

#	DRAWING LIST	
1	T-000.00	COVER SHEET
2	Z-001.00	ZONING ANALYSIS
3	Z-002.00	SITE PLAN
4	Z-003.00	SECTIONS - LONGITUDINAL - HEIGHT AND SETBACK DIAGRAM I
5	Z-004.00	SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAMS II
6	Z-005.00	SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAM III
7	Z-006.00	SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAM IV
8	Z-007.00	SECTIONS - LONGITUDINAL - HEIGHT AND SETBACK DIAGRAM V
9	Z-008.00	ELEVATIONS - ALONG STREET FRONTAGES
10	Z-009.00	NEIGHBORHOOD CHARACTER DIAGRAM
11	SK-001.00	EAST 161st STREET - GROUND FLOOR PLAN - SUB-CELLAR
12	SK-002.00	EAGLE AVENUE - 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 212.979.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

COVER SHEET

Sign & Seal:

REGISTERED ARCHITECT
ANTHONY K. SMITH, JR.
022365
STATE OF NEW YORK

Drawing No.

T-000.00

date	drawn by	job no.
01/10/22	RWF	P-15.07
sheet scale	**checked by**	**DOB sheet**
As Indicated	TS	1 OF 12

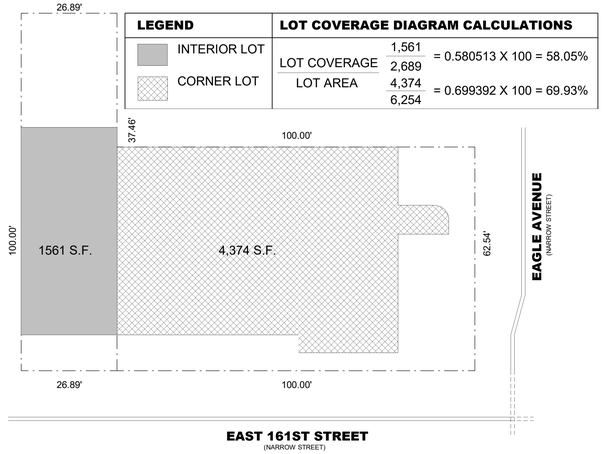
DOB NUMBER

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 / 2,689 = 0.580513 X 100 = 58.05%

LOT AREA: 4,374 / 6,254 = 0.699392 X 100 = 69.93%

AVERAGE CURB LEVEL CALCULATIONS

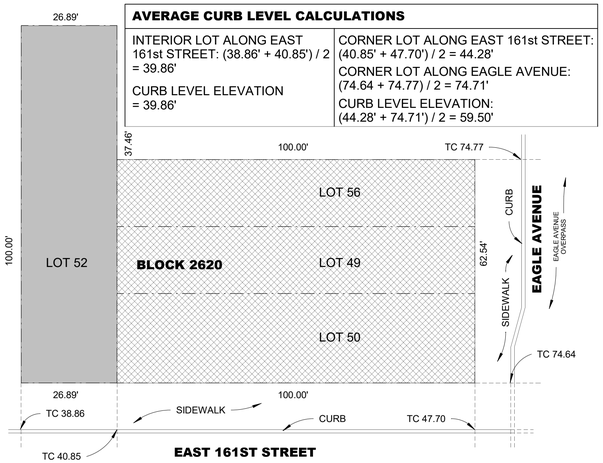
INTERIOR LOT ALONG EAST 161st STREET: (38.86' + 40.85') / 2 = 39.86'

CURB LEVEL ELEVATION = 39.86'

CORNER LOT ALONG EAST 161st STREET: (40.85' + 47.70') / 2 = 44.28'

CORNER LOT ALONG EAGLE AVENUE: (74.64 + 74.77) / 2 = 74.71'

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 ZR 25-811	**PARKING:**	**AUTOMOBILE:**	NONE REQUIRED FOR NONPROFIT WITH SLEEPING IN R7-2.	NONE	COMPLIES
		BICYCLE:	1 SPACE PER 10,000 S.F. REQUIRED. FOR 55,324.10 S.F., 6 SPACES REQUIRED.	12 SPACES	

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.**

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STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

ZONING ANALYSIS

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SHITEMI 022365 STATE OF NEW YORK

Drawing No.

Z-001.00

date	drawn by	job no.
01/10/22	RWF	P-15.07
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As Indicated	TS	2 OF 12

