

1 Z-01 **ZONING LOT SITE PLAN SHOWING COMMERCIAL OVERLAY**

SCALE: 1" = 30'-0"

LEGEND

- ZONING DISTRICT LINE
- PROPOSED C2-4 OVERLAY
- PROPOSED GROCERY STORE SPACE
- RESIDENTIAL
- COMMUNITY FACILITY
- PROPERTY LINE
- BUILDING ENTRANCE
- STATION ENTRY POINT
- SPA — SHORE PUBLIC WALKWAY & LIMIT OF WPAA
- RPAD — REQUIRED PUBLIC ACCESS DRIVEWAY
- PAA — PUBLIC ACCESS AREA

ZONING SUMMARY

GENERAL INFORMATION

Block / Lot(s):	BLOCK 3231, LOT 264 & 265
Zoning Map:	3A
Existing Zoning District:	R7-2 and M2-1
Proposed Overlay:	C2-5
Special District:	Waterfront Zoning
Community Board:	Bronx Community Board 7
Zoning Total Lot Area:	**161,858 SF (3.72 Acres)**
M2-1 Lot Area:	733 SF (No Uses proposed in M2-1)
R7-2 Lot Area:	161,105 SF

ZR62-57 REQUIREMENTS FOR SUPPLEMENTAL PUBLIC ACCESS AREAS

Lot Area:	161,858 SF
Total Required WPAA (15% of Lot Area):	24,279 SF
Shore Public Walkway (SPW):	33,374 SF (Complies)
Public Access Area (PAA):	11,680 SF
Required Public Access Driveway (RPAD)	89,914 SF
Total WPAA Proposed (SPW + PAA + RPAD):	134,968 SF (Complies)

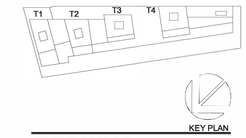
T2 - 00 FLS
HT. 000' -0"
EL 900' -0" NAVD88

NO. OF FLOORS
HEIGHT ABOVE REFERENCE PLANE
NAVD88 ELEVATION

HT. 0.00' = EL +23.17' NAVD88
ALL HEIGHTS (HT.) SHOWN ARE ABOVE REFERENCE PLANE (EL +23.17' NAVD88)

No.	Description	Date

SEAL



KEY PLAN

PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

Owner:
DYNAMIC STAR LLC
10 WEST STREET, APT. 40B
NEW YORK, NY 10004

Construction Manager:
AECOM TISHMAN
100 PARK AVENUE
NEW YORK, NY 10017

Civil / Site:
NV5
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005

Survey / SOE:
LANGAN
360 WEST 31ST STREET
NEW YORK, NY 10001

Structural:
THORNTON TOMASETTI
120 BROADWAY, 15TH FL
NEW YORK, NY 10271-0016

Mechanical, Electrical & Plumbing:
MGE
116 WEST 32ND STREET
NEW YORK, NY 10001

Envelope Consultant:
SOCOTEC, Inc
151 W 42ND STREET, 24TH FL
NEW YORK, NY 10036

Elevator Consultant:
VDA
120 EAGLE ROCK AVENUE SUITE 310
EAST HANOVER, NJ 07936

Interior Design:
LEMAY-ID
362 FIFTH AVENUE SUITE 801
NEW YORK NY 10001

Landscape - Building:
RGR
115 FIFTH AVENUE
NEW YORK, NY 10003

Landscape - Public Shoreway:
MPFP
120 BROADWAY, 20TH FL
NEW YORK, NY 10271

Lighting Consultant:
ONELUXstudio
158 WEST 29TH STREET,10TH FL
NEW YORK, NY 10001

Acoustical Design:
SHEN MILSOM & WILKE (SM&W)
275 MADISON AVENUE, 14TH FLOOR
NEW YORK, NY 10016

PROJECT TITLE:

FORDHAM LANDING SOUTH

320 W Fordham Road, Bronx, NY 10468

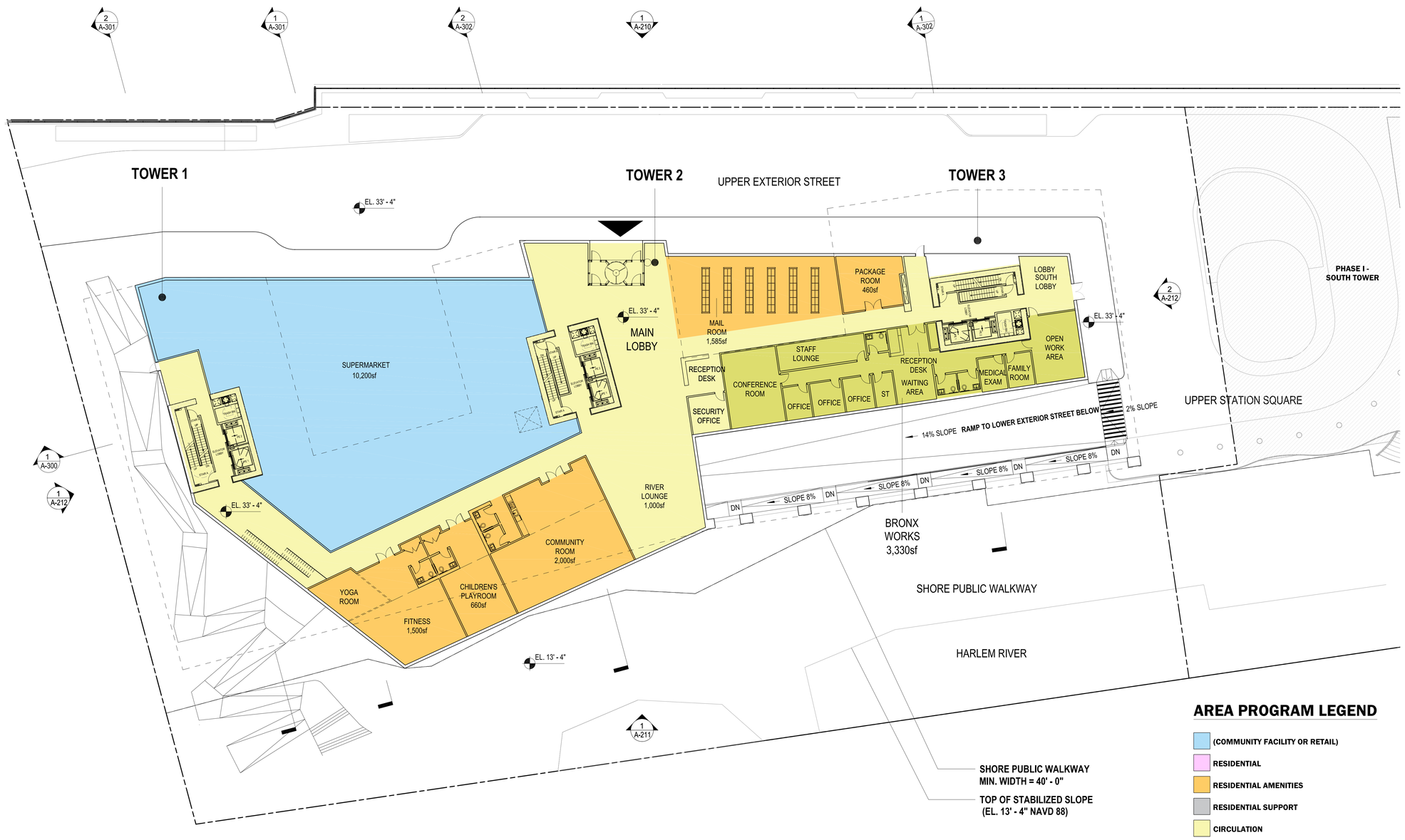
PROJECT No: 88861.00

DRAWING TITLE:

SITE PLAN WITH PROPOSED COMM. OVERLAY

SCALE:

Z-01



AREA PROGRAM LEGEND

- (COMMUNITY FACILITY OR RETAIL)
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- RESIDENTIAL SUPPORT
- CIRCULATION
- BRONX WORKS

1 **2ND FLOOR OVERALL PLAN - TOWER 1, 2 & 3**
1/16" = 1'-0"

NO.	DATE	ISSUE

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

SEAL

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NEW YORK, NY 10004

URBAN BUILDERS COLLABORATIVE LLC
334-336 EAST 110TH STREET
NEW YORK, NY 10029

Construction Manager:
LETTIRE CONSTRUCTION
334-336 EAST 110TH STREET
NEW YORK, NY 10029

Civil / Site:
NV5
32 OLD SLIP, 4TH FLOOR
NEW YORK, NY 10005

Survey / SOE:
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NEW YORK, NY 10001

Structural:
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120 BROADWAY, 15TH FL
NEW YORK, NY 10271-0016

Mechanical, Electrical & Plumbing:
MGE
116 WEST 32ND STREET
NEW YORK, NY 10001

Landscape - Public Shoreway:
MPFP
120 BROADWAY, 20TH FL
NEW YORK, NY 10271

PROJECT TITLE:
FORDHAM LANDING SOUTH - PHASE 2
330 W Fordham Road, Bronx, NY 10468

