

## DRAWING LIST

| SHEET NO. | DRAWING NO. | DRAWING TITLE |
|---|---|---|
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| 2 | Z-001.00 | ZONING ANALYSIS |
| 3 | Z-002.00 | SITE PLAN |
| 4 | Z-003.00 | SECTIONS - LONGITUDINAL - HEIGHT AND SETBACK DIAGRAM I |
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| 10 | Z-009.00 | NEIGHBORHOOD CHARACTER DIAGRAM |
| 11 | SK-001.00 | EAST 161st STREET - GROUND FLOOR PLAN - SUB-CELLAR |
| 12 | SK-002.00 | EAST 161st STREET - GROUND FLOOR PLAN - SECOND FLOOR |



Project:

**HOGAR EAGLE GARDENS**
**893 EAGLE AVENUE, BRONX, NEW YORK 10456**

Owner:

H.O.G.A.R. INC.
HOUSING OPTIONS AND GERIATRIC ASSOCIATION RESOURCES, INC.
787 EAST 156TH STREET
BRONX, NEW YORK 10455

Housing Consultant:

COMMUNITY REVIVAL
66 TRILLIUM ROAD
FAIRFIELD, CT 06824

Architect:

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2150 / NY, NY, 10279 T 212.879.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
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Drawing Title:

COVER SHEET

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SPITERI 022385 STATE OF NEW YORK

Drawing No.

T-000.00

| date | drawn by | job no. |
|---|---|---|
| 03/10/23 | RWF | P-15.07 |
| **sheet scale** | **checked by** | **DOB sheet** |
| As Indicated | TS | 1 OF 12 |

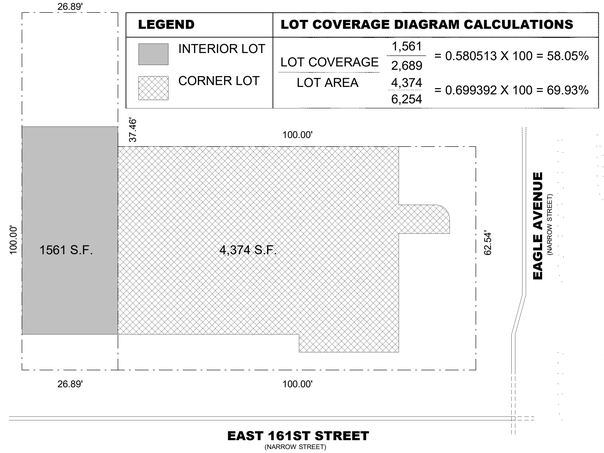
DOB NUMBER

# ZONING SUMMARY

| | |
|---|---|
| **ADDRESS:** | 893 EAGLE AVENUE, BRONX, NEW YORK 10456 |
| **COMMUNITY BOARD:** | 203 |
| **BLOCK/LOT:** | 2620/49, 50, 52 & 56 |
| **LOT AREA:** | CORNER LOT PORTION: 6,254 S.F. |
| | INTERIOR LOT PORTION: 2,689 S.F. |
| | TOTAL: 8,943 S.F. |
| **ZONING DISTRICT:** | (MAP #6c) R7-2 |
| **USE:** | USE GROUP 3 COMMUNITY FACILITY - NON-PROFIT INSTITUTION WITH SLEEPING ACCOMMODATIONS. |

## LIST OF ACTIONS

- ZONING MAP AMENDMENT TO CHANGE THE EXISTING R6 ZONING DISTRICT TO AN R7-2 ZONING DISTRICT.
- TEXT AMENDMENT OF ZR APPENDIX F: INCLUSIONARY HOUSING DESIGNATED AREAS AND MANDATORY INCLUSIONARY HOUSING AREAS FOR COMMUNITY DISTRICT 3, BRONX TO ESTABLISH A MANDATORY INCLUSIONARY HOUSING ("MIH") AREA WITH MIH OPTIONS 1 AND 2 COINCIDENT WITH THE PROJECT AREA.
- SPECIAL PERMIT PURSUANT TO ZR §74-903 (CERTAIN COMMUNITY FACILITY USES IN R3 TO R9 ZONING DISTRICTS AND CERTAIN COMMERCIAL DISTRICTS) TO ALLOW THE APPLICANT TO UTILIZE THE COMMUNITY FACILITY FLOOR AREA RATIO ("FAR") LISTED IN ZR § 24-11 FOR A BUILDING CONTAINING PHILANTHROPIC OR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS ON THE DEVELOPMENT SITE.




3 LOT COVERAGE
NOT TO SCALE

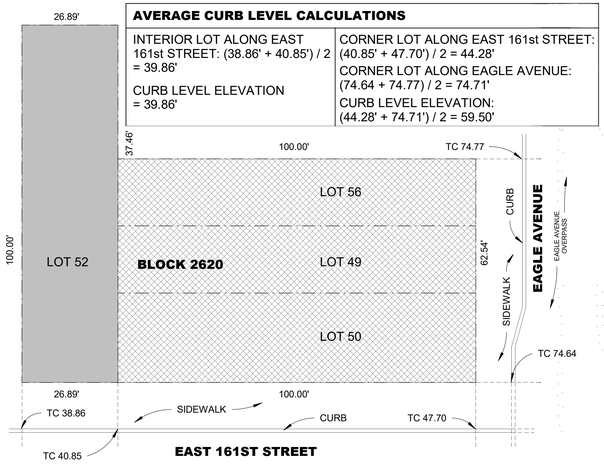
| LEGEND | |
|---|---|
| INTERIOR LOT | |
| CORNER LOT | |

**LOT COVERAGE DIAGRAM CALCULATIONS**

| | | |
|---|---|---|
| LOT COVERAGE | 1,561<br>2,689 | = 0.580513 X 100 = 58.05% |
| LOT AREA | 4,374<br>6,254 | = 0.699392 X 100 = 69.93% |

**AVERAGE CURB LEVEL CALCULATIONS**

| | |
|---|---|
| INTERIOR LOT ALONG EAST 161st STREET: (38.86' + 40.85') / 2 = 39.86'<br>CURB LEVEL ELEVATION = 39.86' | CORNER LOT ALONG EAST 161st STREET: (40.85' + 47.70') / 2 = 44.28'<br>CORNER LOT ALONG EAGLE AVENUE: (74.64 + 74.77) / 2 = 74.71'<br>CURB LEVEL ELEVATION: (44.28' + 74.71') / 2 = 59.50' |