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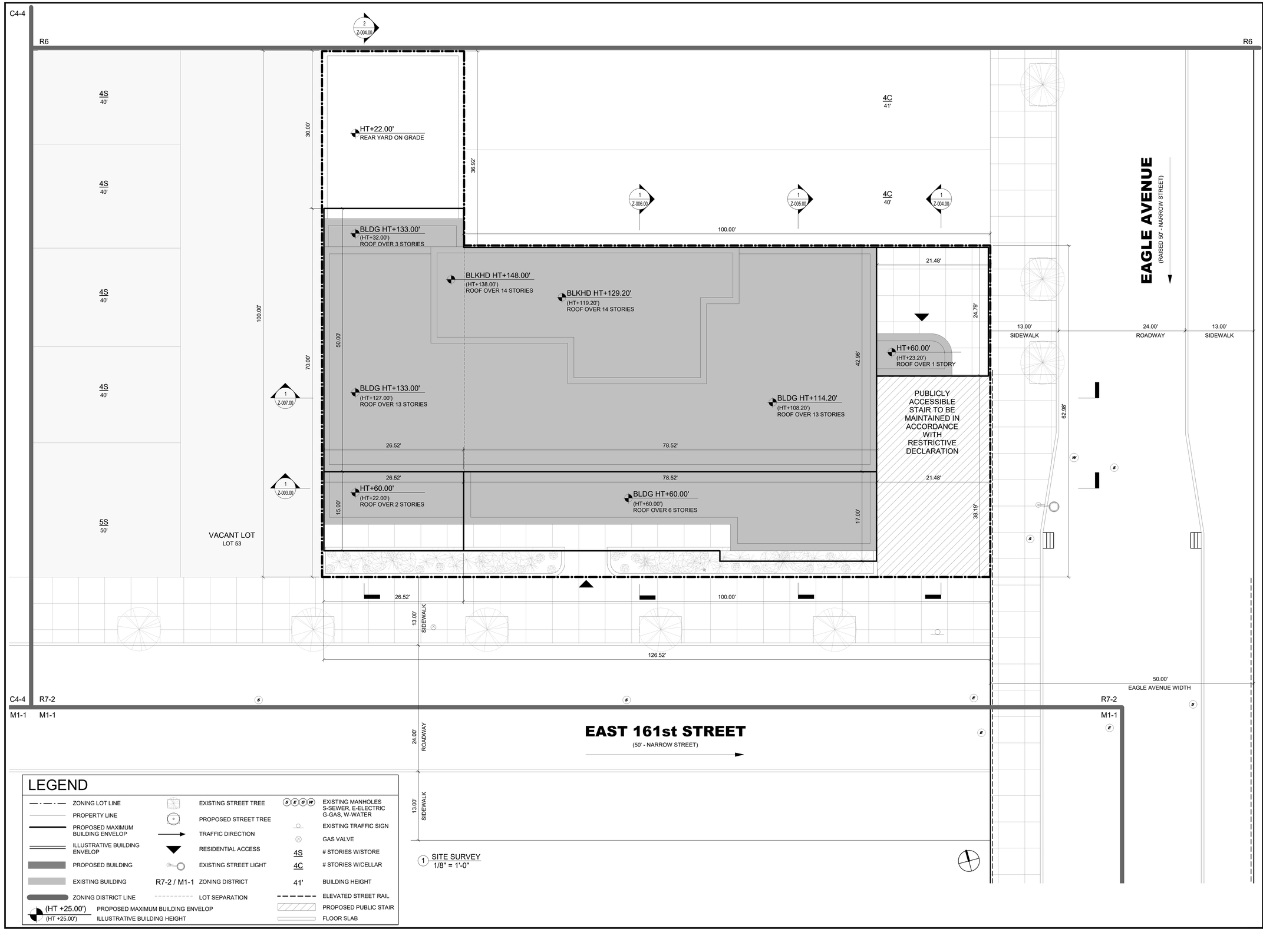

1 SITE SURVEY
1/8" = 1'-0"

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

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Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

SITE PLAN

Sign & Seal:

REGISTERED ARCHITECT
ANTHONY K. SMITH
022365
STATE OF NEW YORK

Drawing No.

Z-002.00

date	drawn by	job no.
01/10/22	RWF	P-15.07
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KEY PLAN

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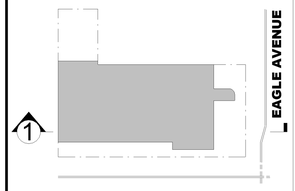

