

AXONOMETRIC DIAGRAM

(E) 141ST ST
(80' WIDE)

(E) 140TH ST
(60' WIDE)

BRUCKNER AVE
(IRREGULAR WIDTH)
(WIDE)

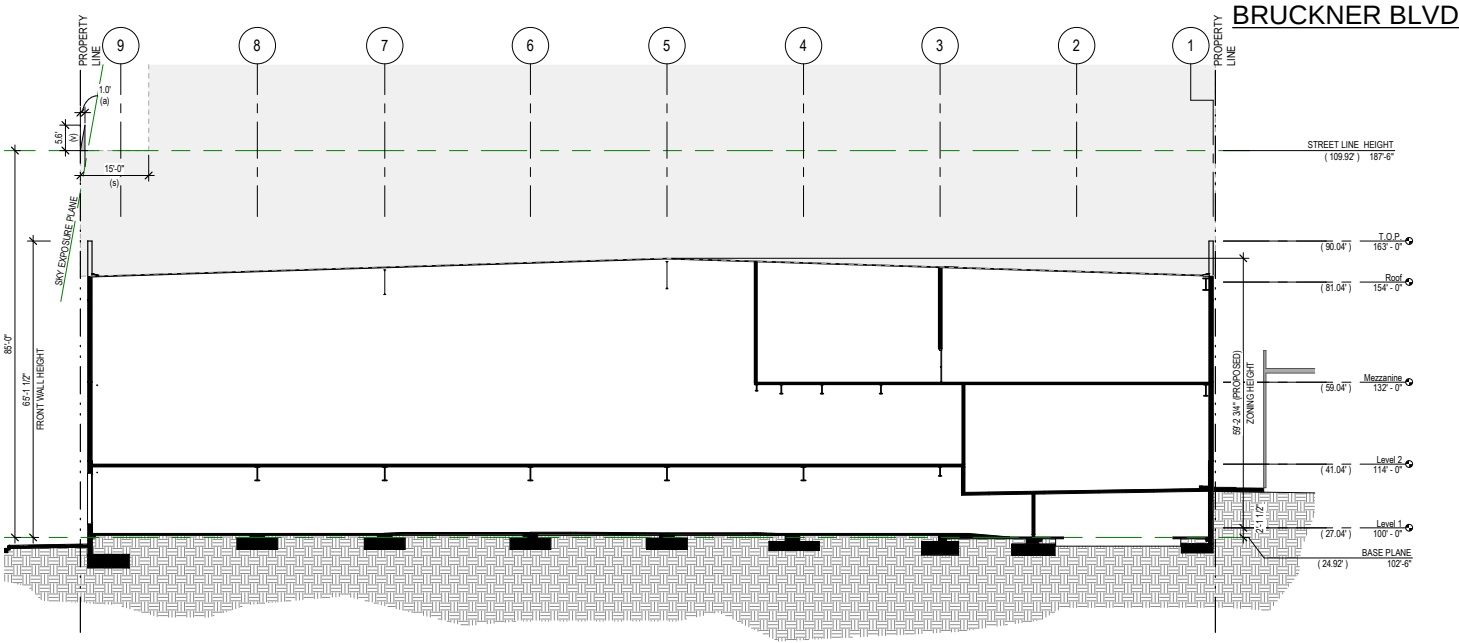
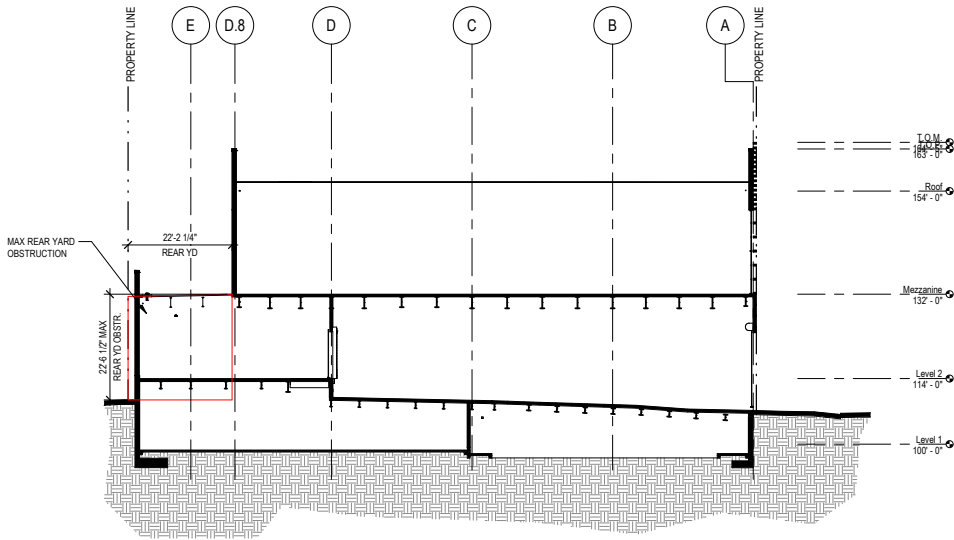
WALES AVE
(33' WIDE)

