

ZONING ANALYSIS

82-35 165 STREET

ZONING : R4B

MAP : 14c

LOT : 2,309 SF (23' X 100.396')

1. F.A.R. [ZR 23-141 (b)]
MAX. ALLOWABLE FLOOR AREA (F.A.R.) : 0.9
= 0.9 X 2,309 S.F. = 2,078 SF

EXISTING CELLAR = 0 SF
EXISTING FIRST FLOOR = 743.1 SF
EXISTING SECOND FLOOR = 627.7 SF
TOTAL = 1,370.8 SF

PROPOSED CELLAR = 0 SF
PROPOSED FIRST FLOOR = 877 SF
PROPOSED THIRD FLOOR = 877 SF
TOTAL = 1,754 SF < 2,078 SF ----- O.K.

2. LOT COVERAGE (ZR 23-141 (b))
MAX. LOT COVERAGE = 55 %
0.55 X 2,309 SF = 1,270 SF

PROPOSED LOT COVERAGE = 877 SF < 1,270 SF ----- O.K.

3. OPEN SPACE (ZR 23-141 (b))
MAX. OPEN SPACE = 45 %
= 0.45 X 1,754 SF = 789.3 SF

PROPOSED OPEN SPACE = 2,309 SF - 877 SF = 1,432 SF > 789.3 SF ----- O.K.

4. MINIMUM NUMBER OF DWELLING UNITS (ZR 23-22)
MIN. DWELLING UNIT = 870 SF
MAXIMUM FLOOR AREA PERMITTED / D.W.U. = 1,754 / 870 = 2 UNITS.
PROPOSED DWELLING UNITS = 2 UNITS
1ST DWELLING UNIT = 926 SF > 870 SF ----- O.K.
2ND DWELLING UNIT = 828 > 870 X 0.75 = 653 SF ----- O.K.

5. YARD REGULATION

A. MIN. FRONT YARD (ZR 23-45)
FRONT YARD REQUIRED = 5'
FRONT YARD PROVIDED = 20.01' > 5' ----- O.K.

B. MIN. SIDE YARD (ZR 23-461 (b)) SEMI-DETACHED BUILDING
ONE SIDE YARDS REQUIRED OF 4'
SIDE YARD PROVIDED = 4'-6" > 4' ----- O.K.

C. MIN. REAR YARD (ZR 23-47)
REAR YARD REQUIRED = 30'
REAR YARD PROVIDED = 32.96' > 30' ----- O.K.

6. BUILDING HEIGHT (ZR 23-631 (b))
MAXIMUM WALL HEIGHT = 24'
PROPOSED WALL HEIGHT = 23'-8" < 24' ----- O.K.

(REFER TO 4/A200)

7. PARKING
2 PARKING SPACES REQUIRED
PROVIDE 2 PARKING SPACES ----- O.K.

BUILDING DATA

OCCUPANCY GROUP : 2
ZONING USE GROUP : R4B
CONSTRUCTION CLASS : IIC

SCOPE OF WORK

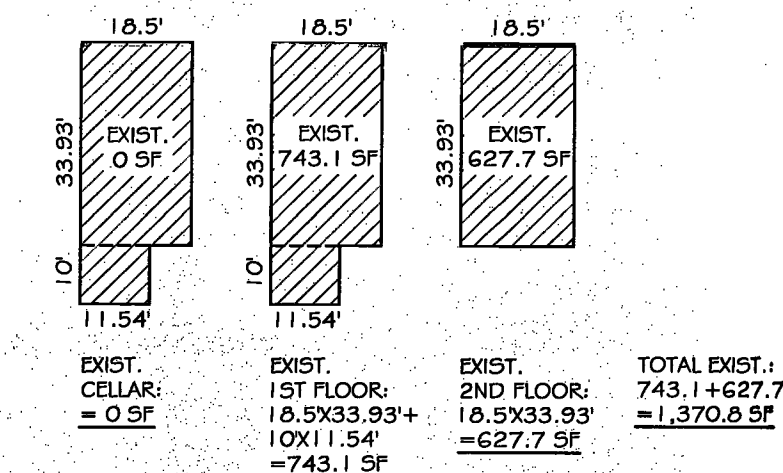
CONVERSION OF ONE TO TWO-FAMILY DWELLING UNITS, REAR HORIZONTAL AND VERTICAL EXTENSION / ENLARGEMENT, AND INTERIOR RENOVATIONS IN AN EXISTING 2-STORY BRICK BUILDING; SECURE NEW C. OF O.

SPECIAL INSPECTION

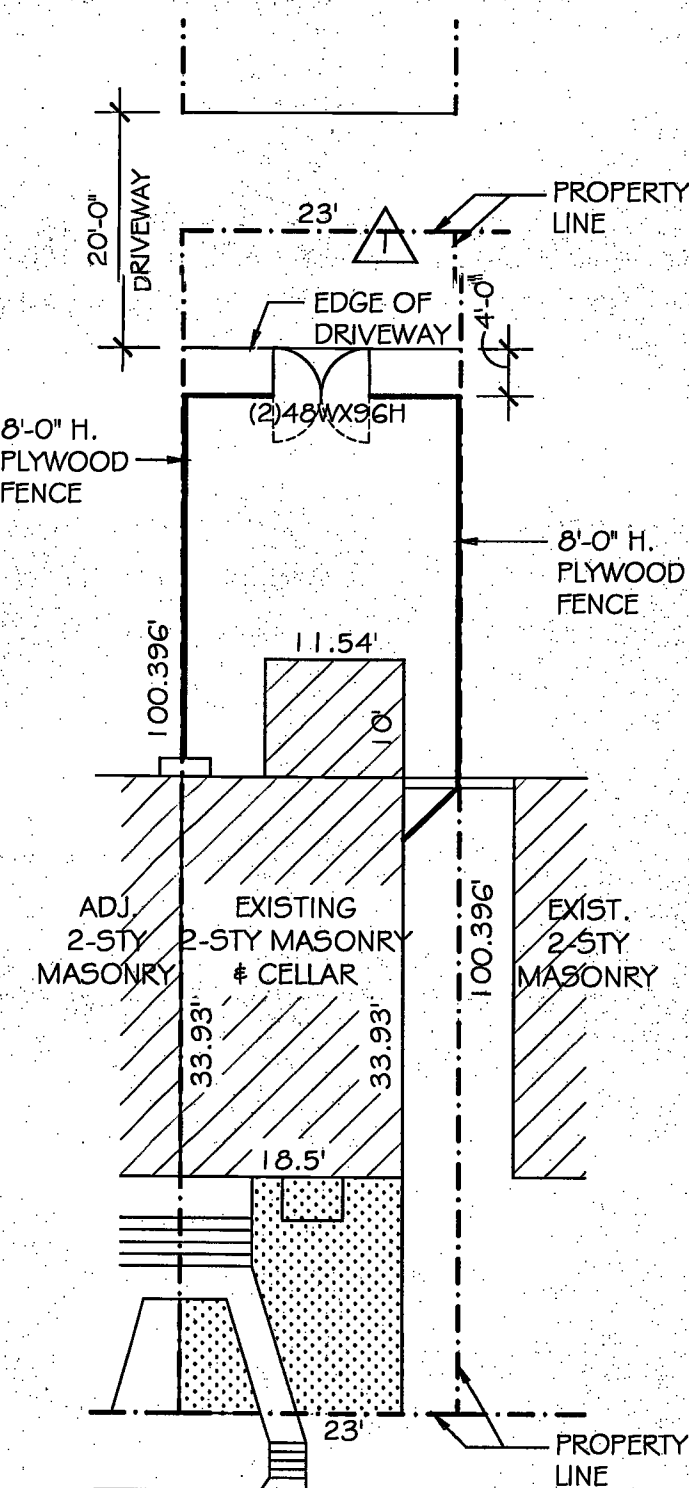
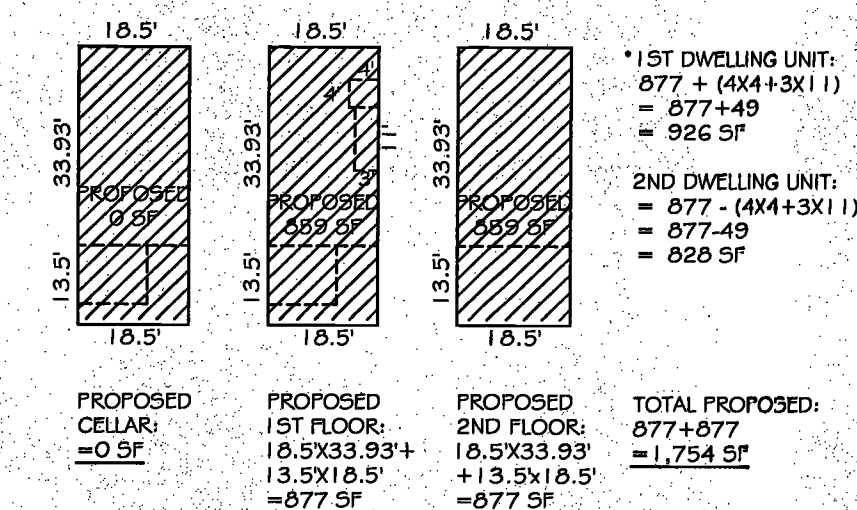
STRUCTURAL STEEL-WELDING
CONCRETE - CAST-IN-PLACE
MASONRY
MECHANICAL SYSTEM
STRUCTURAL STABILITY-EXISTING BUILDING
HEATING
FIRE-RESISTANT PENETRATIONS AND JOINTS
FOOTING AND FOUNDATION
ENERGY CODE COMPLIANCE INSPECTIONS
FIRE-RESISTANCE RATED CONSTRUCTION

