SITE PLAN DIAGRAM

ZONING DISTRICT: C1-2/R2A, R2A

PROP. LOT COVERAGE:
C-1-2/R2A LOT PORTION:N/A
R2A LOT PORTION: 24% < 55%
(ZR 24-11)

PROP.REAR YARD:
THROUGH LOT PORTION:
MIN TWO FRONT YARDS MIN 20'-0"
PROP. 20'-0" AND 42'-0", COMPLIES
ZR 33-283(b)

INTERIOR LOT PORTION:
MIN 30'-0"
PROPOSED REAR YARD: 30'-9", COMPLIES
ZR 23-441(b)(1)

PROP. FRONT YARD:
CORNER LOT PORTION: 20'-0"
INTERIOR LOT PORTION: 33'-6" > 30'-0"
THROUGH LOT PORTION: 42'-0" > 30'-0"
(ZR 35-651(a)(1))

PROP. SIDE YARDS:
LOT PORTION C1-2/R2A: 0'-0"
LOT PORTION R2A: 8'-0"
(ZR 33-25, ZR 24-35 (a))

PROP. # OF STREET TREES:
186TH ST:
4 TO PAY IN TREE FUND, 4 TO PLANT
UNION TURNPIKE:
4 TO PROTECT, 1 TO PAY IN TREE FUND
185TH ST:
2 TO PAY IN TREE FUND
(ZR 33-03, ZR 23-03, ZR 26-41)

BASE PLANE CALCULATION:

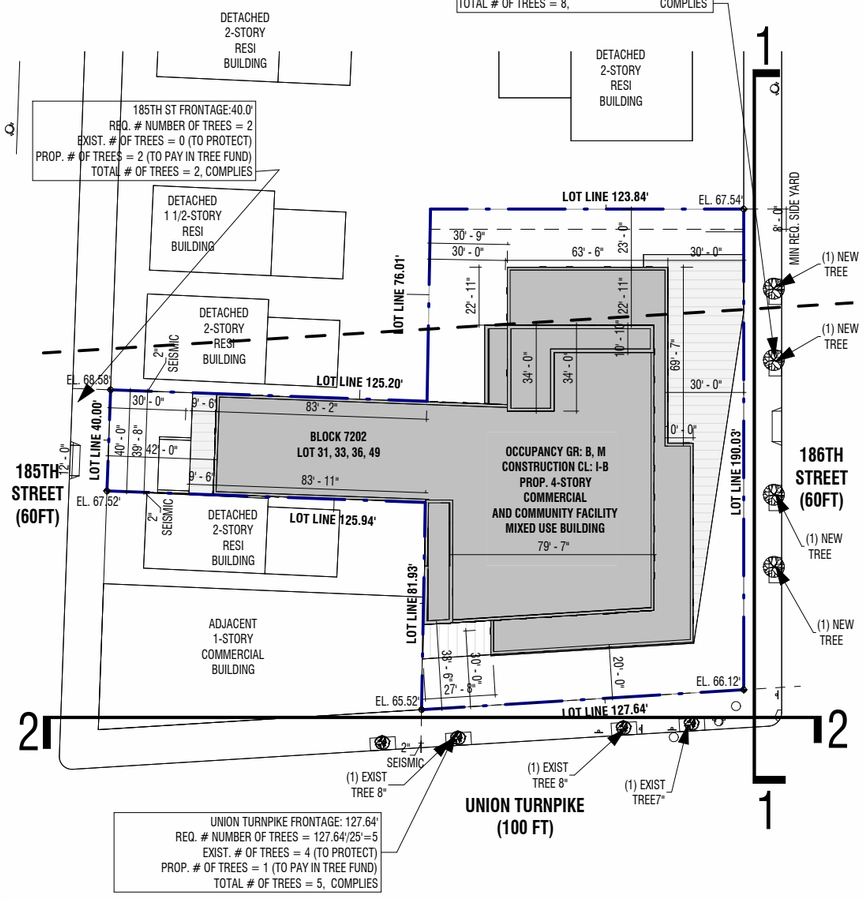
ELEV. ALONG PROP. STREET WALL:
67.54'; 66.12'; 65.52'; 67.52'; 68.58'

