## GENERAL ZONING INFORMATION

(33-121) MAXIMUM F.A.R. FOR COMMERCIAL USE IN THE C2-3/R4 COMMERCIAL ZONE: 1.0
(33-121) MAXIMUM F.A.R. FOR COMMUNITY FACILITY USE IN THE C2-3/R4 COMMERCIAL ZONE: 2.0
(33-121) MAXIMUM PERMITTED COMMERCIAL GROSS FLOOR AREA: 10,000 SQ. FT. (BASED ON F.A.R. ONLY)
(33-121) MAXIMUM PERMITTED COMMUNITY FACILITY GROSS FLOOR AREA: 20,000 SQ. FT. (BASED ON F.A.R. ONLY)
(33-25) NO SIDE YARD REQUIREMENT
(33-26) 20' REAR YARD REQUIRED BEYOND 100' FROM A STREET CORNER. BASED ON CORNER LOT CONFIGURATION NO REAR YARD REQUIRED.
(33-291) 8' YARD REQUIRED ALONG COINCIDENT RESIDENTIAL DISTRICT BOUNDARY AND PROPERTY LINE.
(33-431) MAXIMUM FRONT WALL HEIGHT: 30'-0" OR TWO STORIES. INITIAL SETBACK 20'-N/15'-W @ 1/1 SLOPE

## PARCEL INFORMATION

MAP: 2B ZONE: R4
BLOCK NO. 4981 LOT: 94
LOT AREA: 10,000 SQ. FT.
(APPROXIMATE)
NOTE: CURRENT C OF O NOT VALID UNDER BSA 808-59-BZ

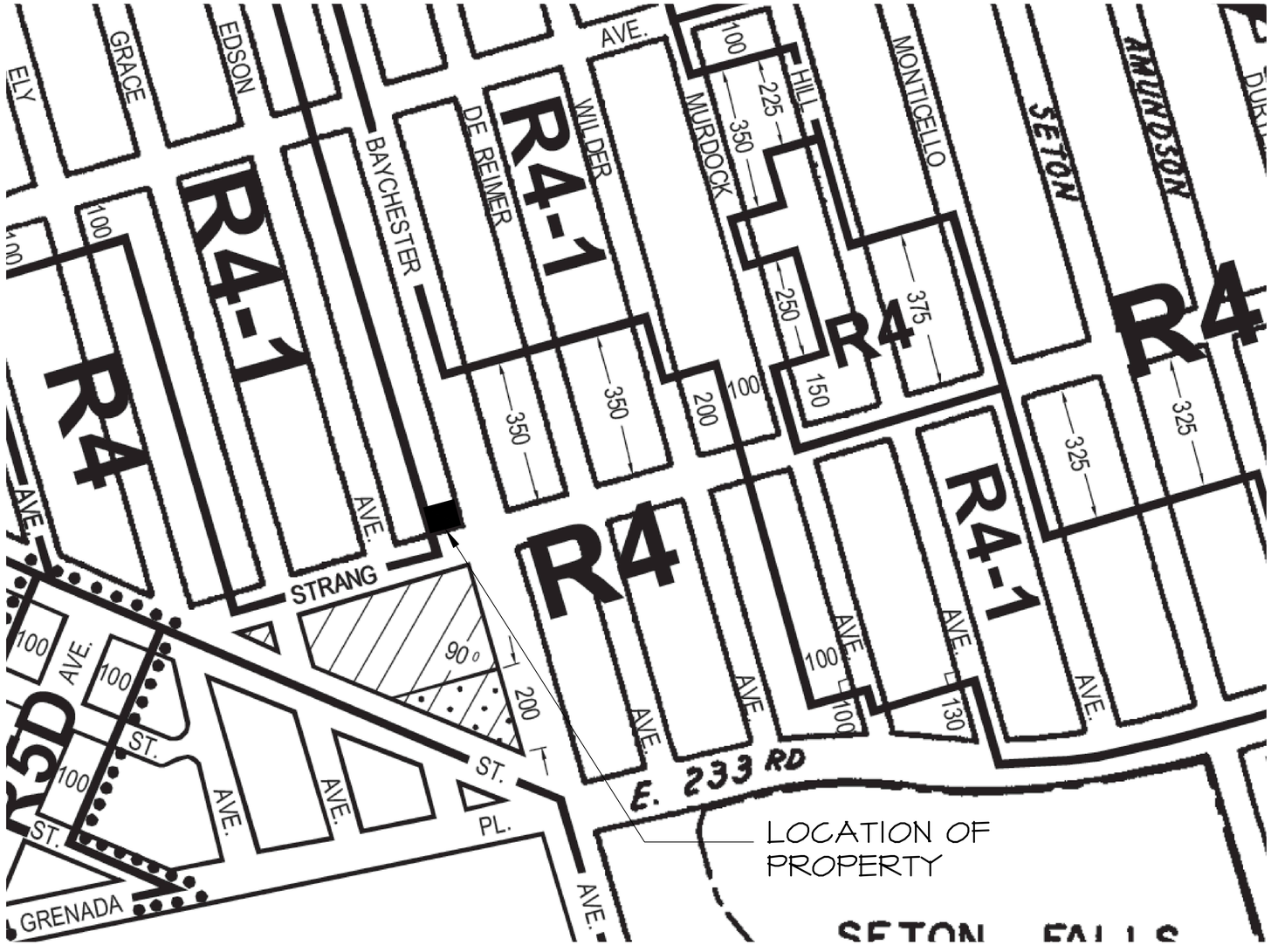
## PARKING REQUIREMENTS (USE GROUP 6)

