



ZD1 Zoning Diagram
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

Location Information

| | |
|-------------|------------|
| House No(s) | 23-15 |
| Street Name | 44th Drive |
| Borough | Queens |
| Block | 437 |
| Lot | 5 |
| BIN | 4005166 |

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)

STEPHEN HILL
Signature Date

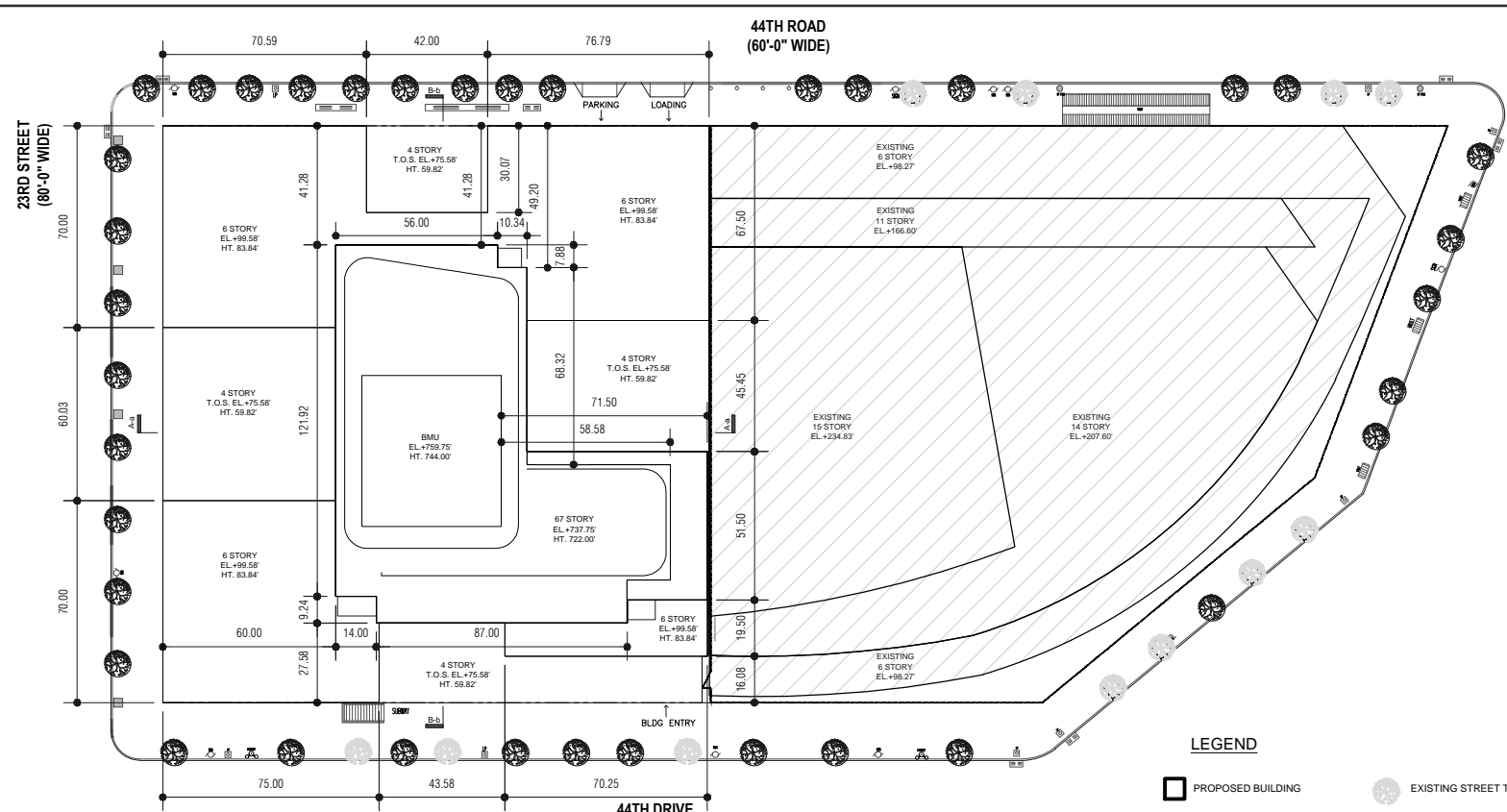


P.E. / R.A. Seal (Professional sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

