

TEN99

1099-1135 WEBSTER AVE
BRONX, NY

AUFGANG ARCHITECTS

07.22.20

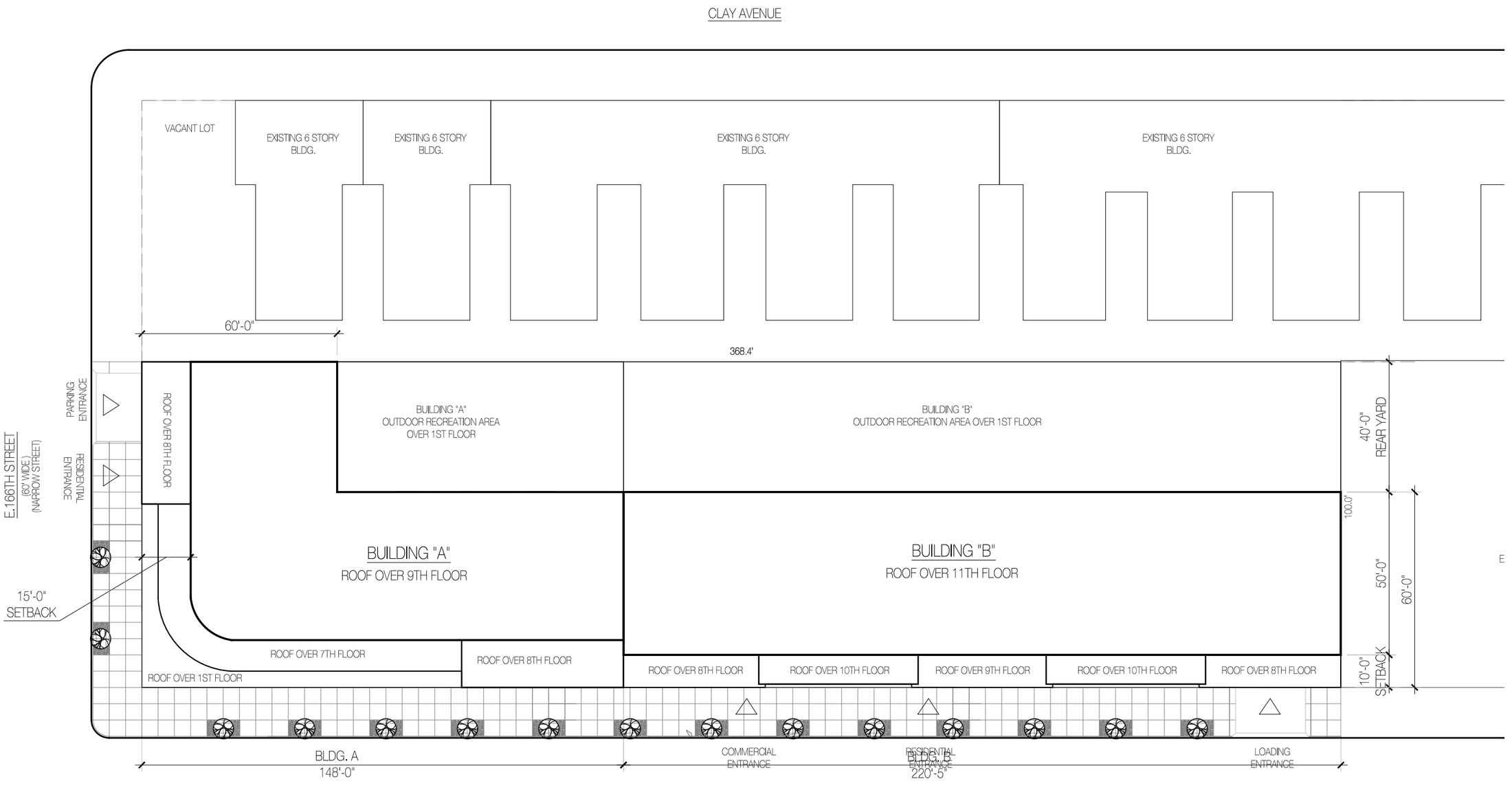
PROGRESS SET
R7X W/ C2-4
VERSION

RENDERING

C-100.00

EX. ZONE: M1-1
REZONE: R7X/C2-4 05.22.17
BLOCK: 2426 LOT: 25





SCHEMATIC PLOT PLAN
SCALE: 1/32" = 1'-0"

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SCHEMATIC
PLOT PLAN

A-100.00

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BLOCK: 2426 LOT: 25



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SITE DATA		LIST OF REQUIRED ACTIONS		QUALITY HOUSING PROGRAM
Block:	2426	1. Rezone to R7X Special Inclusionary with C2-4 overlay	CONST. CLASS 1-B 2HR RATED	
Lots:	25		BUILDING CODE OCCUPANCY GROUP R-2	
Street Address:	1099 Webster Ave. 10456	**TRANSIT ZONE	BUILDING TO BE FULLY SPRINKLERED	
Existing Zoning:	M1-1	*** 100% OF D.U. ASSUMED INCOME RESTRICED HOUSING UNITS	BUILDING TO BE DESIGNED	
Proposed Zoning:	R7X / C2-4		PER 2014 NYC BUILDING CODE	
	(Inclusionary Housing)		PER NYC ENERGY CODE	
Community District:	4, BRONX			
Zoning Section Map:	3d			
Zoning Lot Area	36,840.00			

