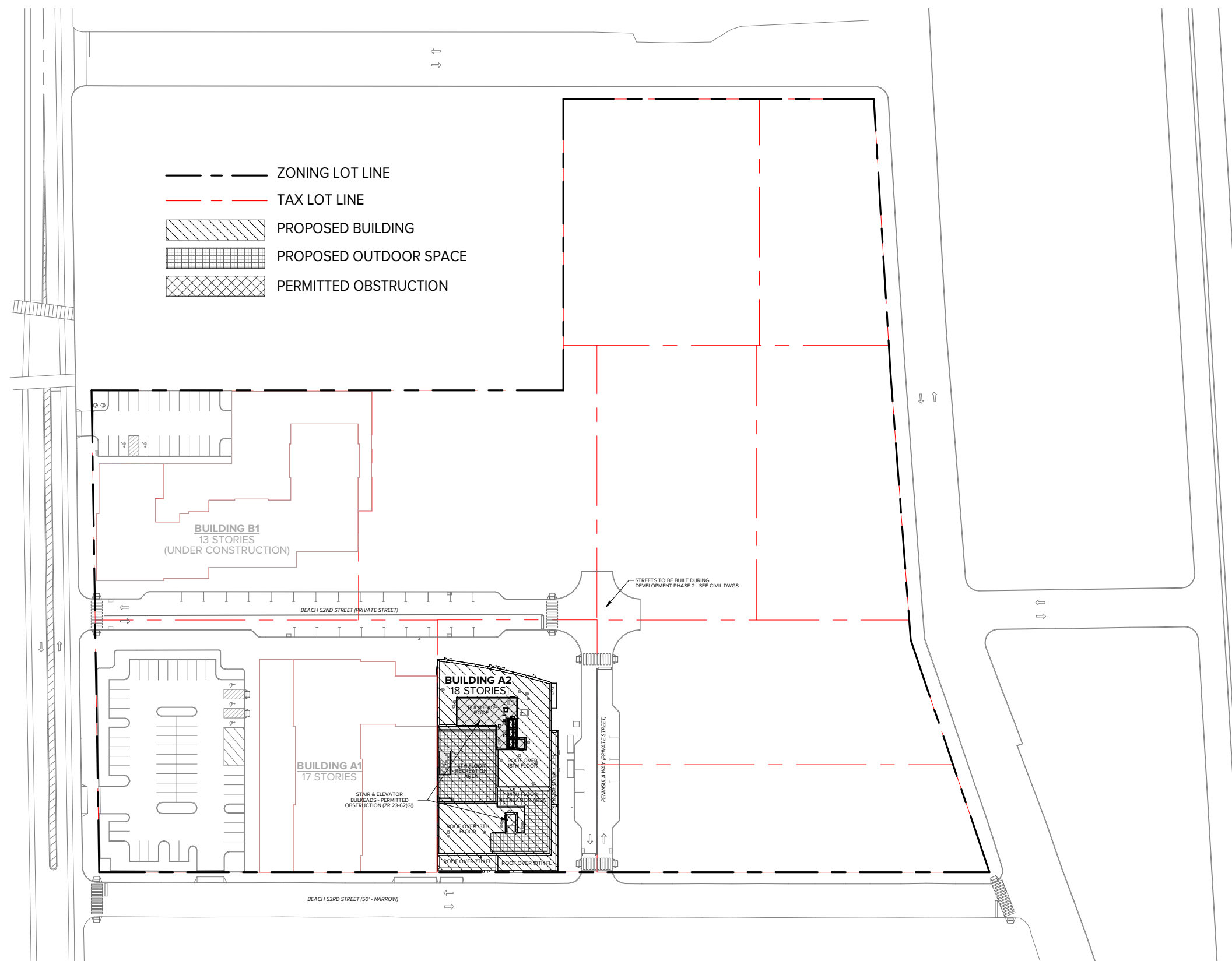
2/26/24

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SCHEMATIC SITE PLAN

1" = 100'-0"



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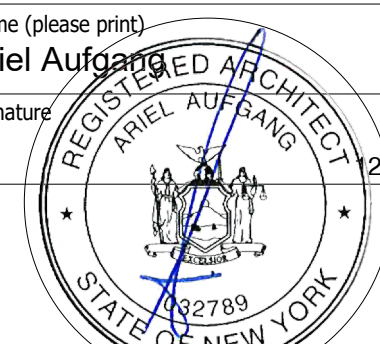
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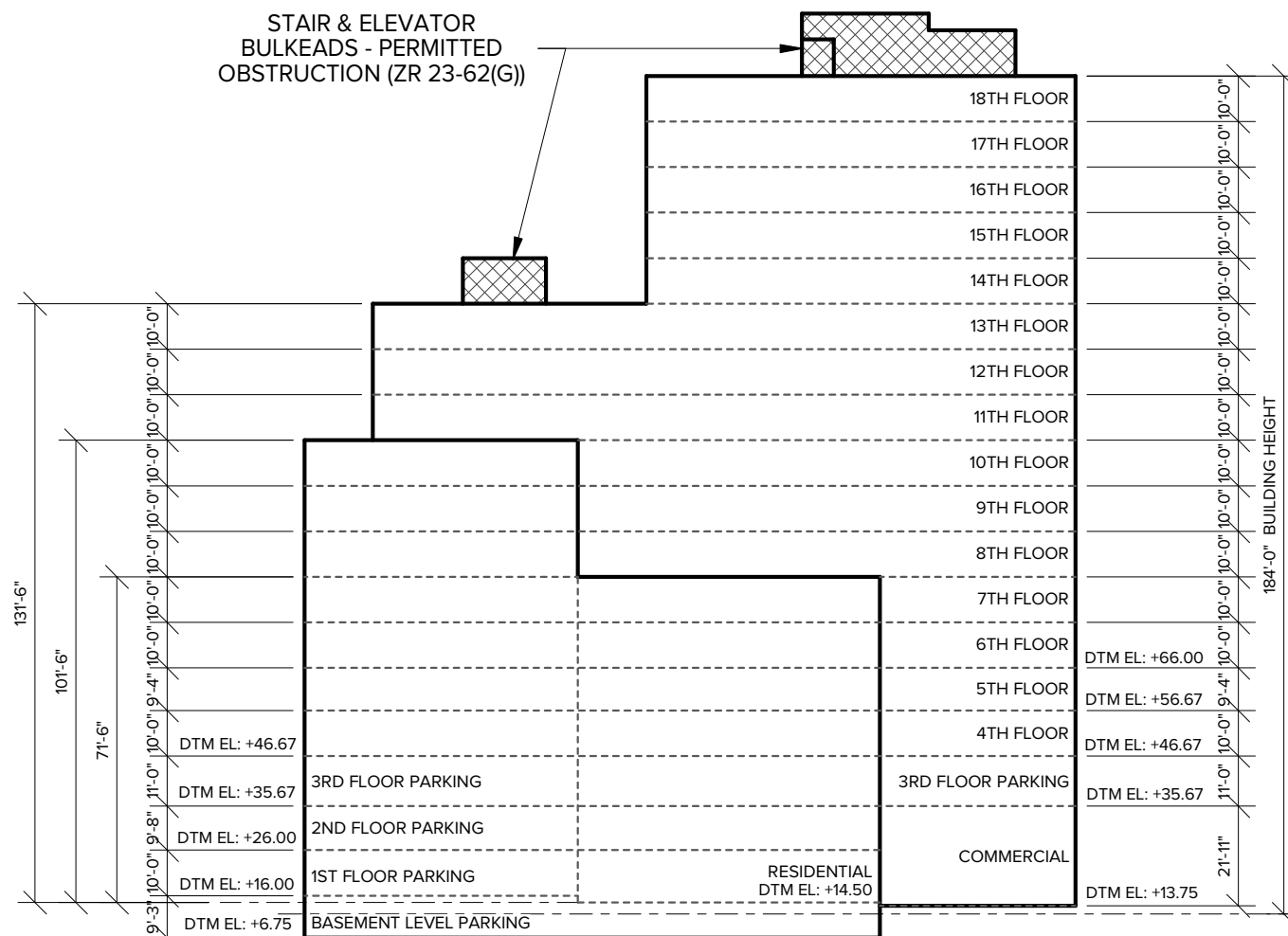
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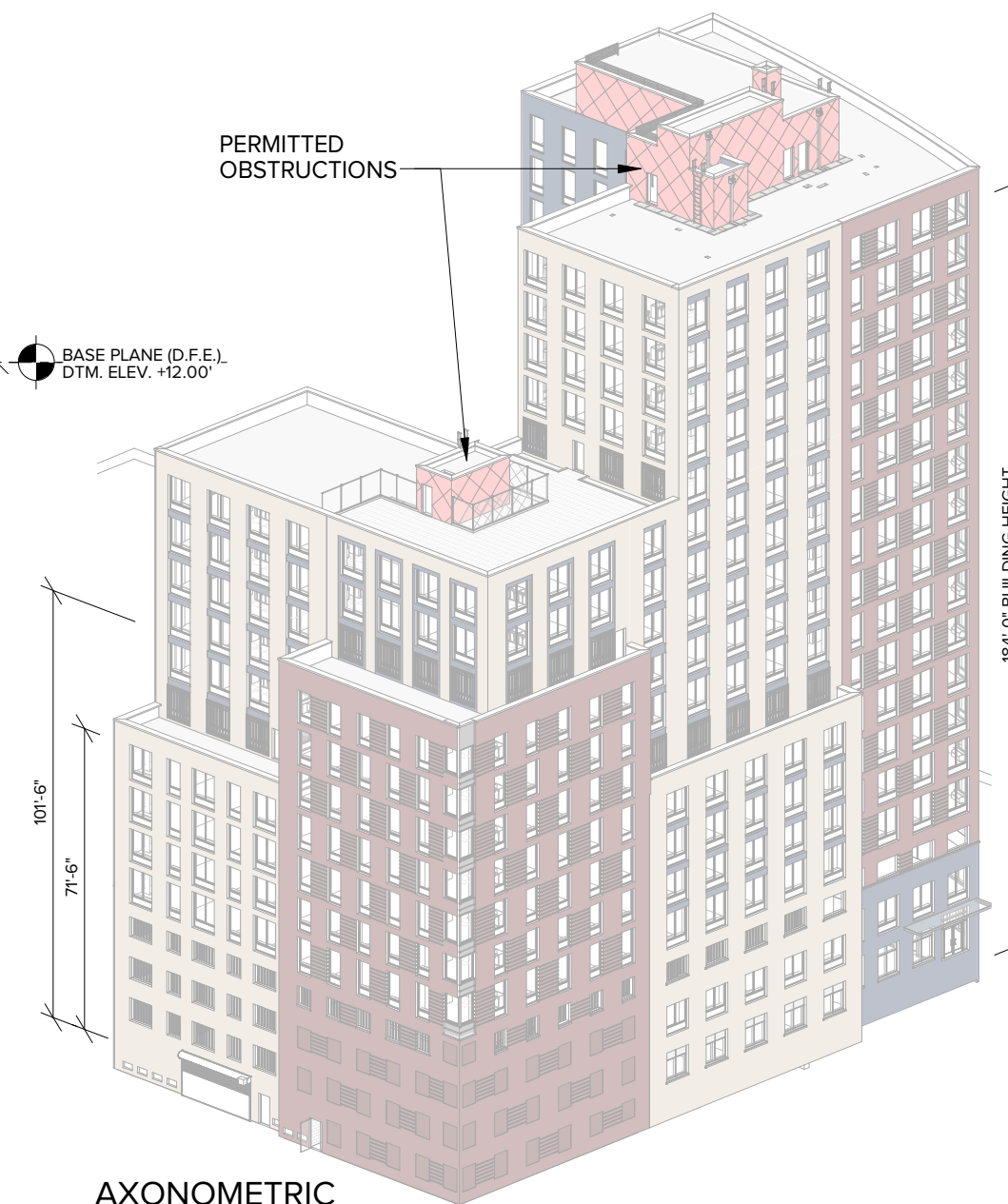
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HEIGHT DIAGRAM - SOUTH ELEVATION
1" = 40'-0"

