31-17 12TH STREET REZONING
ASTORIA, QUEENS

PROJECT DESCRIPTION

1. INTRODUCTION

This is an application for map and text amendments to the Zoning Resolution by 31 17 19 1Z LLC, the owner of 31-17 12th Street (Block 518, Lot 13) in the Astoria neighborhood of Queens Community District 1 (the "Development Site"). The Development Site is located in an R5B zoning district that is mapped across a portion of Block 518 and portions of four adjacent blocks generally bounded by 31st Avenue, 14th Street, Broadway and Vernon Boulevard. By this application, two actions are proposed:

- Amend the zoning map to rezone a portion of Block 518 from R5B to R6B (the "Proposed Rezoning"), extending the R6B zoning district directly to the north to include, in addition to the Development Site (Lot 13), Lots 6, 7, 8, 9, 10, 16, 17, 18 and parts of Lots 5 and 19 (the "Project Area").[1]

- Amend Appendix F of the Zoning Resolution to designate the Project Area as a Mandatory Inclusionary Housing ("MIH") area subject to MIH Option 1 (the "Proposed Text Amendment").

The Proposed Rezoning and the Proposed Text Amendment will facilitate the development on the Development Site of a new, five-story Quality Housing building with 25% of its residential floor area being affordable housing pursuant to Mandatory Inclusionary Housing ("MIH") Option 1. The building will contain 34 dwelling units, 9 of which will be affordable.

[1] While small portions of Lots 5 and 19 will also be rezoned, the majority of Lot 19 is already located in the adjacent R6B zoning district. Pursuant to Zoning Resolution §77-11, the R6B use and bulk regulations therefore already apply to the small portion currently located in the R5B district so that the zoning of Lot 19 will be unchanged by the Proposed Rezoning. Lot 5 is located entirely within the existing R5B zoning district. Because the majority of Lot 5 would continue to be located in the R5B zoning district, pursuant to ZR §77-11, the R5B use and bulk regulations will continue to apply so that the zoning of Lot 5 would similarly be unaffected by the Proposed Rezoning.

2. BACKGROUND

In 1961, the Development Site and almost all of west Astoria north of Broadway was zoned R6. In 1989, as part of a broader rezoning of west Astoria (ULURP application C 870580 ZMQ), the Development Site was rezoned from R6 to R5, as shown on the historical zoning map attached hereto as Attachment A, "to reflect the existing densities and character of the area," which reduced the allowable floor area ratio ("FAR") from 2.43 to 1.25. In 2010, the Development Site was rezoned again as part of an even broader rezoning of Astoria (ULURP application C 100199 ZMQ), by which the R5 district in which the Development Site was located (along with three other R5 districts created by the 1989 rezoning) was changed to R5B, as shown on the historical zoning map attached hereto as Attachment B, to "more closely correspond to the existing building patterns," slightly increasing the allowable FAR from 1.25 to 1.35.

In addition to the 1961, 1989 and 2010 rezonings, all of which were sponsored by the Department of City Planning, two privately sponsored rezonings have been approved and a third is currently under review. In 2006, three waterfront blocks on Vernon Boulevard, six blocks southwest of the Project Area, were rezoned from R5 to R7-1 (ULURP application C 0200087 ZMQ), as shown on the historical zoning map attached hereto as Attachment C, to facilitate the development of two 19-story apartment buildings. In 2019, Block 315 at the intersection of Vernon Boulevard and Broadway, two blocks southwest of the Project Area, was rezoned from R5 to R6B and R7X (ULURP No. C 100421 ZMQ), as shown on the historical zoning map attached hereto as Attachment D, and designated as an MIH area (C 190151 ZRQ) to facilitate the development of a large-scale general development consisting of three mixed use buildings of five, nine and 14 stories. On December 31, 2020, applications were submitted to rezone from R5 to R6A/M1-5/MX (ULURP No. 210234 ZMQ) and designate as an MIH area (ULURP No. N 210235 ZRQ) Block 318 bounded by 34th Avenue, 11th Street, 12th Street and 33rd Road, two blocks south of the Project Area, as shown on the zoning map attached hereto as Attachment E, to facilitate the development of two mixed use eight-story buildings. The application was certified on February 14, 2022, and is currently in public review.

3. DESCRIPTION OF THE SURROUNDING AREA

A. Land Use

As noted above, the Project Area is located in the Astoria neighborhood of Queens Community District 1. It is located on a portion of Block 518, which is bounded by 12th Street, 14th Street, 31st Drive and 31st Avenue. Within the area surrounding the Project Area, the predominant land use is residential with a scattering of institutional and light industrial uses.

- Use and Built Form

In the R5B district in which the Development Site is located, the residential uses consist of two- and three-story detached, semi-detached and attached houses containing one, two and three dwelling units.

In the R6B district to the north and east of the Project Area, residential uses consist of a mix of two and three-story detached and semi-detached houses and three and four-story multiple dwellings.

In the R5B district to the east of the R6B district, the predominant land use is residential, uniformly consisting of two and three-story detached and semi-detached houses.

