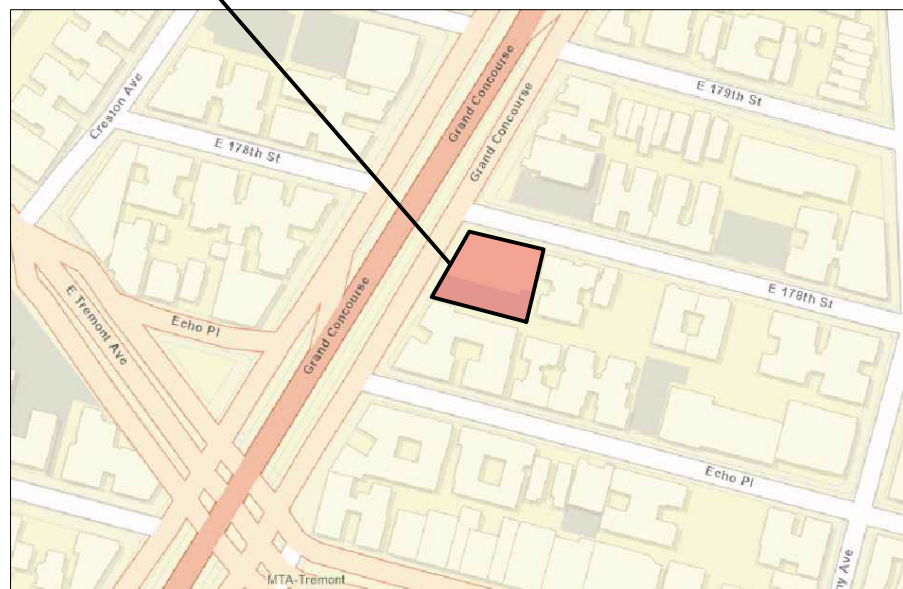


ZONING ANALYSIS FOR 1940 GRAND CONCOURSE



ZONING MAP OF AREA

3d



AREA MAP
NTS



AERIAL PHOTO
NTS

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Architecture
Interior Design
Code Consultant
Building Dept.
Expediting

138-72 Queens Boulevard
Briarwood N.Y. 11435

Tel. (718) 268-9098
Fax (718) 268-9097
www.caliendoarchitects.com

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

DRAWN BY:	R.S.	DRAWING TITLE:	ZONING ANALYSIS
CHECKED BY:	GJC	ZONING MAP, AERIAL PHOTO, AREA MAP	
JOB No:	20030	PREMISES:	
SCALE:	AS NOTED		1940 GRAND CONCOURSE
DATE:	2-28-2020		BRONX, NEW YORK

SEAL: REGISTERED ARCHITECT
GERALD J. CALIENDO
020241
STATE OF NEW YORK

DRAWING No: 1 OF 6

Z-001.00

ZONING ANALYSIS

ZONING DISTRICT: **R8X SPECIAL DISTRICT**
 BLOCK: **2810**
 LOT: **7 & 10**

(PROPOSED ANALYSIS IS FOR A COMMUNITY FACILITY USE, USE GROUP 3A, SCHOOL)

LOT AREA: **11,058 SF (100.00 %) (AS PER SURVEY)**
 CORNER LOT PORTION: **10,313.00 SF**
 INTERIOR LOT PORTION: **745.00 SF**

MAX. F.A.R. - Z.R. SEC (24-11) (CF) 6.0
6.0 x 11,058 = 66,348 SF

MAX LOT COVERAGE - ZR SEC (24-11) = **11,025.62 SF**

CORNER LOT 80% => **.80 X 10,313.00 = 8,250 SF**
 INTERIOR LOT 70% => **.70 X 745.00 = 5215 SF**

PROPOSED LOT COVERAGE = **8,266 SF**
 CORNER LOT = **8,172.00 SF**
 INTERIOR LOT = **94.00 SF**

HEIGHT & SETBACKS :
 (GRAND CONCOURSE - WIDE STREET) **SETBACK = 10'-0"**
 (EAST 178 STREET. - NARROW STREET) **SETBACK = 15'-0"**

