

PROPOSED SITE PLAN
SCALE: 1" = 30'

ZONING DATA

BLOCK	3589
LOT	63
ZONING	C8-1/R3X
MAP	27-B
COMMERCIAL LOT AREA	28,819.62
Flood zone	Inside (AE-12)
Fire district	Inside

ZONE (AE-12) SITE NOTES (FLOOD ZONE)

- Flood Regulations, including Article 6, Chapter 4 of the Zoning Resolution and Appendix G of the New York City Building Code, as applicable, shall be complied with as reviewed and approved by the Department of Buildings.
- Existing grade elevation on site between 4.6' +/- and 6.4'
- Proposed design floor elevation required in AE-12 zone is <10.88>
- As per Appendix G of NYC Building Code and ASCE 24, The Building may be raised to have first floor elevation Above the Flood-resistant construction elevation FRCE <10.88>, Or Commercial buildings in flood area shall be Dry Floodproofed construction. A combination of design modifications that result in the building being water Tight. (Subject to NYC Department of Buildings approval)
- Elevation of dry floodproofing. The structure shall be dry floodproofed to at or above the design flood elevation specified in ASCE 24, Table 6-1
- Utilities and equipment: Utilities and attendant equipment shall be located within the dry floodproofed enclosure, or may be located outside the dry floodproofed enclosure provided that they are located at or above the design flood elevation specified in ASCE 24, Table 7-1, or are constructed so as to prevent water from entering or accumulating within the components during conditions of flooding in accordance with ASCE 24.
- Additional requirements. The structure shall comply with items 5.1 through 5.4 of Section G304.1.1
- Certifications. Applications shall contain applicable certifications in accordance with Section G104.5
- Special inspections. Special inspections shall be as required by Section G105
- All construction material including finishes, capable of withstanding direct and prolonged contact with floodwater without sustaining any damage more than cosmetic repair. An egress door required to be above design floor elevation

FLOOR AREA CALCULATION

LOT AREA	29,819.62 sf.
PROPOSED FLOOR AREA	
1ST FLOOR	9,268.25 SF
2ND FLOOR	10,584.34 SF
3RD FLOOR	8,223.95 SF
TOTAL	28,076.54 SF

F.A.R. (1.0 max. as per sec. 33-12 of the N.Y.C.Z.R.)
 $28,076.54 / 29,819.62 = 0.94$
 $0.94 < 1.00$ THEREFORE OK

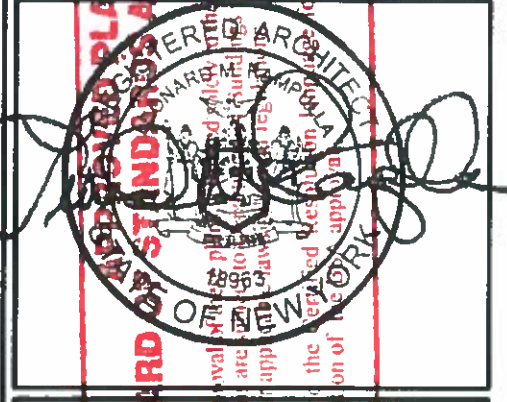
OFF STREET PARKING COMPUTATION (SECTION 32-21 ZR)

C8-1, PARKING CAT. "B"
 1 CAR PER 300 SF. FLOOR AREA
 SEE ZD-1 DATED JANUARY 4TH, 2019, PARKING BASED UPON
 $15,280.54 \text{ SF} / 300 = 51$ REQUIRED PARKING SPACES.
 51 PARKING SPACES PROVIDED.

