

1460 Sheridan & 1480 Sheridan
New York City Environmental Quality Review
Architectural and Landscape Drawings

LANGAN

A-1

1460 & 1480 Sheridan Boulevard
Illustrative Architectural Drawings
Prepared by: Newman Architects

LANGAN

1460 SHERIDAN EXPWY

BRONX, NY

DATE: 1/31/2023
JOB #: 15-54

Images are for graphical purposes, and dimensions are subject to normal construction deviation, not to scale.

ZONING REGULATIONS

ZONING RESOLUTION/ BLDG. CODE	BLOCK - 3017 , LOT- 74	BOROUGH - BRONX	
	MAP NUMBER	3D	
	EXISTING ZONING DISTRICT	M1-1	
	RE-ZONE DISTRICT	R7-3 w/ C2-4 overlay (M.I.H.)	
	TAX LOT NUMBER	74 (WATERFRONT LOT)	
	COMMUNITY DISTRICT NUMBER	9	
FLOOR AREA CALCULATIONS			
	LOT SIZE AREA	40,586 SQ. FT.	
23-145	ZR 33-121: MAX COMMERCIAL FAR - 1.0	1.0 F.A.R. x 40,586 SF = 40,586 SQ. FT.	
23-154D(2)(iii)	MAX RESIDENTIAL FAR - 6.0 (M.I.H.)	6.0 F.A.R. x 40,586 SF = 243,516 SQ. FT.	
	MAX ALLOWABLE FAR	243,516 SQ. FT.	
	TOTAL F.A. PROPOSED	234,684 SF ±	

PARKING REQUIREMENTS			
36-21	COMMUNITY FACILITY	NONE REQUIRED	0
36-361	COMMERCIAL	1 per 1,000 SQ. FT. (WAIVER FOR 40 SPACES) NONE REQUIRED	0
25-251	RESIDENTIAL	TRANSIT ZONE - AFFORDABLE HOUSING 0 REQUIRED	0
25-80	BICYCLE PARKING	COMMERCIAL: 1 per 10,000 SQ. FT. 5,00 sq. ft. / 10,000 = 1 BICYCLE REQUIRED	
		RESIDENTIAL: 1 PER 2 D.U. (243,334 RES GSF / 850 GSF/D.U. = 286 D.U.±) 286 / 2 = 143 BICYCLES REQUIRED	144

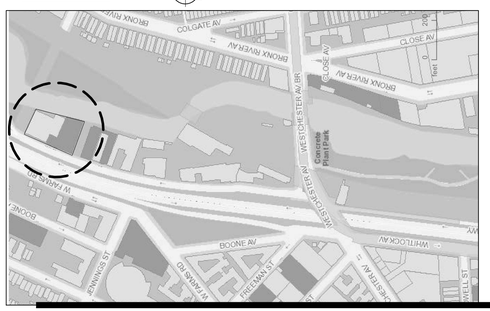
MAXIMUM BUILDING HEIGHT				
		ALLOWABLE	PROPOSED	
62-341	BUILDING BASE HT.	65' MAX	65'	O.K.
	BUILDING HT.	185' MAX + 40' PENTHOUSE	182' MAX + 40' PENTHOUSE	O.K.

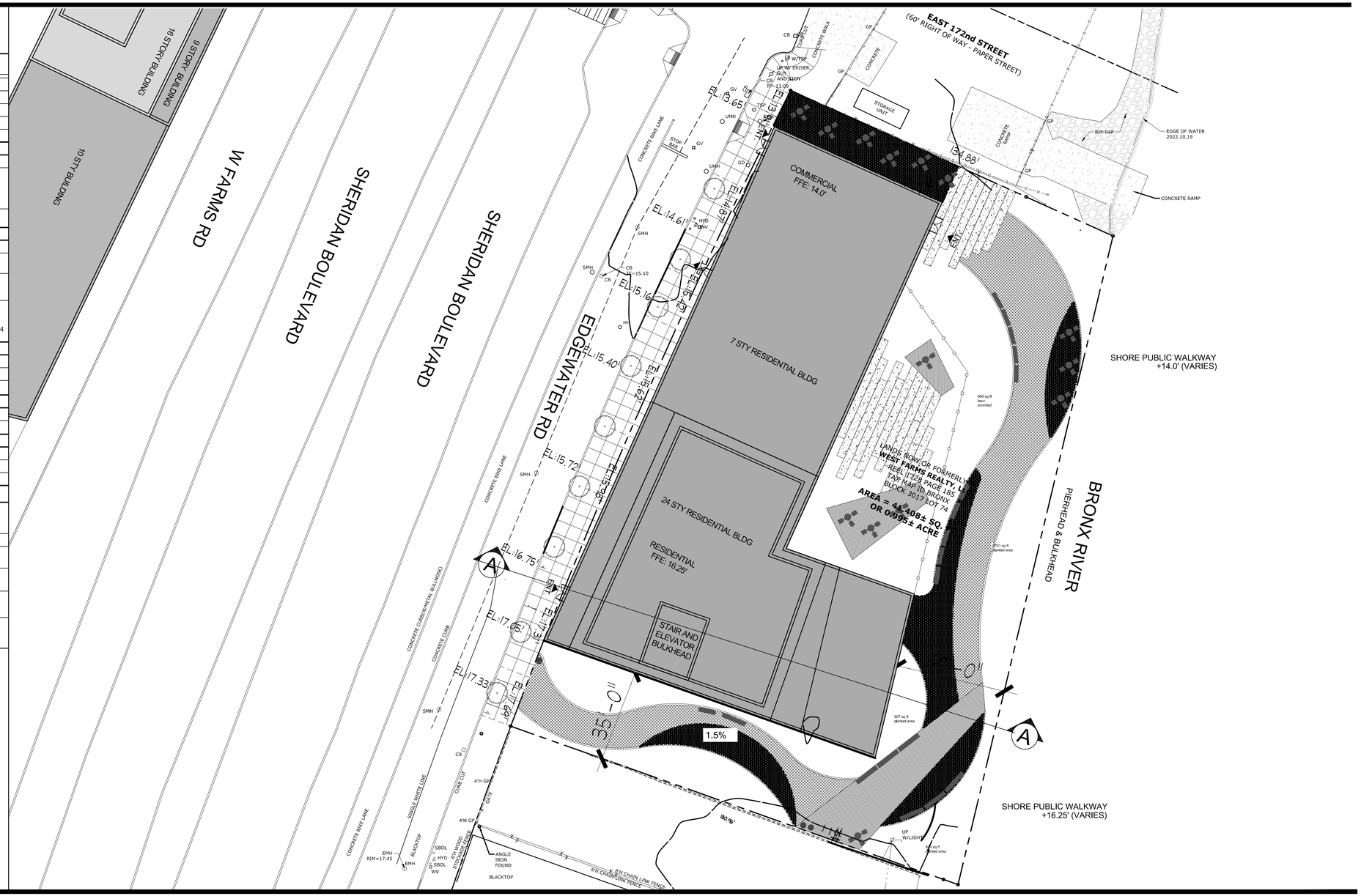
MAXIMUM NUMBER OF STORIES				
		ALLOWABLE	PROPOSED	
23-664b	MAXIMUM # OF STORIES	-	24	

BUILDING SETBACK (ABOVE BASE HEIGHT)				
		ALLOWABLE	PROPOSED	
23-662c	WIDE STREET	10'-0"	10'-0"	O.K.
23-662c	NARROW STREET	15'-0"	N/A	O.K.

LOT COVERAGE		
62-322	LOT AREA = 40,586 SQ. FT. 70% INTERIOR = 40,586 SQ. FT. x 70% = 28,410.2 SQ. FT. MAXIMUM ALLOWABLE LOT COVERAGE 28,410.2 SQ. FT.	
	PROPOSED BUILDING LOT COVERAGE = 18,565 SQ. FT.	O.K.
62-322	(C)(5) MAX WIDTH OF STORY FACING SHORELINE, ENTIRELY ABOVE MAX BASE HEIGHT = 100FT	O.K.
62-341	(C)(3) MIN OF 30% OF LOT AREA @ 20FT HIGH	O.K.
62-57	WATERFRONT PUBLIC ACCESS REQUIREMENT IN R7 = 20% PUBLIC ACCESS REQ'D = 40,586 SQ. FT. X 20% = 8,117 SF/ 0.19 ACRES	
	SHORE PUBLIC WALKWAY PROVIDED = 10,324 SF / 0.24 ACRES PUBLIC ACCESS PROVIDED = 4,378 SF / 0.10 ACRES TOTAL PROVIDED = 14,702 SF / .34 ACRES	O.K.

SITE MAP





SCALE: 1" = 20'-0"