REQ'D SETBACK: SEC 24-522 **R8X**
MIN BASE WALL HGT: 60'
MAX BASE WALL HGT: 85' OR 9 STORIES'
MAX BUILDING HGT: 150'-0"

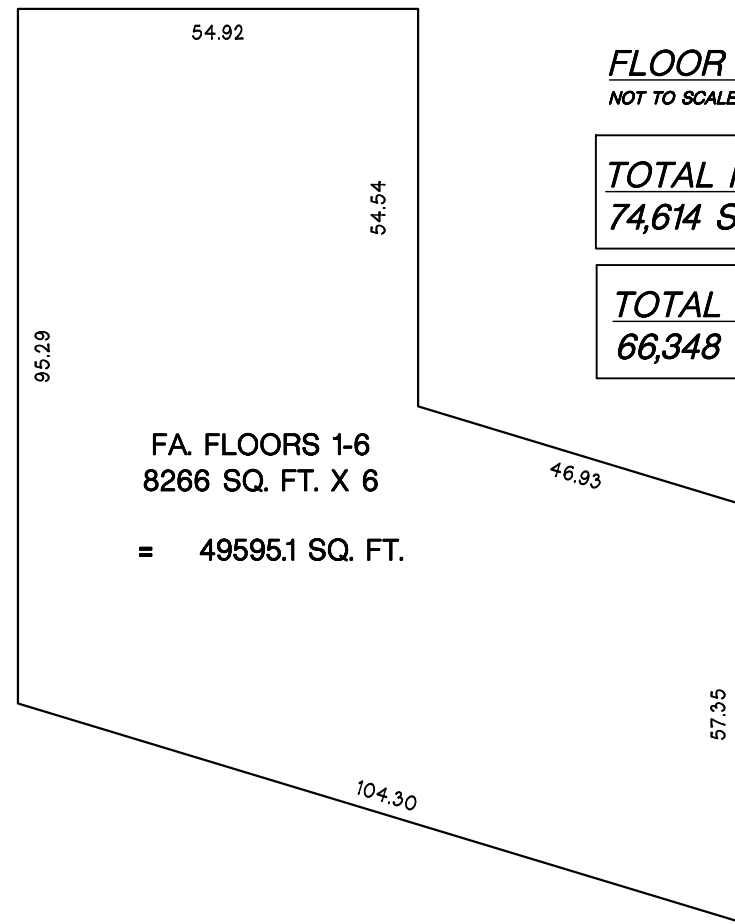
NO PARKING REQUIRED:

FLOOR AREA BREAKDOWN

FLOOR	GROSS	DEDUCTIONS *	ZONING FLOOR AREA	USE
CELLAR	8,266.00 SF	--	--	STORAGE, MH ROOMS
1ST FL	8,266.00 SF	TBD	8,266.00 SF	COMMUNITY FACILITY
2ND FL	8,266.00 SF	TBD	8,266.00 SF	COMMUNITY FACILITY
3RD FL	8,266.00 SF	TBD	8,266.00 SF	COMMUNITY FACILITY
4TH FL	8,266.00 SF	TBD	8,266.00 SF	COMMUNITY FACILITY
5TH FL	8,266.00 SF	TBD	8,266.00 SF	COMMUNITY FACILITY
6TH FL	8,266.00 SF	TBD	8,266.00 SF	COMMUNITY FACILITY
7TH FL	5,932.00 SF	TBD	5,932.00 SF	COMMUNITY FACILITY
8TH FL	5,932.00 SF	TBD	5,932.00 SF	COMMUNITY FACILITY
9TH FL	4,888.00 SF	TBD	4,888.00 SF	COMMUNITY FACILITY
ROOF	--	--	--	
TOTAL	74,614 SF	TBD	66,348 SF *	

PROPOSED BUILDING ZONING FLOOR AREA = 66,348.00 SF FOR COMMUNITY FACILITY USE.