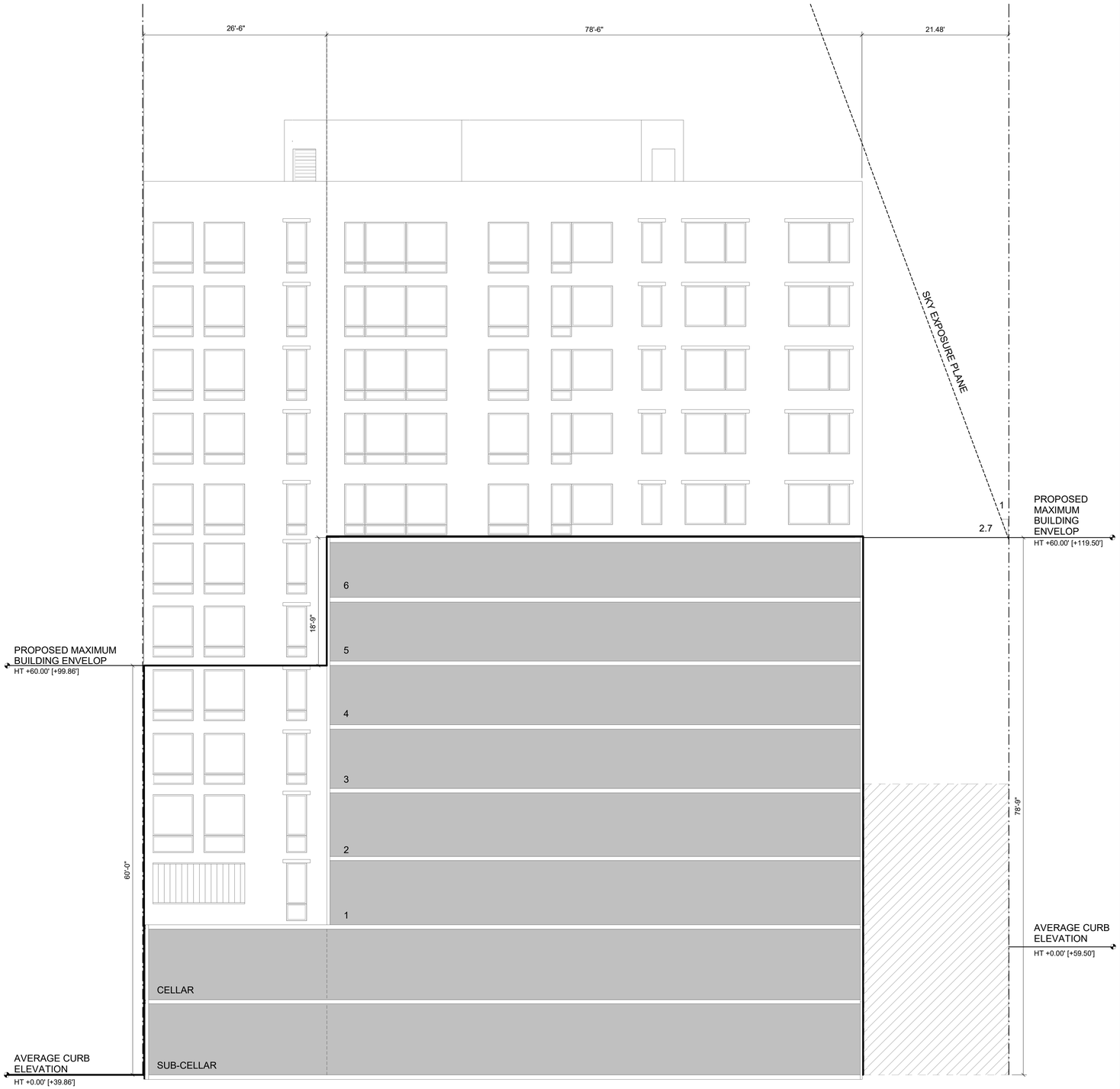

1 INTERIOR LOT & CORNER LOT - LONGITUDINAL BUILDING SECTION - 1
1/8" = 1'-0"

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		
PROPOSED MAXIMUM BUILDING ENVELOP	TRAFFIC DIRECTION		EXISTING TRAFFIC SIGN
ILLUSTRATIVE BUILDING ENVELOP	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') PROPOSED MAXIMUM BUILDING ENVELOP			ELEVATED STREET RAIL
(HT +25.00') ILLUSTRATIVE BUILDING HEIGHT			PROPOSED PUBLIC STAIR
			FLOOR SLAB

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MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

SECTIONS - LONGITUDINAL - HEIGHT AND SETBACK DIAGRAM I

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SHITEN 022365 STATE OF NEW YORK

Drawing No.

Z-003.00

date	drawn by	job no.
01/10/22	RWF	P-15.07
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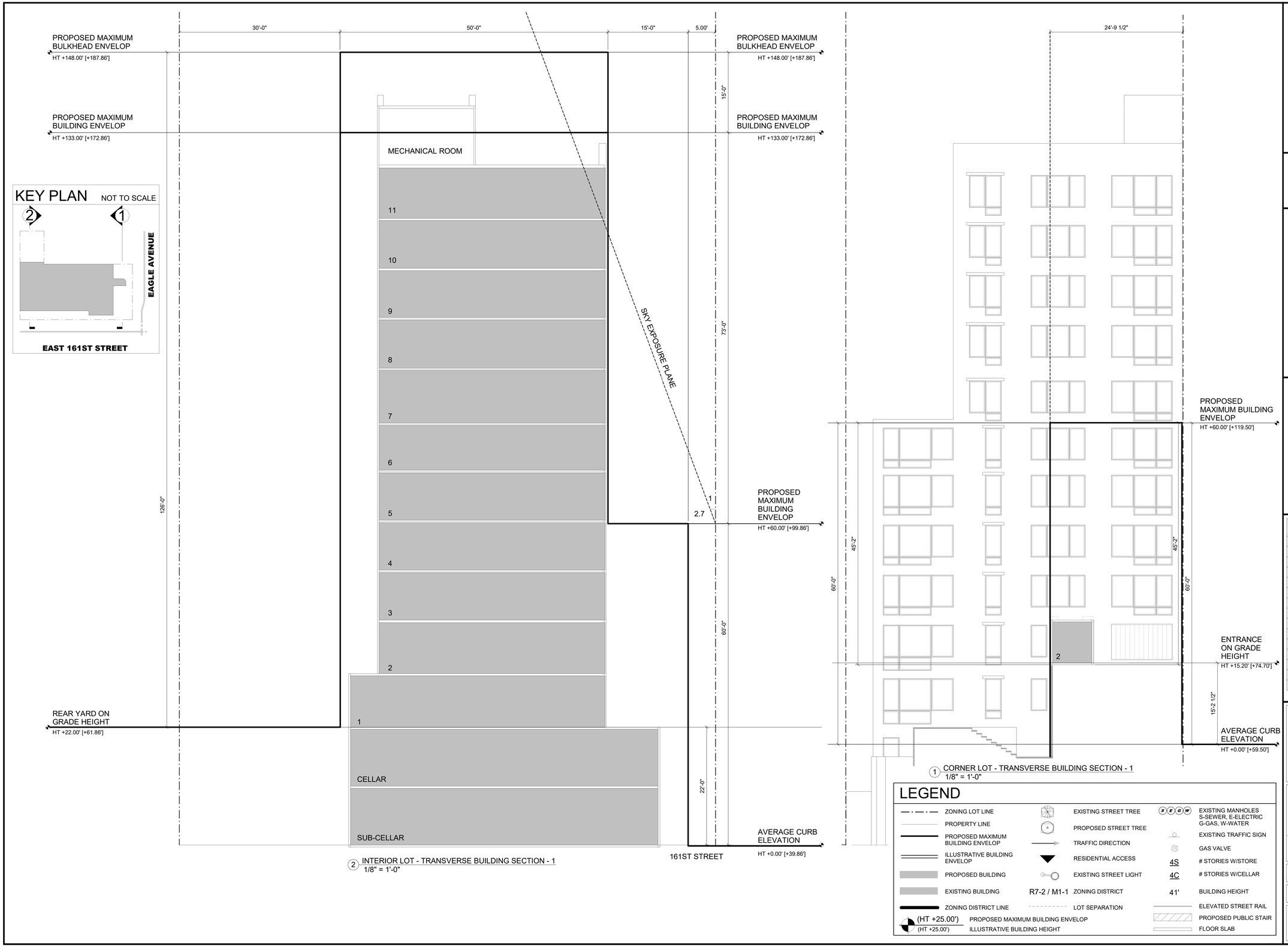