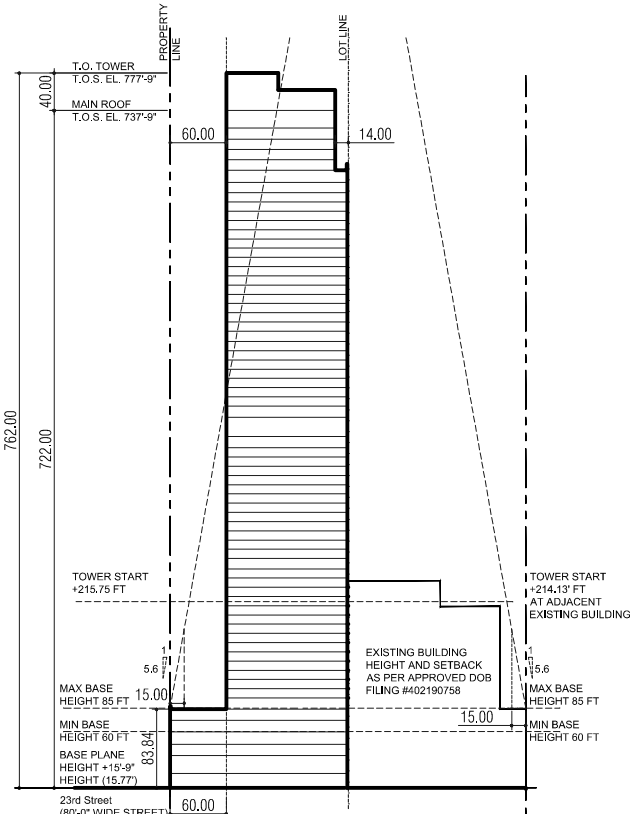
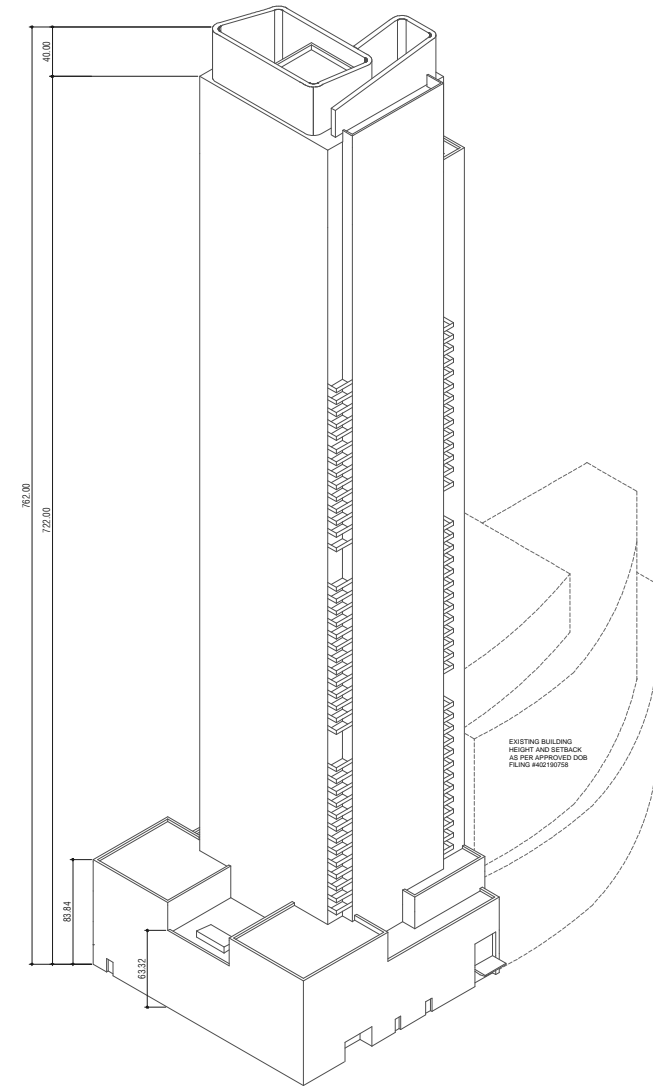