*** NOTE: NO REPRESENTATION IS MADE, BY GERALD J. CALIENDO, RAPC (GJC) OR ANY OF ITS REPRESENTATIVES AS, AS TO THE ACTUAL BULK OF THE BUILDING THAT MAY BE ERRECTED ON THIS PROPERTY. MANY VARIABLES MAY CONTRIBUTE TO A SMALLER BUILDING THAN THAT SHOWN HERE, E.G, APARTMENT LAYOUTS, BUDGET AND MORE. IN ORDER TO DETERMINE ACTUAL BUILDABLE SQUARE FOOTAGE A PROGRAM MUST BE DEVELOPED AND A BUILDING MUST BE DESIGNED. GJC ONLY REPRESENTS THE POTENTIAL DEVELOPING RIGHTS OF THIS PROPERTY.

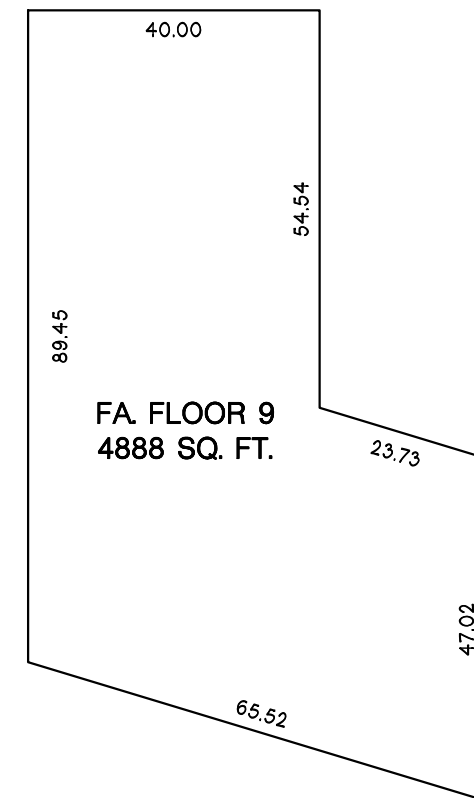
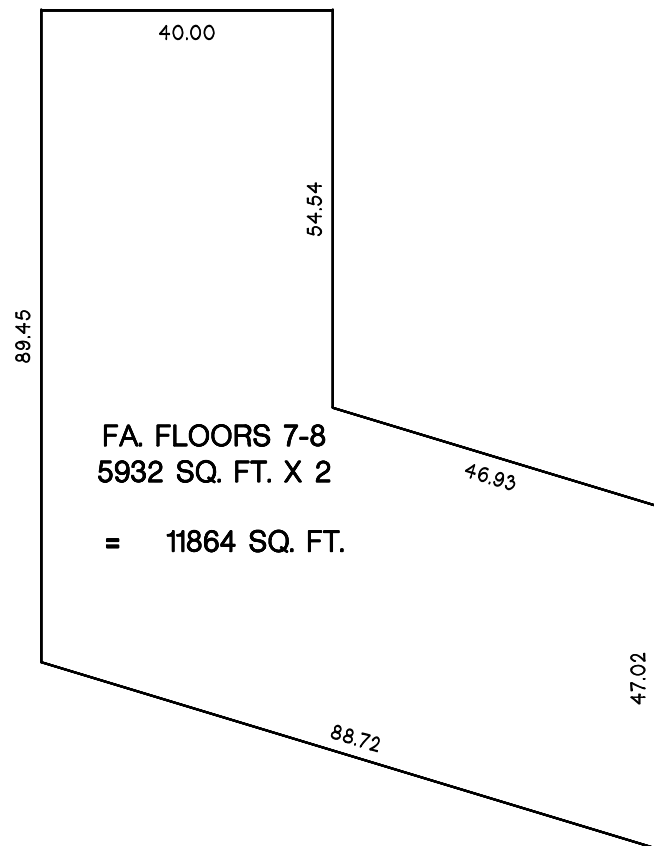


FLOOR AREA BREAKDOWN

NOT TO SCALE

TOTAL PROPOSED GROSS F.A.
74,614 SF (INCLUDES CELLAR)

TOTAL PROPOSED Z.F.A.
66,348 SF




THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
 Architect, P.C.

