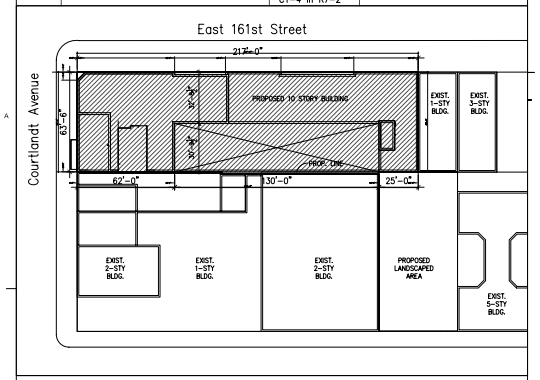
Block:	Lots:	Zoning District:	Map No:
2407	5, 8, 10, 11, 12, 31, 32	C1-4 in R8 C1-4 in R7-2	6a



Occupancy and Construction Classifications

Occupancy: The building is classified as a Class "A" Multiple Dwelling Occupancy Group J-2 (Section 27-265 NYC Building Code and Section 4, Multiple Dwelling Law)

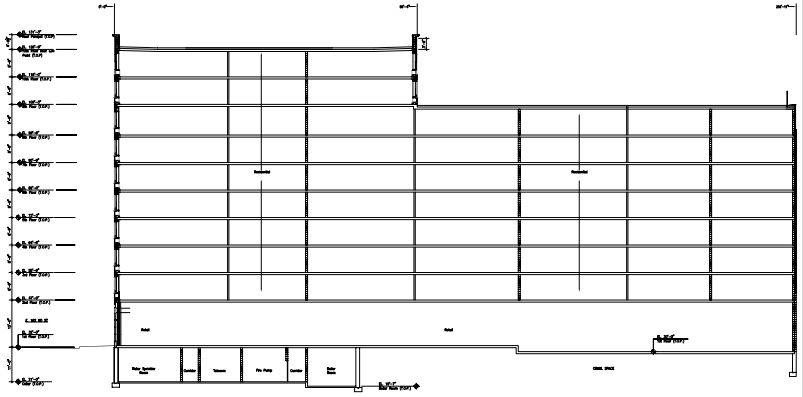
Construction Classification: 1C (Subchapter 4 Table 4-2 Area and Height Limitations for Sprinklered Buildings)

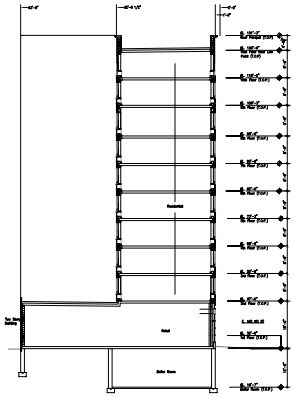
Occupancy Classification (Subchapter 3 Table 3-1)

Building Occupancy	Group	Fire Index
Residential	J-2	1

Accessory Occupancies	Group	Fire Index
Community Room	F-4	1
Storage	B-2	2
Mechanical	D-2	2

Section Diagram





Dwelling Unit Tabulations

Apartment Distribution

	0-BR	1-BR	2-BR	3-BR	Total Units
Ground	0	0	0	0	0
2	1	3	4	1	9
3	1	3	4	1	9
4	1	3	4	1	9
5	1	3	4	1	9
6	1	3	4	1	9
7	1	3	4	1	9
8	1	3	4	1	9
9	1	1	2	0	4
10	1	1	2	0	4
Total	9	23	32	7	71
Distribution (%)	12.7%	32.4%	45.1%	9.9%	100%

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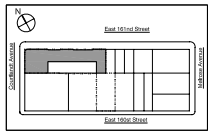

Key Plan

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Site and Section Diagrams & Dwell. Unit Tabulations

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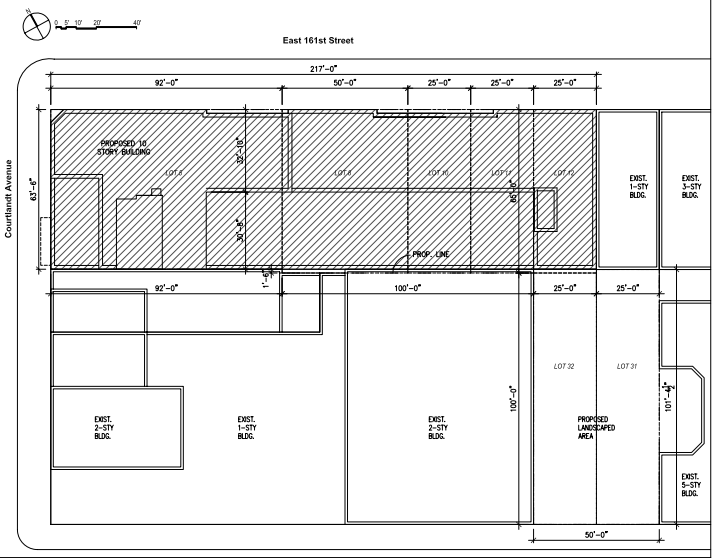
Lot Dimensions



Lot Area Calculations

Lot Area Calculations							
Note	Lot dimensions based on NYC Tax Map. Total lot area based on survey.						
Lot 31	25.00	x	101.38 ft *	*average dimensions		2,534	SF
Lot 32	25.00	x	100.00 ft			2,500	SF
Site 45 subtotal						5,034	SF
Lot 5	92.00	x	63.50 ft			5,842	SF
Lot 8	50.00	x	65.00 ft			3,250	SF
Lot 10	25.00	x	65.00 ft			1,625	SF
Lot 11	25.00	x	65.00 ft			1,625	SF
Lot 12	25.00	x	65.00 ft			1,625	SF
Site 46 subtotal						13,967	SF
Site 45 + 46 total						19,061	SF
Distribution of Lot Area by District	C1-4 in R8		13,957	+	1,794	15,751	SF
	C1-4 in R7-2		50.00	x	65.30	3,250	SF
	Total Lot Area					19,061	SF
Relationship to Wide Street	R8 within 100 ft. of a wide street				estimated	15,751	SF
	R7-2 not within 100 ft. of a wide street				estimated	3,250	SF
						19,061	SF
Lot distribution	R8 - corner lot area					6,350	SF
	R8 - interior/through lot area					9,401	SF
	R7-2 - interior/through lot area					3,250	SF
						19,061	SF
Summary							
The site is located in the Melrose Commons Urban Renewal Area in the Bronx, NY on portions of Block 2407 bounded by Courtlandt Ave. to the west, Melrose Ave. to the east, East 161st St. to the north and East 160th St. to the south, designated as URA Sites 45 and 46.							
The maximum permitted zoning floor area is:						124,587	SF
The provided total zoning floor area is						84,400	SF
Provided residential floor area (included in zoning floor area above)						72,143	SF
Provided retail ground floor area (included in zoning floor area above)						12,257	SF
The max. permitted number of dwelling units is						110	DU
The provided number of dwelling units is:						71	DU