SITE 1
ZONING AND SITE PLAN

NEWMAN DESIGN

ARCHITECTURE • URBAN PLANNING

210 West Rogues Path • Cold Spring Hills, NY 11743

1460 SHERIDAN EXPWY

BRONX, NY

DATE: 01/31/2022
JOB #: 15-54

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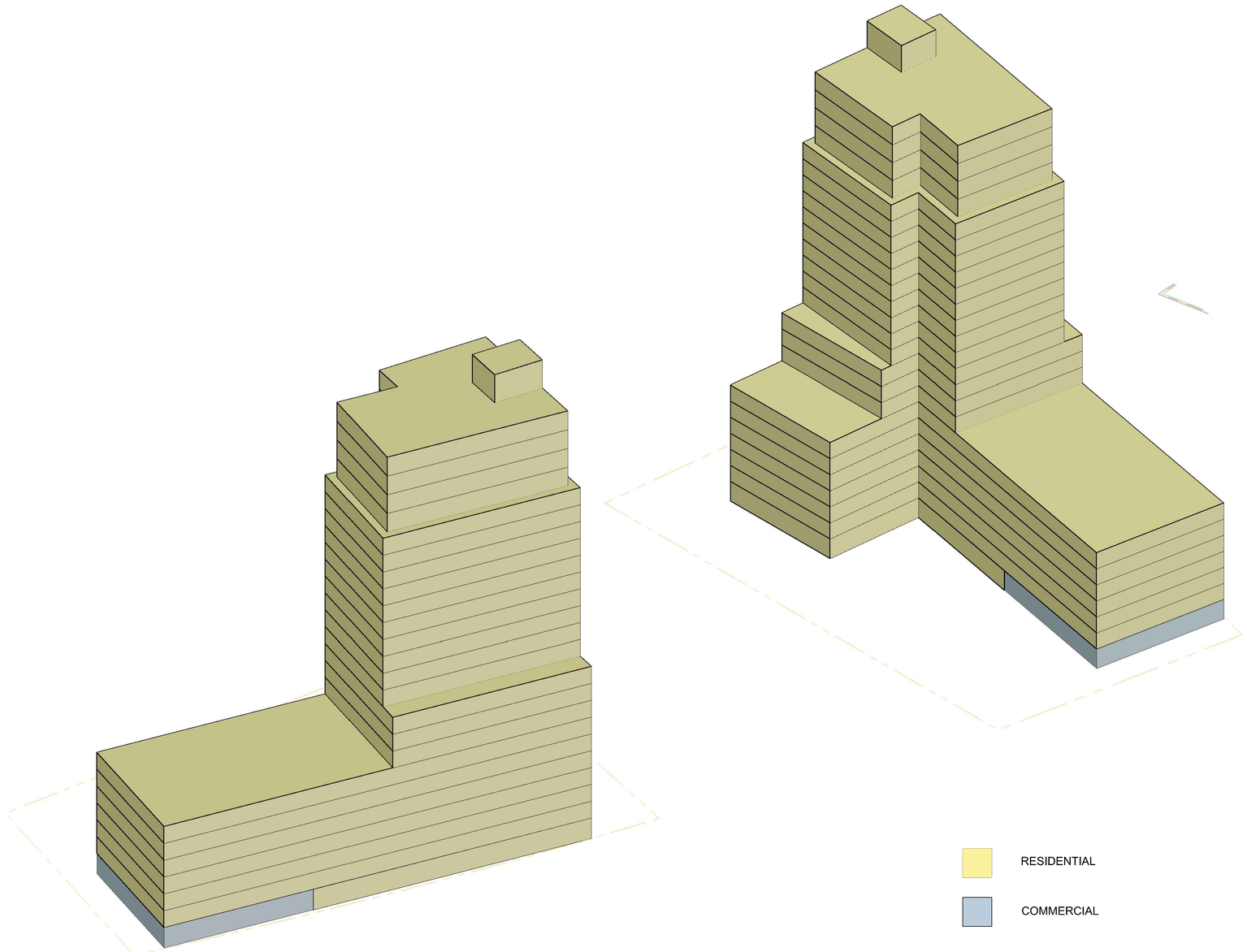
ZONING FLOOR AREA SUMMARY R7-3 / C2-4							
FLOOR	GROSS BUILDING AREAS	GROSS RESIDENTIAL AREA	QUALITY HOUSING DEDUCTIONS	MECHANICAL DEDUCTIONS	RESIDENTIAL NET Z.F.A	COMMERCIAL AREA (GFA/ZFA)	TOTAL BUILDING Z.F.A.
1	18,565	13,565	7,580	100	5,885	5,000	10,885
2	18,565	18,565	0	100	18,465	0	18,465
3	18,565	18,565	0	100	18,465	0	18,465
4	18,565	18,565	0	100	18,465	0	18,465
5	18,565	18,565	0	100	18,465	0	18,465
6	18,565	18,565	0	100	18,465	0	18,465
7	18,565	18,565	0	100	18,465	0	18,465
8	8,575	8,575	220	100	8,255	0	8,255
9	8,575	8,575	220	100	8,255	0	8,255
10	8,575	8,575	220	100	8,255	0	8,255
11	7,001	7,001	235	100	6,666	0	6,666
12	7,001	7,001	235	100	6,666	0	6,666
13	7,001	7,001	235	100	6,666	0	6,666
14	7,001	7,001	235	100	6,666	0	6,666
15	7,001	7,001	235	100	6,666	0	6,666
16	7,001	7,001	235	100	6,666	0	6,666
17	7,001	7,001	235	100	6,666	0	6,666
18	7,001	7,001	235	100	6,666	0	6,666
19	7,001	7,001	235	100	6,666	0	6,666
20	7,001	7,001	235	100	6,666	0	6,666
21	5,661	5,661	165	100	5,396	0	5,396
22	5,661	5,661	165	100	5,396	0	5,396
23	5,661	5,661	165	100	5,396	0	5,396
24	5,661	5,661	165	100	5,396	0	5,396
TOTAL	248,334	243,334	11,250	2,400	229,684	5,000 GFA/ZFA	234,684
MAX. ALLOWABLE F.A. = 243,516 SQ. FT.							



SECTION

0 15' 30' 60'

SCALE: 1" = 30'-0"

SITE 1
FLOOR AREAS, SECTION AND AXONS

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

1460 SHERIDAN EXPWY

BRONX, NY

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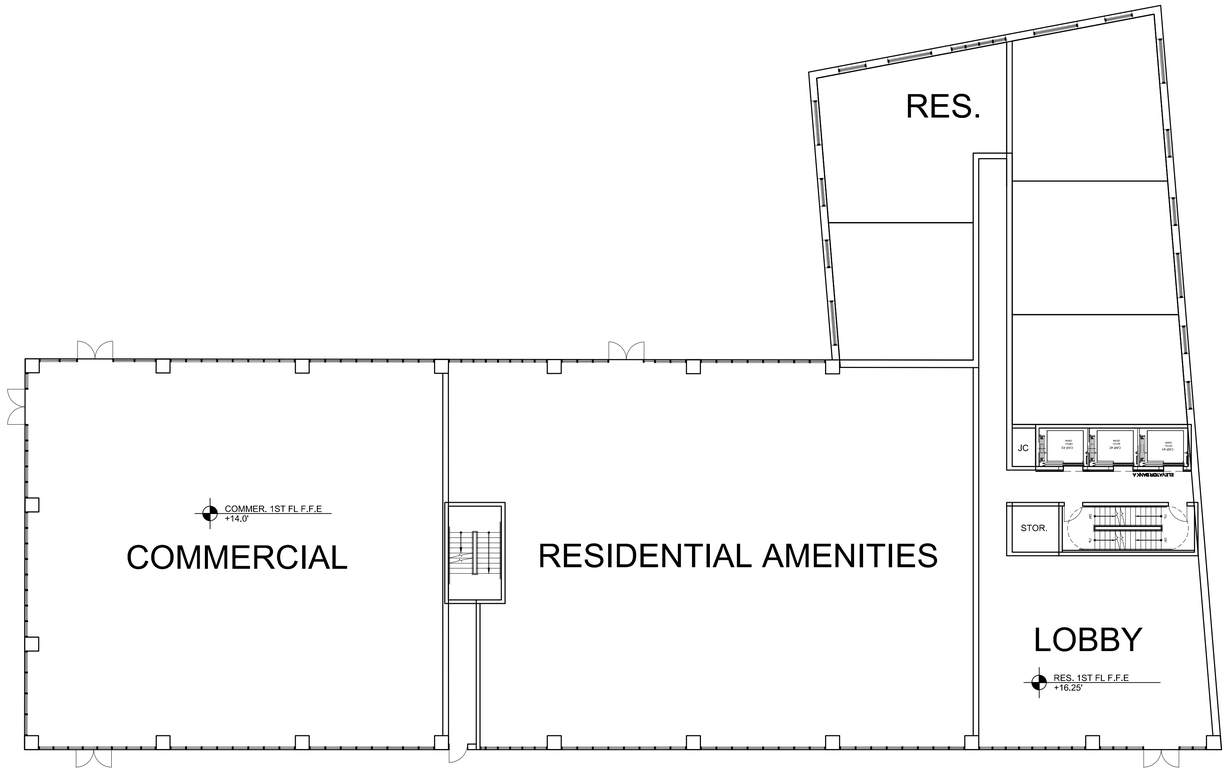

0 10' 20' 40'
SCALE: 1" = 20'-0"

SITE 1
1ST FLOOR PLAN

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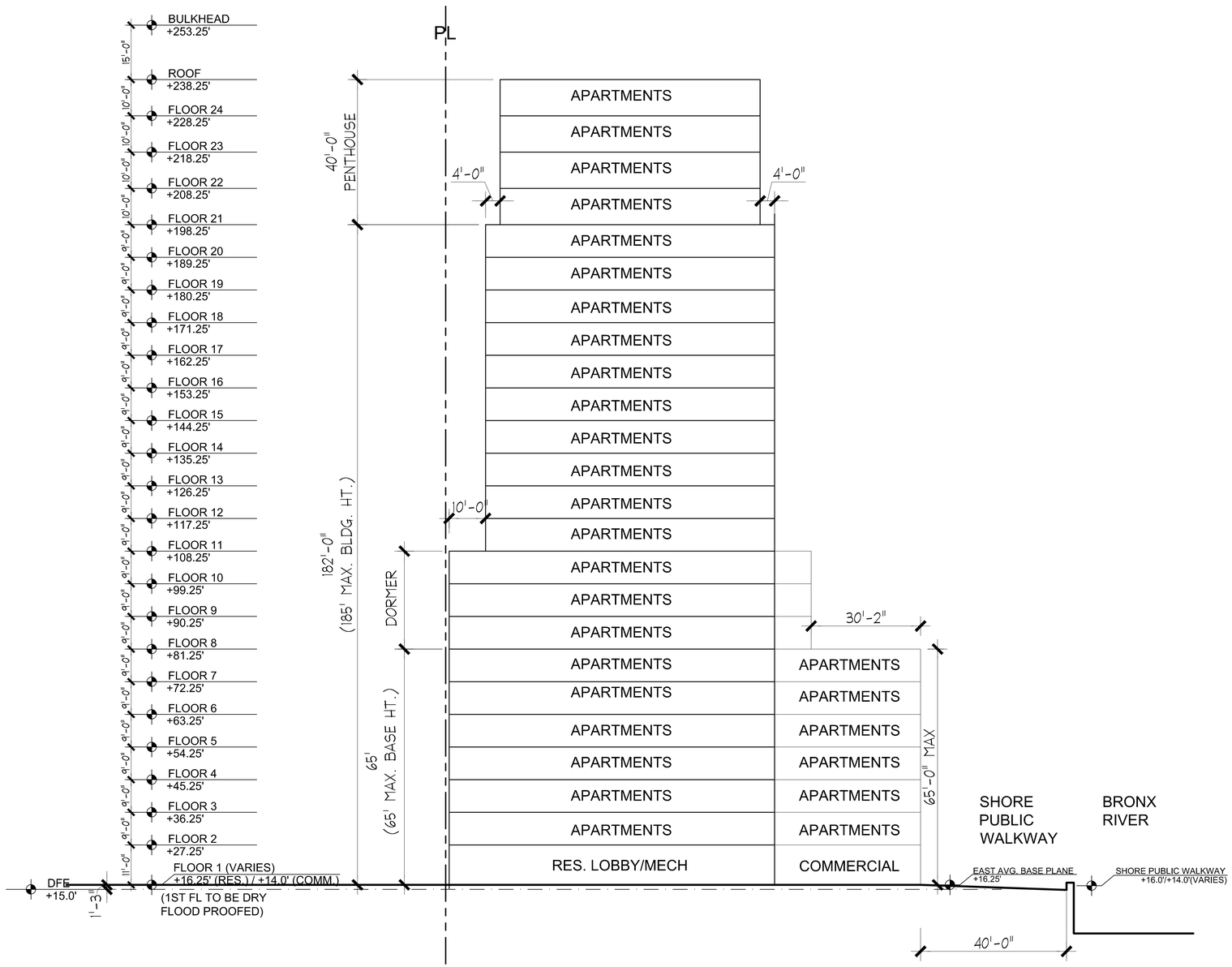

