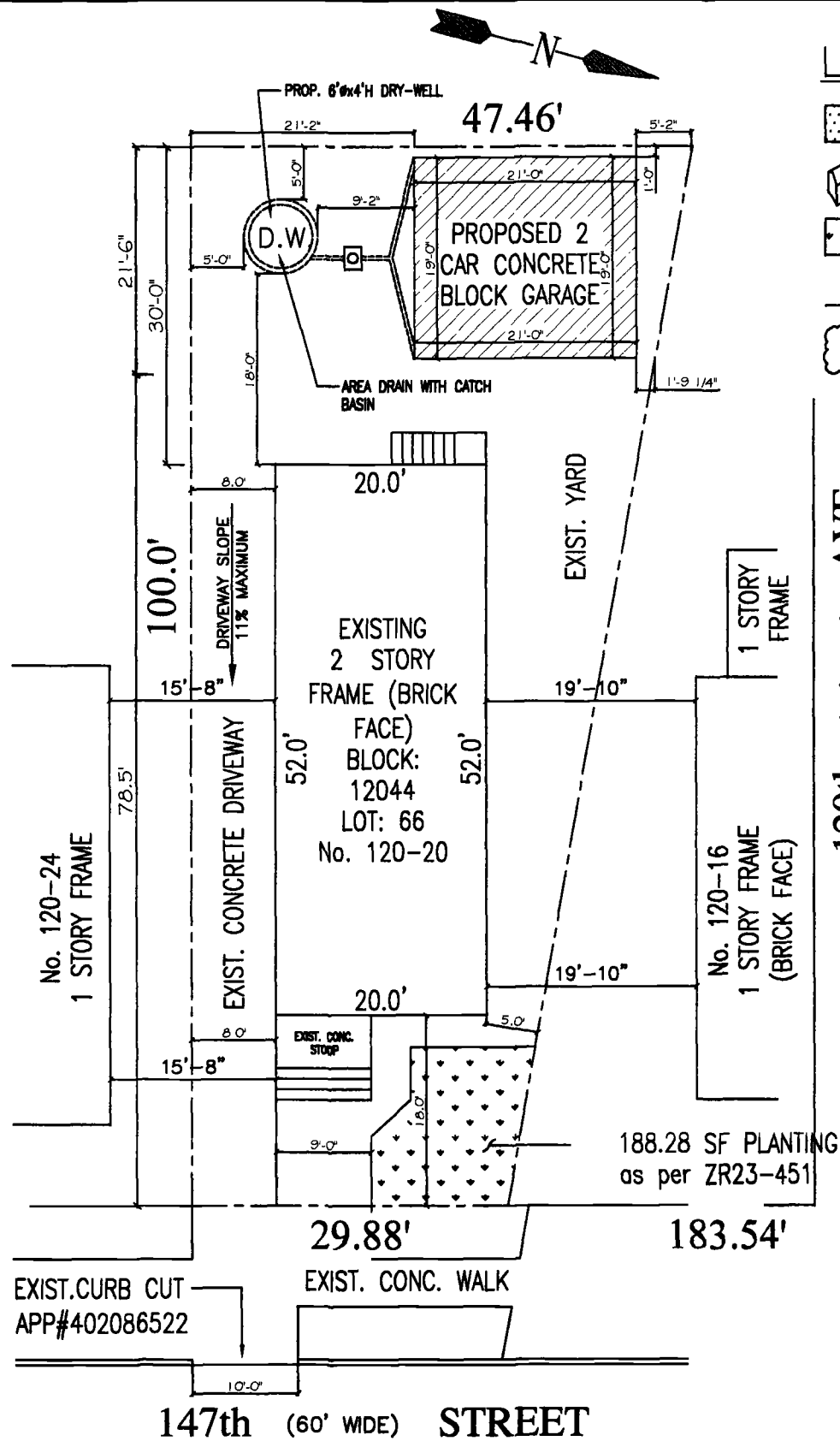




PLOT PLAN

