

DEVELOPMENT SITE FOR SALE

# 58-16 83RD PL MIDDLE VILLAGE NY 11379



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# DEVELOPMENT SITE FOR SALE

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- 4,500 Buildable SF on a 6,000 SF lot
- R4 Zoning - Great development opportunity
- Perfect for 2 two family homes to be built
- 1-2 minutes from Long Island Expressway
- 5 minutes from Queens Blvd
- 20 minutes into Manhattan or Brooklyn
- Busy shopping centers nearby
- Minutes from Subway Lines and Long Island Rail Road

Neighborhood	Middle Village
County	Queens
State	NY
Block/Lot	2911/12
Buildable SF	4,500 SF
Lot	6,000 SF (60 ft x 100 ft)
Zoning	R4-1
FAR	0.75
Tax Class	1
Annual Property Tax	\$8,557



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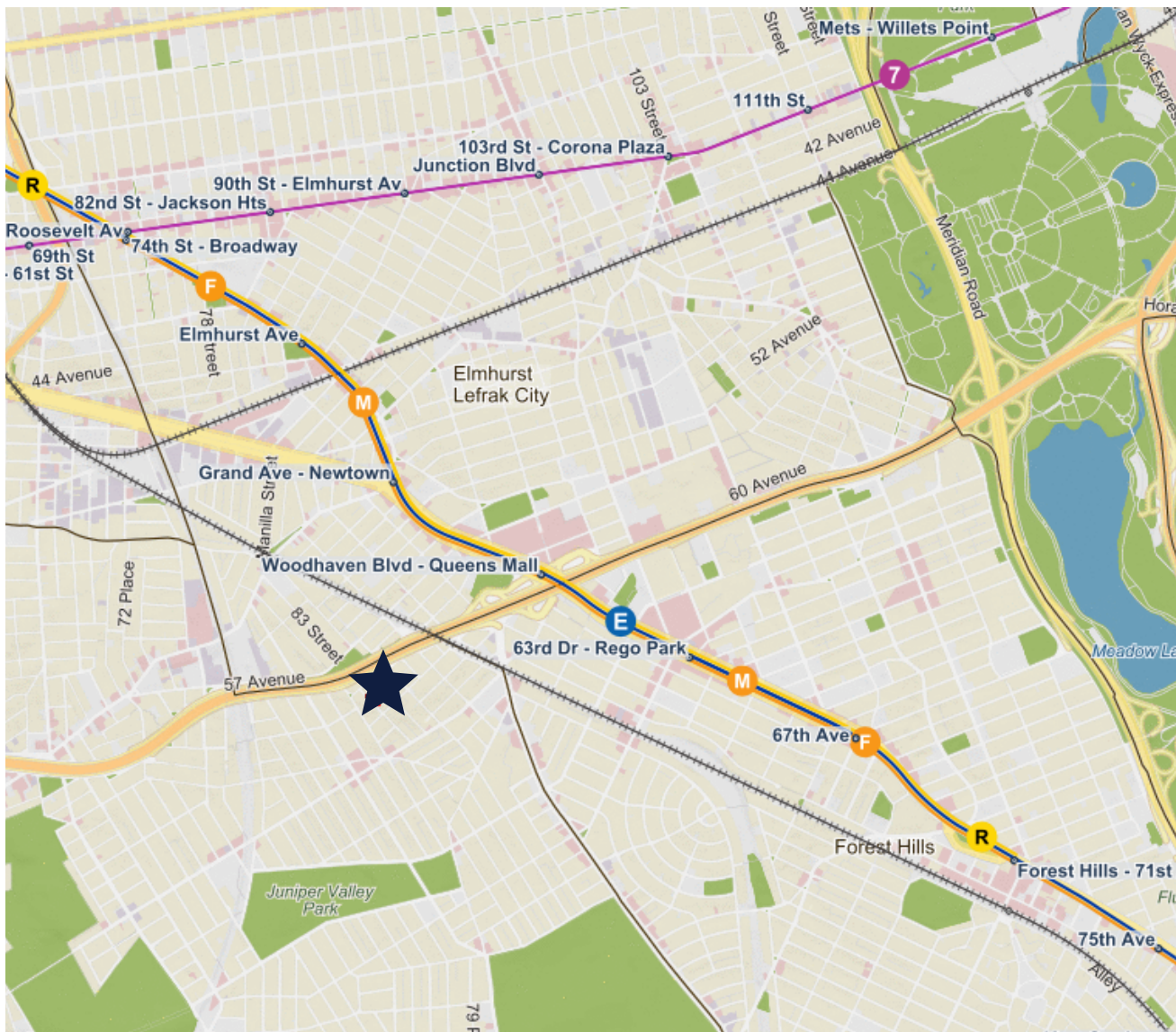
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## Low-Density Non-Contextual Residence District