ZR - Section	Title	Permitted / Required	Ex.to Remain	Proposed	Total	Compliance / Notes
22-10, 32-00	USES	USE GROUP 1, 2, 3, 4, 5, 6, 6C,7, 8, 9, & 14		2 & 6		OK
23-011	QUALITY HOUSING PROGRAM	R7X		YES		OK
23-32	MIN LOT AREA	1,700 CORNER LOT = 10,000 SQ. FT. INTERIOR LOT = 26,840 SQ. FT. TOTAL = 36,840 SQ. FT.				OK
23-154 , 33-121	FAR	R7X / C2-4 RESIDENTIAL (BONUS - INCLUSIONARY) 6 COMMERCIAL 2 COMMUNITY FACILITY 5		 5.18 0.82 0	 6.00	 OK OK OK
35-30, 33-122, 33-123, 23-154	FLOOR AREA	R7X / C2-4 RESIDENTIAL 36,840.00 X 6 = 221040.00 COMMERCIAL 36,840.00 X 2 = 73680.00 COMMUNITY FACILITY N/A TOTAL 36,840.00 X 6 = 221040		 190852 30188 N/A 221040		 OK OK OK OK
23-153	LOT COVERAGE	CORNER LOT 100% = 10,000.00 INTERIOR LOT 70% = 18,788.00		7578.00 15969.00		OK OK
N/A 23-46 23-533	YARD REGULATION	FRONT YARD NONE SIDE YARD NONE REAR YARD 30'-0"		NONE NONE 40'-0"		OK OK OK
23-53 23-531, 33-281		REQUIRED REAR YARD EQUIVALENT EXCEPTED TROUGH LOTS		 N/A		OK OK
23-664 23-664 23-664	HEIGHT & SETBACKS BLDG. A BLDG. A BLDG. A	MIN BASE 60'-0" MAX BASE 105'-0" MAX BUILDING 145'-0"/14		73'-4" 82'-8" 92'-0" / 9		OK OK OK
23-664 23-664 23-664	BLDG. B BLDG. B BLDG. B	MIN BASE 60'-0" MAX BASE 105'-0" MAX BUILDING 145'-0"/14		82'-8" 101'-4" 110'-8" / 11		OK OK OK

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A-101.00

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BLOCK: 2426 LOT: 25



	STREET WALL LOCATION							
23-664		ENTIRE STREET FRONTAGE				YES		OK
		70% WITHIN 8' OF STREET LINE				YES		OK
	SETBACKS							
23-664		10'-0" SETBACK @ WIDE STREETS				10-0"		OK
23-664		15'-0" SETBACK @ NARROW STREETS				15'-0"		OK
	PERMITTED OBS							
23-62		PERMITTED OBSTRUCTIONS - DORMERS				NO		OK
	DENSITY							
23-22		R7X = 680			280	#REF!		OK
23-84	OUTER COURT REG.							
		NARROW / WIDE OUTER COURT				N/A		OK
23-851	INNER COURT REG.							
		1,200 SQ. FT. (MIN) AND 30' MIN DIMENSION				YES		OK
23-87	PERMITTED OBS							
	IN COURTS	FENCE, OPEN TERRACES, SOLAR ENERGY SYSTEMS, ETC.				YES		OK
	SPECIAL PROVISIONS							
23-693		ADJACENT TO R1 THROUGH R6B				N/A		OK
23-51		YARDS ADJACENT TO R1 THROUGH R5				N/A		OK
23-52		SHALOW INTERIOR LOTS - LESS THAN 70' DEEP				N/A		OK
23-53, 33-28		THROUGH LOTS				N/A		OK
23-54		REAR YARDS PROVISIONS				N/A		OK
32-42		LOCATION WITHIN BUILDINGS				YES		
	ACCESSORY OFF-STREET PARKING							
25-251		RESIDENTIAL	TRANSIT ZONE	0			73	**OK***
36-21		COMMERCIAL	1 X 1000 SQ. FT.	30	REQ. PARKING	73		OK
36-21		COMM. FAC.	1 X 1000 SQ. FT.	0	REQ. PARKING			OK
25-51	PARKING LOCATION							
		ON SITE				YES		OK
36-711	BICYCLE PARKING							
		RESIDENTIAL	50%	#REF!	REQ. PARKING	#REF!	#REF!	OK
		COMMERCIAL	1E-04	5	REQ. PARKING	5		OK
		COMM. FAC.	1E-04	0	REQ. PARKING			OK
36-62	REQ. OFF-STREET LOADING BERTH							
		RESIDENTIAL	NOT REQUIRED	0	REQUIRED			OK
		COMMERCIAL	MORE THAN 25,000	1	REQUIRED	1	1	OK
		COMM. FAC.		0	REQUIRED			OK
	LOADING BERTH REQ.							
36-683		LOCATION - 60' FROM RESIDENTIAL DISTRICT BOUDARY				YES		OK
36-684		SURFACING - ASPAHLT				YES		OK
36-685		SCREENING - PLANTINF STRIP OR WALL BARRIER				YES		OK
73	PARKING SPACES	26448	SQ. FT.		362	SQ. FT. PER CAR		

