

1/16" = 1'-0"

LOT AREA: 10,000.00 S.F.

LOT COVERAGE: 51%
AS PER 33-122

R7-1
RESIDENTIAL DISTRICT

REAR YARD OF ADJOINING PROPERTY

R7-1
RESIDENTIAL DISTRICT

COMMERCIAL DISTRICT C8-3

COMMERCIAL DISTRICT C8-3

NO SIDE YARD
AS PER ZR 33-25

NO SIDE YARD
AS PER ZR 33-25

NO FRONT YARD
AS PER ZR 33-20

STREET TREE PLANTING
AS PER ZR 26-41, ZR 33-03

SIDEWALK

JEROME AVENUE
(100' WIDE STREET)

PROPOSED TREE TO BE PLANTED ON-SITE

NEW CURB CUT #X00350953-11

PROPOSED TREE TO BE PLANTED OFF-SITE AS PER ST-1

NEW CURB CUT #X00350958-11

13'-9"

12'-10"

21'-6"

17'-0"

13'-9"

12'-10"

99'-8"

20'-0" BUFFER ZONE

28'-7 1/2"

8'-7 1/2"

53'-4 1/2"

3'-0"

15'-0"

ALTERNATE FRONT SETBACK

AS PER ZR 33-442

REAR YARD AS PER ZR 33-26

15'-0"

NOT TO SCALE

SKY EXPOSURE PLANE SLOPE: 7.6 TO 1
AS PER ZR 33-442

15'-0"
ALTERNATE
FRONT
SETBACK
AS PER
ZR 33-442

The site plan shows a rectangular lot with a proposed building footprint. The building footprint is a large rectangle with a smaller rectangle attached to its top center. A dashed line indicates the sky exposure plane slope. A callout box points to the front setback area, indicating an alternate setback of 15'-0" as per ZR 33-442. A north arrow is located in the upper right corner.

C8-3
COMMERCIAL DISTRICT

 PROPOSED BUILDING

 ZONING LOT LINE

 DISTRICT BOUNDARY

 SKY EXPOSURE PLANE

 EXISTING TREE

 PROPOSED TREE

NOT TO SCALE

REQUIRED SETBACKS
FRONT: AS PER ZR 33-442
REAR: AS PER ZR 33-26
SIDE: AS PER ZR 33-25

MAX. 60' STREET WALL
AS PER ZR 33-442

SKY EXPOSURE PLANE
AS PER ZR 33-442

The diagram is an isometric site plan showing a building complex on a street corner. The street is labeled 'JEROME AVENUE (100' WIDE STREET)'. The building complex is composed of several rectangular blocks. A dimension line indicates a width of '28'-7 1/2"'. Another dimension line indicates a depth of '50'-0"'. A smaller dimension line indicates a width of '15'-0"'. The building complex is situated on a corner, with the street wall facing the viewer. The plan shows setbacks from the street and between building volumes. Two small rectangular areas are highlighted with dashed lines and labeled 'SKY EXPOSURE PLANE'. The overall layout is defined by solid and dashed lines representing building footprints and setbacks.

ES412276816 Scan Code

NYC
Buildings

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

House No(s) 1665
Street Name JEROME AVENUE

Borough	BRONX
Block	2861
Lot	35
BIN	2833073

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) _____

Michael Kang

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

