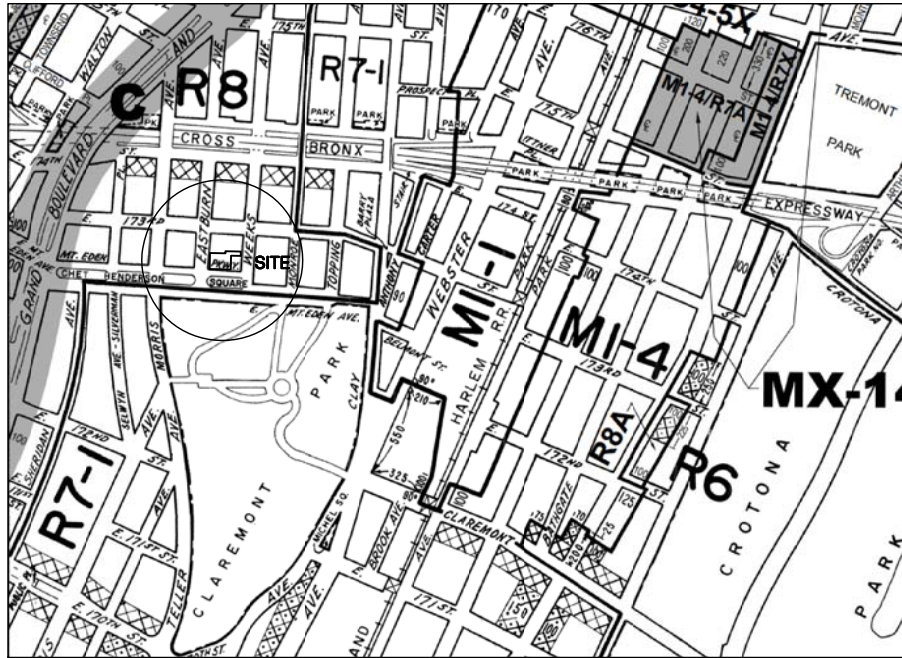


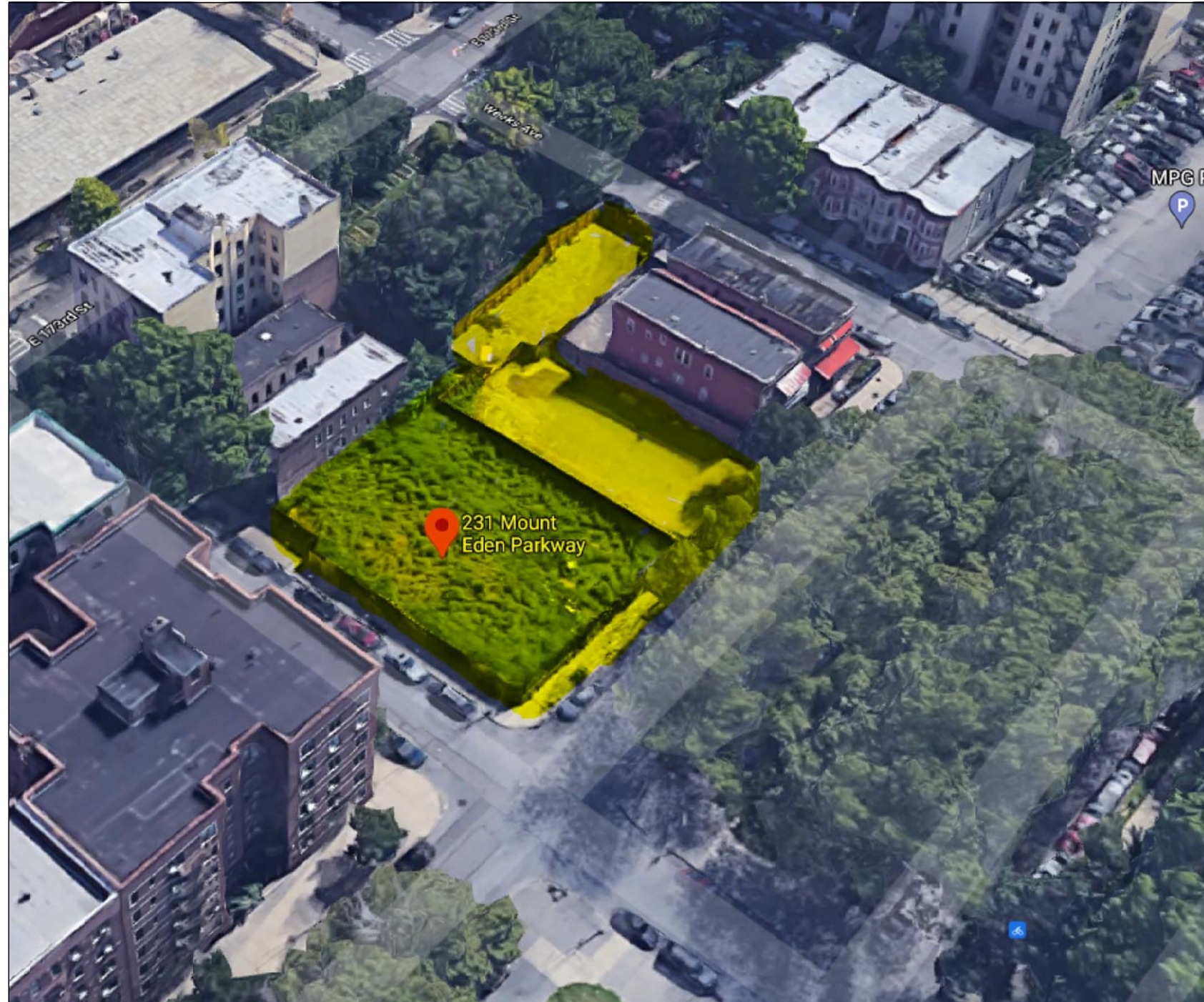
SITE AND ZONING ANALYSIS FOR 231 Mt EDEN PARKWAY