BC 1704.3.1
BC 1704.7.4
BC 1704.5
BC 1704.16
BC 1704.20.1
BC 1704.25
BC 1704.27
BC 110.3.1
BC 110.3.5
BC 110.3.4

* EXISTING FLOOR AREA:

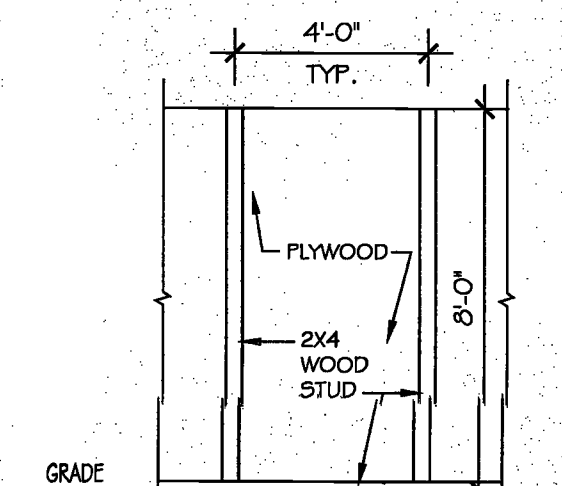


* PROPOSED FLOOR AREA:



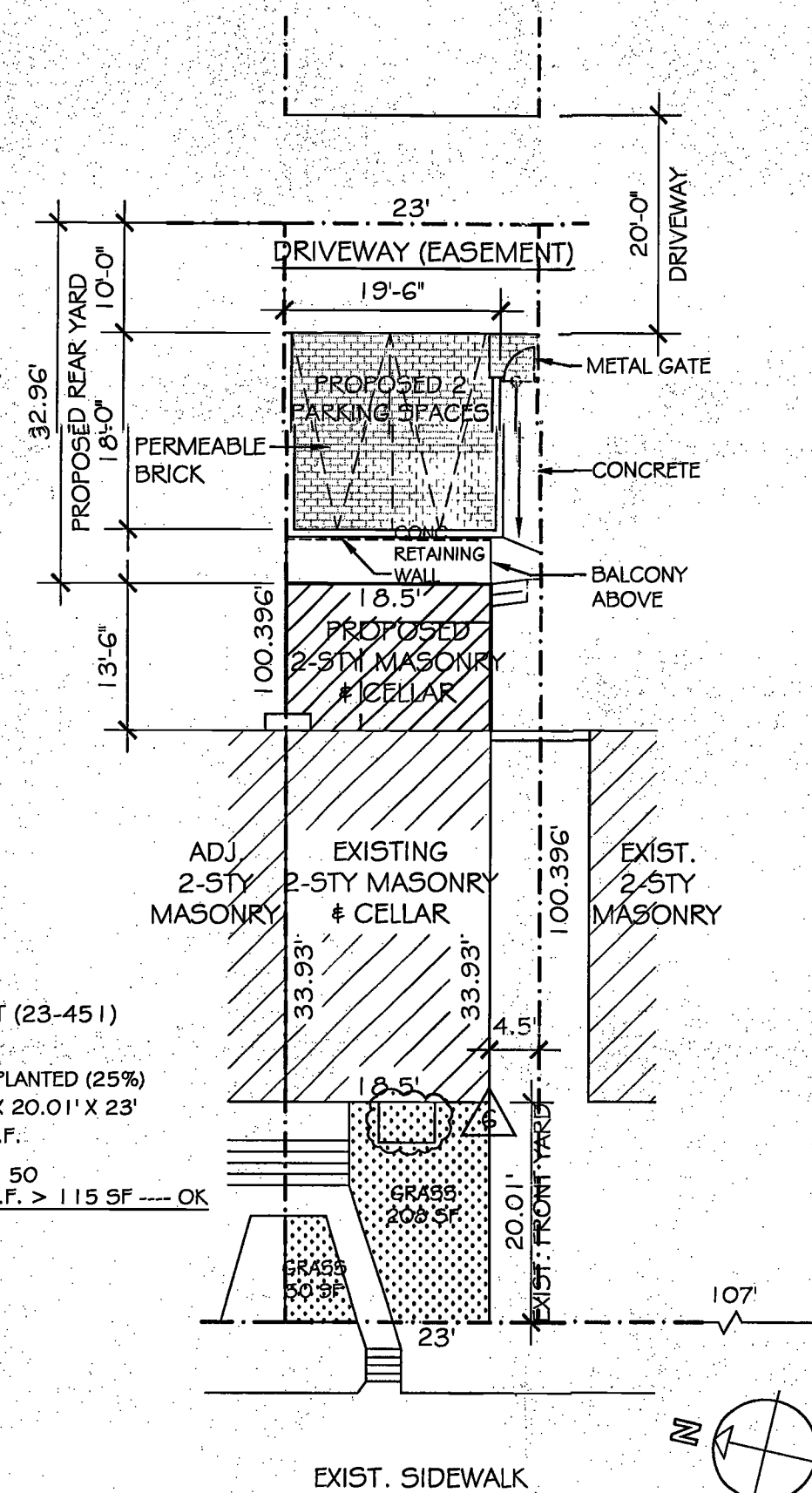
CONSTRUCTION FENCE BOUNDARY

SCALE : 1/16" = 1'-0"



FENCE DETAIL

SCALE : N.T.S.



PLOT PLAN

SCALE : 1" = 15'-0"

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AMENDED APPLICATION

DEPT. BLDGS Job No. 421336316
Scan Code ESHS4348923

DOB STAMP & SIGNATURE

Seal of the State of New York
Professional Engineer
Civil
No. 102225

02-09-2016 PAA
04-11-2017 PAA
06-09-2016 ISSUED FOR PERMIT
NO. DATE COMMENT

SEAL & SIGNATURE
REGISTERED ARCHITECT
JING-SUN JEFFERSON CHANG
STATE OF NEW YORK
(063708)