Zoning Data

Site Data								
Block	2407							
Lots	5, 8, 10, 11, 12, 31, 32							
Urban Renewal Area	Melrose Commons							
	Site 45	Lots 31, 32						
	Site 46	Lots 5, 8, 10, 11, 12						
Location	portions of the block bounded by Courtlandt Ave., Melrose Ave., East 161st St. and East 160th St., Bronx, NY							
Zoning Districts	C1-4 in R8 and C1-4 in R7-2							
Zoning Map	6a							
E-Designation	E-53	Window wall attenuation and alternate ventilation required on Lots 5, 8, 10, 11, 31,32						
Community Board	Bronx CB 3							
Zoning Analysis								
FAR, Lot Coverage & Density Requirements								
35-22	The bulk regulations for the Residence District in which the Commercial District (C1-4) is mapped apply, except that the height and setback provisions of Section 35-24 apply in lieu of Sections 23-00 through 23-95.							
33-121	Permitted Comm. Floor Area		Max. FAR				m-ax. permitted	
	C1-4 in R8			2.80	x	19,903	36,000 SF	
	Provided Commercial Zoning Floor Area						12,257 SF	complies
	Provided Commercial FAR						0.55	
23-145	Permitted Resid. Floor Area		Max. FAR				m-ax. permitted	
	R8	(wide street)	7.20	x	15,751		113,407 SF	
	R7-2	(narrow street)	3.44	x	3,250		11,180 SF	
							124,587 SF	
	Blended Permitted FAR						6.55	
	Provided Residential Zoning Floor Area						72,143 SF	complies
	Provided Residential FAR						3.80	
	Note: for height factor zoning (23-142, 143) for purposes of establishing max. number of dwelling units FAR is limited to 6.02 within 100 ft. of a wide street for R8 and 3.44 within 100 ft. of a wide street for R7. This limitation does not appear to apply to FAR established through the Quality Housing Program (23-145).							
	Provided Total Zoning Floor Area						84,400 SF	complies
	Provided Total FAR						4.44	
23-145	Permitted Residential Lot Coverage						m-ax. permitted	
	R8	Corner lot	80%	x	5,362		5,000 SF	
	R8	Int./through lot	70%	x	9,390		6,573 SF	
	R7-2	Int./through lot	65%	x	3,250		2,113 SF	
							13,775 SF	
	Blended Permitted Lot Coverage %						72.50 %	
	Provided Residential Lot Coverage							
	R8	Corner lot	80%				5,000 SF	complies
	R8	Int./through lot	48%				4,538 SF	complies
	R7-2	Int./through lot					0 SF	complies
							9,628 SF	complies
	Blended Permitted Lot Coverage %						56.02 %	
23-22	Density - Max. Number of Dwelling Units					factor	m-ax. permitted	
	R8	113,407 SF			/	740	153 DU	
	R7-2	11,180 SF			/	680	16 DU	
		124,587 SF					170 DU	
	Units Provided						71 DU	complies
Yard Requirements								
23-47	Min. Rear Yard	30 ft.	required			30.67 ft.	provided	complies
23-53	Rear Yard Equivalent							complies
23-53 (a)	An open area with a minimum depth of 60 feet, linking adjoining rear yards or, if no such rear yards exist, an open area with a minimum depth of 60 feet, midway (or within the feet of being midway) between the two street lines upon which such through lot fronts; or							
23-53 (b)	Two open areas extending along each street line, 30 ft. deep, except that the open area along one street line may be decreased provided that there is a corresponding increase of the open area along the other street line.							
	However, for buildings developed or enlarged pursuant to the Quality Housing Program in either R6 through R10 Districts, on any through lot at least 180 feet in maximum depth from street to street, a rear yard equivalent shall be provided only as set forth in paragraph (a) of this Section.							
	Option (b) is permitted for this Quality Housing Program development, since the depth of the site is less than 180 ft. Using Option (b), a 60 ft. open area is provided along the street line of the through lot on E. 160th St.							
23-541	No rear yard is required within 100 ft. of a corner.							
Height, Setback & Court Requirements								
35-24	Special Street Wall Locations and Height and Setback Regulations							
35-24 (a)	Permitted obstructions - dormers are permitted obstructions within a required setback area. Such dormer may exceed max. base height, provided that, on any street frontage, the aggregate width of all dormers at the max. base height does not exceed 60% of the length of the street wall of the highest story entirely below the max. base height.							
	For each foot of height above the max. base height, the aggregate width of all dormers shall be reduced by 1% of the street wall width of the highest story entirely below the max. base height.							
	East 161st St.	highest story bel max base ht				217.00 ft		
		max. dormer width (60%)				130.20 ft		
		reduction per ft of dormer ht				2.17 ft	(2.17 x 1%)	
		height of dormer				13.83 ft	(above max. base ht.)	
		total reduction				30.04 ft	(2.17 x 13.83)	
		allowable dormer width				100.16 ft		
		provided dormer width				95.92 ft		complies
	Courtlandt Ave.	highest story bel max base ht				53.50 ft		
		max. dormer width (60%)				38.10 ft		
		reduction per ft of dormer ht				0.64 ft	(53.5 x 1%)	
		height of dormer				13.83 ft	(above max. base ht.)	
		total reduction				8.78 ft	(0.635 x 16)	
		allowable dormer width				29.32 ft		
		provided dormer width				27.33 ft		complies
35-24 (b) (2) (i)	Street wall location - the street wall shall be located on the street line and extend along the entire street frontage along a wide street 8 within 50 ft. of a wide street up to the max. base height.							complies
	Articulation at a corner permitted - street wall may be located anywhere within an area bounded by the two street lines and a line connecting such street lines at points 15 ft. from their intersection.							complies
35-24 (b) (2) (ii)	Recesses not to exceed 3 ft. in depth from the street line shall be permitted where required to provide access to the building.							complies*
	Above a height of 12 ft. above the base plane up to 30% of the aggregate width of street walls may be recessed beyond the street wall, provided any such recesses deeper than 10 ft. on a wide street or 15 ft. on a narrow street are located within an outer court. No recesses shall be located within 30 ft. of the intersection of two street lines except to articulate the street walls.							
	**18" deep recesses are indicated in the street wall to provide façade articulation and access at the ground floor. As shown the recess exceed 30% of street wall width and may have to be adjusted accordingly.*							
35-24 (c)	Setback Regulations - above min. base height and below max. base height a setback of 10 ft. on a wide street and 15 ft. on a narrow street is required.							complies

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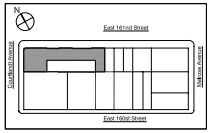

