



PRELIMINARY

ZONING DATA

BLOCK	5460
LOT	32
HOUSE NUMBER	4225 AMBOY ROAD
MAP	33c
ZONE	C8-1 (CURRENT) C2-4 IN R3-2 (PROPOSED)
SPECIAL DISTRICT	SOUTH RICHMOND DISTRICT
OUTSIDE DOS	
ARTERIAL STREET	AMBOY ROAD (NO SETBACK REQUIRED)
OUTSIDE FLOOD ZONE	
DOB DIS FRESHWATER WETLAND CHECK	
OUTSIDE FIRE DISTRICT	
INSIDE OUTER TRANSIT ZONE	
THIS PROPERTY IS A QUALIFIED RESIDENTIAL SITE (BASED ON PROPOSED RE-ZONING)	

ZONING CALCULATION

LOT AREA	14,147 SQ. FT.
MAXIMUM PERMITTED COMMERCIAL FLOOR AREA	14,147 SQ. FT.
ACTUAL COMMERCIAL FLOOR AREA	2,616.08 SQ. FT.
MAXIMUM COMMERCIAL FAR	1.60
ACTUAL FAR	0.18
REQUIRED COMMERCIAL PARKING	2,616.08 SQ. FT. / 1,000 = 3 CARS
PERMITTED PARKING WAIVER (ZR 36-232(b))	3 CARS
COMMERCIAL PARKING PROVIDED	3 CARS
MAXIMUM PERMITTED RESIDENTIAL FLOOR AREA	28,294 SQ. FT.
ACTUAL RESIDENTIAL FLOOR AREA	2.0
MAXIMUM PERMITTED RESIDENTIAL FAR	28,294 SQ. FT.
ACTUAL RESIDENTIAL FAR	2.0
MAXIMUM PERMITTED LOT COVERAGE	80% (11,317.60 SQ. FT.)
ACTUAL LOT COVERAGE	50% (7,128.69 SQ. FT.)
MINIMUM REQUIRED RESIDENTIAL PARKING	0
RESIDENTIAL PARKING PROVIDED	13
MAXIMUM PERMITTED BUILDING FLOOR AREA	35,367.50 SQ. FT.
ACTUAL BUILDING FLOOR AREA	30,910.08 SQ. FT.
MAXIMUM PERMITTED BUILDING FAR	2.5
ACTUAL BUILDING FAR	2.18

REVISION	DATE	BY	DESCRIPTION



ROGERS CALVANICO GROUP
ARCHITECTURAL, ENGINEERING & LAND SURVEYING

2420 ARTHUR KILL ROAD STATEN ISLAND, N.Y. 10309
(718) 484-0444 / (718) 317-6900

PROJECT
**PROPOSED MIXED USE BUILDING
AMBOY ROAD, STATEN ISLAND NY**

DRAWING TITLE
FIRST FLOOR & SITE PLAN

DOB APPLICATION No.

DOB APPROVAL

SEAL & SIGNATURE	DATE	3/10/2026
	PROJECT NO.	9309
	DRAWING BY	DN
	CHECKED BY	
	DRAWING NO.	A-001.00
CAD FILE No:		1 OF 3
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