



ZD1 Zoning Diagram

Must be typewritten

NEW BUILDING  
Job No: Q08026754

Orient and affix BIS

Submitted to resolve objection stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes  No

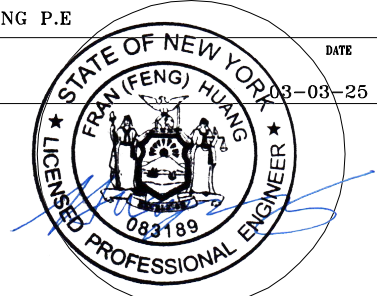
Location Information

House No(s) 138-32  
 Street Name NORTHERN BLVD  
 Borough QUEENS  
 Block 5010  
 Lot 28  
 BIN 4624490

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 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.

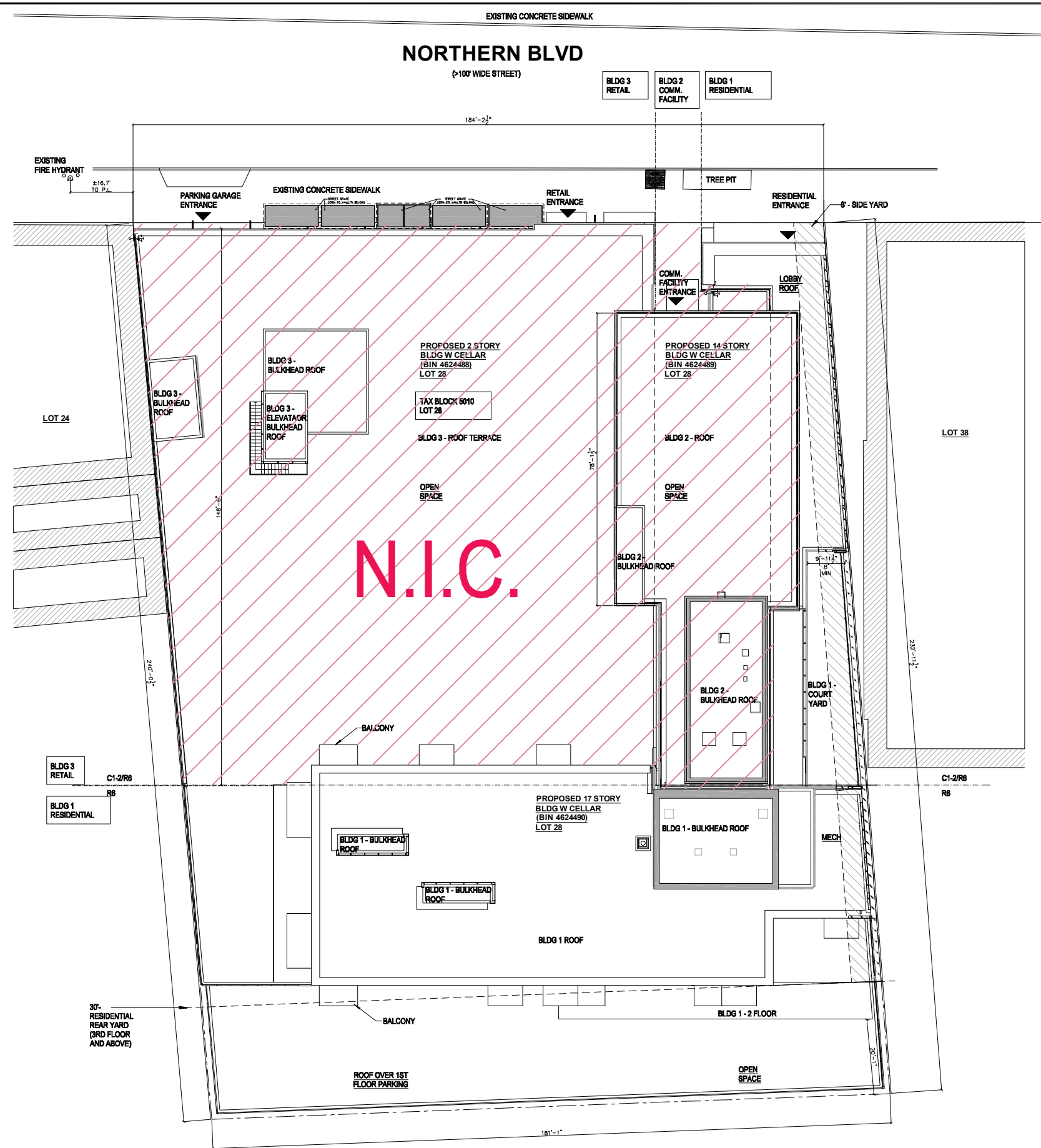
SIGNATURE \_\_\_\_\_ DATE 3-03-25



P.E./R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)  
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PLAN EXAMINERS SIGN AND DATE