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A-101a.00

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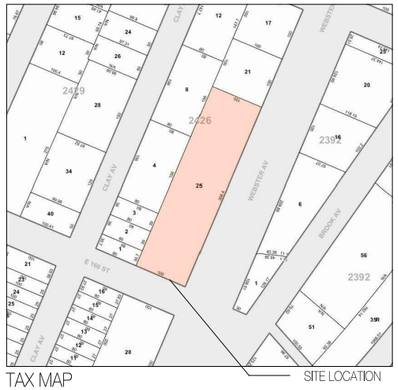
BLOCK: 2426 LOT: 25





TAX MAP

BUILDING A QUALITY HOUSING DEDUCTIONS									
FLOOR	GROSS SQ. FT.	COMMERICAL SQ. FT.	PARKING / LOADING SQ. FT.	RESIDENTIAL GROSS SQ. FT.	CORRIDOR 50%	ZONE GREEN SQ. FT.	REFUSE MECH.	LAUNDRY REC	TOTAL ZONING RESIDENTIAL
C	14800		10398	4402					
1	14800	10890	1920	1990					1200
2	10413			10413	478	113	81	2420	7321
3	10413			10413	478	113	81		9741
4	10413			10413	478	113	81		9741
5	10413			10413	478	113	81		9741
6	10413			10413	478	113	81		9741
7	10413			10413	478	113	81		9741
8	9181			9181	478	113	73		8517
9	7803			7803	478	113	64		7148
TOTAL	109062	10890	12318	81452	3824	903	626	2420	72889



ZONING MAP

EXISTING ZONE - M1-1
PROPOSED REZONE - R7X W/ C2-4 OVERLAY
(INCLUSIONARY HOUSING)

BUILDING B QUALITY HOUSING DEDUCTIONS									
FLOOR	GROSS SQ. FT.	COMMERICAL SQ. FT.	PARKING SQ. FT.	RESIDENTIAL GROSS SQ. FT.	CORRIDOR 50%	ZONE GREEN SQ. FT.	REFUSE & MECH.	LAUNDRY & REC	TOTAL ZONING RESIDENTIAL
C	22040		16050	5990					
1	22040	19298	1127	1615					1615
2	13134			13134	565	113	100	3064	9293
3	13134			13134	565	113	100		12357
4	13134			13134	565	113	100		12357
5	13134			13134	565	113	100		12357
6	13134			13134	565	113	100		12357
7	13134			13134	565	113	100		12357
8	13134			13134	565	113	100		12357
9	12299			12299	565	113	94		11527
10	11901			11901	565	113	91		11132
11	11020			11020	565	113	85		10257
TOTAL	171238	19298	17177	134763	5650	1129	968	3064	117963

BUILDING A					
	0BR.	1BR.	2BR .	3BR.	TOTAL
1ST FLOOR					
2ND FLOOR	1	5	3	1	10
3RD FLOOR	0	7	4	1	12
4TH FLOOR	0	7	4	1	12
5TH FLOOR	0	7	4	1	12
6TH FLOOR	0	7	4	1	12
7TH FLOOR	0	7	4	1	12
8TH FLOOR	0	8	3	0	11
9TH FLOOR	1	6	2	0	9
TOTAL	2	54	28	6	90
PERCENTAGE	2%	60%	31%	7%	100%

BUILDING B					
	0BR.	1BR.	2BR.	3BR.	TOTAL
1ST FLOOR					
2ND FLOOR	1	4	6	1	12
3RD FLOOR	1	8	6	1	16
4TH FLOOR	1	8	6	1	16
5TH FLOOR	1	8	6	1	16
6TH FLOOR	1	8	6	1	16
7TH FLOOR	1	8	6	1	16
8TH FLOOR	1	8	6	1	16
9TH FLOOR	1	8	2	3	14
10TH FLOOR	1	8	0	4	13
11TH FLOOR	1	10	0	2	13
TOTAL	10	78	44	16	148
PERCENTAGE	7%	53%	30%	11%	100%