2 AVERAGE CURB LEVEL DIAGRAM
NOT TO SCALE

**LOT COVERAGE DIAGRAM CALCULATIONS**

LOT COVERAGE AT TOWER / INTERIOR LOT + CORNER LOT = LOT AREA =

1,144 / 6,254 + 2,689 = 8,943 = 0.127921 X 100 = 12.79%

**LEGEND**

- INTERIOR LOT
- CORNER LOT
- LOT COVERAGE AT TOWER




1 LOT COVERAGE AT TOWER DIAGRAM
NOT TO SCALE

# ZONING INFORMATION

| ZR SECTION | TITLE | DESCRIPTION | PERMITTED/REQUIRED | PROPOSED | COMPLIANCE |
|---|---|---|---|---|---|
| ZR 22-00 & 22-13 | **USE:** | | USE GROUPS 1, 2, 3 & 4 | USE GROUP 3: NONPROFIT INSTITUTION WITH SLEEPING | COMPLIES |
| ZR 24-111b | **FLOOR AREA:** | **F.A.R.:** | 3.44 | 6.18* | *CPC SPECIAL PERMIT REQUESTED PURSUANT TO ZR 74-903. |
| | | **FLOOR AREA (SF):** | 30,764 S.F. | 55,324.10 S.F.* | *CPC SPECIAL PERMIT REQUESTED PURSUANT TO ZR 74-903. |
| ZR 24-34 | **YARDS:** | **FRONT YARD REQUIREMENT:** | NO REQUIREMENT | NONE PROVIDED | COMPLIES |
| ZR 24-35 | | **SIDE YARD REQUIREMENT:** | 0' TO 8' | NONE PROVIDED | COMPLIES |
| ZR 24-36 | | **REAR YARD REQUIREMENT:** | 30' | 30'-11 1/2" | COMPLIES |
| ZR 23-85 | **COURTS:** | **WIDE OUTER COURT:** | DEPTH AT LEAST EQUAL TO WIDTH IF WIDTH LESS THAN 20'. | NONE PROVIDED | COMPLIES |
| ZR 24-522 | **HEIGHT AND SETBACK REQUIREMENTS:** EAGLE AVENUE @ CORNER LOT | **BASE HEIGHT - MINIMUM:** | N/A | N/A | COMPLIES |
| | | **BASE HEIGHT - MAXIMUM:** | 60' OR SIX STORIES, WHATEVER IS LESS. | 60'-0" | COMPLIES |
| | | **FRONT WALL HEIGHT - MAXIMUM:** | 60' OR SIX STORIES, WHATEVER IS LESS. | 60'-0" | COMPLIES |
| | | **SETBACK - MINIMUN-NARROW STREET:** | 20' | 20' | COMPLIES |
| | | **SKY EXPOSURE PLANE - MAXIMUM:** | 2.7:1 | 2.7:1 | COMPLIES |
| | | **BUILDING HEIGHT - MAXIMUM:** | NO LIMIT FOR "TOWER" PORTIONS | 108'-2 1/2" | COMPLIES |
| | EAST 161st STREET @ CORNER LOT | **BASE HEIGHT - MINIMUM:** | N/A | N/A | COMPLIES |
| | | **BASE HEIGHT - MAXIMUM:** | 60' OR SIX STORIES, WHATEVER IS LESS. | 60'-0" | COMPLIES |
| | | **FRONT WALL HEIGHT - MAXIMUM:** | 60' OR SIX STORIES, WHATEVER IS LESS. | 60'-0" | COMPLIES |
| | | **SETBACK - MINIMUM-NARROW STREET:** | 20' | 20' | COMPLIES |
| | | **SKY EXPOSURE PLANE - MAXIMUM:** | 2.7:1 | 2.7:1 | COMPLIES |
| | | **BUILDING HEIGHT - MAXIMUM:** | NO LIMIT FOR "TOWER" PORTIONS | 108'-2 1/2" | COMPLIES |
| | EAST 161st STREET @ INTERIOR LOT | **BASE HEIGHT - MINIMUM:** | N/A | N/A | COMPLIES |
| | | **BASE HEIGHT - MAXIMUM:** | 60' OR SIX STORIES, WHATEVER IS LESS. | 60'-0" | COMPLIES |
| | | **FRONT WALL HEIGHT - MAXIMUM:** | 60' OR SIX STORIES, WHATEVER IS LESS. | 60'-0" | COMPLIES |
| | | **SETBACK - MINIMUM-NARROW STREET:** | 20' | 20' | COMPLIES |
| | | **SKY EXPOSURE PLANE - MAXIMUM:** | 2.7:1 | 2.7:1 | COMPLIES |
| | | **BUILDING HEIGHT - MAXIMUM:** | NO LIMIT FOR "TOWER" PORTIONS | 127'-0" | COMPLIES |
| ZR 24-54a | **TOWER REGULATIONS** | **PORTIONS OF BUILDINGS WHICH OCCUPY NOT MORE THAN 50% OF THE LOT AREA (FOR LOTS LESS THAN 20,000 S.F.) MAY PENETRATE THE SKY EXPOSURE PLANE.** | | 12.79% LOT COVERAGE | COMPLIES |
| | | **A TOWER SHALL BE LOCATED NOT LESS THAN 20' FROM THE STREET LINE OF A NARROW STREET.** | | 20' SETBACKS BOTH STREETS | COMPLIES |
| ZR 26-41 | **STREET TREE PLANTING** | **LENGTH OF SIDEWALK:** | 1 TREE EVERY 25'-0" OF SIDEWALK | | |
| | EAGLE AVENUE | 62'-6 1/2" | 3 TREES | 3 TREES | 0 TREES PROVIDED ON-SITE. 3 TREES TO BE PAID INTO A FUND OR PROVIDED OFF-SITE AS APPROVED BY DPR PURSUANT TO ZR-26-41. |
| | EAST 161st STREET | 126'-10 11/16" | 5 TREES | 5 TREES | 3 TREES PROVIDED ON-SITE. 2 TREES TO BE PAID INTO A FUND OR PROVIDED OFF-SITE AS APPROVED BY DPR PURSUANT TO ZR-26-41. |
| | | | **8 TREES (TOTAL)** | 8 TREES (TOTAL) | COMPLIES |
| ZR 25-31<br>ZR 25-811 | **PARKING:** | **AUTOMOBILE:**<br>**BICYCLE:** | NONE REQUIRED FOR NONPROFIT WITH SLEEPING IN R7-2.<br>1 SPACE PER 10,000 S.F. REQUIRED. FOR 55,324.10 S.F., 6 SPACES REQUIRED. | NONE<br>12 SPACES | COMPLIES |

| FLOOR | USE GROUP | GROSS S.F. | NET ZONING FLOOR AREA - ALL USE GROUPS |
|---|---|---|---|
| SUB-CELLAR | UG 3 | 4,838.23 S.F. | - - - - - - - |
| CELLAR | UG 3 | 5,585.13 S.F. | - - - - - - - |
| 1st FLOOR | UG 3 | 5,557.04 S.F. | 5,557.04 S.F. |
| 2nd FLOOR | UG 3 | 5,538.62 S.F. | 5,538.62 S.F. |
| 3rd FLOOR | UG 3 | 5,427.81 S.F. | 5,427.81 S.F. |
| 4th FLOOR | UG 3 | 5,427.81 S.F. | 5,427.81 S.F. |
| 5th FLOOR | UG 3 | 5,427.81 S.F. | 5,427.81 S.F. |
| 6th FLOOR | UG 3 | 5,427.81 S.F. | 5,427.81 S.F. |
| 7th FLOOR | UG 3 | 4,503.44 S.F. | 4,503.44 S.F. |
| 8th FLOOR | UG 3 | 4,503.44 S.F. | 4,503.44 S.F. |
| 9th FLOOR | UG 3 | 4,503.44 S.F. | 4,503.44 S.F. |
| 10th FLOOR | UG 3 | 4,503.44 S.F. | 4,503.44 S.F. |
| 11th FLOOR | UG 3 | 4,503.44 S.F. | 4,503.44 S.F. |
| **TOTAL** | | **65,747.46 S.F.** | **55,324.10 S.F.** |

**CITY PLANNING COMMISSION**
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

**C 220336 ZSX**
**SPECIAL PERMIT**
**ZR 74-903**

**CPC APPROVED: 07/24/23 (CAL. No. 3)**
**CC APPROVED: 09/14/23 (RES. No. 784)**
**EFFECTIVE DATE: 09/14/23**

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Project:

**HOGAR EAGLE GARDENS**
**893 EAGLE AVENUE, BRONX, NEW YORK 10456**

Owner:

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Architect:

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Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
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Drawing Title:

ZONING ANALYSIS

Sign & Seal:

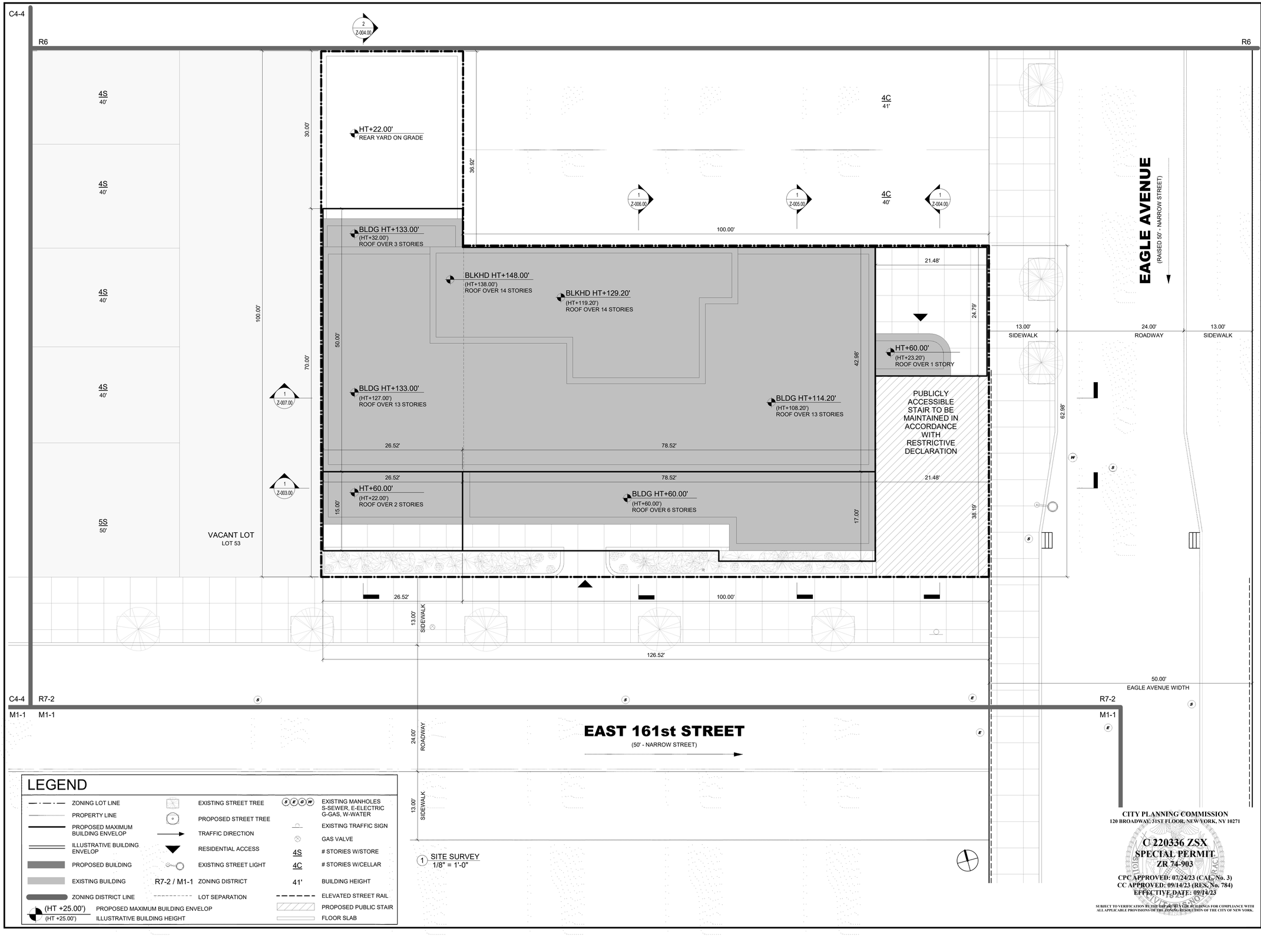
REGISTERED ARCHITECT ANTHONY K. STITELER 022365 STATE OF NEW YORK

Drawing No.