ZONING MAP OF AREA
PROPOSED - NTS



AREA MAP
NTS



AERIAL PHOTO
NTS

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Gerald J. Caliendo, R.A., A.I.A.
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Code Consultant
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DRAWING NO. ZONING MAP, AERIAL PHOTO, AREA MAP		PREMISES: 231 Mt EDEN PARKWAY	
DRAWN BY: S. Frank		THE BRONX, NY	
CHECKED BY: GJC	JOB NO: 20109	SCALE: AS NOTED	DATE: 120220
ZONING ANALYSIS			

SEAL: _____

DRAWING No: **1 OF 9**

A-001

EASTBURN AVENUE
(NARROW STREET)

WEEKS AVENUE
(NARROW STREET)

MT EDEN PARKWAY
(WIDE STREET)

100.00

15 ft OPTIONAL
FRONT OPEN AREA

49.25

10 ft OPTIONAL
FRONT OPEN AREA

10'-0"

115.00

ROOF OF
SEVENTH FLOOR

115.33

STAIR
BULKHEAD

**PROPOSED APPROXIMATELY 129,000 SF
ELEVEN STORY MEDICAL OFFICE BUILDING
WITH ACCESSORY PARKING
AND LOADING DOCK**

ELEVATOR
BULKHEAD

STAIR
BULKHEAD

30'-0"
REQUIRED REAR YARD

12.70

12.87

34.83
ROOF OF
FIRST FLOOR

12.87

85.00

33.25

25.50

59.67

27.70

14

95.00

9

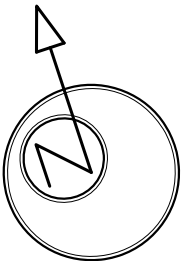
95.00

115.00

28.00

21

20



SITE PLAN
SCALE: NTS

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DRAWN BY:	S. Frank	DRAWING TITLE:	SITE PLAN
CHECKED BY:	GJC	ZONING ANALYSIS:	ZONING ANALYSIS
JOB No:	20109	PREMISES:	231 Mt EDEN PARKWAY THE BRONX, NY
SCALE:	AS NOTED		
DATE:	120220		

SEAL:

DRAWING No: 2 OF 9

A-002

ZONING ANALYSIS

ZONING DISTRICT: R8

LOT AREA: 15,134 SF
CORNER LOT PORTION: 10,000 SF
INTERIOR LOT PORTION: 5,134 SF

COMMUNITY FACILITY: USE GROUP 3 (SCHOOL) AND USE GROUP 4 (MD OFFICES) ARE PERMITTED

FLOOR AREA:
MAX. F.A.R. ADJUSTED: 6.50
MAX. FLOOR AREA: 98,371 SF (15,134 SF X 6.50)
PROPOSED GROSS FLOOR AREA: 129,249 SF (INCLUDING CELLAR) *

PROPOSED TOTAL FLOOR AREA: 98,363 SF *

MAX. LOT COVERAGE :
 75% (CORNER LOT PORTION)
 7,500 SF (10,000 SF X .75)
 65% (INTERIOR LOT PORTION)
 3,337 SF (5,134 SF X .65)
 => 10,837SF (7,500 SF + 3,337 SF)

LOT COVERAGE:
PROPOSED LOT COVERAGE : 10,837 SF

REQUIRED FRONT YARD: NONE
PROPOSED FRONT YARD: NONE

REQUIRED SIDE YARD: 0' OR 8'
PROPOSED SIDE YARD: 0'

REQUIRED REAR YARD: NONE WITHIN CORNER PORTION AND 30' WITHIN INTERIOR LOT (FIRST FLOOR IS A PERMITTED OBSTRUCTION)
PROPOSED REAR YARD: 30 FT (• 12.7' REAR LOT LINE)

HEIGHT AND SETBACKS (ALTERNATE):
MAXIMUM FRONT WALL HEIGHT: 85 FT
MINIMUM INITIAL SETBACK DISTANCE: 10 FT (WIDE STREET)
 15 FT (NARROW STREET)

SKY EXPOSURE PLANE:
 7.6 : 10 VERTICAL TO HORIZONTAL RATIO (WIDE ST)
 3.7 : 10 VERTICAL TO HORIZONTAL RATIO (NARROW ST)

OFF-STREET PARKING:
COMMUNITY FACILITY PARKING REQUIREMENT: NONE REQUIRED FOR SCHOOLS OR MD OFFICES

PROPOSED PARKING: 82 SPACES, 148 SPACES W/LIFTS ** AND 3 SPACE ON GRADE

OFF-STREET LOADING BERTHS:
COMMUNITY FACILITY PARKING REQUIREMENT: NONE REQUIRED FOR FIRST 10,000 SF, 1 (ONE) REQUIRED FOR NEXT 290,000 SF FOR HOSPITAL AND RELATED FACILITIES
 NONE REQUIRED FOR SCHOOLS

PROPOSED LOADING BERTHS: 1 (ONE)

* NOTE: 129,249 SF IS THE MAX (GROSS) FLOOR AREA, INCLUDING CELLAR, WITHIN THE ENVELOPE AND THE FOOTPRINT SHOWN - IT REQUIRES 15,832 SF (13.86%) OF MECHANICAL AND ZONING DEDUCTIONS, AFTER DEDUCTING CELLAR (15,046 SF).