(36-21) PARKING: 1 PARKING SPACE PER 300 SQ. FT. OF BUILDING FLOOR AREA FOR COMMERCIAL USE GROUP 6.

ZONING TO BE CHANGED TO C2-3 COMMERCIAL OVERLAY ZONE IN THE EXISTING R4 RESIDENTIAL ZONE. SITE DEVELOPMENT AND RELATIVE ANALYSIS IS BASED ON THIS ZONING CHANGE.

## ZONING SUBMITTAL DRAWING INDEX:


| | |
|---|---|
| Z000 | ZONING PLAN |
| Z001 | EXISTING CONDITIONS PLAN |
| Z002 | PROPOSED PLAN |
| Z003 | NORTH & EAST ELEVATION |
| Z004 | SOUTH & WEST ELEVATION |


1 ZONING PLAN
N.T.S.


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CLIENT INFO:

WHARTON PROPERTIES
500 FIFTH AVENUE - 54TH FLOOR
NEW YORK, NEW YORK 10110

PROJECT TITLE:

1959 STRANG AVENUE
BRONX, NEW YORK
10466

BLOCK: 4981 LOT: 94
BIN: 2067553

DRAWING TITLE:

ZONING PLAN

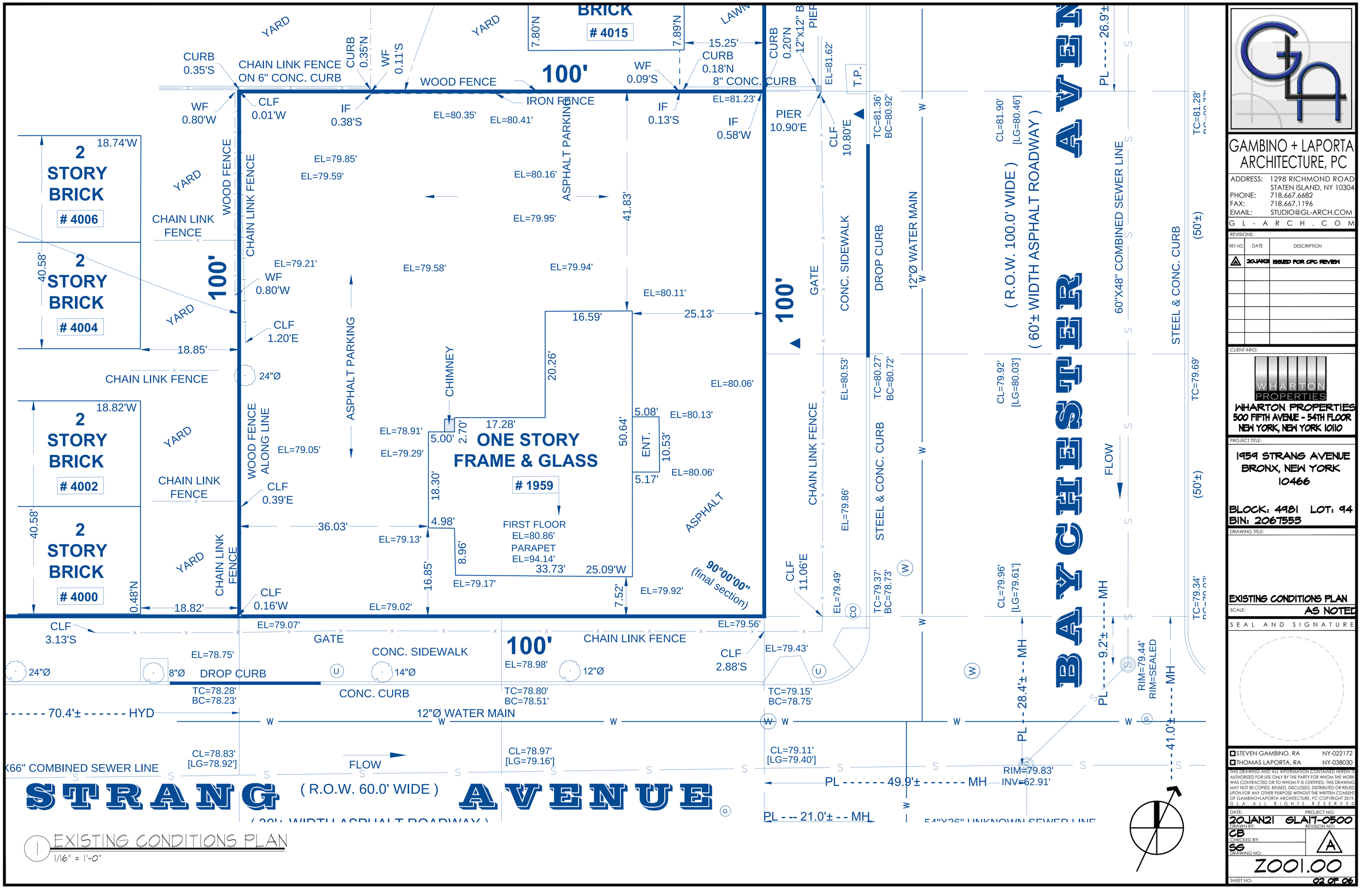
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1 EXISTING CONDITIONS PLAN
1/16" = 1'-0"

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BLOCK: 4981 LOT: 94
BIN: 2067553

DRAWING TITLE:

EXISTING CONDITIONS PLAN

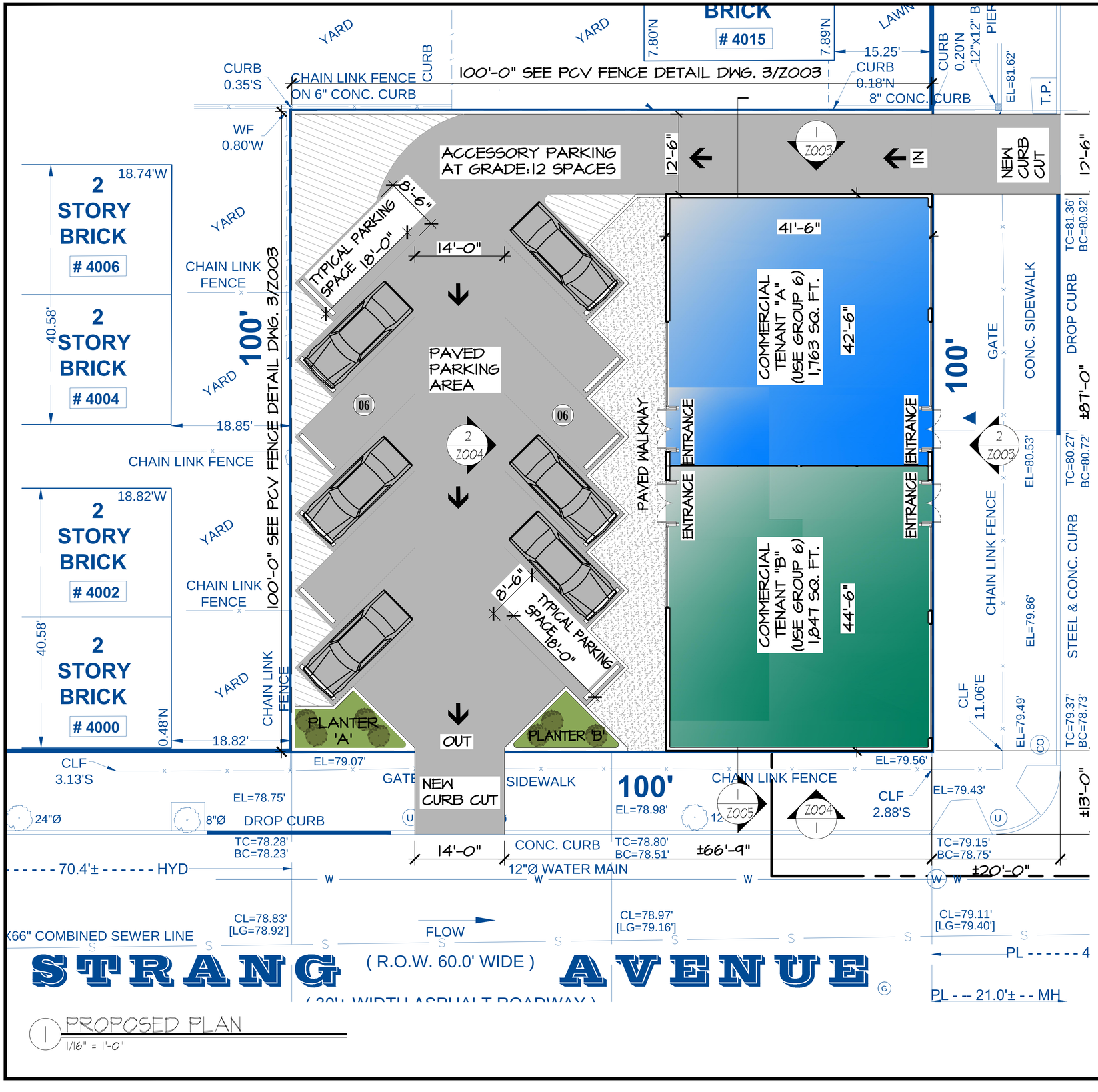
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1 PROPOSED PLAN
1/16" = 1'-0"

## F.A.R. ANALYSIS:

| | |
|---|---|
| USE GROUP: | 6A |
| PROPOSED GROSS FLOOR AREA: | ± 3,610 SF |
| NON CONTRIBUTING TO F.A.R.: | ± 0 SF |
| PROPOSED FLOOR AREA: | ± 3,610 SF |
| PROPOSED F.A.R.= | 0.36 |

(33-121) MAXIMUM F.A.R. FOR COMMERCIAL USE IN THE C2-3/R4 COMMERCIAL ZONE: 1.0

(33-121) MAXIMUM PERMITTED COMMERCIAL GROSS FLOOR AREA: 10,000 SQ. FT.

PARKING: 1 PARKING SPACE PER 300 SQ. FT. OF BUILDING FLOOR AREA FOR COMMERCIAL USE GROUP 6.

