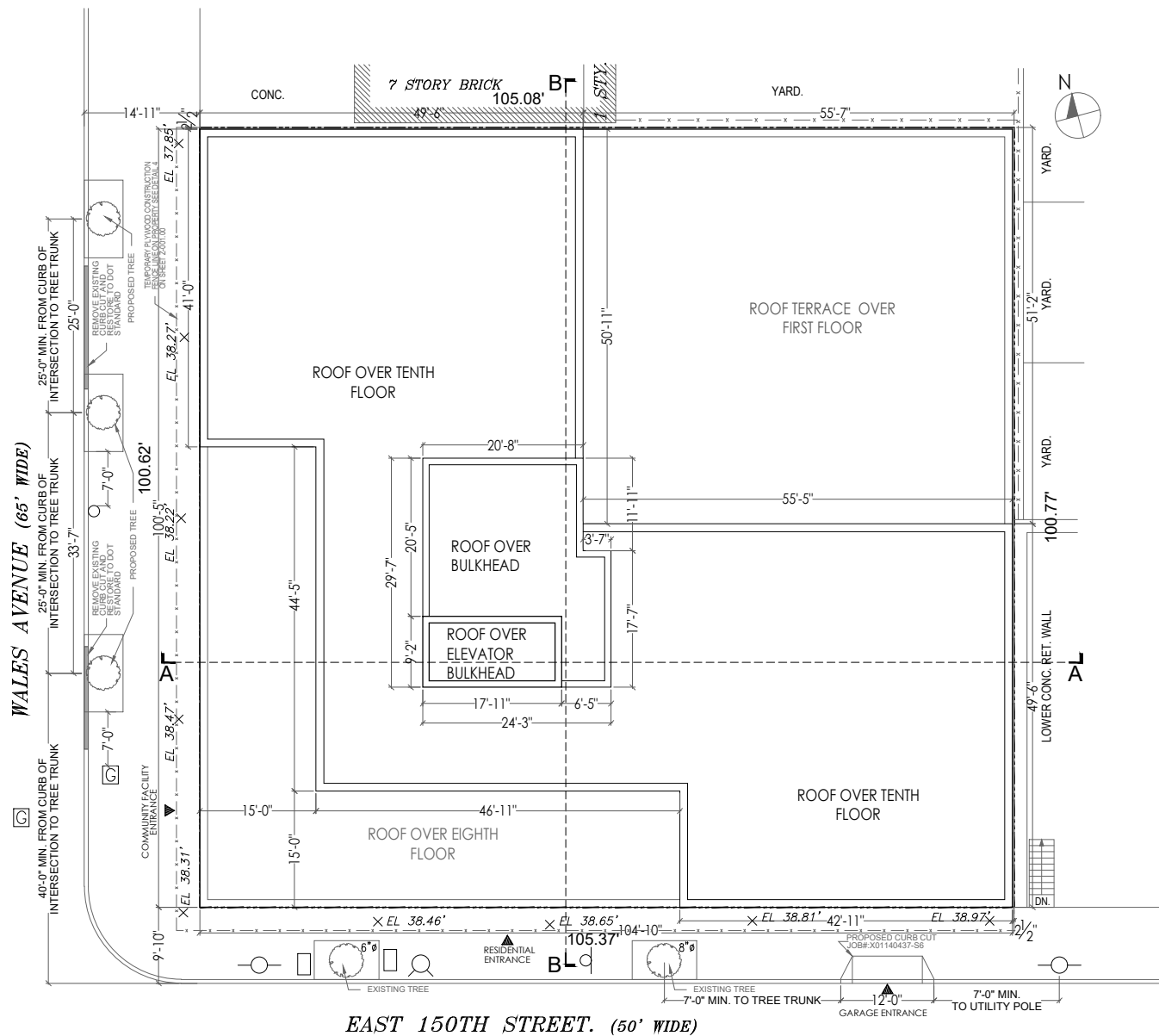


SITE PLAN DIAGRAM