22.19' PROPOSED REAR SETBACK
20.00' MIN REAR SETBACK
22.54' HEIGHT
0.25'
0.67'
0.26'
56.71' PROPOSED BASE HEIGHT
85.00' MAXIMUM BASE HEIGHT
1.66'
1.67'
0.71'

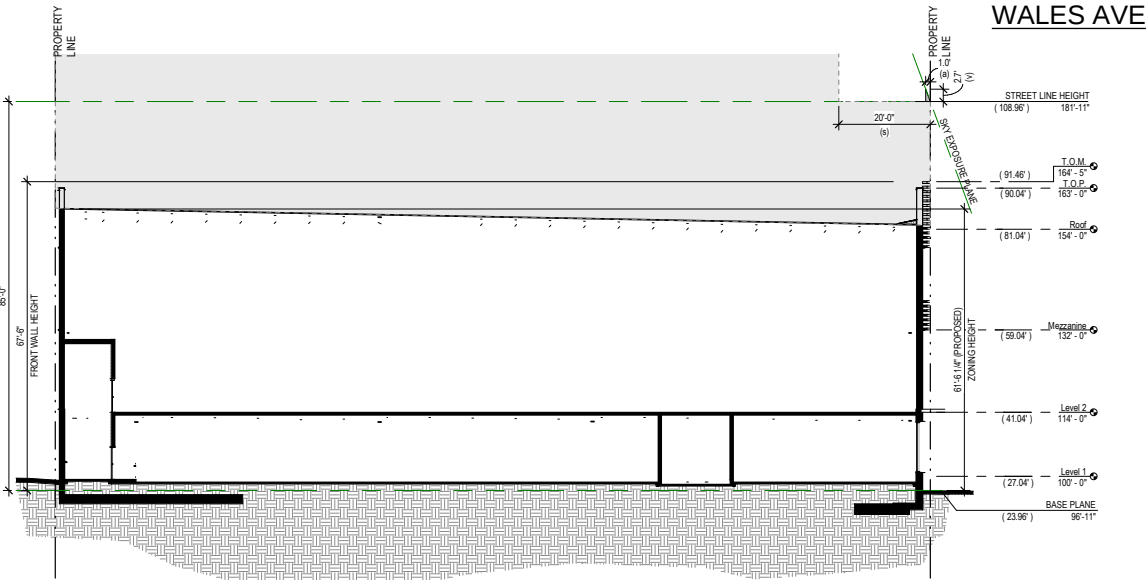
A	USE GROUP (ZR 42-00)	
	PROPOSED USE GROUP:	USE GROUP 16C (WAREHOUSE) USE GROUP 16D (WAREHOUSE) USE GROUP 16E (OFFICE/MECHANICAL/UTILITY)
B	LOT AREA	
	MAXIMUM LOT COVERAGE:	100%
	LOT AREA:	46,853.65 SF ±
	GROSS BUILDING AREA: FLOOR 1 FOOTPRINT	45,423 SF ±
	PROPOSED LOT COVERAGE:	(45,423) / (46,853.65) x 100 96.99%
C	FLOOR AREA REGULATIONS (ZR 43-10)	
	MAXIMUM FLOOR AREA RATIO (ZR 43-12):	5.00
	PROPOSED FLOOR AREA RATIO (FAR):	2.10
	FLOOR 1 @ 45,261 SF	
	FLOOR 2 @ 45,448 SF	
	MEZZANINE @ 7,684 SF	
	TOTAL 98,393 SF	
	FAR = TOTAL SF / LOT SF = 98,393 SF / 46,854 SF = 2.10	
D	YARD REGULATIONS (ZR 43-20)	
	MINIMUM REQUIRED FRONT YARD (ZR 43-20):	NONE
	PROVIDED FRONT YARD:	NONE
	MINIMUM REQUIRED SIDE YARD (ZR 43-20):	NONE
	PROVIDED SIDE YARD:	NONE
	MINIMUM REQUIRED REAR YARD (ZR 43-26):	20'-0"
	PROVIDED REAR YARD:	22'-2 1/4"
	MAXIMUM PERMITTED OBSTRUCTIONS IN REAR YARD (ZR 43-23):	23'-0"
	MAXIMUM OBSTRUCTIONS IN REAR YARD PROVIDED:	23'-0"
E	HEIGHT AND SETBACK REGULATIONS (ZR 43-43)	
	MAXIMUM HEIGHT OF FRONT WALL WITHIN INITIAL SETBACK DISTANCE (ZR 43-43):	85'-0" OR SIX (6) STORIES
	PROVIDED HEIGHT:	56'-8 1/2" TWO (2) STORIES
	SKY EXPOSURE PLANE HEIGHT ABOVE STREET LINE (ZR 43-43):	85'-0"
	PROVIDED SKY EXPOSURE PLANE HEIGHT:	N/A
	SKY EXPOSURE PLANE SLOPE (ZR 43-43):	2:7.1 (NARROW STREET)
	PROVIDED SKY EXPOSURE PLANE SLOPE:	N/A*
F	PARKING REGULATIONS (ZR 44-00)	
	GROSS BUILDING AREA: FLOOR 1 FOOTPRINT	45,423 SF
	PARKING CRITERIA (ZR 44-21):	1:2000 SF OR 1:3 EMPLOYEES
	REQUIRED PARKING COUNT:	45,423 / 2000 = 23
	PROVIDED PARKING COUNT:	22 STANDARD 2 ACCESSIBLE 24 TOTAL
	ACCESSORY LOADING BERTH CRITERIA (ZR 44-52):	FIRST 15,000 SF = NONE NEXT 25,000 SF = 1 NEXT 40,000 = 1
	REQUIRED ACCESSORY LOADING BERTH:	2
	PROVIDED ACCESSORY LOADING BERTHS:	4
	BICYCLE PARKING (ZR 44-60, ZR 36-711):	NONE REQUIRED



