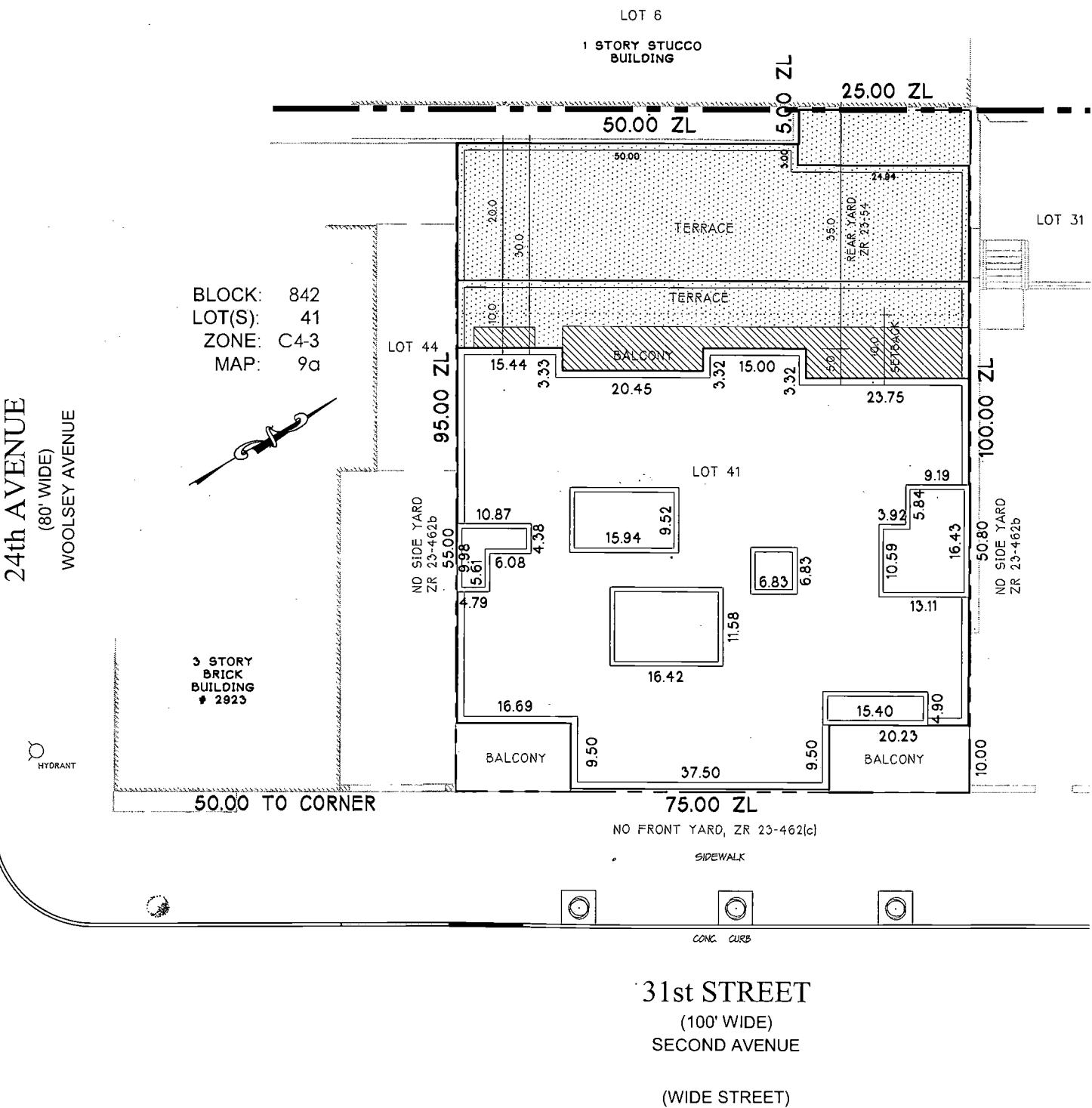


SITE PLAN DIAGRAM
SCALE: 3/64" = 1'-0"