In the R7A district to the west of the Project Area, residential uses predominantly consist of six-story multiple dwellings and one high-rise apartment building. On both sides of 31st Drive, one-story light industrial buildings are interspersed with six and nine-story apartment buildings.

- Streets

Major thoroughfares in the surrounding area include Vernon Boulevard (75 feet wide) and 14th Street (75 feet wide), both of which run north-south, and 31st Avenue (80 feet wide) and Broadway (75 feet wide), which run east-west. All are two-way streets except for 14th Street, which is one way in the southbound direction. 12th Street is 60 feet wide one-way street running in the northbound direction.

- Transit

Bus service to the surrounding area is provided by the Q104, which runs along Broadway, the Q69 and Q100, which run along 21st Street, and the Q103, which runs along Vernon Boulevard. The nearest subway stations to the surrounding area are the Broadway and 30th Avenue stations of the N and W lines, which run along 31st Street. Both stations are located seven blocks east of 12th Street.

- Parks and Public Open Space

Public open spaces in proximity to the surrounding area include Socrates Sculpture Garden located one and a half blocks from the Development Site at Vernon Boulevard and 31st Drive; Hallet's Cove Beach, located on Vernon Boulevard at 31st Avenue; Rainey Park, also located on Vernon Boulevard, approximately three blocks further to the south between 33rd Road and 34th Avenue; and Astoria Health Playground, located on 14th Street on the same block as the Development Site.

B. Existing Zoning Regulations

The zoning of the surrounding area is generally medium density residential with commercial overlays mapped along certain of the area's wide streets, Broadway, 21st Street and Vernon Boulevard. The Development Site is located in an R5B zoning district that covers a portion of four adjacent blocks at the intersection of 12th Street and 31st Drive. To the west and immediate south, the zoning is R7A with a C1-3 commercial overlay along 11th Street to the west and a C2-3 zoning district along Broadway to the south. To the north and east is an R6B zoning district mapped on both sides of 31st Avenue to the north and 14th Street to the east. Beyond these zoning districts, the zoning is primarily R6 to the south and west, and R5B to the north and east.

R5B districts are contextual districts that allow detached, semi-detached and attached buildings, typically three stories in height, with small front yards. R5B districts allow a maximum permitted street wall height of 30 feet, a maximum building height of 33 feet, a minimum required front yard of 5 feet and a maximum FAR of 1.35.

R6B districts are contextual districts, typically developed with four- and five-story attached houses set back from the street with stoops and small front yards. R6B districts require a minimum street wall height of 30 feet and allows a maximum street wall height of 40 feet. Above the street wall, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to the maximum building height of 50 feet. The maximum FAR is 2.0. In MIH designated areas, the maximum FAR is 2.2, with the requirement that 25-30% of the maximum allowable floor area be affordable under the Inclusionary Housing Program. The Quality Housing Program is mandatory in R6B districts.

R6 districts are height factor zoning districts that allow a range of building types from small apartment buildings built at or near the street line on smaller lots and, on larger lots, tall "tower in the park" buildings set back from the street. The FAR in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories. Height factor buildings must be set within a sky exposure plane which begins at a height of 60 feet above the street line and slopes back over the zoning lot at a 2.7:1 ratio on narrow streets and 5.6:1 on wide streets.

R7A districts are also contextual districts, typically developed with high lot coverage, seven- to nine-story apartment buildings at a maximum FAR of 4.0. Above a base height of 40 to 65 feet (or 75 feet if a qualifying ground floor is provided), the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to the maximum building height of 80 feet (or 85 feet with a qualifying ground floor). The Quality Housing Program is mandatory in R6B districts.

The Project Site is located in a Transit Zone.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

In addition to the Development Site, the Project Area consists of Lots 16, 17. 18 and a part of 19, directly to the north of the Development Site, and Lots 6, 7, 8, 9 and 10, directly to the south of the Development Site, and a part of Lot 5, directly to the east of the Development Site. Lots 16, 17 and 18 contain one- and two-family, semi-detached and attached, two-story houses. Lot 19, located at the corner of 12th Street and 31st Avenue, of which only a narrow, triangular portion is located in the Project Area, contains a single-story industrial building. The Development Site (Lot 13) is an irregularly shaped lot occupied by five, small, one- and two-

story buildings, one of which is residential; the others are accessory garage and commercial. Lot 10, directly adjacent to the Development Site, is occupied by three buildings, two of which are one-story, used for storage and the other, a three-story building used as a private school. Lots 6, 7 and 9 contain semi-detached, two-family two- and three-story houses. Lot 8, located at the corner of 12th Street and 31st Drive, contains a three-story building occupied as a house of worship. Lot 5, a 262 foot deep lot, of which only an approximately 700 square foot portion at the rear of the lot is within the Project Area, contains a two-story, three-family house at the southern end of the lot near 31st Drive and a small accessory shed near the middle of the lot.