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| 03/10/23 | RWF | P-15.07 |
| **sheet scale** | **checked by** | **DOB sheet** |
| As Indicated | TS | 2 OF 12 |

DOB NUMBER




## LEGEND

| | | | |
|---|---|---|---|
| ZONING LOT LINE | EXISTING STREET TREE | (S)(E)(G)(W) | EXISTING MANHOLES S-SEWER, E-ELECTRIC G-GAS, W-WATER |
| PROPERTY LINE | PROPOSED STREET TREE | | EXISTING TRAFFIC SIGN |
| PROPOSED MAXIMUM BUILDING ENVELOP | TRAFFIC DIRECTION | | GAS VALVE |
| ILLUSTRATIVE BUILDING ENVELOP | RESIDENTIAL ACCESS | 4S | # STORIES W/STORE |
| PROPOSED BUILDING | EXISTING STREET LIGHT | 4C | # STORIES W/CELLAR |
| EXISTING BUILDING | R7-2 / M1-1 ZONING DISTRICT | 41' | BUILDING HEIGHT |
| ZONING DISTRICT LINE | LOT SEPARATION | | ELEVATED STREET RAIL |
| (HT +25.00') PROPOSED MAXIMUM BUILDING ENVELOP | | | PROPOSED PUBLIC STAIR |
| (HT +25.00') ILLUSTRATIVE BUILDING HEIGHT | | | FLOOR SLAB |

1 SITE SURVEY
1/8" = 1'-0"

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**C 220336 ZSX**
**SPECIAL PERMIT**
**ZR 74-903**
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Architect:

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Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
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Drawing Title:

## SITE PLAN

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SMITH 022565 STATE OF NEW YORK

Drawing No.

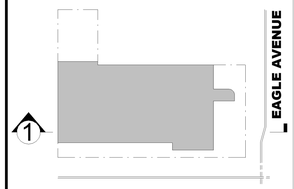
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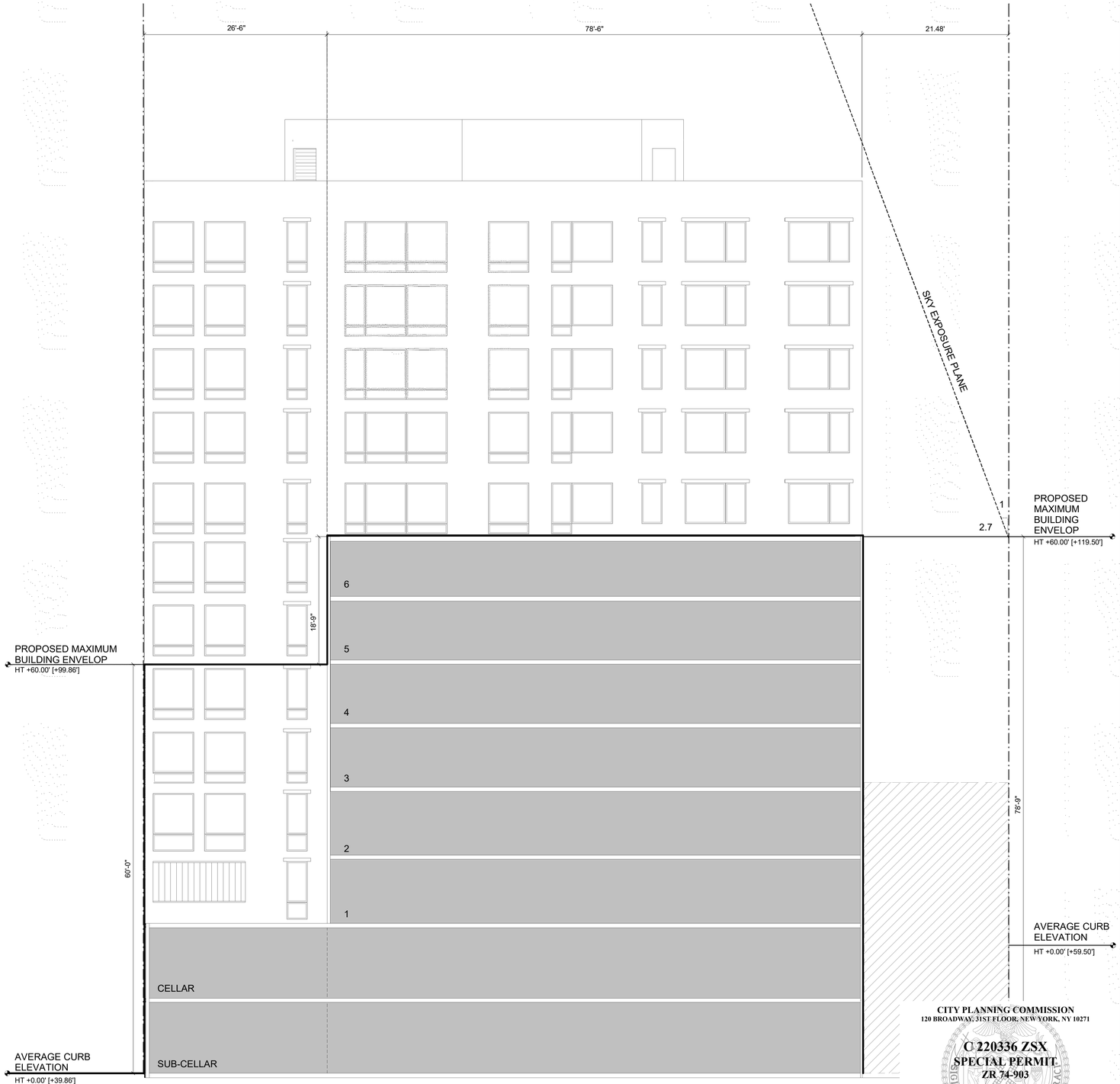
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| 03/10/23 | RWF | P-15.07 |
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| As Indicated | TS | 3 OF 12 |

DOB NUMBER

## KEY PLAN

NOT TO SCALE




1 INTERIOR LOT & CORNER LOT - LONGITUDINAL BUILDING SECTION - 1
1/8" = 1'-0"

## LEGEND

| | | | |
|---|---|---|---|
| ZONING LOT LINE | EXISTING STREET TREE | S E G W | EXISTING MANHOLES S-SEWER, E-ELECTRIC G-GAS, W-WATER |
| PROPERTY LINE | PROPOSED STREET TREE | | EXISTING TRAFFIC SIGN |
| PROPOSED MAXIMUM BUILDING ENVELOP | TRAFFIC DIRECTION | | GAS VALVE |
| ILLUSTRATIVE BUILDING ENVELOP | RESIDENTIAL ACCESS | 4S | # STORIES W/STORE |
| PROPOSED BUILDING | EXISTING STREET LIGHT | 4C | # STORIES W/CELLAR |
| EXISTING BUILDING | R7-2 / M1-1 ZONING DISTRICT | 41' | BUILDING HEIGHT |
| ZONING DISTRICT LINE | LOT SEPARATION | | ELEVATED STREET RAIL |
| (HT +25.00') / (HT +25.00') | PROPOSED MAXIMUM BUILDING ENVELOP / ILLUSTRATIVE BUILDING HEIGHT | | PROPOSED PUBLIC STAIR |
| | | | FLOOR SLAB |

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Drawing Title:

# SECTIONS - LONGITUDINAL - HEIGHT AND SETBACK DIAGRAM I

Sign & Seal:

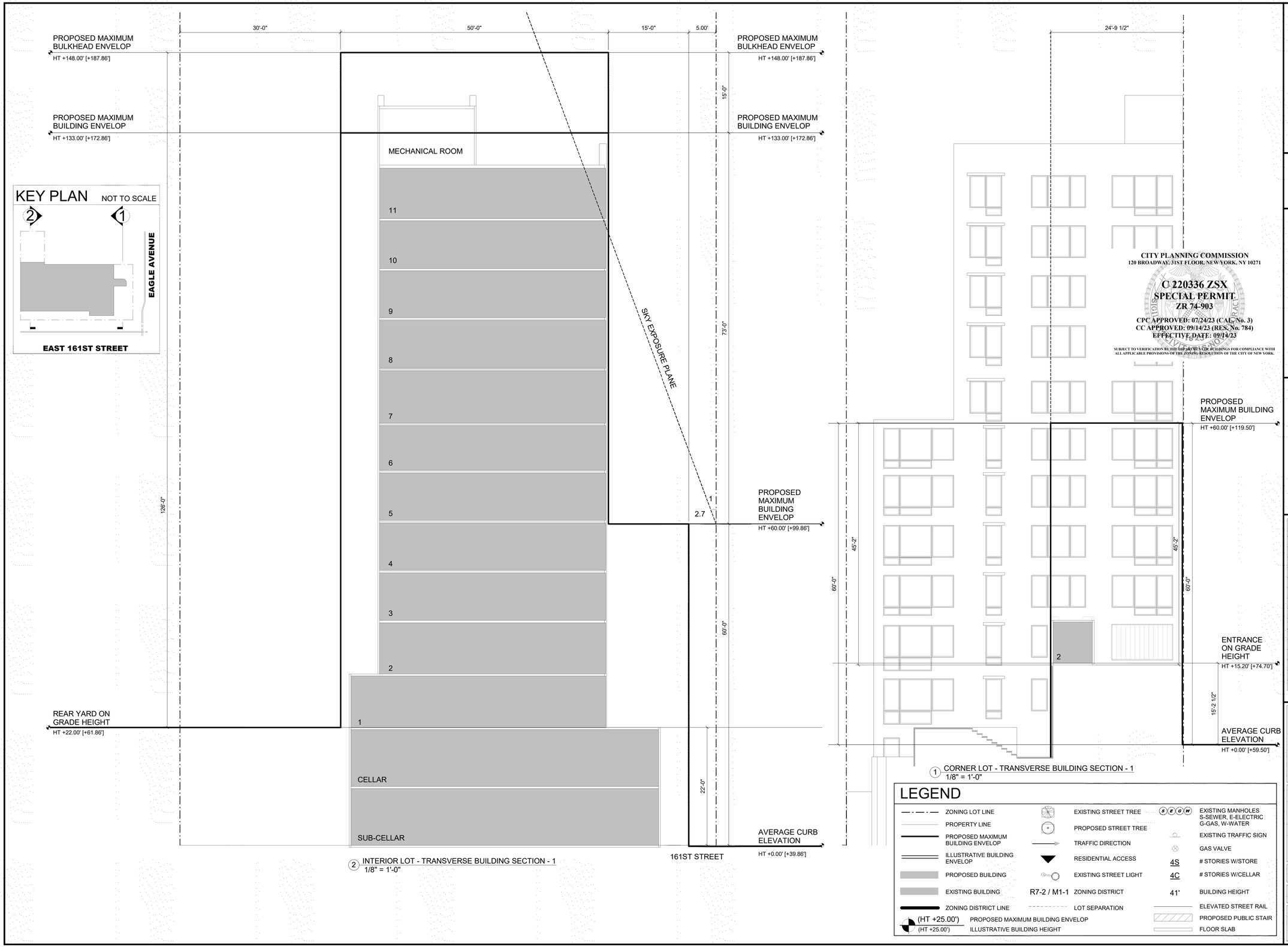
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| As Indicated | TS | 4 OF 12 |

DOB NUMBER




2 INTERIOR LOT - TRANSVERSE BUILDING SECTION - 1
1/8" = 1'-0"

1 CORNER LOT - TRANSVERSE BUILDING SECTION - 1
1/8" = 1'-0"

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## LEGEND

- ZONING LOT LINE
- PROPERTY LINE
- PROPOSED MAXIMUM BUILDING ENVELOP
- ILLUSTRATIVE BUILDING ENVELOP
- PROPOSED BUILDING
- EXISTING BUILDING
- ZONING DISTRICT LINE
- (HT +25.00') PROPOSED MAXIMUM BUILDING ENVELOP
- (HT +25.00') ILLUSTRATIVE BUILDING HEIGHT
- EXISTING STREET TREE
- PROPOSED STREET TREE
- TRAFFIC DIRECTION
- RESIDENTIAL ACCESS
- EXISTING STREET LIGHT
- R7-2 / M1-1 ZONING DISTRICT
- LOT SEPARATION
- S E G W EXISTING MANHOLES S-SEWER, E-ELECTRIC G-GAS, W-WATER
- EXISTING TRAFFIC SIGN
- GAS VALVE
- 4S # STORIES W/STORE
- 4C # STORIES W/CELLAR
- 41' BUILDING HEIGHT
- ELEVATED STREET RAIL
- PROPOSED PUBLIC STAIR
- FLOOR SLAB

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# SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAMS II

Sign & Seal: REGISTERED ARCHITECT ANTHONY K. SINTERS 022365 STATE OF NEW YORK

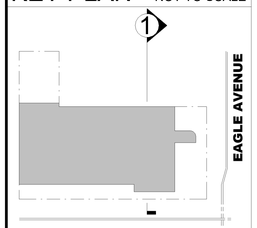
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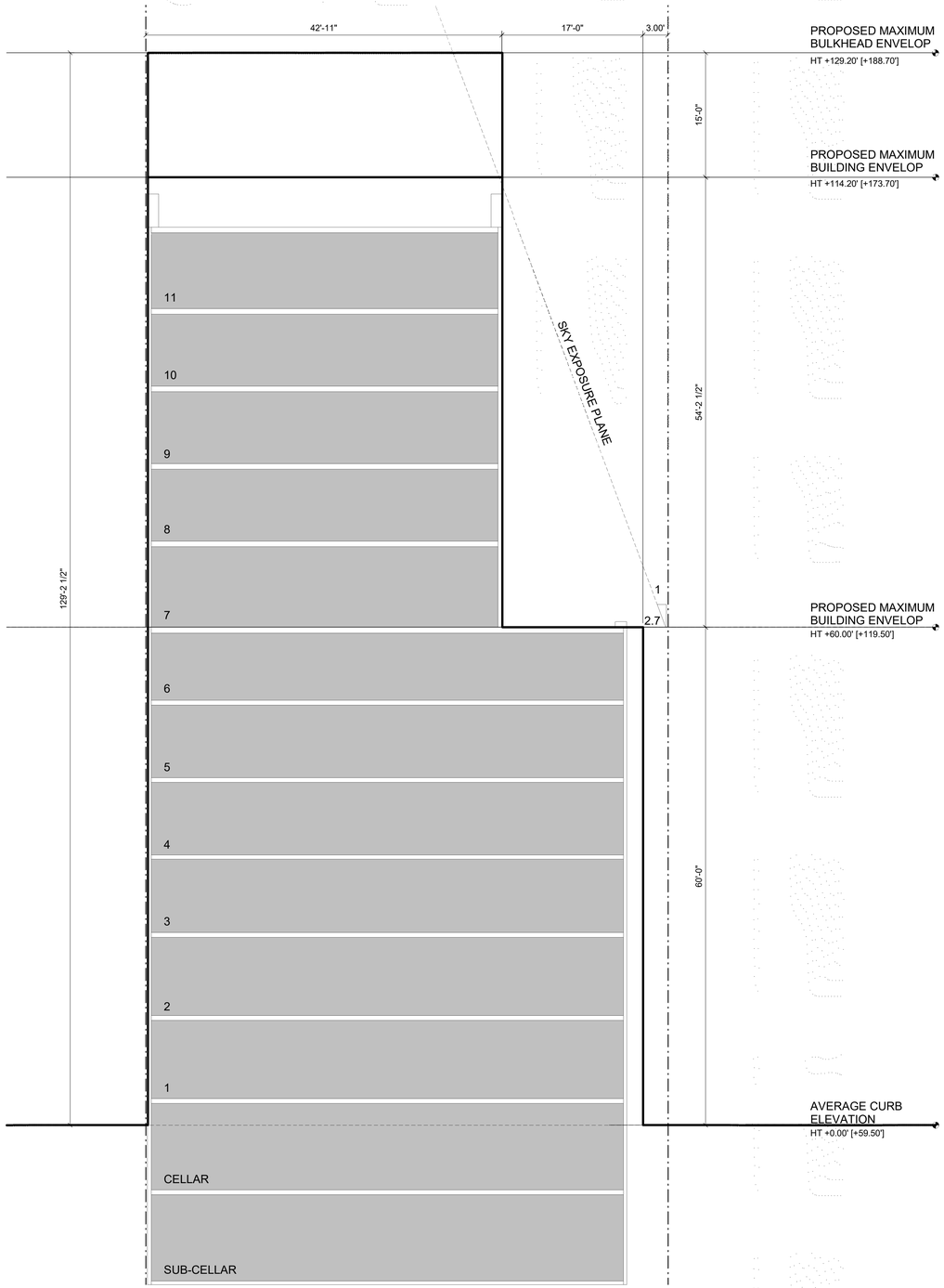
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| 03/10/23 | RWF | P-15.07 |
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| As Indicated | TS | 5 OF 12 |