BASE FLOOD ELEVATION (BFE) - PER FEMA PFIRM MAP # 3604970084G
THIS PROPERTY IS LOCATED IN ZONE AE (ELEV. 13' - SHOWN IN NAVD 88 DATUM)

DESIGN FLOOD ELEVATION (DFE) PER G501 TABLE 2-1.
DFE= (BFE + 2 ft.) = 13.0' + 2'= 15.0'

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

SITE 1
SECTION

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
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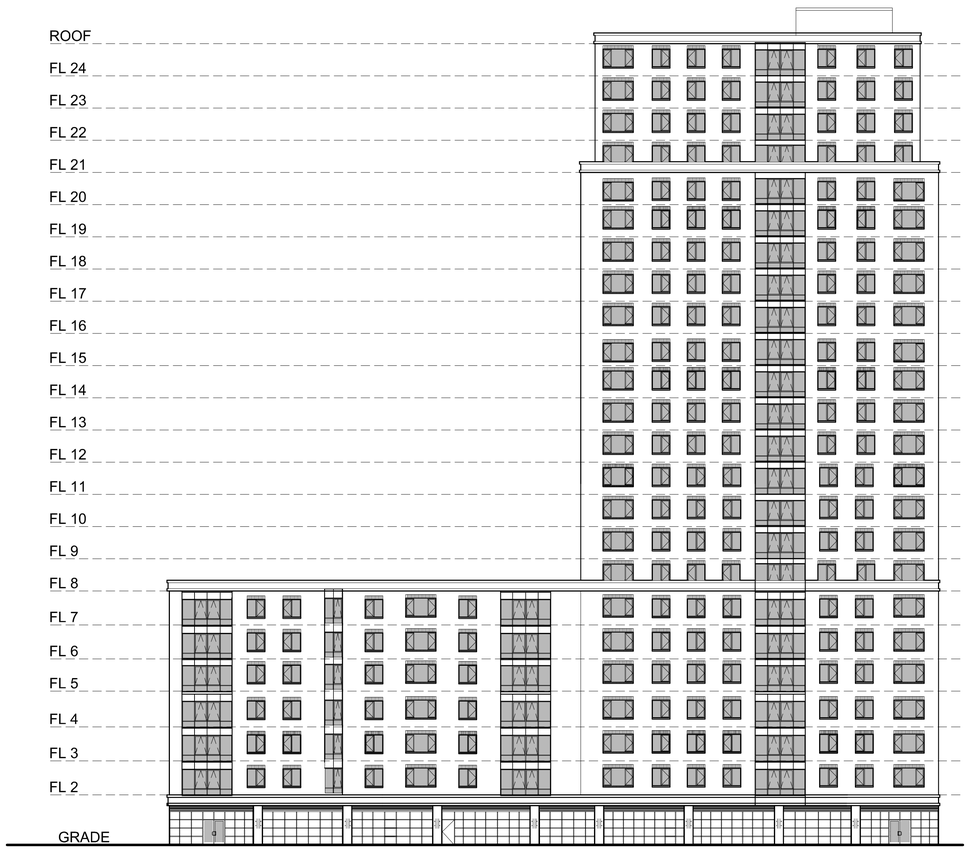
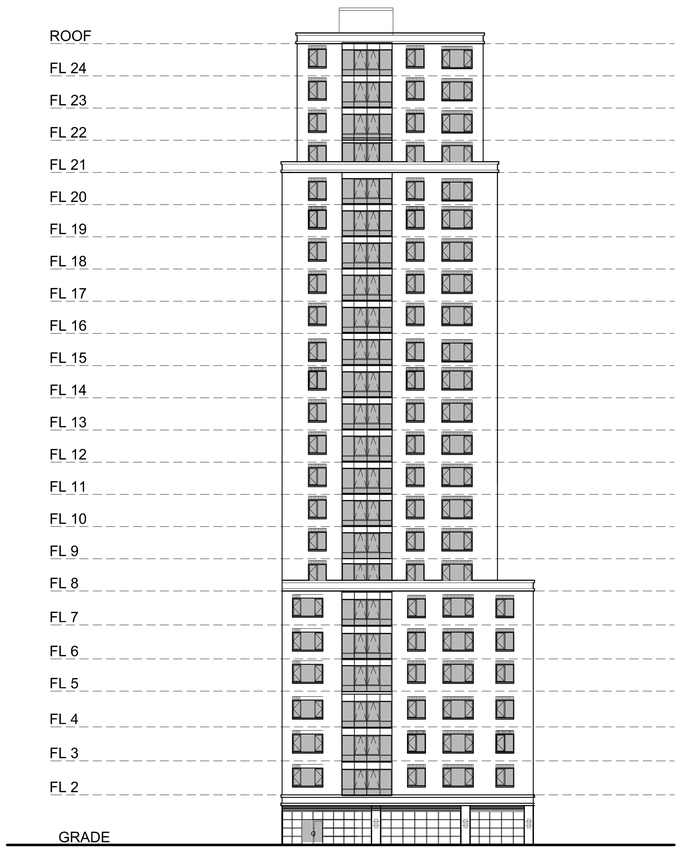


FRONT ELEVATION



LEFT SIDE ELEVATION

0 10' 20' 40'
SCALE: 1" = 20'-0"

SITE 1
ELEVATIONS

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
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1460 SHERIDAN EXPWY

BRONX, NY

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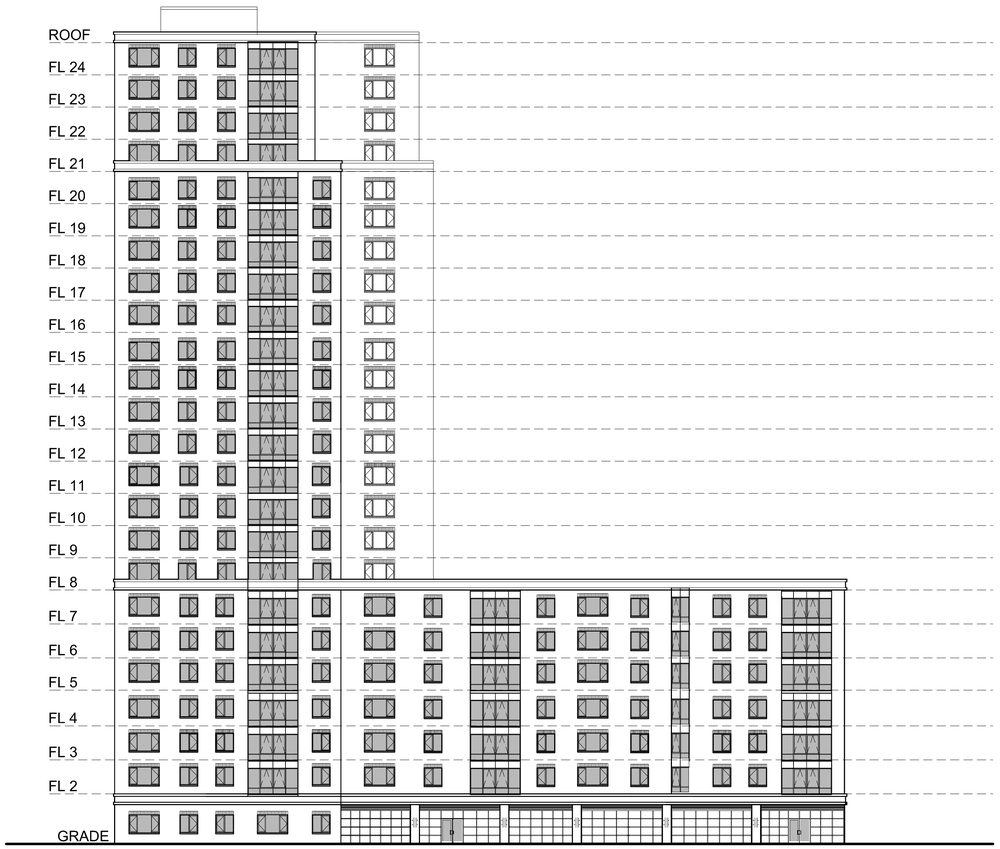
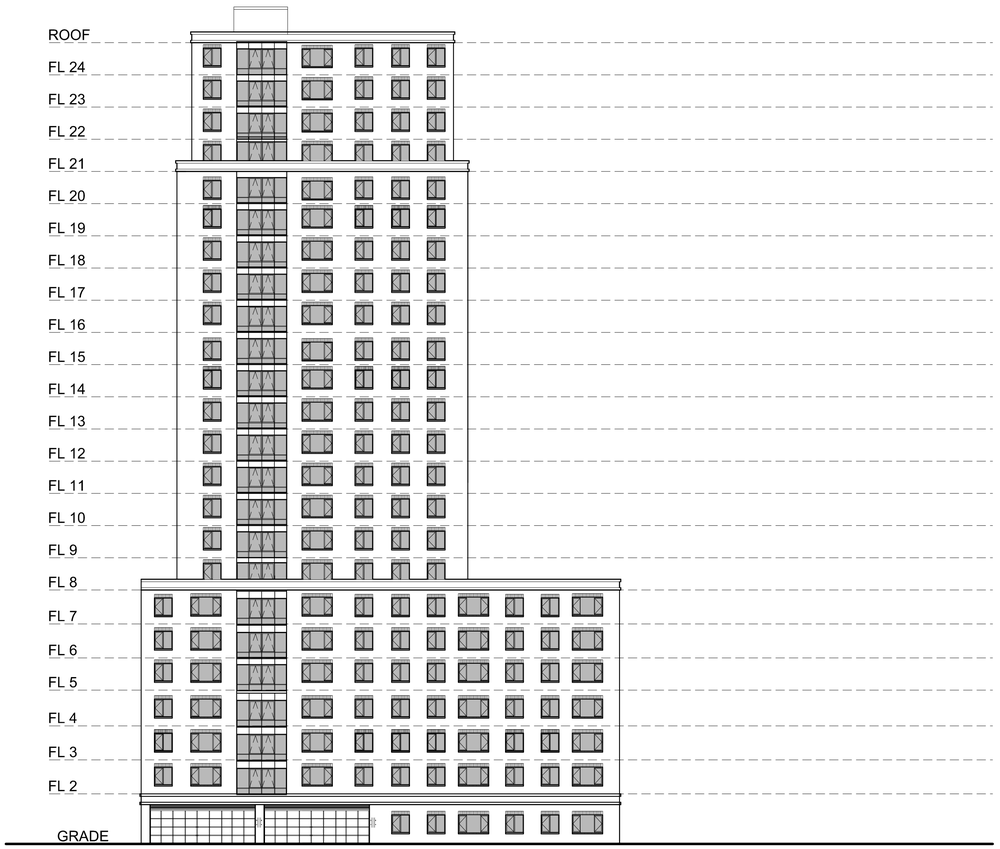