- EXISTING STREET TREES
- ⊗ TREES TO BE REMOVED
- ⊙ NEW STREET TREES

No.	Revisions	Date
1	PROPOSED NEW DESIGN	01/31/17
2	BSA DRAWINGS	08/11/17
3	MINOR CLARIFICATIONS	01/31/18
4	GRADES REV. TO NAVD 88	11/06/18
5	ZD1 OF 1/04/19	01/07/19

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 2131 HYLAN BOULEVARD
 STATEN ISLAND
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 BSA # 498-83BZ

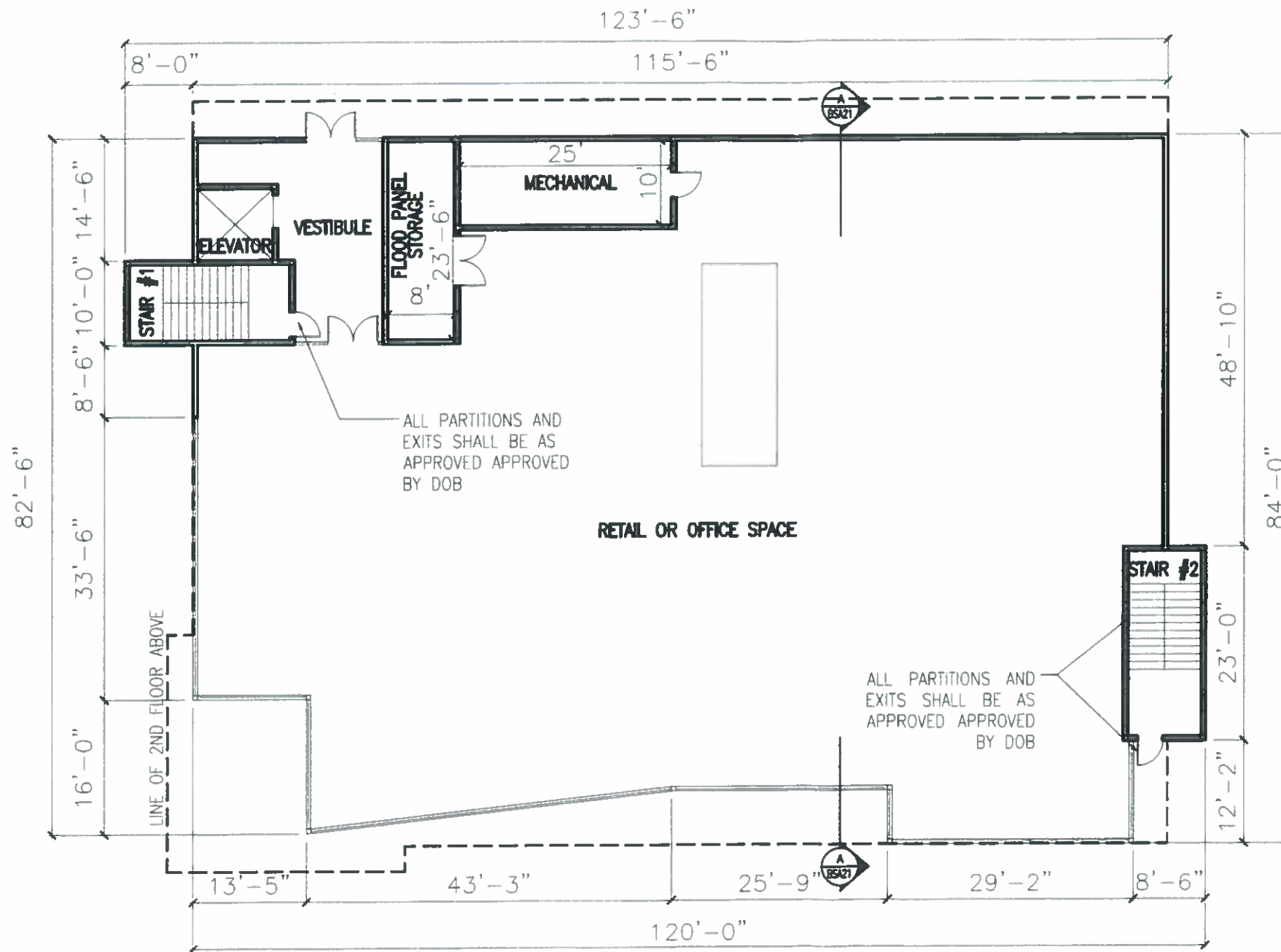
sheet title :
 PROPOSED CONDITIONS
 SITE PLAN

