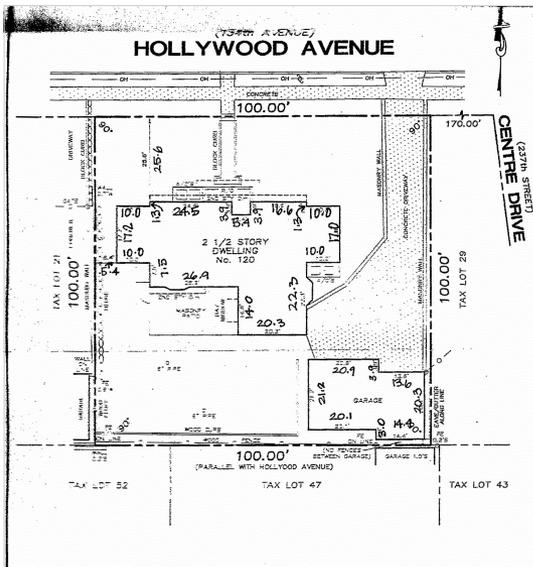


BOULUKOS RESIDENCE

120 Hollywood Avenue

The Douglaston Historic
District



THE OFFICE OR DIMENSIONS SHOWN FROM STRUCTURES TO THE PROPERTY LINE ARE FOR A SPECIFIC PURPOSE AND USE, AND THEREFORE, ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, WITHIN WHICH POLES, POSTS, SIGNING DEVICES, ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION. SUBSTANCES AND ENVIRONMENTAL CONDITIONS WERE NOT OBSERVED OR CONSIDERED AS A PART OF THIS SURVEY. EASEMENTS, RIGHT-OF-WAY OF RECORD, IF ANY, ARE NOT SHOWN. PROPERTY CORNER MEASUREMENTS WERE NOT PLACED AS A PART OF THIS SURVEY. © 2009, BBV PC

BBV Barrett Bonacci & Van Weele, PC
Civil Engineers, Surveyors, Planners
125A Commerce Drive, Hempstead, NY 11788
Tel: 631.433.1111, Fax: 631.433.1022, www.bbvp.com

HSBC MORTGAGE CORPORATION (USA)
FIDELITY NATIONAL TITLE INSURANCE COMPANY
EVAN BOUHIKIOS

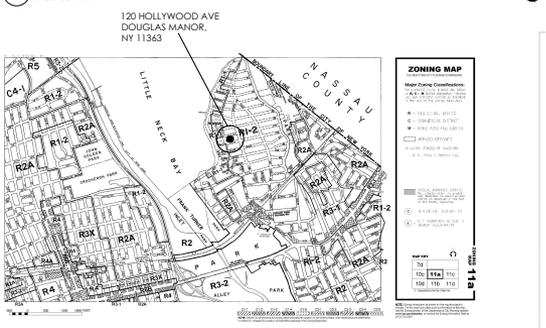
Map of: DOUGLAS MANOR
Map Lot: 9-13 INCLUSIVE Map Block: 23
Filed: 5/2/1906 No.: 1194 County: QUEENS
Site(s): DOUGLSTON, BOROUGH OF QUEENS

Revision	By	Date

Unauthorised alteration or addition to this survey is a violation of Section 2209 of the New York State Education Law.

Copy of this survey map not being kept in the land surveyor's envelope and all signatures shall not be considered valid.