2 INTERIOR LOT - TRANSVERSE BUILDING SECTION - 1
1/8" = 1'-0"

1 CORNER LOT - TRANSVERSE 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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Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAMS II

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SNITKER 022365 STATE OF NEW YORK

Drawing No.

Z-004.00

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01/10/22	RWF	P-15.07
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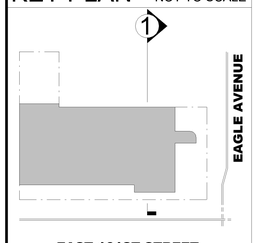
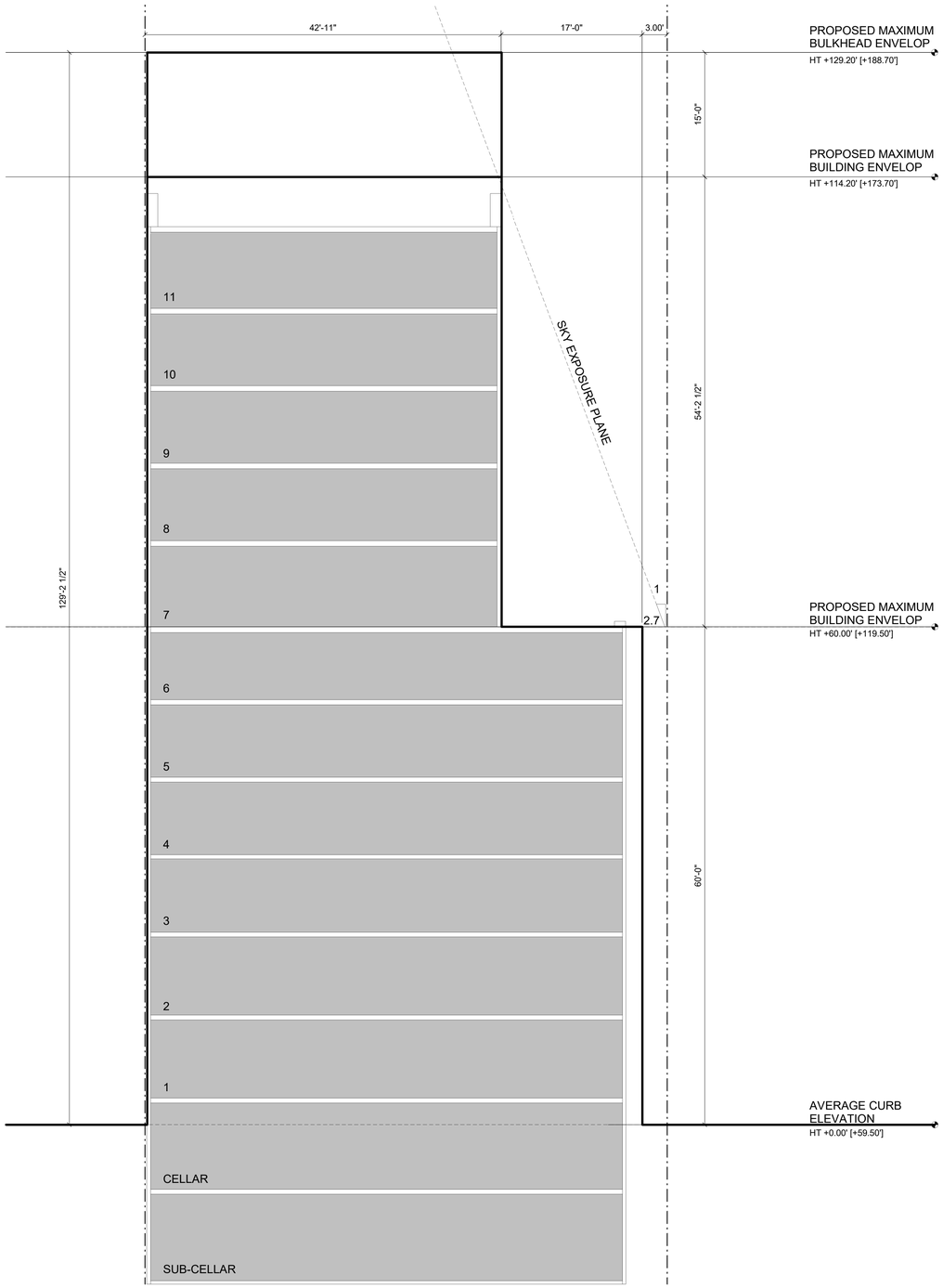
KEY PLAN NOT TO SCALE