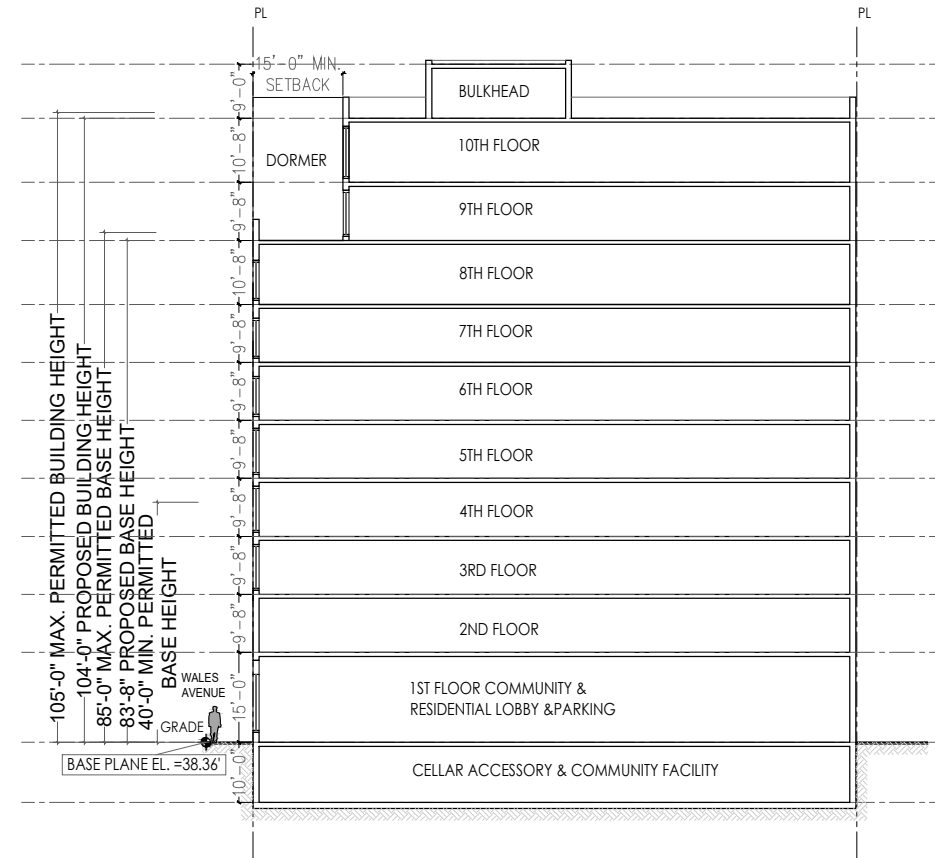
SCALE: 3/64"=1'-0"