PARKING REQUIRED: 12 SPACES BASED ON 3,610 SQ. FT. OF BUILDING AREA
PARKING PROVIDED: 12 SPACES

SITE DEVELOPMENT IS BASED ON REZONING TO C2-3 COMMERCIAL OVERLAY IN R4 ZONE

VEHICULAR ACCESS ON SITE FROM BAYCHESTER AVE. AND EGRESS ON STRANG AVE.

### LANDSCAPING SCHEDULE: PLANTERS A & B

| QUANTITY | PLANTER | BOTANICAL NAME | COMMON NAME | SIZE/ SPACING |
|---|---|---|---|---|
| -- | A&B | JUNIPERUS SQUAMATA "BLUE STAR" | BLUE STAR LOW JUNIPER | 3 GAL. / 3' O.C. |
| -- | A&B | ROSA 'KNOCKOUT' | PINK KNOCKOUT ROSE | 3 GAL. / 3' O.C. |


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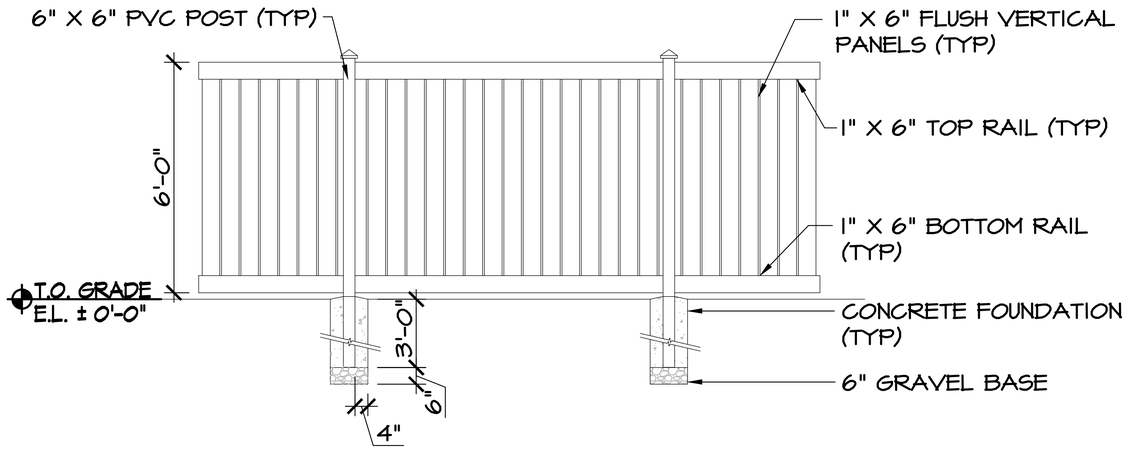
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PROPOSED PLAN
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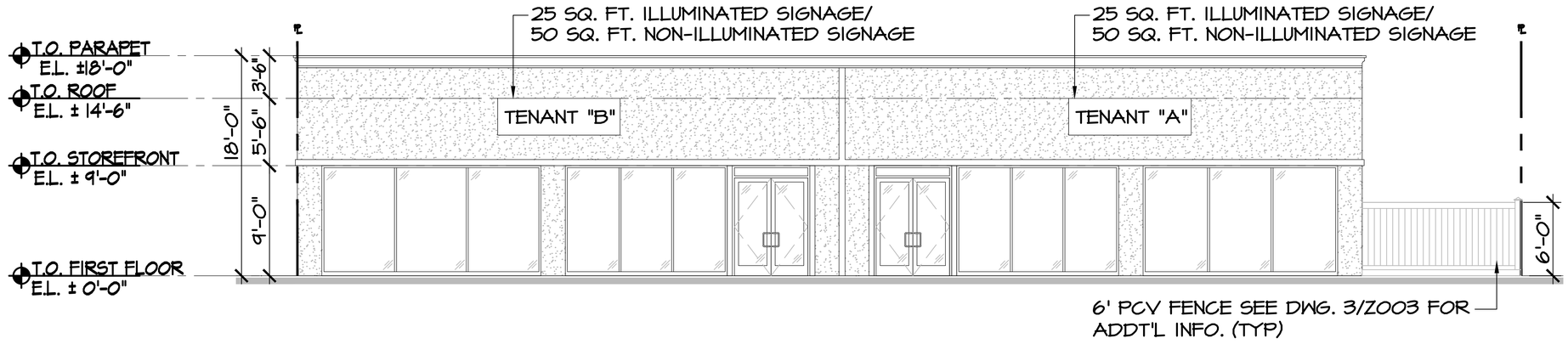