Table 1: Existing Conditions[2]

Lot #	Address	Lot			Building			
		Width	Depth	LA	# Bldgs	Stories	FA	FAR
5*	12-17 31st Drive	25	262	6,550*	2	2	2,892	0.44
6	12-15 31st Drive	25	125	3,125	1	2	2,064	0.66
7	12-11 31st Drive	25	125	3,125	2	2	2,772	0.89
8	31-33 12th Street	28.5	100	2,850	1	3	4,996	1.75
9	31-31 12th Street	21.25	100	2,125	1	2	2,496	1.17
10	31-29 12th Street	75	100	7,500	3	3	10,750	1.43
13	31-17 12th Street	69.42	150	12,070	5	1.5	5,826	0.48
16	31-15 12th Street	18.25	113.17	2,065	2	2	1,840	0.89
17	31-13 12th Street	17.75	110	1,953	1	2	1,840	0.94
18	31-11 12th Street	18.67	110	2,053	1	2	1,172	0.57
19 #	12-04 31st Avenue	108.25	110	11,000#	1	1	10,600	0.96

* Approximately 700 square feet is located in the Project Area.
#Approximately 540 square feet is located in the Project Area.

[2] While small portions of Lots 5 and 19 will also be rezoned, the majority of Lot 19 is already located in the adjacent R6B zoning district. Pursuant to Zoning Resolution §77-11, the R6B use and bulk regulations therefore already apply to the small, approximately 700 square foot portion currently located in the R5B district so that the zoning of Lot 19 will be unchanged by the Proposed Rezoning. Lot 5 is located entirely within the existing R5B zoning district. Because all but approximately 540 square feet of Lot 5 would continue to be located in the R5B zoning district, pursuant to ZR §77-11, the R5B use and bulk regulations will continue to apply so that the zoning of Lot 5 would similarly be unaffected by the Proposed Rezoning.

All of the lots in the Project Area except for Lots 8 and 10 are built to less than the current allowable 1.35 FAR, with three lots (the Development Site and Lots 6 and 18) having less than half the allowable floor area. All but one of the buildings in the Project Area are more than 100 years old and that one is 91 years old.[3] In addition to the Development Site, three other lots in the Project Area have on-site parking spaces with curb cuts in the adjacent sidewalk: one curb cut is on 12th Street in front of Lot 10, and two curb cuts are on 31st Drive, one at the rear of Lot 8 and one in front of Lot 7.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT SITE

The Development Site is an irregularly shaped tax lot having 69.52 feet of frontage on the east side of 12th Street and 12,068 square feet of lot area. The irregular Development Site consists of an approximately 10,370 square foot rectangle that fronts on 12th Street and an approximately 1,700 square foot, nearly perpendicular "dog leg" that extends approximately 68 feet northward from the main portion of the Development Site.

The Development Site is currently occupied by five one-and two-story buildings, containing a total of 5,826 square feet of floor area, 3,910 square feet of which is residential (and accessory garage) and 1,916 square feet of which is commercial offices. One of the buildings, set back from the street, is a two-story, two-family house. The other four buildings are non-residential.[4] The FAR for the Development Site is 0.48 (combined residential and commercial). The Development Site currently contains 16 parking spaces, four enclosed and 12 unenclosed, accessed by a curb cut in the sidewalk on 12th Street.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Rezoning would facilitate the development of the Development Site with a five-story residential building containing 35 dwelling units in 26,514.63 square feet of floor area (the "Proposed Development"). The Proposed Development will have an effective FAR of 2.2,

[3] The years of construction for the properties in the Rezoning Area are: 1901 (Lots 7, 8 and 9), 1910 (Lots 13, 16, 17 and 18), 1920 (Lot 6) and 1931 (Lot 10). (Source: ZoLa)

[4] The residential building and garage are currently occupied by two residential tenants and the commercial buildings are currently occupied by two commercial tenants.

the maximum permitted for MIH in R6B zoning districts. The Proposed Development will have nine affordable dwelling units in 6,629 square feet of floor area pursuant to MIH Option 1, which requires 25% of the residential floor area to be affordable to households at an average of 60% of the Area Median Income ("AMI") with no dwelling unit at more than 130% of AMI. The Proposed Development will have a four-story, 43 foot high street wall at the street line, with a fifth floor, set back 15 feet from the street line, reaching a total building height of 53 feet. There will be 15 open accessory parking spaces at the rear of the Proposed Development and 18 enclosed bicycle parking spaces in the cellar. The parking spaces at the rear will be accessed via an approximately 850 square foot areaway through the Proposed Development at the ground floor. There will be a 12-foot-wide curb cut in the sidewalk in front of the areaway.

The Development Site will have a lot coverage of 42% (5,070 square feet), less than the 65% permitted in R6B zoning districts, and will have a rear yard at the rear of the Proposed Development of 64.98 feet, more than double the minimum required 30 feet. The reason for the Development Site's low lot coverage is that in addition to the rear yard, the approximately 1,700 square foot "dog leg" portion of the Development Site will be open space.

The Proposed Development will be a Quality Housing building, as required by the proposed R6B zoning district. There will be a trash disposal room at each floor and a trash storage room in the cellar, all exceeding the minimum required areas. There will be a 1,432 square foot recreation space on the roof that will exceed the 875 square foot minimum required area.

7. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The two actions necessary to facilitate the project are:

(1) the Proposed Rezoning, which will change the Project Area from an R5B zoning district to an R6B zoning district and

(2) the Proposed Text Amendment, which will designate the Project Area as an Option 1 MIH area in Appendix F of the Zoning Resolution.