ZONING LOT LINE
PROPOSED BUILDING
ADJACENT BUILDING

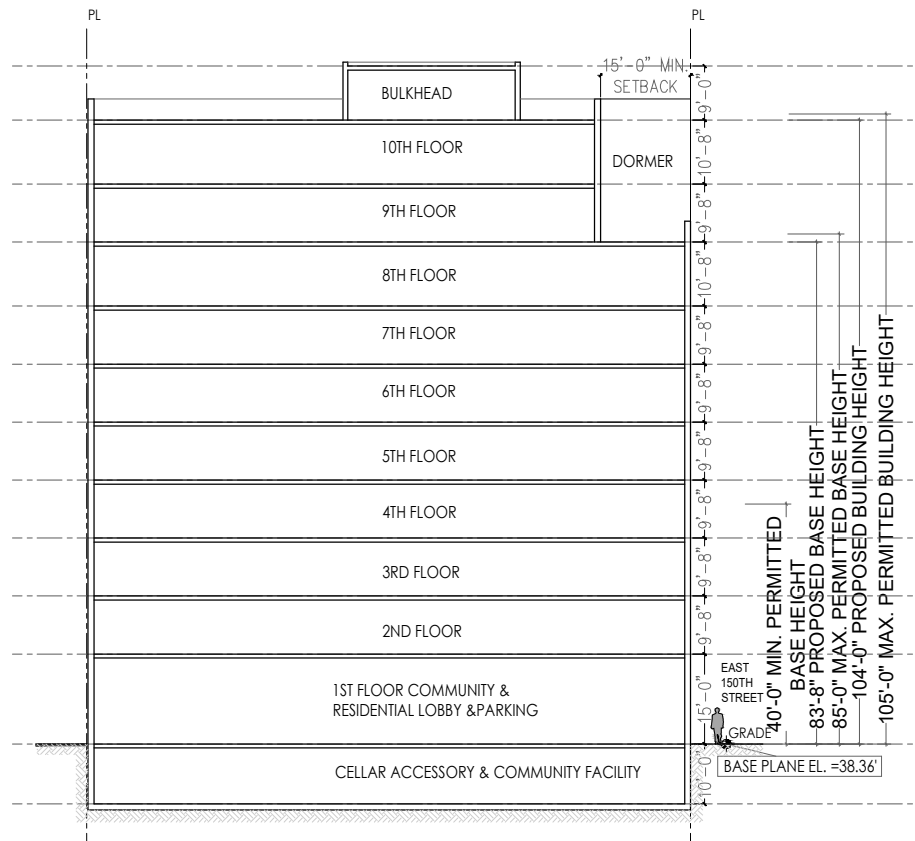


SECTION DIAGRAM

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



SECTION A



SECTION B



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) 590
Street Name Wales Avenue
Borough Bronx
Block 2653
Lot 23
BIN 2004667

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) NING LU
Signature _____ Date 10-29-2025



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

Internal Use Only

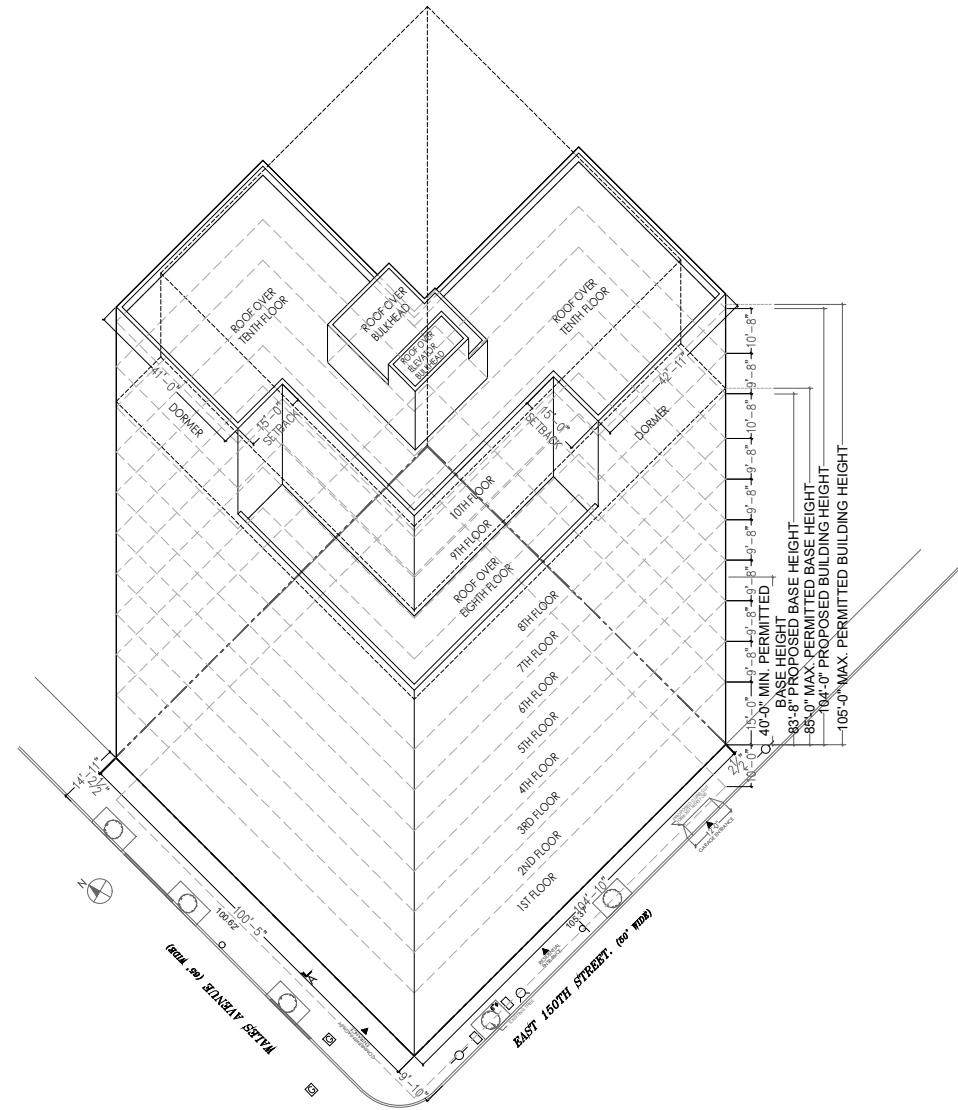
BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