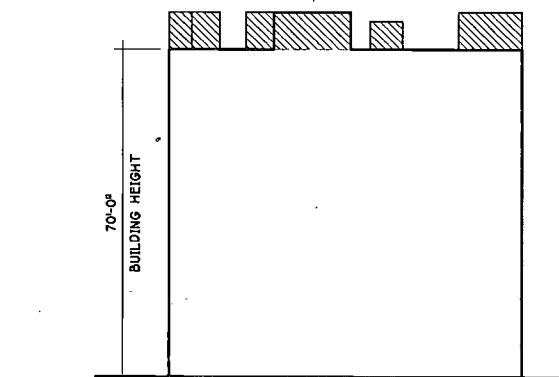
ZR 23-462c NO SIDE YARD REQUIRED
ZR 23-632 NO FRONT YARD REQUIRED
ZR 23-41 30 FT REAR YARD REQUIRED, 35 FT PROPOSED
ZR 23-03 STREET TREE PLANTING
ZR 23-163 LOT COVERAGE, 64.54% PROPOSED



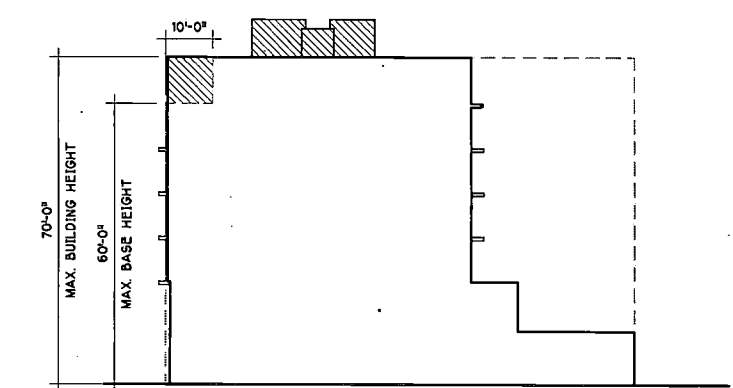
SECTION DIAGRAMS
SCALE: NOT TO SCALE

ZR 23-642 70'-0" MAX. BUILDING HEIGHT
ZR 23-642 60'-0" MAX. BASE HEIGHT
ZR 23-642 10'-0" SETBACK (WIDE STREET)
ZR 23-663 10'-0" SETBACK (REAR)