drawn by : RE	checked by : JO	BSA 8
project : 16041	date : 08.11.17	

8 of 15

PROPOSED 1ST FLOOR PLAN

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

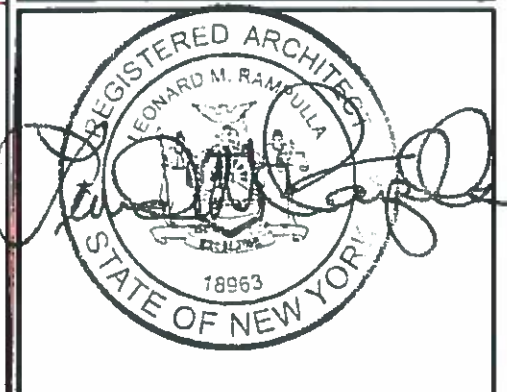


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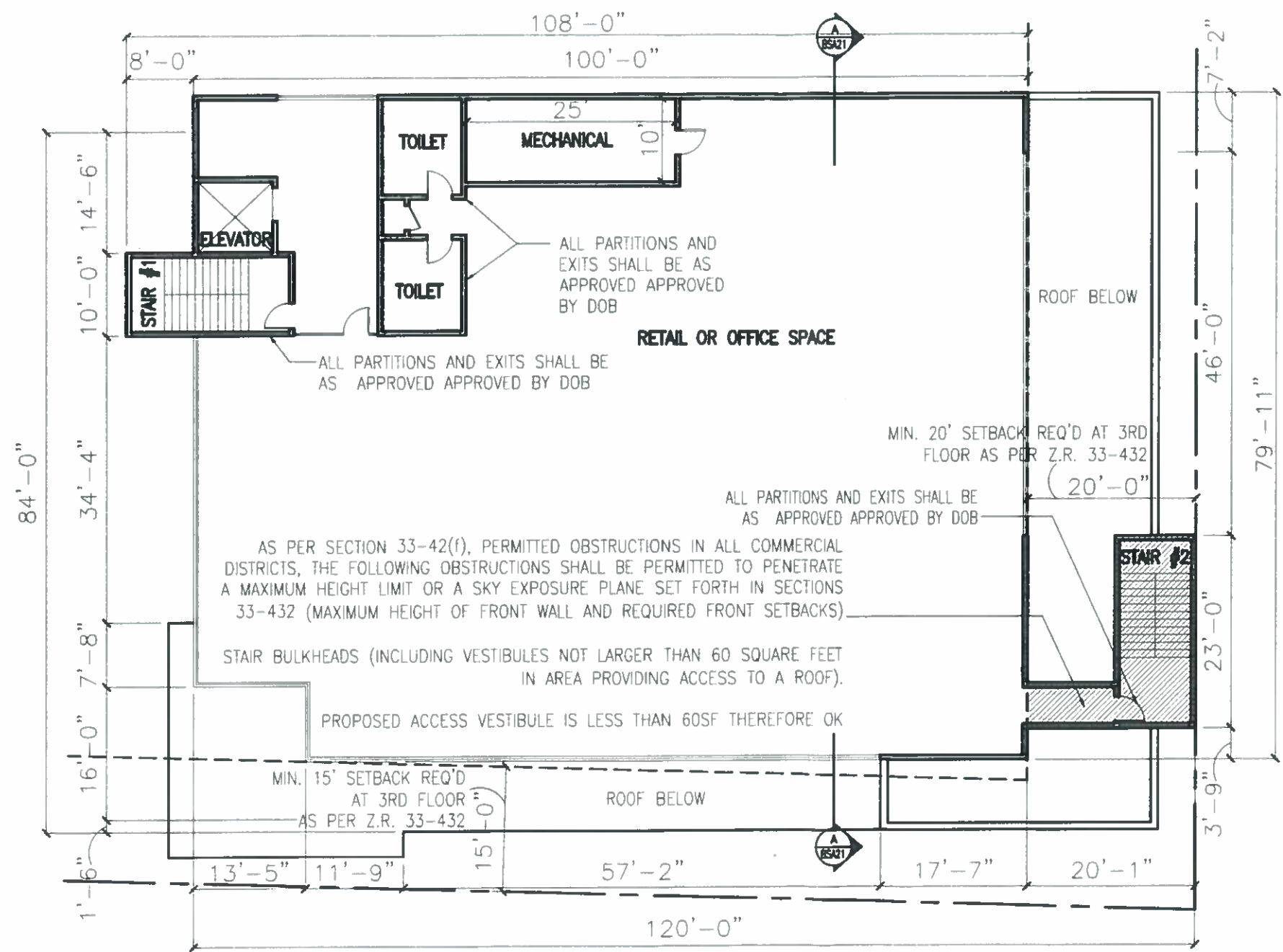
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sheet title :
PROPOSED CONDITIONS
1ST FLOOR PLAN