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') / (HT +25.00')	PROPOSED MAXIMUM BUILDING ENVELOP / ILLUSTRATIVE BUILDING HEIGHT				PROPOSED PUBLIC STAIR
					FLOOR SLAB

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MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAM III

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SPITERI STATE OF NEW YORK 022365

Drawing No.

Z-005.00

date	drawn by	job no.
01/10/22	RWF	P-15.07
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As Indicated	TS	6 OF 12

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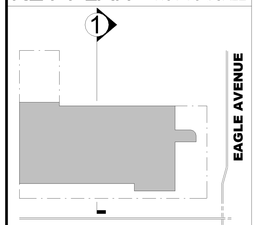
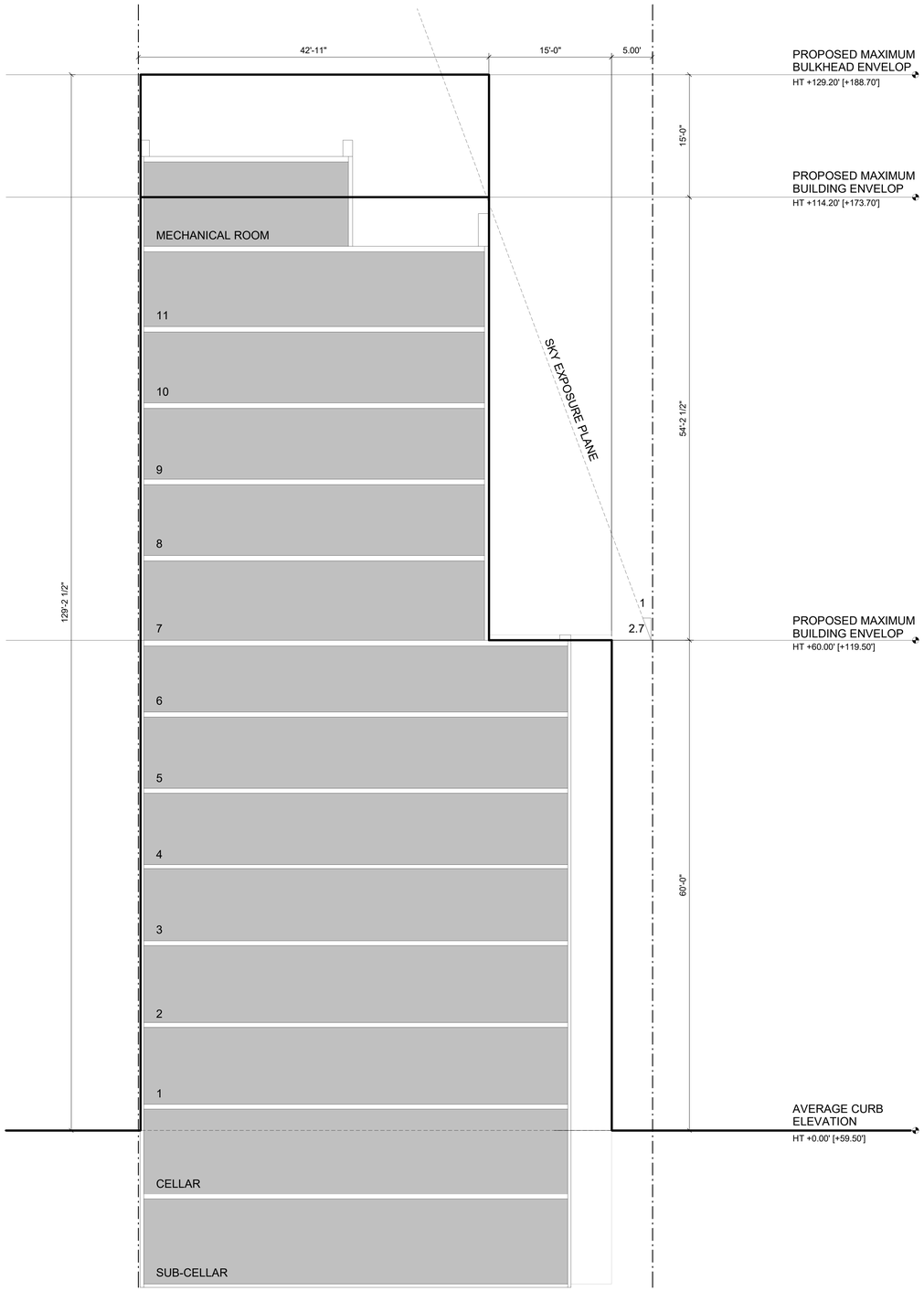
KEY PLAN NOT TO SCALE