The Proposed Rezoning will increase the maximum allowable residential FAR from 1.35 to 2.2 and increase the allowable street wall and building heights from 30 and 33 feet, respectively, in the existing R5B zoning district, to 40 and 50 feet (45 and 55 feet with a qualifying ground floor) in the proposed R6B zoning district.

The Proposed Text Amendment will require 25% of the residential floor area to be permanently affordable to households at an average of 60% of AMI, with no dwelling unit at more than 130% of AMI.

The requested actions will facilitate the development of the Development Site with a new, contextual, Quality Housing building, the first new building to be developed in the Rezoning Area in 91 years, containing 35 apartments, nine of which will be permanently affordable pursuant to MIH Option 1. While the Proposed Rezoning will allow a FAR modestly greater than allowed by the current R5B zoning, the Proposed Text Amendment will require that a portion of such increase in FAR be utilized for the provision of permanently affordable housing. According to U.S. Census Bureau data, 37.4% of households in Queens Community District 1 are rent burdened, spending 35 percent or more of their income on rent.[5] In addition, 18.1 percent of residents in Community District 1 have incomes below the NYC.gov Poverty Measure. The slight increase in street wall and building height allowed by the Proposed Rezoning will allow new development in the Rezoning Area, including the Proposed Development, to incorporate the increased FAR and required affordable housing.

As a result of the Proposed Rezoning, five of the properties (Lots 6, 7, 16, 17 and 19) will be developed at less than 50% of the allowable 2.2 FAR of the proposed R6B zoning), potentially stimulating additional new development and affordable housing, an important

[5] Based on American Community Survey 2014-18 Five Year Estimates for Public Use Microdata Area (PUMA) 4101, which approximates Queens Community District 1 (https://communityprofiles.planning.nyc.gov/queens/1#resources)

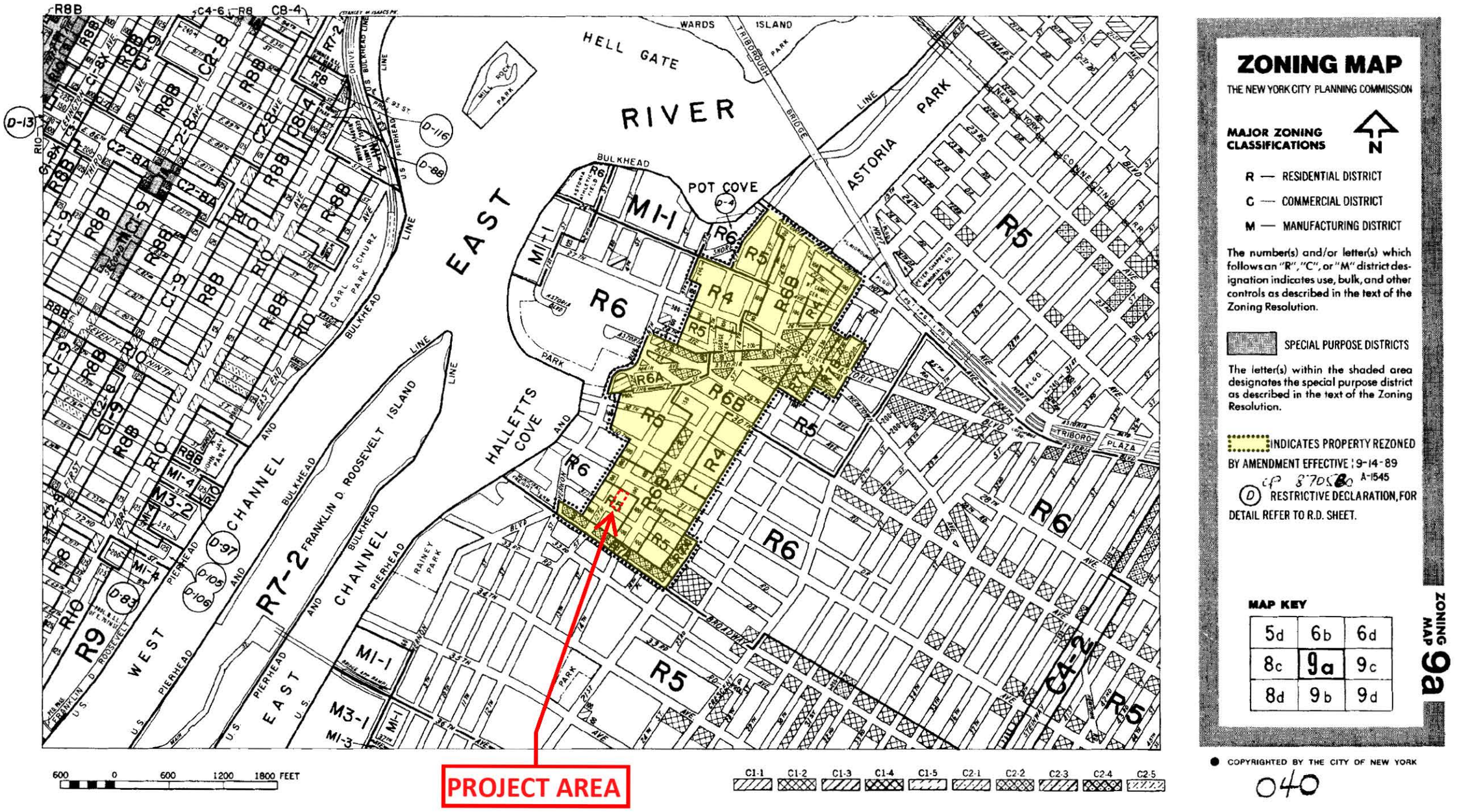
consideration given that there has been no new development in the Rezoning Area in nearly a century.

