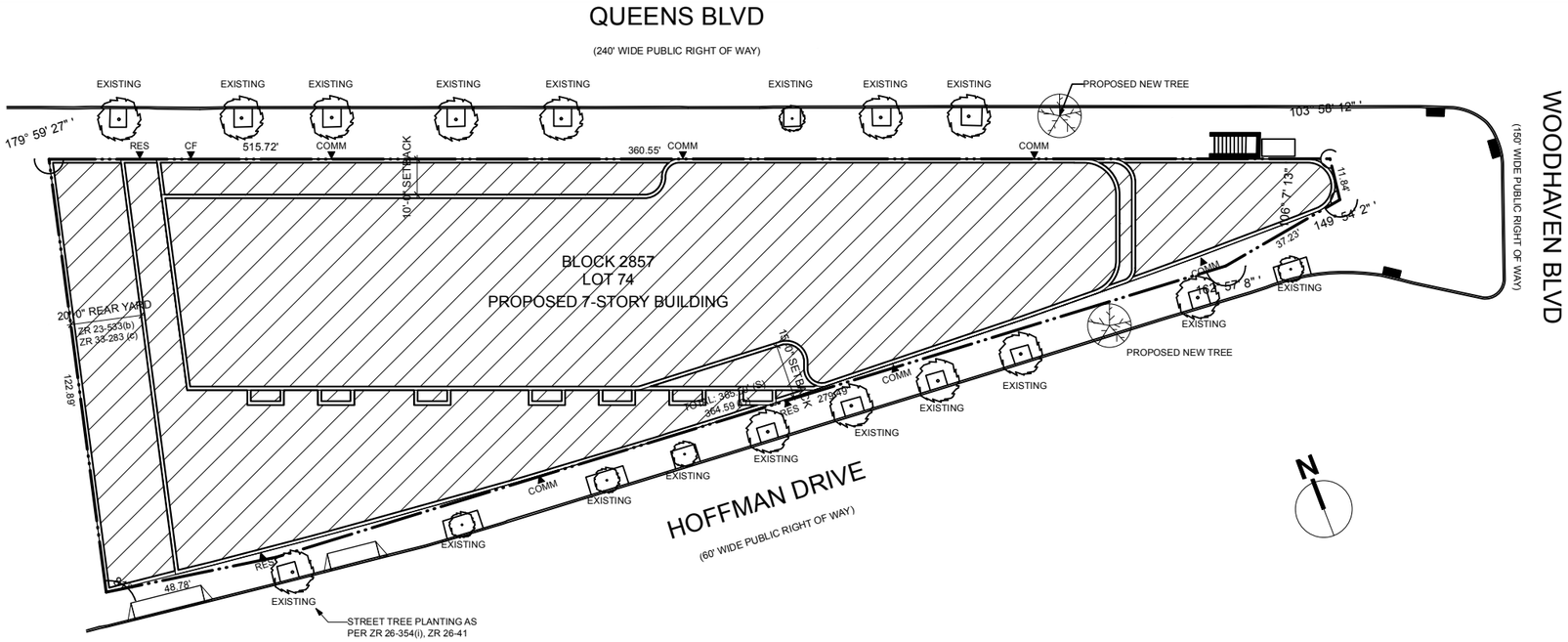
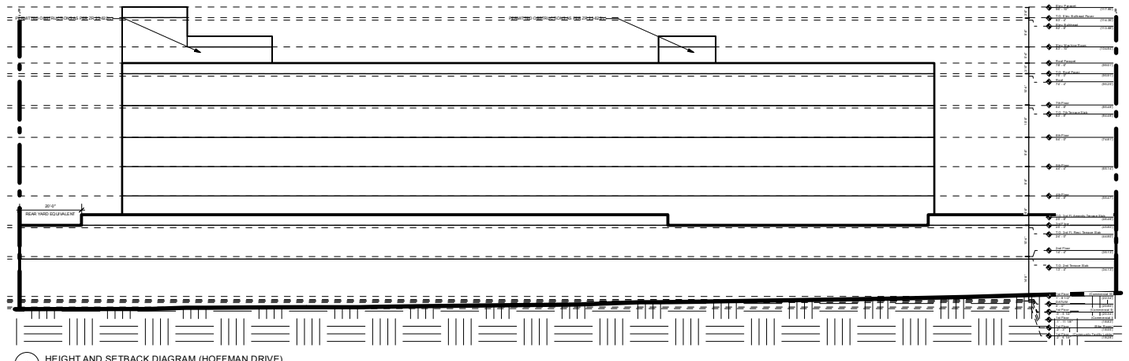
SITE PLAN
NOT TO SCALE