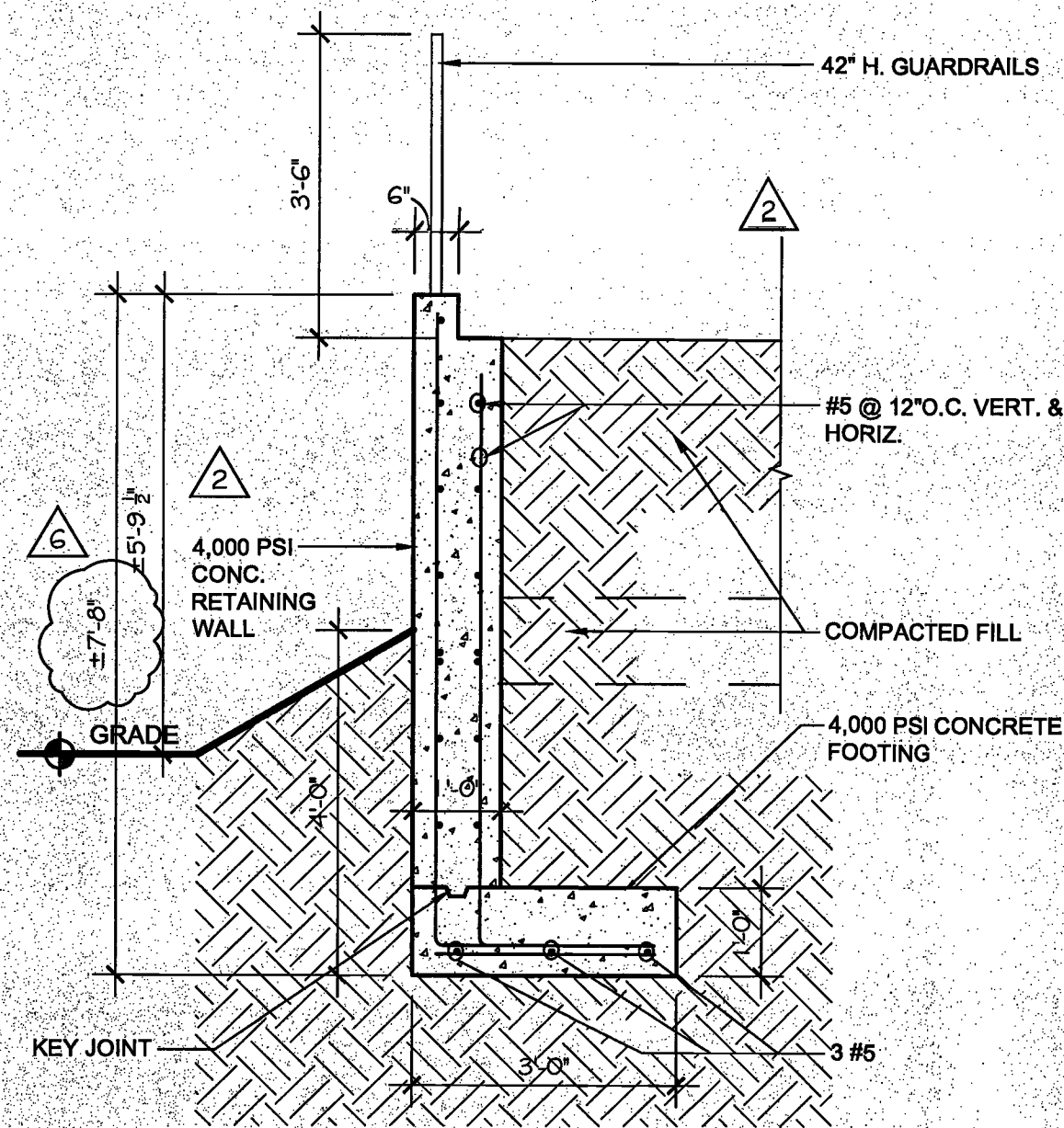
PROJECT
KO'S RESIDENCE
82-35 165 STREET
QUEENS, NY

ZONING ANALYSIS, AND PLOT PLAN

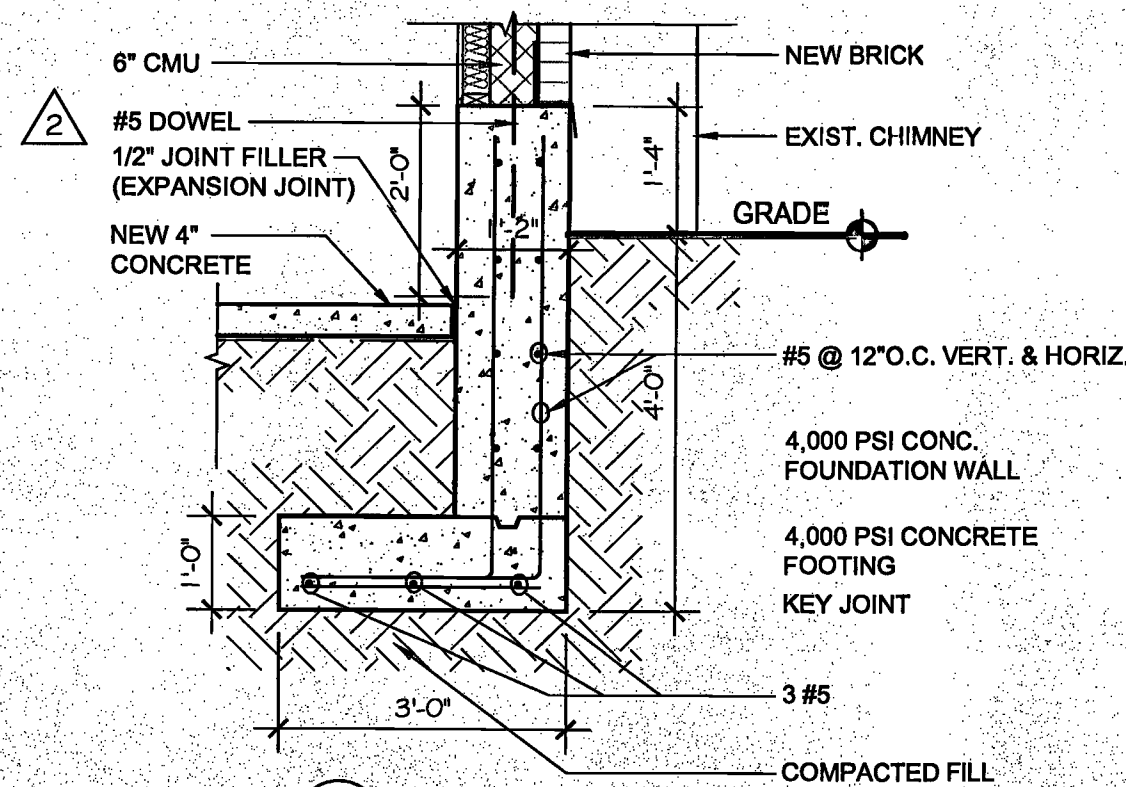
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DRAWN BY: -
CHECK BY: -
DWG NO.