BUILDING A & B					
	0BR.	1BR.	2BR.	3BR.	TOTAL
TOTAL	12	132	72	22	238
PERCENTAGE	5%	55%	30%	9%	100%

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A-102.00

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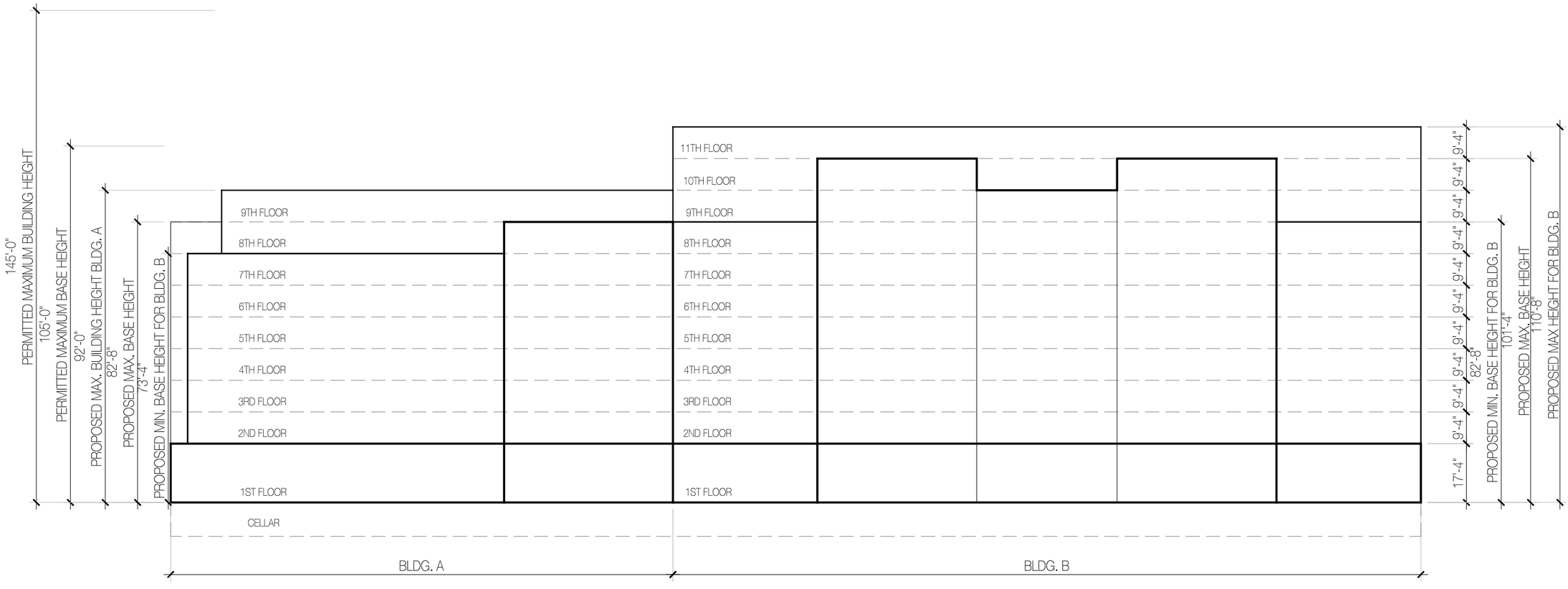

SCHEMATIC HEIGHT DIAGRAM
SCALE:1/32" = 1'-0"

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SCHEMATIC HEIGHT DIAGRAM

A-103.00

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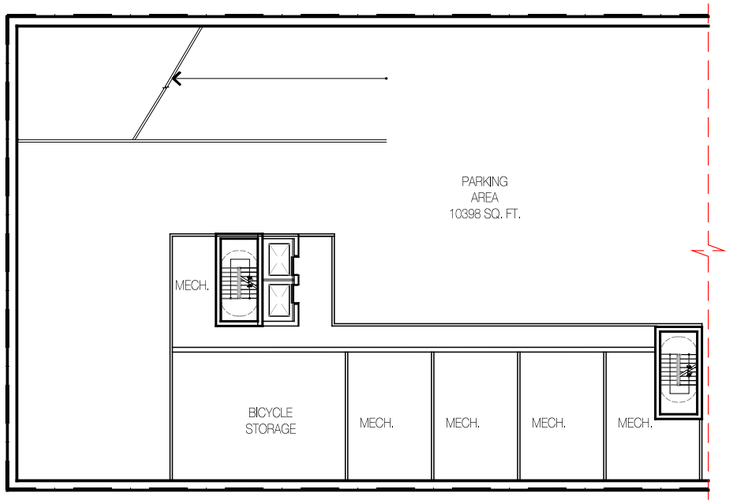
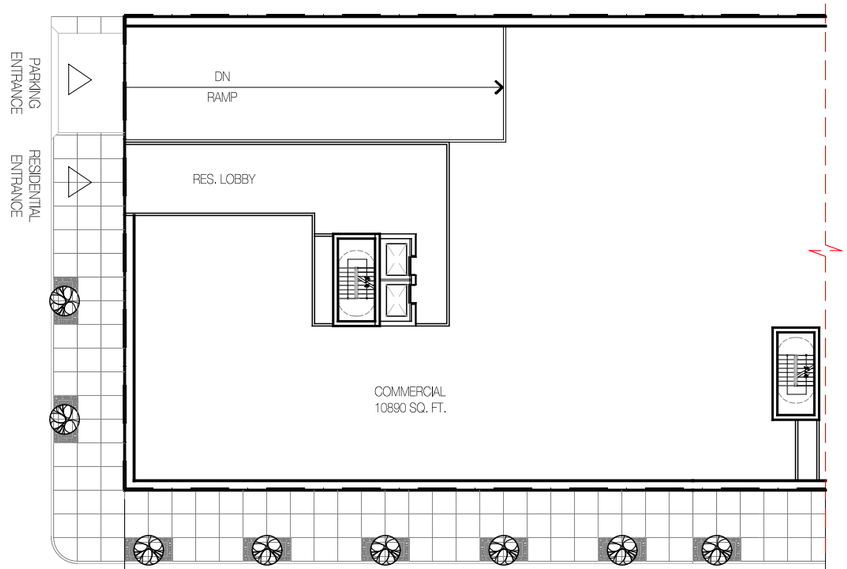


