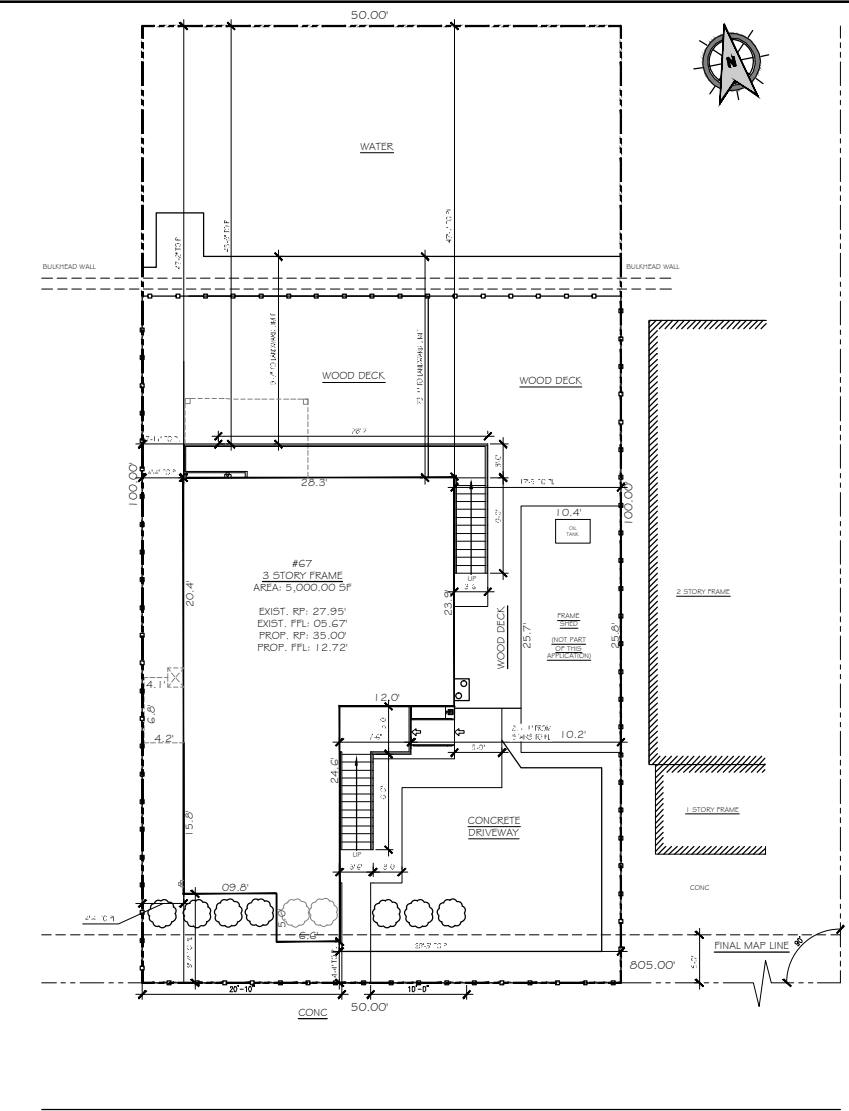
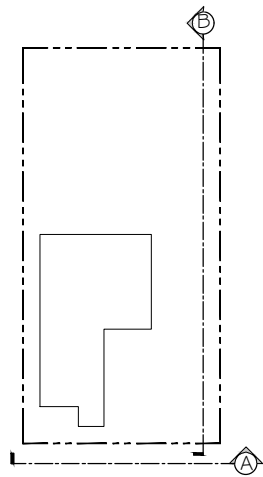


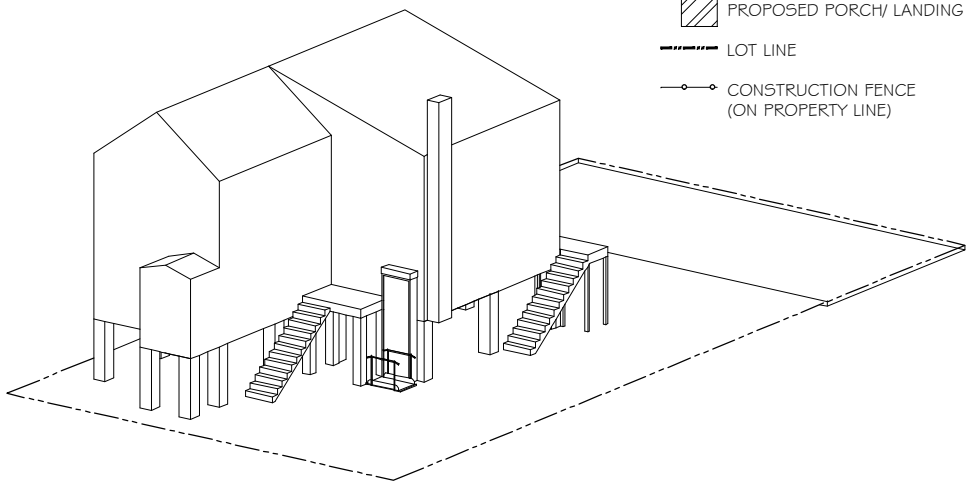


SITE PLAN
SCALE: N.T.S.