ZONING ANALYSIS - R7-1-AFFORDABLE HOUSING, ONE ZONING LOT, ONE TAX LOT									
LOT SIZE	MAP #6c	BLOCK 2653	LOT 23	CB 201	ZONING NOTES AND REMARKS				
	REQUIRED	1,700 SF	18 FT FRONTAGE		ZR 23-12				
USE	EXISTING	10,595.18 SF	100.62 FT & 105.37 FRONTAGE		COMPLIES, O.K.				
	PERMITTED	GROUP I,II,III,IV,V,VI,VII,VIII							
FLOOR AREA	PERMITTED	RESIDENTIAL PERMITTED	5.01 FAR	53,081.85 SF MAX	(10595.18 x 5.01) ZR 23-22				
		COMMUNITY AREA PERMITTED	1.00 FAR	10,595.18 SF MAX	(10595.18 x 1.00) ZR 24-162(a)				
		TOTAL PERMITTED	5.01 FAR	53,081.85 SF MAX					
	PROPOSED	PROPOSED RESIDENTIAL AREA	4.98 FAR	52,782 SF	O.K.				
		PROPOSED COMMUNITY AREA	0.03 FAR	277 SF	O.K.				
		TOTAL PROPOSED	5.01	53,059 SF	<53,081.85 SF, O.K.				
LOT COVERAGE & OPEN SPACE	PERMITTED	MIN. OPEN SPACE	0.0 / 10595.18	0.00%					
		MAX. LOT COVERAGE	10,595.18 / 10595.18	100.00%	ZR 23-362(a)				
LOT COVERAGE & OPEN SPACE	PROPOSED	LOT COVERAGE	10,503.00 / 10595.18	99.13%	O.K.				
DENSITY / DU SIZE	MAX NUMBER OF D.U. ALLOWED	55735.94 / 680=81.96>81.75	82 D.U.	(53081.85 x 1.05)	ZR 12-10 floor area (15), ZR 23-52(b), R7 D.U. Factor 680				
	PROPOSED NUMBER OF D.U.		82 D.U.		O.K.				
OFF-STREET PARKING	RESIDENTIAL REQUIRED	0	0 PARKING	AFFORDABLE HOUSING	ZR 25-222				
	COMMUNITY REQUIRED	1 PER 800 SF	0 (12<25, WAIVED)	9198/800=11.5	ZR 25-31, ZR 25-33				
	PROVIDED	21 (ENCLOSED OFF-STREET PARKING)			O.K.				
BICYCLE PARKING	RESIDENTIAL REQUIRED	1 PER 2 D.U.	41 PARKING (82 x 50%)		ZR 25-811				
	COMMUNITY FACILITY REQUIRED	1 PER 10,000 SF	0.9 (1<3, WAIVED)		ZR 25-811, ZR 25-811(d)				
	BICYCLE PARKING PROVIDED		41		O.K.				
PROPOSED BUILDING FLOOR AREA ANALYSIS (SEE FLOOR AREA DIAGRAMS)	PROPOSED FLOOR AREA	ROOF-BULKHEAD	RESIDENTIAL RECREATION	COMMUNITY	MECH	DEDUCTS	PARKING		
		10th FLOOR	0	0	0	675	675		675
		9th FLOOR	4,648	0	0	191	1261		6,100
		8th FLOOR	4,648	0	0	191	1261		6,100
		7th FLOOR	6,485	0	0	313	835		7,633
		6th FLOOR	6,485	0	0	313	835		7,633
		5th FLOOR	6,485	0	0	313	835		7,633
		4th FLOOR	6,485	0	0	313	835		7,633
		3RD FLOOR	6,485	0	0	313	835		7,633
		2ND FLOOR	6,497	0	0	313	823		7,633
		1ST FLOOR	733	0	277	846	8647		10,503