8. CONCLUSION

The Proposed Rezoning and Proposed Text Amendment are consistent with existing land uses within the surrounding area and will facilitate development of a new multiple dwelling on a suitable, underutilized property. The actions will further community and citywide goals, including the citywide MIH program objectives of promoting the production of affordable housing,[6] and follow the practice of neighborhood rezonings enacted since 2016, including East New York, Jerome Avenue, Bay Street, East Harlem and Gowanus, all of which modestly increased allowable FAR and building height to facilitate the provision of much-needed affordable housing. On a smaller scale, the Proposed Rezoning and Proposed Text Amendment will do the same for the Rezoning Area specifically and the Astoria neighborhood generally.

[6] Housing New York: A Five-Borough, Ten-Year Plan, May 2014 (https://www1.nyc.gov/assets/housing/downloads/pdf/housing_plan.pdf)

31-17 12TH STREET REZONING - LR ITEM 3 ATTACHMENT A: 1989 REZONING (C 870580 ZMQ)



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

MAJOR ZONING CLASSIFICATIONS

N

R — RESIDENTIAL DISTRICT

C — COMMERCIAL DISTRICT

M — MANUFACTURING DISTRICT

The number(s) and/or letter(s) which follows an "R", "C", or "M" district designation indicates use, bulk, and other controls as described in the text of the Zoning Resolution.

SPECIAL PURPOSE DISTRICTS

The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE : 9-14-89 cp 870580 A-1545

(D) RESTRICTIVE DECLARATION, FOR DETAIL REFER TO R.D. SHEET.