Z-001.06

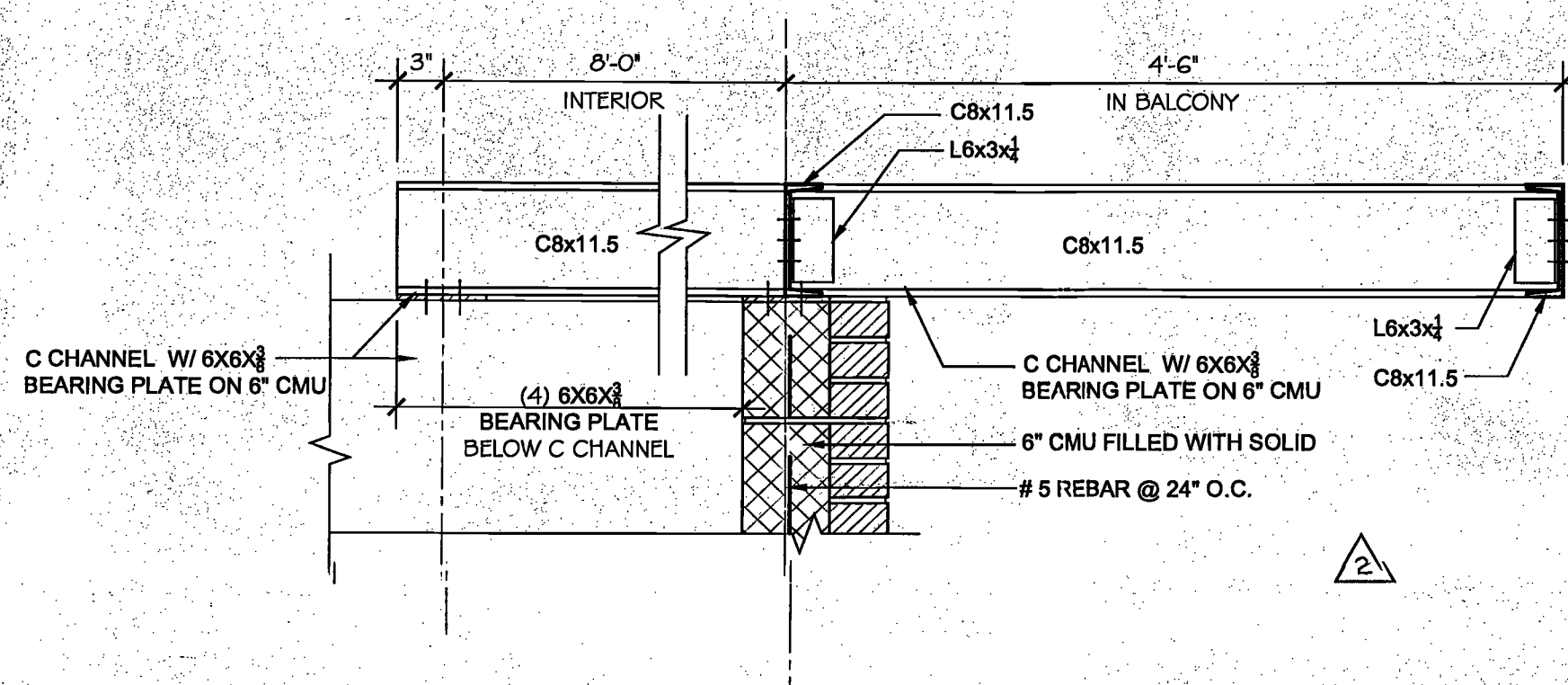
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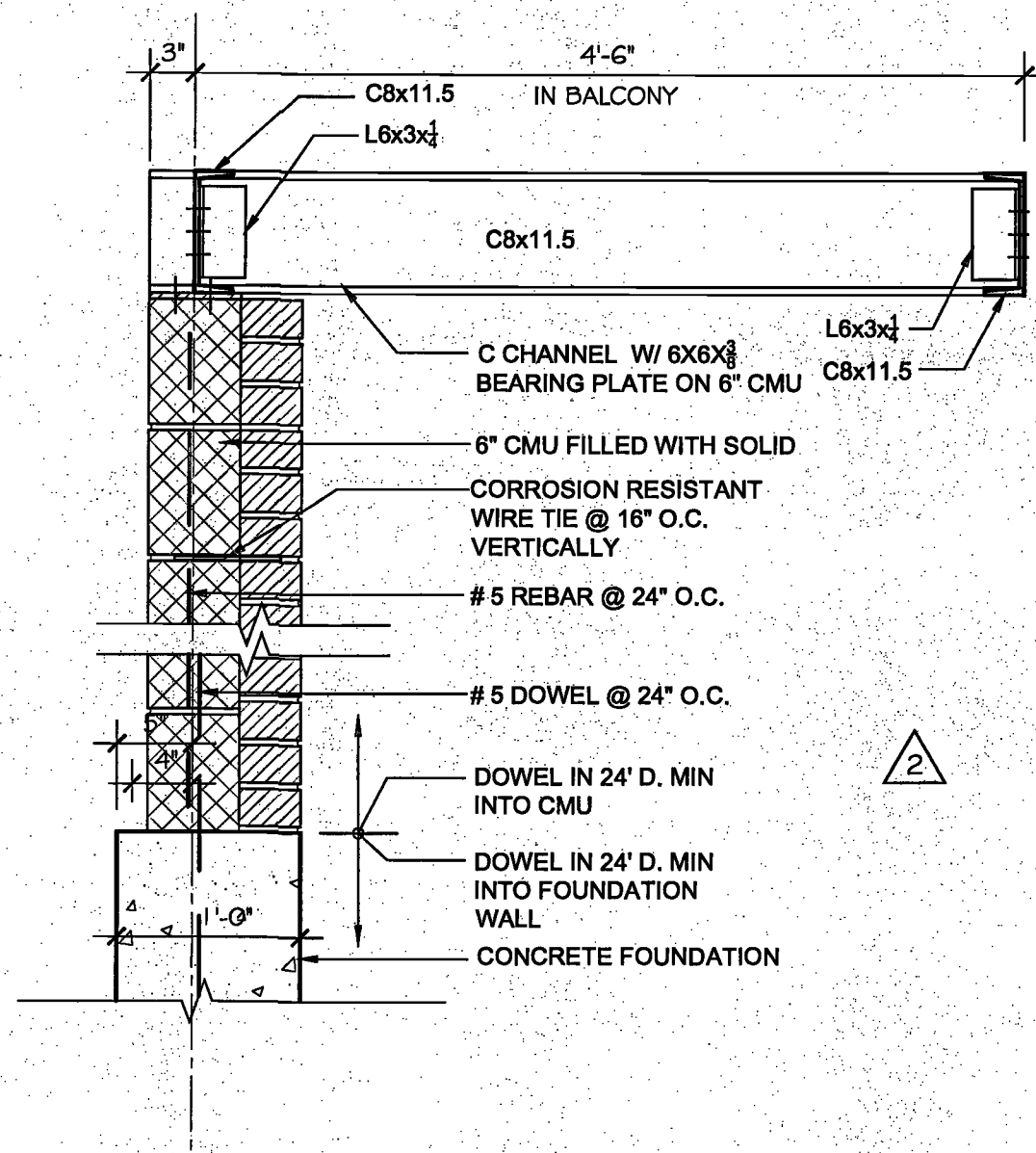
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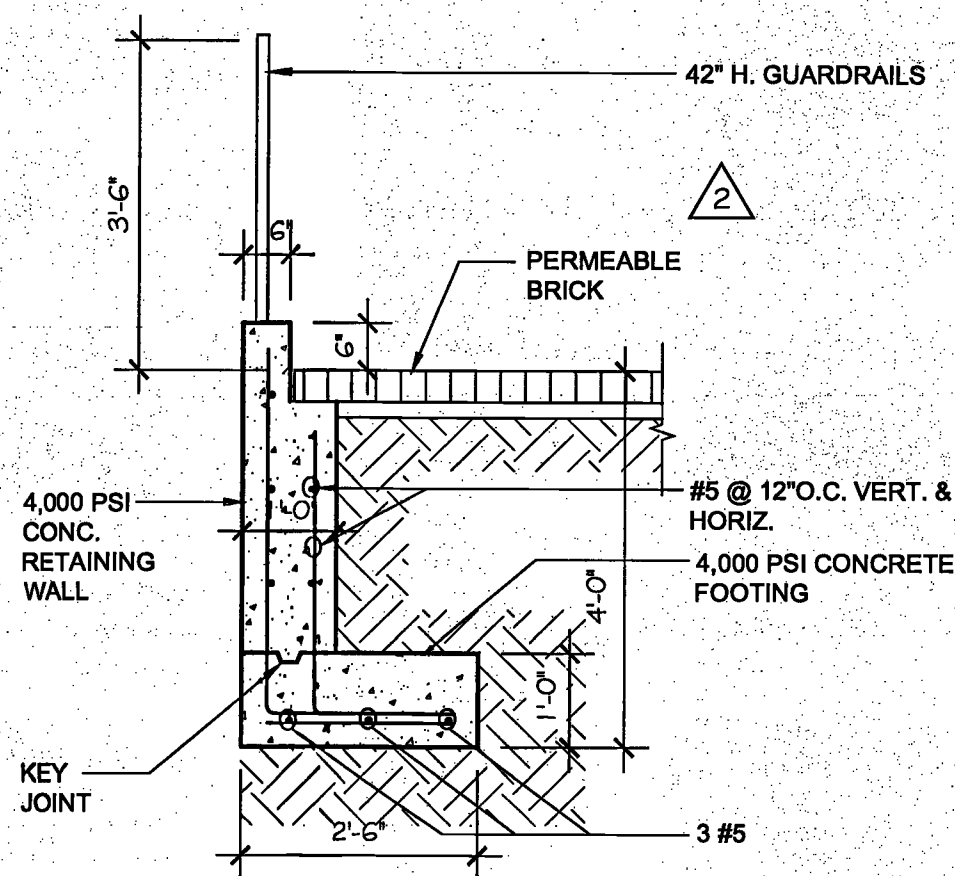
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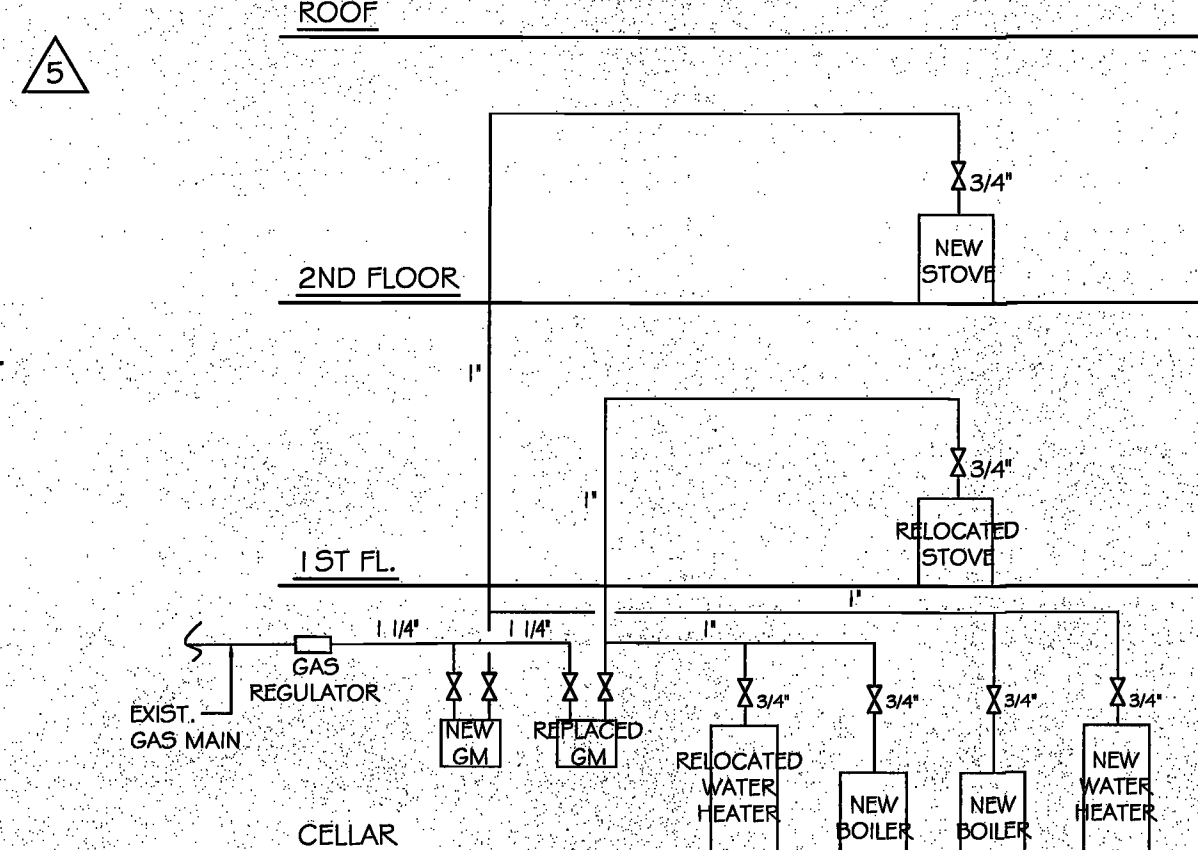
