

DRAWING LIST - FRESH STORE SUBMISSION	
NO	SHEET NAME
FF-001	COVER SHEET
FF-002	SITE PLAN
FF-003	PROPOSED FRESH FOOD STORE - FLOOR PLANS
FF-004	PROPOSED FRESH FOOD STORE - ELEVATIONS
FF-005	FRESH STORE BONUS AREA

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Gerald J. Caliendo, R.A., A.I.A.
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www.caliendoarchitects.com

CONSULTANTS:

OWNER:
JESUS DIAZ
275 North Main St.
Spring Valley, NY 10977

DRAWING TITLE:
TITTLE SHEET - PROPOSED MIX-USE
DEVELOPMENT W/. FRESH FOOD

PROJECT ADDRESS:
1160 PUGSLEY AVENUE
BRONX, NY

NO.	DATE	REVISION

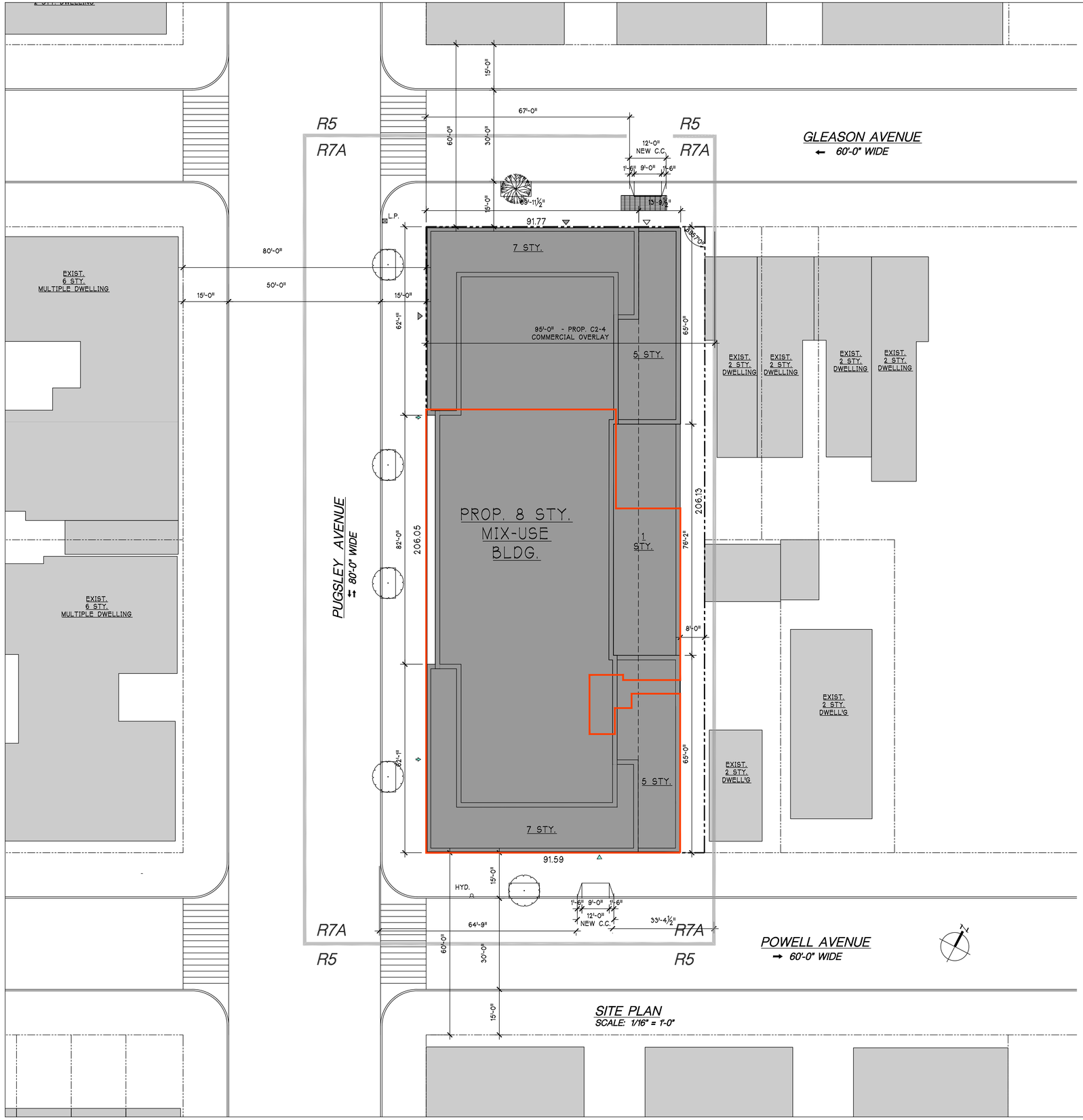
DRAWN BY: NMH
CHECKED BY: GJC
JOB NO: 23082
SCALE: AS NOTED
DATE: 10-13-25