BASE PLANE CALCULATED PURSUANT TO 64-321(a).
THE BASE PLANE IS SET BY THE F.R.C.E. THE F.R.C.E. IS SET BY NYCBC APPENDIX G. FEMA ZONE AE + 1 FREEBOARD.

BASE PLANE ELEVATION +12.00 NAVD88
= FEMA ZONE AE 10' + 2' FREEBOARD USED ACROSS THE ENTIRE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY.



AXONOMETRIC



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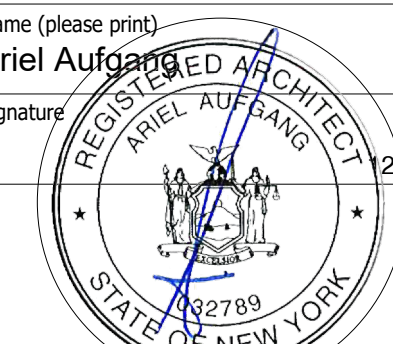
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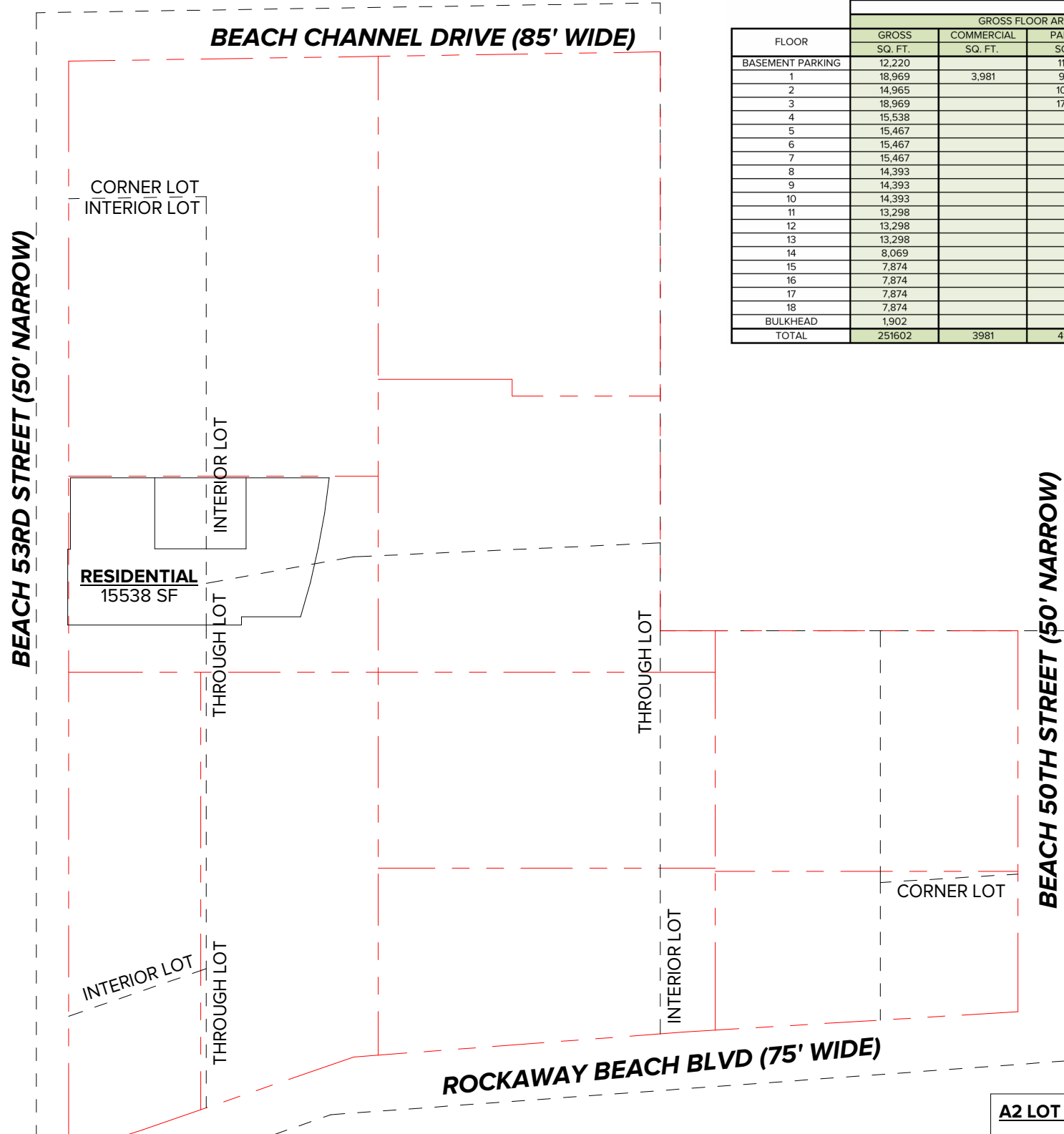
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FLOOR	GROSS FLOOR AREA				QUALITY HOUSING DEDUCTIONS			ZONING FLOOR AREA		
	GROSS SQ. FT.	COMMERCIAL SQ. FT.	PARKING SQ. FT.	RESIDENTIAL SQ. FT.	REF.	MECH.	TOTAL DEDUCTIONS	RESIDENTIAL	COMMERCIAL	TOTAL
	BASEMENT PARKING	12,220		11,233	987			0	987	
1	18,969	3,981	9,937	5,051			0	5051	3981	9032
2	14,965		10,953	4,012			0	4012		4012
3	18,969		17,092	1,877			0	1877		1877
4	15,538			15,538	12		12	15526		15526
5	15,467			15,467	12		12	15455		15455
6	15,467			15,467	12		12	15455		15455
7	15,467			15,467	12		12	15455		15455
8	14,393			14,393	12		12	14381		14381
9	14,393			14,393	12		12	14381		14381
10	14,393			14,393	12		12	14381		14381
11	13,298			13,298	12		12	13286		13286
12	13,298			13,298	12		12	13286		13286
13	13,298			13,298	12		12	13286		13286
14	8,069			8,069	12		12	8057		8057
15	7,874			7,874	12		12	7862		7862
16	7,874			7,874	12		12	7862		7862
17	7,874			7,874	12		12	7862		7862
18	7,874			7,874	12		12	7862		7862
BULKHEAD	1,902			1,902		1902	1902	0		0
TOTAL	251602	3981	49215	198406	180	1902	2082	196324	3981	200305