Key Plan

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Lot DImensIons & Area CalculatIons & Zoning Data

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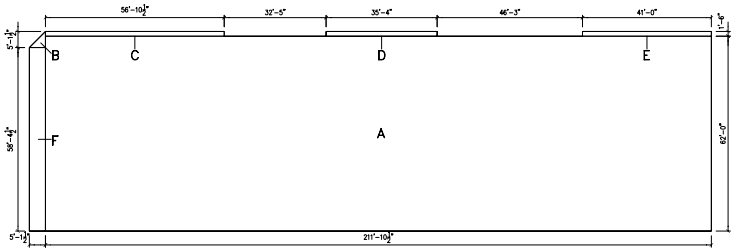
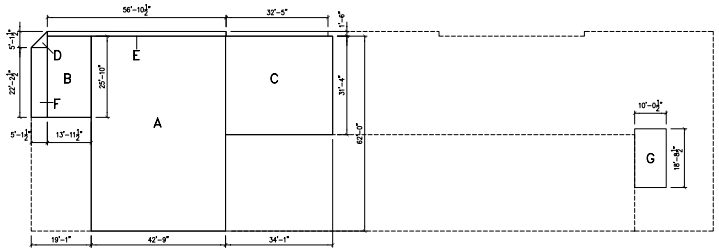
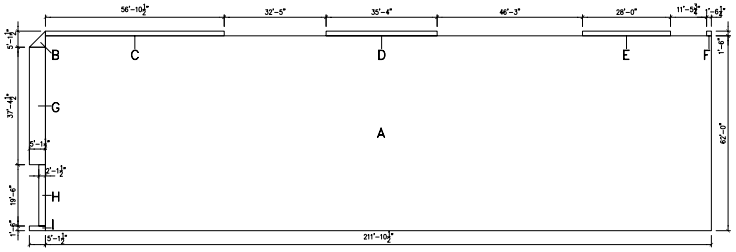
Building Dimensions



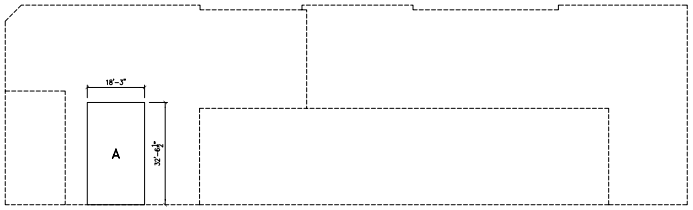
Cellar Floor Plan



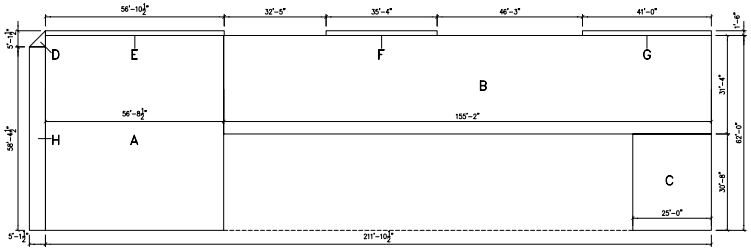
9th & 10th Floor Plan



1st Floor Plan



Roof & Bulkhead Plan



2nd Thru 8th Floor Plan

Building Area Calculations

Gross Floor Area

*CELLAR

A	211'-10½" x 62'-0" =	13,136.48	S.F.
B	½ (5'-1½") x (5'-1½") =	13.11	S.F.
C	56'-10½" x 1'-6" =	85.32	S.F.
D	35'-4" x 1'-6" =	53.10	S.F.
E	41'-0" x 1'-6" =	61.51	S.F.
F	5'-1½" x 58'-4½" =	299.07	S.F.
	Total	13648.59	S.F.

FIRST FLOOR

A	211'-10½" x 62'-0" =	13,136.48	S.F.
B	½ (5'-1½") x (5'-1½") =	13.11	S.F.
C	56'-10½" x 1'-6" =	85.32	S.F.
D	35'-4" x 1'-6" =	53.10	S.F.
E	28'-0" x 1'-6" =	42.00	S.F.
F	1'-6" x 1'-6" =	2.28	S.F.
G	37'-4½" x 5'-1½" =	191.49	S.F.
H	19'-6" x 2'-1½" =	41.37	S.F.
I	5'-1½" x 1'-6" =	7.68	S.F.
	Total	13572.83	S.F.

2ND THRU 8TH FLOOR

A	56'-8½" x 62'-0" =	3,516.04	S.F.
B	155'-2" x 31'-4" =	4,861.86	S.F.
C	30'-8" x 25'-0" =	766.67	S.F.
D	½ (5'-1½") x (5'-1½") =	13.11	S.F.
E	56'-10½" x 1'-6" =	85.32	S.F.
F	35'-4" x 1'-6" =	53.10	S.F.
G	41'-0" x 1'-6" =	61.51	S.F.
H	58'-4½" x 5'-1½" =	299.07	S.F.
	Subtotal	9656.68	S.F.
	x 7 Floors = Total	67596.76	S.F.

9TH & 10TH FLOOR

A	42'-9" x 62'-0" =	2,650.39	S.F.
B	13'-11½" x 25'-10" =	360.72	S.F.
C	32'-5" x 31'-4" =	1,067.96	S.F.
D	½ (5'-1½") x (5'-1½") =	13.11	S.F.
E	56'-10½" x 1'-6" =	85.32	S.F.
F	5'-1½" x 22'-2½" =	113.76	S.F.
	Subtotal	4291.26	S.F.
	x 2 Floors = Total	8582.52	S.F.

*ROOF & BULKHEAD

A	32'-6½" x 18'-3" =	593.01	S.F.
G	18'-8½" x 10'-0 ½" =	187.65	S.F.
	Total	780.66	S.F.

*TOTAL GROSS ZONING FLOOR AREA

1ST FLOOR	13,572.83	S.F.
2ND THRU 8TH FLOOR	67,596.76	S.F.
9TH & 10TH FLOOR	8,582.52	S.F.
TOTAL	89752.11	S.F.

* TOTAL GROSS ZONING FLOOR AREA: 89,752.11 S.F.