drawn by : RE	checked by : JO	BSA 9
project : 16041	date : 08.11.17	

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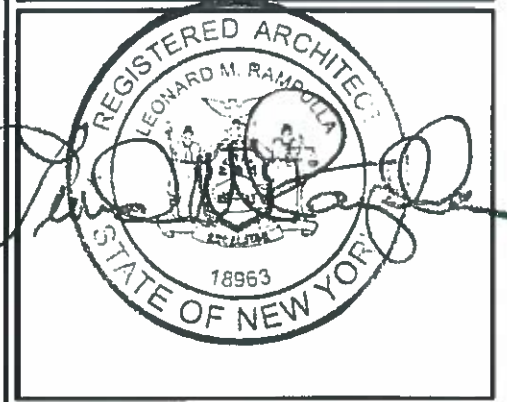
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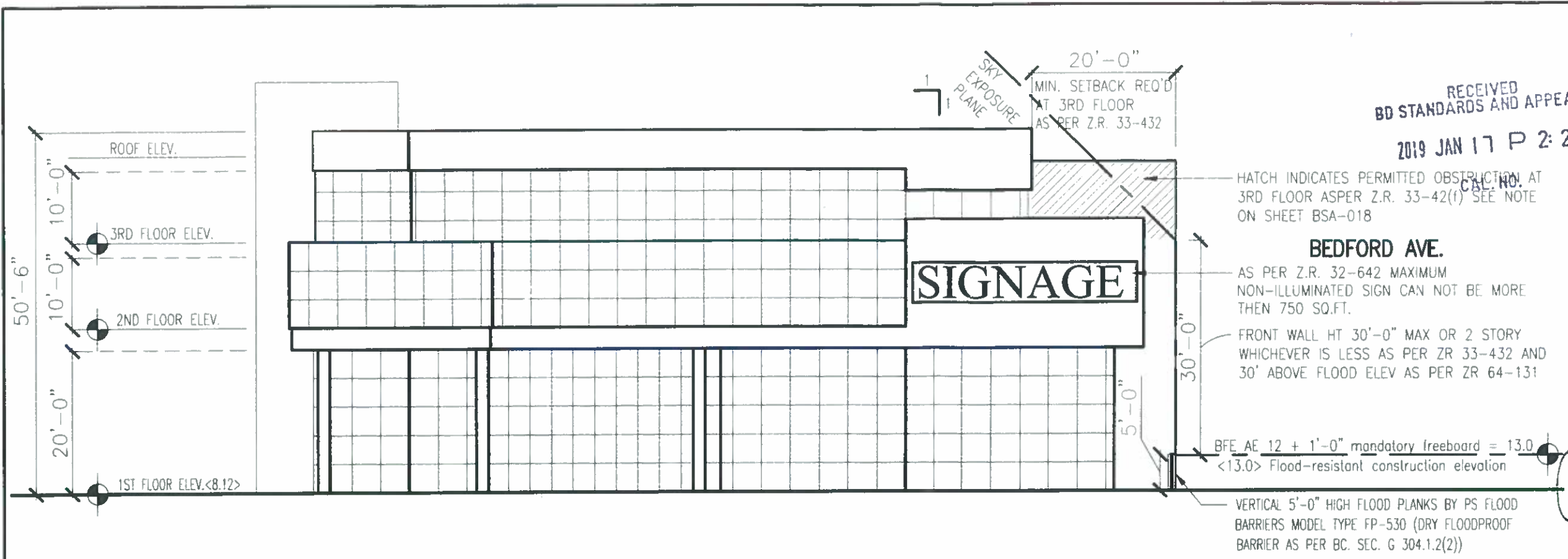
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sheet title :
 PROPOSED CONDITIONS
 3RD FLOOR PLAN