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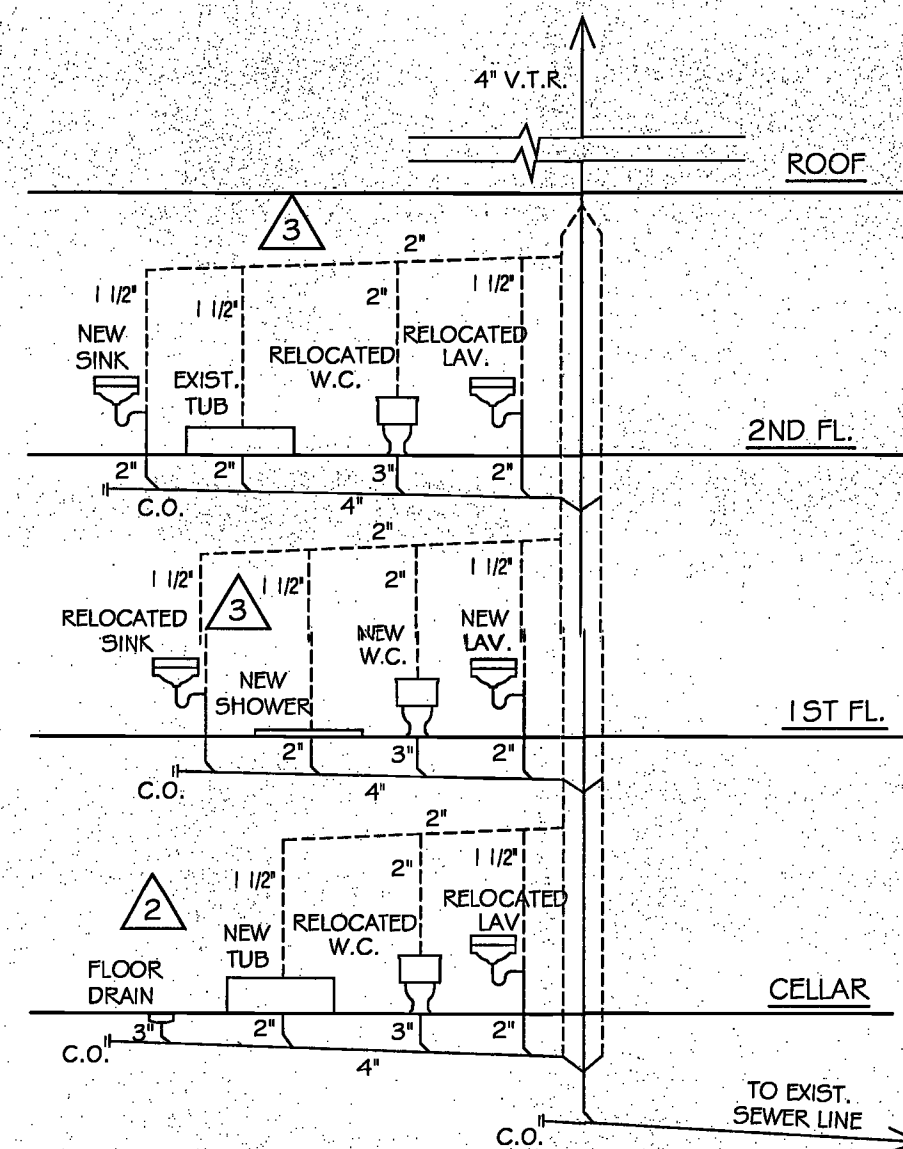
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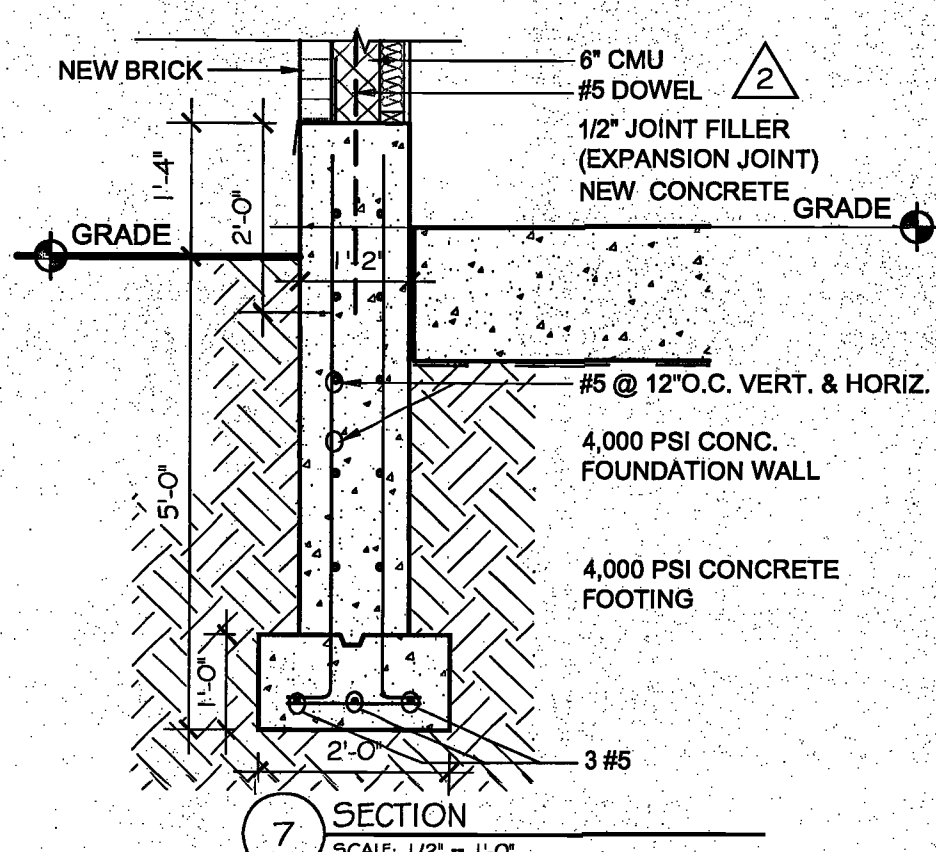
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SCALE: 1/2" = 1'-0"