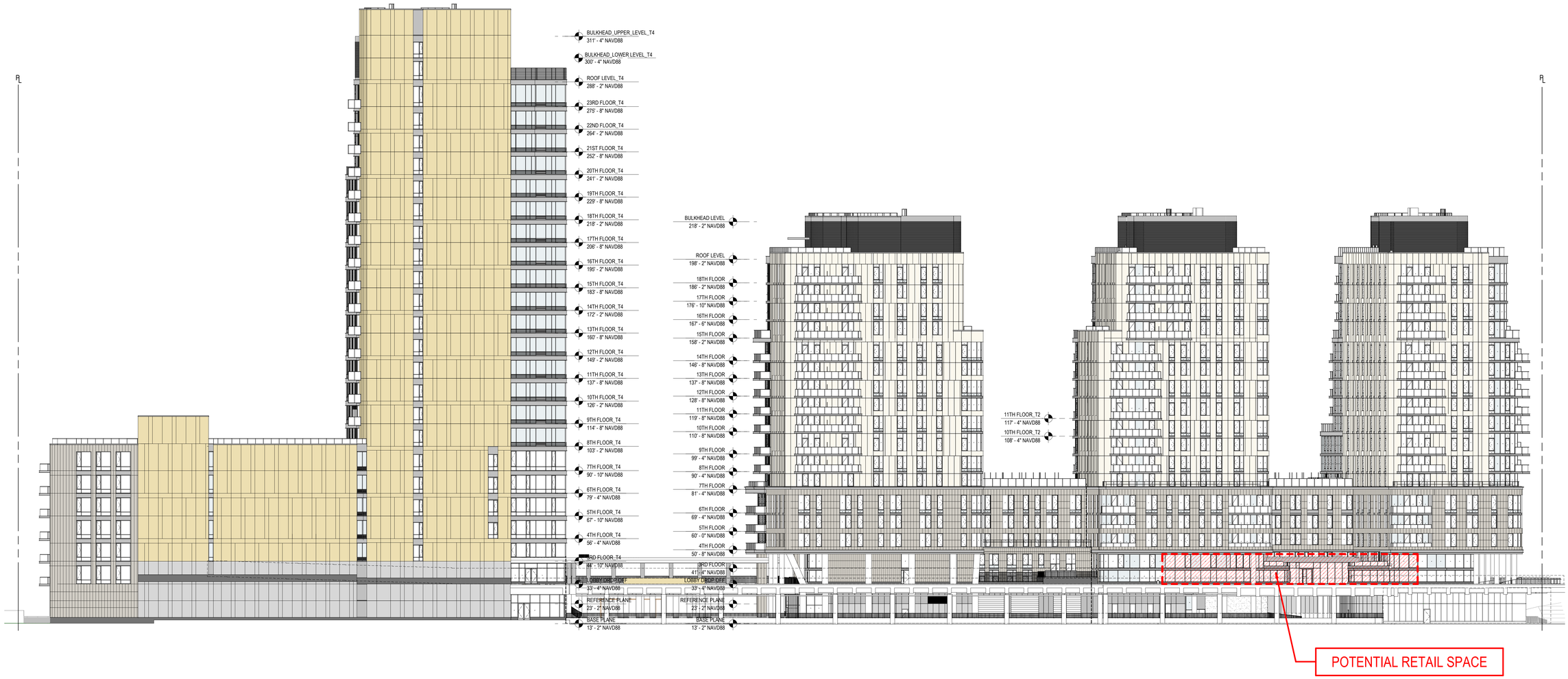
PROJECT No: 88861.00

DRAWING TITLE:
2ND FLOOR PLAN TOWER 1, 2 & 3

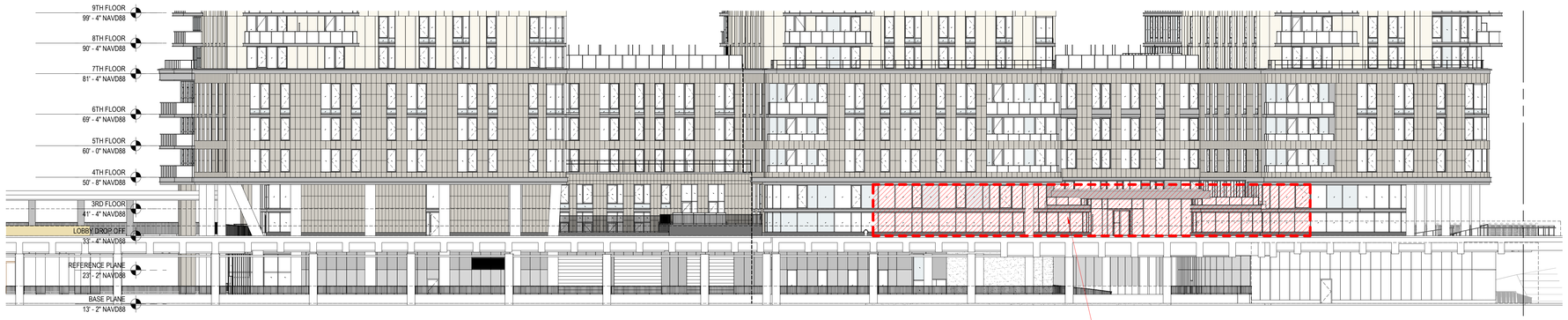
SCALE: 1/16" = 1'-0"

A-102.00

HPD SCHEMATIC DESIGN SUBMISSION
10/30/2025



1 **OVERALL EAST ELEVATION**
3/64" = 1'-0"

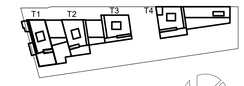


2 **ENLARGED EAST ELEVATION**
1/16" = 1'-0"

No.	Description	Date

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

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PROJECT No: 88861.00

DRAWING TITLE:

EAST ELEVATION WITH POTENTIAL RETAIL SPACE

SCALE: As indicated

Z-02

03/20/2025