

DATE

DESCRIPTION

FAX (212) 563 9290

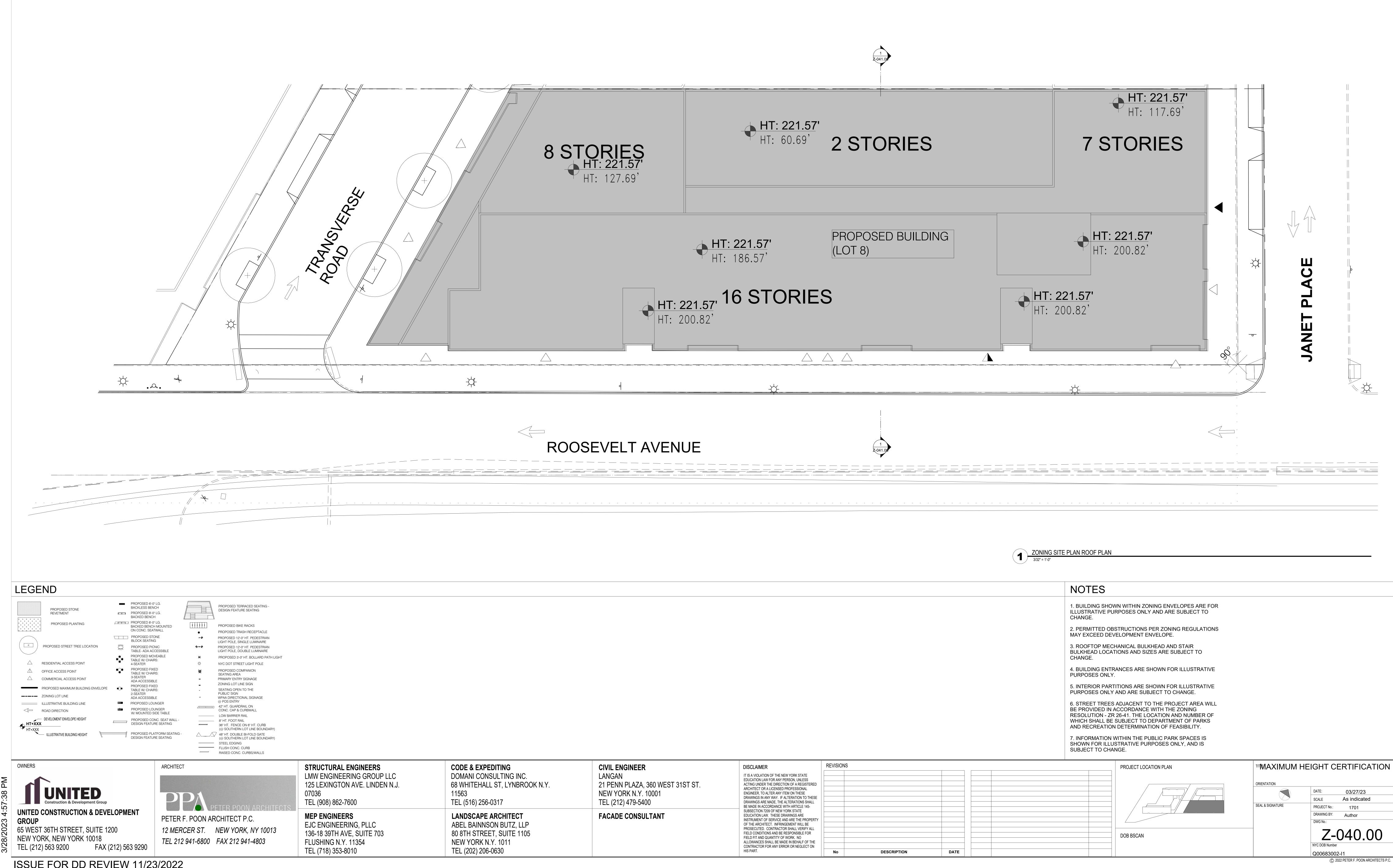
TEL 212 941-6800 FAX 212 941-4803

TEL (718) 353-8010

TEL (202) 206-0630

© 2022 PETER F. POON ARCHITECTS P.C.