REAR ELEVATION



RIGHT SIDE ELEVATION

0 10' 20' 40'

SCALE: 1" = 20'-0"

SITE 1
ELEVATIONS

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
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1480 SHERIDAN EXPWY

BRONX, NY

DATE: 1/31/2023
JOB #: 15-54

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ZONING REGULATIONS

ZONING RESOLUTION/ BLDG. CODE	BLOCK - 3017 , LOT- 29	BOROUGH - BRONX
	MAP NUMBER	3D
	EXISTING ZONING DISTRICT	M1-1
	RE-ZONE DISTRICT	R7-3 w/ C2-4 overlay
	TAX LOT NUMBER	29 (WATERFRONT LOT)
	COMMUNITY DISTRICT NUMBER	9

FLOOR AREA CALCULATIONS

	LOT SIZE AREA	96,010 SQ. FT.
23-145	ZR 33-121: MAX COMMERCIAL FAR - 1.0	1.0 F.A.R. x 96,010 SF = 96,010 SQ. FT.
23-154d(2)(iii)	MAX RESIDENTIAL FAR - 6.0 (M.I.H.)	6.0 F.A.R. x 96,010 SF = 576,060 SQ. FT.
	MAX ALLOWABLE FAR	576,060 SQ. FT.
	TOTAL F.A. PROPOSED	508,243 SF±

PARKING REQUIREMENTS

36-21	COMMUNITY FACILITY	NONE REQUIRED	0
36-361	COMMERCIAL	1 per 1,000 SQ. FT. (WAIVER FOR 40 SPACES) NONE REQUIRED	0
25-251	RESIDENTIAL	TRANSIT ZONE - AFFORDABLE HOUSING 0 REQUIRED	0
25-80	BICYCLE PARKING	COMMERCIAL: 1 per 10,000 SQ. FT. 8,000 sq. ft. / 10,000 = 1 BICYCLE REQUIRED	321
		RESIDENTIAL: 1 per 2 D.U. BLDG 2: (278,912 GSF / 850 GSF/D.U. = 328 D.U.±) BLDG 3: (264,535 GSF / 850 GSF/D.U. = 311 D.U.±) 639 / 2 = 320 BICYCLES REQUIRED	

MAXIMUM BUILDING HEIGHT

		ALLOWABLE	PROPOSED	
62-341	BUILDING BASE HT.	65' MAX	65' - 0"	O.K.
	BUILDING HT.	185' MAX + 40' PENTHOUSE	185' - 0" + 40' PENTHOUSE	O.K.

MAXIMUM NUMBER OF STORIES

		ALLOWABLE	PROPOSED	
23-664b	MAXIMUM # OF STORIES	24	24	TBD

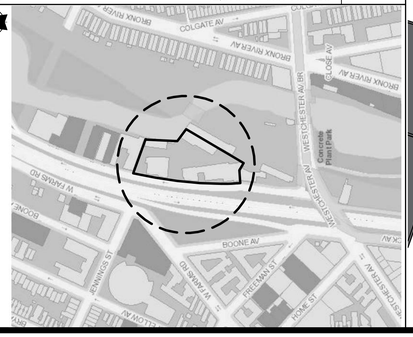
BUILDING SETBACK (ABOVE BASE HEIGHT)

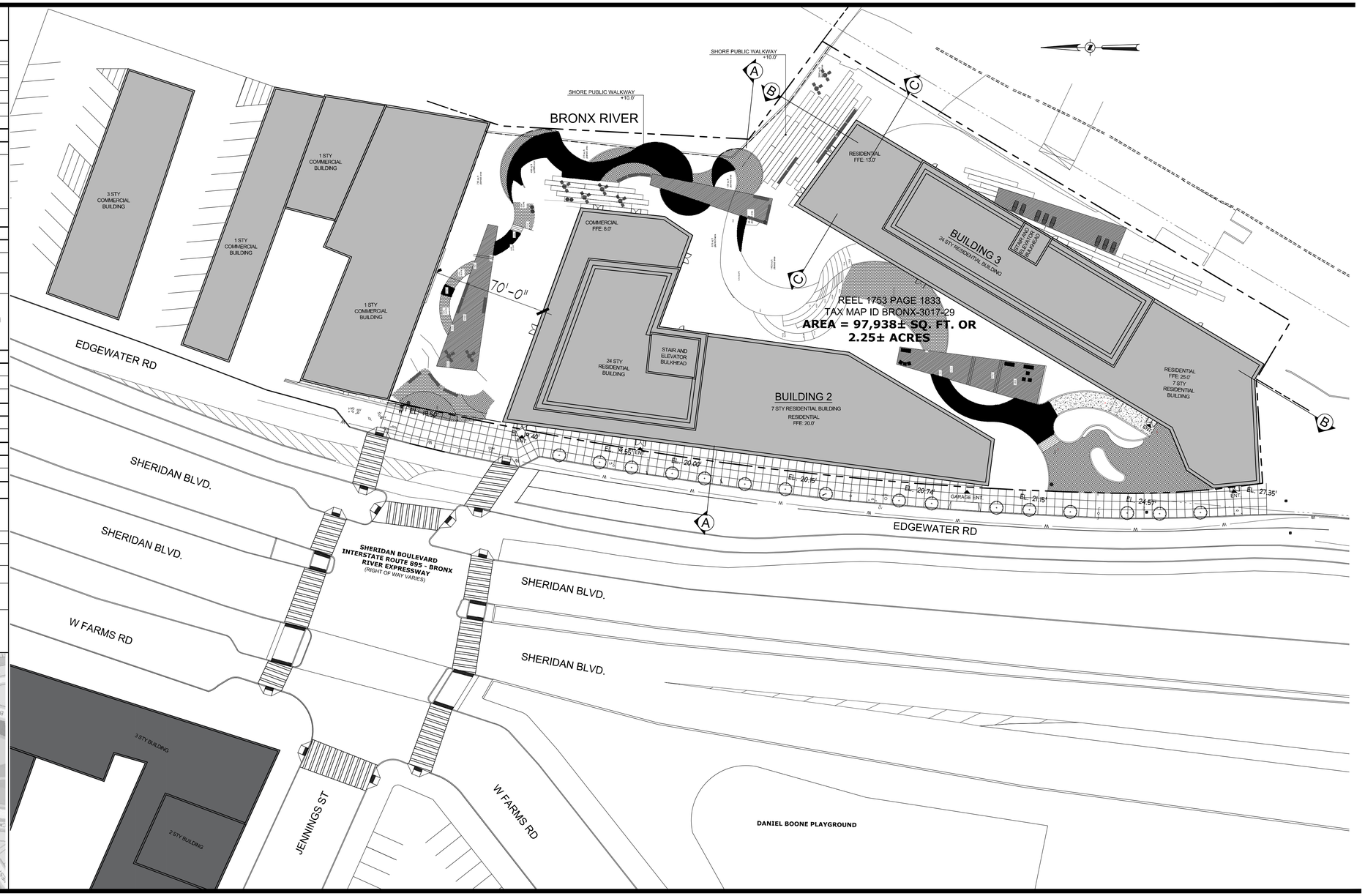
		ALLOWABLE	PROPOSED	
23-662c	WIDE STREET	10'-0"	10'-0"	O.K.

LOT COVERAGE

23-145	LOT AREA = 96,010 SQ. FT. 70% INTERIOR = 96,010 SQ. FT. x 70% = 67,207 SQ. FT. MAXIMUM ALLOWABLE LOT COVERAGE 67,207 SQ. FT.	
24-12	PROPOSED BUILDING LOT COVERAGE = 43,527 SQ. FT.	O.K.
62-322	(C)(4) 8100 SF MAX F/A/ ABOVE MAX BASE HEIGHT ON ZONING LOTS EXCEEDING 1.5 ACRES (C)(5) MAX WIDTH OF STORY FACING SHORELINE, ENTIRELY ABOVE MAX BASE HEIGHT = 100FT	O.K.
62-341	(C)(3) MIN OF 30% OF LOT AREA @ 20FT HIGH	O.K.
62-57	WATERFRONT PUBLIC ACCESS REQUIREMENT IN R7 = 20% PUBLIC ACCESS REQ'D = 96,010 SQ. FT. X 20% = 19,202 SF/ 0.44 ACRES	
	SHORE PUBLIC WALKWAY PROVIDED = 11,186 SF / 0.26 ACRES PUBLICLY ACCESSIBLE OPEN SPACE = 21,611 SF / 0.49 ACRES UPLAND CONNECTION PROVIDED = 9,576 SF / 0.22 ACRES TOTAL PROVIDED =42,373 SF/ 0.97 ACRES	O.K.

SITE MAP





0 16' 32' 64'