DOB NUMBER

## KEY PLAN NOT TO SCALE




1 CORNER LOT - TRANSVERSE BUILDING SECTION - 2
1/8" = 1'-0"

## LEGEND

| | | | |
|---|---|---|---|
| ZONING LOT LINE | EXISTING STREET TREE | S E G W | EXISTING MANHOLES S-SEWER, E-ELECTRIC G-GAS, W-WATER |
| PROPERTY LINE | PROPOSED STREET TREE | | EXISTING TRAFFIC SIGN |
| PROPOSED MAXIMUM BUILDING ENVELOP | TRAFFIC DIRECTION | | GAS VALVE |
| ILLUSTRATIVE BUILDING ENVELOP | RESIDENTIAL ACCESS | 4S | # STORIES W/STORE |
| PROPOSED BUILDING | EXISTING STREET LIGHT | 4C | # STORIES W/CELLAR |
| EXISTING BUILDING | R7-2 / M1-1 ZONING DISTRICT | 41' | BUILDING HEIGHT |
| ZONING DISTRICT LINE | LOT SEPARATION | | ELEVATED STREET RAIL |
| (HT +25.00') PROPOSED MAXIMUM BUILDING ENVELOP | | | PROPOSED PUBLIC STAIR |
| (HT +25.00') ILLUSTRATIVE BUILDING HEIGHT | | | FLOOR SLAB |

**CITY PLANNING COMMISSION**
**120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271**

**C 220336 ZSX**
**SPECIAL PERMIT**
**ZR 74-903**

**CPC APPROVED: 07/24/23 (CAL. No. 3)**
**CC APPROVED: 09/14/23 (RES. No. 784)**
**EFFECTIVE DATE: 09/14/23**

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Project:

# HOGAR EAGLE GARDENS
# 893 EAGLE AVENUE, BRONX, NEW YORK 10456

Owner:

H.O.G.A.R. INC.
HOUSING OPTIONS AND GERIATRIC ASSOCIATION RESOURCES, INC.
787 EAST 156TH STREET
BRONX, NEW YORK 10455

Housing Consultant:

COMMUNITY REVIVAL
66 TRILLIUM ROAD
FAIRFIELD, CT 06824

Architect:

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2150 / NY, NY, 10279 T 212.879.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
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Drawing Title:

# SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAM III

Sign & Seal

REGISTERED ARCHITECT ANTHONY K. SMITERS 022565 STATE OF NEW YORK

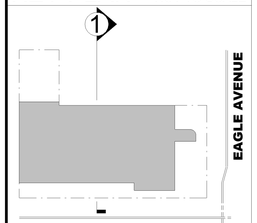
Drawing No.

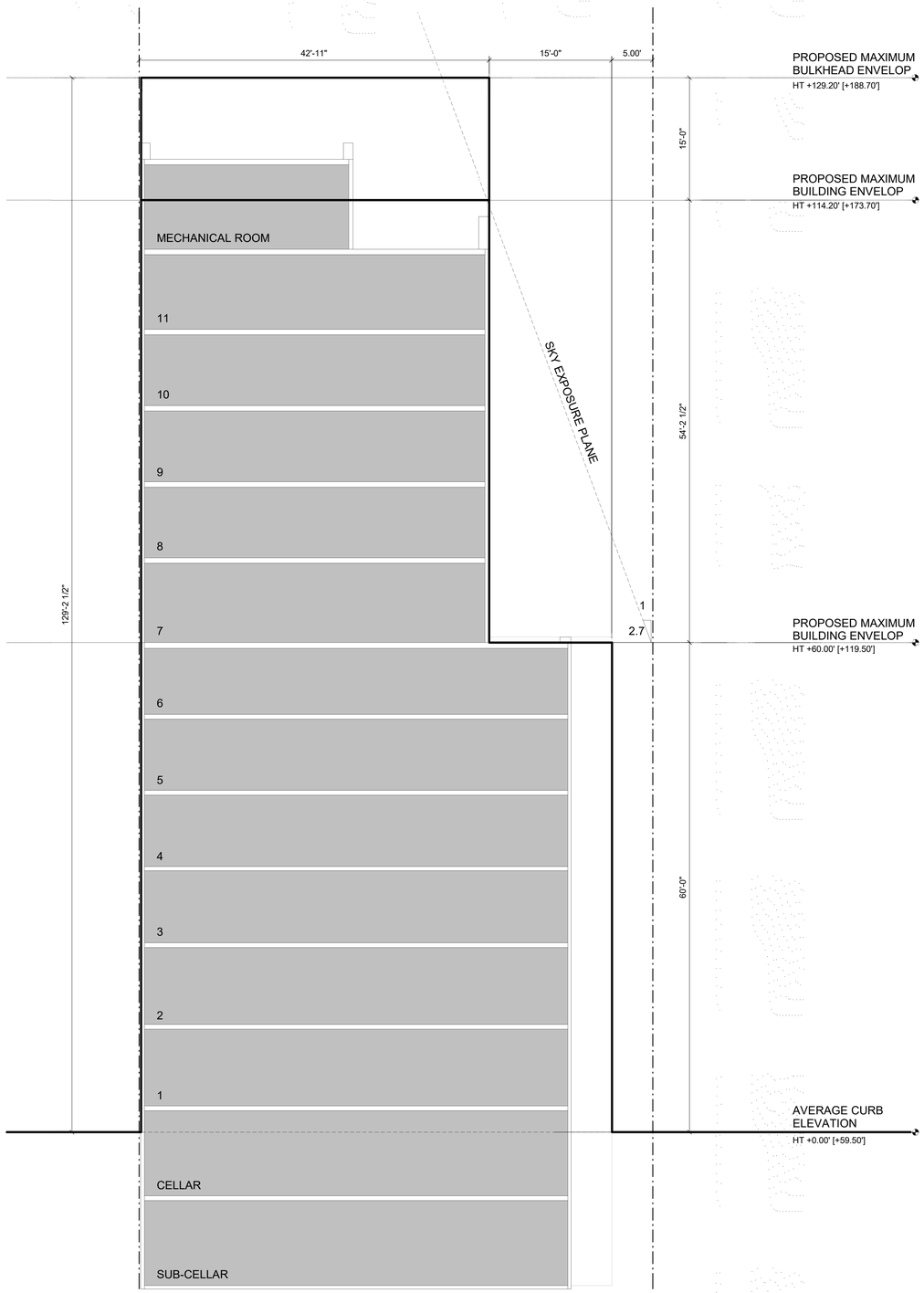
Z-005.00

| date | drawn by | job no. |
|---|---|---|
| 03/10/23 | RWF | P-15.07 |
| sheet scale | checked by | DOB sheet |
| As Indicated | TS | 6 OF 12 |

DOB NUMBER

## KEY PLAN NOT TO SCALE




1 CORNER LOT - TRANSVERSE BUILDING SECTION - 3
1/8" = 1'-0"

## LEGEND

| | | | |
|---|---|---|---|
| ZONING LOT LINE | EXISTING STREET TREE | S E G W | EXISTING MANHOLES S-SEWER, E-ELECTRIC G-GAS, W-WATER |
| PROPERTY LINE | PROPOSED STREET TREE | | EXISTING TRAFFIC SIGN |
| PROPOSED MAXIMUM BUILDING ENVELOP | TRAFFIC DIRECTION | | GAS VALVE |
| ILLUSTRATIVE BUILDING ENVELOP | RESIDENTIAL ACCESS | 4S | # STORIES W/STORE |
| PROPOSED BUILDING | EXISTING STREET LIGHT | 4C | # STORIES W/CELLAR |
| EXISTING BUILDING | R7-2 / M1-1 ZONING DISTRICT | 41' | BUILDING HEIGHT |
| ZONING DISTRICT LINE | LOT SEPARATION | | ELEVATED STREET RAIL |
| (HT +25.00') PROPOSED MAXIMUM BUILDING ENVELOP | | | PROPOSED PUBLIC STAIR |
| (HT +25.00') ILLUSTRATIVE BUILDING HEIGHT | | | FLOOR SLAB |

**CITY PLANNING COMMISSION**
**120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271**

**C 220336 ZSX**
**SPECIAL PERMIT**
**ZR 74-903**

**CPC APPROVED: 07/24/23 (CAL. No. 3)**
**CC APPROVED: 09/14/23 (RES. No. 784)**
**EFFECTIVE DATE: 09/14/23**

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Project:

# HOGAR EAGLE GARDENS
# 893 EAGLE AVENUE, BRONX, NEW YORK 10456

Owner:

H.O.G.A.R. INC.
HOUSING OPTIONS AND GERIATRIC ASSOCIATION RESOURCES, INC.
787 EAST 156TH STREET
BRONX, NEW YORK 10455

Housing Consultant:

COMMUNITY REVIVAL
66 TRILLIUM ROAD
FAIRFIELD, CT 06824

Architect:

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2150 / NY, NY, 10279 T 212.879.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
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Drawing Title:

# SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAM IV

Sign & Seal: REGISTERED ARCHITECT ANTHONY K. SIRTEOS 022385 STATE OF NEW YORK

Drawing No.