Q00683002-I1



ISSUE FOR DD REVIEW 11/23/2022

LOT 8 100' - 0" 50' - 0" 245.00' HEIGHT LIMIT -FROM 0.00' RESIDENTIAL OFFICE OFFICE OFFICE 50' - 0" 44' - 9" OFFICE COURTYARD RETAIL SIDWALK — WIDENING ROOSEVELT RETAIL **GROUND FLOOR** __EL. 23.50' PARKING CELLAR SUB-CELLAR PARKING EL 0.00' ZONING SECTION MAXIMUM ZONING HEIGHT

3/32" = 1'-0" **CIVIL ENGINEER**

UNITED CONSTRUCTION & DEVELOPMENT 65 WEST 36TH STREET, SUITE 1200 NEW YORK, NEW YORK 10018

ARCHITECT PETER F. POON ARCHITECT P.C. 12 MERCER ST. NEW YORK, NY 10013

TEL 212 941-6800 FAX 212 941-4803

STRUCTURAL ENGINEERS LMW ENGINEERING GROUP LLC 125 LEXINGTON AVE. LINDEN N.J. 07036 TEL (908) 862-7600

MEP ENGINEERS

FLUSHING N.Y. 11354

TEL (718) 353-8010

EJC ENGINEERING, PLLC

136-18 39TH AVE, SUITE 703

CODE & EXPEDITING DOMANI CONSULTING INC. 68 WHITEHALL ST, LYNBROOK N.Y. TEL (516) 256-0317 LANDSCAPE ARCHITECT

ABEL BAINNSON BUTZ, LLP

NEW YORK N.Y. 1011

TEL (202) 206-0630

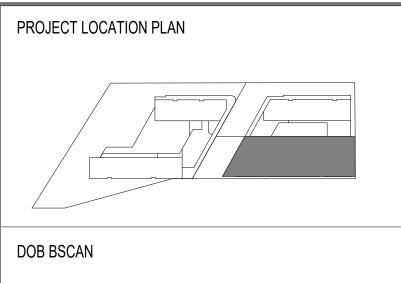
80 8TH STREET, SUITE 1105

21 PENN PLAZA, 360 WEST 31ST ST. **NEW YORK N.Y. 10001** TEL (212) 479-5400 **FACADE CONSULTANT**

REVISIONS DISCLAIMER IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT OR A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THESE DRAWINGS IN ANY WAY. IF ALTERATION TO THESE DRAWINGS ARE MADE, THE ALTERATIONS SHALL BE MADE IN ACCORDANCE WITH ARTICLE 145SUBSECTION 7209 OF NEW YORK STATE
EDUCATION LAW. THESE DRAWINGS ARE
INSTRUMENT OF SERVICE AND ARE THE PROPERTY
OF THE ARCHITECT. INFRINGEMENT WILL BE PROSECUTED. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