A. 186TH ST AVERAGE ELEV. ALONG STREET LINE:
(67.54' + 66.12')/2 = 66.83'

B. UNION TURNPIKE AVERAGE ELEV.
ALONG STREET WALL:
(66.12' + 65.52')/2 = 65.82'

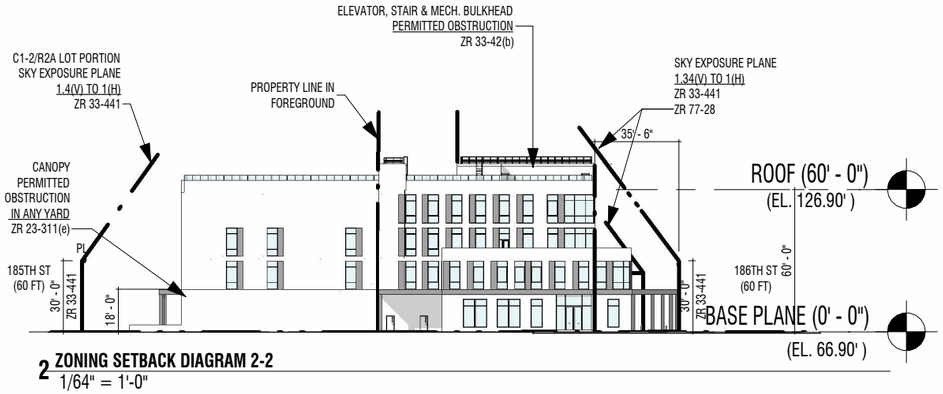
C. 185TH ST AVERAGE ELEV. ALONG STREET LINE:
(67.52' + 68.58')/2 = 68.05'

BASE PLANE=(A+B+C)/3=(66.83' + 65.82' +
+ 68.05')/3 = 66.9'

