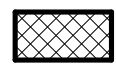





SITE PLAN

1" = 40'-0"

LEGEND

-  OPEN AREA
-  PROPOSED BUILDING
- PL - - - - - PROPERTY LINE
-  EXISTING TREE
-  PROPOSED TREE

STREET TREE CHECKLIST

TOTAL STREET FRONTAGE	432.4'
TOTAL NUMBER OF TREES REQUIRED BY NYC DOB	17
EXISTING TREES TO PROTECT	4
PROPOSED TREES TO REMOVE/RELOCATE	2
PROPOSED TREES TO PLANT	6
TREES TO PLANT OFF-SITE	0
TREES TO PAY INTO OFF-SITE TREE FUND	7

PROPOSED BUILDING NOTES:
 ADDRESS: 38-80 11th Street
 BLOCK: 474
 LOT: 1, 61, 5
 OCCUPANCY GROUP: R-1 - TRANSIENT SHELTER
 CONSTRUCTION TYPE: II-A - NON-COMBUSTIBLE - 2HR
 HAZ MAT & E-DESIGNATIONS: NONE
 MTA NOTE - PROPERTY IS NOT LOCATED WITHIN 200' OF MTA STRUCTURES OR TRANSIT AUTHORITY
 LPC NOTE - PROPERTY IS NOT WITHIN 90'-0" OF ANY NYC LANDMARKED BUILDINGS
 FLOOD ZONE: ZONE X - OUTSIDE .2% ANNUAL CHANCE FLOODPLAIN, NOT AN AREA OF SPECIAL FLOOD HAZARD

NB - 38-80 11th Street
 DOB FILING #: Q01126611-11
 BLOCK: 474
 LOT: 1, 61, 5
 HOUSE #: 38-80
 MAP: 9b
 ZONE: M1-3
 DISTRICT USE GROUP: 5
 TRANSIENT ACCOMODATIONS
 OCCUPANCY GROUP: R-1 HOTELS (TRANSIENT)
 CONSTRUCTION CLASS: I-B 2HR PROTECTED
 BUILDING HEIGHT: 69'-10"
 APPLICATION TO BE FILED UNDER NYC 2020 BUILDING CODE
 OUTSIDE ALL SPECIAL PURPOSE DISTRICTS
 INSIDE FIRE DISTRICT
 OUTSIDE FRESHWATER WETLANDS AREA
 OUTSIDE FLOOD ZONE
 THE PROPERTY IS NOT LOCATED IN SFHA(SPECIAL FLOOD HAZARD AREA)
 SCOPE OF WORK: PROPOSED NEW BUILDING CONSISTING OF A TRANSIENT FAMILY SHELTER WITH 150 UNITS INCLUDING BACK OF THE HOUSE MECHANICAL SPACES AS WELL AS OFFICES, DINNING AND RECREATION ROOMS.

LOT AREA: 22,546 SF
YARD REQUIREMENTS
 FRONT YARD - PERMITTED (NOT REQUIRED)
 REAR YARD (ZR 43-261) - 20' REQ'D BEYOND 100' OF A STREET LINE
 SIDE YARD (ZR 43-25) - NOT REQUIRED



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

Q01126611-11

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)	38-80
Street Name	11TH STREET
Borough	QUEENS
Block	474
Lot	1
BIN	4625302

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) **RANDY WOODER ARCHITECT** 4/3/25

Signature _____ Date _____



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

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

Q01126611-11

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) 38-80
 Street Name 11TH STREET
 Borough QUEENS
 Block 474
 Lot 1
 BIN 4625302