--- LARGE SCALE GENERAL DEVELOPMENT BOUNDARY
 --- ZONING LOT LINE
 --- TAX LOT LINE

A2 LOT COVERAGE:
 LOT AREA (ZONING LOT 1): 392,296 SF
 RESIDENTIAL LOT COVERAGE (THROUGH LOT): 15,538 SF
 LOT COVERAGE = 3.96%

LOT COVERAGE
 1" = 100'-0"



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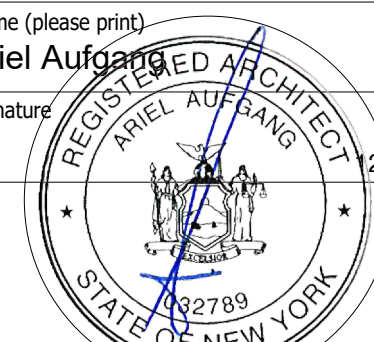
House No(s) 337
Street Name Beach 52nd Street
Borough Queens
Block 15843
Lot 25
BIN Q00954283-11

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QUALITY HOUSING PROGRAM COMPLIANCE - EDGEMERE A2					
	PERMITTED/REQUIRED	PROPOSED	REMARKS		
REFUSE STORAGE AND DISPOSAL	12 SQ. FT. MIN. PER FLOOR 1 REF. RM PER COMMERCIAL SPACE	180 SQ. FT. (12 x 15 FLOORS) 1 PROVIDED	COMPLIES	RES. 28-12	A refuse disposal room of not less than 12 square feet with no dimension less than three feet shall be provided on each story that has entrances to dwelling units.
LAUNDRY FACILITIES	1 WASHER PER 20 D.U. 1 DRYER PER 40 D.U.	13 WASHERS (244/20 = 12.2) 12 required 8 DRYERS (244/40 = 6.1) 6 required	COMPLIES	RES. 28-13	(-) at least one washing machine per 20 dwelling units or rooming units and at least one dryer per 40 dwelling units or rooming units (-)
DAYLIGHT IN CORRIDORS WINDOWS	20 SQ. FT. MIN. IN ORDER TO QUALIFY FOR DEDUCTION	N/A	COMPLIES	RES. 28-14	(-) provided that such window shall be directly visible from 50% of the corridor or from the vertical circulation core, and is located at least 20' from a wall or a side or rear lot line measured in a horizontal plane and perpendicular to the rough window (-)
RECREATION SPACE (AIRS)	3.3% OF RES. ZONING FLOOR AREA	196,324 SQ. FT. ZONING FLOOR AREA 6,479 REQUIRED RECREATION SPACE 7,115 TOTAL PROVIDED ON 2ND, 4TH & 14TH FLOORS	COMPLIES	RES. 28-21	The amount of recreation space required is expressed as a percentage of the total residential floor area or community facility floor area, and may be aggregated in one type, indoors or outdoors.
STANDARDS FOR RECREATION SPACE	15'-0" FT. MIN. INDOOR 300 SQ. FT. MIN. OUTDOOR 225 SQ. FT. MIN.	15'-0" FT. (AT MIN. DIMENSION) 812 PROVIDED ON 2ND FLOOR - INTERIOR 1,367 PROVIDED ON 4TH FLOOR - INTERIOR 2,894 PROVIDED ON 4TH FLOOR - EXTERIOR 2,042 PROVIDED ON 14TH FLOOR - EXTERIOR 7,115 TOTAL SQ. FT.	COMPLIES	RES. 28-22	(-) The minimum dimension of any recreation space shall be 15 feet. The minimum size of any outdoor recreation space shall be 225 square feet, and the minimum size of any indoor recreation space shall be 300 square feet. Outdoor recreation space shall be open to the sky except that building projections, not to exceed seven feet in depth, may cover up to 10 percent of the outdoor recreation space, provided that the lowest level of the projection is at least 10 feet above the level of the outdoor recreation space. Any indoor recreation room located in a story shall have at least one exterior wall with windows, or ceiling with skylights, that measures not less than 9.5 percent of the total floor space of the room...
PLANTING AREAS	REQUIRED BTWN BLDG. & ST. LINE	N/A	COMPLIES	RES. 28-23	The area of the zoning lot between the street line and all street walls of the building and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground, except that such plantings shall not be required at the entrances to and exits from the building, within driveways accessing off-street parking spaces located within, to the side, or rear of such building, or between non-residential uses...
DENSITY PER CORRIDOR	10 MAX. D.U. IN R3-2 IN ORDER TO QUALIFY FOR DEDUCTION	N/A	COMPLIES	RES. 28-31	If the number of dwelling units served by a vertical circulation core and corridor on each story does not exceed the number set forth in the following table, 50% of the sq. ft. of the corridor serving such dwelling units on such story may be excluded from the definition of floor area.

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY																
ZR - Section	Title	Permitted / Required	BLOCK A Proposed				BLOCK B Proposed		BLOCK C Proposed		BLOCK D Proposed		BLOCK E Proposed		ZONING LOT TOTALS	COMPLIANCE / NOTES
			A1 Tax Lot 15 5123 Beach Channel Drive NYC DOB # 421133399	A2 Tax Lot 25 337 Beach 52nd Street	B1 Tax Lot 1 519 Beach Channel Drive NYC DOB # 421133302	B2 Tax Lot 95 XXXX Beach 52nd Street	C1 Tax Lot 35 XXXX Peninsula Way	C2 Tax Lot 45 XXXX Beach 52nd Street	D1 Tax Lot 55 XXXX Peninsula Way	D2 Tax Lot 85 XXXX Beach 52nd Street	E1 Tax Lot 75 XXXX Peninsula Way	E2 Tax Lot 65 XXXX Rockaway Beach Blvd				
34-112 35-23	ZONING DISTRICT ZONING LOT PROPERTY WITHIN THE BED OF A MAPPED STREET TAX LOT	C4.4 (R7-2 equiv) & MH-1 Refer to Special Permits C 190325 ZMQ & N 190364 ZRQ 392,296 N/A 32,041	DOB Application has been approved	Application being filed	DOB Application has been approved										See req'd actions; zoning map amendment Complies	
32-00	Uses Permitted	UG 14, 5-6, 8-10, 12														
25-23(a) 23-154(d)(2) / 23-155	Permitted FAR Permitted Residential - AIRS	4.60 5.01														*Floor area permitted is based on the tax lot (property) which includes area within the bed of a mapped street; see Lot Area chart
23-122 33-123 35-31	Permitted Commercial Permitted Community Facility Permitted Total Maximum**	3.40 6.50 6.50														The commercial zoning floor area or community facility zoning floor area may increase by an additional 20,000 square feet provided that the total non-residential zoning floor area within the LSGD shall not exceed 169,000 square feet. Permitted uses and floor area may shift between buildings on Zoning Lot 1
25-23(a) 23-154(d)(2) / 23-155	Permitted Floor Area Permitted Residential - AIRS	392,296 SF x 4.60 = 1,804,561.60 392,296 SF x 5.01 = 1,965,402.96	162,158	196,324	193,288									355,446.00	*Floor area permitted is based on the tax lot (property) which includes area within the bed of a mapped street; see Lot Area chart	
23-122 33-123 35-31	Permitted Commercial Permitted Community Facility Permitted Total Maximum**	392,296 SF x 3.40 = 1,333,806.40 392,296 SF x 6.50 = 2,549,924.00 392,296 SF x 6.50 = 2,549,924.00	21,650	N/A	0,095									594,619.00		
25-40 23-22	Dwelling Unit Factor Permitted Maximum Dwelling Unit	680 1,804,561.60 SF (Max. Permitted) / 33,754.00 SF (Commercial) / 680 = 2703	194	244	237									675		
23-153	Lot Coverage Requirements	Corner Lot 100% Interior Lot 65% Through Lot 65%	15,538	15,538	19,662											
35-51 34-233 35-54 23-91 35-53 33-26 23-47 23-471 23-543 33-28 23-533	Required Front Yard Required Side Yard Required Rear Yard Required Rear Yard within 100' corner Required Rear Yard interior lot Req'd Rear Yard Equivalent through lot	Refer to Special Permit C 190366 ZSQ for this section None Required None Required Commercial - None Required Residential: 60 ft														*Does not comply; Special Permit 74-743(a)(2) to modify side yard requirement as per ZR 35-54 *Does not comply; Special Permit 74-743(a)(2) to modify side yard requirement as per ZR 35-54
35-62(a) 35-654 23-664(b) 23-664(c) 23-664(d)	Required Street Wall Location Required Setback	Refer to Special Permit C 190366 ZSQ for this section Narrow Street Beach 53rd St 15 ft Narrow Street Beach 50th St 15 ft Wide Street Beach Channel Drive 10 ft Wide Street Rockaway Beach Blvd 10 ft														*Does not comply; Special Permit 74-743(a)(2) to modify setback above base height as per ZR 35-654 & 23-664(c)
35-62(b)	Permitted Minimum Base Height Permitted Maximum Base Height Permitted Maximum Building Height Permitted Maximum Stories	17'9" & 9'2" 18' 13'														*Does not comply; Special Permit 74-743(a)(2) to modify maximum base height, maximum building height, and maximum number of stories requirements as per ZR 35-654 & 23-664(c)
32-60	Signage Requirements *Signage to be provided on separate application	C1 signage rules apply to signs located within 100 ft of Beach Channel Drive All other signs apply underlying C4 rules														*Does not comply; Special Permit 74-744(c)(1) to modify applicable underlying district signage regulations
25-027 25-23 25-231 25-251 25-027 25-23 25-251 36-21	Required Residential Required Residential - RHU (Use Group 2) Required Commercial (Use Group 6A) Required Community Facility (Use Group 4) Required Accessory Parking	85% of Total residences; see note below 244 x 85% = 207 (in CD 14, R6 and R7 subject to accessory parking regulations of R5 district pursuant to 25-027) 15% per RHU 244 x 15% = 37 Spaces 1 per 1000 SF of Floor Area 3,981 / 1000 = 4 Spaces N/A N/A 41 Spaces Required			68											
35-68	Accessory Loading Requirements	Commercial First 25,000 sf of floor area: 1 required berth Next 15,000 sf of floor area: 1 required berth Next 60,000 sf of floor area: 1 required berth Each additional 150,000 sf of floor area: 1 required berth Community Facility: First 100,000 sf of floor area: None Next 200,000 sf of floor area: 1 required berth Each additional 300,000 sf of floor area: 1 required berth 0 Loading berths required														
35-71	Required Residential (Use Group 2) Required Residential - AIRS (Use Group 2) Required Commercial (Use Group 6A) Required Community Facility (Use Group 4) Required Accessory Bicycle Parking	50% of Residential Dwelling Units 244 / 2 = 122 Spaces 1 per 10,000 sf of floor area 1 per 10,000 sf of floor area 1 per 10,000 sf of floor area 1 per 10,000 sf of floor area 1 Spaces Required	102	122	119											
33-03 26-41	Street Tree Requirements (Calculated for Entire Site)	1 Street Tree per 25 ft of Street Frontage Beach Channel Drive (430'-1') Beach 53rd Street (793'-3') Beach 52nd Street (276'-10') Beach 50th Street (276'-10') Rockaway Beach Boulevard (722'-9')	430.08 / 25 = 17 793.25 / 25 = 32 N/A 276.33 / 25 = 11 722.75 / 25 = 29	5 9 N/A N/A N/A	7 N/A N/A N/A N/A											
	Required Street Trees		14 Provided	8 to be paid into Tree Fund	1 to be Preserved 8 to be paid into Tree Fund											Subject to DPR approval