** NOTE: ACTUAL NUMBER OF PARKING SPACE MAY VARY BASED ON FINAL DESIGN, AS WELL AS MECHANICAL AND STRUCTURAL REQUIREMENTS.

*** NOTE: NO REPRESENTATION IS MADE, BY GERALD J. CALIENDO, R.A.P.C. (GJC) OR ANY OF ITS REPRESENTATIVES AS, AS TO THE ACTUAL BULK OF THE BUILDING THAT MAY BE ERECTED 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

231 Mt EDEN PARKWAY - BX		UNUSED RESIDENTIAL FLOOR AREA	8,178.62 SF	MAX DENSITY	12
LOT AREA	15,134 SF	USED FLOOR AREA FOR NB	98,307.00 SF	EXISTING DWELLINGS	0
MX FAR (RES)	7.04 (Adjusted)	PROPOSED GROSS FLOOR AREA	114,203.00 SF	MAX ADD'L DWELLINGS	12
MX FAR (COM)	0	DEDUCTIONS REQUIRED	15,832.00 SF	PROPOSED ADD'L DWELLINGS	0
MX FAR (CF)	6.5	PROPOSED DEDUCTIONS	15,896.00 SF	OVER/UNDER MAX DENSITY	-12
		MAXIMUM RESIDENTIAL F.A.	106,485.62 SF	NOTE: NO RESIDENTIAL USES PROPOSED. RESIDENTIAL	
		MAXIMUM COMMERCIAL F.A.	0.00 SF	NUMBERS SHOWN FOR INFORMATIONAL PURPOSES ONLY	
		MAXIMUM COMM. FAC. F.A.	98,371.00 SF		
		TOTAL MAXIMUM F.A.	106,485.62 SF		
		REQUIRED REC SPACE	n/a SF		

NEW BUILDING - 100% COMMUNITY FACILITY - USE GROUP 4 (MEDICAL OFFICES), USE GROUP 3 (SCHOOLS) IS ALSO PERMITTED														
FLOORS	PROPOSED USE	GROSS FLOOR AREA				ESTIMATED DEDUCTIONS				ZONING FLOOR AREA				
		RES	COMM	COM FAC	ALL USES	RES	COMM	COM FAC	TOTAL	RES	COMM	COM FAC	ALL USES	
R		-		330.00	330.00	-			330.00	330.00				
21														
20														
19														
18														
17														
16														
15														
14														
13														
12														
11	COMMUNITY FACILITY - MD OFFICES (UG4)	-	-	10,311.00	10,311.00	-	-	12.00	12.00	-	-	10,299.00	10,299.00	
10	COMMUNITY FACILITY - MD OFFICES (UG4)	-	-	10,311.00	10,311.00	-	-	12.00	12.00	-	-	10,299.00	10,299.00	
9	COMMUNITY FACILITY - MD OFFICES (UG4)	-	-	10,311.00	10,311.00	-	-	12.00	12.00	-	-	10,299.00	10,299.00	
8	COMMUNITY FACILITY - MD OFFICES (UG4)	-	-	10,311.00	10,311.00	-	-	12.00	12.00	-	-	10,299.00	10,299.00	
7	COMMUNITY FACILITY - MD OFFICES (UG4)	-	-	10,311.00	10,311.00	-	-	12.00	12.00	-	-	10,299.00	10,299.00	
6	COMMUNITY FACILITY - MD OFFICES (UG4)	-	-	10,311.00	10,311.00	-	-	12.00	12.00	-	-	10,299.00	10,299.00	
5	COMMUNITY FACILITY - MD OFFICES (UG4)	-	-	10,311.00	10,311.00	-	-	12.00	12.00	-	-	10,299.00	10,299.00	
4	COMMUNITY FACILITY - MD OFFICES (UG4)	-	-	10,311.00	10,311.00	-	-	12.00	12.00	-	-	10,299.00	10,299.00	
3	COMMUNITY FACILITY - MD OFFICES (UG4)	-	-	10,311.00	10,311.00	-	-	12.00	12.00	-	-	10,299.00	10,299.00	
2	PARKING (26 SPACES, 54 SPACES W/ LIFTS)	-	-	10,311.00	10,311.00	-	-	8,644.00	8,644.00	-	-	1,667.00	1,667.00	
1	LOBBY, STORAGE, PARKING (18 SPACES)	-	-	10,763.00	10,763.00	-	-	6,814.00	6,814.00	-	-	3,949.00	3,949.00	
TOTAL		-	-	114,203.00	114,203.00	-	-	15,896.00	15,896.00	-	-	98,307.00	98,307.00	
C	PARKING (38 SPACES, 76 SPACES W/ LIFTS)			15,046.00	15,046.00									
GROSS FA				129,249.00	129,249.00									

ZONING AND BUILDING INFORMATION

SCALE: NTS

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DIAGRAMATIC SECTION
ZONING ANALYSIS

231 Mt EDEN PARKWAY
 THE BRONX, NY

PREMISES:

DRAWN BY: S. Frank
CHECKED BY: GJC
JOB No: 20109
SCALE: AS NOTED
DATE: 120220

SEAL:

DRAWING No: 3 OF 9

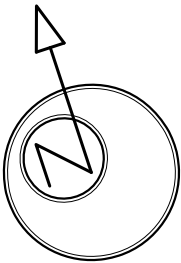
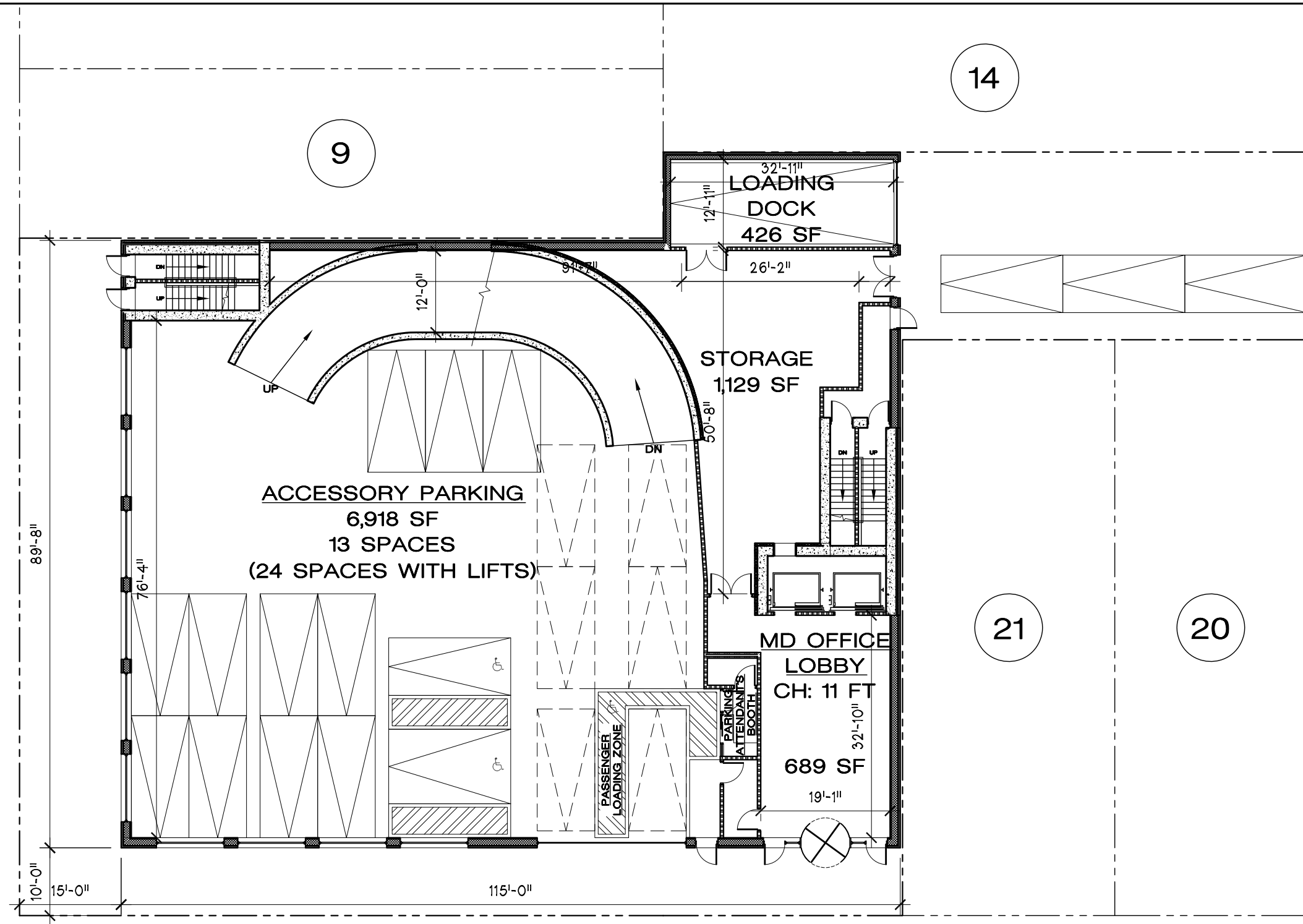
A-003

EASTBURN AVENUE
(NARROW STREET)

WEEKS AVENUE
(NARROW STREET)

MT EDEN PARKWAY
(WIDE STREET)

FIRST FLOOR PLAN - 10,763 SF (GROSS)
SCALE: NTS



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DRAWN BY:	S. Frank	DRAWING TITLE	1ST FLOOR PLAN ZONING ANALYSIS
CHECKED BY:	GJC	PREMISES:	231 Mt EDEN PARKWAY THE BRONX, NY
JOB No:	20109	SCALE	AS NOTED
DATE	01/3/21		

SEAL:

DRAWING No: 5 OF 9

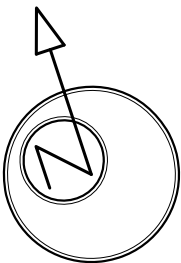
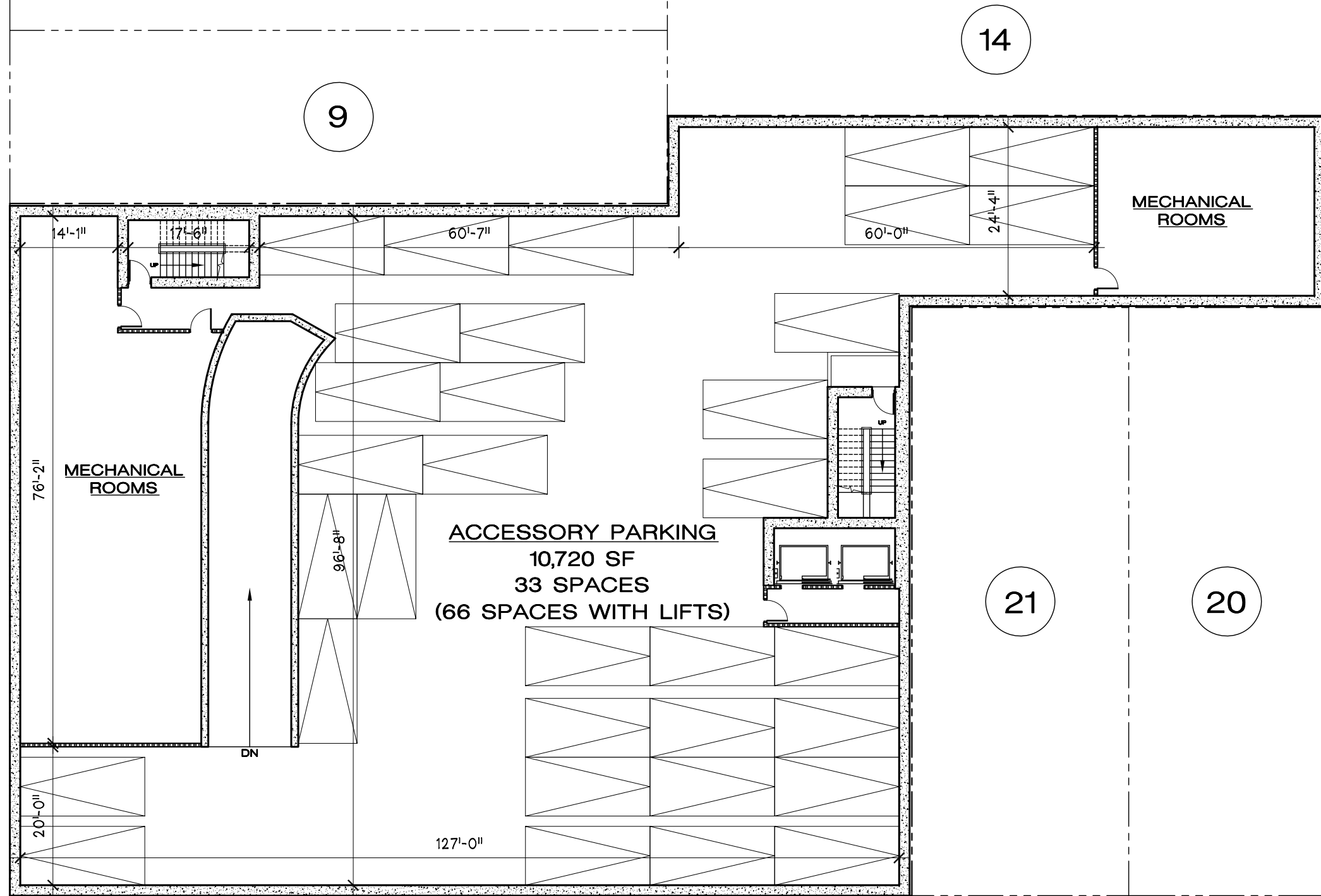
A-005

EASTBURN AVENUE
(NARROW STREET)

WEEKS AVENUE
(NARROW STREET)

MT EDEN PARKWAY
(WIDE STREET)

CELLAR FLOOR PLAN - 15,046 SF (GROSS)
SCALE: NTS



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DRAWING TITLE	CELLAR FLOOR PLAN ZONING ANALYSIS		
DRAWN BY:	S. Frank	CHECKED BY:	GJC
JOB No:	20109	PREMISES:	231 Mt EDEN PARKWAY THE BRONX, NY
SCALE	AS NOTED	DATE	01/30/11

SEAL:

DRAWING No: 4 OF 9

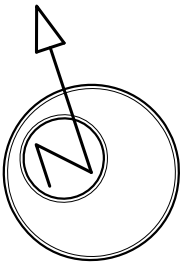
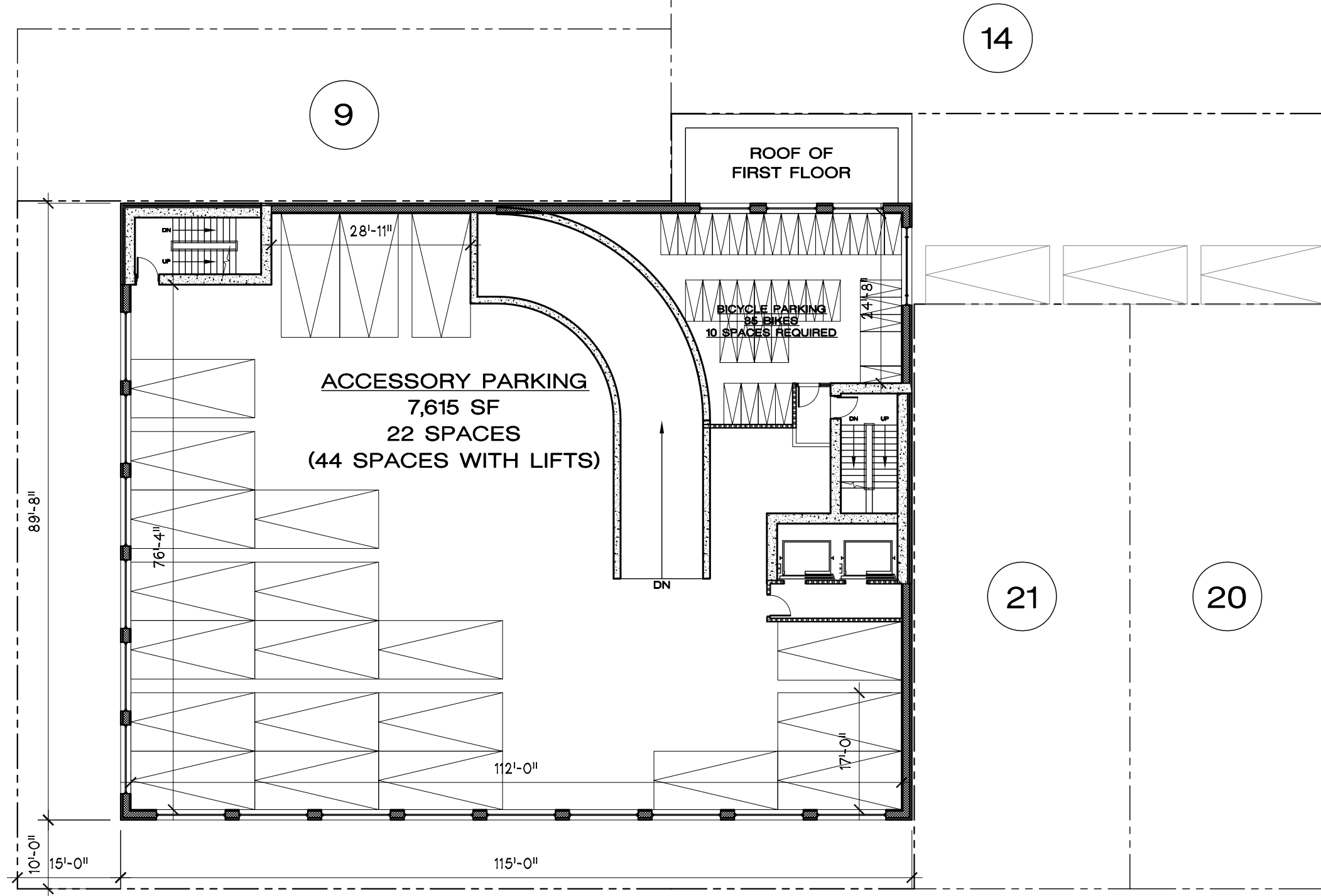
A-004

EASTBURN AVENUE
(NARROW STREET)

WEEKS AVENUE
(NARROW STREET)

MT EDEN PARKWAY
(WIDE STREET)

SECOND FLOOR PLAN - 10,311 SF (GROSS)
SCALE: NTS



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DRAWN BY:	S. Frank	DRAWING TITLE	2ND - 7TH FLOOR PLAN
CHECKED BY:	GJC	ZONING ANALYSIS	
JOB No:	20109	PREMISES:	231 Mt EDEN PARKWAY
SCALE	AS NOTED		THE BRONX, NY
DATE	01/31/21		

SEAL:

DRAWING No: 6 OF 9

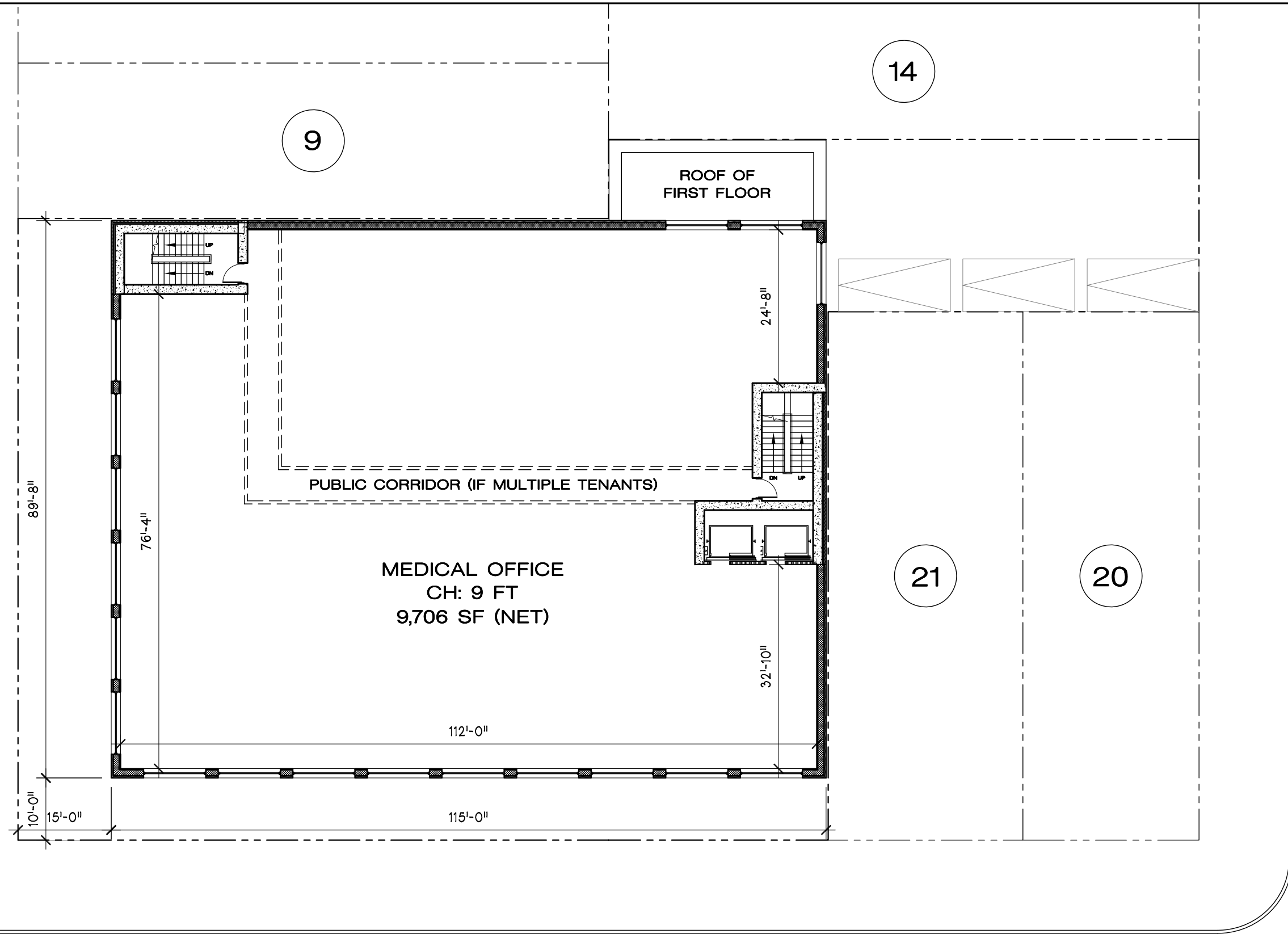
A-006

EASTBURN AVENUE
(NARROW STREET)

WEEKS AVENUE
(NARROW STREET)

MT EDEN PARKWAY
(WIDE STREET)

THIRD - ELEVENTH FLOOR PLAN - 10,311 SF (GROSS)
SCALE: NTS



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DRAWN BY:	S. Frank	DRAWING TITLE:	8TH - 10TH FLOOR PLAN
CHECKED BY:	GJC		ZONING ANALYSIS
JOB No:	20109	PREMISES:	231 Mt EDEN PARKWAY
SCALE:	AS NOTED		THE BRONX, NY
DATE:	01/3/21		

SEAL:

DRAWING No: 7 OF 9

A-007

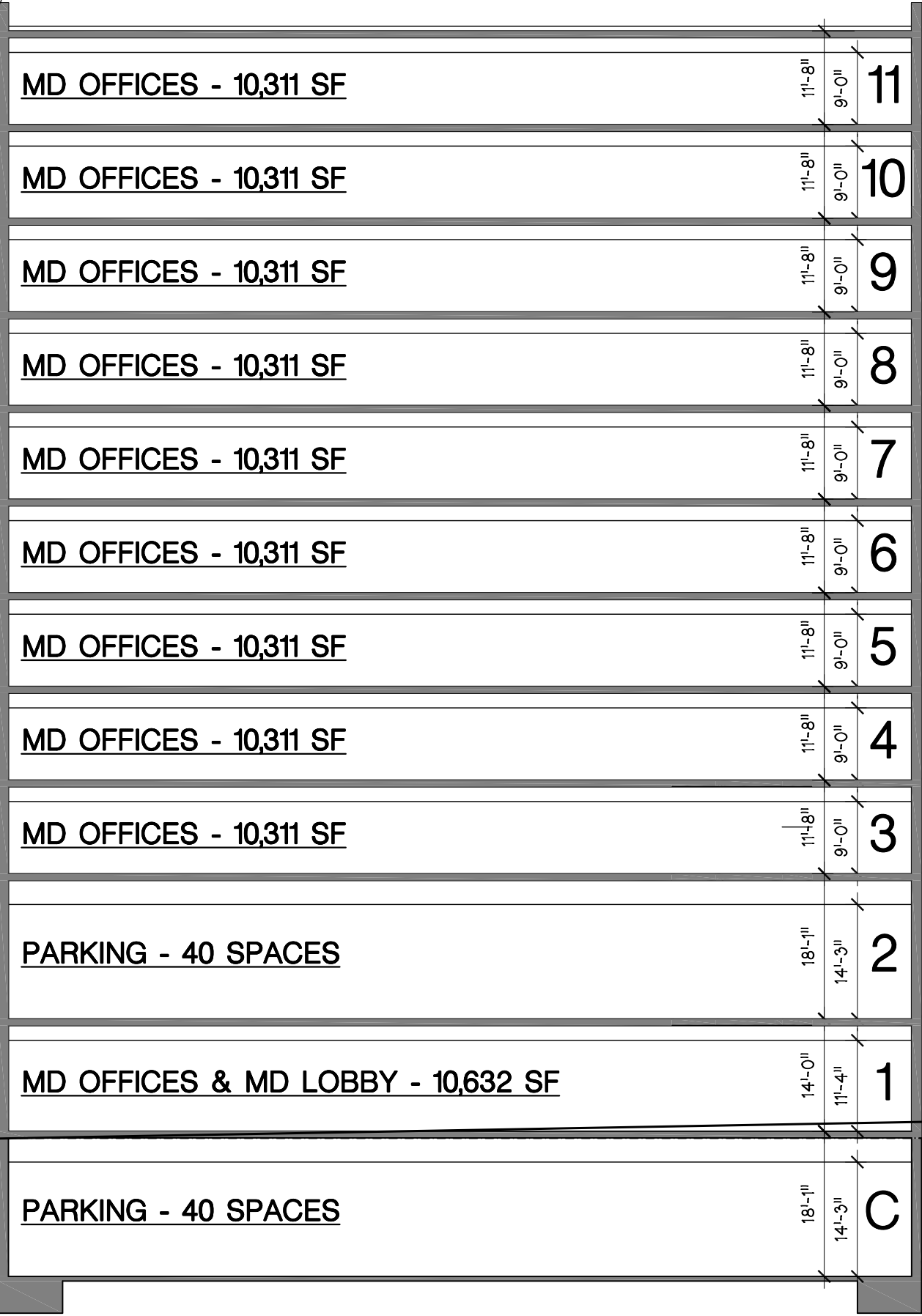
DIAGRAMATIC SECTION
SCALE: NTS

EASTBURN AVENUE
(NARROW STREET)