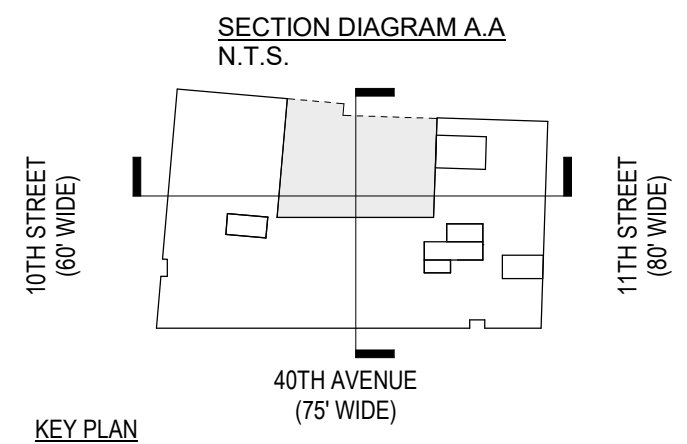
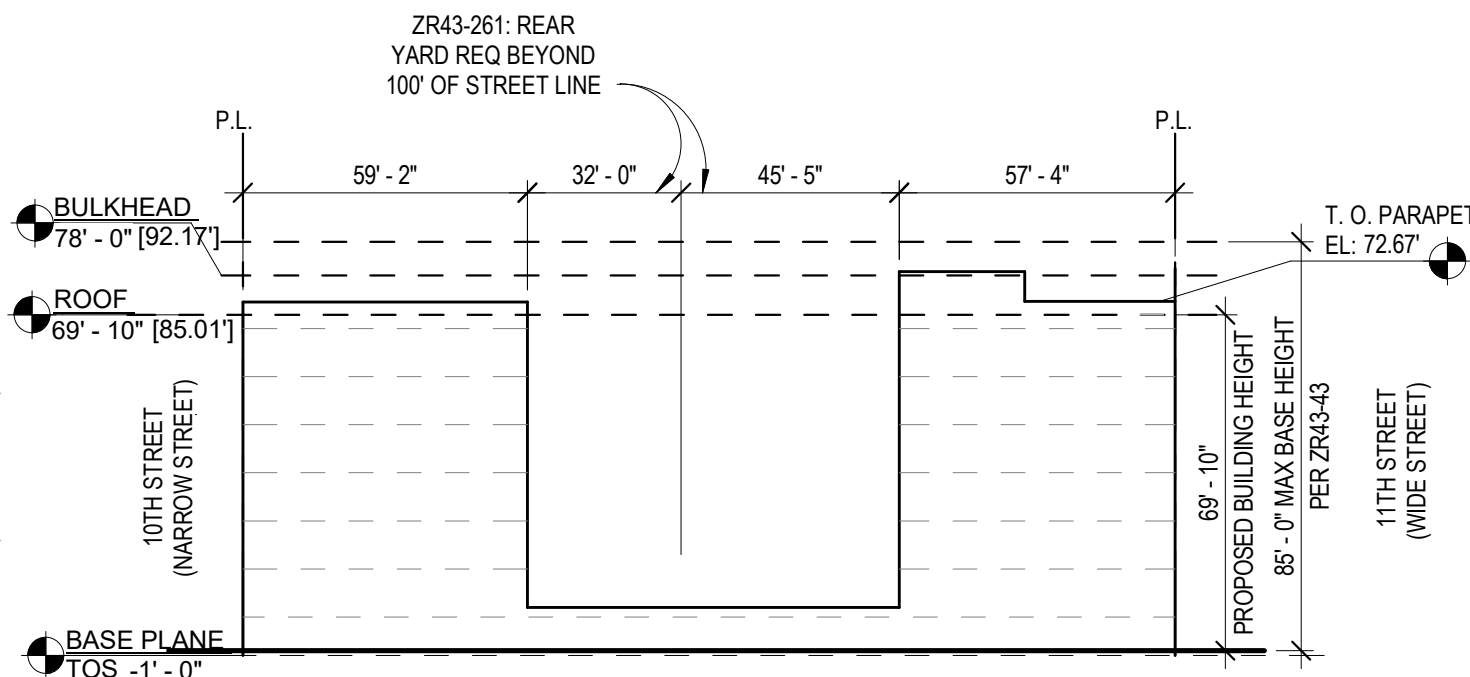
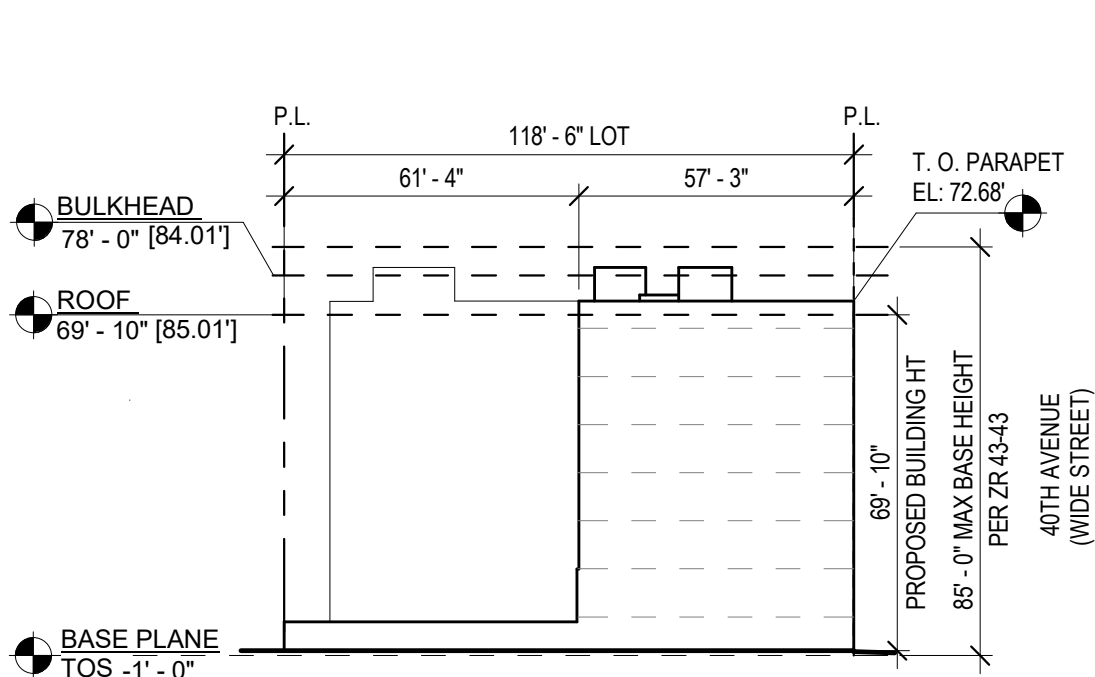
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PLAN EXAMINER SIGN AND DATE



BASE PLANE CALCULATIONS

TOP OF CURB ELEVATIONS PER BPP-004, BPP-005, BPP-006:

11th STREET - EXISTING TOC	40th AVENUE - EXISTING TOC	10TH STREET - EXISTING TOC
15.07	13.35	13.33
15.04	13.53	13.33
15.02	13.61	13.35
14.96	13.73	13.46
14.96	13.47	13.61
14.95	13.74	13.74
14.92	14.02	13.79
14.84	14.17	13.74
14.74	14.20	13.93
14.64		14.07
14.56		
14.51		
14.46		

$452.84' / 32 = \text{AVERAGE ELEVATION} = 14.15'$
 BASE PLANE OF 14' - 13/32"