SEAL: REGISTERED ARCHITECT GERALD J. CALIENDO 020241 STATE OF NEW YORK

DOB:

DRAWING No: 1 OF 5

FF-001.00



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

GENERAL NOTES :

1. INFORMATION REGARDING THE SURROUNDING PROPERTIES AND EXISTING STRUCTURES IS FOR ILLUSTRATIVE PURPOSES ONLY.

2. BUILDING ENTRANCES OTHER THAN FRESH FOOD STORES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

3. PROPOSED BUILDING ON LOT 1 IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE. PORTIONS OF THE PROPOSED BUILDING ON LOT 1 & 6 OTHER THAN THE FRESH FOOD STORE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

4. ROOFTOP BULKHEAD LOCATIONS AND SIZES TO BE IN ACCORDANCE WITH ZONING AND ARE SUBJECT TO CHANGE.

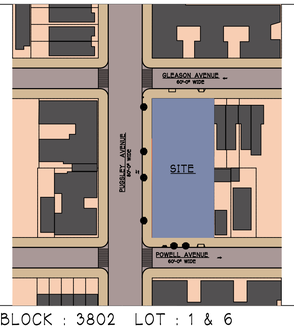
5. ALL ELEVATIONS SHALL BE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY THE NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY, WHICH IS HEREBY ESTABLISHED AS THE CITY DATUM BY LOCAL LAW 96 OF 2013. ALL HEIGHTS INDICATED ARE RELATIVE TO THE ADJUSTED BASE PLANE.

6. LOCATION AND NUMBER OF STREET TREES AND CURB CUTS TO BE IN ACCORDANCE WITH ZONING AND ARE SUBJECT TO APPROVAL BY DPR/DOT, AS APPROPRIATE.

SITE INFORMATION :

ADDRESS : 1160 PUGSLEY AVENUE
BOROUGH : BRONX
CD : 209
BLOCK : 3802
LOT : 1 & 6

KEY PLAN



BLOCK : 3802 LOT : 1 & 6

LEGEND

- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- OUTLINE OF FRESH FOOD STORE
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- PROPOSED NEW TREE & TREE PIT
- EXISTING TREE
- FRESH FOOD ENTRANCE / EXIT
- FRESH FOOD LOADING
- NON-FRESH FOOD ENTRANCE / EXIT
- PARKING GARAGE ENTRANCE/EXIT
- DIRECTION OF TRAFFIC

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CONSULTANTS:

OWNER:

DRAWING TITLE: SITE PLAN - R7A / C2-4
PROPOSED MIXED USE DEVELOPMENT

PROJECT ADDRESS: 1160 PUGSLEY AVENUE
BRONX, NY

DRAWN BY:	CHECKED BY:	JOB NO:	SCALE:	DATE:
NMH	GJC	23082	AS NOTED	10-13-25

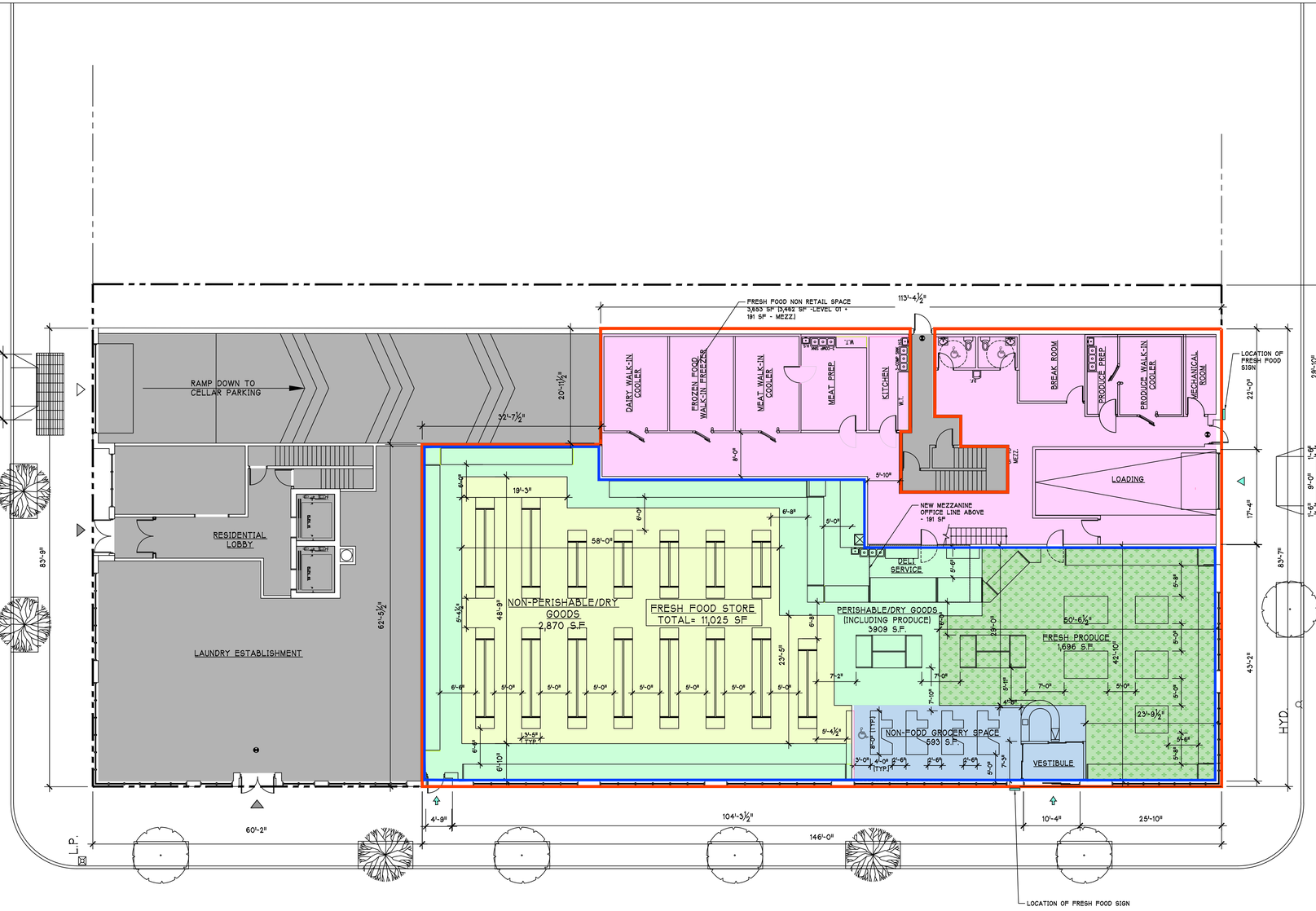
NO.	REVISION	DATE

SEAL: REGISTERED ARCHITECT GERALD J. CALIENDO 020241 STATE OF NEW YORK

DOB:

DRAWING No: 2 OF 5

FF-002.00



FIRST FLOOR PLAN
SCALE: 1" = 10'-0"

FRESH FOOD STORE ZONING FLO

ZR Section	Regulation	Permitted / Required		Proposed	Compliance
63-21	FRESH FOOD STORES	Where a "Fresh Food Store" is provided on an Zoning Lot, the maximum Residential floor area permitted on the zoning lot shall be increased by one square foot for each square foot of Fresh Food Store area provided, up to 20,000 sf		Total Fresh Food Store 11,025 sf	Complies