* ALL INCOME RESTRICTED HOUSING UNITS ARE TO BE AT OR BELOW 80% A.M.I.



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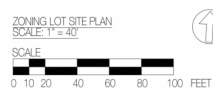
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- NOTES:**
1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE AND ZONING LOT WITHIN THE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY. INFORMATION REGARDING THE SURROUNDING PROPERTIES OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT.
 2. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.095 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ. ELEVATIONS FOR THE PROPOSED BUILDINGS ARE BASED ON THE DESIGN FLOOD ELEVATION THAT IS 10 FEET ABOVE THE NAVD88 (10 FEET PLUS 1 FOOT FREEBOARD).
 3. BUILDINGS WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. THE MAXIMUM PROPOSED BUILDING ENVELOPE REPRESENTS THE MAXIMUM DEVELOPMENT, EXCLUDING PERMITTED OBSTRUCTIONS.
 4. INTERIOR PARTITIONS AND FLOOR SLABS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 5. BUILDING ENTRANCES AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 6. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
 7. THE LANDSCAPE DESIGN OF OPEN SPACE, INCLUDING ROOFTOP TERRACES, STREET NETWORK, AND PARKING LOTS DEPICTED ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE. EXCEPT FOR THE PEDESTRIAN PLAZA AREA.
 8. NUMBER OF STORES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
 9. ENTRANCES TO CERTAIN USES REQUIRING FONNY CLEARANCE PER NYC FIRE CODE TO PROVIDE 30' BY 30' CLEAR PATH FOR FONNY.
 10. MINIMUM 8' CLEARANCE PATH FOR PEDESTRIAN CIRCULATION TO BE PROVIDED BETWEEN BUILDING WALLS AND PEDESTRIAN AVENUES ALONG RETAIL FRONTAGES.

LEGEND

- EXISTING ACCESS EASEMENT (6.012 SF)
- ZONING DISTRICT LINE
- PROPERTY LINE
- FENCE
- P.A.A. BOUNDARY (21,376 SF)
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE ILLUSTRATIVE BUILDING LINE
- LARGE SCALE BOUNDARY
- DIMENSION
- 54'-6"
- PROPOSED BUILDING
- EXISTING BUILDING
- P.A.A. SIGN - WALL MOUNTED
- P.A.A. SIGN - FREE STANDING
- WAYFINDING SIGN - WALL MOUNTED
- WAYFINDING SIGN - FREE STANDING
- PROPOSED PYLON SIGNAGE
- SPOT ELEVATION
- COMMERCIAL ENTRANCE
- PARKING ENTRANCE
- COMMUNITY FACILITY ENTRANCE
- RESIDENTIAL ENTRANCE
- LOADING ENTRANCE
- VEHICULAR ACCESS
- TRAFFIC DIRECTION
- DEVELOPMENT ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED STREET TREE
- EXISTING STREET TREE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING SIGN
- PROPOSED TRASH CAN
- PROPOSED SEATING W/ BACKS
- PROPOSED BENCH
- PROPOSED PLANTER
- PROPOSED BICYCLE RACK
- 30' X 30' FONNY ACCESS
- BUILDING DOES NOT COMPLY WITH HEIGHT REQUIREMENTS SPECIAL PERMIT REQUESTED PURSUANT TO ZR 74-743(a)(2)
- BUILDING DOES NOT COMPLY WITH YARD REQUIREMENTS SPECIAL PERMIT PURSUANT TO ZR 74-743(a)(2)