BLDG. A SCHEMATIC CELLAR PLAN

SCALE: 1/32" = 1'-0"

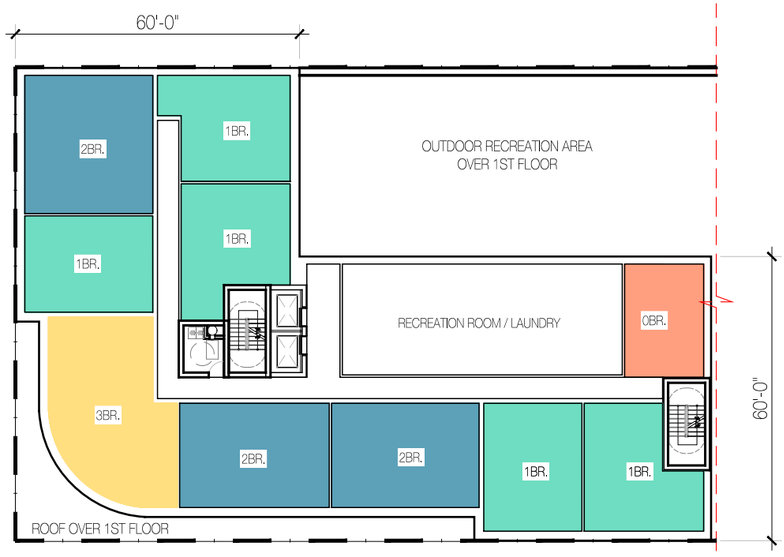
GROSS SQ. FT. = 14800 SQ. FT.



BLDG. A SCHEMATIC
1ST FLOOR PLAN

SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 14800 SQ. FT.



BLDG. A SCHEMATIC
2ND FLOOR PLAN

SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 10395 SQ. FT.



BLDG. A SCHEMATIC TYP.
3RD TRHU 7TH FLOOR PLAN

SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 10395 SQ. FT.

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SCHEMATIC
FLOOR PLANS
BLDG. A

A-104.00

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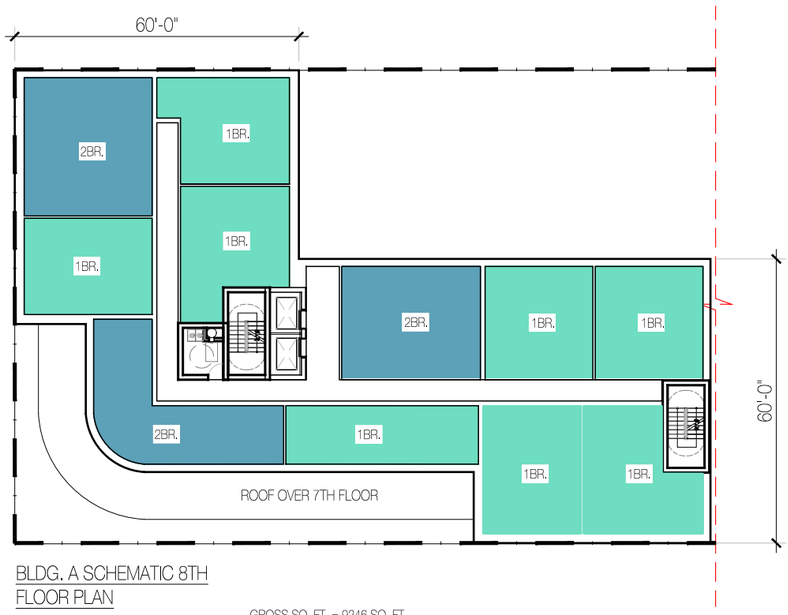
BLOCK: 2426 LOT: 25