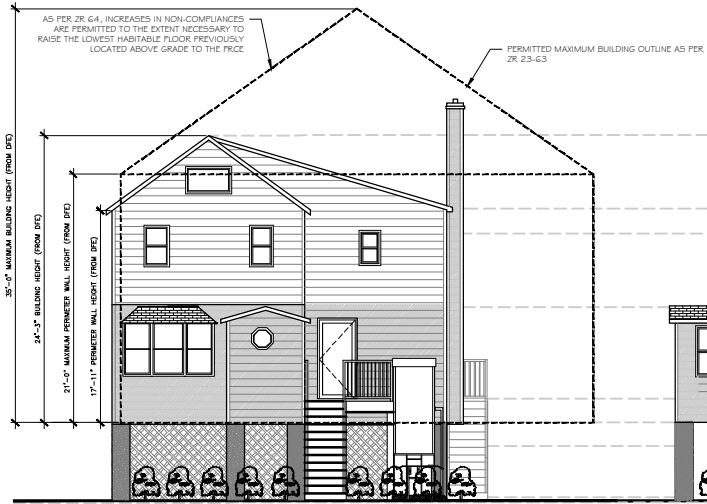
BUILDING KEY PLAN
SCALE: NOT TO SCALE

- VISUAL MITIGATION REQUIREMENTS:
- AS PER ZR G4-G1 OF THE FLOOD RESISTANT AMENDMENT (10/9/15) IF LOWEST OCCUPIABLE LEVEL > 9'-0" THEN (2) MITIGATION ELEMENTS ARE REQUIRED.
 - (1) MITIGATION ELEMENT PROVIDED IN THE FORM OF 3' TALL SHRUBS
- NOTES:
- EXISTING DWELLING TO BE RAISED ABOVE FLOOD RESISTANT CONSTRUCTION ELEVATION AS PER APPENDIX G OF NYC BUILDING CODE
 - EXISTING FOUNDATION SHALL BE DEMOLISHED
 - NEW OPEN FOUNDATION- GRADE BEAM & HELICAL PILE FOUNDATION SYSTEM SHALL BE INSTALLED AS INDICATED ON PLANS
- SHORING/ EXCAVATION NOTES:
- NO SHORING IS PROPOSED FOR THIS PROJECT
 - NO EXCAVATIONS ARE MORE THAN 5 FEET IN DEPTH
 - NO SUBSURFACE OPERATIONS WILL IMPOSE LOADS OR MOVEMENTS ON ADJOINING PROPERTY (NYC BC 3309.6)
- SITE PLAN NOTES:
- THIS PROJECT IS A PARTICIPANT OF THE "NYC BUILD IT BACK PROGRAM" AND IS A STORM/FLOOD REPAIR AND FUTURE FLOOD PREVENTION PROJECT
 - SUBJECT PROPERTY IS IN FEMA FLOOD ZONE AE 1.0 (PBFE)
 - ALL ELEVATIONS SHALL BE MEASURED IN NAVD83 DATUM
 - FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT REFLECT ACTUAL DIMENSIONS OF NEW FOUNDATION DUE TO THE THICKNESS OF VARIOUS MATERIALS (IE. SIDING) - SEE FOUNDATION PLAN
 - ALL UTILITY DESIGNATIONS ARE FOR REFERENCE PURPOSES ONLY
 - THIS IS AN ARCHITECT'S SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS TO THE ARCHITECT'S BEST KNOWLEDGE AND WAS OBTAINED FROM A SURVEY PREPARED BY:
RICHARD TOM
LICENSE # 049844
PERFECT POINT LAND SURVEYING RT
1875 53RD STREET
BROOKLYN, NY 11204
TEL: (718)474-7700