drawn by : **RE** checked by : **JO** **BSA**
 project : 16041 date : 08.11.17 **11**
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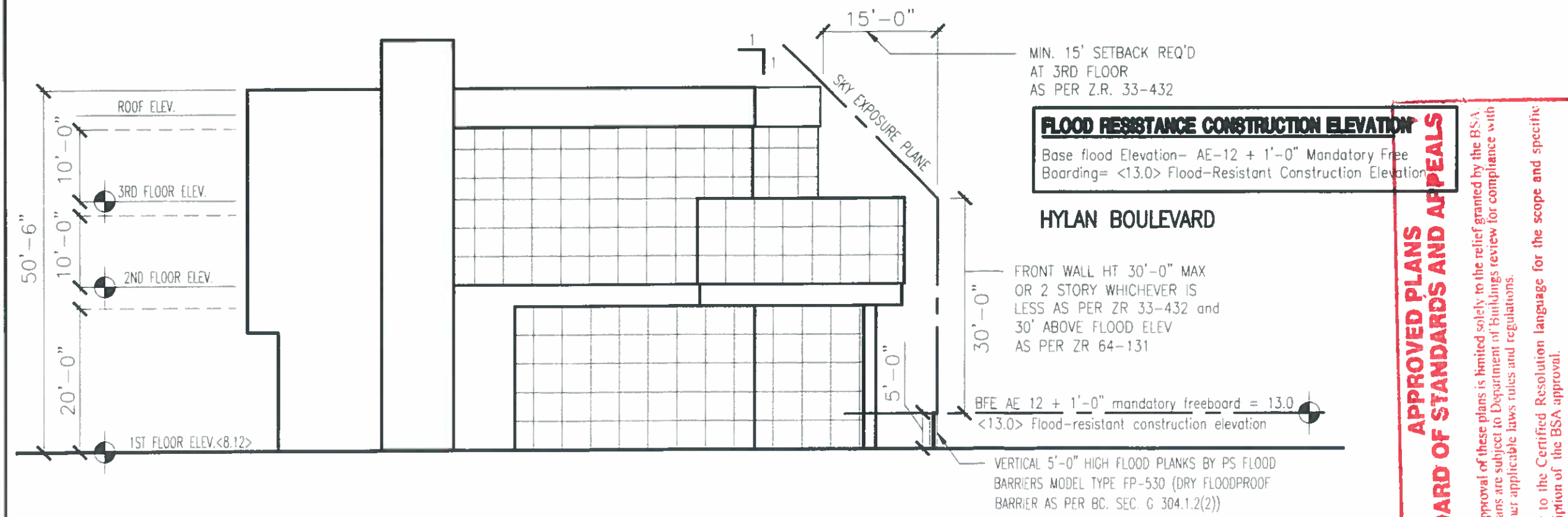
PROPOSED 3RD FLOOR PLAN