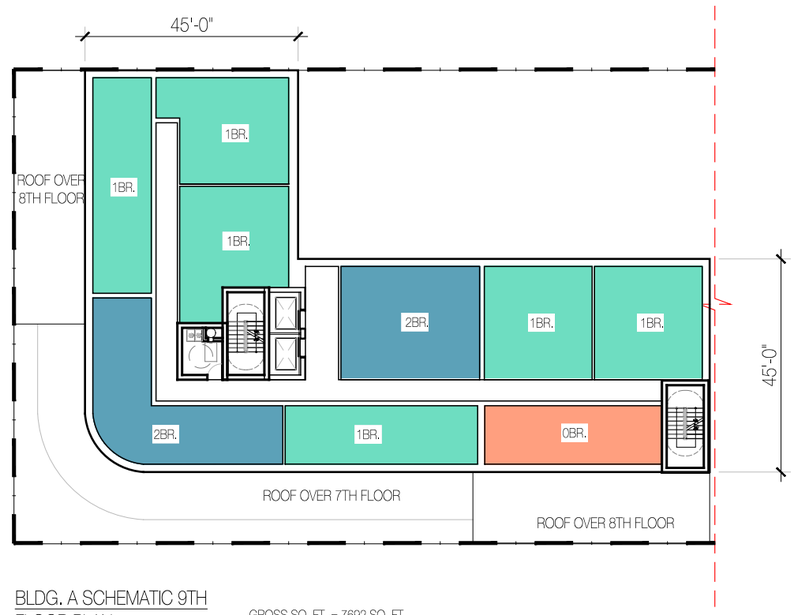




BLDG. A SCHEMATIC 8TH FLOOR PLAN

SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 9246 SQ. FT.



BLDG. A SCHEMATIC 9TH FLOOR PLAN

SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 7692 SQ. FT.

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FLOOR PLANS
BLDG. A

A-105.00

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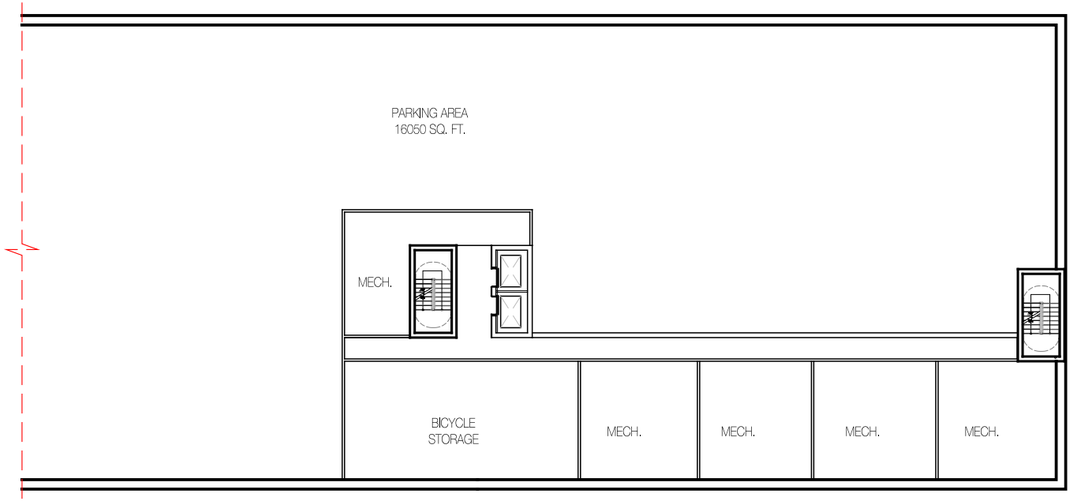
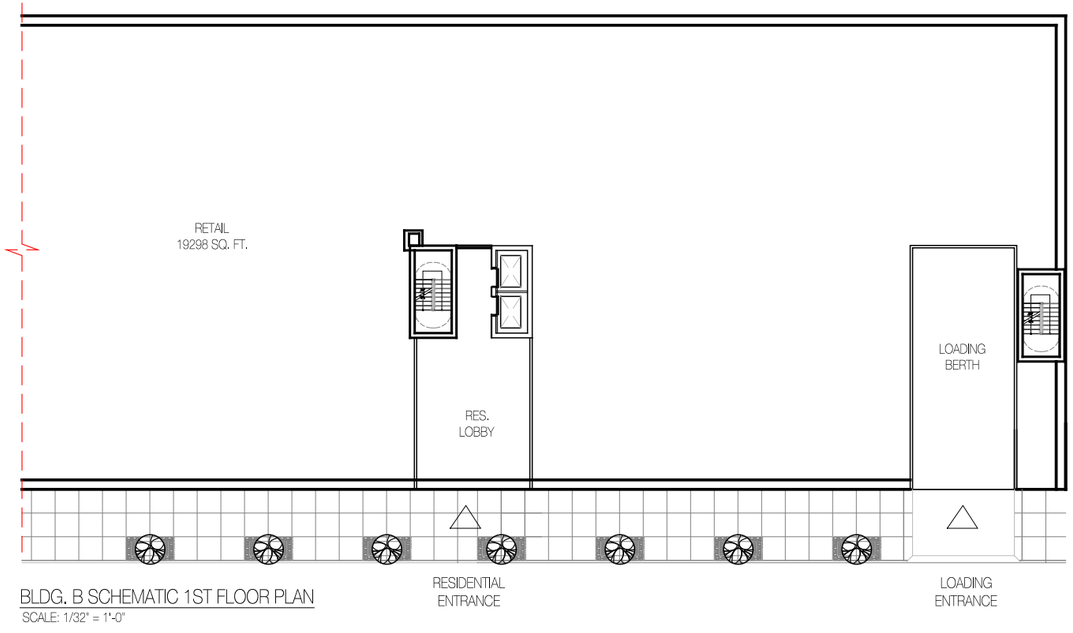