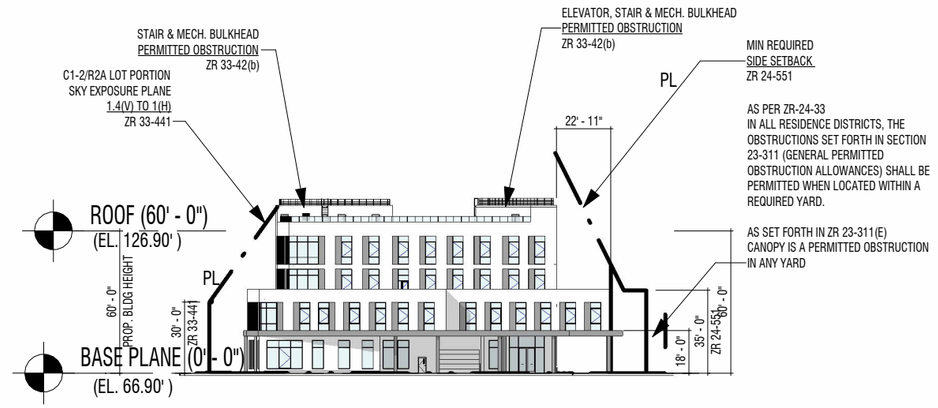


3 SITE PLAN
1" = 60'-0"

ZONING MASSING DIAGRAM

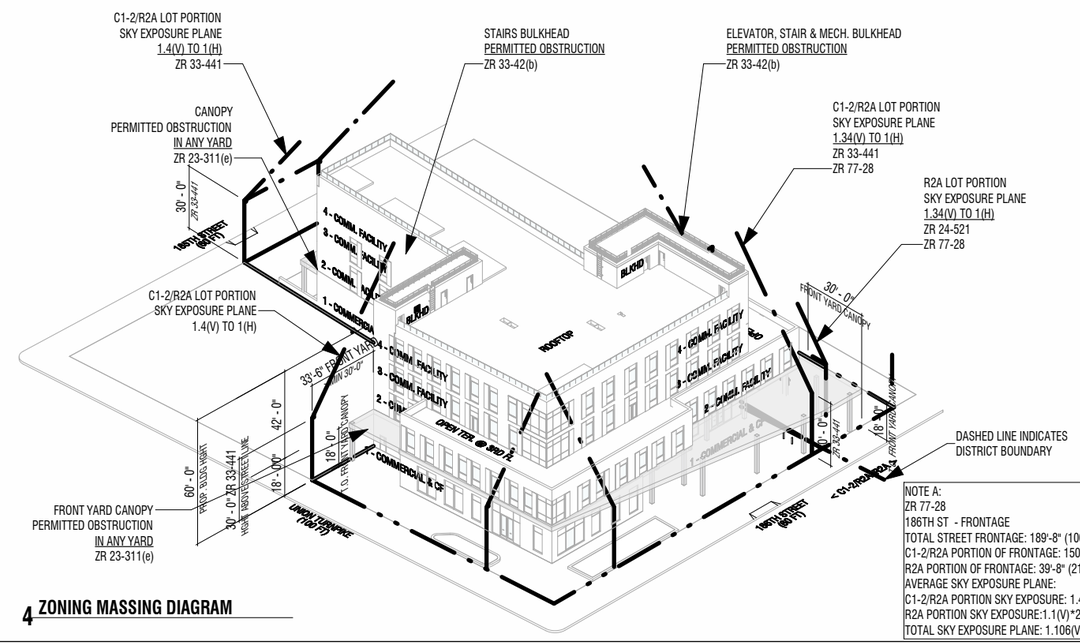


2 ZONING SETBACK DIAGRAM 2-2
1/64" = 1'-0"



1 ZONING SETBACK DIAGRAM 1-1
1/64" = 1'-0"

ZONING SETBACK DIAGRAM



NOTE A:
ZR 77-28
186TH ST - FRONTAGE
TOTAL STREET FRONTAGE: 189'-8" (100%)
C1-2/R2A PORTION OF FRONTAGE: 150'-0" (79%)
R2A PORTION OF FRONTAGE: 39'-8" (21%)
AVERAGE SKY EXPOSURE PLANE:
C1-2/R2A PORTION SKY EXPOSURE: 1.4(V) *79% = 1.106(V)
R2A PORTION SKY EXPOSURE:1.1(V)*21%=0.231(V)
TOTAL SKY EXPOSURE PLANE: 1.106(V) + 0.231(V) = 1.34 (V)

4 ZONING MASSING DIAGRAM

LEGEND

- PROPOSED BUILDING
- PERMITTED OBSTRUCTION
- EARTH
- ZONING LOT LINE
- PERMITTED BUILDING ENVELOPE
- PROPOSED BUILDING

SKY EXPOSURE PLANE:
C1-2/R2A LOT PORTION: 1.4(V) TO 1(H)
ZR 33-441

R2A LOT PORTION: 1(V) TO 1(H)
ZR 24-521

SIDE SEBACK
IN R2A NO COMMUNITY FACILITY PORTION OF ANY BUILDING THAT IS MORE THAN 35'-0" OR MORE THAN THREE STORIES ABOVE THE LEVEL OF A SIDE YARD, WHICHEVER IS LOWER, SHALL BE NEARER TO A SIDE LOT LINE BOUNDING SUCH YARD THAN A DISTANCE EQUAL TO ONE-HALF THE HEIGHT ABOVE YARD LEVEL OF SUCH PORTION OF THE BUILDING,
SIDE SETBACK COMPLIES
ZR 24-551

NYC Buildings

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)	185-23
Street Name	UNION TURNPIKE
Borough	QUEENS
Block	7202
Lot	31, 33, 36, 49
BIN	4154960

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment ,or both is unlawful to give to a city employee for a city employee to accept benefit monetary or otherwise as a gratuity for properly performing the job or in exchange for special consideration is punishable by imprisonment or fine or both understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate statement or certification of the correction of a violation required under the provisions of this code or of a rule of any agency may be barred from filing further applications or documents with the Department.

Name(please print)

Signature — Date

ALIX C. MICHEL — 07/17/2025

REGISTERED ARCHITECT
ALIX CECIL MICHEL
024556
STATE OF NEW YORK

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

Internal Use Only

BIS DOC#

PLAN EXAMINER SIGN AND DATE

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

1 Applicant Information *Required for **all** applications.*

Last Name MICHEL | First Name ALIX | Middle Initial C
Business Name CITISCAPE ARCHITECTURAL CONSULTINTG | Business Telephone 718-554-1741
Business Address 1400 AVENUE Z SUITE 302 | Business Fax 718-554-0604
City BROOKLYN | State NY | Zip 11235 | Mobile Telephone
E-Mail INFO@CITISCAPEUSA.COM | License Number 024556

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units | Parking area 42,707 sq. ft. | Parking Spaces: Total 137 | Enclosed 137

3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

Board of Standards & Appeals (BSA)

- ☐ Variance — Cal. No. _____ — Authorizing Zoning Section _____
- ☐ Special Permit — Cal. No. _____ — Authorizing Zoning Section _____
- ☐ General City Law Waiver — Cal. No. _____ — General City Law Section _____
- ☐ Other — Cal. No. _____

City Planning Commission (CPC)

- ☐ Special Permit — ULURP No. _____ — Authorizing Zoning Section _____
- ☐ Authorization — App. No. _____ — Authorizing Zoning Section _____
- ☐ Certification — App. No. _____ — Authorizing Zoning Section _____
- ☐ Other — App. No. _____

4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
SUBCELLR	27,701.8	IIIB					0.00
CELLAR	27,701.8	IIIB					0.00
1ST FL	2,152.5	VI			2,152.5		0.07
1ST FL	12,053.3	IIIB		2,016.2			0.07
2ND FL	16,517.5	IIIB		16,424.9			0.56
3RD FL	12,764.1	IIIB		10,714.4			0.36
4TH FL	12,649.1	IIIB		11,098.0			0.38
ROOF	1,583.9	IIIB		0			0.00

ZD1

Sheet 2 of 2

4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Totals	113,124.0			40,253.5	2,152.5		1.44

Total Zoning Floor Area 42,406.0