FRESH FOOD STORE USE AREAS

63-01	FRESH FOOD RETAIL AREA	Minimum 6,000 sf allocated to retailing a general line of Food and Non-food grocery products	6,000 sf	7,372 sf	Complies
63-01 (a)		Minimum 25% of Retail area for General Grocery line space allocated to sale of Perishable Goods	1,668.05 sf	3,909 sf	Complies
		(Minimum 500 sf allocated to Fresh Produce)	500 sf	1,696 sf	Complies
63-01 (b)		Minimum space allocated to sale of Non-Perishable Food (35% of Retail space for Gneral Grocery line)	2,335.27 sf	2,870 sf	Complies
63-01 (c)		Minimum Retail space on one story	6,000 sf	7,372 sf	Complies
		Non-Food Grocery space		593 sf	
		Non-Retail space (Level 01 @ 3,462 sf + Mezzanine @ 191 sf = 3,653 sf)		3,653 sf	
			Total Fresh Food Store	11,025 sf	

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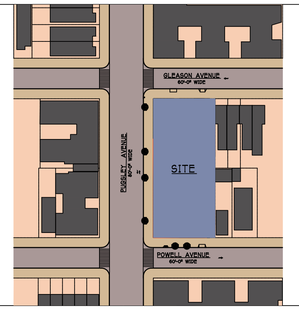
6. LOCATION AND NUMBER OF STREET TREES AND CURB CUTS TO BE IN ACCORDANCE WITH ZONING AND ARE SUBJECT TO APPROVAL BY DPR/DOT, AS APPROPRIATE.

KEY PLAN



BLOCK : 3802 LOT : 1 & 6

LEGEND

- ZONING DISTRICT BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- OUTLINE OF FRESH FOOD STORE 11,025 SF
- OUTLINE OF GROCERY RETAIL SPACE 7,372 SF
- PROPOSED NEW TREE & TREE PIT
- EXISTING TREE
- NON-PERISHABLE FOOD SPACE 2,870 SF
- PERISHABLE FOOD SPACE 3,909 SF (INCLUDING FRESH PRODUCE)
- FRESH PRODUCE SPACE 1,696 SF
- NON-FOOD GROCERY SPACE 593 SF
- NON-RETAIL SPACE = 3,653 SF LEVEL 01: 3,462 SF & MEZZ.: 191 SF
- NOT SUBJECT TO CERTIFICATION PURSUANT TO ZR 63-30
- FRESH FOOD ENTRANCE / EXIT
- FRESH FOOD LOADING
- NON-FRESH FOOD ENTRANCE / EXIT
- PARKING GARAGE ENTRANCE/EXIT
- DIRECTION OF TRAFFIC
- FRESH FOOD SIGN

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CONSULTANTS:

OWNER:

DRAWING TITLE: FRESH FOOD LAYOUT
FIRST FLOOR PLAN

PROJECT ADDRESS: 1160 PUGSLEY AVENUE
BRONX, NY

DRAWN BY:	CHECKED BY:	JOB NO:	SCALE:	DATE:
NMH	GJC	23082	AS NOTED	10-13-25

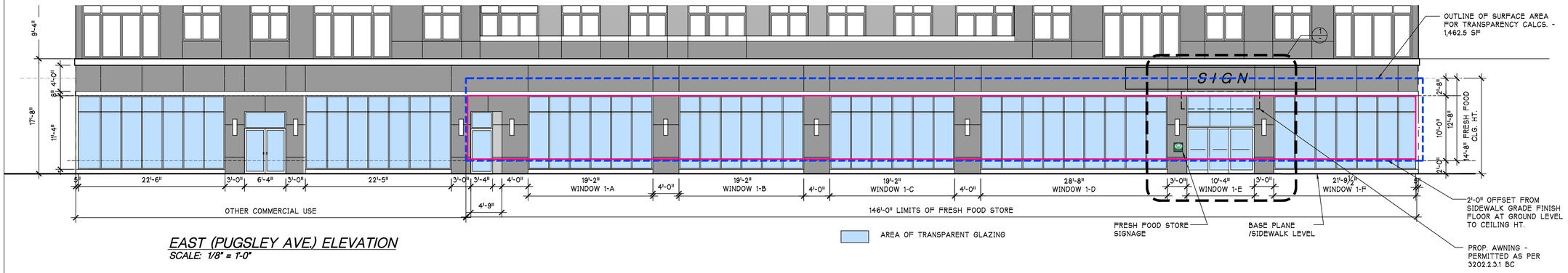
NO.	DATE	REVISION

SEAL: REGISTERED ARCHITECT GERALD J. CALIENDO 020241 STATE OF NEW YORK

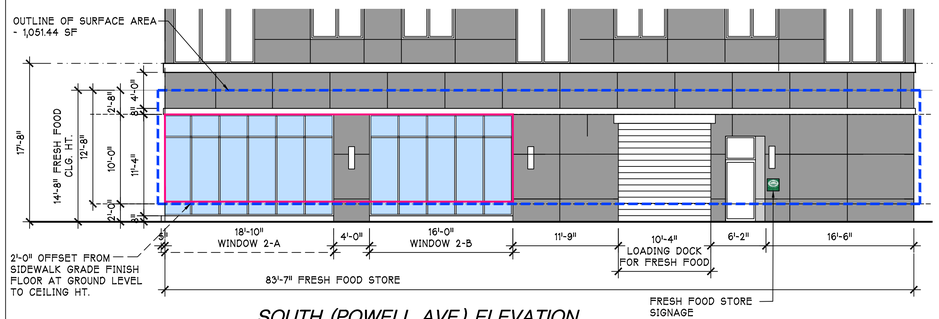
DOB:

DRAWING No: 3 OF 5

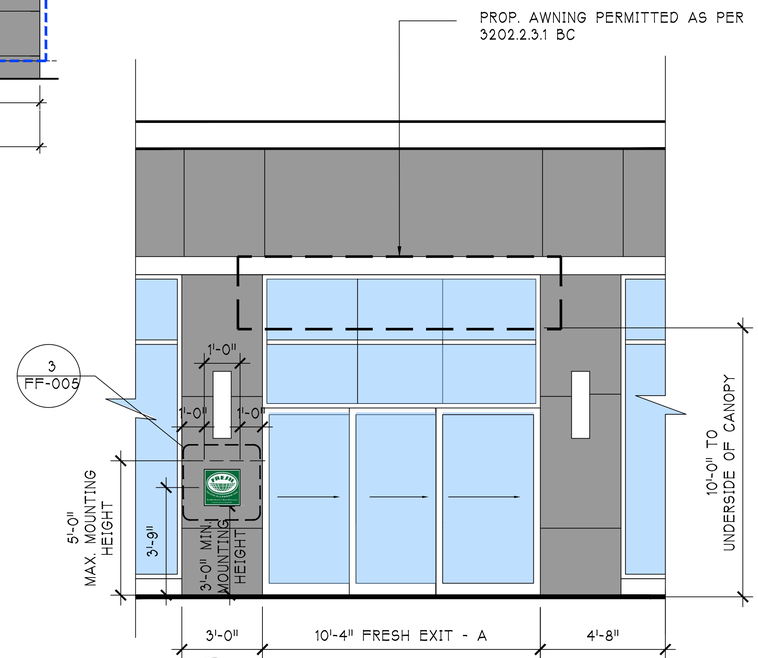
FF-003.00



EAST (PUGSLEY AVE.) ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH (POWELL AVE) ELEVATION
SCALE: 1/8" = 1'-0" - FOR ILLUSTRATIVE PURPOSE ONLY - NOT PRIMARY STREET



1 *FRESH SIGN MOUNTING DETAIL - PRIMARY ENTRANCE*
SCALE: 3/8" = 1'-0"



OPAQUE, NON-REFLECTIVE AND DURABLE SIGN BOARD

SIGN TO BE FACSIMILE OF THE IMAGE ABOVE.