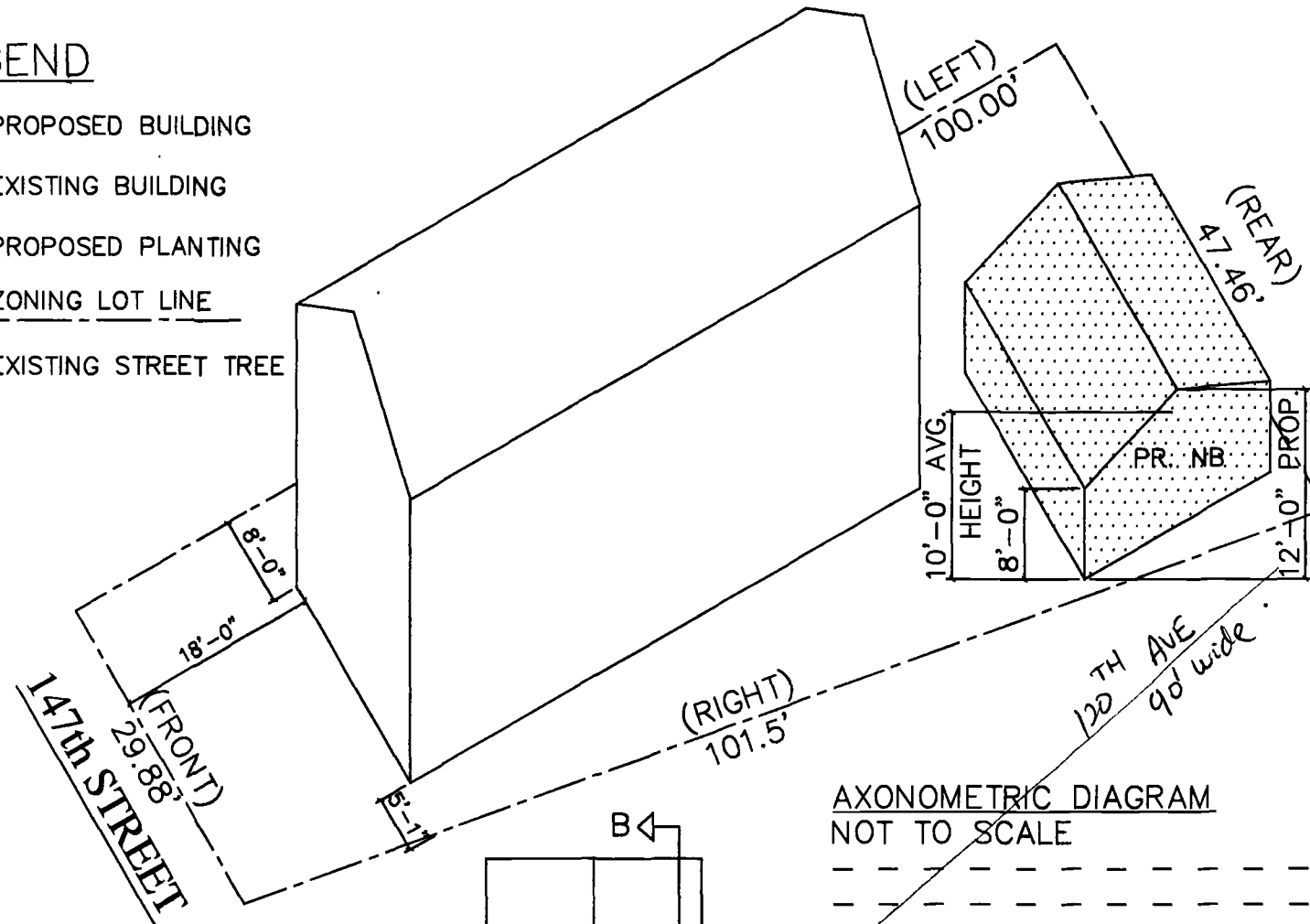
SCALE: 1/8" = 1'-0"