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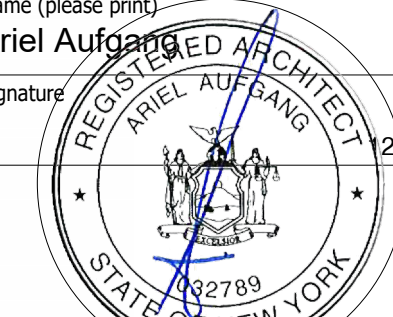
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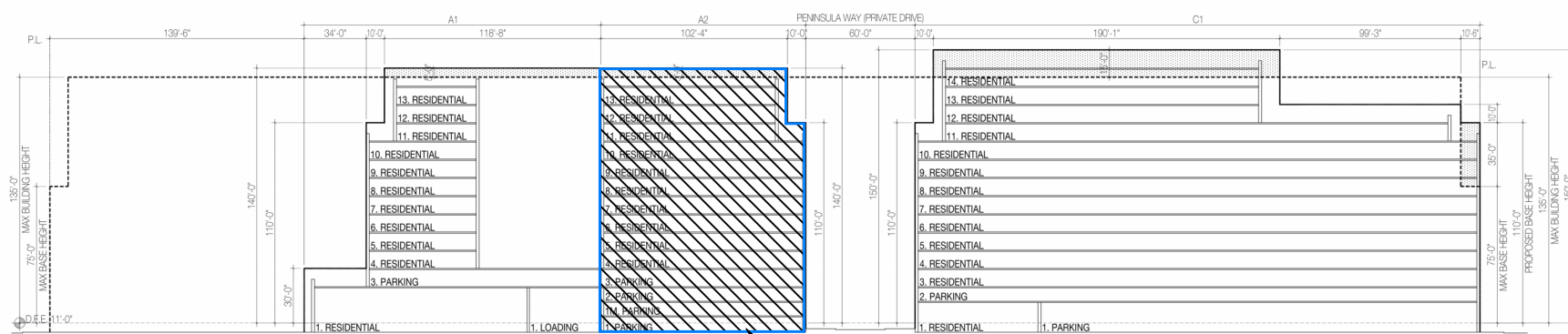
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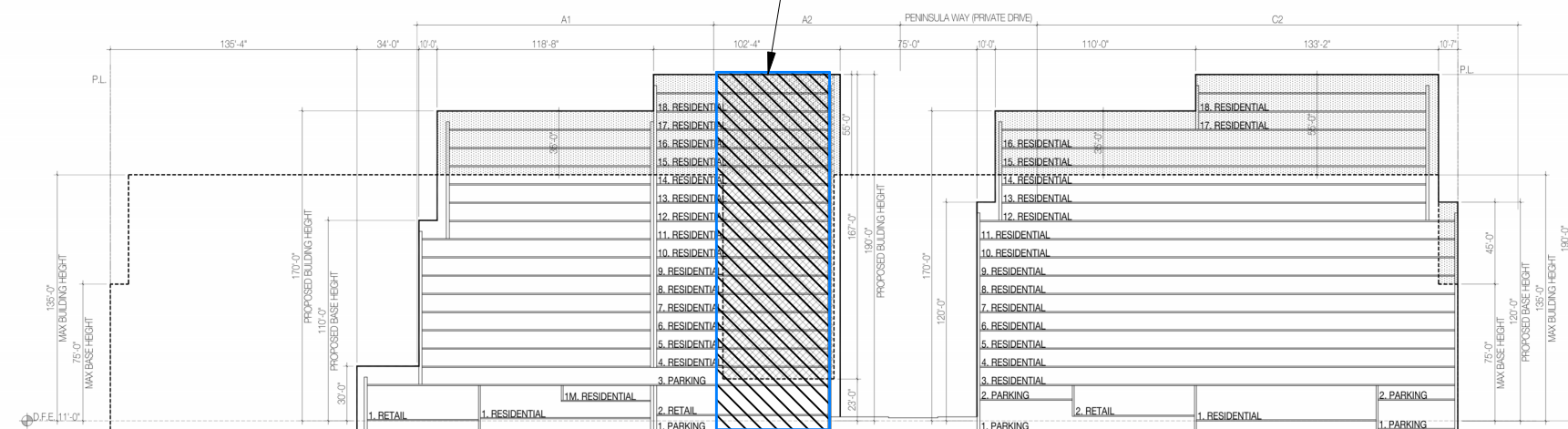
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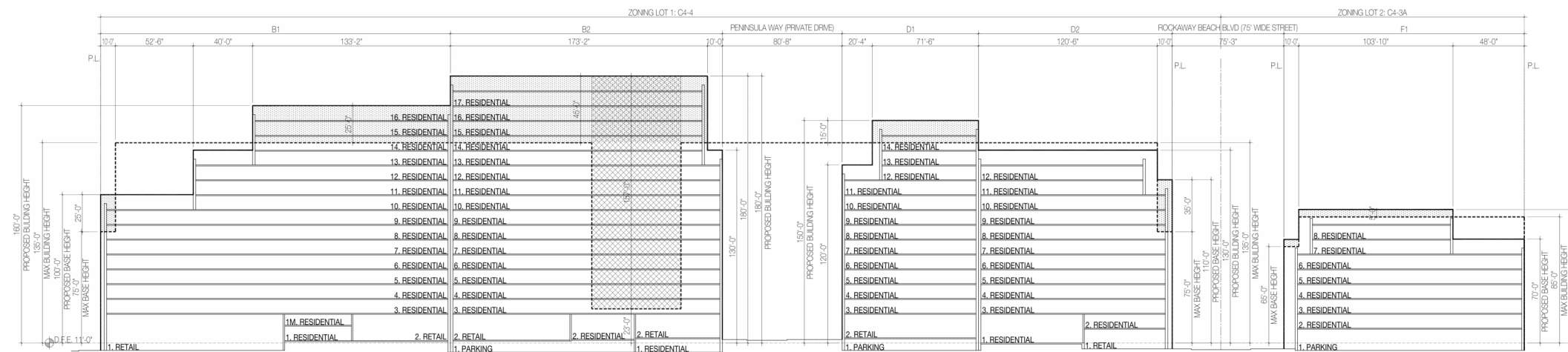
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A-A SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



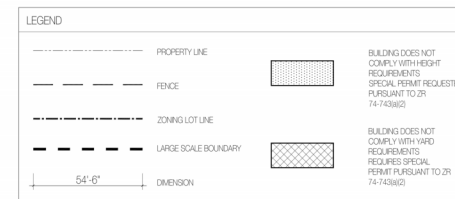
B-B SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



C-C SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



KEY PLAN



- NOTES:
1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE AND ZONING LOT WITHIN THE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY. INFORMATION REGARDING THE SURROUNDING PROPERTIES OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT.
 2. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD88) WHICH IS 1.035 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ. ELEVATIONS FOR THE PROPOSED BUILDINGS ARE BASED ON THE DESIGN FLOOR ELEVATION THAT IS 10 FEET ABOVE THE NAVD88 (10 FEET PLUS 1 FOOT FREEBOARD).
 3. BUILDINGS WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
 4. INTERIOR PARTITIONS AND FLOOR SLABS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 5. BUILDING ENTRANCES AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 6. ROOFTOP MECHANICAL BULKHEAD AND STAIR BULKHEAD LOCATIONS AND SIZES ARE SUBJECT TO CHANGE.
 7. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE EXCEPT FOR AREAS SUBJECT TO WATER.
 8. NUMBER OF STORES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.



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) 337
 Street Name Beach 52nd Street

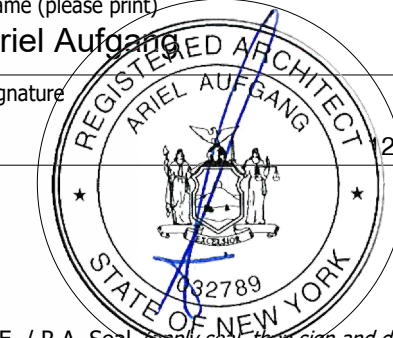
Borough Queens
 Block 15843
 Lot 25
 BIN Q00954283-I1

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)

Ariel Aufgang

Signature



DATE:

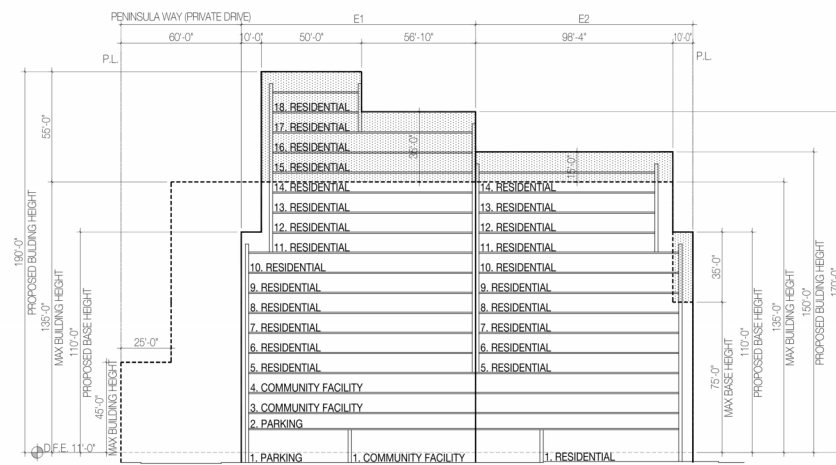
12/26/24

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

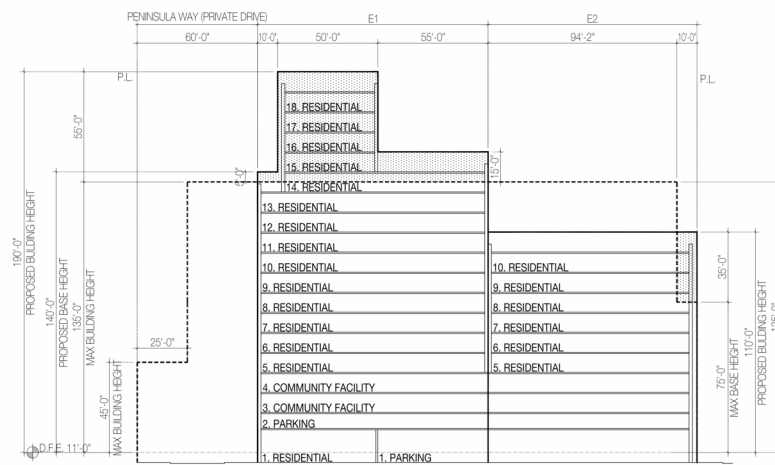
Internal Use Only

BIS Doc #

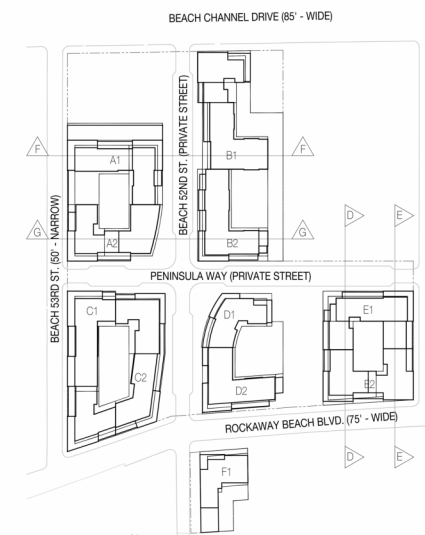
PLAN EXAMINERS SIGN AND DATE



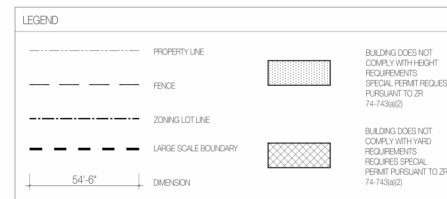
D-D SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