* CELLAR AND ROOF GROSS AREAS ARE NOT INCLUDED IN TOTAL GROSS ZONING FLOOR AREA

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Building Dimensions & Area Calculations

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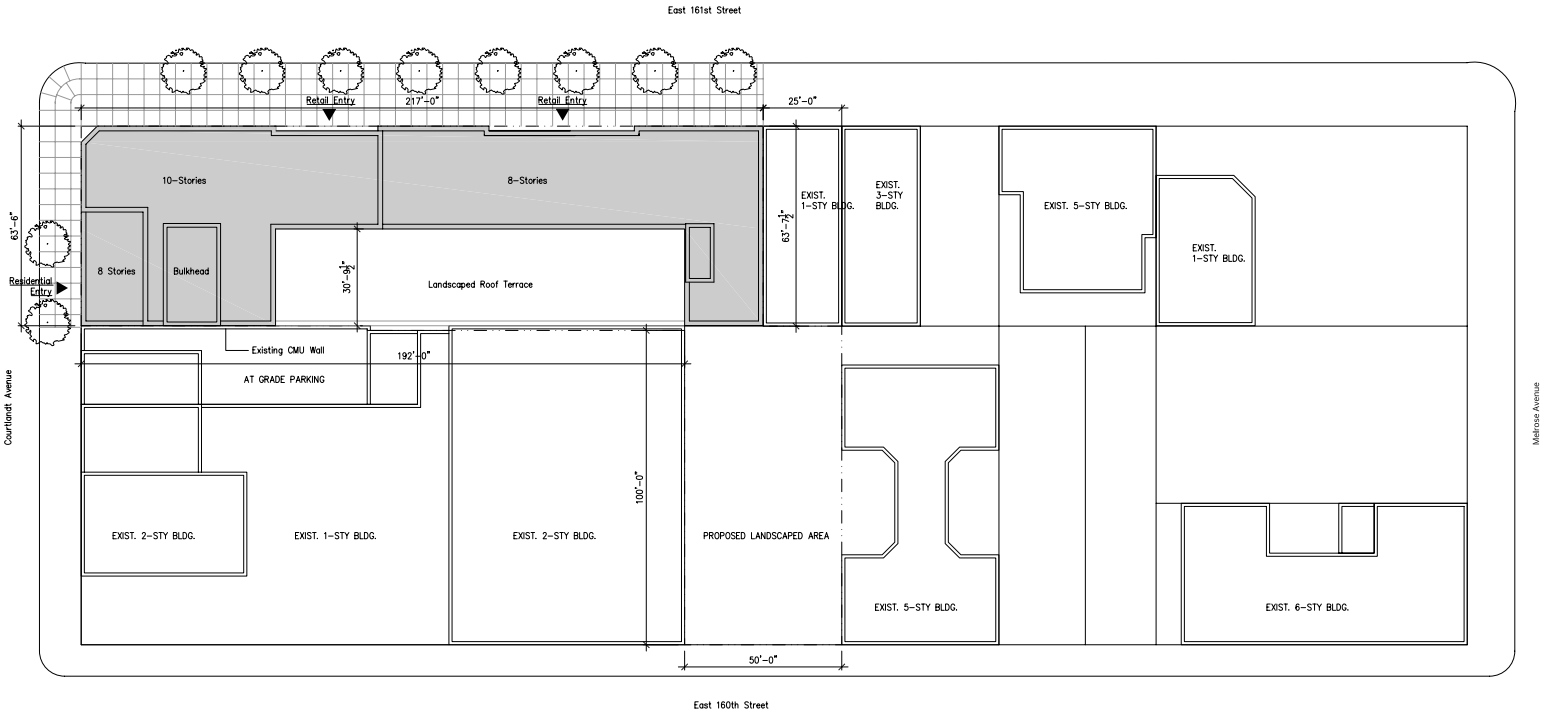

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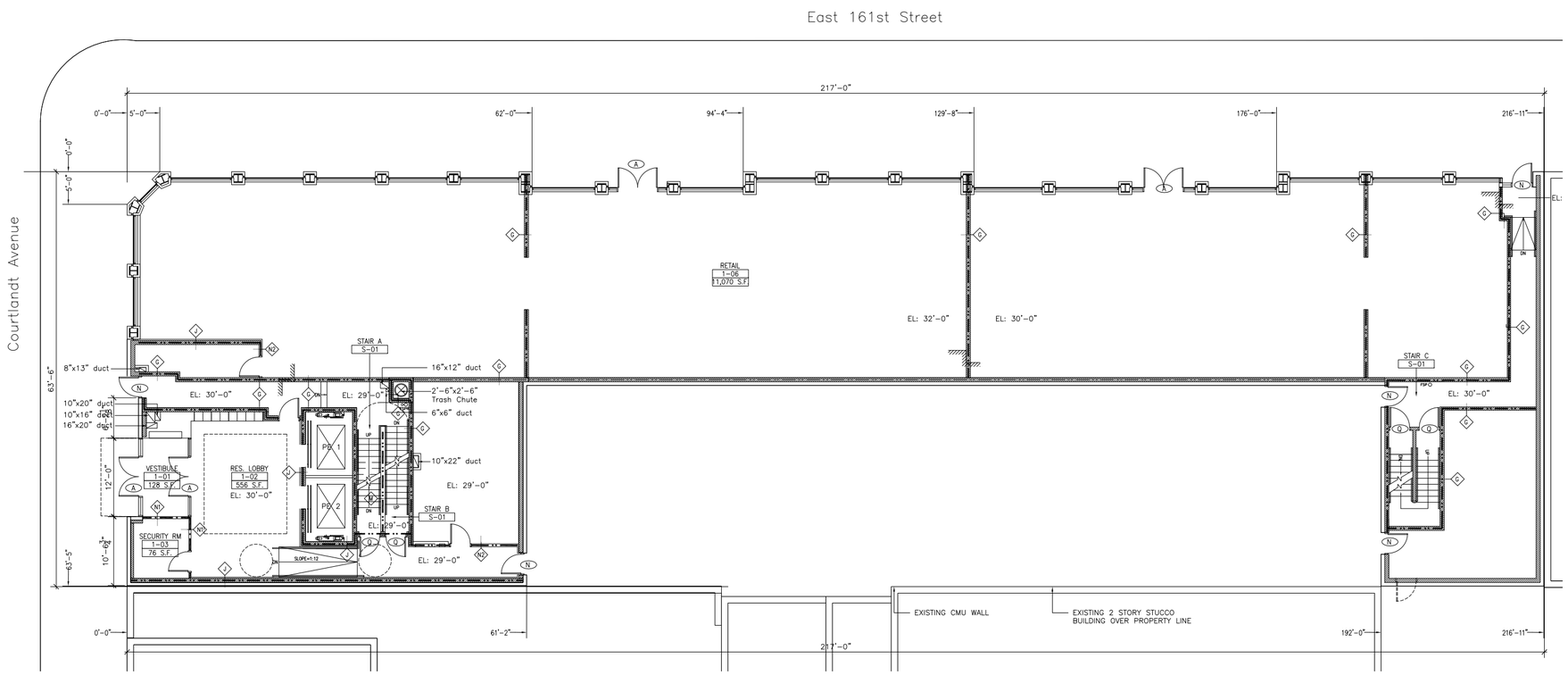
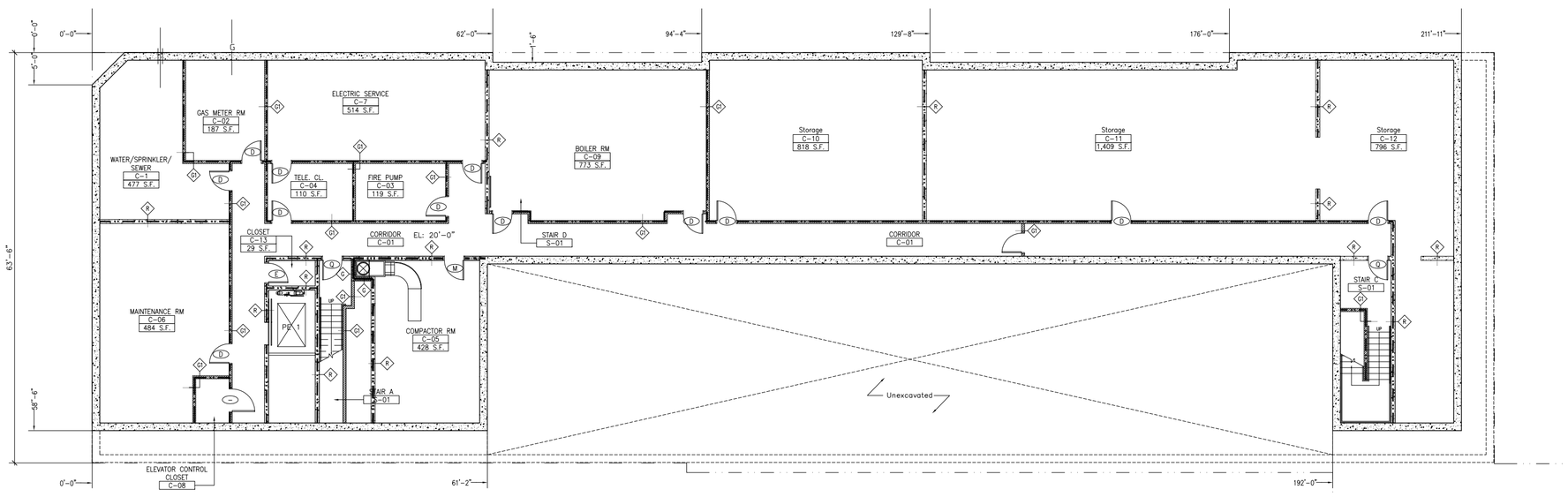