1 SITE PLAN
SCALE: 1/8" = 1'-0"



2 ZONING MAP #11A
SCALE: NTS

LANDMARKS PRESERVATION COMMISSION DOCKET #

ALLOWABLE LOT COVERAGE	LOT AREA (5,500) X 30% = 1,650 sq. ft.
EXISTING LOT COVERAGE:	1,192 sq ft = 21.5% of 5,500 sq ft
TOTAL	1,192 sq ft = 21.5% of 5,500 sq ft
PROPOSED LOT COVERAGE:	1,192 sq ft = 21.5% of 5,500 sq ft
TOTAL	1,192 sq ft = 21.5% of 5,500 sq ft

GREEN FRONT YARD CALCULATION

PLANNING REQUIREMENT COMPLIANCE (R-23-41)	
FRONT YARD AREA (FACING WARDEN AVE)	3242 X 202' = 1,200 SF
SCREEN FRONTAGE (50% MIN. PERCENTAGE OF FRONT YARD TO BE PLANTED (R-23-41) (50%))	1,200 SF X .50% = 600 SF
EXISTING AREA OF PLANTED FRONT YARD:	AREA 1 = 488' X 347' = 169,346 SF
AREA 2 = 801' X 400.3' = 320,660 SF	801' X 400.3' = 320,660 SF

CONCRETE CURB (MIN. 6" BENCH) & CONCRETE CURB TO BE 4" HIGH AND 6" WIDE
CONCRETE CURB TO BE 4" HIGH AND 6" WIDE
CONCRETE CURB TO BE 4" HIGH AND 6" WIDE

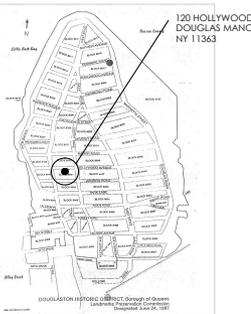
TEST & ANALYZE RESULTS:
The work meets the exemption criteria of Buildings Bulletin 2009-026, item 5, and I hereby elect to waive the requirement of concrete testing and of the IR2 form and of IR3 form.

The total structural concrete specified for the project is less than 50 cubic yards (81 m³). The structural design of the concrete is based on a specified compressive strength (f'c) no greater than 2,500 pounds per square inch (172 MPa) regardless of the compressive strength specified in the construction documents or used in the construction and the concrete to be placed is specified to have a compressive strength of at least 4,000 PSI (28 MPa).

Concrete Cals:

Mold Underpinning	= 4.7 cu. yd
Found/Retaining Walls	= 34 cu. yd.
Footings	= 9.7 cu. yd.

Total Concrete = 48.4 CU YDS + 50 CU YDS OK



3 HISTORIC DISTRICT MAP
SCALE: NTS

DRAWING LIST:

- T-001 TITLE SHEET, SITE PLAN & ZONING DATA
- D-001 DEMO PLANS
- A-100 EXISTING/PROPOSED CELLAR PLANS
- A-101 EXISTING/PROPOSED 1ST FLOOR PLANS
- A-102 EXISTING/PROPOSED 2ND FLOOR PLANS
- A-103 EXISTING/PROPOSED 3RD FLOOR PLANS
- A-200 EXISTING AND PROPOSED ELEVATIONS
- A-201 EXISTING AND PROPOSED ELEVATIONS
- A-202 EXISTING AND PROPOSED ELEVATIONS
- A-203 EXISTING AND PROPOSED ELEVATIONS
- A-400 WINDOW AND DOOR SCHEDULE
- A-500 EXISTING AND PROPOSED PAVING & FENCING PLAN

ZONING ANALYSIS:

ADDRESS:	120 HOLLYWOOD AVE, DOUGLSTON, NY 11363
BLOCK:	XXXX
LOT(S):	XXX
ZONE:	RX-X
EXISTING LOT AREA:	XXXX SF

RZ-23-45	MIN FRONT YARD REQ'D	= 20'-0"
RZ-23-47	MIN REAR YARD REQ'D	= 30'-0"
RZ-23-141	MIN REQ'D OPEN SPACE RATIO	= 1.50
RZ-23-461	MAX ALLOWABLE FLOOR AREA	= .50
RZ-23-461	MIN TOTAL SIDE YARD REQ'T	= 20'-0"
RZ-23-461	MIN. WIDTH OF ANY SIDE YARD	= 8'-0"
A-500	MAX FLOOR AREA	= LOT AREA (5,500 SF x .5) = 2,750 SF

EXISTING FLOOR AREA:

FIRST FLOOR	= 1771 sq ft
SECOND FLOOR	= 987 sq ft
THIRD FLOOR	= 260 sq ft
TOTAL EXISTING FLOOR AREA	= 3018 sq ft > 2,750 sq ft

PROPOSED FLOOR AREA (NO CHANGE):

FIRST FLOOR	= 1771 sq ft
SECOND FLOOR	= 987 sq ft
THIRD FLOOR	= 260 sq ft
TOTAL EXISTING FLOOR AREA	= 3018 sq ft > 2,750 sq ft

YARD REGULATIONS:

RZ-23-461	MIN. TOTAL SIDE YARD REQUIREMENT	= 20'-0"
RZ-23-461	MIN. WIDTH OF ANY SIDE YARD REQ'T	= 8'-0"
RZ-23-461	EXISTING SIDE YARDS	= 9'-4" & 5'-3"
RZ-23-461	PROPOSED SIDE YARDS:	= (NO CHANGE)

RZ-23-136

EXISTING FRONT SETBACK	= 33'-9 1/2"
PROPOSED FRONT SETBACK	= 33'-9 1/2" (NO CHANGE)

RZ-23-141

MINIMUM OPEN SPACE RATIO	= 1.50
--------------------------	--------

OPEN SPACE = LOT AREA - GROUND COVERAGE

REQUIRED OPEN SPACE:	2,750 SF X 1.5	= 4,125 SF
PROPOSED OPEN SPACE:	5,500 SF - 1,192 SF	= 4,308 SF
	4,308 SF > 4,125 SF	

MAX. ALLOWABLE LOT COVERAGE

LOT AREA (5,500) X 30%	= 1,650 SF
EXISTING LOT COVERAGE	= 1,192 SF
PROPOSED LOT COVERAGE	= 1,192 SF
EXISTING PERCENTAGE OF LOT COVERAGE	= 1,192/5,500 = 21%
PROPOSED PERCENTAGE OF LOT COVERAGE	= 1,192/5,500 = 21.7%

GREEN FRONT YARD REQUIREMENT:

TOTAL GRASS PLANTED AREA	= (NO CHANGE)
--------------------------	---------------

- SPECIAL INSPECTIONS:**
1. CONCRETE CAST IN PLACE BC 1704.9.1
 2. MECHANICAL SYSTEMS BC 1704.15
 3. FIRE STOP DRAFT STOP & FIRE BLOCK BC 1704.25
 4. STRUCTURAL SAFETY BC 1704.19
- PROGRESS INSPECTIONS:**
2. FOOTING & FOUNDATION BC 109.3.1
 3. FIRE RESISTANCE RATED CONST. BC 109.3.4
 4. ENERGY CODE COMPLIANCE BC 109.3.5
 5. FINAL 28-116.2.4.2 BC 109.5
 - DIR. 14 & 1 RCNY 101-10

ENERGY CALCULATIONS:
LOCATED IN STATE AND NATIONAL HISTORIC DISTRICT, THEREFORE EXEMPT

Architect:
KEVIN WOLFE ARCHITECT, PC
337 Kenmore Road, Douglas Manor, NY
Tel: 718.428.0631

BOULUKOS RESIDENCE
120 HOLLYWOOD AVE
DOUGLSTON NY 11363

Dwg. Title
TITLE SHEET, ZONING, SITE PLANS, AREA MAP, LIST OF DWGS.

Scale & Signature	Date: 03-04-14
	Project No.: 14003
	Drawing By: K.W.
	Checked By: K.W.
	Scale: 1-001.00
	Created: 03/04/14



Architect: Unknown

Built: 1913

Tax Photo: 1940



North Elevation from Hollywood Avenue



East Elevation from Hollywood Avenue



West Elevation from Hollywood Avenue



North Elevation

Kevin Wolfe Architect



East Elevation from Driveway



South & West Elevations



West Elevation

Kevin Wolfe Architect



South Elevation