138-72 Queens Boulevard
 Briarwood N.Y. 11435

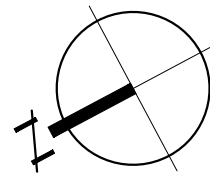
Tel. (718) 268-9098
 Fax (718) 268-9097
 www.caliendoarchitects.com

Architecture
 Interior Design
 Code Consultant
 Building Dept.
 Expediting

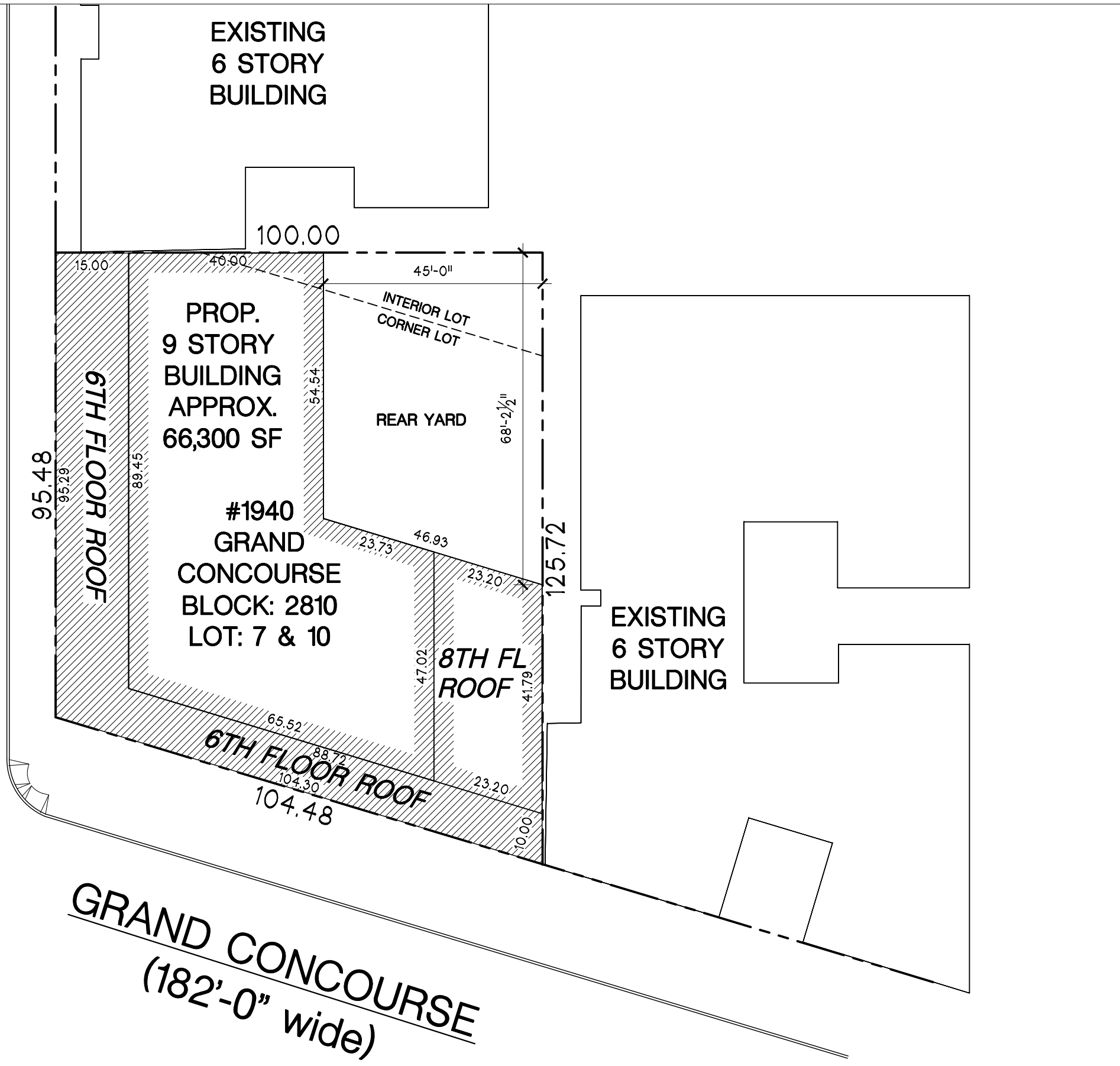
DRAWING TITLE	ZONING ANALYSIS			
FOR ILLUSTRATIVE PURPOSES	FOR ILLUSTRATIVE PURPOSES			
DRAWN BY:	R.S.	CHECKED BY:	GJC	JOB No:
PREMISES:	20030			
SCALE	AS NOTED			
DATE	2-28-2020			
SEAL				
DRAWING No:	2 OF 6			
Z-002.00				

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



EAST 178 STREET
(50'-0' wide)



THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.