MAP KEY

5d	6b	6d
8c	9a	9c
8d	9b	9d

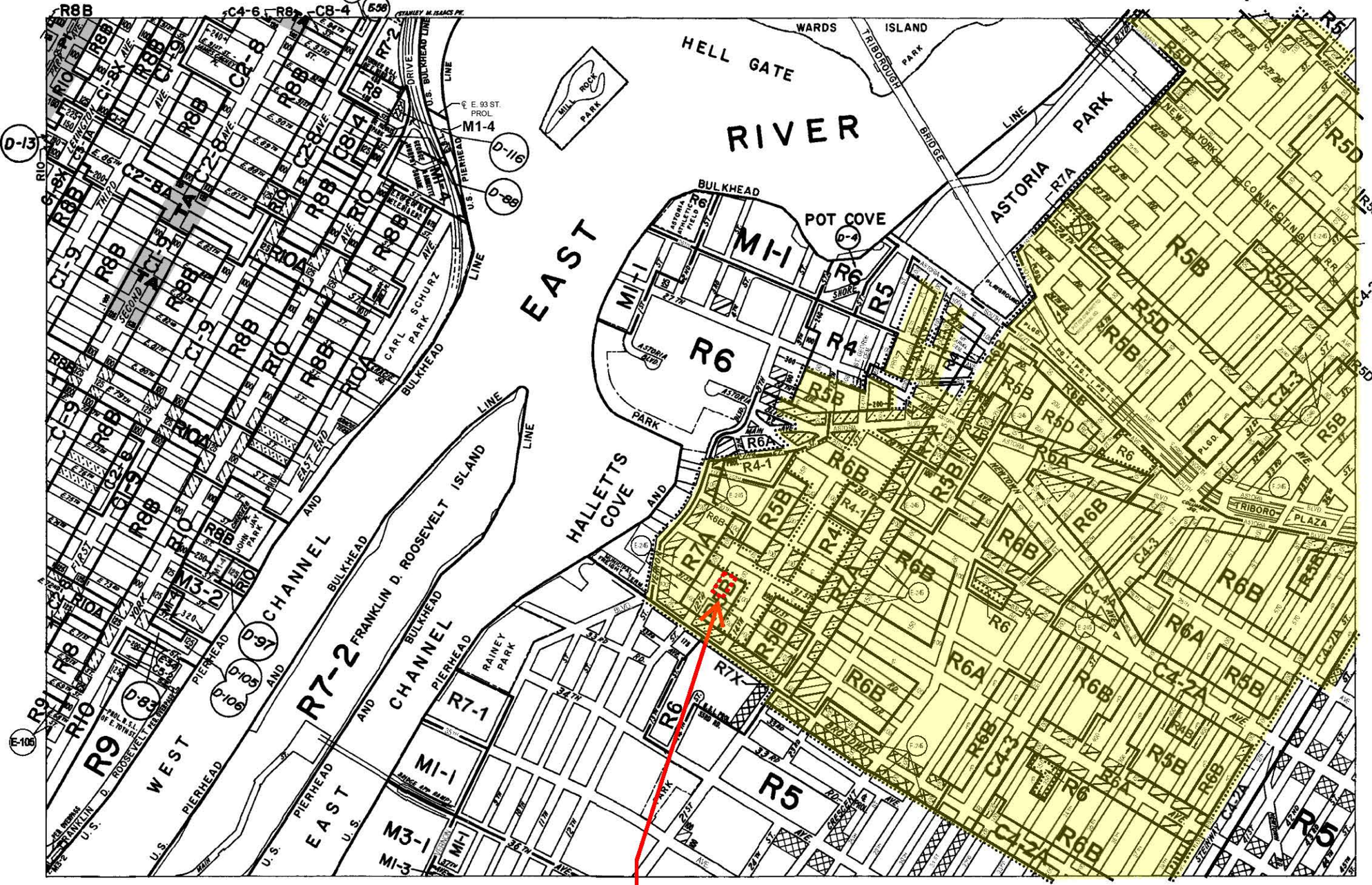
ZONING MAP 9a

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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31-17 12TH STREET REZONING - LR ITEM 3 ATTACHMENT B: 2010 REZONING (C 100199 ZMQ)



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R, C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:

5-25-2010 C 100199 ZMQ

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

(D) – RESTRICTIVE DECLARATION

(E) – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

N

MAP KEY

5d	6b	6d
8c	**9a**	9c
8d	9b	9d

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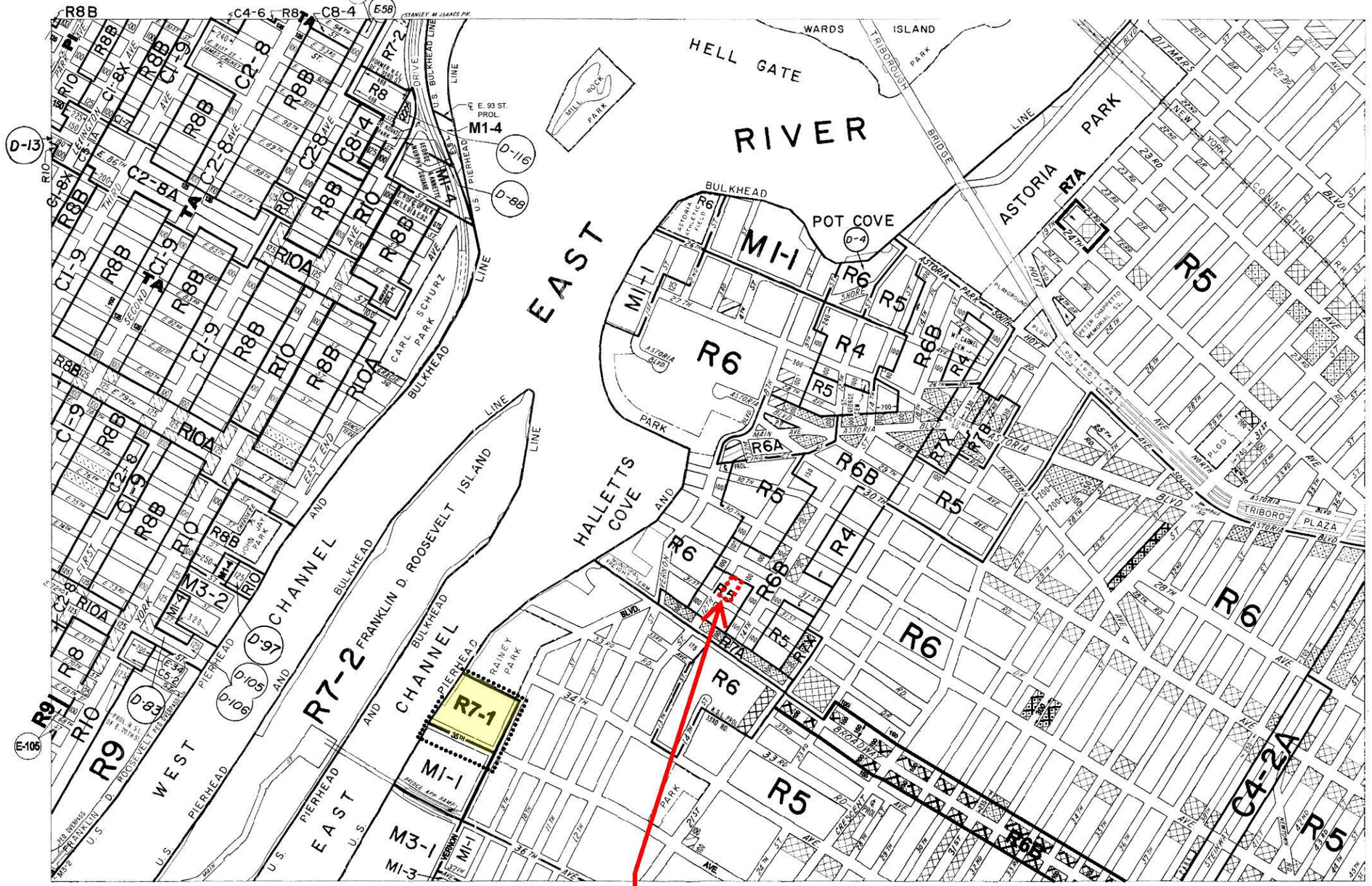
ZONING MAP **9a**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

