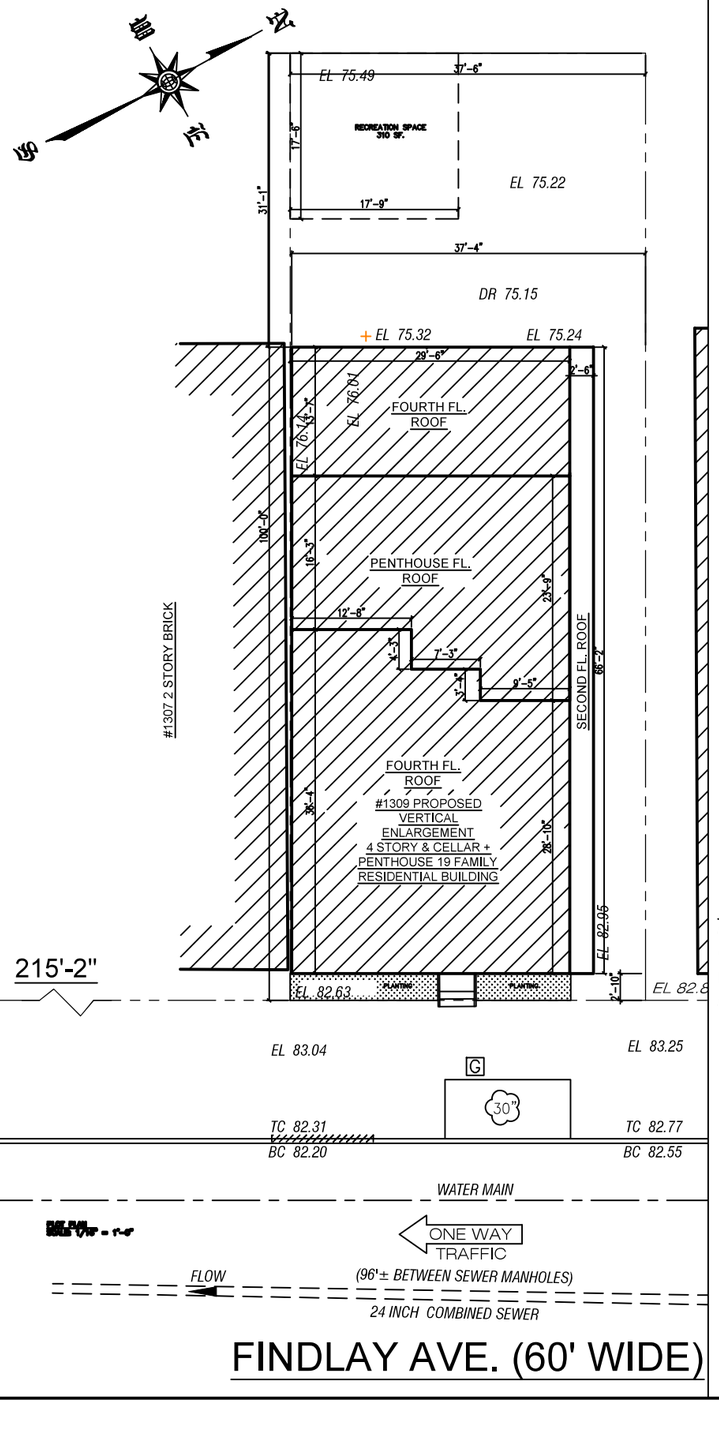
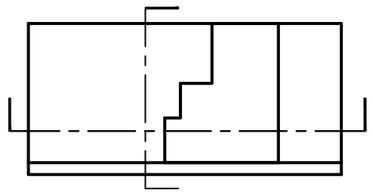
SITE PLAN DIAGRAM
SCALE: 1/16" = 1'-0"

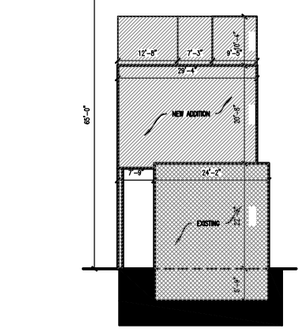


FINDLAY AVE. (60' WIDE)

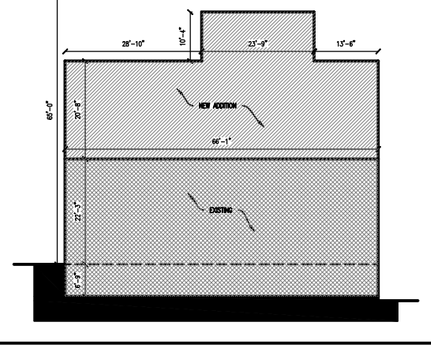
SECTION DIAGRAM
SCALE: 1/32"=1'-0"