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

SITE 2
ZONING AND SITE PLAN

NEWMAN DESIGN

ARCHITECTURE • URBAN PLANNING

210 West Rogues Path • Cold Spring Hills, NY 11743

1480 SHERIDAN EXPWY

BRONX, NY

DATE: 01/31/2022
JOB #: 15-54

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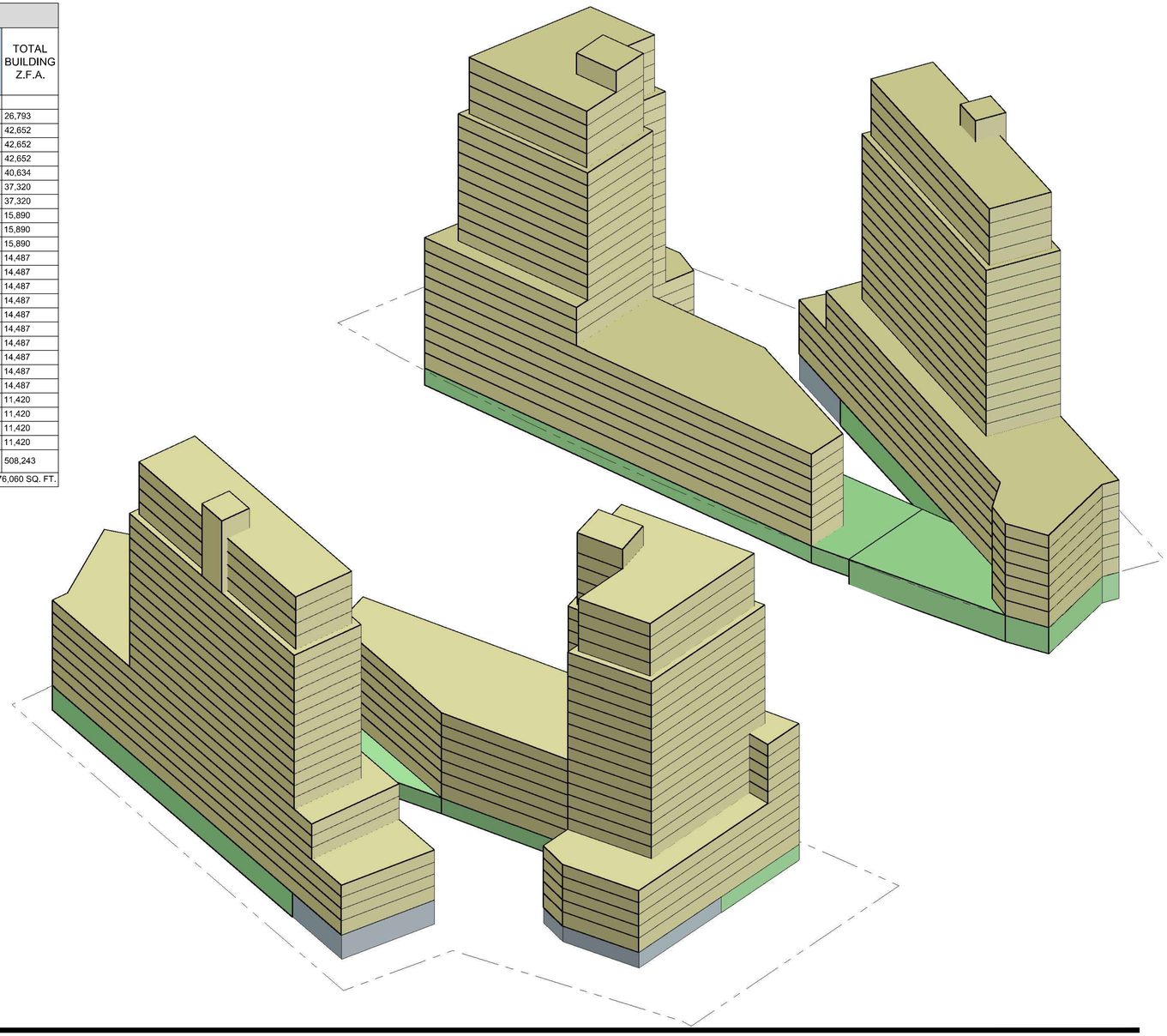
ZONING FLOOR AREA SUMMARY R7-3 / C2-4

FLOOR	GROSS BUILDING AREAS			GROSS RESIDENTIAL AREA		QUALITY HOUSING DEDUCTIONS		MECHANICAL DEDUCTIONS		RESIDENTIAL NET Z.F.A.		TOTAL RES. Z.F.A.	GROSS COMMERCIAL AREA		TOTAL COMMER. Z.F.A.	TOTAL BUILDING Z.F.A.
	BLDG #2	BLDG #3	TOTAL	BLDG #2	BLDG #3	BLDG #2	BLDG #3	BLDG #2	BLDG #3	BLDG #2	BLDG #3		BLDG #2	BLDG #3		
CELLAR	27011	25299	52,310	22114	21967								4,897	3,332		
1	23135	20392	43,527	18135	17392	8,710	7,824	100	100	9,325	9,468	18,793	5,000	3,000	8,000	26,793
2	23135	20392	43,527	23135	20392	0	675	100	100	23,035	19,617	42,652				42,652
3	23135	20392	43,527	23135	20392	0	675	100	100	23,035	19,617	42,652				42,652
4	23135	20392	43,527	23135	20392	0	675	100	100	23,035	19,617	42,652				42,652
5	23135	18289	41,424	23135	18289	0	590	100	100	23,035	17,599	40,634				40,634
6	19821	18289	38,110	19821	18289	0	590	100	100	19,721	17,599	37,320				37,320
7	19821	18289	38,110	19821	18289	0	590	100	100	19,721	17,599	37,320				37,320
8	9065	8100	17,165	9065	8100	250	825	100	100	8,715	7,175	15,890				15,890
9	9065	8100	17,165	9065	8100	250	825	100	100	8,715	7,175	15,890				15,890
10	9065	8100	17,165	9065	8100	250	825	100	100	8,715	7,175	15,890				15,890
11	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
12	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
13	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
14	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
15	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
16	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
17	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
18	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
19	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
20	7662	8100	15,762	7662	8100	250	825	100	100	7,312	7,175	14,487				14,487
21	6195	6450	12,645	6195	6450	250	775	100	100	5,845	5,575	11,420				11,420
22	6195	6450	12,645	6195	6450	250	775	100	100	5,845	5,575	11,420				11,420
23	6195	6450	12,645	6195	6450	250	775	100	100	5,845	5,575	11,420				11,420
24	6195	6450	12,645	6195	6450	250	775	100	100	5,845	5,575	11,420				11,420
TOTAL	310,923	292,834	603,757	278,912	264,535	12,960	25,444	2,000	2,000	263,952	237,091	500,243	9,897	6,332	8,000	508,243
															MAX. ALLOWABLE F.A. =	576,060 SQ. FT.



0 15' 30' 60'
SCALE: 1" = 30'-0"

SITE 2
FLOOR AREAS, SECTION AND AXONS

RESIDENTIAL
COMMERCIAL
PARKING (BELOW GRADE)

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

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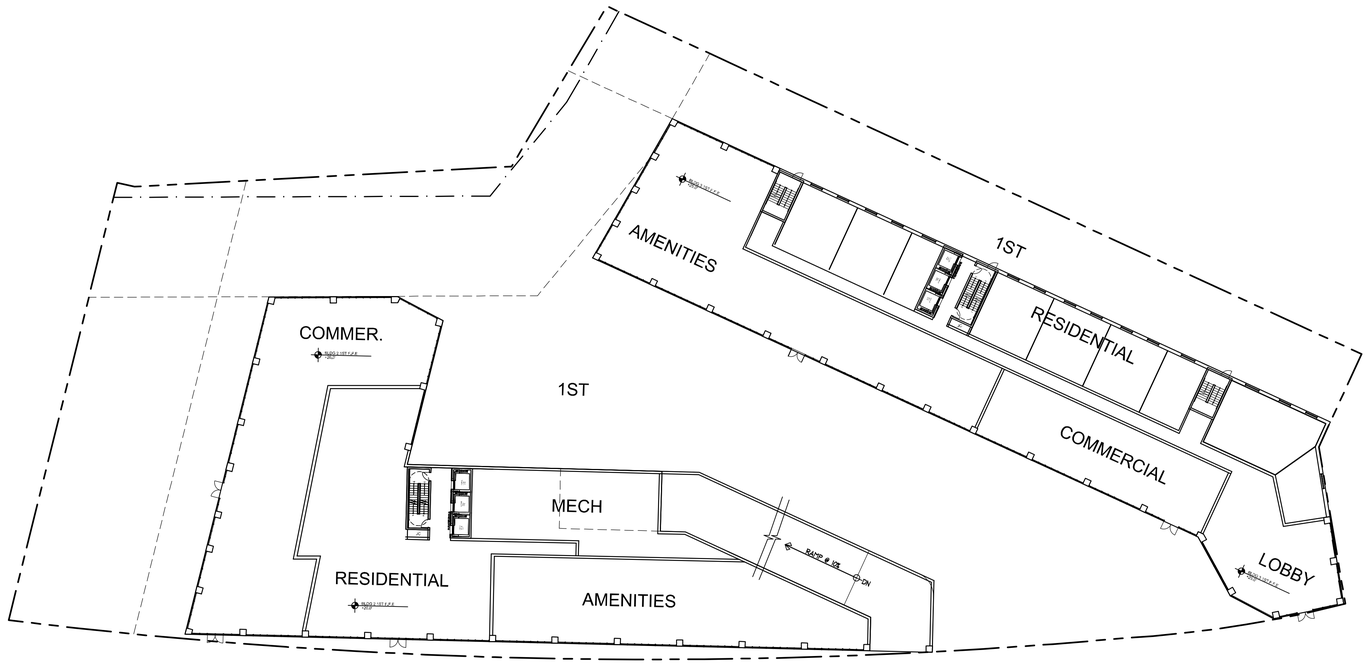

0' 20' 40' 80'

SCALE: NOT TO SCALE

SITE 2
1ST FLOOR PLAN

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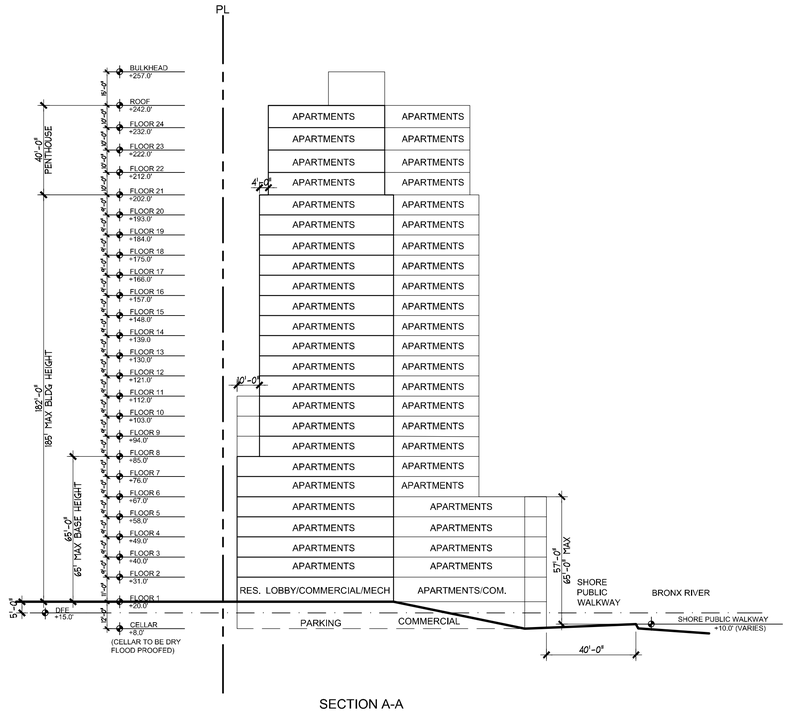

SECTION A-A

BASE FLOOD ELEVATION (BFE) - PER FEMA PFIRM MAP # 3604970084G
THIS PROPERTY IS LOCATED IN ZONE AE (ELEV. 13' - SHOWN IN NAVD 88 DATUM)

DESIGN FLOOD ELEVATION (DFE) PER G501 TABLE 2-1.
DFE= (BFE + 2 ft.) = 13.0' + 2'= 15.0'

0 16' 32' 64'