C1 1/8" First Floor Plan



C1 1/8" Cellar Plan

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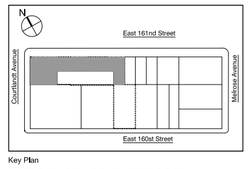

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Cellar and First Floor Plan

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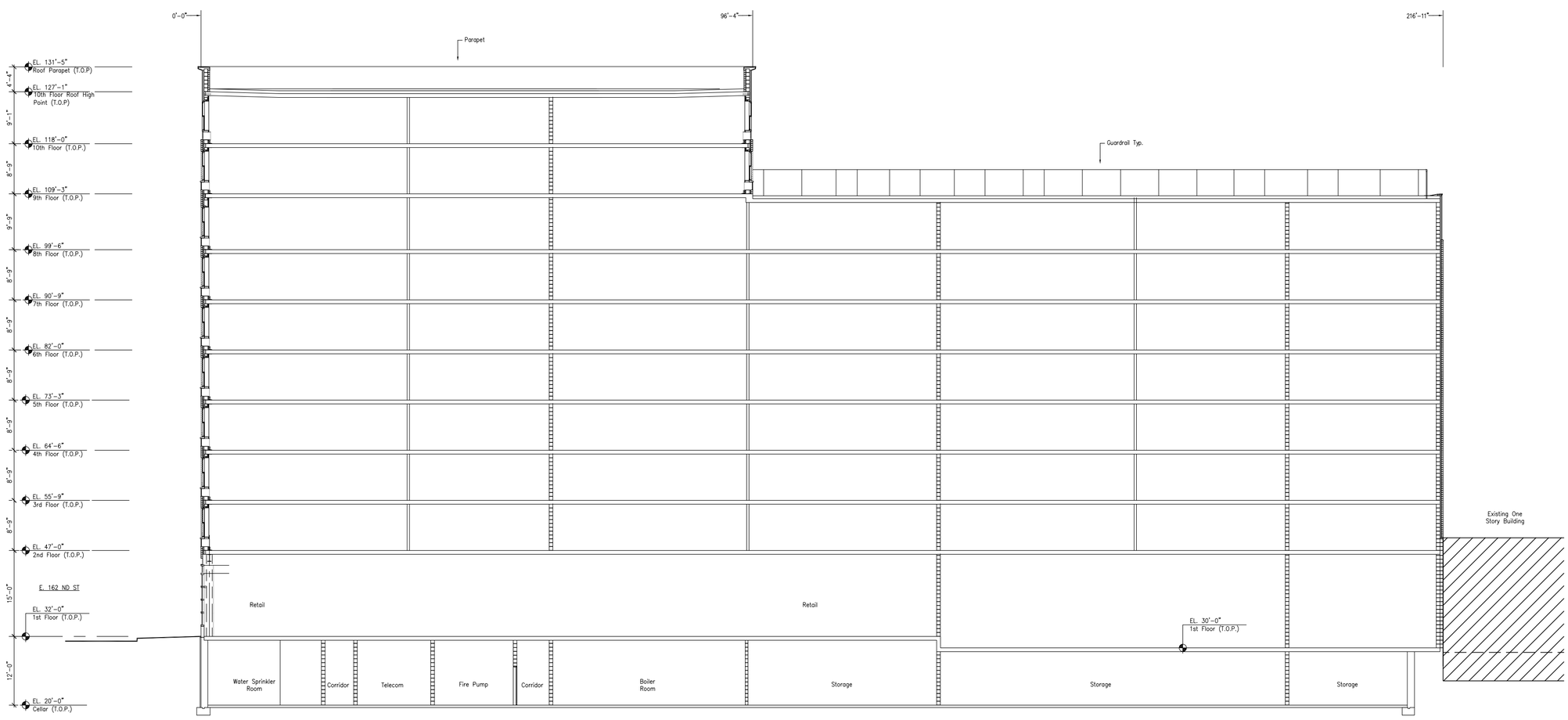
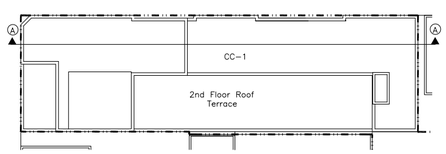


C1 Building Section A-A
1/8"



D1 Keyplan
1/32"

0' 2' 4' 8' 16' 32'
Scale: 1/8" = 1'-0"