31-17 12TH STREET REZONING - LR ITEM 3 ATTACHMENT C: 2006 REZONING (C 020087 ZMQ)



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R, C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:

7-19-2006 C 020087 ZMQ

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

(D) – RESTRICTIVE DECLARATION

(E) – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

N

MAP KEY

5d	6b	6d
8c	**9a**	9c
8d	9b	9d

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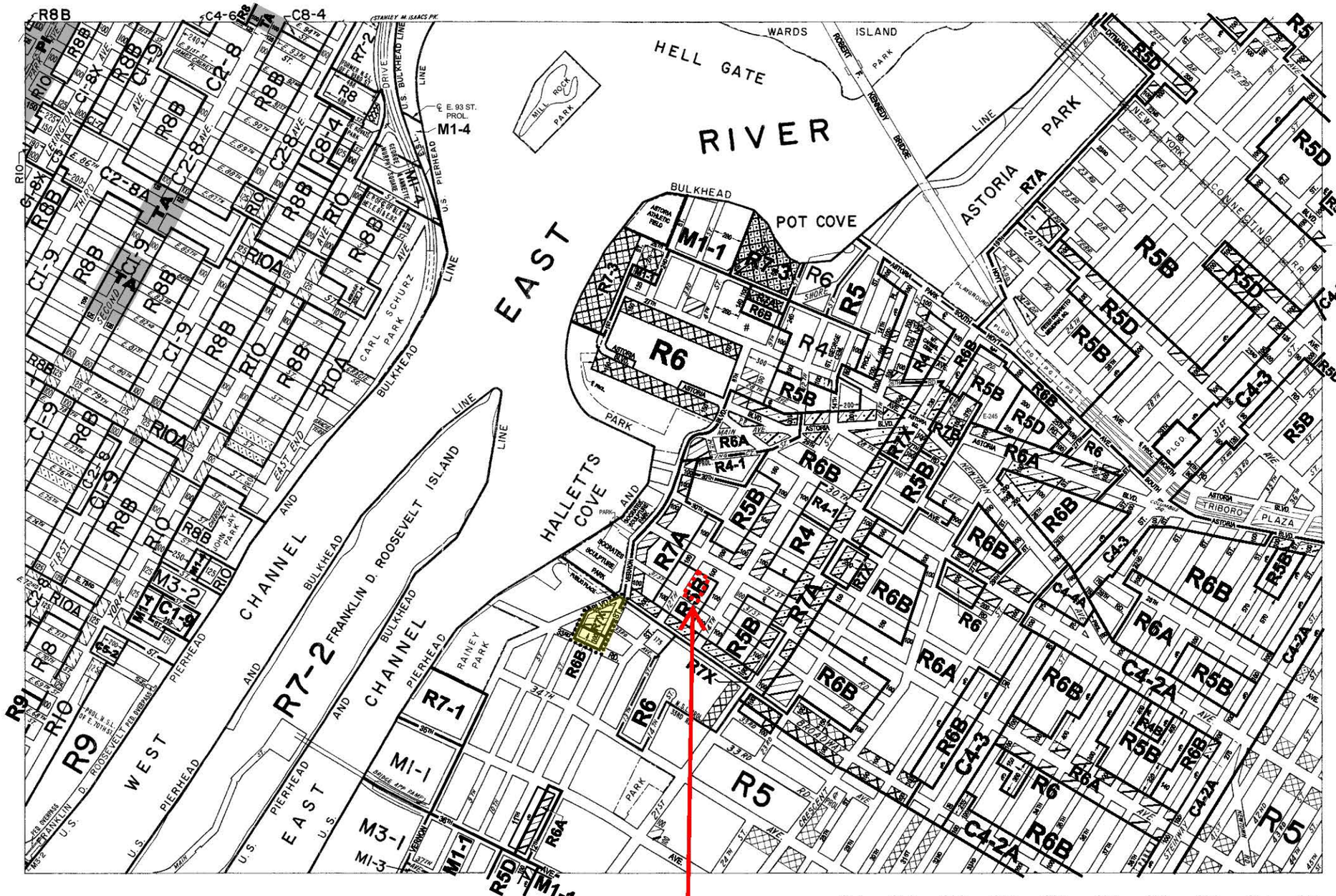
ZONING MAP **9a**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map check the Department of City Planning website: http://www.nyc.gov/html/dcp/html/subcats/zoning.html or contact the Zoning Information Desk at (212) 720-3291.