GAS RISER DIAGRAM
SCALE: N.T.S.

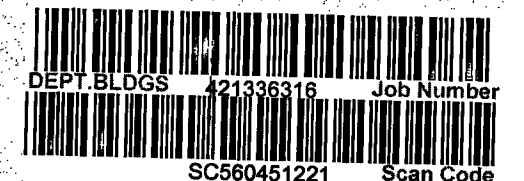


PLUMBING RISER DIAGRAM
SCALE: N.T.S.



SECTION
SCALE: 1/2" = 1'-0"

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APPLICATION

JOB NO.

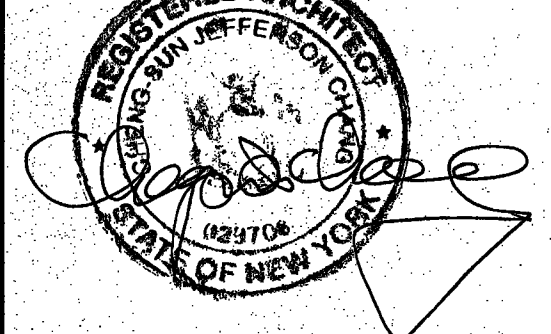
DOB STAMP & SIGNATURE

QUEENS
067 60 834

FEB 03 2016

NO	DATE	COMMENT
1	02-09-2016	FAA
2	02-12-2017	FAA
3	09-06-2017	FAA
4	07-14-2017	FAA
5	04-11-2018	FAA
6	02-05-2018	ISSUED FOR PERMIT

SEAL & SIGNATURE



PROJECT

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82-35 165 STREET
QUEENS, NY

**SECTIONS, PLUMBING &
GAS RISER DIAGRAMS**

DATE: 06-09-2016

PROJECT NO:

DRAWN BY:

CHECK BY:

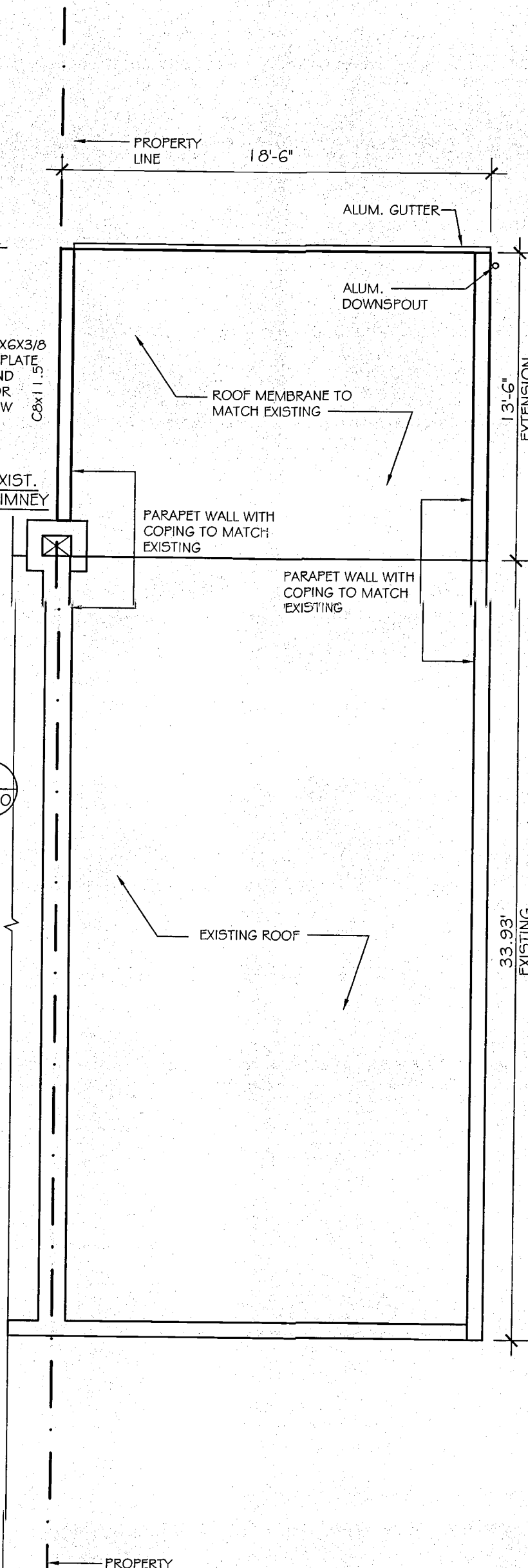
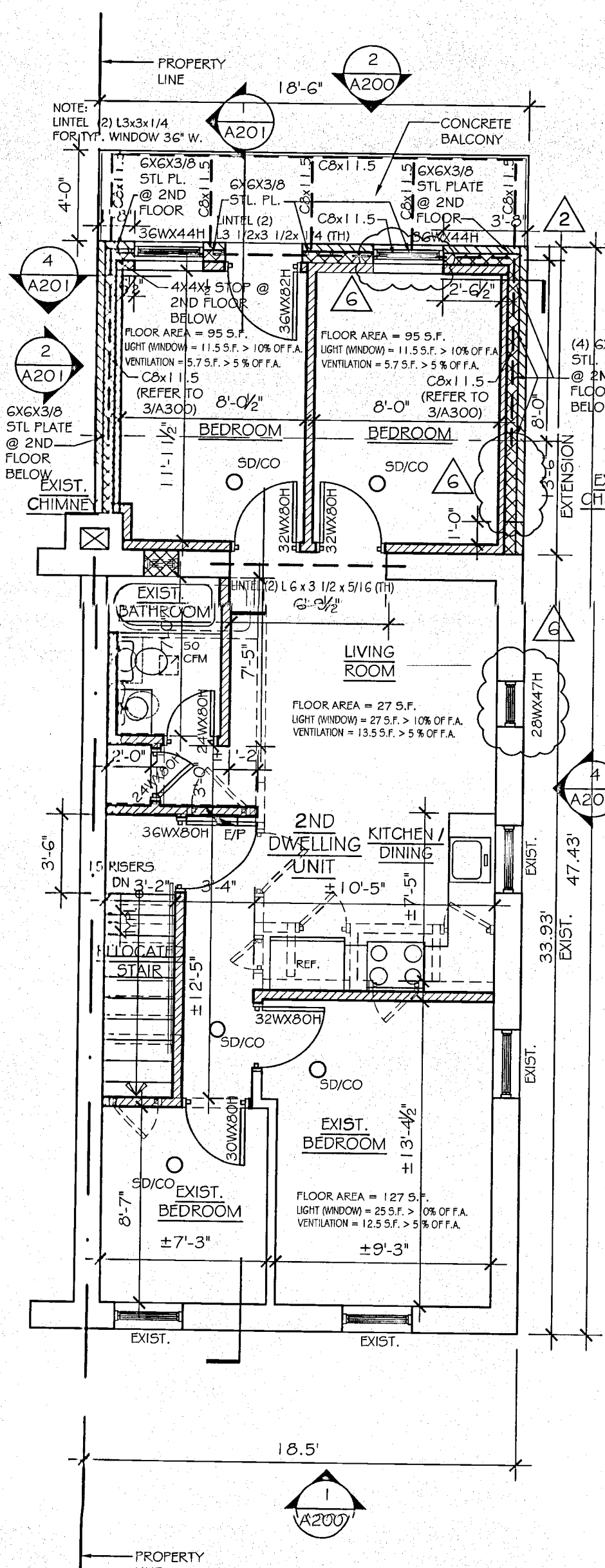
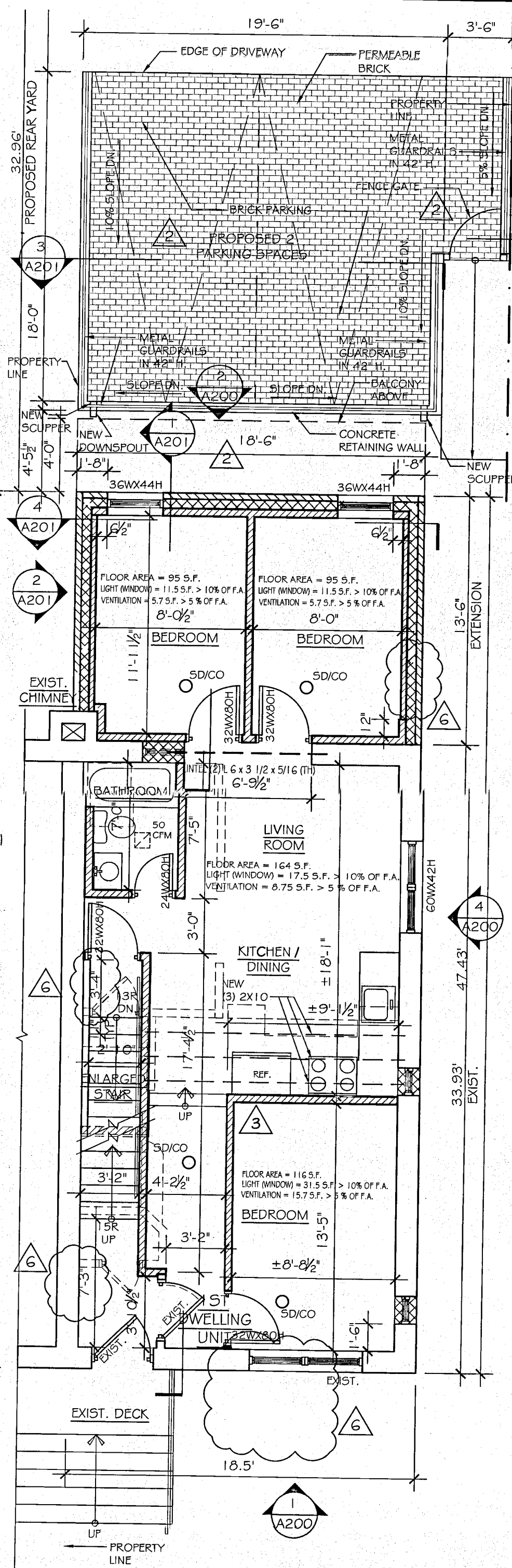
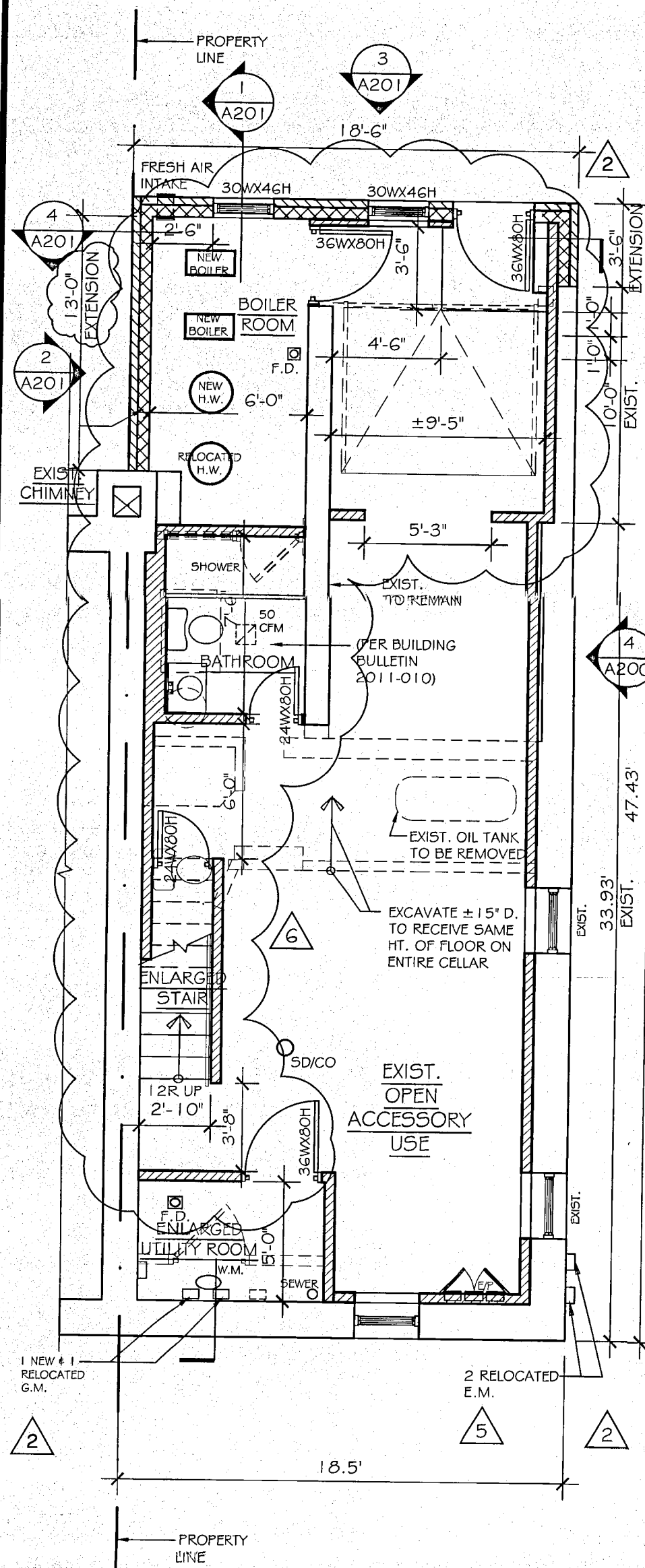
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A-300.06