PERMITTED OBSTRUCTIONS
AS PER ZR 23-12
AS PER ZR 23-44
AS PER ZR 23-621

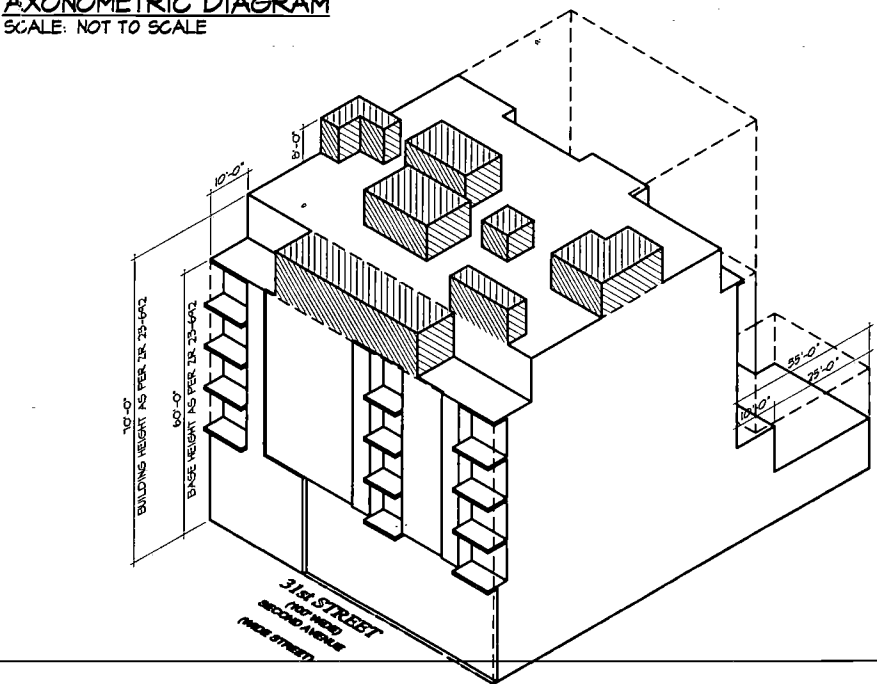


SECTION A-A



SECTION B-B

AXONOMETRIC DIAGRAM
SCALE: NOT TO SCALE



LEGEND

R5D
RESIDENTIAL DISTRICT
R5D QUALITY HOUSING PROGRAM

- PROPOSED BUILDING
- EXISTING BUILDING
- PERMITTED OBSTRUCTION
- OPEN SPACE / URBAN PLAZA
- MAX. BUILDING ENVELOPE
- MAX. DORMER ENVELOPE
- SKY EXPOSURE PLANE
- ZONING LOT LINE
- TAX LOT LINE
- DISTRICT BOUNDARY
- EXISTING TREE
- PROPOSED TREE



ZD1 Zoning Diagram

Must be typewritten.



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) 23-88
Street Name 31st STREET
Borough QUEENS
Block 842
Lot 42
BIN 4017487

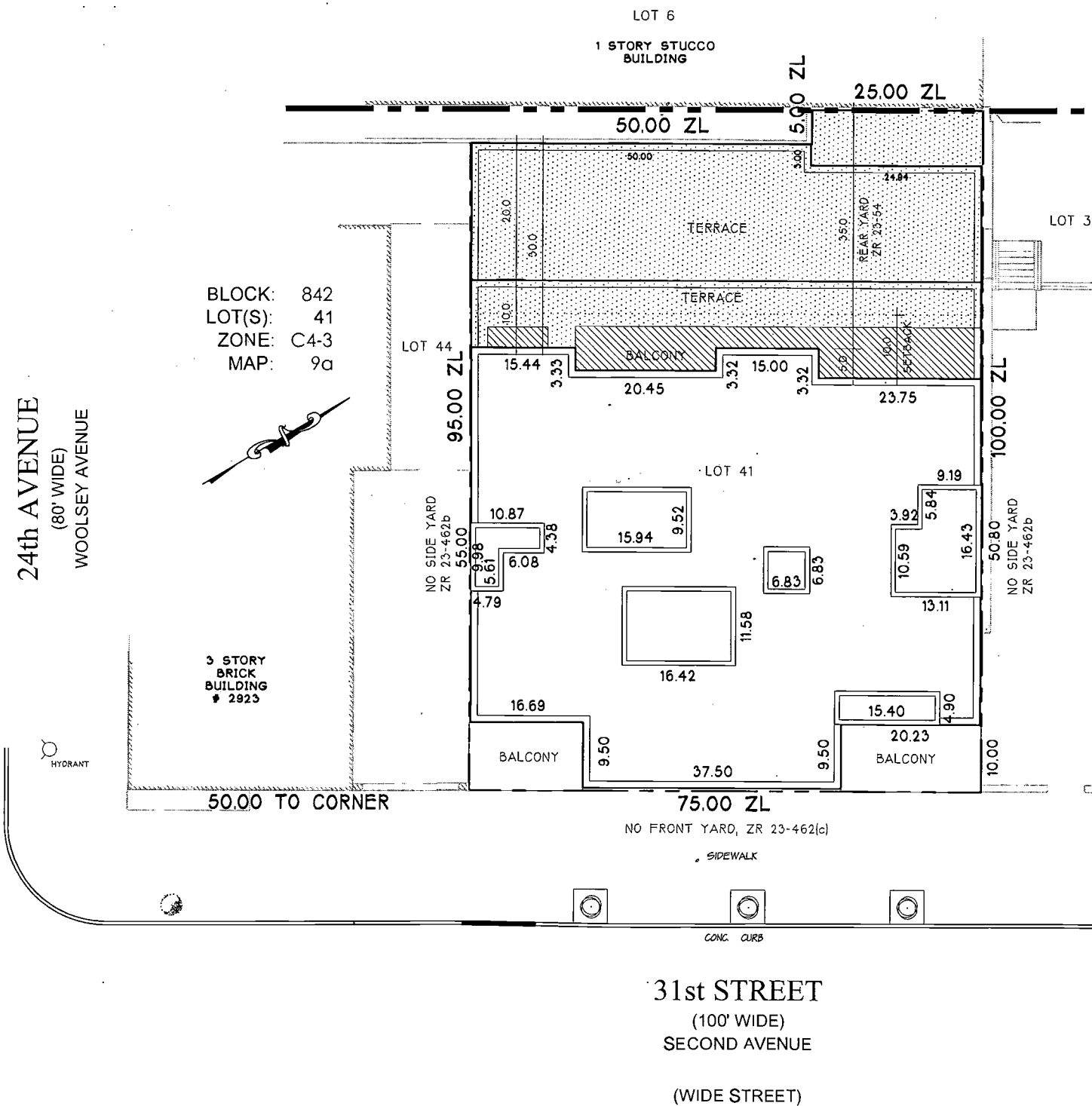
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. 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) CHRISTOPHER D. PARA
Signature Date 11/29/2011
P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only
BIS Doc #
PLAN EXAMINER SIGN AND DATE 11/29/11