LOT AREA *AS PER ZR 23-32	26,229 SF
ZONING DISTRICT	R6 (C1-2 OVERLAY)

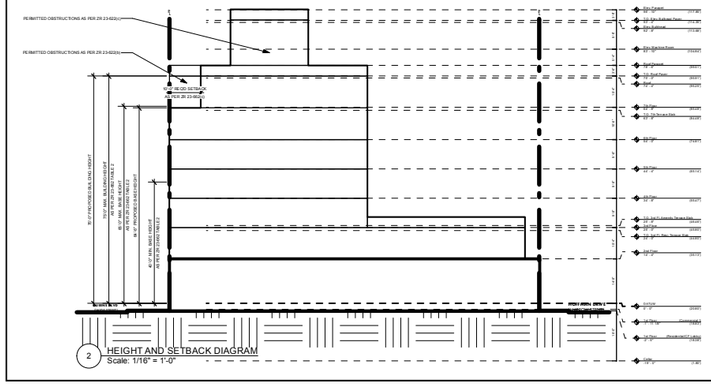
LOT COVERAGE	
RES. CORNER LOT *AS PER ZR 35-10	100%
RES. THROUGH LOT (WIDE STREET) *AS PER ZR 23-153	65%
RES. THROUGH LOT (BEYOND 100' OF WIDE STREET) *AS PER ZR 23-153	60%



SECTION DIAGRAMS
NOT TO SCALE

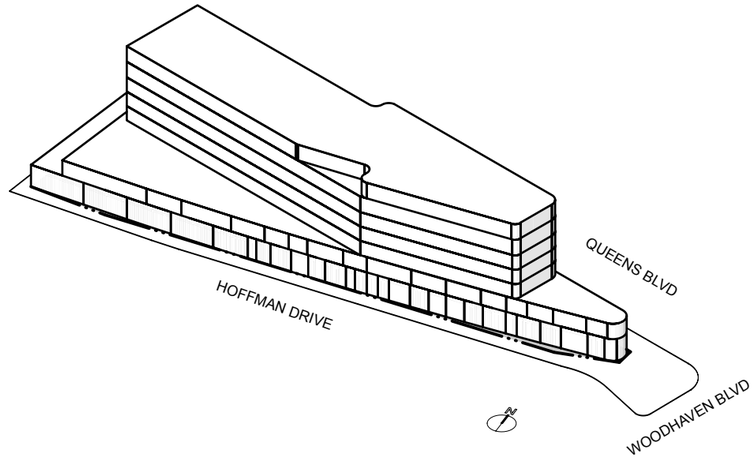


1 HEIGHT AND SETBACK DIAGRAM (HOFFMAN DRIVE)
Scale: 1/16" = 1'-0"



2 HEIGHT AND SETBACK DIAGRAM
Scale: 1/16" = 1'-0"

ANXONOMETRIC DIAGRAM
NOT TO SCALE



NYC Buildings

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)	58-25
Street Name	HOFFMAN DRIVE
Borough	QUEENS
Block	2587
Lot	74
BIN	4625124

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)

RANDOLPH GERNER 07/16/24

Signature Date

REGISTERED ARCHITECT RANDOLPH H. GERNER 15360 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

07/09

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

ZD1 Sheet 2 of 2

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

Last Name GERNER | First Name RANDOLPH | Middle Initial

Business Name GERNER KRONICK + VALCARCEL, ARCHITECTS DPC | Business Telephone (212) 679-6362

Business Address 443 PARK AVENUE SOUTH | Business Fax

City NEW YORK | State NY | Zip 10016 | Mobile Telephone

E-Mail RGERNER@GKVARCHITECTS.COM | License Number 015360

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 92 | Parking area sq. ft. | Parking Spaces: Total 153 | Enclosed 153

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

Board of Standards & Appeals (BSA)

- ☐ Variance — Cal. No. _____ — Authorizing Zoning Section 72-21
- ☐ 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	
CEL	24,204	II, III					
001	3,687	II	2,872				.109
001	1,135	III		1,135			.043
001	16,336	VI			16,284		.620
002	5,530	II	2,515				.095
002	15,120	III		13,691			.521
003	16,147	II	13,822				.526
004	16,147	II	14,939				.569
005	16,147	II	14,939				.569
006	16,147	II	14,939				.569
007	14,410	II	13,250				.505
ROF	3,496	II					

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	151,805		77,276	14,826	16,284		4.13

Total Zoning Floor Area 108386

07/09