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



PROPOSED HYLAN BLVD ELEVATION

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

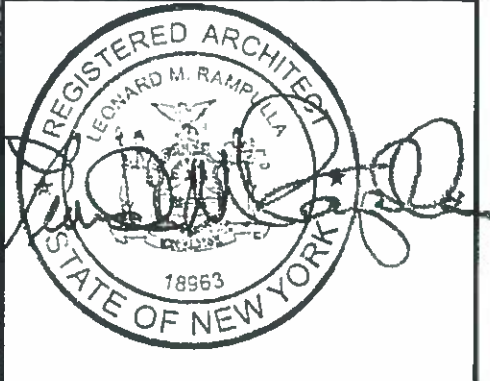


PROPOSED SIDE ELEVATION

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

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**2131 HYLAN BOULEVARD
STATEN ISLAND
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sheet title :
**PROPOSED CONDITIONS
ELEVATIONS**

drawn by : RE	checked by : JO	BSA 18
project : 16041	date : 08.11.17	

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MIN. 20' SETBACK REQ'D
AT 3RD FLOOR
AS PER Z.R. 33-432

HATCH INDICATES PERMITTED
OBSTRUCTION AT 3RD FLOOR AS
PER Z.R. 33-42(f)
SEE NOTE ON SHEET BSA-018

BEDFORD AVE.

FRONT WALL HT 30'-0" MAX
OR 2 STORY WHICHEVER IS
LESS AS PER ZR 33-432 and
30' ABOVE FLOOD ELEV
AS PER ZR 64-131

BFE AE 12 + 1'-0"
mandatory freeboard = 13.0
<13.0> Flood-resistant
construction elevation

AS PER Z.R. 32-642 MAXIMUM
NON-ILLUMINATED SIGN CAN NOT
BE MORE THEN 750 SQ.FT.

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ROOF ELEV.

3RD FLOOR ELEV.

2ND FLOOR ELEV.

1ST FLOOR ELEV.<8.12>

PROPOSED REAR ELEVATION

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

MIN. 15' SETBACK REQ'D
AT 3RD FLOOR
AS PER Z.R. 33-432

HYLAN BOULEVARD

FRONT WALL HT 30'-0" MAX
OR 2 STORY WHICHEVER IS
LESS AS PER ZR 33-432 and
30' ABOVE FLOOD ELEV
AS PER ZR 64-131

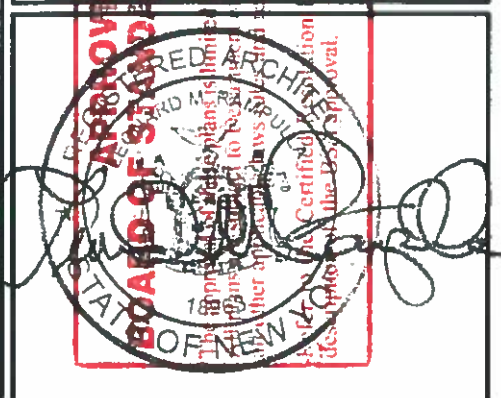
BFE AE 12 + 1'-0" mandatory freeboard = 13.0
<13.0> Flood-resistant construction elevation

VERTICAL 5'-0" HIGH FLOOD PLANKS BY PS FLOOD
BARRIERS MODEL TYPE FP-530 (DRY FLOODPROOF
BARRIER AS PER BC. SEC. G 304.1.2(2))

PROPOSED BEDFORD AVE ELEVATION

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

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<p>drawn by :</p> <p>RE</p>	<p>checked by :</p> <p>JO</p>
<p>project :</p> <p>16041</p>	<p>date :</p> <p>08.11.17</p>
<p>BSA 14</p>	
<p>14 of 15</p>	