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

LEGEND

ZONING LOT LINE	EXISTING STREET TREE	E 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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FAIRFIELD, CT 06824

Architect:

URBAN ARCHITECTURAL INITIATIVES, RA, PC
The Woolworth Bldg / 233 Broadway, Ste. 2150 / NY, NY, 10279 T 212.979.1510 uai-ny.com

Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAM IV

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SNITKER 022365 STATE OF NEW YORK

Drawing No.

Z-006.00

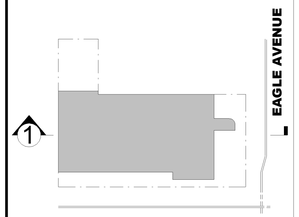
date	drawn by	job no.
01/10/22	RWF	P-15.07

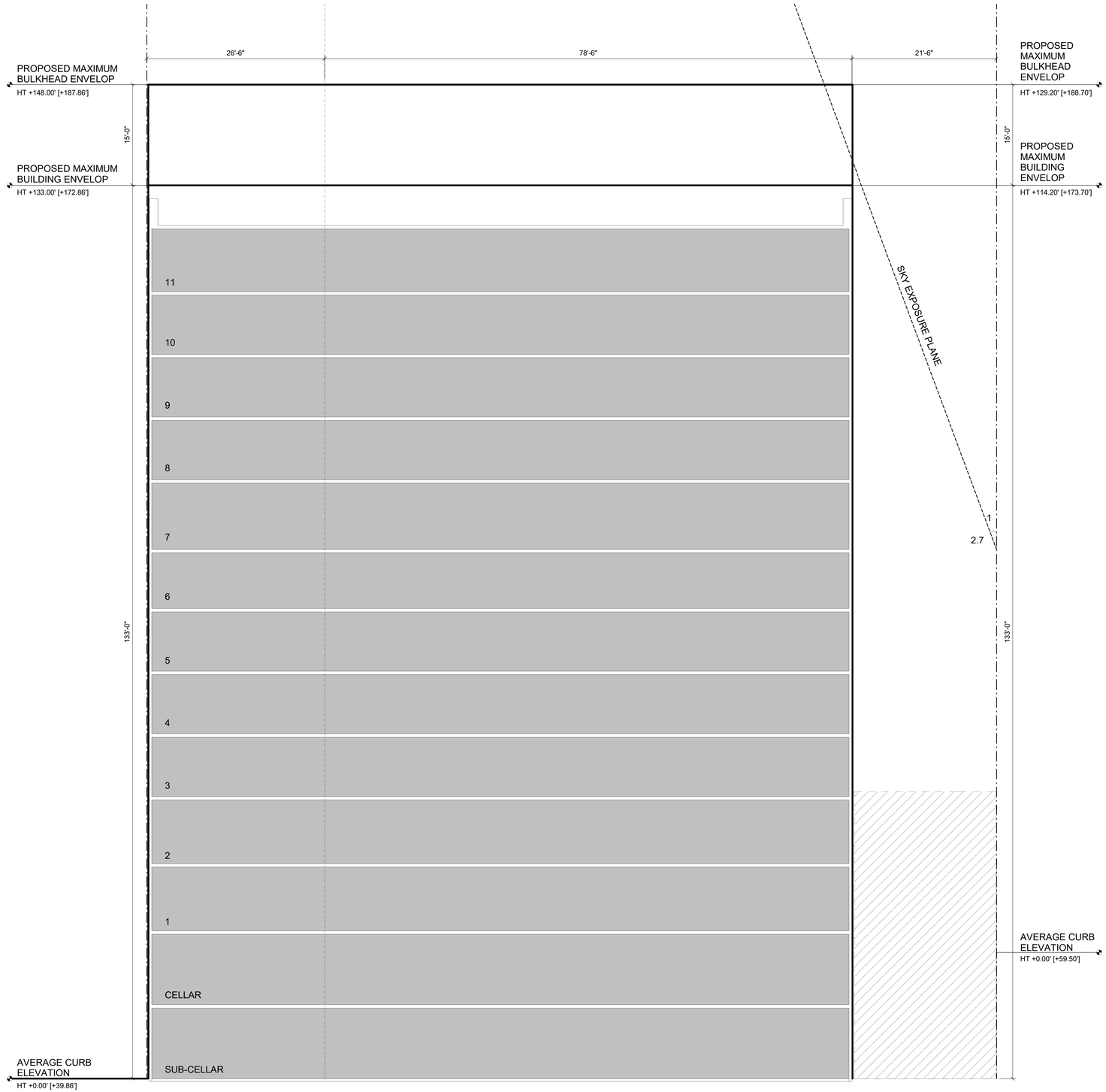
sheet scale	checked by	DOB sheet
As Indicated	TS	7 OF 12