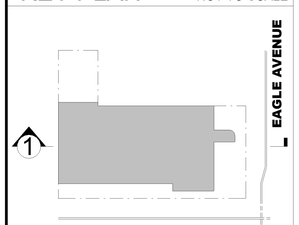
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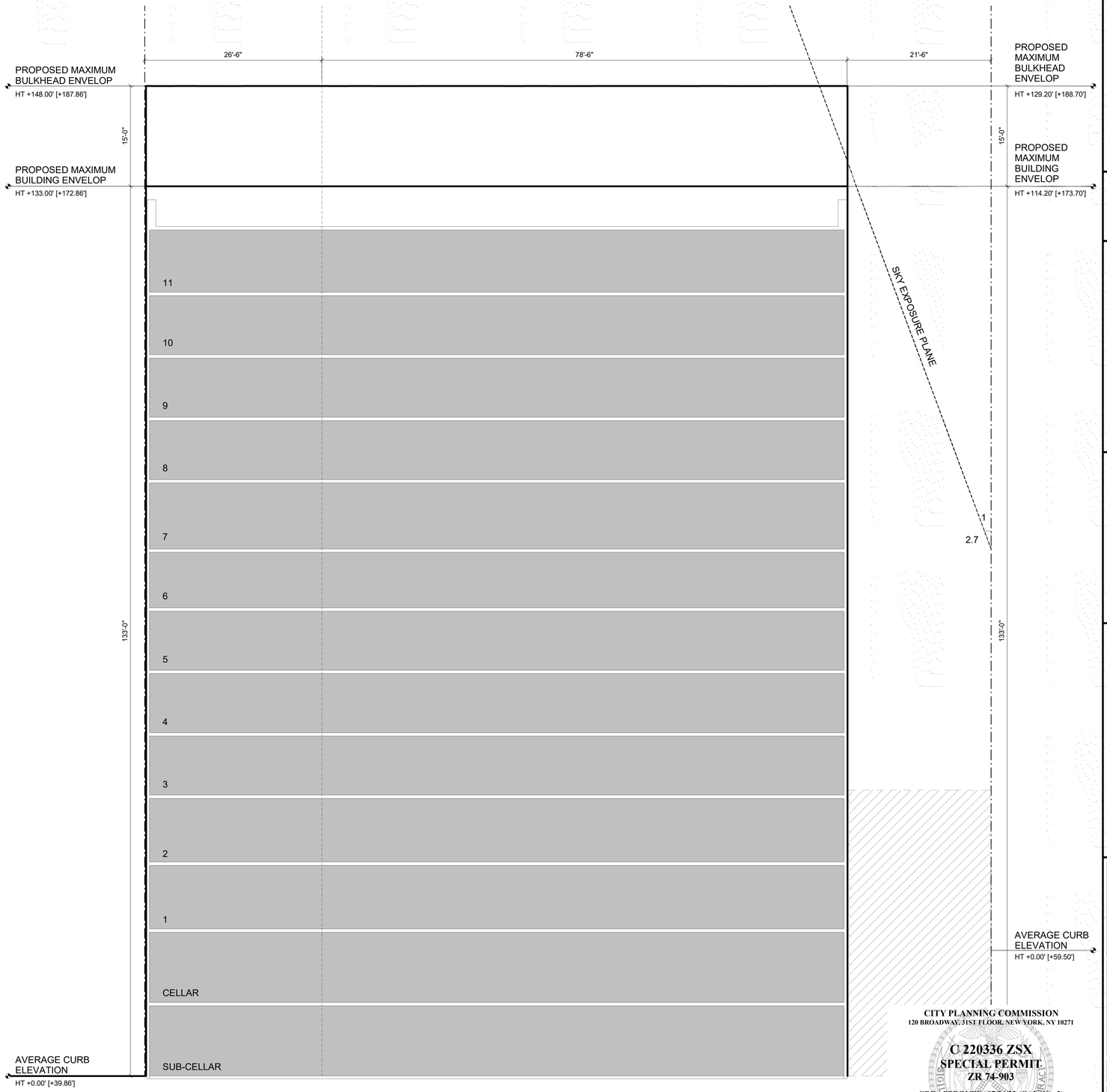
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|---|---|---|
| 03/10/23 | RWF | P-15.07 |
| sheet scale | checked by | DOB sheet |
| As Indicated | TS | 7 OF 12 |

DOB NUMBER

## KEY PLAN

NOT TO SCALE




1 INTERIOR LOT & CORNER LOT - LONGITUDINAL BUILDING SECTION - 2
1/8" = 1'-0"

## LEGEND

| | | | |
|---|---|---|---|
| ZONING LOT LINE | EXISTING STREET TREE | (S)(E)(G)(W) | EXISTING MANHOLES S-SEWER, E-ELECTRIC G-GAS, W-WATER |
| PROPERTY LINE | PROPOSED STREET TREE | | EXISTING TRAFFIC SIGN |
| PROPOSED MAXIMUM BUILDING ENVELOP | TRAFFIC DIRECTION | | GAS VALVE |
| ILLUSTRATIVE BUILDING ENVELOP | RESIDENTIAL ACCESS | 4S | # STORIES W/STORE |
| PROPOSED BUILDING | EXISTING STREET LIGHT | 4C | # STORIES W/CELLAR |
| EXISTING BUILDING | R7-2 / M1-1 ZONING DISTRICT | 41' | BUILDING HEIGHT |
| ZONING DISTRICT LINE | LOT SEPARATION | | ELEVATED STREET RAIL |
| (HT +25.00') / (HT +25.00') | PROPOSED MAXIMUM BUILDING ENVELOP / ILLUSTRATIVE BUILDING HEIGHT | | PROPOSED PUBLIC STAIR / FLOOR SLAB |

**CITY PLANNING COMMISSION**
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

**C 220336 ZSX**
**SPECIAL PERMIT**
**ZR 74-903**

**CPC APPROVED: 07/24/23 (CAL. No. 3)**
**CC APPROVED: 09/14/23 (RES. No. 784)**
**EFFECTIVE DATE: 09/14/23**

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

Project:

# HOGAR EAGLE GARDENS
# 893 EAGLE AVENUE, BRONX, NEW YORK 10456

Owner:

H.O.G.A.R. INC.
HOUSING OPTIONS AND GERIATRIC ASSOCIATION RESOURCES, INC.
787 EAST 156TH STREET
BRONX, NEW YORK 10455

Housing Consultant:

COMMUNITY REVIVAL
66 TRILLIUM ROAD
FAIRFIELD, CT 06824

Architect:

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2150 / NY, NY, 10279 T 212.879.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
|---|---|---|
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Drawing Title:

# SECTIONS - LONGITUDINAL - HEIGHT AND SETBACK DIAGRAM V

Sign & Seal:

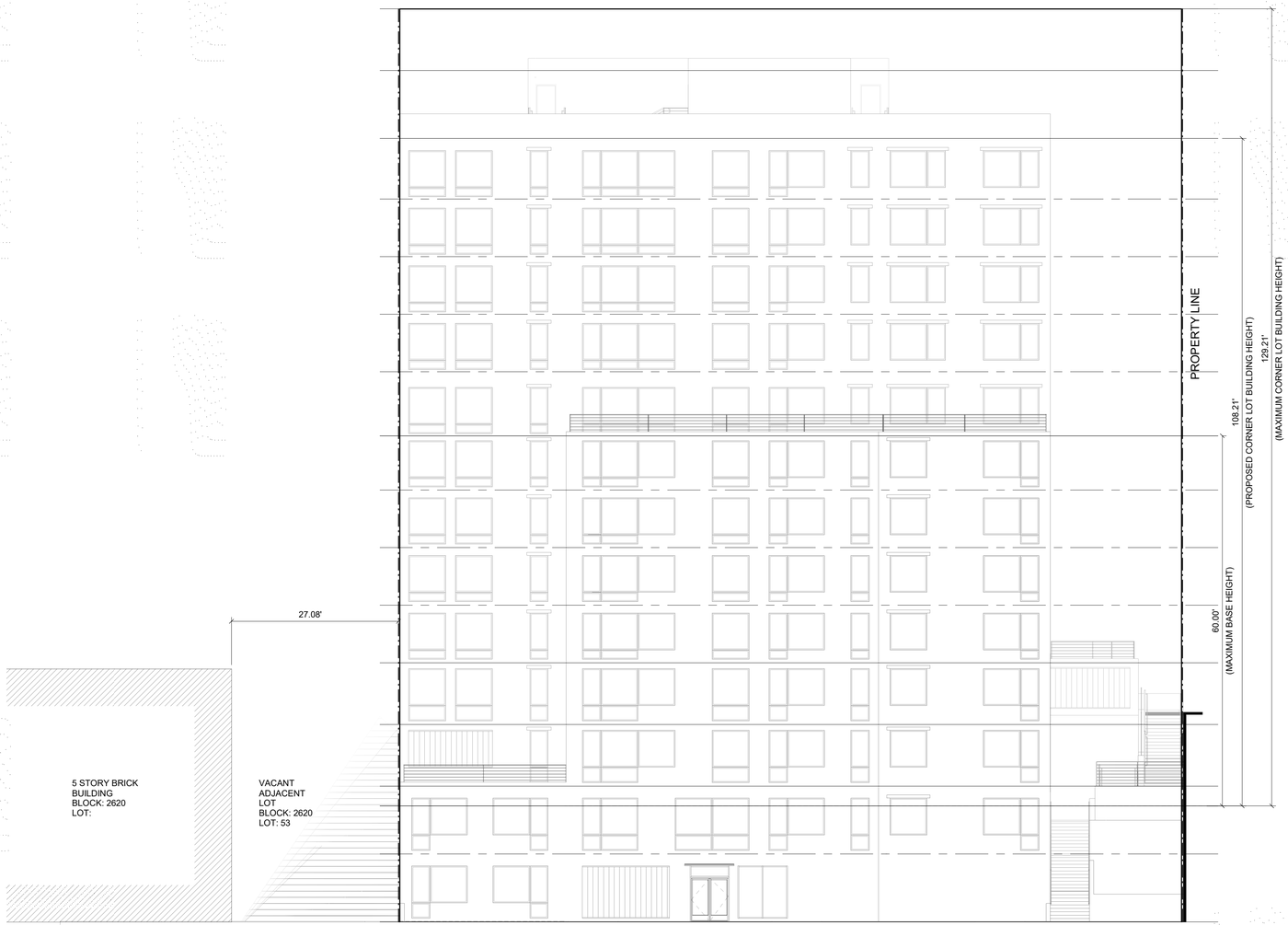
REGISTERED ARCHITECT ANTHONY K. SMITHIN 022365 STATE OF NEW YORK

Drawing No.