## 3 PCV FENCE DETAIL

1/4" = 1'-0"

## SIGNAGE ANALYSIS:

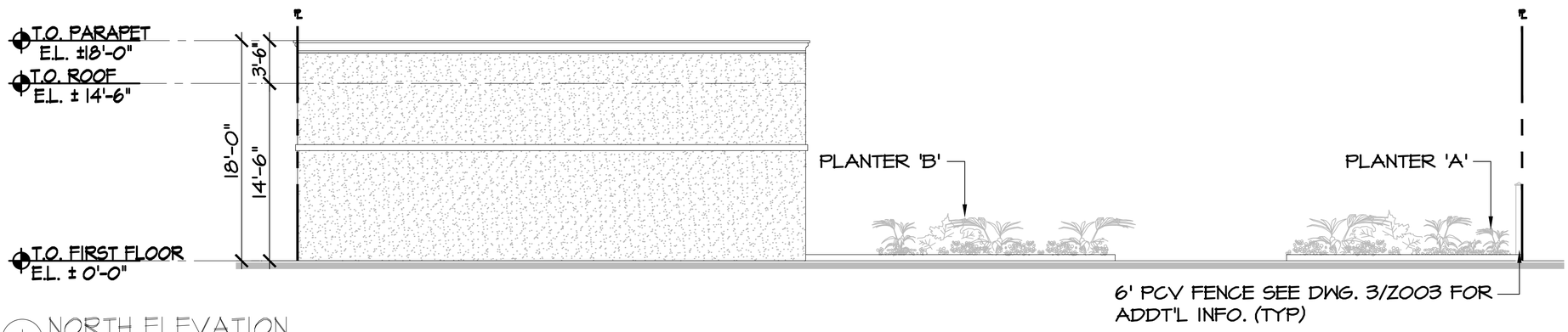
SECTION 32-642: TOTAL NON-ILLUMINATED SIGNAGE LIMITED TO 150 SQ. FT. FOR EACH STREET FRONTAGE

SECTION 32-643: TOTAL ILLUMINATED SIGNAGE LIMITED TO 50 SQ. FT. FOR EACH STREET FRONTAGE




## 2 EAST ELEVATION

3/32" = 1'-0"




## 1 NORTH ELEVATION

3/32" = 1'-0"

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10466

BLOCK: 4981 LOT: 94
BIN: 2067553

DRAWING TITLE:

NORTH AND EAST ELEVATIONS

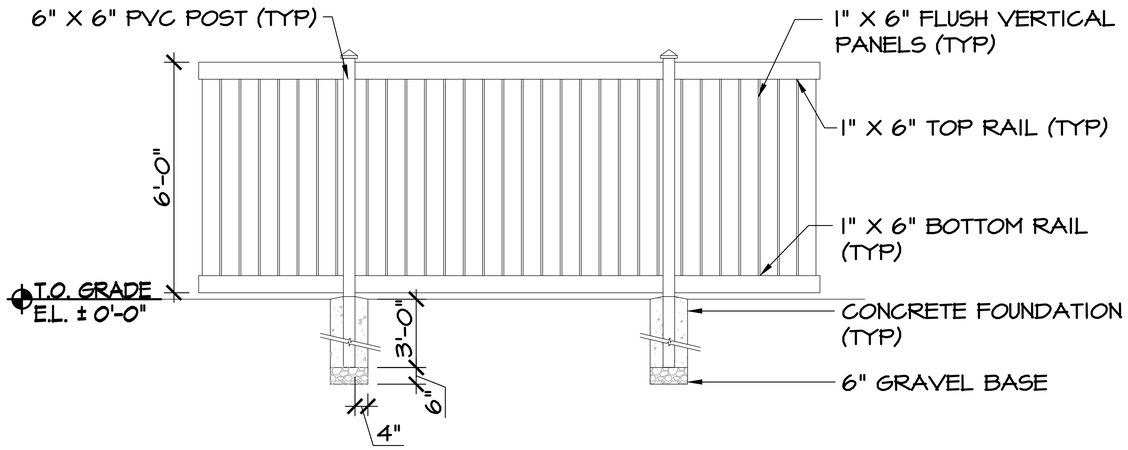
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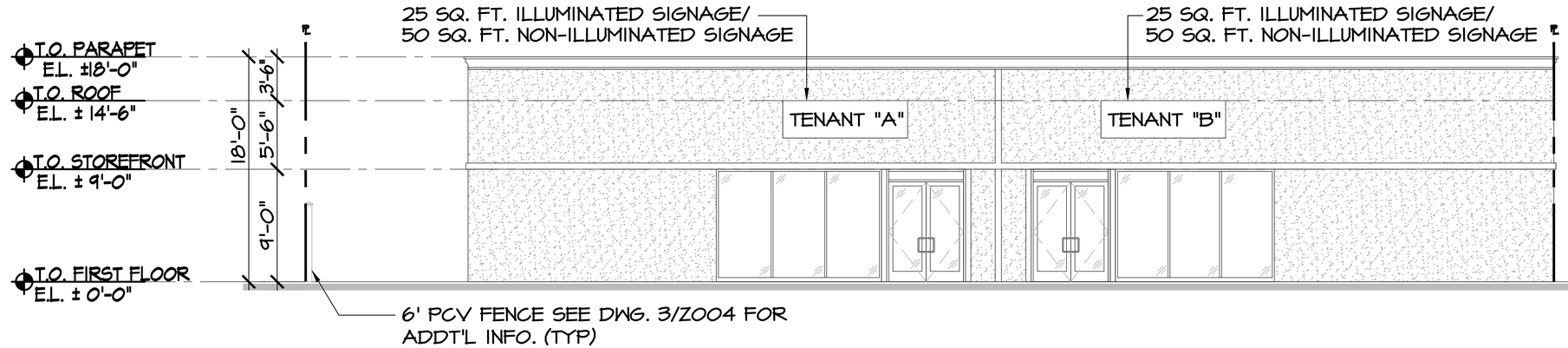

## 3 PCV FENCE DETAIL

1/4" = 1'-0"

## SIGNAGE ANALYSIS:

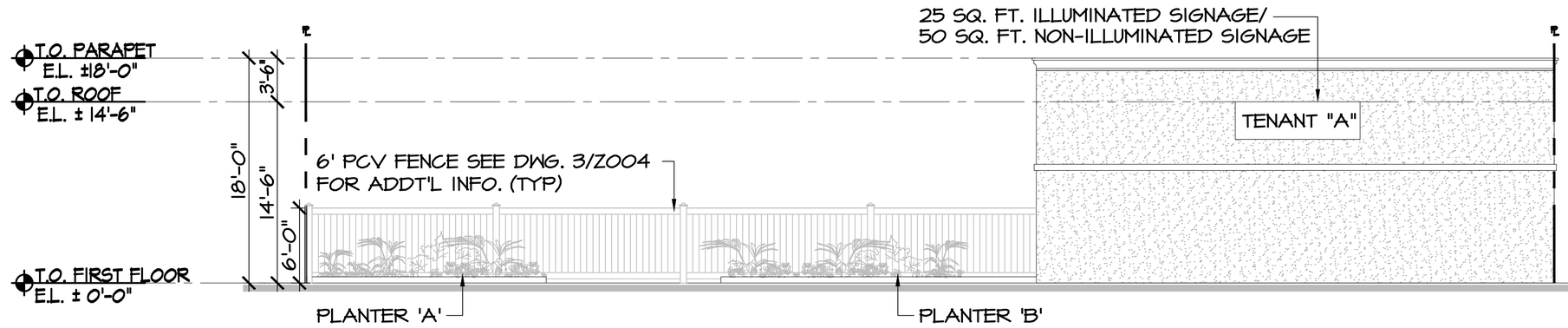
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## 2 WEST ELEVATION