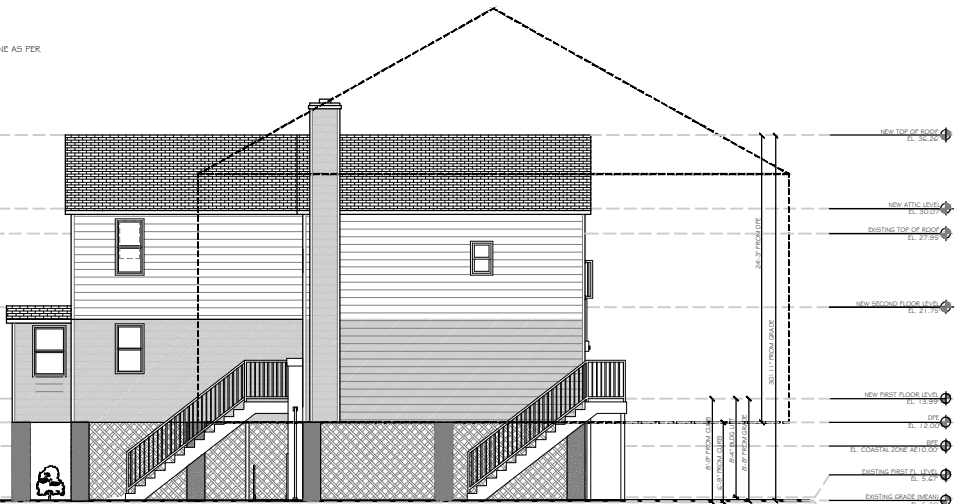


AXONOMETRIC
SCALE: NOT TO SCALE

PROJECT ZONING DATA				
MAP / BLOCK / LOT	30A / 15322 / 86			
ZONING DISTRICT	R3-2			
FLOOD HAZARD	YES			
FIRE DISTRICT	YES			
TYPE	18			
OCCUPANCY CLASSIFICATION	196C RC - J-3 RES			
CONSTRUCTION CLASSIFICATION	196C RC - CLASS II E			
CERTIFICATE OF OCCUPANCY	YES			
LOT AREA	5000 SF			
FIRST STORY AREA				
EXISTING 1ST STORY FLOOR DWELLING AREA	1028.85 SF			
PROPOSED 1ST STORY FLOOR DWELLING AREA	1028.85 SF			
SECOND STORY AREA				
EXISTING 2ND STORY FLOOR DWELLING AREA	895.85 SF			
PROPOSED 2ND STORY FLOOR AREA	895.85 SF			
FLOOR AREA RATIO CALCULATION				
ITEM	ALLOWABLE	EXISTING	PROPOSED	NEW COMPLIANCE ALLOWED AS PER ZR
LOT AREA	3500 SF	5000 SF	5000 SF	--
FLOOR AREA	2500 SF	2024.7 SF	2024.7 SF	ZR G4-723
FLOOR AREA RATIO	0.5	0.41	0.41	--
SETBACK REQUIREMENTS				
ITEM	ALLOWABLE	EXISTING	PROPOSED	NEW COMPLIANCE ALLOWED AS PER ZR
FRONT YARD	15.0 FT	4.4 FT	4.4 FT	ZR G4-723
MIN. SIDE YARD	09.0 FT	4.4 FT	4.4 FT	ZR G4-723
TOTAL SIDE YARD	13.0 FT	21.9 FT	21.9 FT	--
REAR YARD	30.0 FT	47.1 FT	47.1 FT	--
BUILDING HEIGHT (FROM GRADE/FROM FINISH)	35.0 FT	22.7 / 15.1 FT	29.0 / 23 FT	--
CONCRETE WALL/FRONT GRADE/FROM FINISH	21.0 FT	0.0 / 7.5 FT	15.0 / 0.0 FT	--
LOT COVERAGE CALCULATION				
ITEM	ALLOWABLE	EXISTING	PROPOSED	NEW COMPLIANCE ALLOWED AS PER ZR
LOT AREA	3500 SF	5000 SF	5000 SF	--
FOOTPRINT AREA	1750 SF	1028.85 SF	1028.85 SF	--
LOT COVERAGE RATIO	50%	21%	21%	--



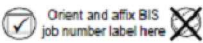
SECTION A
SCALE: NOT TO SCALE



SECTION B
SCALE: NOT TO SCALE



ZD1 Zoning Diagram
Must be typewritten.



Submitted to resolve objection stated in a notice of intent to revoke issued pursuant to rule 101-15.

☐ Yes ☒ No

Location Information

House No(S) 67
Street Name WEST 18TH ROAD
Borough QUEENS
Block 15322
Lot 86
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 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 filling further applications or documents with the Department.

NAME (please print) BRUCE MAWTER
Signature Date 04-27-16



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

Internal Use Only

BIS DOC #

PLAN EXAMINERS SIGN AND DATE



ZD1 Zoning Diagram

Must be typewritten.
Sheet 2 of 2

1	Applicant Information <i>Required for all applications.</i>
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Last Name Mawhirter		First Name Bruce	Middle Initial R
Business Name Hirani Group		Business Telephone 516-248-1010	
Business Address 30 Jericho Executive Plaza		Business Fax 516-248-9018	
City Jericho	State NY	Zip 11753	Mobile Telephone 516-417-3115
E-Mail bmawhirter@hiranigroup.com		License Number 071020	

2	Additional Zoning Characteristics <i>Required as applicable.</i>
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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 <u>72-21</u>
☐ 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 2 of 2

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

Total Zoning Floor Area	2,023
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