Z-007.00

| date | drawn by | job no. |
|---|---|---|
| 03/10/23 | RWF | P-15.07 |
| sheet scale | checked by | DOB sheet |
| As Indicated | TS | 8 OF 12 |

DOB NUMBER




2 BUILDING ENVELOPE - NORTH ELEVATION
3/32" = 1'-0"




1 BUILDING ENVELOPE - WEST ELEVATION
3/32" = 1'-0"

Project:

# HOGAR EAGLE GARDENS
# 893 EAGLE AVENUE, BRONX, NEW YORK 10456

Owner:

H.O.G.A.R. INC.
HOUSING OPTIONS AND GERIATRIC ASSOCIATION RESOURCES, INC.
787 EAST 156TH STREET
BRONX, NEW YORK 10455

Housing Consultant:

COMMUNITY REVIVAL
66 TRILLIUM ROAD
FAIRFIELD, CT 06824

Architect:

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2160 / NY, NY, 10279 T 212.879.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
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Drawing Title:

## ELEVATIONS - ALONG STREET FRONTAGES

Sign & Seal:

REGISTERED ARCHITECT
ANTHONY K. STITES
022365
STATE OF NEW YORK

Drawing No.

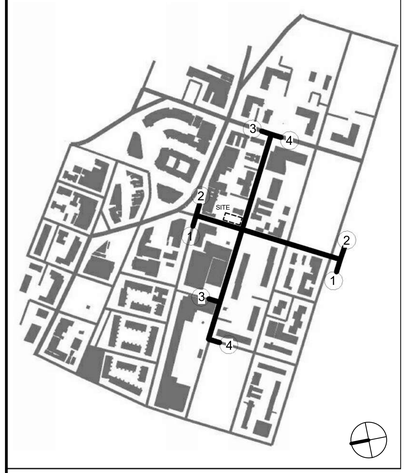
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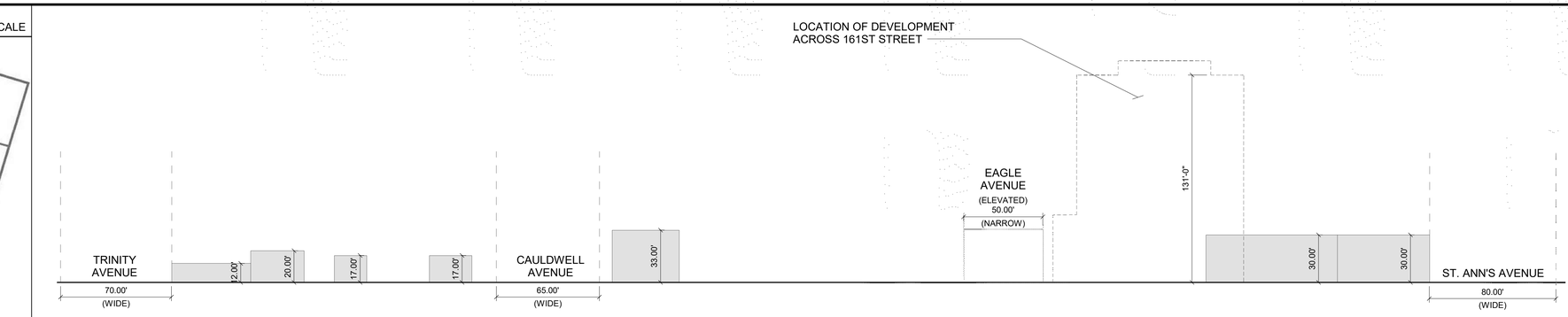
| date | drawn by | job no. |
|---|---|---|
| 03/10/23 | RWF | P-15.07 |
| sheet scale | checked by | DOB sheet |
| As Indicated | TS | 9 OF 12 |

DOB NUMBER

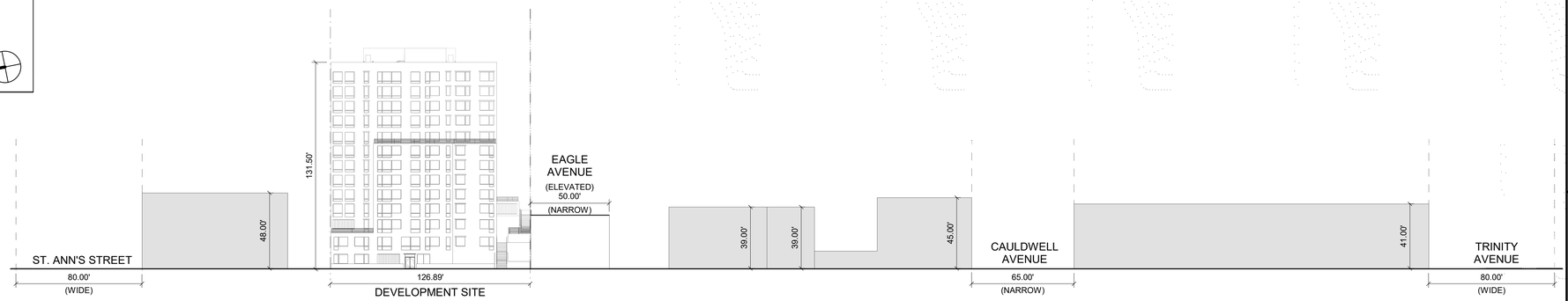
## LEGEND

NOT TO SCALE

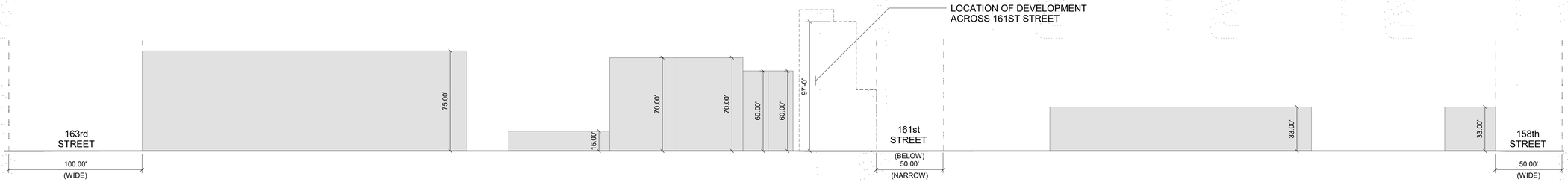


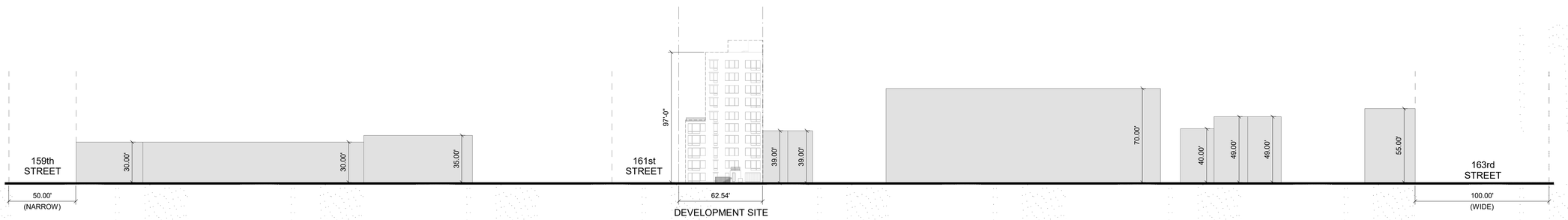

4 STREETSCAPE SOUTH SIDE OF 161st STREET
NOT TO SCALE




3 STREETSCAPE NORTH SIDE OF 161st STREET
NOT TO SCALE




2 STREETSCAPE EAST SIDE OF EAGLE AVENUE
NOT TO SCALE




1 STREETSCAPE WEST SIDE OF EAGLE AVENUE
NOT TO SCALE

NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

Project:

# HOGAR EAGLE GARDENS
# 893 EAGLE AVENUE, BRONX, NEW YORK 10456

Owner:

H.O.G.A.R. INC.
HOUSING OPTIONS AND GERIATRIC ASSOCIATION RESOURCES, INC.
787 EAST 156TH STREET
BRONX, NEW YORK 10455

Housing Consultant:

COMMUNITY REVIVAL
66 TRILLIUM ROAD
FAIRFIELD, CT 06824

Architect:

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2150 / NY, NY, 10279 T 212.879.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
|---|---|---|
| | | |

Drawing Title:

# NEIGHBORHOOD CHARACTER DIAGRAM

Sign & Seal:

REGISTERED ARCHITECT
ANTHONY K. SMITH
022365
STATE OF NEW YORK

Drawing No.