ZONING INFORMATION

R6/C1-2 LOT AREA: 27,466.02 SF  
 R6 LOT AREA: 15,612.57 SF  
 TOTAL LOT AREA: 43,078.59 SF

ZR 23-732, ZR 24-11, ZR 33-121  
 MAX. PERMITTED RESIDENTIAL FLOOR AREA: 104,250 SF  
 PROPOSED RESIDENTIAL FLOOR AREA: 103,141.9 SF  
 MAX. PERMITTED COMMUNITY FACILITY FLOOR AREA: 206,777 SF  
 PROPOSED COMMUNITY FACILITY FLOOR AREA: 65,399.3 SF  
 MAX. PERMITTED COMMERCIAL FLOOR AREA: 54,932 SF  
 PROPOSED COMMERCIAL FLOOR AREA: 37,909.7 SF  
 MAX. PERMITTED TOTAL FLOOR AREA: 206,777 SF  
 PROPOSED TOTAL FLOOR AREA: 206,450.9 SF

ZR 23-52(b)  
 MAX. PERMITTED NUMBER OF D.U.: 153  
 PROPOSED NUMBER OF D.U.: 135

ZR 23-342(a)(1)  
 REQUIRED REAR YARD: 30'-0"  
 PROVIDE REAR YARD: 30'-0"

ZR 25-21.25-31, ZR 36-21  
 TOTAL REQUIRED PARKING SPACE: 202  
 PROVIDE PARKING SPACE: 203

ZR 26-41  
 STREET TREE REQUIRED: 7  
 PROVIDE STREET TREE: 7 (3 TREES ON SITE & 4 TREES IN DEPT OF PARKS AND REC FUND)





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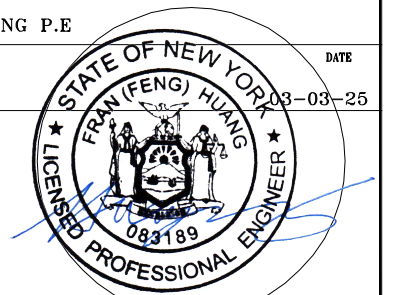
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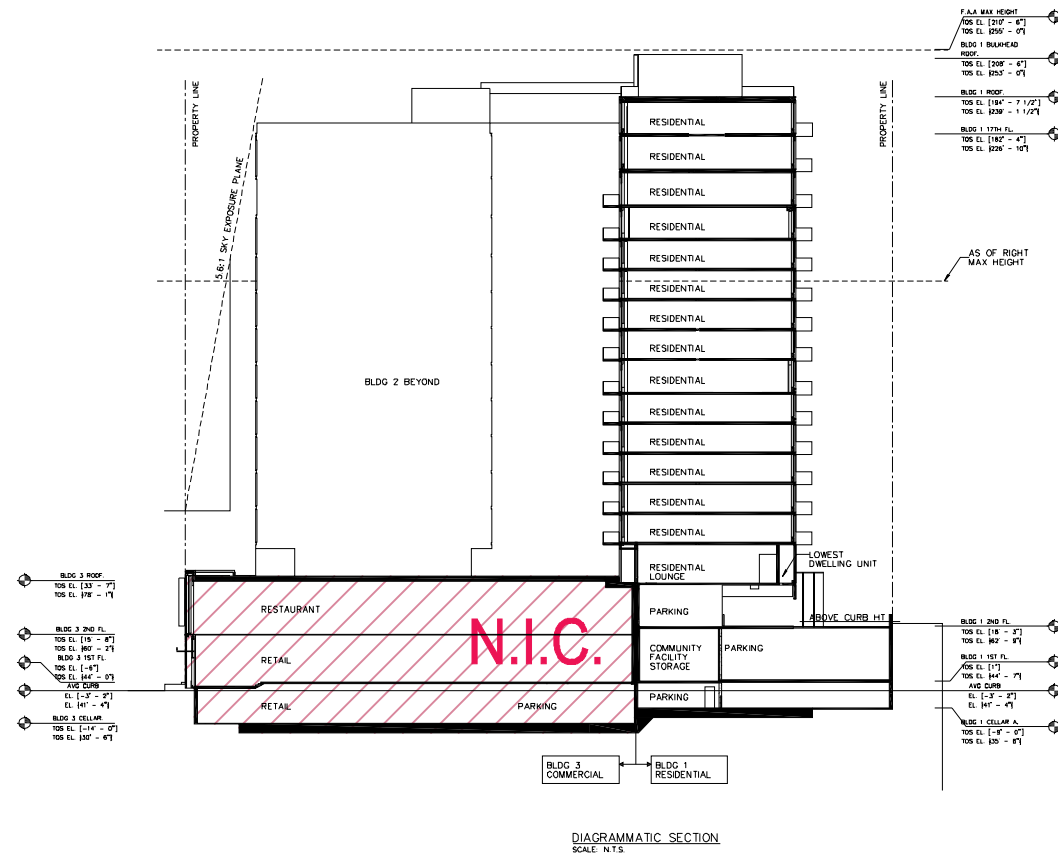