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A-211

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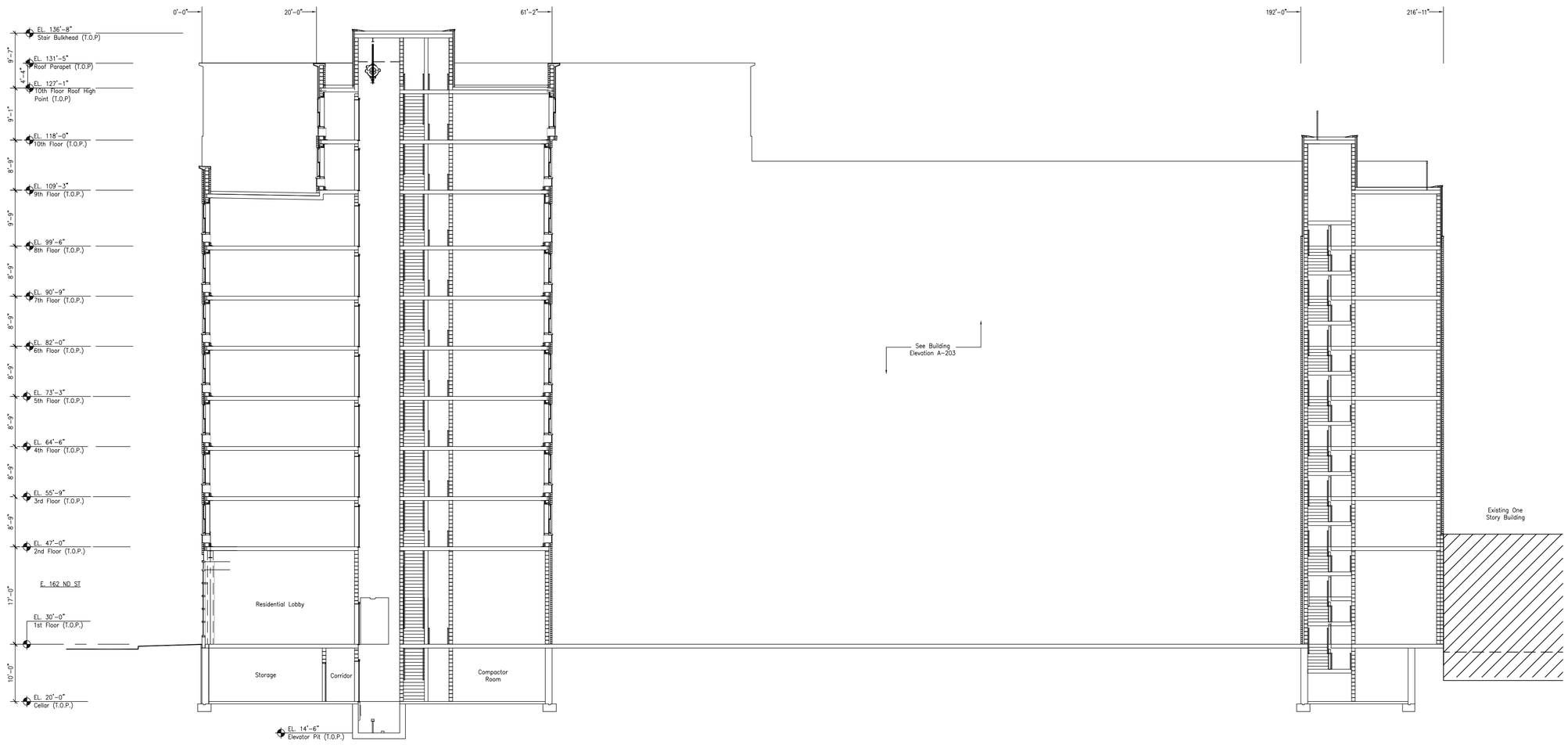
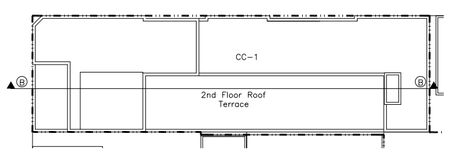


C1 1/8" Building Section B-B



D1 1/8" Keyplan

0' 2' 4' 8' 16' 32'

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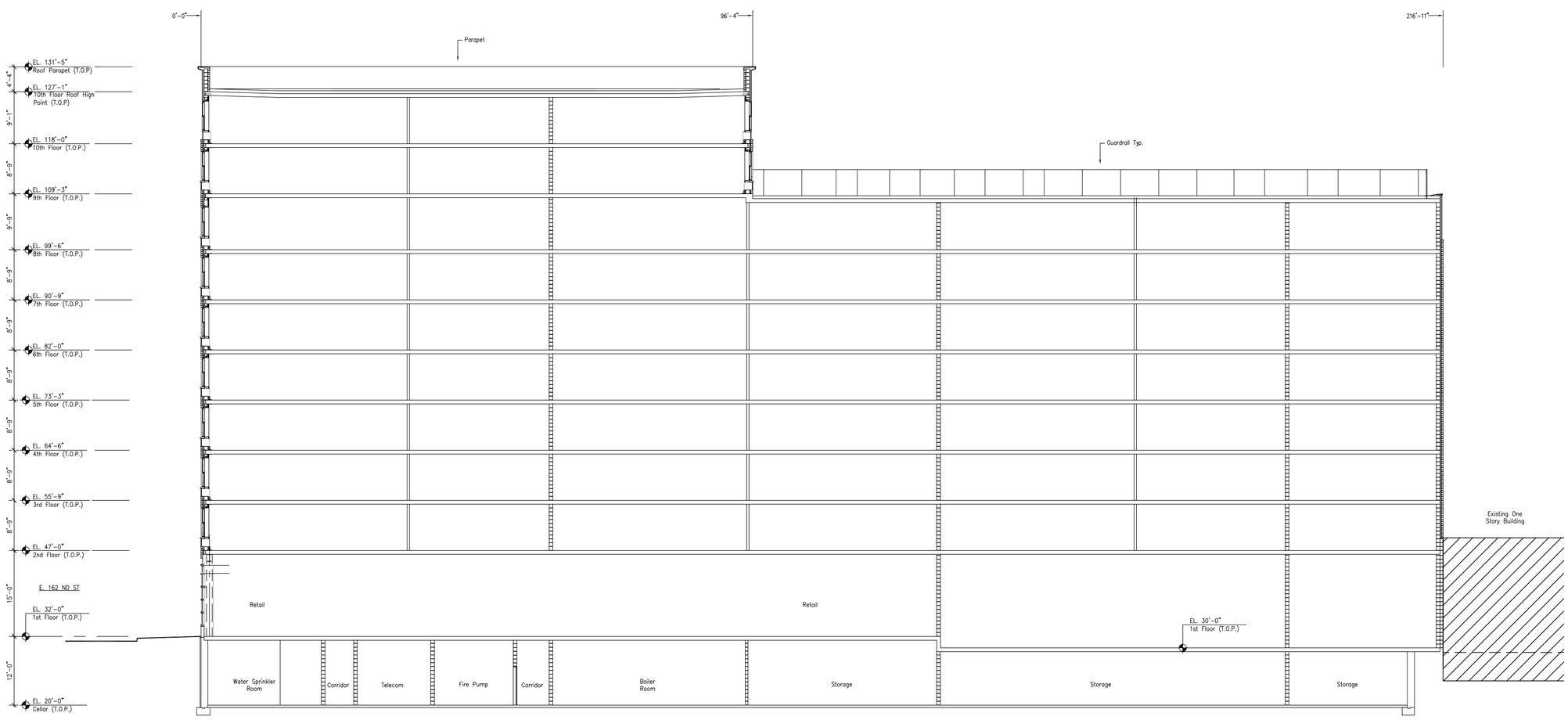
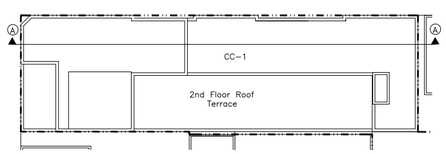