1 SITE PLAN DIAGRAM
1/64" = 1'-0"

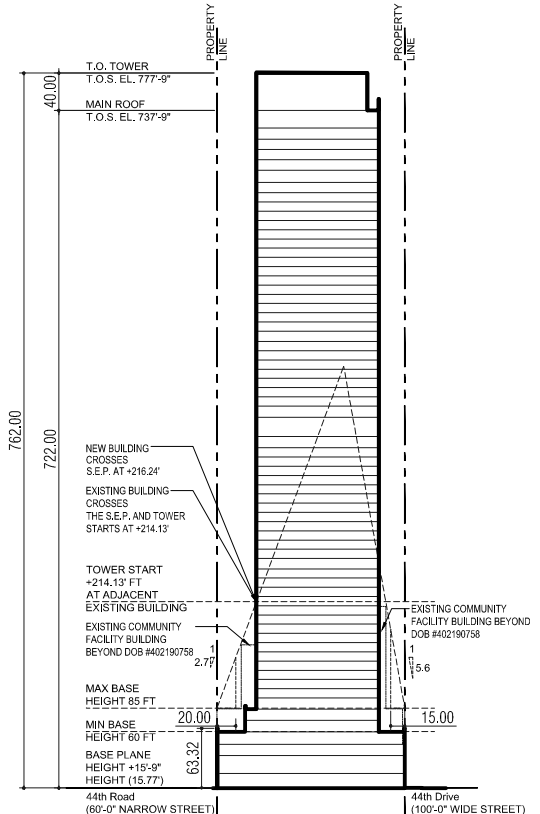
LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- ZONING LOT LINE
- DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED TREE
- MAXIMUM BUILDING ENVELOPE

5 AXONOMETRIC DIAGRAM
NTS



2 SECTION DIAGRAM A-a
NTS



3 SECTION DIAGRAM B-b
NTS

ZONING CALCULATIONS AND COMPLIANCE TEXT

1. General Information
Zoning District: C-3
Special Long Island City Mixed Use District (Court Square Sub-district Block 1)
NOT IN A Flood Hazard Area (FIRM Plate No. 3604970202G)
Community District: Queens Community District 2

2. Lot Area: 79,026.0 SF 1.81 ACRES

3. Special Bulk Regulations - Floor Area Ratio

117-42 A. Zoning lots of at least 10,000 sq ft with buildings containing at least 70,000 sq ft of floor area are subject to the underlying C-3 District, as modified by Sections 117-40 through 117-45, inclusive.

117-42(a) B. Zoning lots that meet the standards of ZR117-44 and provide mandatory subway improvements as required by ZR117-44, may be developed to a FAR of 15.00.

A subway improvement, to consist of a connection between the Crosstown and Flushing Lines and maintenance of glass partitions in the control area of the Queens Boulevard Line, 23rd Street-Ely Avenue Station mezzanine, and near the control area of the Crosstown Line, Court Square-Long Island City Station mezzanine which are to be installed by the developer of Block 2.

Complies, see NYCTA Certificate's of Completion

| C. Maximum permitted Floor Area Ratio | FAR | Floor Area |
|--|-------|----------------|
| Commercial/Manufacturing | 15.00 | 1,185,390.0 SF |
| Community Facility | 15.00 | 1,185,390.0 SF |
| Mixed use development | 15.00 | 1,185,390.0 SF |
| Existing Commercial Use (DOB App #402190758) | 5.11 | 403,770.0 SF |
| Remaining Available Floor Area | 9.89 | 781,620.0 SF |

D. Proposed FAR/ Floor Area

| | FAR | Floor Area |
|---------------------------|-------------|---------------------|
| Proposed Residential Uses | 9.69 | 765,939.8 SF |
| Proposed Commercial Uses | 0.19 | 15,052.0 SF |
| Proposed Total | 9.88 | 780,991.8 SF |

4 ZONING CALCULATIONS & COMPLIANCE TEXT
NTS

4. Special Bulk Regulations - Yard Regulations

117-42(b) A. ZR33-26 and 34-23 regarding rear yard requirements shall not apply within Court Square Subdistrict.

23-53 B. In case of a zoning lot occupying entire block, no rear yard or rear yard equivalent shall be required.