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED PLANTING
- ZONING LOT LINE
- EXISTING STREET TREE

120th (90' WIDE) AVE

ZONING COMPUTATIONS: R3A
(ONE ZONING LOT & ONE TAX LOT)
LOT AREA = $0.5(47.46' + 29.88')100 = 3867$ SF
(ZR23-141b) OPEN SPACE IS GOVERN BY YARD REQUIREMENT:
REQUIRED OPEN SPACE:
A- $0.5(42.18 + 47.46)30 = 1344.6$
B- $8 \times 60 = 480$
C- $0.5(29.88 + 31.67)10 = 307.75$
D- $5 \times 61 = 305$
Total req'd Open Space = 2437.35 sf
(ZR23-12h) ENCLOSED ACCESSORY PARKING = 20% OF REQ'D OPEN SPACE:
 $2437.35 \times 0.2 = 487.47$ SF
PROP. ENCLOSED ACCESSORY PARKING = $19' \times 21' = 399 < 487.47$ SF
OPEN SPACE CALCULATION:
(23-12c & 25-64a) MAX. PAVED DRIVEWAY & OPEN PARKING SPACES 50% OF LOT AREA NOT COVERED BY BUILDING CONTAINING RESIDENCE.
EXIST. BUILDING COVERAGE AREA = 1040 S.F.
EXIST. OPEN SPACE = 2827 S.F.
ALLOWED OPEN SPACE PARKING = $2827 \times 0.5 = 1413.5$ S.F.
PROP. OPEN SPACE = $(78.5' \times 8.0') + (11' \times 8.5') = 721.5$ SF < 1413.5 SF ...OK
FRONT YARD PLANTING PROPOSAL
as per ZR 23-451
STREET FRONTAGE PERCENTAGE
20 FT. TO 34 FT. 25%
FRONT YARD S.F.
 $(18.0' \times 29.88') = 537.84$ S.F.
 537.84 S.F. $\times 0.25 = 134.46$ S.F.
PROPOSED PLANTING AREA
= 188.28 S.F. > 134.46 S.F. OK
ZR 23-03(a) STREET TREE PLANTING.
EXEMPTED FROM STREET TREE PLANTING
MAX. FAR = 3867 sf. $\times 0.6 = 2320.2$ sf
STREET TREE EXEMPTED = 20% of 2320.2 sf = 464.04 sf
PROPOSED GARAGE = 399 sf < 464.04 sf OK

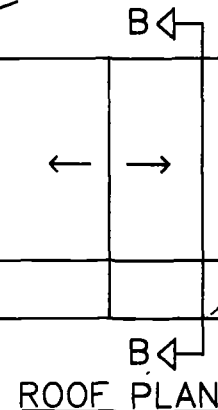


AXONOMETRIC DIAGRAM
NOT TO SCALE

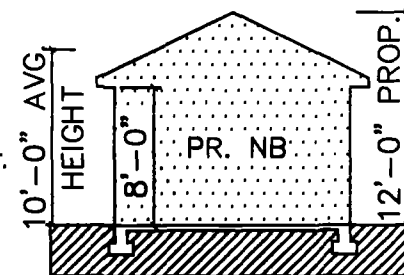
MAXIMUM BULK

PROPOSED BULK

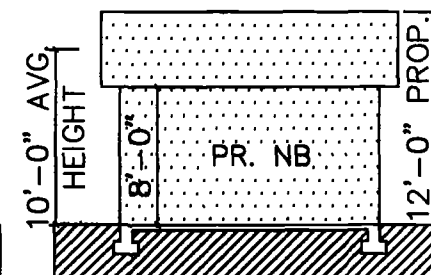
14' MAXIMUM BUILDING HEIGHT
as per ZR 23-44b



ROOF PLAN



SECTION "AA"



SECTION "BB"

MAXIMUM BUILDING HEIGHT
as per ZR 23-44b

NYC
Buildings

ZD1 ZONING DIAGRAM



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): 120-20
STREET NAME: 147th STREET
BOROUGH: QUEENS
BLOCK: 12044
LOT: 66
BIN #: 4532445

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 FOR BOTH. I
UNDERSTAND THAT IF OR NEGLIGENTLY MADE
A FALSE STATEMENT OR ALLOWED TO BE
FALSIFIED ANY CERTIFICATE, FORM,
CERTIFICATION OF THE CORRECTION OF A
VIOLATION REQUIRED UNDER THE PROVISIONS
OF THIS CODE OR OF A RULE ANY AGENCY, I
MAY BE BARRED FROM FILING FURTHER
APPLICATIONS OR DOCUMENTS WITH THE
DEPARTMENT.

APPLICANT: JAHMAL SABAHA, P.E.

SIGNATURE OF NEW YORK DATE



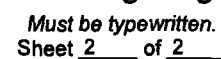
SEAL

INTERNAL USE

BIS DOC #

4/5/16

PLAN EXAMINERS SIGN & DATE 1 OF 2



License Number 082264

Parking Spaces: Total 2 Enclosed 2

Cal. No. _____

App. No.

399

07/09