		CELLAR	0	0	8,916	0	1,679		10,595
		TOTAL GROSS FLOOR AREA	55,436		9,193	2,573	11,555	8,647	87,404
		ZONING FLOOR AREA	55,436		277				53,059
5% OF THE BUILDING F.A. EXCLUDED, ULTRA LOW ENERGY BUILDING	2,654								
TOTAL ZONING FLOOR AREA	52,782	(55,436-2654)	277				53,059		
FLOOR AREA RATIO (FAR)	4.98		0.03				5.01		
RECREATIONAL SQFT CALCULATIONS	52782 SF. (.033)=1,742 SF RECREATIONAL SQFT REQUIRED. PROPOSED 1248 SF RECREATION SPACE ON ROOF TERRACE OVER 8TH FLOOR AND 512 SF ON ROOF OVER 10TH FLOOR. TOTAL 1760 SF.								
RESIDENTIAL YARD	REQUIRED	REAR YARD	30 FT				ZR 23-342		
		FRONT YARD	0 FT				ZR 23-322		
		SIDE YARD	0 FT				ZR 23-335		
	PROPOSED	REAR YARD	55 FT 7IN & 51 FT 2IN				O.K.		
BUILDING HEIGHT & FRONT SETBACK	REQUIRED	FRONT YARD	0 FT				O.K.		
		SIDE YARD	0 FT				O.K.		
	PROPOSED	FRONT SETBACK	15 FT ON NARROW STREET				ZR 23-433		
		BASE HEIGHT	40-85 FT				ZR 23-432		
		MAX. BUILDING HEIGHT	105 FT				ZR 23-432		
	PROPOSED	FRONT SETBACK	15 & 15 FT				O.K.		
CURB CUT	PERMITTED	ONE MAX 12' WIDE CURB CUT INCLUDING SPLAYS					ZR 25-631 (d)		
	PROPOSED	ONE 12' WIDE CURB CUT INCLUDING SPLAYS					O.K.		
STREET TREES	REQUIRED	(100.62'+105.37')/25=8.2	8 TREES				ZR 23-61, ZR 26-41		
	PROPOSED		2 EXISTING TREES TO REMAIN, 3 TREES TO BE PAID INTO OFF-SITE FUND				O.K.		
PLANTING AREA	REQUIRED	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND, EXCEPT THAT SUCH PLANTINGS SHALL NOT BE REQUIRED AT THE ENTRANCES TO AND EXITS FROM THE BUILDING, WITHIN DRIVEWAYS ACCESSING OFF-STREET PARKING SPACES LOCATED WITHIN, TO THE SIDE, OR REAR OF SUCH BUILDING, OR IN ANY AREA WHERE IS A PERMITTED OBSTRUCTION PERMITTED PURSUANT TO SECTION 23-31, INCLUSIVE.				ZR 23-631			
	PROPOSED	N/A	PROPOSED STREET WALL AT STREET LINE		O.K.				

AXONOMETRIC DIAGRAM

SCALE: N.T.S.



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

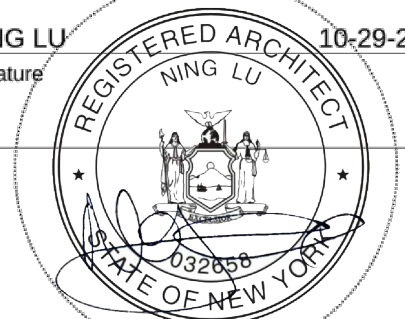
Location Information

House No(s) 590
Street Name Wales Avenue

Borough Bronx
Block 2653
Lot 23
BIN 2004667

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) NING LU 10-29-2025
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