C1 Building Section A-A
1/8"



D1 Keyplan
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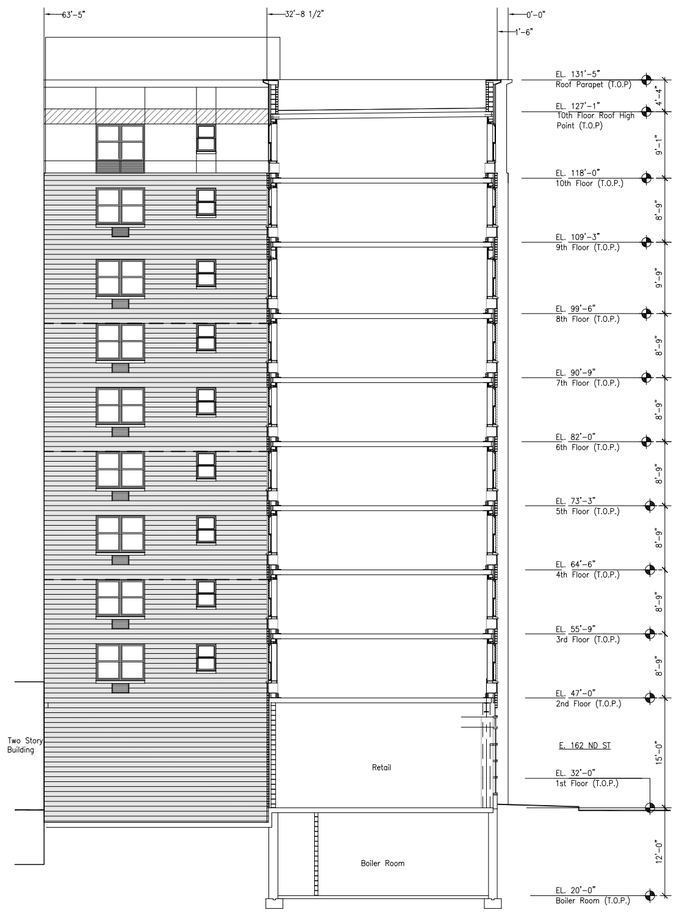
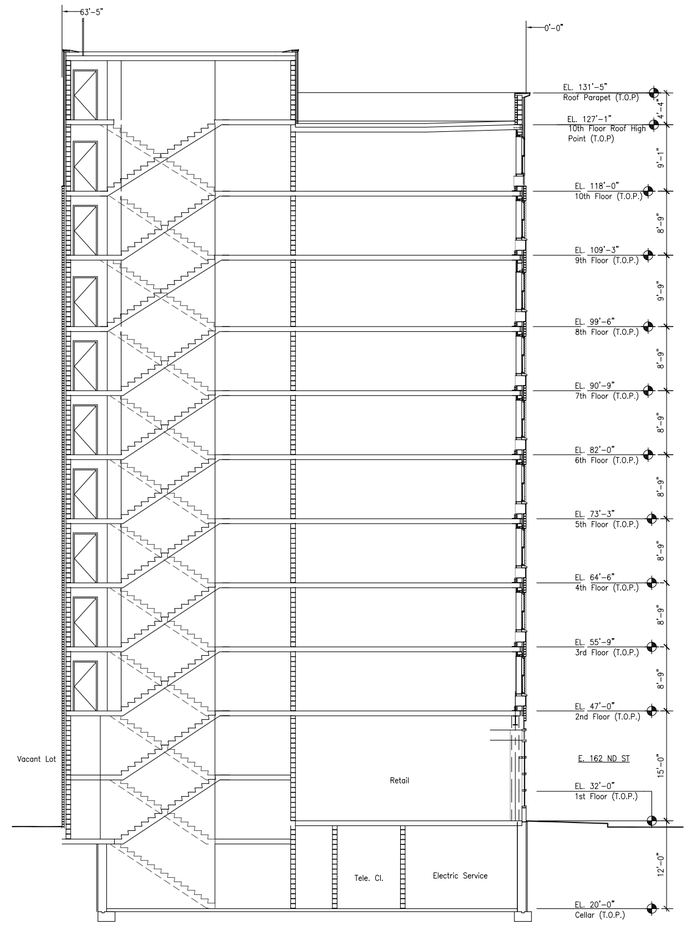
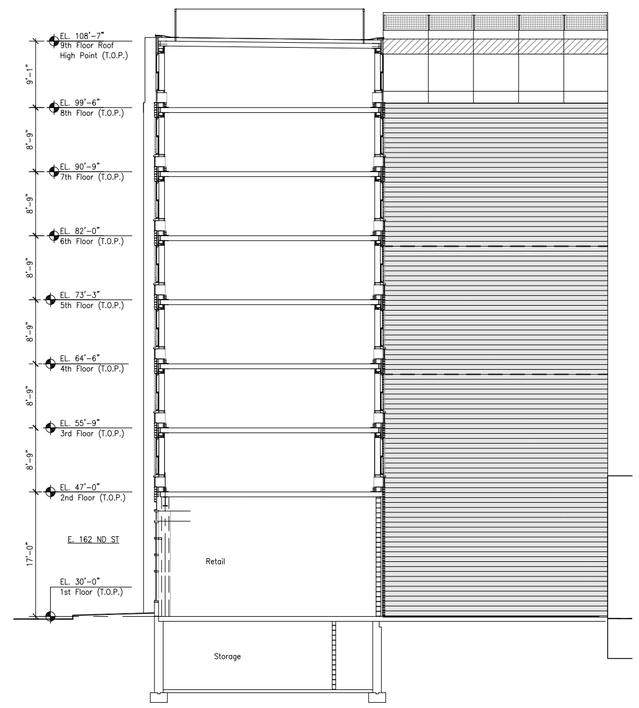