CADD FILE NO

SYMBOL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- 4" BRICK VENEER OVER 6" C.M.U. PROVIDE 5/8" GYPSUM BOARD OVER 2X4 WOOD STUD WITH R-13 FIBERGLASS INSULATION ON THE INTERIOR SIDE, TYP.
- 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OVER STUDS @ 16" O.C. (NON-LOAD BEARING INTERIOR WALL - ONE HR RATED CONSTRUCTION)
- HARD WIRED CO & SMOKE / FIRE ALARM DETECTOR APPROVED BY NYC BUILDING CODE.



EQUIPMENT LIST					
ITEM	MANUFACTURER	MANUFACTURER MODEL #	INPUT (BTU/HR)	EFFICIENCY	REMARK
BOILER	WILSON	GWA-070-N-T	70,000	-	(2) NEW
WATER HEATER	A.O. SMITH	XCG-50	-	-	(2) NEW 50 GAL.

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AMENDED
 APPROVAL

DEPT BLDGS Job No. 421336316
 Scan Code ESHS9202360

DOB STAMP & SIGNATURE

Date:

NO	DATE	COMMENT
1	02/21/2017	PAA
2	03/12/2017	PAA
3	07/14/2017	PAA
4	04/11/2017	PAA
5	08/09/2016	ISSUED FOR PERMIT

SEAL & SIGNATURE
 REGISTERED ARCHITECT
 JEFFERSON
 STATE OF NEW YORK

PROJECT
KO'S RESIDENCE
 82-35 165 STREET
 QUEENS, NY

FLOOR AND ROOF PLANS

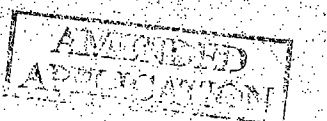
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 PROJECT NO:
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 DWG NO.