DESCRIPTION

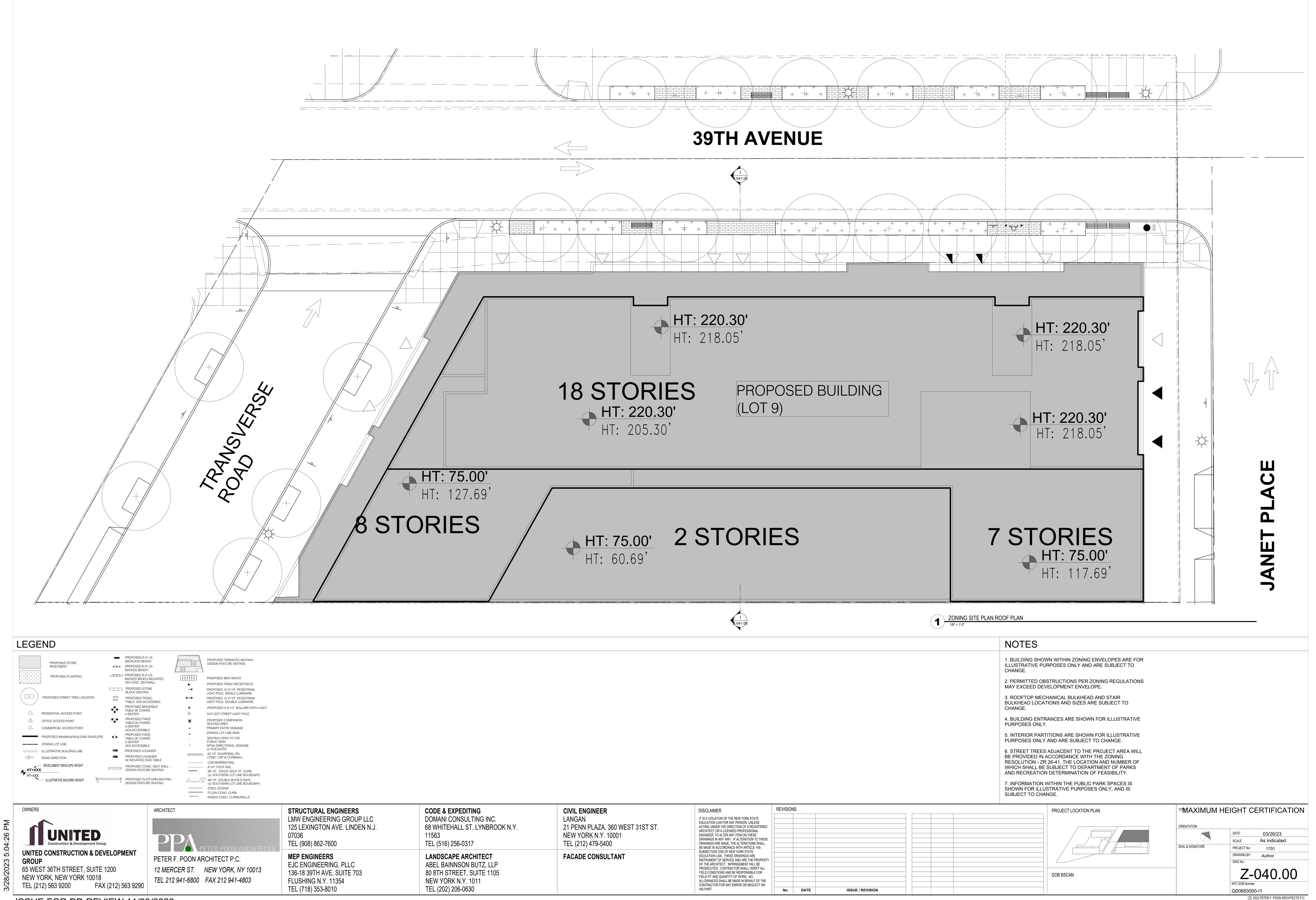
DATE



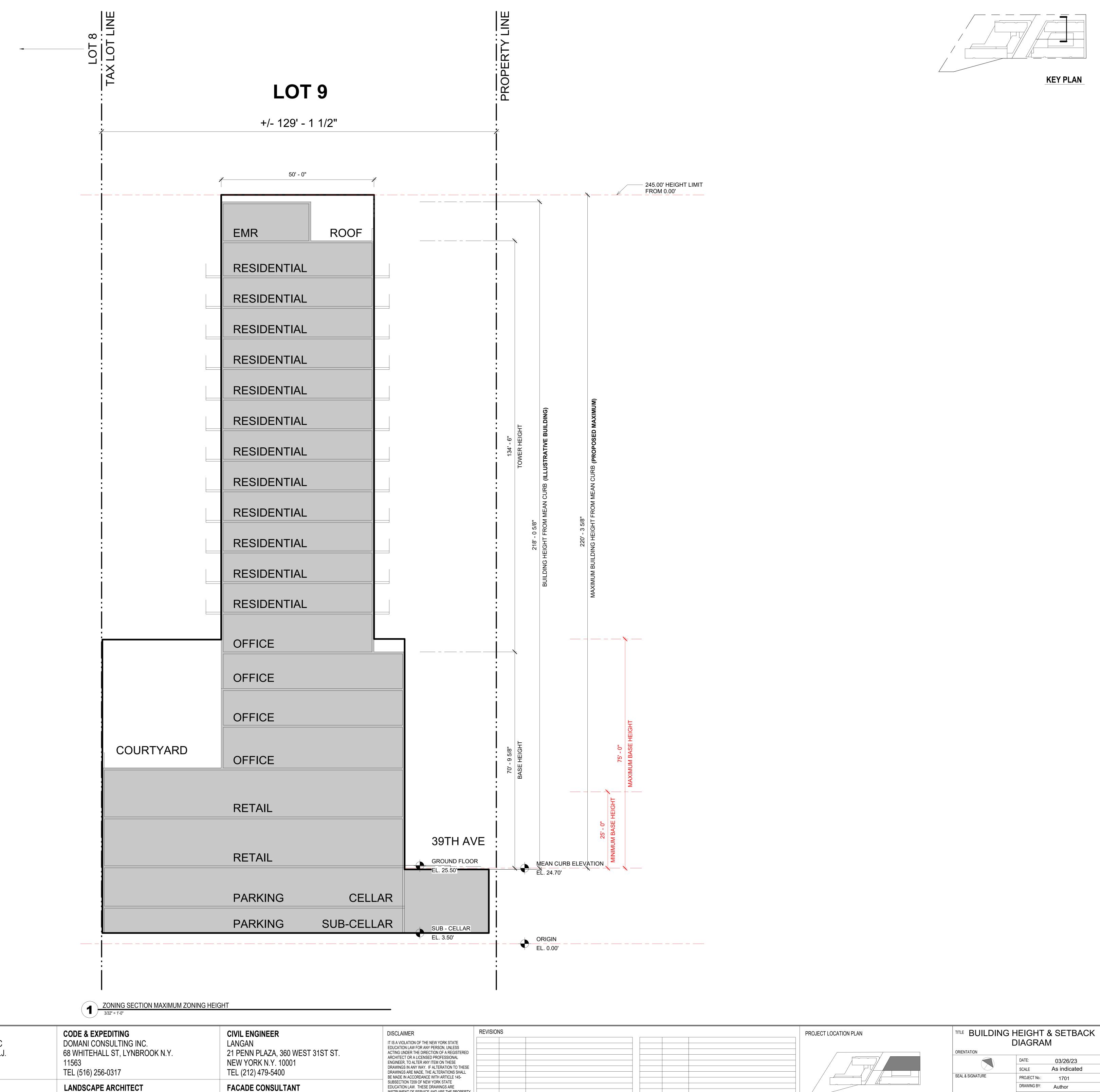
TITLE BUILDING HEIGHT & SETBACK DIAGRAM SCALE As indicated SEAL & SIGNATURE PROJECT No.: DRAWING BY:

> Z-041.00 Q00683002-I1 © 2022 PETER F. POON ARCHITECTS P.C.

FAX (212) 563 9290



ISSUE FOR DD REVIEW 11/23/2022



UNITED CONSTRUCTION & DEVELOPMENT 65 WEST 36TH STREET, SUITE 1200 NEW YORK, NEW YORK 10018 FAX (212) 563 9290

OWNERS

PETER F. POON ARCHITECT P.C. 12 MERCER ST. NEW YORK, NY 10013

TEL 212 941-6800 FAX 212 941-4803

ARCHITECT

STRUCTURAL ENGINEERS LMW ENGINEERING GROUP LLC 125 LEXINGTON AVE. LINDEN N.J. 07036 TEL (908) 862-7600

ABEL BAINNSON BUTZ, LLP

80 8TH STREET, SUITE 1105

NEW YORK N.Y. 1011

TEL (202) 206-0630

MEP ENGINEERS

FLUSHING N.Y. 11354

TEL (718) 353-8010

EJC ENGINEERING, PLLC

136-18 39TH AVE, SUITE 703

INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENT WILL BE

FIELD FIT AND QUANTITY OF WORK. NO

ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

No DATE

PROSECUTED. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND BE RESPONSIBLE FOR

ISSUE / REVISION

DOB BSCAN

© 2022 PETER F. POON ARCHITECTS P.C.

Z-041.00