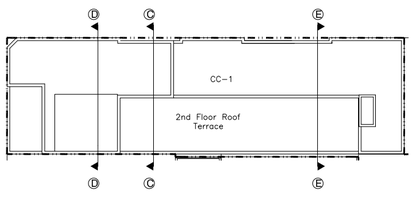
C 1/8" Building Section C-C



D 1/8" Building Section D-D



E 1/8" Building Section E-E



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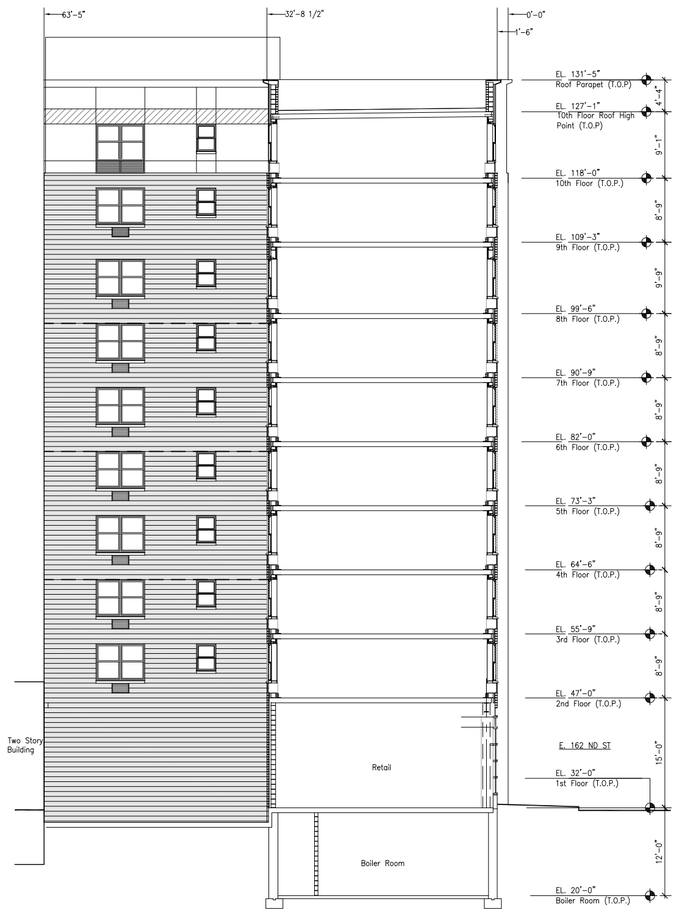
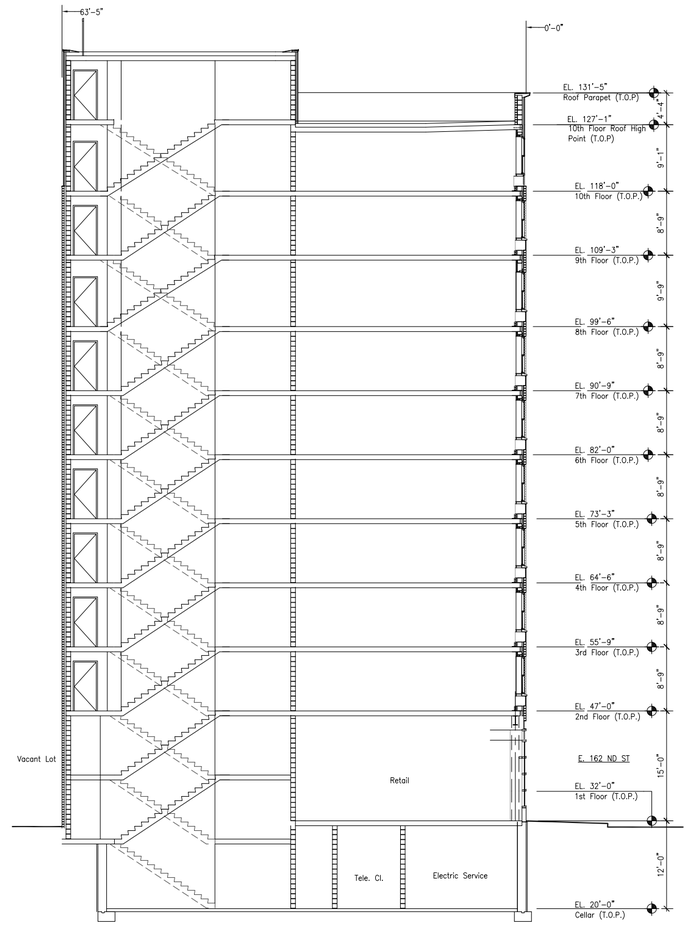
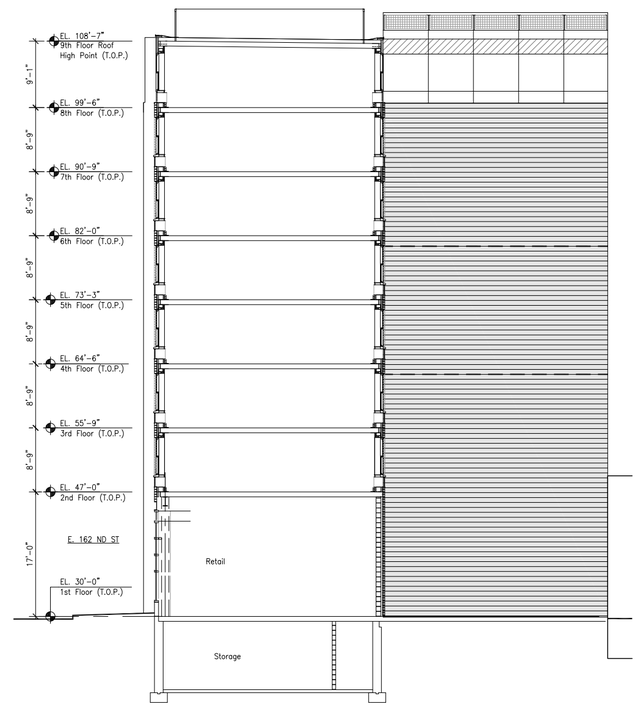


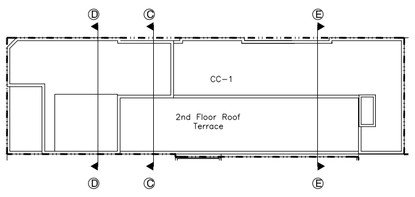
C 1/8" Building Section C-C



D 1/8" Building Section D-D



E 1/8" Building Section E-E



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