5. Special Bulk Regulations - Height and Setback Regulations:

117-42(c) A. Height and setback regulations of the underlying C-3 shall apply, except:

(1) No building or other structure shall exceed a height of 85 feet above the base plane within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street.

Proposed height of building within 60 feet east of 23rd Street: 85 FT complies

(2) On Block 1, the street wall of a building or other structure shall be located on the street line and extend along the entire street frontage of the zoning lot up to at least a height of 60 feet and a maximum height of 85 feet before setback. Above the level of the second story, up to 30% of the aggregate width of street walls may be located beyond the street line provided no such recesses are

| Street frontage on 44th Road | 190.00 FT |
|--|-----------|
| Maximum permitted recessed width above the level of the second story | 57.00 FT |
| Proposed recessed width on 44th Road | 0.0 FT |
| Street frontage on 23rd Street | 200.00 FT |
| Maximum permitted recessed width above the level of the second story | 60.00 FT |
| Proposed recessed width on 23rd Street | 0.0 FT |
| Street frontage on 44th Drive | 190.00 FT |
| Maximum permitted recessed width above the level of the second story | 57.00 FT |
| Proposed recessed width on 44th Drive | 0.0 FT |

6. Street Trees

23-03 26-41 One street tree, pre-existing or newly planted, shall be provided for every 25 ft of street frontage of the zoning lot

| Street | Frontage | Minimum Required | Existing | Provided |
|-----------------|-------------------|------------------|-------------|-----------|
| 44th Drive | 305.0 FT | 12.2 | 3.0 | 9 |
| 23rd Street | 200.0 FT | 8.0 | 0.0 | 8 |
| 44th Road | 445.5 FT | 17.8 | 4.0 | 14 |
| Crescent Street | 130.4 FT | 5.2 | 0.0 | 5 |
| Hunter Street | 122.5 FT | 4.9 | 4.0 | 1 |
| Total | 1,203.4 FT | 48.1 | 11.0 | 37 |



ZD1 Zoning Diagram

Must be typewritten.
Sheet 1 of 2

1 Applicant Information Required for all applications.

| | | | | | |
|------------------|---------------------------|------------|--------------------|----------------|-------|
| Last Name | Hill | First Name | Steven | Middle Initial | |
| Business Name | Hill West Architects, LLP | | Business Telephone | (212) 213-8007 | |
| Business Address | 11 Broadway, Suite 1760 | | Business Fax | (212) 686-1754 | |
| City | New York City | State | NY | Zip | 10004 |
| E-Mail | lshill@hillwest.com | | Mobile Telephone | (917) 913-9222 | |
| | | | License Number | 028264 | |

2 Additional Zoning Characteristics Required as applicable.

| | | | | | | |
|----------------|-----|--------------|----------------|-----------------------|-----|----------|
| Dwelling Units | 802 | Parking area | 37,312 sq. ft. | Parking Spaces: Total | 206 | Enclosed |
|----------------|-----|--------------|----------------|-----------------------|-----|----------|

3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

| | | |
|--|----------------|----------------------------------|
| <input type="checkbox"/> Variance | Cal. No. _____ | Authorizing Zoning Section _____ |
| <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.

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|--------------|--|-----------|-----------------------------|--------------------|------------|---------------|-----|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
| Cellar | 36,416 | 2,6 | | | | | |
| 1 | 36,970 | 2,6 | 15,696 | | 15,052 | | .39 |
| 2 | 37,383 | 6 | 1,818 | | | | .02 |
| 3 | 37,802 | 6 | 25,132 | | | | .32 |
| 4 | 27,871 | 6 | 15,882 | | | | .20 |
| 5 | 27,812 | 6 | 25,945 | | | | .33 |
| 6 | 27,812 | 6 | 25,915 | | | | .33 |
| 7 | 11,986 | 6 | 11,128 | | | | .14 |
| 8 | 11,986 | 6 | 11,176 | | | | .14 |
| 9 | 11,986 | 6 | 11,176 | | | | .14 |
| 10 | 11,986 | 6 | 11,176 | | | | .14 |
| 11 | 11,986 | 6 | 11,176 | | | | .14 |
| 12 | 11,986 | 6 | 11,176 | | | | .14 |