75'-0" BUILDING
AS PER ZR 23-662 (a)
65'-0" STREET WALL
AS PER ZR 23-662(a)

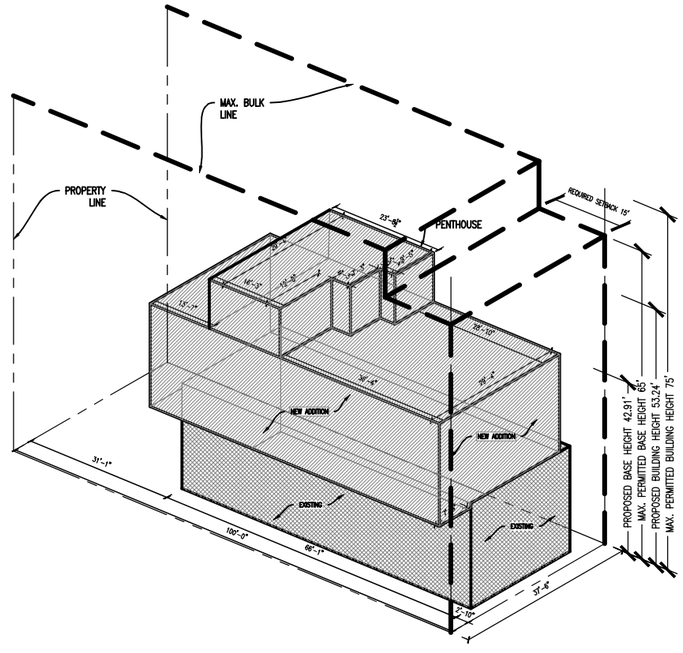


75'-0" BUILDING
AS PER ZR 23-662 (a)
65'-0" STREET WALL
AS PER ZR 23-662(a)



LEGEND
R7-1 ZONING

- EXISTING BUILDING
- PROPOSED BUILDING
- ZONING LOT LINE
- MAX. BLDG. ENVELOPE



AXONOMETRIC DIAGRAM
SCALE: 1/32"=1'-0"

BASE PLANE CALC:
(82.63'+82.95')/2 = 82.79'

REQUIRED SETBACKS
FRONT: NONE AS PER ZR 23-662(c)(1)
EXISTING TO REMAIN: NONE OKAY
REQUIRED REAR YARD
REAR: 30'-0" FT AS PER ZR 23-47
EXISTING TO REMAIN: 31'-1" OKAY
SIDE: NONE AS PER ZR 23-462
PROPOSED: 8'-0" OKAY

BASE HEIGHT AS PER ZR 23-662(a)
MIN. BASE HEIGHT: 40'-0"
MAX. BASE HEIGHT: 65-0"
PROPOSED BASE HEIGHT: 42.91'

BUILDING HEIGHT AS PER ZR 23-662(a)
MAX. BUILDING HEIGHT: 75'-0"
PROPOSED BUILDING HEIGHT: 53.24'

BASE PLANE: 82.79'
AS PER ZR 12-10

215'-2" FROM CORNER

LOT AREA:
3750 S.F.

LOT COVERAGE: 65%
AS PER ZR 23-156

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)	1309
Street Name	FINDLAY AVE.
Borough	BRONX NY.
Block	2783
Lot (s)	72
BIN	

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 property 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 of documents with the Department.

Name (please print) NOEL WONG Date 3/18/22

Signature

REGISTERED ARCHITECT NOEL WONG 026782 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 02 of 02

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

Last Name WONG First Name NOEL Middle Initial

Business Name ADB ASSOCIATES Business Telephone (516) 708-9860

Business Address 938 PORT WASHINGTON BLVD. Business Fax

City Port Washington State NY Zip 11050 Mobile Telephone (516) 708-9860

E-Mail noel.wong@adb-usa.com License Number 026782

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 19 Parking area 0 sq. ft. Parking Spaces: Total 0 Enclosed

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	
CELLAR	1594.09	2	1550.05				0.41
001	1594.09	2	1594.09				0.43
002	1594.09	2	1594.09				0.43
003	1939.59	2	1939.59				0.52
004	1939.59	2	1939.59				0.52
PEN	576.09	2	576.09				0.15

ZD1 Sheet 02 of 02

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	9,237.54		8693.5				2.46

Total Zoning Floor Area	8693.5