3/32" = 1'-0"




## 1 SOUTH ELEVATION

3/32" = 1'-0"

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DRAWING TITLE:

SOUTH AND WEST ELEVATIONS

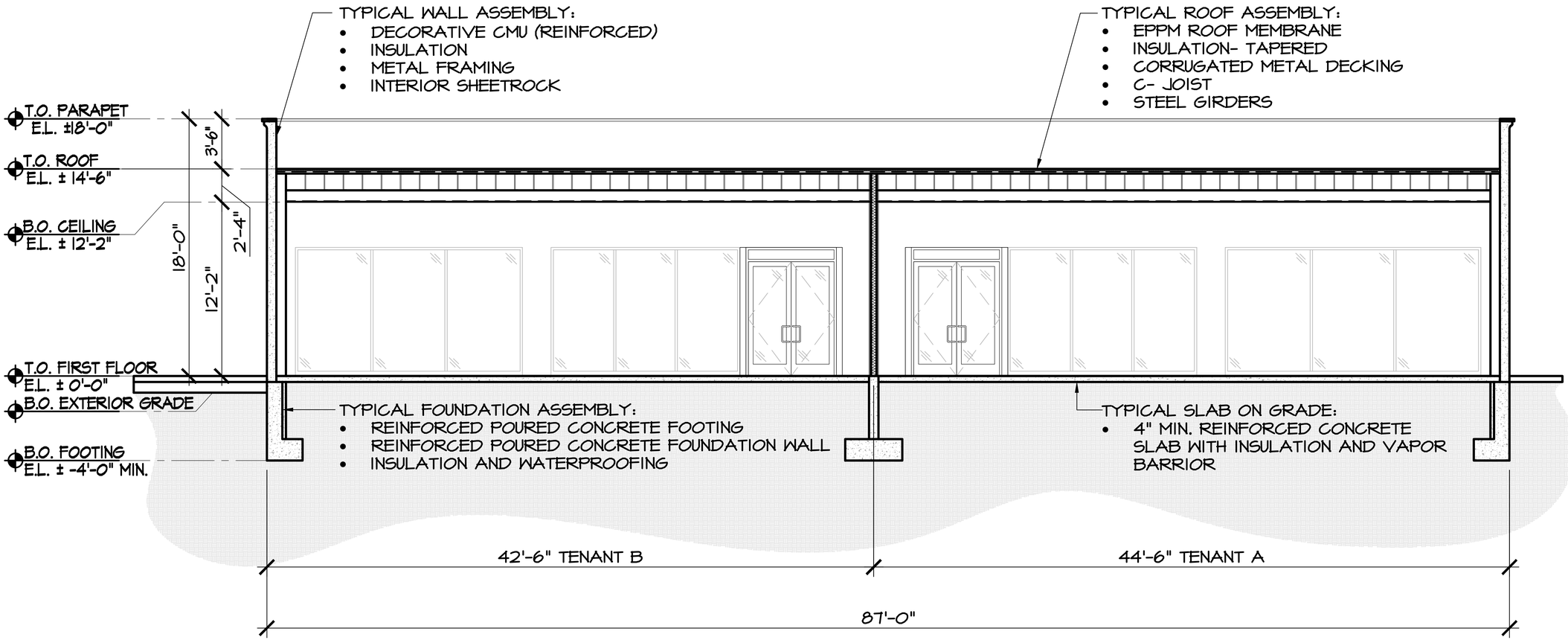
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1 LONGITUDINAL SECTION
1/8" = 1'-0"

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LONGITUDINAL SECTION

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