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

SITE 2
BUILDING 2 SECTIONS

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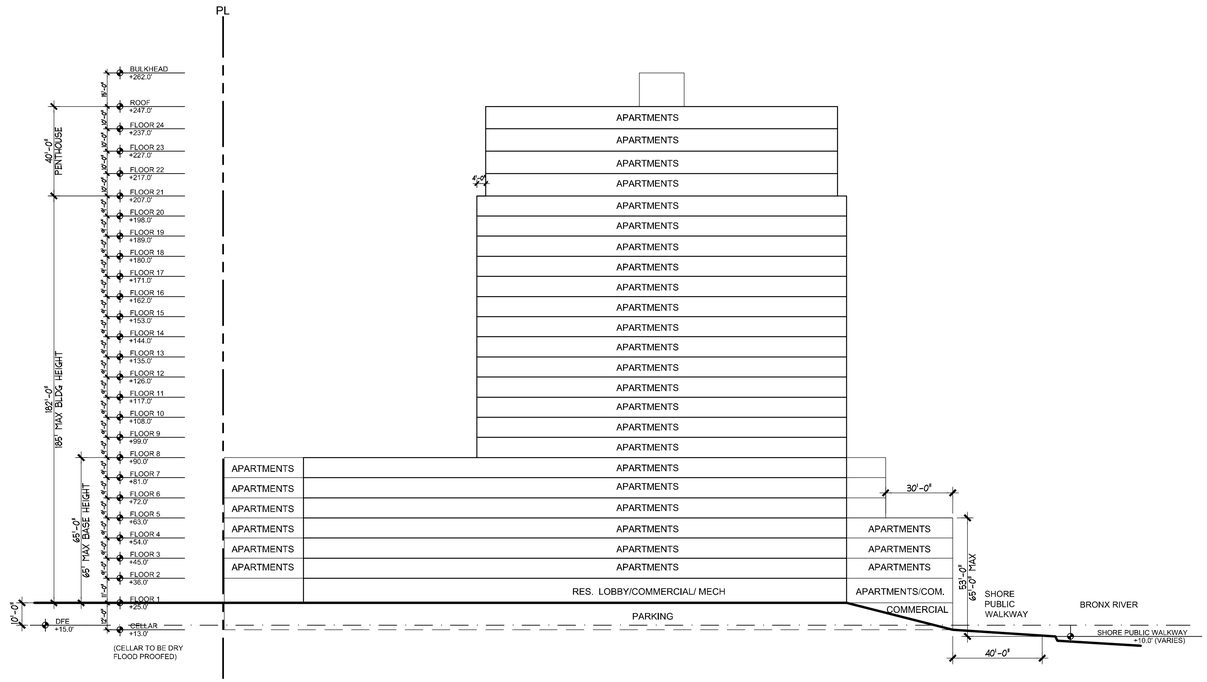
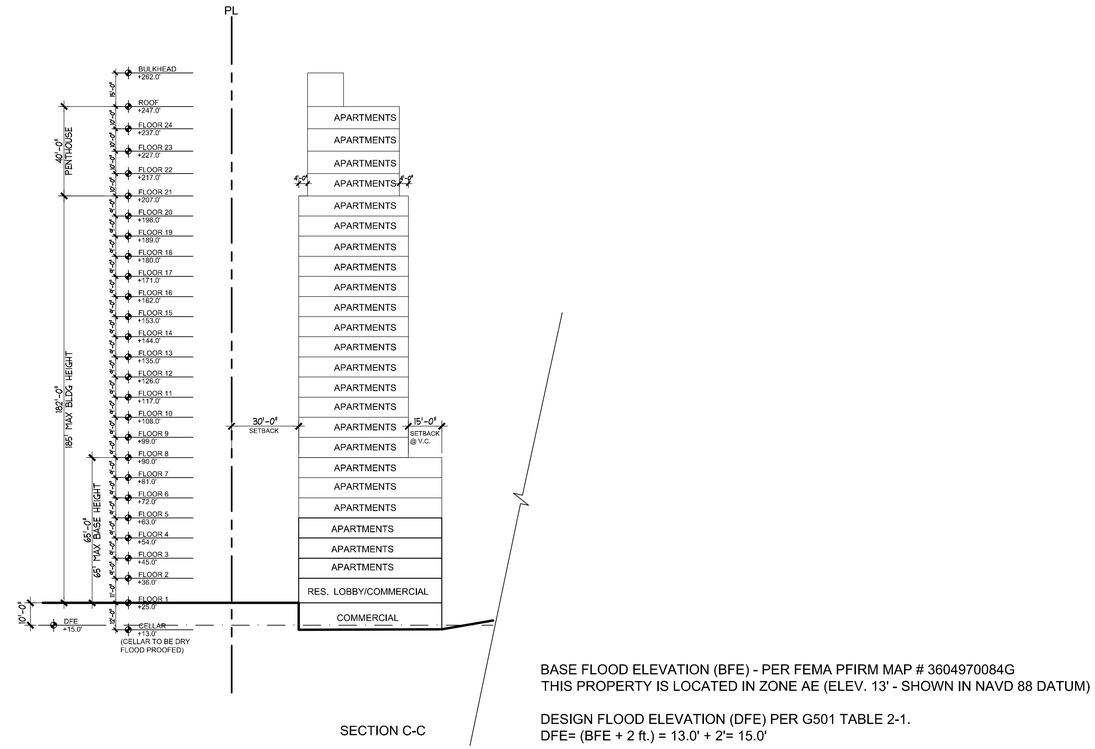


SECTION B-B



SECTION C-C

BASE FLOOD ELEVATION (BFE) - PER FEMA PFIRM MAP # 3604970084G
THIS PROPERTY IS LOCATED IN ZONE AE (ELEV. 13' - SHOWN IN NAVD 88 DATUM)

DESIGN FLOOD ELEVATION (DFE) PER G501 TABLE 2-1.
DFE= (BFE + 2 ft.) = 13.0' + 2'= 15.0'

0 16' 32' 64'

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

SITE 2
BUILDING 3 SECTIONS

NEWMAN DESIGN

ARCHITECTURE • URBAN PLANNING

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JOB #: 15-54

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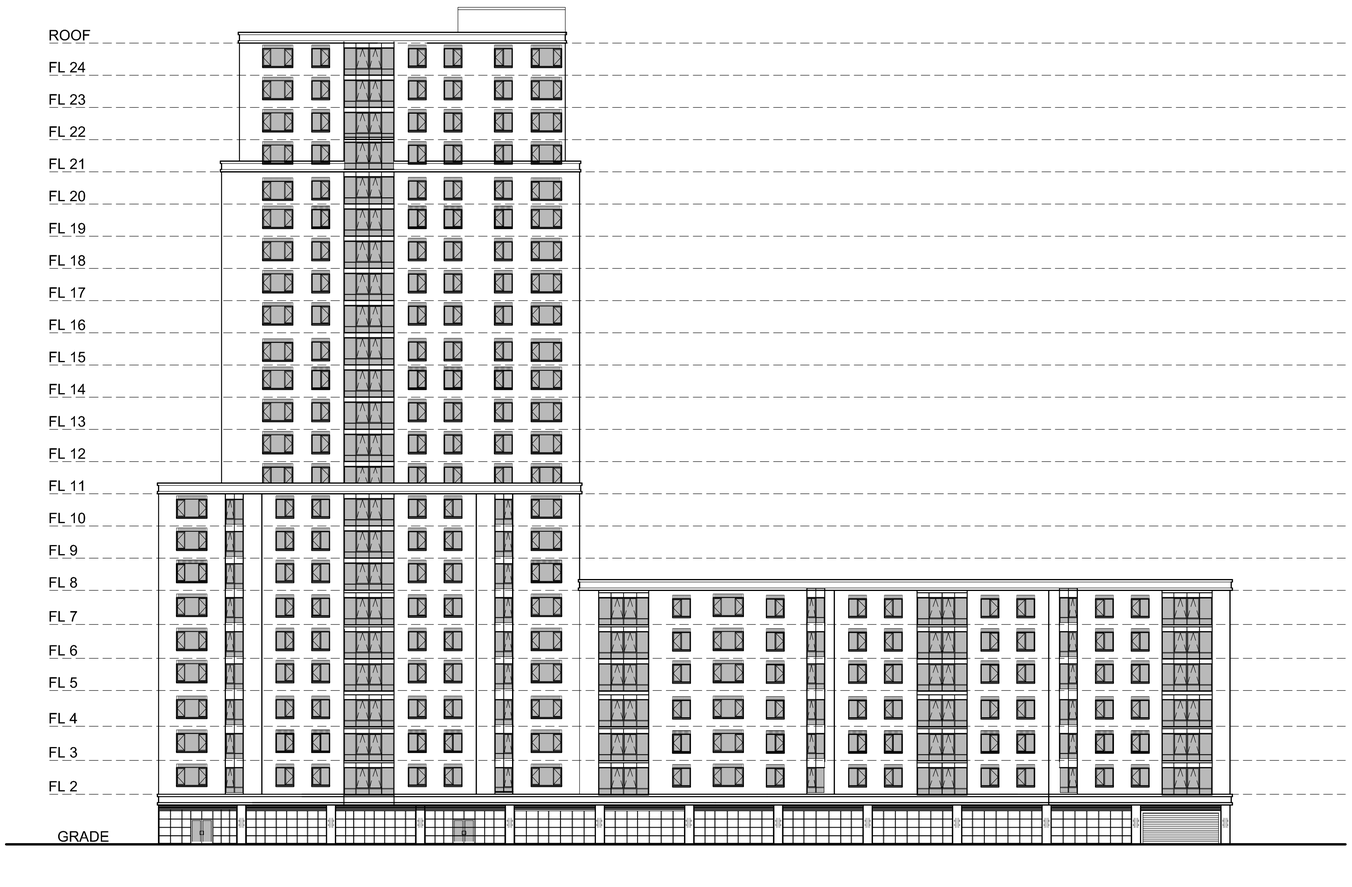
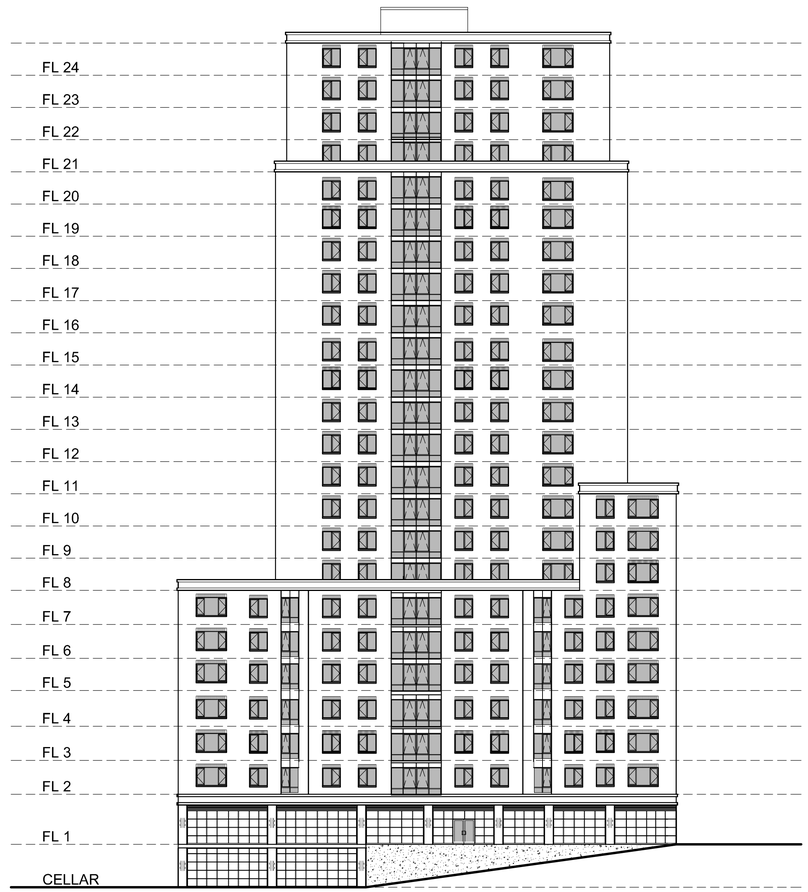