ZD1

4 Proposed Floor Area Required for all applications. One Use Group per line.

| Floor Number | Building Code Gross Floor Area (sq. ft.) | Use Group | Zoning Floor Area (sq. ft.) | | | | FAR |
|--------------|--|-----------|-----------------------------|--------------------|------------|---------------|-----|
| | | | Residential | Community Facility | Commercial | Manufacturing | |
| 13 | 11,986 | 6 | 11,176 | | | | .14 |
| 14 | 11,986 | 6 | 11,176 | | | | .14 |
| 15 | 11,986 | 6 | 11,176 | | | | .14 |
| 16 | 11,986 | 6 | 11,176 | | | | .14 |
| 17 | 11,986 | 6 | 11,176 | | | | .14 |
| 18 | 11,986 | 6 | 11,176 | | | | .14 |
| 19 | 11,986 | 6 | 11,176 | | | | .14 |
| 20 | 11,986 | 6 | 11,176 | | | | .14 |
| 21 | 11,986 | 6 | 11,176 | | | | .14 |
| 22 | 11,986 | 6 | 11,176 | | | | .14 |
| 23 | 11,986 | 6 | 11,176 | | | | .14 |
| 24 | 11,986 | 6 | 11,176 | | | | .14 |
| 25 | 11,986 | 6 | 11,176 | | | | .14 |
| 26 | 11,986 | 6 | 11,176 | | | | .14 |
| 27 | 11,986 | 6 | 11,176 | | | | .14 |
| 28 | 11,986 | 6 | 11,176 | | | | .14 |
| 29 | 11,986 | 6 | 11,176 | | | | .14 |
| 30 | 11,986 | 6 | 11,176 | | | | .14 |
| 31 | 11,986 | 6 | 11,176 | | | | .14 |
| 32 | 11,986 | 6 | 11,176 | | | | .14 |
| 33 | 11,986 | 6 | 11,176 | | | | .14 |
| 34 | 11,986 | 6 | 11,176 | | | | .14 |
| 35 | 11,986 | 6 | 11,176 | | | | .14 |
| 36 | 11,986 | 6 | 0 | | | | |
| 37 | 11,986 | 6 | 10,733 | | | | .14 |
| 38 | 11,986 | 6 | 11,214 | | | | .14 |
| 39 | 11,986 | 6 | 11,214 | | | | .14 |
| 40 | 11,986 | 6 | 11,214 | | | | .14 |
| 41 | 11,986 | 6 | 11,214 | | | | .14 |
| Totals | | | | | | | |

Total Zoning Floor Area



ZD1 Zoning Diagram

Must be typewritten. Sheet 2 of 2

1 Applicant Information Required for all applications.

Form with fields for Last Name (Hill), First Name (Steven), Middle Initial, Business Name (Hill West Architects, LLP), Business Telephone ((212) 213-8007), Business Address (11 Broadway, Suite 1760), Business Fax ((212) 686-1754), City (New York City), State (NY), Zip (10004), Mobile Telephone ((917) 913-9222), E-Mail (lshill@hillwest.com), License Number (028264).

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units 802, Parking area 37,312 sq. ft., Parking Spaces: Total 206 Enclosed

3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

Checkboxes for Variance, Special Permit, General City Law Waiver, Other with corresponding Cal. No. and Authorizing Zoning Section/General City Law Section fields.

City Planning Commission (CPC)

Checkboxes for Special Permit, Authorization, Certification, Other with corresponding ULURP No./App. No. and Authorizing Zoning Section fields.

4 Proposed Floor Area Required for all applications. One Use Group per line.

Table with columns: Floor Number, Building Code Gross Floor Area (sq. ft.), Use Group, Zoning Floor Area (sq. ft.) (Residential, Community Facility, Commercial, Manufacturing), FAR. Rows 42-54.

ZD1

Sheet 2 of 2

4 Proposed Floor Area Required for all applications. One Use Group per line.

Table with columns: Floor Number, Building Code Gross Floor Area (sq. ft.), Use Group, Zoning Floor Area (sq. ft.) (Residential, Community Facility, Commercial, Manufacturing), FAR. Rows 55-68, EMR, and Totals row.

Summary table: Total Zoning Floor Area 780,992