A-100.06

CADD FILE NO
 3 OF 7

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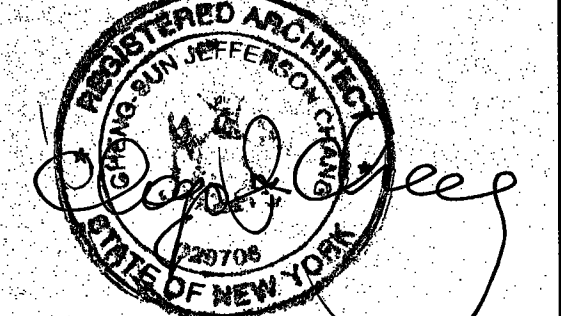
DEPT BLDGS Job No. 421336316
Scan Code ESHS8560277

DOB STAMP & SIGNATURE

CHANG SUN JEFFERSON
Professional Certification
QUEENS
FEB 08 2012

06-09-2017	PAA
07-14-2017	PAA
06-09-2017	ISSUED FOR PERMIT
NO	DATE
COMMENT:	

SEAL & SIGNATURE



PROJECT

KO'S RESIDENCE
82-35 165 STREET
QUEENS, NY

ELEVATIONS & SECTION

DATE: 06-09-2016

PROJECT NO:

DRAWN BY:

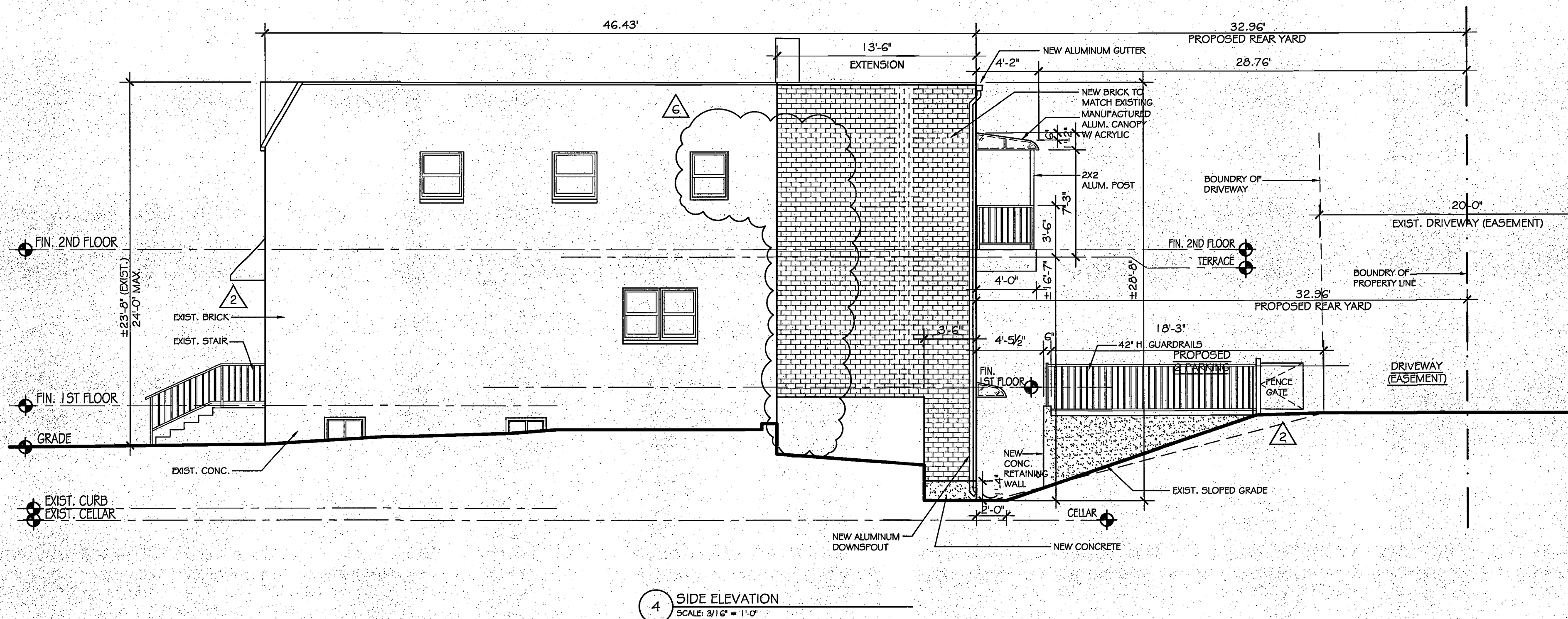
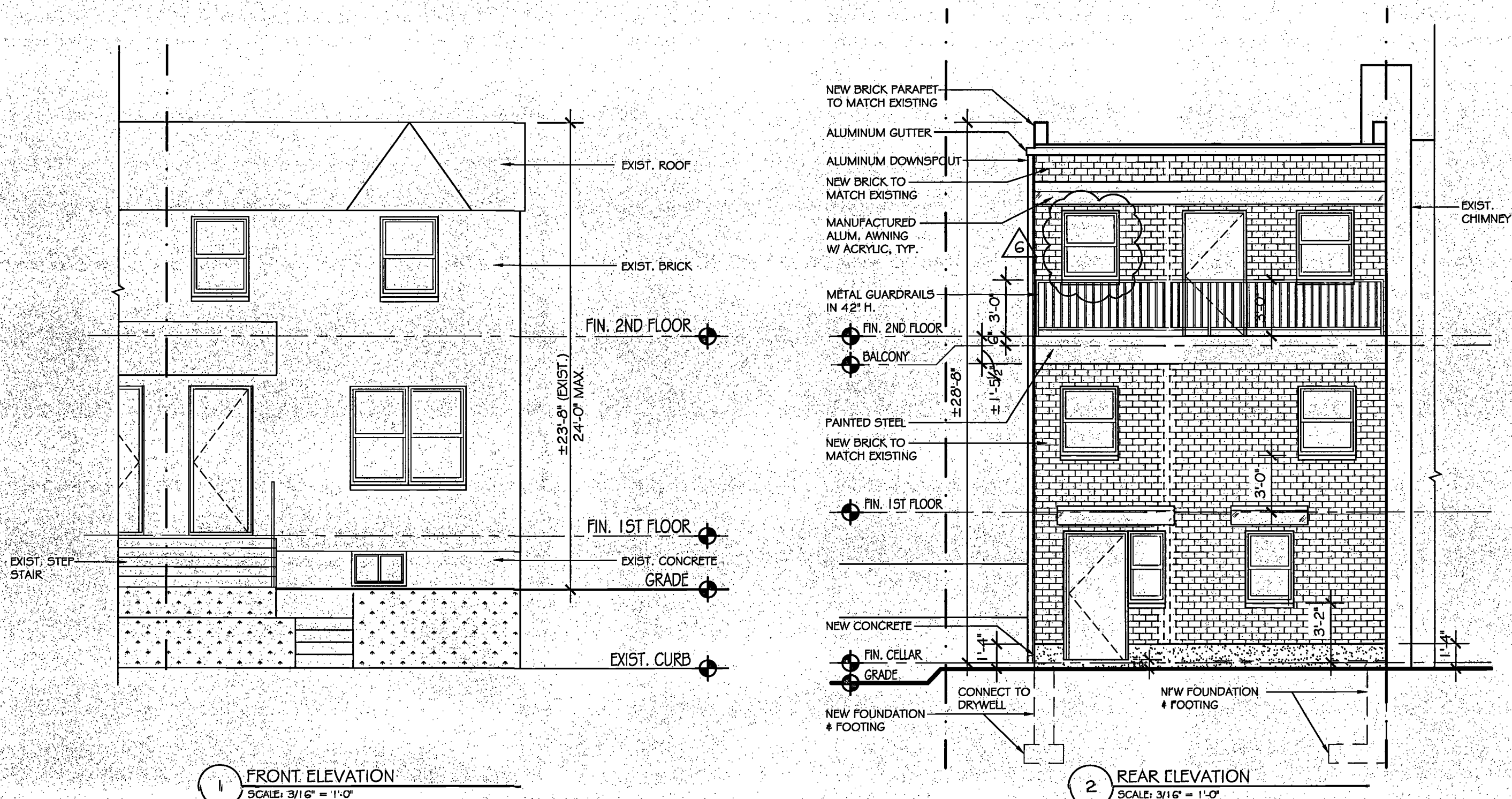
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A-200.06

CADD FILE NO

4 OF 7



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DEPT BLDGS Job No. 421336316
Scan Code ESHS3714083

DOB STAMP & SIGNATURE

SEAL & SIGNATURE

A circular professional seal for a Registered Architect in the State of New York. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom. Inside the ring, the name "JAMES A. SULLIVAN" is written in an arc. In the center, there is a small emblem of a person standing on a pedestal. Below the emblem, the number "129708" is printed. A large, stylized signature, which appears to be "James A. Sullivan", is written across the seal.

PROJECT
KO'S RESIDENCE
82-35 165 STREET
QUEENS, NY

ELEVATION AND SECTIONS

DATE: 06-09-2016

DATE: 08-05-2018
PROJECT NO: -
DRAWN BY: -
CHECK BY: -
DWG NO.:

A-201.06

CADD FILE NO.

5 OF 7