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		
	PROPOSED MAXIMUM BUILDING ENVELOP		TRAFFIC DIRECTION		EXISTING TRAFFIC SIGN
	ILLUSTRATIVE BUILDING ENVELOP		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')	PROPOSED MAXIMUM BUILDING ENVELOP				ELEVATED STREET RAIL
(HT +25.00')	ILLUSTRATIVE BUILDING HEIGHT				PROPOSED PUBLIC STAIR
					FLOOR SLAB

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:

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Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

SECTIONS - LONGITUDINAL - HEIGHT AND SETBACK DIAGRAM V

Sign & Seal:

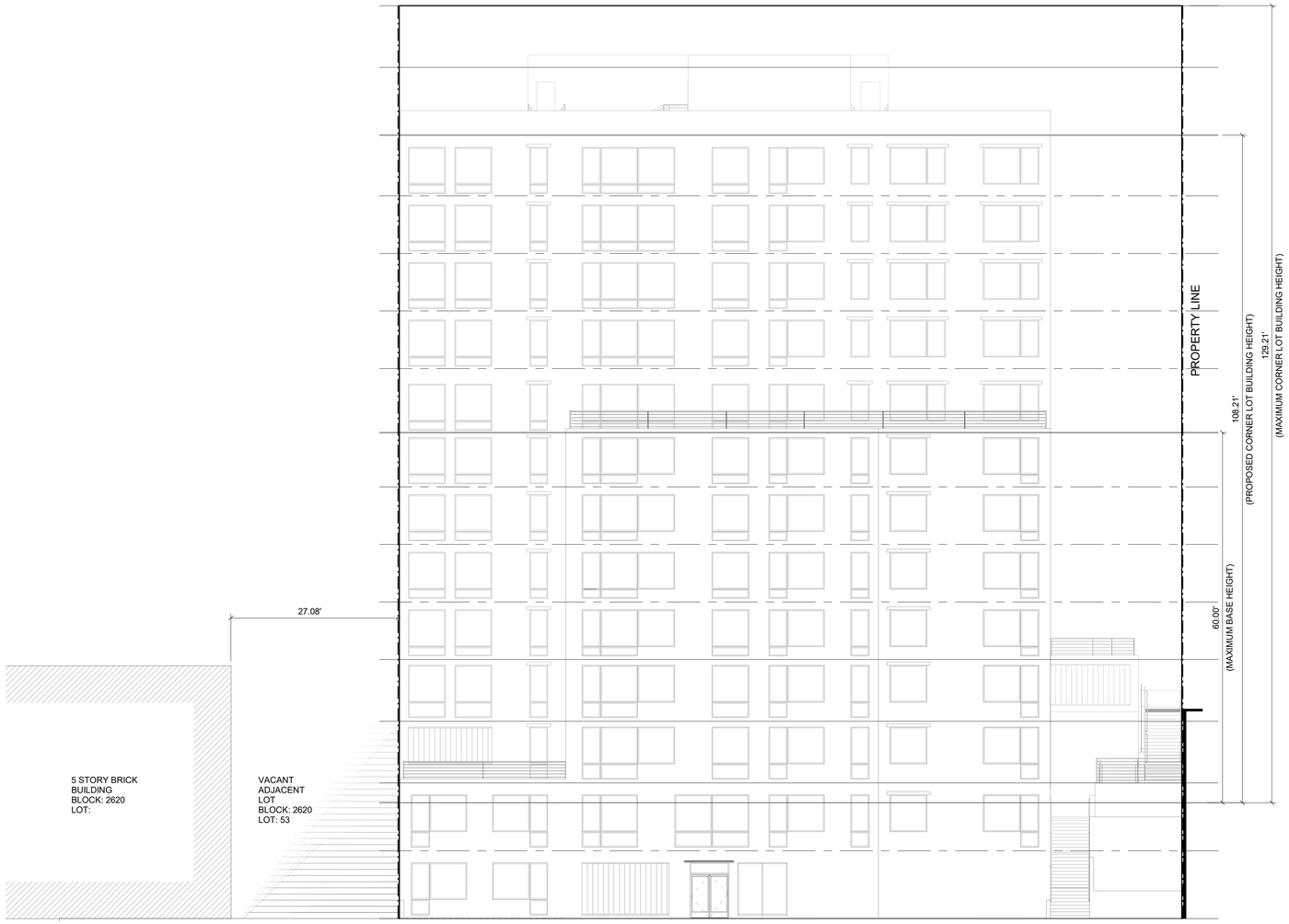
REGISTERED ARCHITECT ANTHONY K. SHITAM 022365 STATE OF NEW YORK

Drawing No.

Z-007.00

date	drawn by	job no.
01/10/22	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
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Architect:

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Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

ELEVATIONS - ALONG STREET FRONTAGES

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SNITKER 022365 STATE OF NEW YORK

Drawing No.