3

ZR Section	Permitted / Required	Proposed	Compliance
ZR 63-12 Special Sign Regulations	**Location** Shall be mounted on an exterior building wall adjacent to and no more than five feet from the principal entrance of the FRESH Food store.	12 inches from primary entrance	Complies
	Mounting Height Shall be placed so that it is directly visible, without any obstruction, to customers entering the Fresh Food Store, and at a height no less than three feet and no more than five feet above the adjoining grade.	Center of sign is mounted 3'-9" above pavement	Complies
	Sign Dimension Shall be no less than 12 inches by 12 inches and no more than 16 inches by 16 inches in size	Sign dimensions are 12 inches by 12 inches	Complies
	Sign Materials Shall be fully opaque, non reflective and constructed of permanent, highly durable materials	Opaque, non-reflective and constructed of permanent, highly durable material.	Complies

ZR Section	Title	Permitted / Required (Regulation)	Proposed					Notes / Requested Action
ZR 63-23, 37-34	Special Transparency Requirements	Pugsley Avenue (Primary Street Frontage)						
ZR 63-23, 37-311	Fresh Retail Areas	For all Developments containing Fresh Food Stores, or ground floor level enlargements containing Fresh Food Stores, the following provisions shall apply. For the portion of the building containing a Fresh Food Store, the ground floor level of the street wall fronting upon a primary street frontage shall be glazed in accordance with the provisions of Section 37-34 (Minimum Transparency Requirements). Furthermore, for Fresh Food Stores with frontage on two or more streets, the Chairperson of the City Planning Commission may Certify that the glazing requirements of this section shall only be applicable to the street wall fronting upon the principal street, as determined by the Chairperson. In addition, the Chairperson may, by Certification, allow a reduction in the glazing requirements of this section, provided that the Chairperson finds that such building is a recipient of public funding. For the purposes of this section, defined terms shall include those in sections 12-10, 23-911 and 37-311.	Primary Streets: Pugsley Avenue					Complies
ZR 37-34		Transparent materials shall occupy at least 50% of the surface of such area of such ground floor level street wall between a height of two feet and twelve feet or the height of the ground floor ceiling.	**Transparency**					
				Total Surface Area	Transparency Area required	Transparency Area proposed	Percentage (%)	
			Pugsley Avenue	1,853.00	926.50	1,183.00	64	

TRANSPARENCY CALCULATIONS			
PUGSLEY AVENUE (EAST)			
	WINDOW	**TRANSPARENCY AREAS***	
SURFACE AREA BETWEEN 2" & 12" ABOVE SIDEWALK = **1,462.5 SF**	WINDOW 1-A	191.7	
	WINDOW 1-B	191.7	
	WINDOW 1-C	191.7	
	WINDOW 1-D	286.7	
	WINDOW 1-E	103.3	
	WINDOW 1-F	217.92	
REQUIRED TRANSPARENT MATERIAL (50%) 1462.5 / 2 = **731.25 SF**		**1183.02 SF**	**PROVIDED**

*GLAZED OPENING ONLY FOR ADDED ACCURACY, OPAQUE AREAS, INCLUDING BUT NOT LIMITED TO MULLIONS, LOUVERS, & DOOR FRAMES ARE EXCLUDED.

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CONSULTANTS:

OWNER:

DRAWING TITLE: BUILDING ELEVATIONS, ENTRANCE & SIGN DETAIL

PROJECT ADDRESS: 1160 PUGSLEY AVENUE BRONX, NY

DRAWN BY:	CHECKED BY:	JOB NO:	SCALE:	DATE:
NMH	GJC	23082	AS NOTED	10-13-25

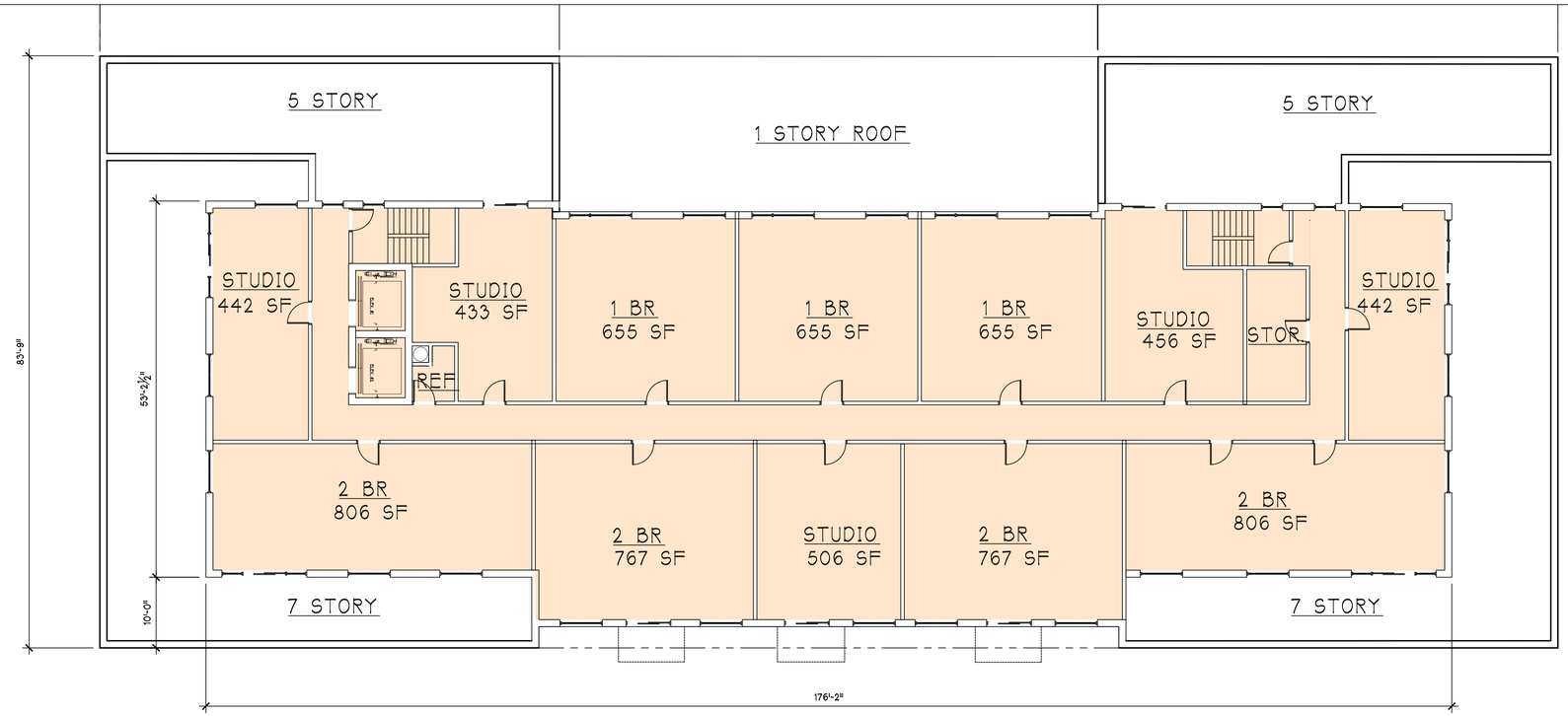
NO.	DATE	REVISION

SEAL: REGISTERED ARCHITECT GERALD J. CALIENDO 020241 STATE OF NEW YORK

DOB:

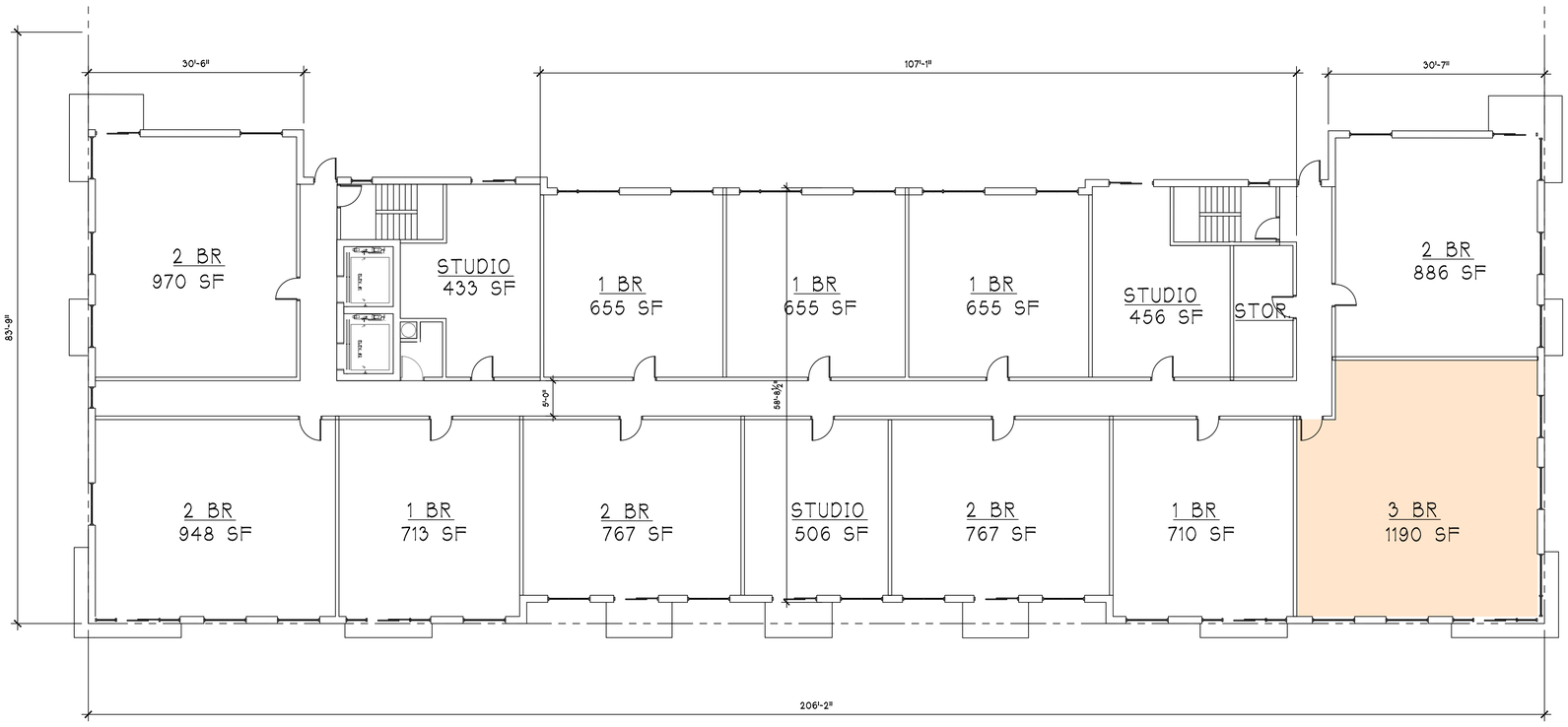
DRAWING No: 4 OF 5

FF-004.00



EIGHTH FLOOR PLAN
SCALE: 1" = 10'-0"

REALLOCATED ZONING FLOOR AREA = 9,835 SF (8TH FL.) + 1,190 SF (7TH FL.) = 11,025 SF



SEVENTH FLOOR PLAN
SCALE: 1" = 10'-0"

REALLOCATED ZONING FLOOR AREA : 9,835 SF (8TH FL.) + 1,190 SF (7TH FL.) = 11,025 SF

LEGEND

LOCATION AND SIZE OF REALLOCATED FLOOR AREA PURSUANT TO ZR 63-30 FOR A FRESH FOOD STORE.

NOT SUBJECT TO CERTIFICATION PURSUANT TO ZR 63-30

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CONSULTANTS:

OWNER:

DRAWING TITLE: FRESH FOOD RESIDENTIAL BONUS AREA

PROJECT ADDRESS: 1160 PUGSLEY AVENUE BRONX, NY

NO.	DATE	REVISION

DRAWN BY: NMH
CHECKED BY: GJC
JOB NO: 23082
SCALE: AS NOTED
DATE: 10-15-25

SEAL: REGISTERED ARCHITECT GERALD J. CALIENDO 020241 STATE OF NEW YORK

DOB:

DRAWING No: 5 OF 5

FF-005.00