FRONT ELEVATION



LEFT SIDE ELEVATION

0 16' 32' 64'
SCALE: 1/32" = 1'-0"

SITE 2
BUILDING 2 ELEVATIONS

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

1480 SHERIDAN EXPWY

BRONX, NY

DATE: 1/31/2023
JOB #: 15-54

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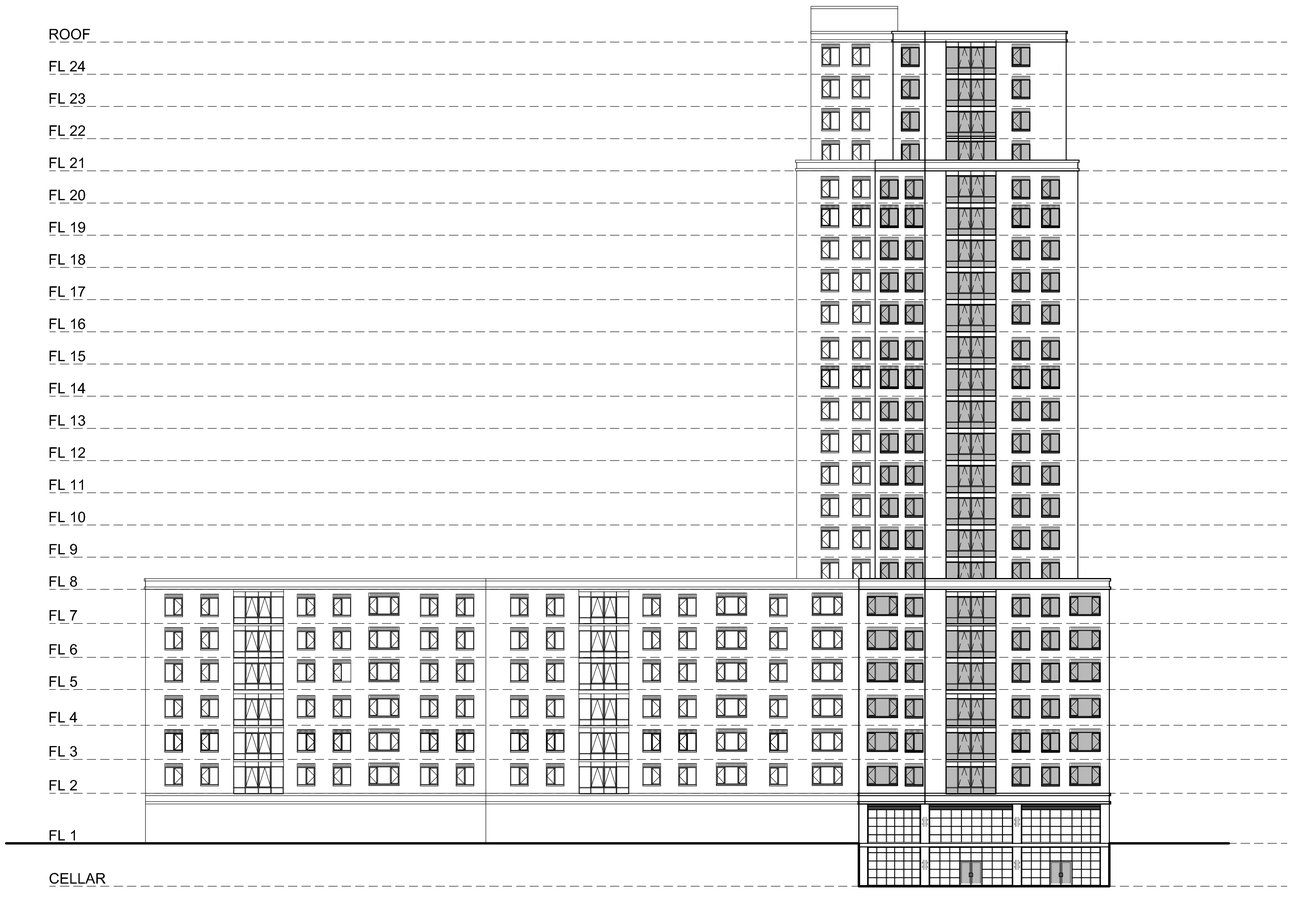

REAR ELEVATION

0 16' 32' 64'
SCALE: 1/32" = 1'-0"

SITE 2
BUILDING 2 ELEVATIONS

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

1480 SHERIDAN EXPWY

BRONX, NY

DATE: 1/31/2023
JOB #: 15-54

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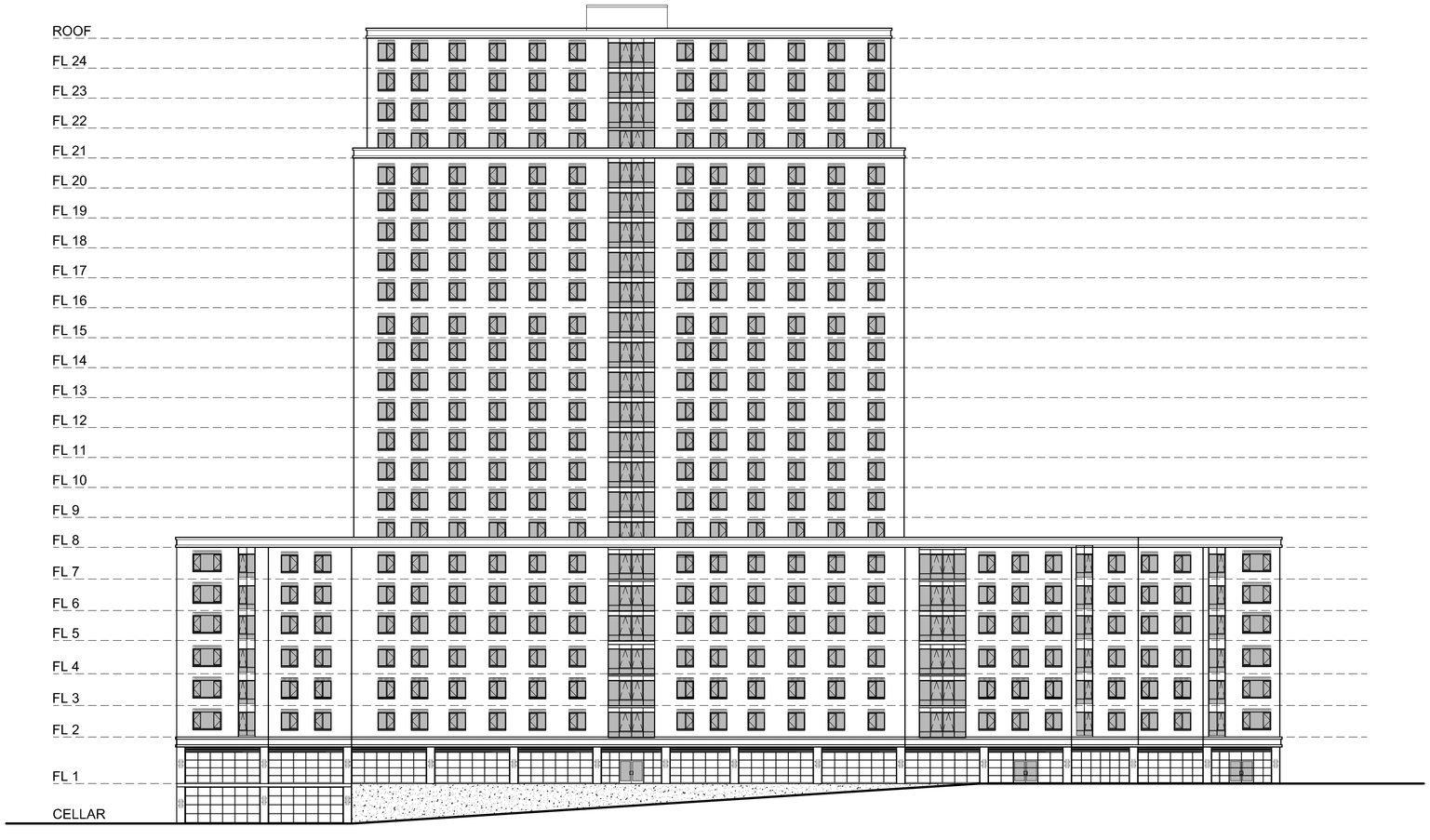
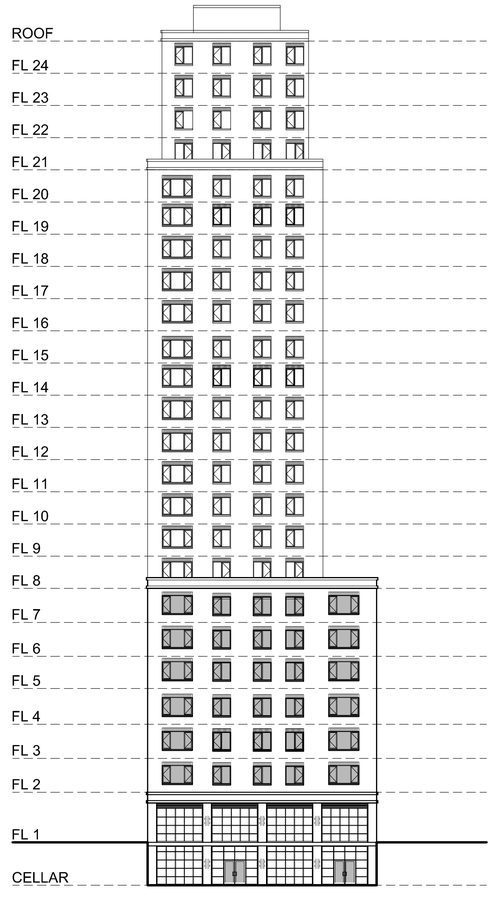