BLDG. B SCHEMATIC CELLAR PLAN

SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 22040 SQ. FT.



BLDG. B SCHEMATIC 1ST FLOOR PLAN

SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 22040 SQ. FT.

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BLDG. B

A-106.00

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BLDG. B SCHEMATIC
2ND FLOOR PLAN
SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 13172 SQ. FT.



BLDG. B SCHEMATIC TYP. FLOOR PLAN
(3RD - 8TH)
SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = ##########

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A-107.00

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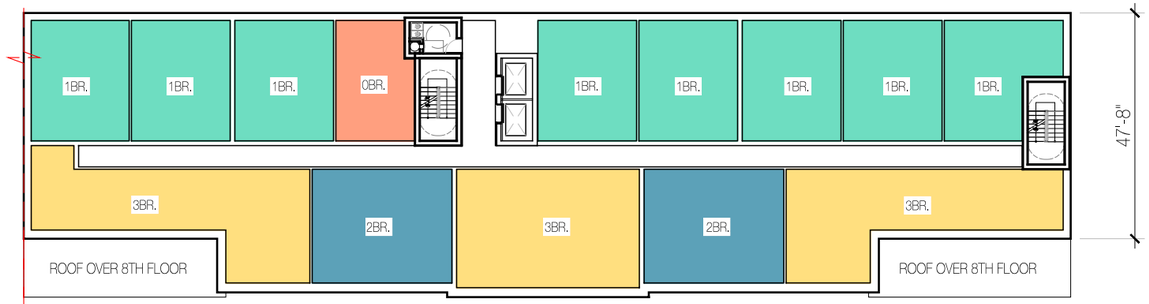
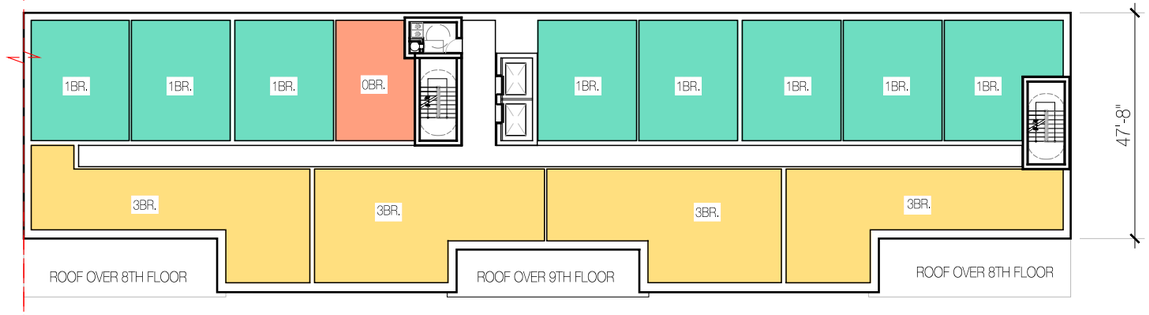


BLDG. B SCHEMATIC 9TH FLOOR PLAN

SCALE: 1/32" = 1'-0"

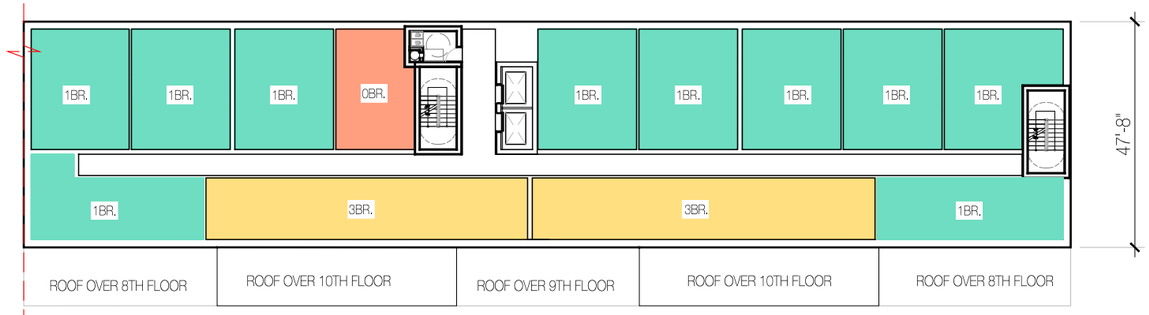
GROSS SQ. FT. = 12165 SQ. FT.