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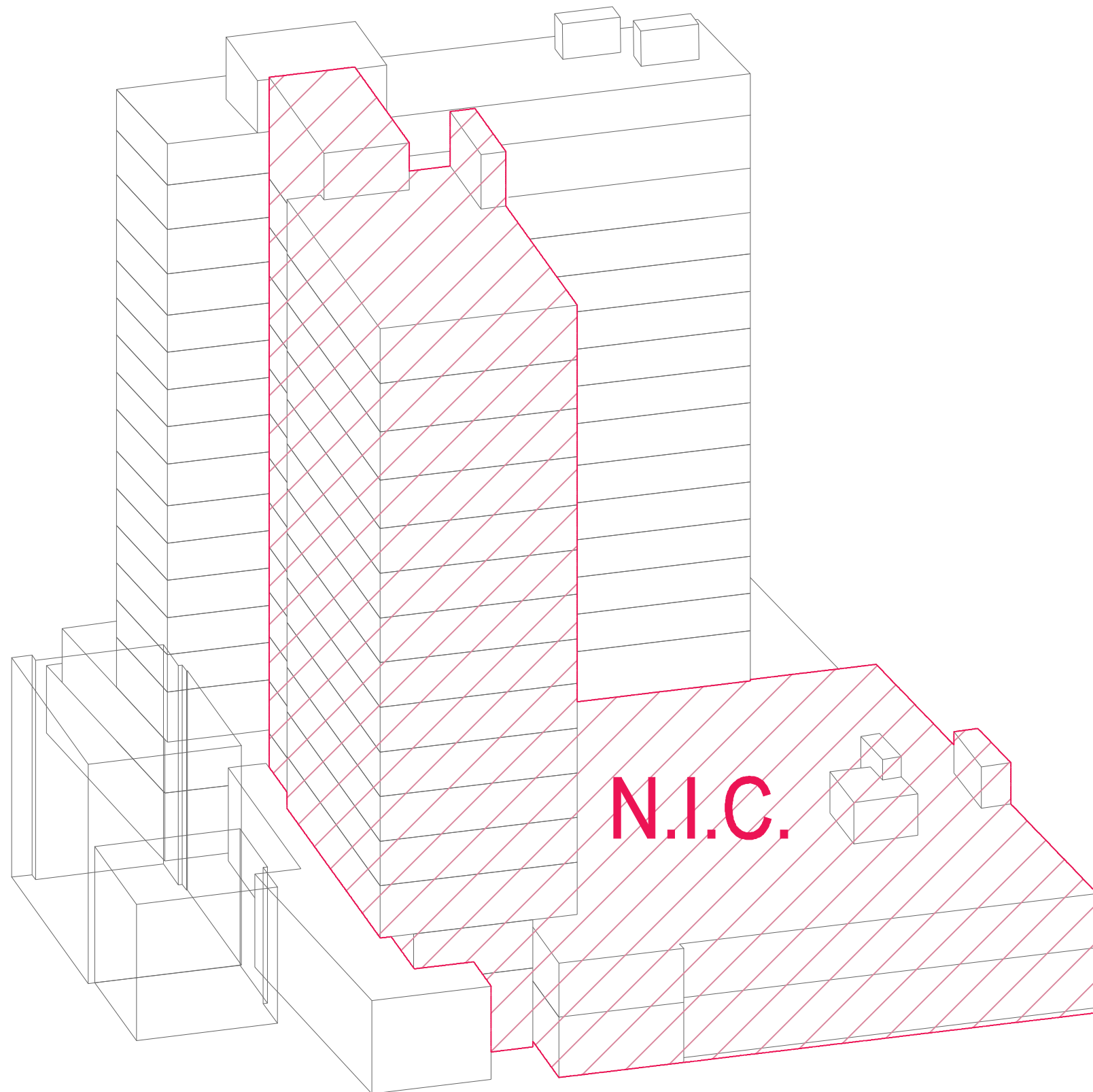


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AXONOMETRIC DIAGRAM  
SCALE: N.T.S.