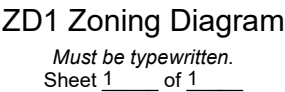
MAX REAR YARD



PLOT PLAN



BASE PLANE CALCULATIONS (FT)				
EAST 141ST STREET (WIDE)		CURB LEVEL		STREET WALL LINE LEVEL
		23.38		23.52
		24.34		24.78
		25.50		25.59
		26.73		27.27
		28.91		28.26
		30.40		30.40
		31.12		31.04
		32.72		32.84
		33.50		33.87
		34.00		34.15
		35.50		35.10
		36.40		36.39
		37.50		37.65
		38.50		38.85
		39.50		39.95
		40.50		41.10
MEAN ELEVATION = TOTAL COUNT		(286.63) / 12 = 23.89	(433.66) / 14 = 23.83	
WALES AVE (NARROW)		CURB LEVEL		STREET WALL LINE LEVEL
		23.77		23.97
		24.46		24.75
		23.39		23.95
		23.15		23.95
		22.92		23.95
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Must be typewritten.

Sheet 1 of 1

1	Applicant Information <i>Required for all applications.</i>			
Last Name BUDETTI, JR.		First Name ROBERT		Middle Initial P
Business Name ARCHITECTS ORANGE, LLP DBA AO			Business Telephone (714) 639-9860	
Business Address 144 N. ORANGE ST.			Business Fax	
City ORANGE		State CA	Zip 92866	Mobile Telephone
E-Mail ROB@AOARCHITECTS.COM			License Number 043855	

2	Additional Zoning Characteristics <i>Required as applicable.</i>				
Dwelling Units	0	Parking area	3,888 sq. ft.	Parking Spaces: Total	24 Enclosed 24

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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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 <i>Required for all applications. One Use Group per line.</i>
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[illegible]

ZD1

Sheet 1 of 1

4	Proposed Floor Area <i>Required for all applications. One Use Group per line.</i>
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[illegible]

Total Zoning Floor Area	98,393
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