137'-11" PROPOSED BUILDING HEIGHT

85'-0" HEIGHT OF SKY EXPOSURE PLANE ABOVE STREET LINE

3.7
10



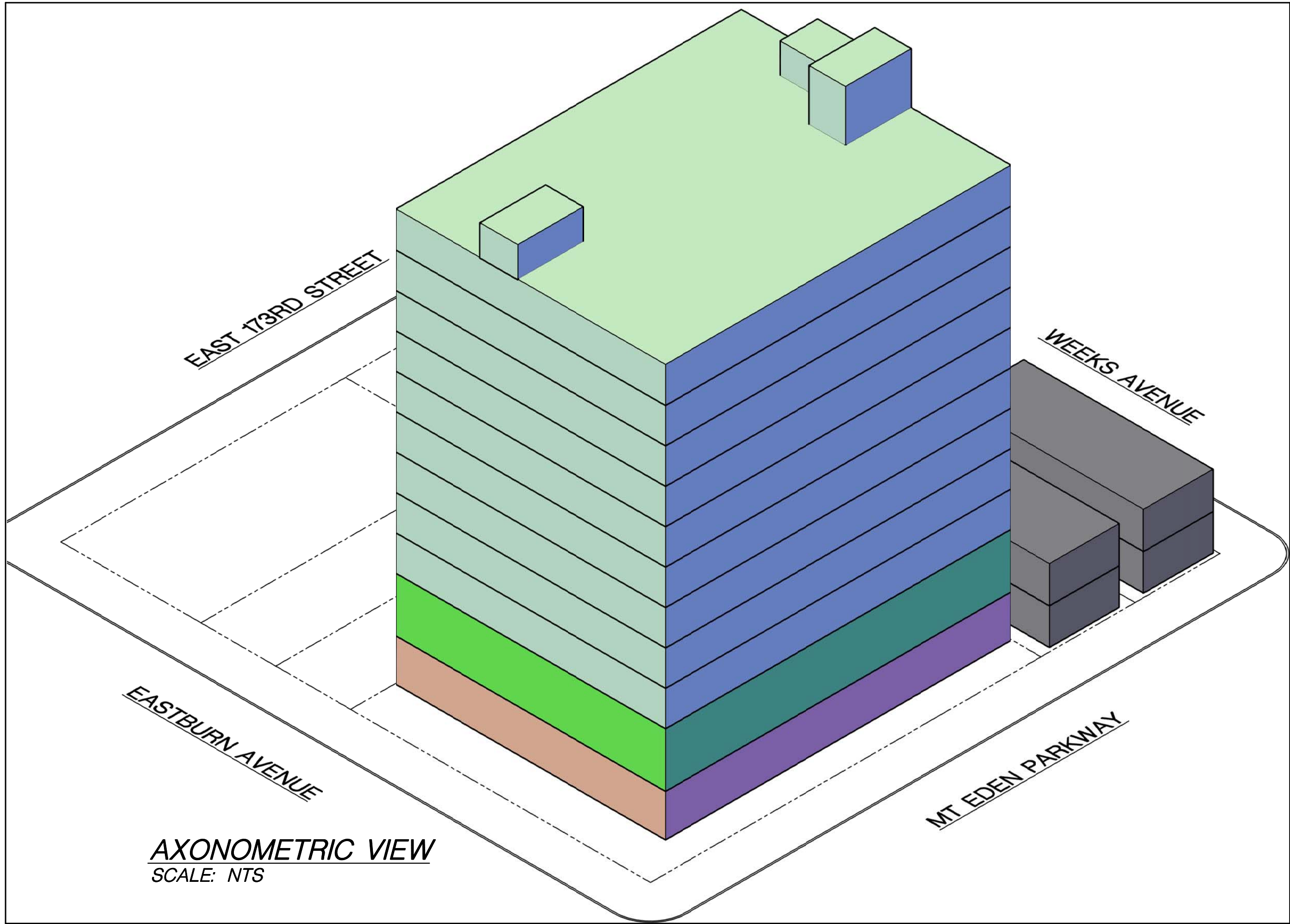
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SEAL:
DRAWING No: 8 OF 9
A-008

DRAWN BY: S. Frank
CHECKED BY: GJC
JOB No: 20109
SCALE: AS NOTED
DATE: 120220

DRAWING TITLE: DIAGRAMATIC SECTION
ZONING ANALYSIS
PREMISES: 231 Mt EDEN PARKWAY
THE BRONX, NY

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AXONOMETRIC VIEW
SCALE: NTS

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DRAWN BY:		S. Frank	
CHECKED BY:		GJC	
JOB No:		20109	
SCALE		AS NOTED	
DATE		120220	
PREMISES:		231 Mt EDEN PARKWAY THE BRONX, NY	

SEAL:	
DRAWING No:	9 OF 9

A-009