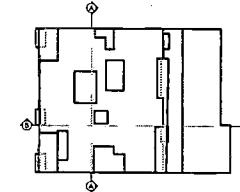
SCALE: 3/64" = 1'-0"

ZR 23-462c NO SIDE YARD REQUIRED
 ZR 23-632 NO FRONT YARD REQUIRED
 ZR 23-47 30 FT REAR YARD REQUIRED, 35 FT PROPOSED
 ZR 23-03 STREET TREE PLANTING
 ZR 23-163 LOT COVERAGE, 64.54% PROPOSED



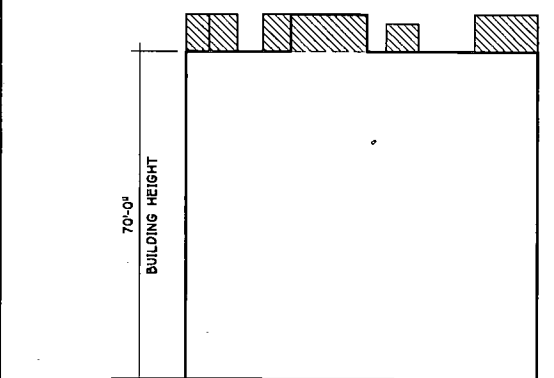
SCALE: NOT TO SCALE

ZR 23-642 70'-0" MAX. BUILDING HEIGHT
ZR 23-642 60'-0" MAX. BASE HEIGHT
ZR 23-642 10'-0" SETBACK (WIDE STREET)
ZR 23-663 10'-0" SETBACK (REAR)