R4		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards			Lot Coverage	FAR	Perimeter Wall/ Building Height	DU Factor	Required Parking	
		min.	min.	min.	min.	#	Each	Total	max.	max.	max.		Standard	IRHU
Single- and Two-Family	Detached	3,800 sf	40 ft			2	5 ft	13 ft	45%	0.75	25/35 ft	870	1 per DU	50% of IRHU
	Semi-Detached			10 ft	30 ft	1	8 ft	8 ft						
	Attached	1,700 sf	18 ft				n/a							
Multi-Family	All					2	8 ft	16 ft						



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# PROPOSED PLANS

58-16 83RD PL, MIDDLE VILLAGE, NY 11379





ARNOLO MONTAG, ARCHITECT  
ARCHITECTURAL DESIGN & CONSULTING, P.C.  
300 NORTH AVENUE, SUITE 200, MIDDLE VILLAGE, NY 11379  
PHONE: (718) 839-7338 • FAX: (718) 839-7344  
EMAIL: OFFICE@AMDESIGN.COM

**NOT FOR CONSTRUCTION SUBJECT TO BUILDING DEPARTMENT APPROVAL**

2014 (BUILDING CODE)  
2016 (ENERGY CODE)

**REVISIONS**

1/18 PRELIMINARY
1/16/16 PRELIM
3/17/2016 DESIGN
1/09/2016 DESIGN

**SEMI-ATTACHED**

**NB**

SCALE: AS NOTED

DATE: 1/16/16

CAD BY: JSM

DRN BY: JF

JOB#: 2016-46

PROPOSED 2 DWELLING UNITS

58-16 83RD PLACE

DUENES, NY, 11379

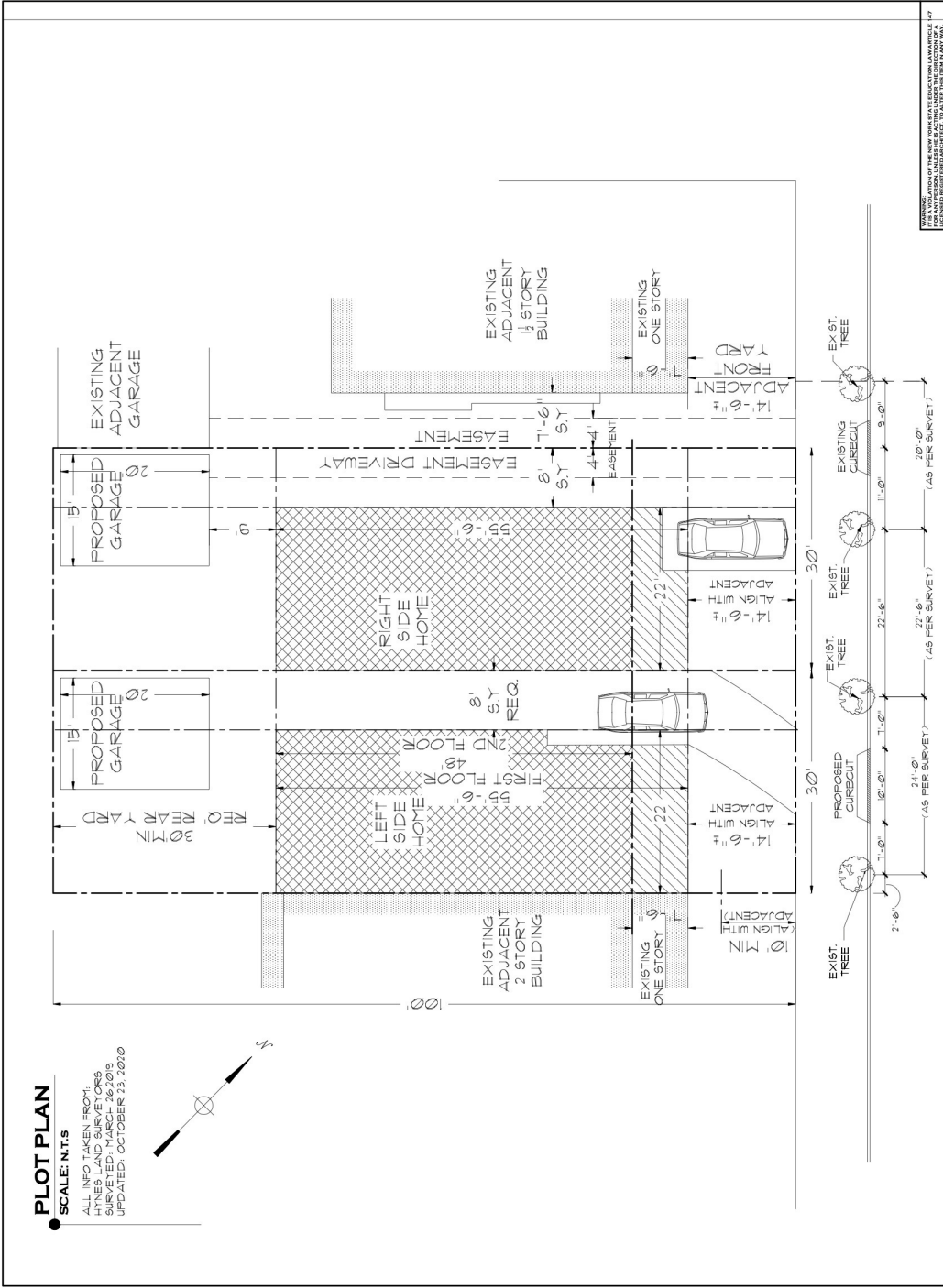
BLOCK 291, LOT 12

2-00100

DWG 3 OF -

REVISIONS AND COMMENTS

APPLICATION NUMBER



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# PROPOSED PLANS

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300 MONROE BLVD. SUITE 2000 NEW YORK, NY 10022  
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**NOT FOR CONSTRUCTION SUBJECT TO BUILDING DEPARTMENT APPROVAL**