SEAL: DRAWING No: 3 of 5

DRAWN BY: R.S.
 CHECKED BY: GJC
 JOB No: 20030
 SCALE: AS NOTED
 DATE: 2-28-2020

DRAWING TITLE: ZONING ANALYSIS
 3 OF 6

PREMISES: 1940 GRAND CONCOURSE
 BRONX, NEW YORK

Gerald J. Caliendo, R.A., A.I.A.
 Architect, P.C.

Architecture
 Interior Design
 Code Consultant
 Building Dept.
 Expediting

138-72 Queens Boulevard
 Briarwood N.Y. 11435

Tel. (718) 268-9098
 Fax (718) 268-9097
 www.caliendoarchitects.com

Z-003.00

ROOF FLOOR
EL. (227.01')

NINTH FLOOR
EL. (213.01')

EIGHTH FLOOR
EL. (199.01')

SEVENTH FLOOR
EL. (185.01')

SIXTH FLOOR
EL. (171.01)

FIFTH FLOOR
EL. (157.01')

FOURTH FLOOR
EL. (143.01')

THIRD FLOOR
EL. (129.01')

SECOND FLOOR
EL. (115.01')

BASEPLANE
EL. (101.01')

1st Floor
EL. (53.10')

**EAST 178
STREET
NARROW STREET**

NOTE:
ELEVATIONS AND
BASEPLANE
CALCULATION
AS PER SURVEY.

PROPOSED 9 STORIES & 126'-0" BUILDING HEIGHT

MAX BASE HEIGHT 85'-0"

PROPOSED BASE HEIGHT 84'-0"

MIN. BASE HEIGHT 60'-0"

55'-0" 45'-0"

15'-0"
REQ.
SETBACK

14'-0" PROPOSED COMMUNITY FACILITY

14'-0" PROPOSED COMMUNITY FACILITY

14'-0" PROPOSED COMMUNITY FACILITY

14'-0" PROPOSED COMMUNITY FACILITY

14'-0" PROPOSED COMMUNITY FACILITY

14'-0" PROPOSED COMMUNITY FACILITY

14'-0" PROPOSED COMMUNITY FACILITY

14'-0" PROPOSED COMMUNITY FACILITY

14'-0" PROPOSED COMMUNITY FACILITY

14'-0" PROPOSED COMMUNITY FACILITY

REAR YARD

101.23'

100.64'

PROPOSED CELLAR

SECTION B-B
SCALE: 1" = 20'-0"

DIAGRAMATIC SECTIONS
SCALE: 1" = 30'-0"