31-17 12TH STREET REZONING - LR ITEM 3 ATTACHMENT D: 2019 REZONING (C 100421 ZMQ)



600 0 600 1200 1800 FEET

#NOTE: STREETS FOR THE STREET MAP CHANGE C 130384 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10–17–2019 C 100421 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

MAP KEY

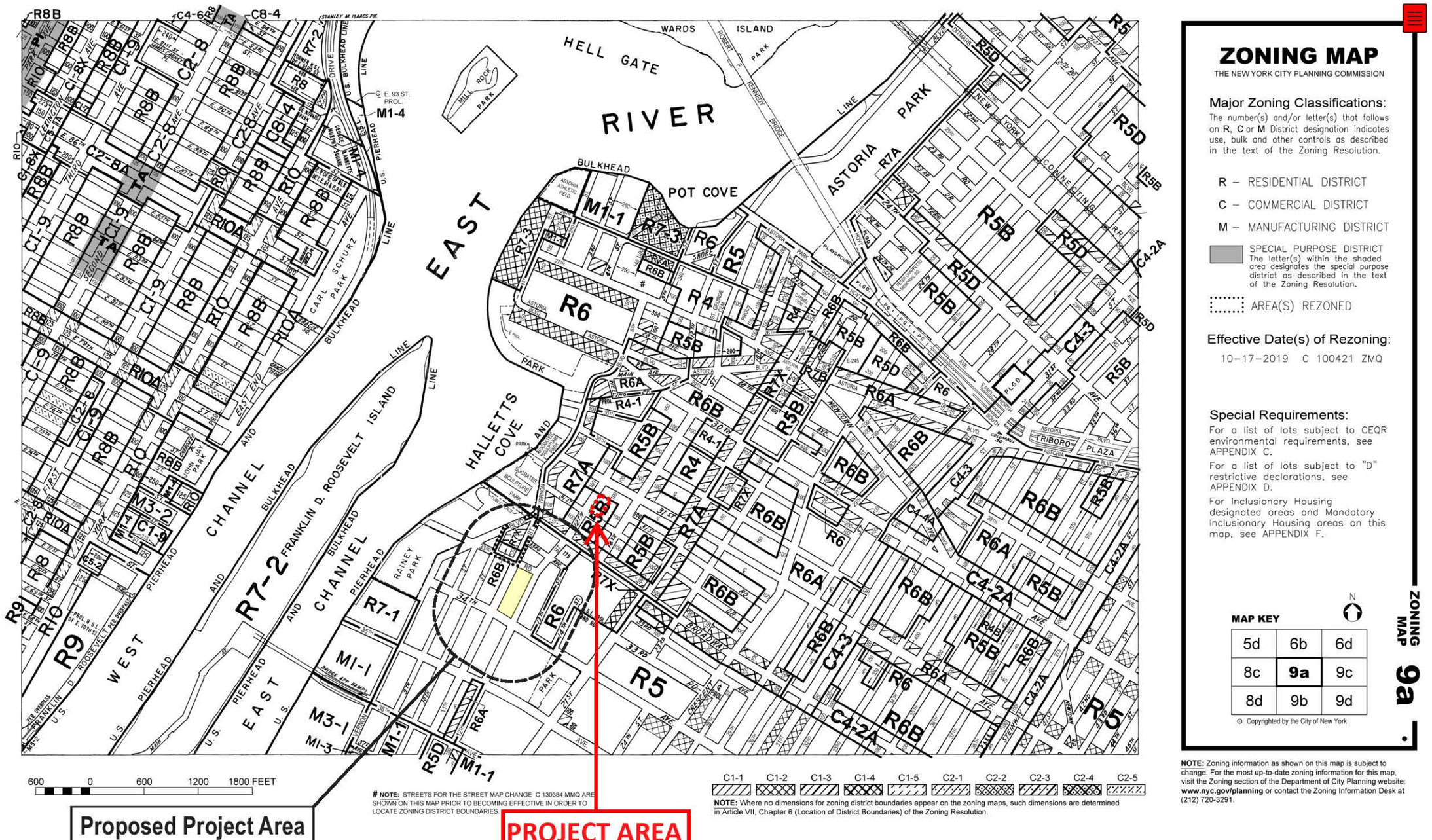
5d	6b	6d
8c	**9a**	9c
8d	9b	9d

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ZONING MAP 9a

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

31-17 12TH STREET REZONING - LR ITEM 3 ATTACHMENT E: C 210234 ZMQ (IN PUBLIC REVIEW)


HELL GATE
RIVER
EAST
WARDS ISLAND
ROBERT F. KENNEDY BRIDGE
MILL ROCK PARK
ASTORIA PARK
ASTORIA
POT COVE
BULKHEAD
HALLETTS COVE
CHANNEL
FRANKLIN D. ROOSEVELT ISLAND
WEST
EAST
CARL SCHURZ PARK
RAINEY PARK
TRIBORO PLAZA
BROADWAY
PIERHEAD
U.S. PIERHEAD LINE
E. 93 ST. PROL.
M1-4
R7-2
R7A
R7X
R6
R6A
R6B
R5
R5B
R5D
R4
R4-1
R3-2
R7-1
R7-3
M1-1
M3-1
M3-2
C4-2A
C4-3
C4-4A
C1-9
C2-8
C8-4
R9
R10
R10A
R8B
R8
R5
R5B
R5D
C4-2A
C4-3
R6
R6A
R6B
R5
R5B
R5D
C4-2A
C4-3
C4-4A