**REVISIONS**

1/15/16	PRELIMINARY
3/17/2016	DESIGN
11/03/2016	DESIGN

**2014 (BUILDING CODE) 2016 (ENERGY CODE)**

**SEMI-ATTACHED**

**NOB**

**FLOOR PLANS**

PROPOSED 2 DWELLING UNITS

8-16 83RD PLACE

DUENES, NY, 11379

LOT 12

BLOCK 291

FLYNN

MEDDAGH

DATE: 11/2015

CAD BY: JSM

DRN BY: JF

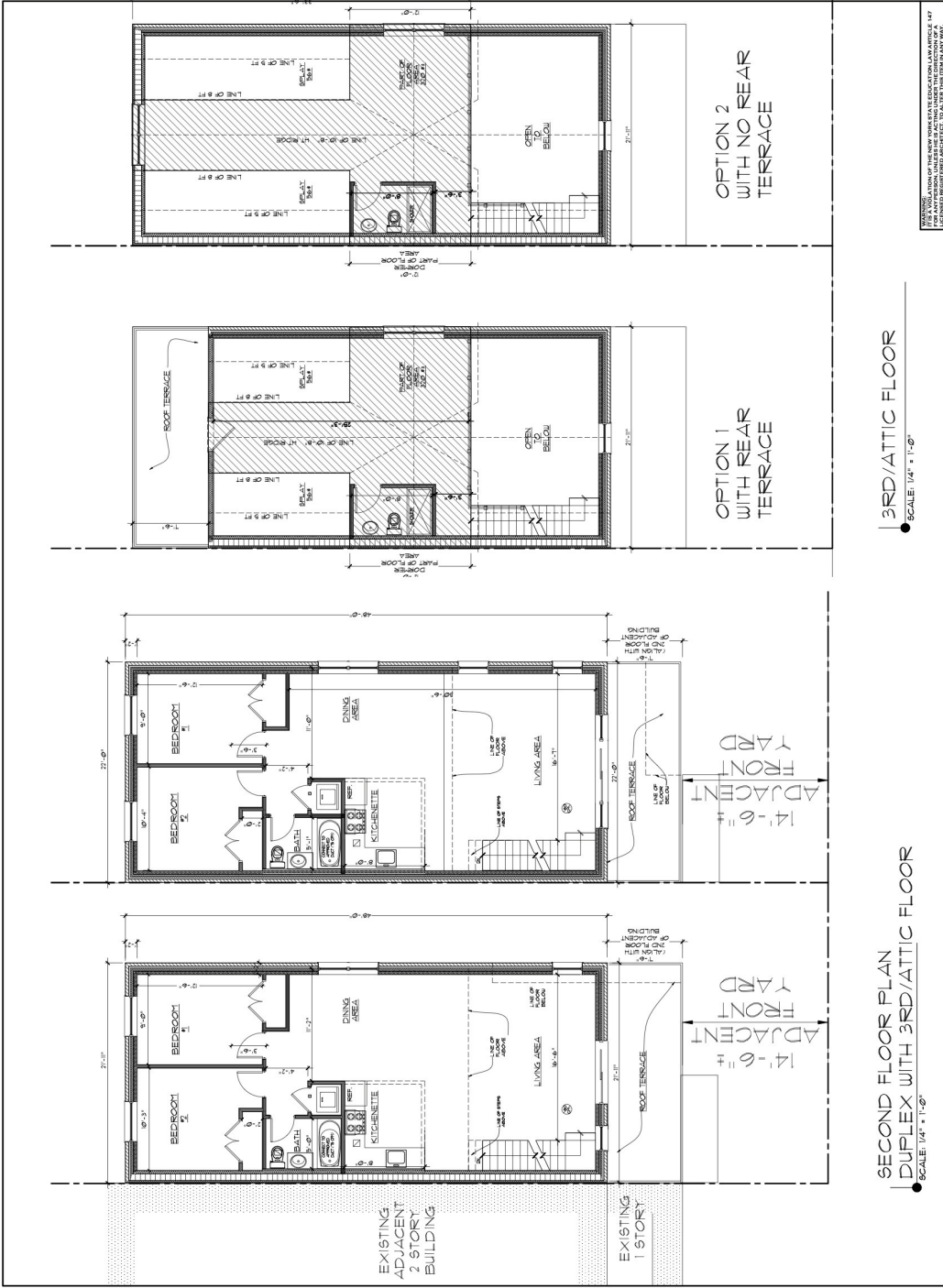
JOB#: 2015-46

SCALE: AS NOTED

**A-00100**

**DWG - OF -**

REVISIONS BY: JSM  
DATE: 11/2015  
APPLICATION NUMBER: -



**3RD/ATTIC FLOOR**  
SCALE: 1/4" = 1'-0"

**SECOND FLOOR PLAN DUPLEX WITH 3RD/ATTIC FLOOR**  
SCALE: 1/4" = 1'-0"

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED. 3. ALL DOORS ARE 3'-0" WIDE UNLESS OTHERWISE NOTED. 4. ALL WINDOWS ARE 6'-0" WIDE UNLESS OTHERWISE NOTED. 5. ALL TERRACES ARE 6'-0" WIDE UNLESS OTHERWISE NOTED. 6. ALL TERRACES ARE 6'-0" HIGH UNLESS OTHERWISE NOTED. 7. ALL TERRACES ARE 6'-0" DEEP UNLESS OTHERWISE NOTED. 8. ALL TERRACES ARE 6'-0" WIDE UNLESS OTHERWISE NOTED. 9. ALL TERRACES ARE 6'-0" HIGH UNLESS OTHERWISE NOTED. 10. ALL TERRACES ARE 6'-0" DEEP UNLESS OTHERWISE NOTED.

DATE PLOTTED: 11/20/2015 10:58:15 AM. PLOTTER: HP DesignJet 2500. PLOT SCALE: 1/4" = 1'-0". PLOT SHEET: 1 OF 1. PLOT FILE: 58-16 83RD PLACE FLOOR PLANS.dwg. PLOTTER: HP DesignJet 2500. PLOT SCALE: 1/4" = 1'-0". PLOT SHEET: 1 OF 1. PLOT FILE: 58-16 83RD PLACE FLOOR PLANS.dwg.



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2014 (BUILDING CODE) 2016 (ENERGY CODE)