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

Architecture
Interior Design
Code Consultant
Building Dept.
Expediting

138-72 Queens Boulevard
Briarwood N.Y. 11435

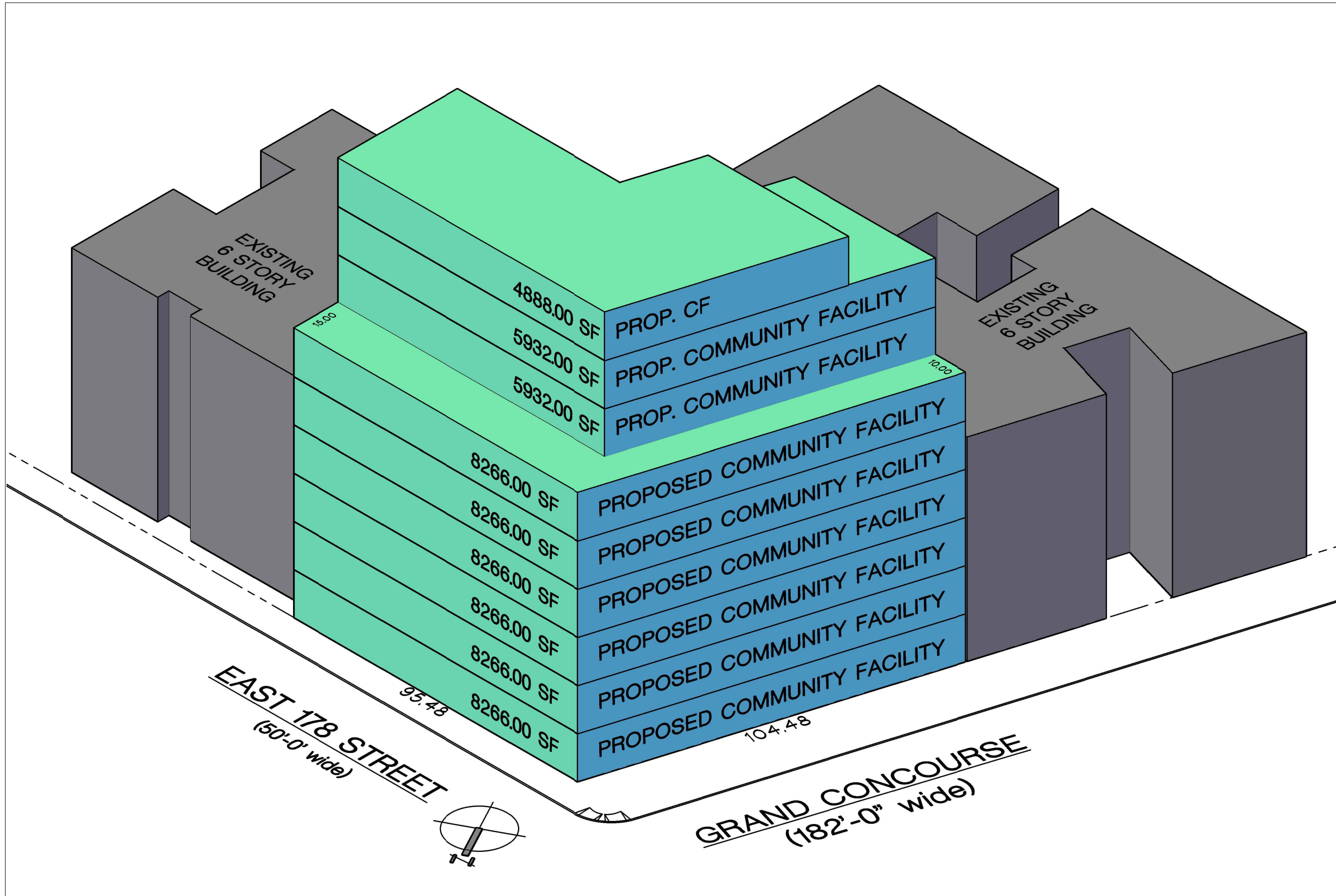
Tel. (718) 268-9098
Fax (718) 268-9097
www.caliendoarchitects.com

DRAWING TITLE		ZONING ANALYSIS FOR ILLUSTRATIVE PURPOSES	
DRAWN BY: R.S.		PREMISES:	
CHECKED BY: GJC	JOB No: 20030	1940 GRAND CONCOURSE BRONX, NEW YORK	
AS NOTED		SCALE	DATE
2-28-2020			



DRAWING No: 5 OF 6

Z-005.00



3D MASSING DIAGRAM
NTS

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

Architecture
Interior Design
Code Consultant
Building Dept.
Expediting

138-72 Queens Boulevard
Briarwood N.Y. 11435

Tel. (718) 268-9098
Fax (718) 268-9097
www.caliendoarchitects.com

DRAWING TITLE		ZONING ANALYSIS	
FOR ILLUSTRATIVE PURPOSES		FOR ILLUSTRATIVE PURPOSES	
PREMISES:		1940 GRAND CONCOURSE	
BRONX, NEW YORK		BRONX, NEW YORK	
DRAWN BY:	R.S.	CHECKED BY:	GJC
JOB No:	20030	SCALE:	AS NOTED
DATE:	2-28-2020		



DRAWING No: 6 OF 6

Z-006.00