LEFT SIDE ELEVATION



REAR ELEVATION

0 16' 32' 64'
SCALE: 1/32" = 1'-0"

SITE 2
BUILDING 3 ELEVATIONS

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

SHERIDAN BOULEVARD

BRONX, NY

DATE: 01/31/2023
JOB #: 15-54

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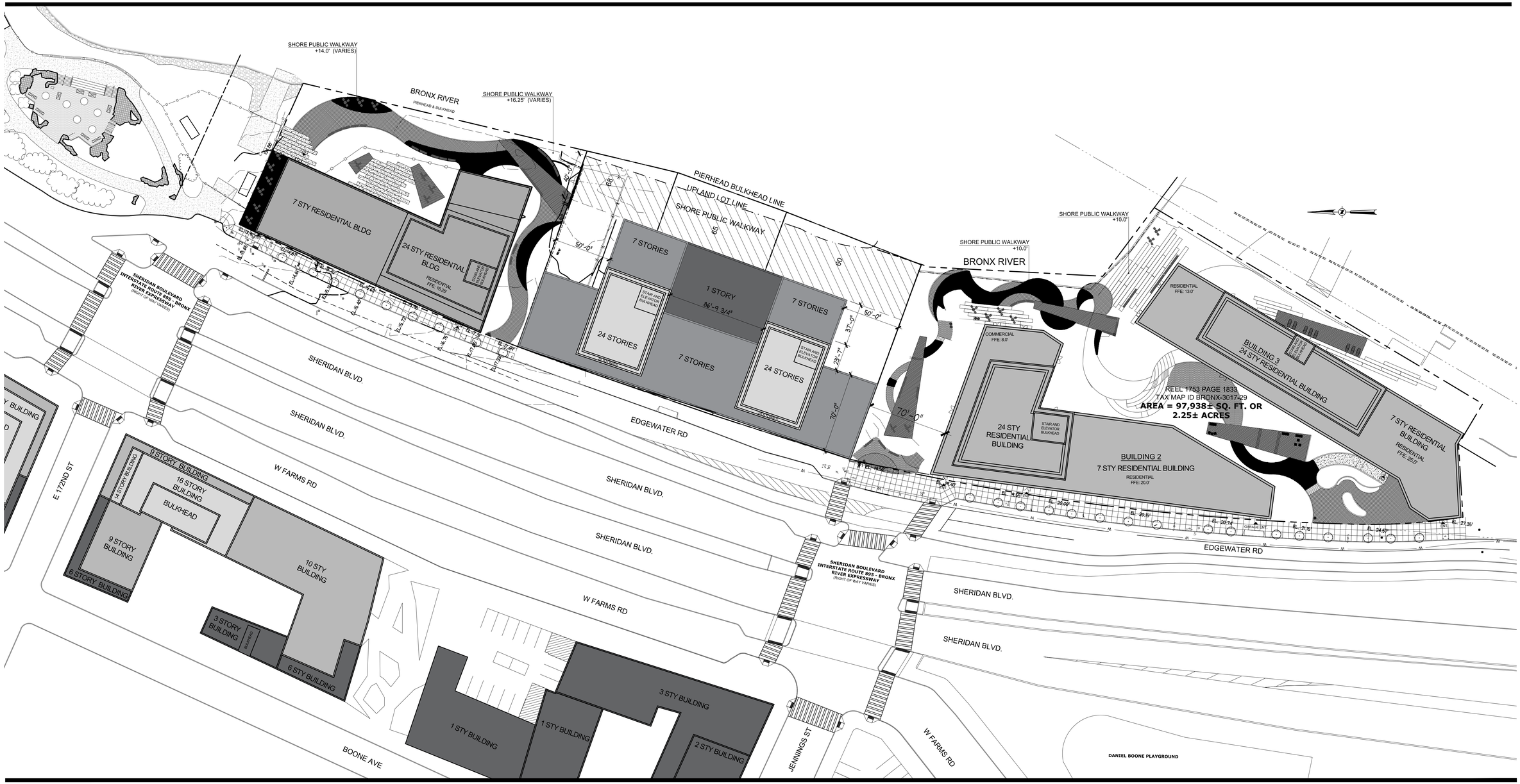

0' 40' 80' 120'

SCALE: 1"= 40'-0"

SITE A
DEVELOPMENT SITES 1,2 & A
SITE PLAN

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

SHERIDAN BOULEVARD

BRONX, NY

DATE: 01/31/2023
JOB #: 15-54

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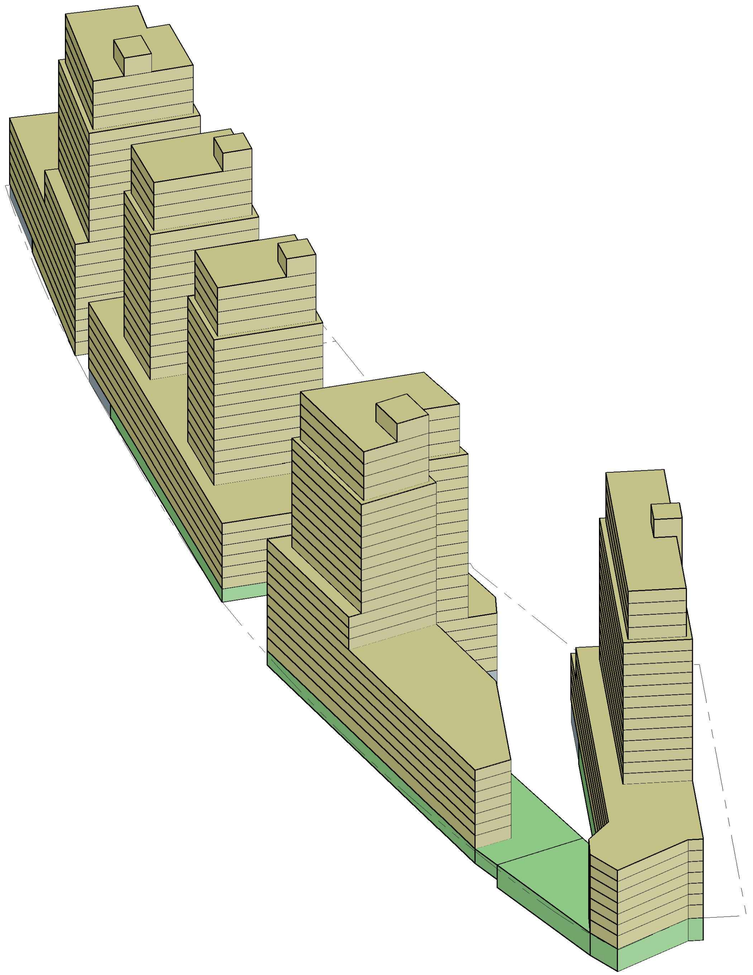

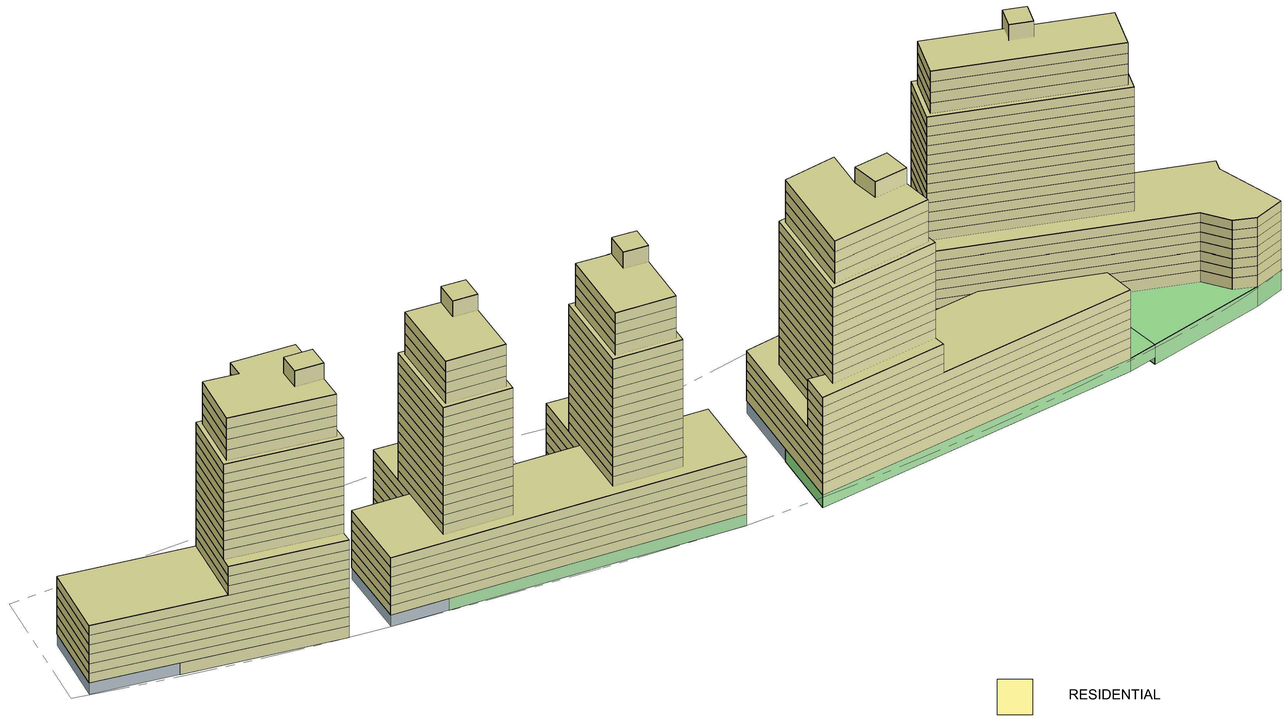

RESIDENTIAL

COMMERCIAL

PARKING

SITE A
DEVELOPMENT SITES 1,2 & A
AXONS

NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING
210 West Rogues Path • Cold Spring Hills, NY 11743

A-2

1460 & 1480 Sheridan Boulevard
Illustrative Landscape Plans
Prepared by: Dirtworks Landscape Architecture PC

LANGAN



1460 & 1480 SHERIDAN BLVD.

Conceptual Master Plan

Site Amenities

1. Amphitheater
2. Bioswale
3. River Overlook
4. Promenade
5. Plaza
6. Outdoor Dining + Seating
7. Native plantings
8. ADA accessible paths
9. Residential courtyard
10. Connection to neighboring parks or greenway