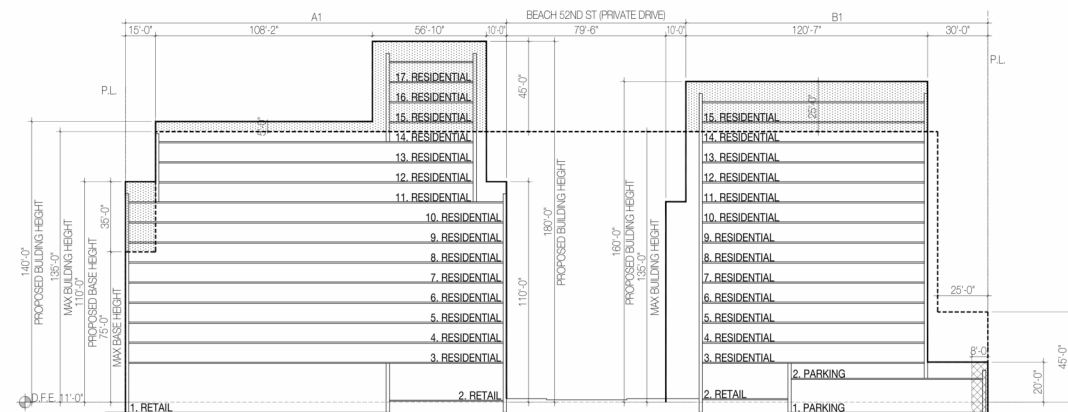
E-E SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



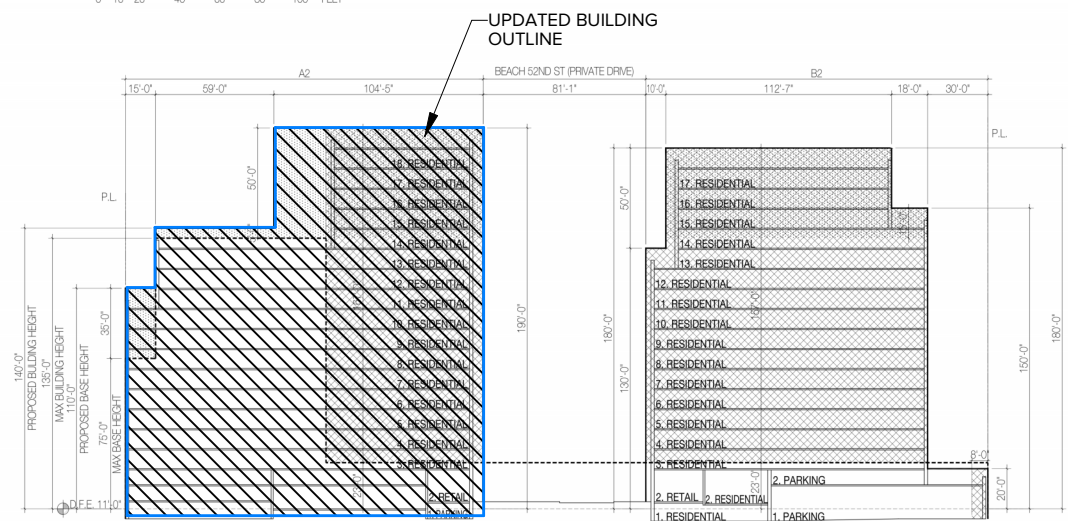
KEY PLAN



- NOTES:**
1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE AND ZONING LOT WITHIN THE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY. INFORMATION REGARDING THE SURROUNDING PROPERTIES OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT.
 2. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.026 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ. ELEVATIONS FOR THE PROPOSED BUILDINGS ARE BASED ON THE DESIGN FLOOD ELEVATION THAT IS 10 FEET ABOVE THE NAVD88 110 FEET PLUS 1 FOOT FREEBOARD.
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 8. NUMBER OF STORES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.



F-F SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



G-G SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

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Yes No

Location Information

House No(s) 337
Street Name Beach 52nd Street

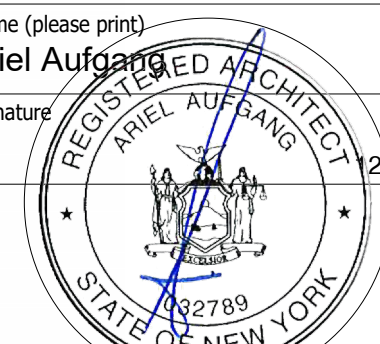
Borough Queens
Block 15843
Lot 25
BIN Q00954283-11

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Name (please print)

Ariel Aufgang

Signature



DATE:

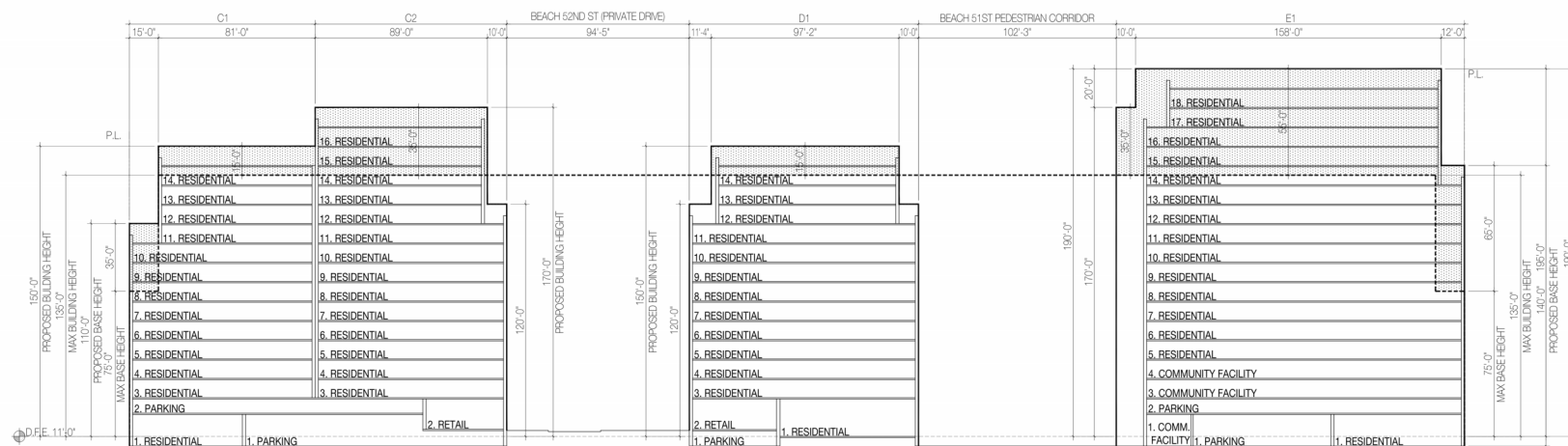
2/26/24

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

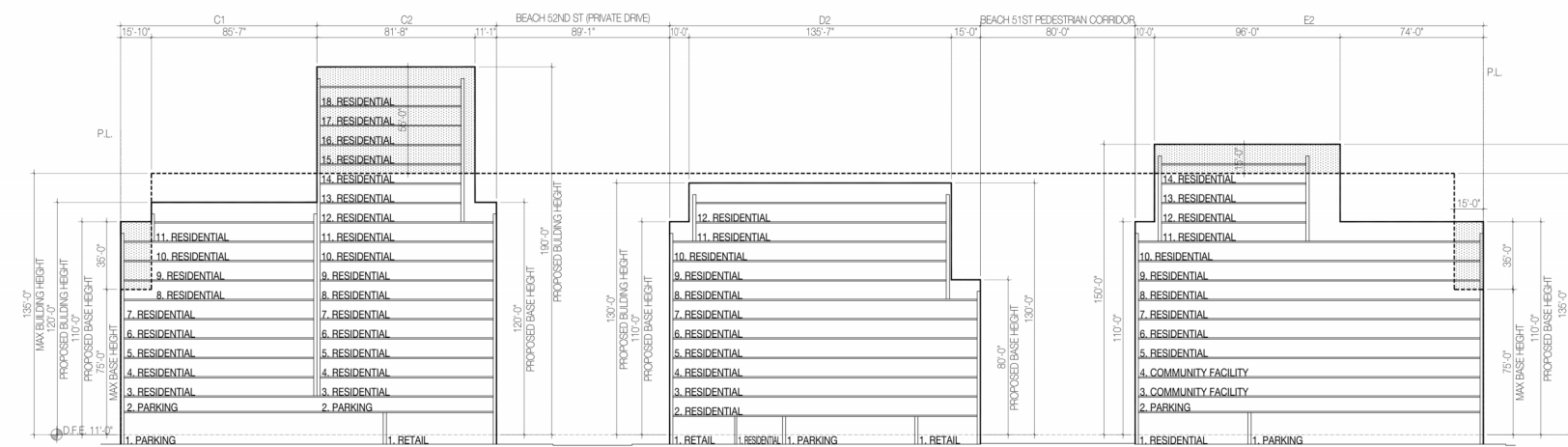
Internal Use Only

BIS Doc #

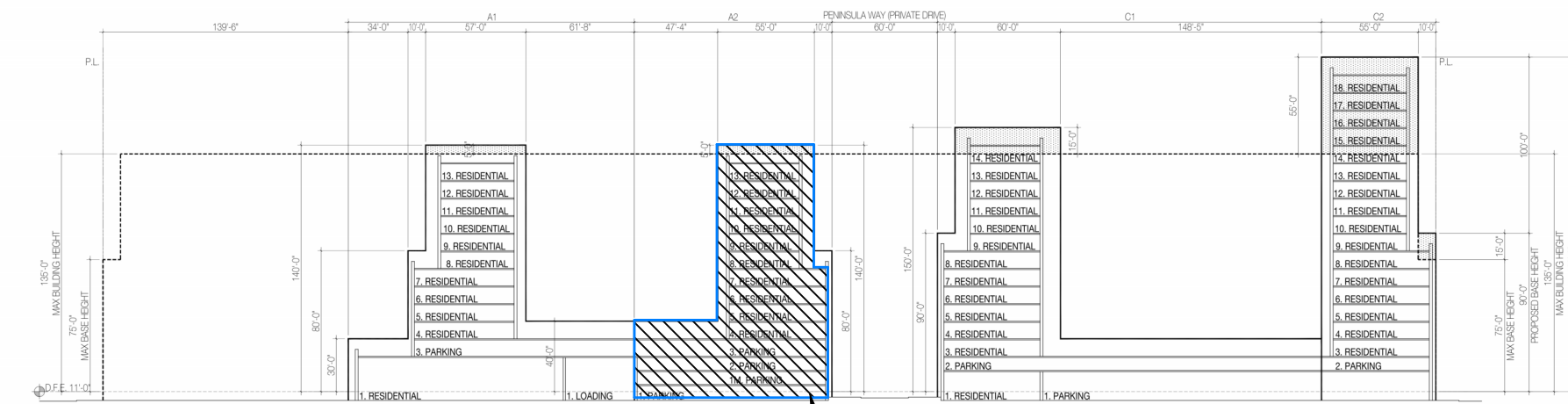
PLAN EXAMINERS SIGN AND DATE



(H) SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE

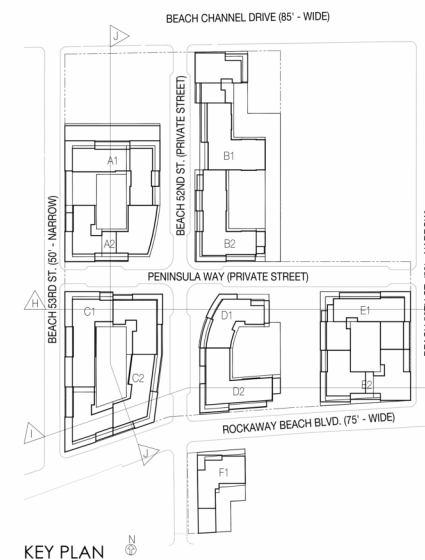


(I) SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



(J) SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE

UPDATED BUILDING OUTLINE



KEY PLAN



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Yes No

Location Information

House No(s) 337
Street Name Beach 52nd Street

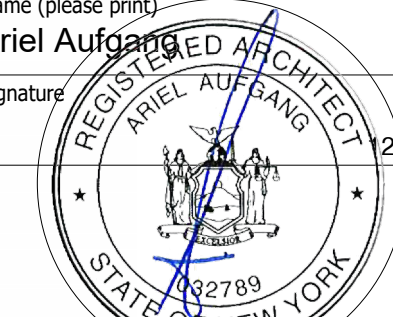
Borough Queens
Block 15843
Lot 25
BIN Q00954283-I1

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Name (please print)

Ariel Aufgang

Signature



DATE:

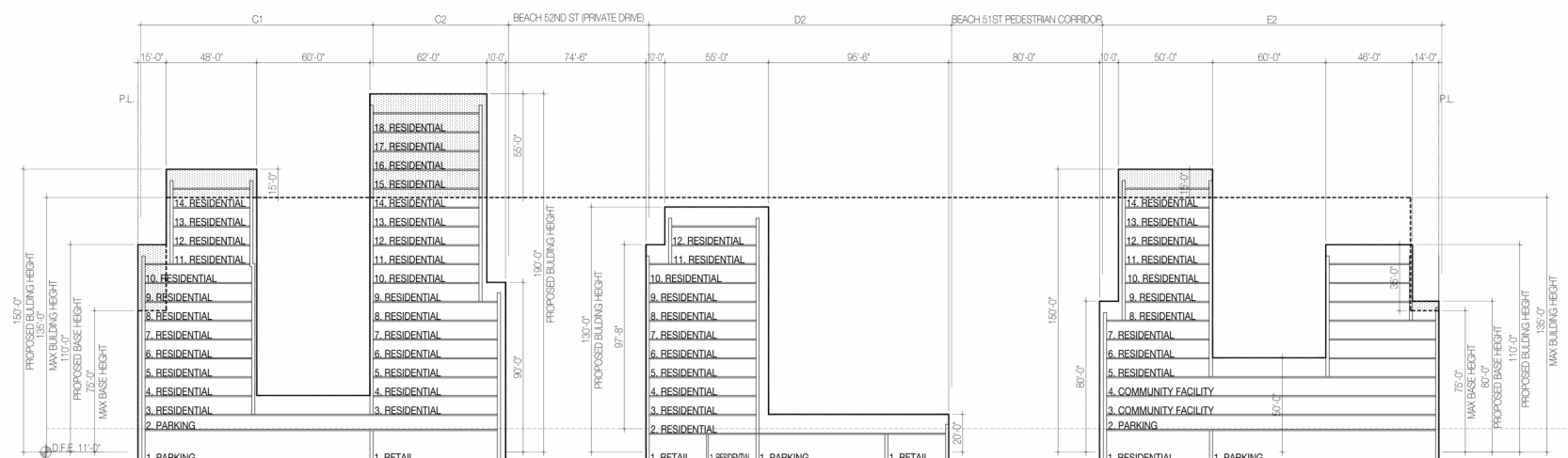
2/26/24

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

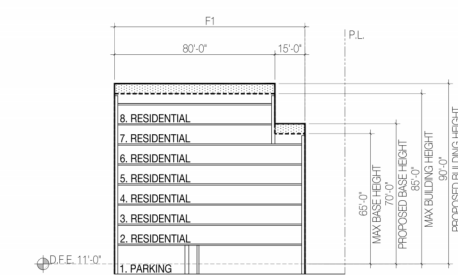
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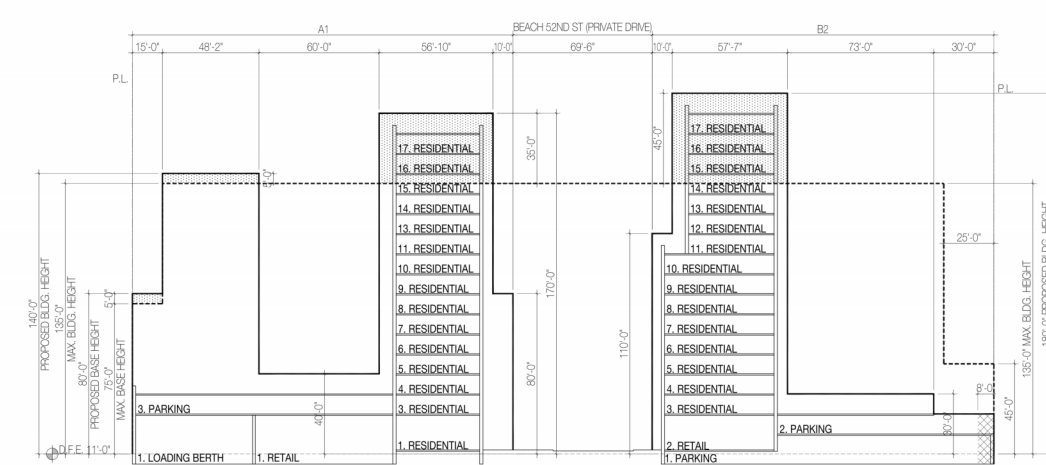
PLAN EXAMINERS SIGN AND DATE



(K) SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



(L) SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
SCALE



(M) SCHEMATIC SECTION DIAGRAM
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SCALE



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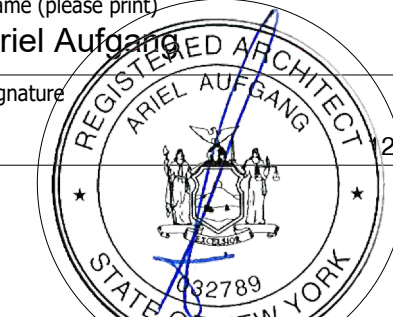
Yes No

Location Information

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 Street Name Beach 52nd Street
 Borough Queens
 Block 15843
 Lot 25
 BIN Q00954283-11