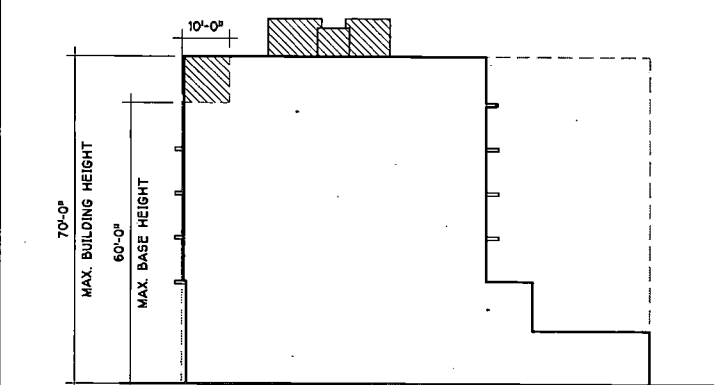


PERMITTED OBSTRUCTIONS

AS PER ZR 23-12
AS PER ZR 23-44
AS PER ZR 23-621

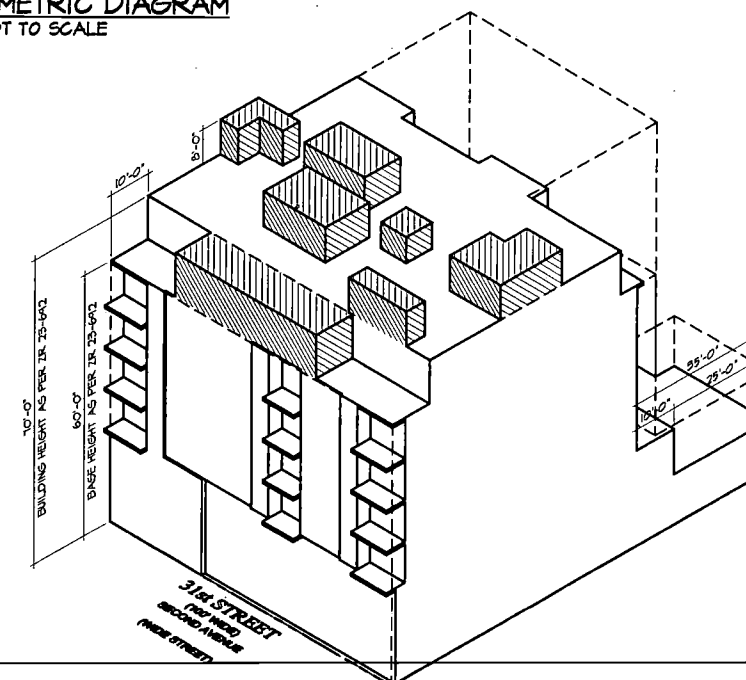


SECTION A-A










SECTION B-B

SCALE: NOT TO SCALE



R5D

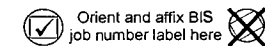
RESIDENTIAL DISTRICT
RSD QUALITY HOUSING PROGRAM

- | | |
|---|--------------------------|
|  | PROPOSED BUILDING |
|  | EXISTING BUILDING |
|  | PERMITTED OBSTRUCTION |
|  | OPEN SPACE / URBAN PLAZA |
| ----- | MAX. BUILDING ENVELOPE |
| ----- | MAX. DORMER ENVELOPE |
| ----- | SKY EXPOSURE PLANE |
| ----- | ZONING LOT LINE |
| ----- | TAX LOT LINE |
| ---  --- | DISTRICT BOUNDARY |
|  | EXISTING TREE |
|  | PROPOSED TREE |



ZD1 Zoning Diagram

Must be typewritten.



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) 23-88
Street Name 31st STREET

Borough	QUEENS
Block	842
Lot	42
BIN	4017487

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)...

CHRISTOPHER V BAPA
Signature _____ Date _____

Signature _____ Date 01/29/2011

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.
Sheet 1 of 2

1	Applicant Information <i>Required for all applications.</i>			
Last Name PAPA		First Name CHRISTOPHER		Middle Initial V
Business Name CHRISTOPHER V. PAPA , ARCHITECT, PC			Business Telephone 718-224-4850	
Business Address 248-25 NORTHERN BLVD			Business Fax 718-224-4865	
City LITTLE NECK		State NY	Zip 11362	Mobile Telephone
E-Mail CHRIS@CVPARCHITECT.COM			License Number 029888	

2	Additional Zoning Characteristics <i>Required as applicable.</i>							
	Dwelling Units	28	Parking area	2142 sq. ft.	Parking Spaces: Total	14	Enclosed	14

3	BSA and/or CPC Approval for Subject Application <i>Required as applicable.</i>
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Board of Standards & Appeals (BSA)

<input type="checkbox"/> Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
<input type="checkbox"/> Special Permit	Cal. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> General City Law Waiver	Cal. No. _____	General City Law Section _____
<input type="checkbox"/> Other	Cal. No. _____	

City Planning Commission (CPC)

<input type="checkbox"/> Special Permit	ULURP No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Authorization	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Certification	App. No. _____	Authorizing Zoning Section _____
<input type="checkbox"/> Other	App. No. _____	

4	Proposed Floor Area Required for all applications. One Use Group per line.
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Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CEL	6,868.46	2b	0	0	0	0	.00
001	5,528.22	2a	493.57	0	0	0	.07
001		4	0	564.75	0	0	.08
001		6	0	0	4762.57	0	.66
002	5,195.51	6	0	0	5495.51	0	.76
003	4,054.66	2a	4,345.92	0	0	0	.60
004	4,054.66	2a	4,345.92	0	0	0	.60
005	4,054.66	2a	4,345.92	0	0	0	.60
006	4,054.66	2a	4,345.92	0	0	0	.60
007	3,138.12	2a	3,421.96	0	0	0	0.47

ZD1

Sheet 2 of 2

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

Total Zoning Floor Area	32,122.04
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