BLDG. B SCHEMATIC 10TH FLOOR PLAN

SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 11775 SQ. FT.



BLDG. B SCHEMATIC 11TH FLOOR PLAN

SCALE: 1/32" = 1'-0"

GROSS SQ. FT. = 10538 SQ. FT.

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SCHEMATIC
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BLDG. B

A-108.00

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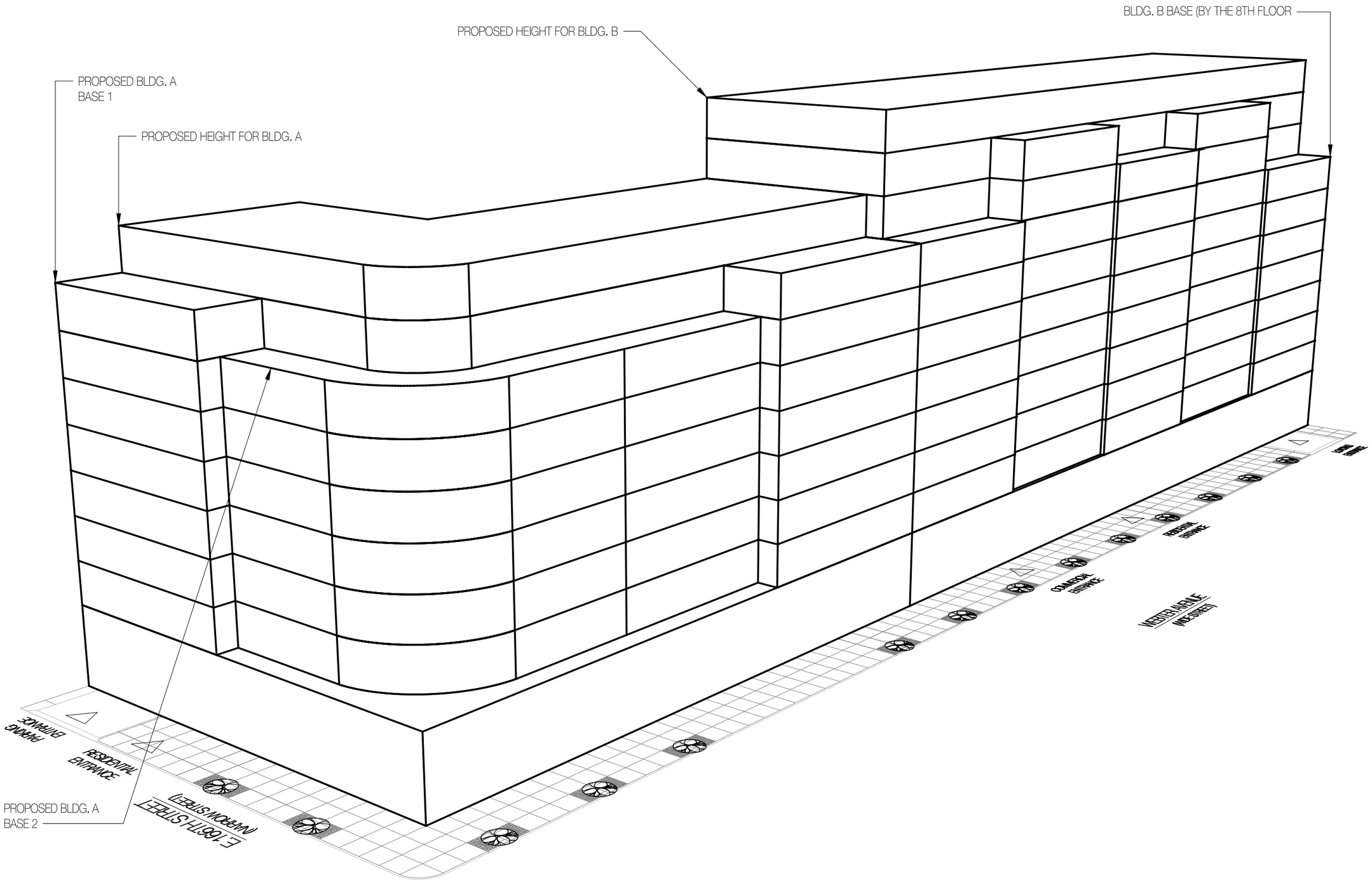

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MASSING
STUDY

A-109.00

EX. ZONE: M1-1
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