Z-009.00

| date | drawn by | job no. |
|---|---|---|
| 03/10/23 | RWF | P-15.07 |
| sheet scale | checked by | DOB sheet |
| As Indicated | TS | 10 OF 12 |

DOB NUMBER




## LEGEND

| | | | |
|---|---|---|---|
| ZONING LOT LINE | EXISTING STREET TREE | (S)(E)(G)(W) | EXISTING MANHOLES S-SEWER, E-ELECTRIC G-GAS, W-WATER |
| PROPERTY LINE | PROPOSED STREET TREE | | |
| PROPOSED MAXIMUM BUILDING ENVELOPE | TRAFFIC DIRECTION | | EXISTING TRAFFIC SIGN |
| ILLUSTRATIVE BUILDING ENVELOPE | RESIDENTIAL ACCESS | | GAS VALVE |
| PROPOSED BUILDING | EXISTING STREET LIGHT | 4S | # STORIES W/STORE |
| EXISTING BUILDING | R7-2 / M1-1 ZONING DISTRICT | 4C | # STORIES W/CELLAR |
| ZONING DISTRICT LINE | LOT SEPARATION | 41' | BUILDING HEIGHT |
| (HT +25.00') / (HT +25.00') | PROPERTY MAXIMUM BUILDING ENVELOPE / ILLUSTRATIVE BUILDING HEIGHT | | ELEVATED STREET RAIL / PROPOSED PUBLIC STAIR / FLOOR SLAB |

Project:

# HOGAR EAGLE GARDENS
# 893 EAGLE AVENUE, BRONX, NEW YORK 10456

Owner:

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787 EAST 156TH STREET
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COMMUNITY REVIVAL
66 TRILLIUM ROAD
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Architect:

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The Woolworth Bldg / 233 Broadway, Ste. 2150 / NY, NY, 10279 T 212.879.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
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Drawing Title:

# EAST 161st STREET - GROUND FLOOR PLAN - SUB-CELLAR

Sign & Seal:

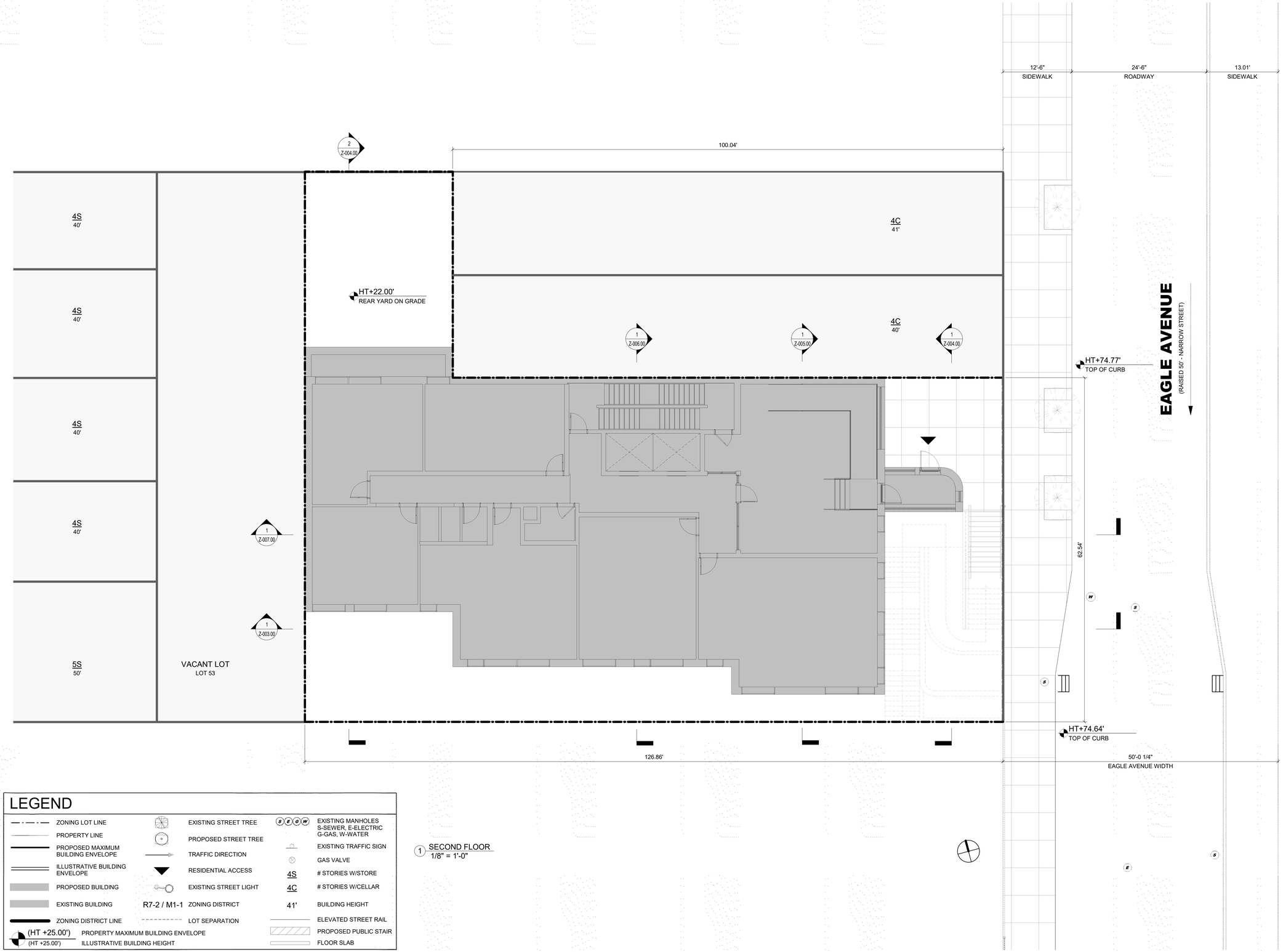
REGISTERED ARCHITECT ANTHONY K. SMITH STATE OF NEW YORK 022365

Drawing No.

SK-001.00

| date | drawn by | job no. |
|---|---|---|
| 03/10/23 | RWF | P-15.07 |
| sheet scale | checked by | DOB sheet |
| As Indicated | TS | 11 OF 12 |

DOB NUMBER




## LEGEND

| | | | |
|---|---|---|---|
| ZONING LOT LINE | EXISTING STREET TREE | S E G W | EXISTING MANHOLES S-SEWER, E-ELECTRIC G-GAS, W-WATER |
| PROPERTY LINE | PROPOSED STREET TREE | | EXISTING TRAFFIC SIGN |
| PROPOSED MAXIMUM BUILDING ENVELOPE | TRAFFIC DIRECTION | | GAS VALVE |
| ILLUSTRATIVE BUILDING ENVELOPE | RESIDENTIAL ACCESS | 4S | # STORIES W/STORE |
| PROPOSED BUILDING | EXISTING STREET LIGHT | 4C | # STORIES W/CELLAR |
| EXISTING BUILDING | R7-2 / M1-1 ZONING DISTRICT | 41' | BUILDING HEIGHT |
| ZONING DISTRICT LINE | LOT SEPARATION | | ELEVATED STREET RAIL |
| (HT +25.00') (HT +25.00') | PROPERTY MAXIMUM BUILDING ENVELOPE ILLUSTRATIVE BUILDING HEIGHT | | PROPOSED PUBLIC STAIR FLOOR SLAB |

1 SECOND FLOOR
1/8" = 1'-0"

Project:

# HOGAR EAGLE GARDENS
# 893 EAGLE AVENUE, BRONX, NEW YORK 10456

Owner:

H.O.G.A.R. INC.
HOUSING OPTIONS AND GERIATRIC ASSOCIATION RESOURCES, INC.
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BRONX, NEW YORK 10455

Housing Consultant:

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FAIRFIELD, CT 06824

Architect:

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2150 / NY, NY, 10279 T 212.879.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

| No. | Date | Description |
|---|---|---|
| | | |

Drawing Title:

# EAGLE AVENUE - GROUND FLOOR PLAN - SECOND FLOOR

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SMITH STATE OF NEW YORK 022365

Drawing No.

SK-002.00

| date | drawn by | job no. |
|---|---|---|
| 03/10/23 | RWF | P-15.07 |
| sheet scale | checked by | DOB sheet |
| As Indicated | TS | 12 OF 12 |

DOB NUMBER