**REVISIONS**

1/18 PRELIMINARY
2/17/2016 DESIGN
1/20/2016 DESIGN

**SEMI-ATTACHED**

**FRONT ELEVATION**

SCALE: AS NOTED

DATE: 1/20/16

CAD BY: ASM

DRN BY: JF

JOB: 2016-46

PROPOSED 2 DWELLING UNITS

8-6 83RD PLACE  
BUENOS AYRES, NY 11379

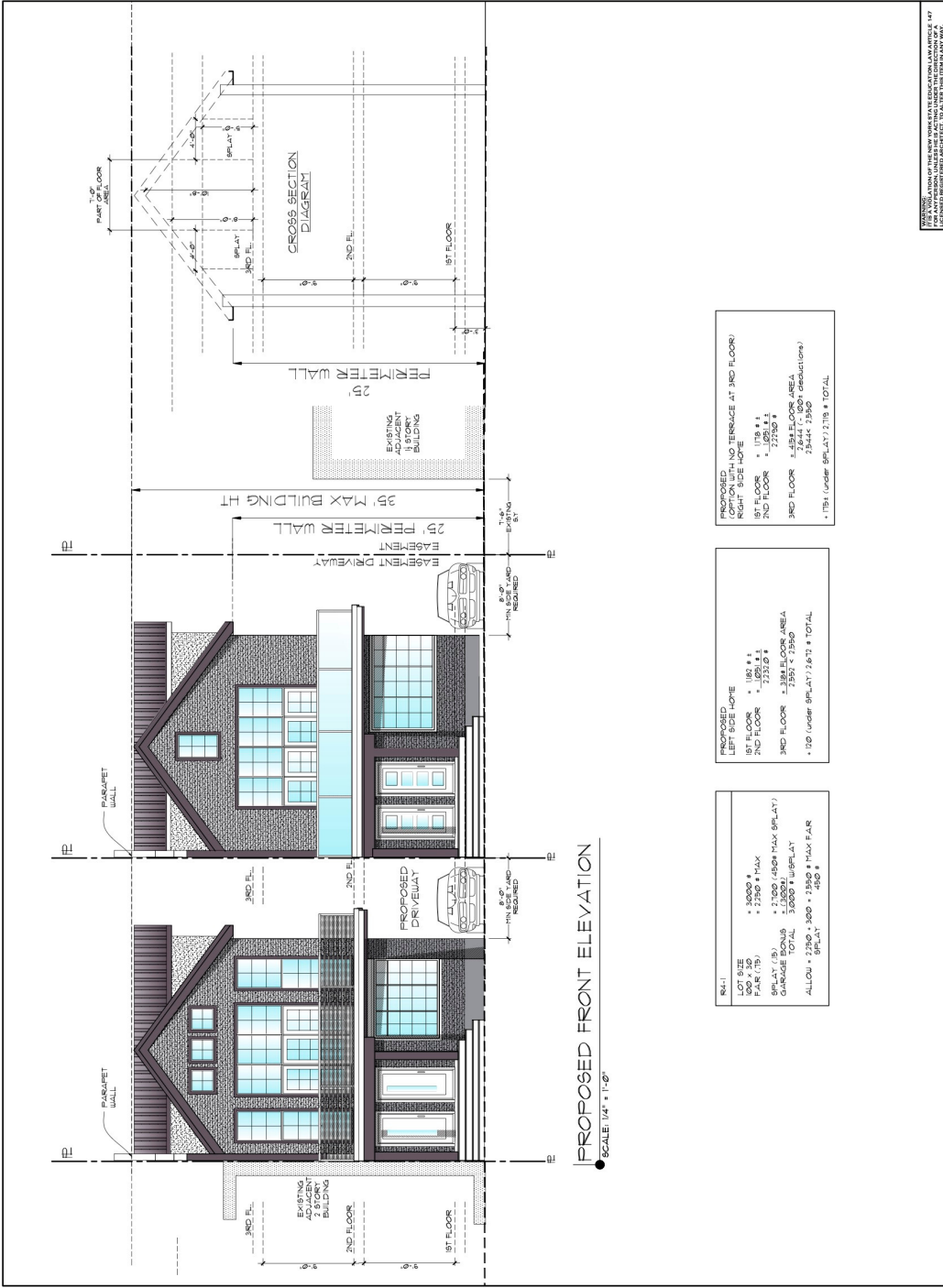
BLOCK 2911 LOT 12

**FLYNN 7**  
**MCDONAGH**

**DWG. - OF -**

**A-00100**

REVISIONS AND DATE  
APPLICATION NUMBER



**PROPOSED LEFT SIDE HOPE**

1ST FLOOR • 1176 • 1

2ND FLOOR • 2230 • 1

3RD FLOOR • 2351 • 1

• 130 UNDER SPLAT/1671 • TOTAL

**PROPOSED RIGHT SIDE HOPE**

OPTION WITH NO TERRACE AT 3RD FLOOR)

1ST FLOOR • 1176 • 1

2ND FLOOR • 2230 • 1

3RD FLOOR • 2351 • 1

• 130 UNDER SPLAT/1671 • TOTAL

**MAX LOT SIZE**

• 3000 •

• 2250 • MAX

SPLAT (18) • 2100 (450) MAX SPLAT)

GARAGE TOTAL 3000 • SPLAT

ALLOW • 2250 • 1800 • 1800 • MAX-FAR

SPLAT 250 •

REVISIONS AND DATE  
APPLICATION NUMBER

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