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Name (please print) Ariel Aufgang
 Signature [Signature] DATE: 2/26/24



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

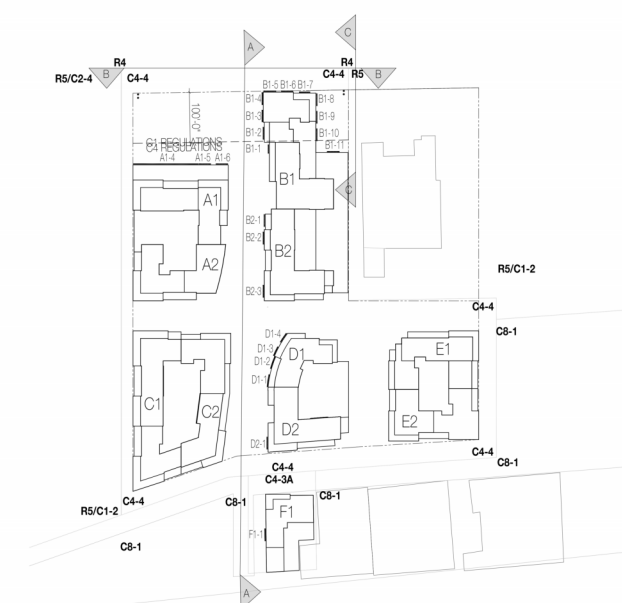
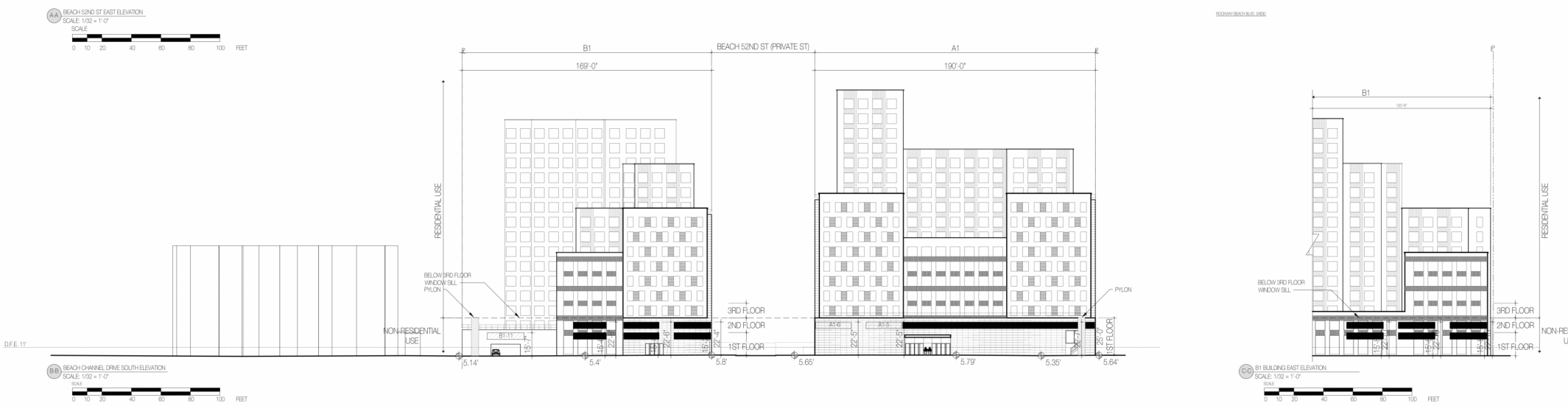
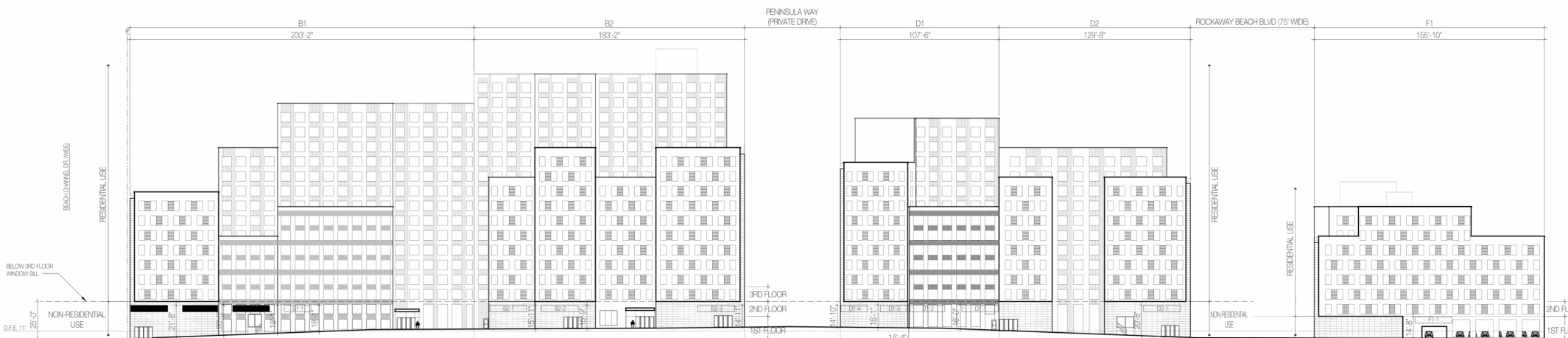
Internal Use Only

BIS Doc #

PLAN EXAMINERS SIGN AND DATE

ZR ITEM	ZR SECTION	DESCRIPTION
Non-illuminated signs	32-642	In C1 districts, 3 x street frontage not to exceed 150 SF for interior or through lots or 150 SF on each frontage for corner lots In C4 districts, 5 x street frontage not to exceed 500 SF for interior or through lots or 500 SF on each frontage of corner lots
Illuminated non-flashing signs	32-643	In C1 districts, 3 x street frontage not to exceed 50 SF for interior or through lots or 50 SF on each frontage for corner lots
Permitted Projections	32-652	18 inches for double- or multi-faceted signs or 12 inches for all other signs
Height of Signs	32-655	In C1 districts, 25 ft maximum for C1 signs In C4 districts, 40 ft maximum in C4 districts
Restrictions along District Boundaries	32-67	Within 100 feet of the street line of any street or portion thereof in which the boundary of an adjoining Residential District is located, or which adjoins a public park of one-half acre or more, no advertising sign that faces at an angle of less than 165 degrees away from such Residence District or park boundary shall be permitted and all other signs facing at less than such an angle shall conform with all the sign regulations applicable in C1 districts as set forth in Sections 32-62 through 32-68, inclusive, relating to Sign Regulations.
Permitted Signs on Mixed Buildings	32-68	Where non-residential uses are permitted to occupy two floors of the building, all signs accessory to non-residential uses located on the second floor shall be non-illuminated signs, and shall be located below the level of the finished floor of the third story.

Building Frontage	Allowable Signs per Establishment	Maximum Allowable Area	Maximum Allowable Height	Length x Width	Area (SF)	Notes/Compliance
Beach 52nd Street East Elevation - A-A						
B1-2a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-3a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-4a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
Beach Channel Drive South Elevation - B-B						
A1-4a	5x street frontage but 500 sf max	500 sf	40 ft	100'-0" X 10'-0"	1000	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
A1-5	5x street frontage but 500 sf max	500 sf	40 ft	25'-0" X 7'-0"	175	Complies
A1-6a	5x street frontage but 500 sf max	500 sf	40 ft	25'-0" X 7'-0"	175	Complies
B1-5a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-5b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-6a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-6b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-7a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-7b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-11	5x street frontage but 500 sf max	320 sf	40 ft	25'-0" X 7'-0"	175	Complies
B1 Building West Elevation - C-C						
B1-8a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-8b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-9a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-9b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-10a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-10b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" X 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64



LEGEND

NON-ILLUMINATED SIGNAGE - C1 REGULATION SIGN DOES NOT COMPLY WITH MAXIMUM SQUARE FEET AS PER ZR 32-642. NON-ILLUMINATED SIGNS. REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-744(c)(1) TO WAIVE ZR 32-642.	NON-ILLUMINATED SIGNAGE - C4 REGULATION SIGN DOES NOT COMPLY WITH MAXIMUM SQUARE FEET AS PER ZR 32-642. NON-ILLUMINATED SIGNS. REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-744(c)(1) TO WAIVE ZR 32-642.
ILLUMINATED NON-FLASHING SIGNAGE - C1 REGULATION SIGN DOES NOT COMPLY WITH MAXIMUM SQUARE FEET AS PER ZR 32-643. ILLUMINATED NON-FLASHING SIGNS. REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-744(c)(1) TO WAIVE ZR 32-643.	ILLUMINATED SIGNAGE - C4 REGULATION SIGN DOES NOT COMPLY WITH MAXIMUM SQUARE FEET AS PER ZR 32-644. ILLUMINATED SIGNS. REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-744(c)(1) TO WAIVE ZR 32-644.
FOR ILLUSTRATIVE PURPOSES, AS-OF-RIGHT SIGNAGE.	