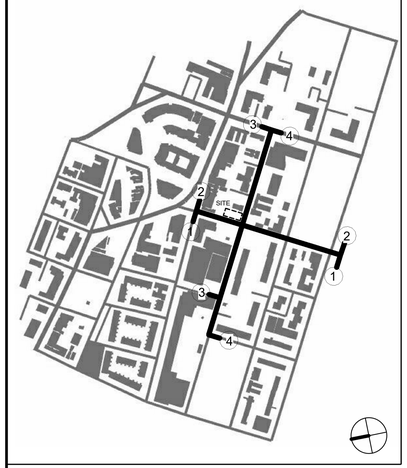
Z-008.00

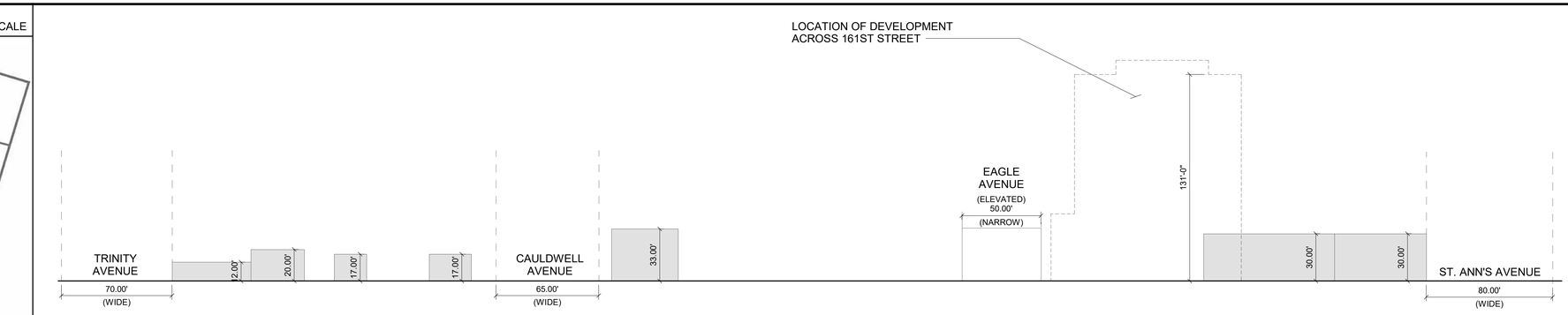
date	drawn by	job no.
01/10/22	RWF	P-15.07
sheet scale	checked by	DOB sheet
As Indicated	TS	9 OF 12

DOB NUMBER

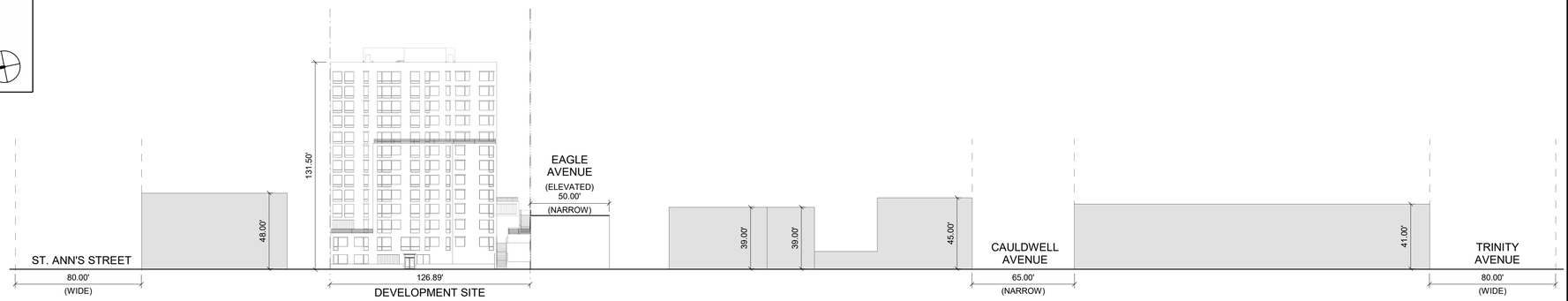
LEGEND

NOT TO SCALE

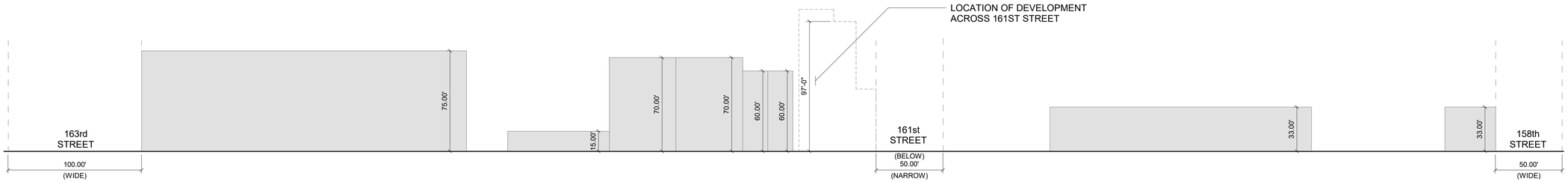




4 STREETSCAPE SOUTH SIDE OF 161st STREET
NOT TO SCALE



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:

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787 EAST 156TH STREET
BRONX, NEW YORK 10455

Housing Consultant:

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66 TRILLIUM ROAD
FAIRFIELD, CT 06824

Architect:

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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. SMITHIN
022365
STATE OF NEW YORK

Drawing No.

Z-009.00

date	drawn by	job no.
01/10/22	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		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') PROPERTY MAXIMUM BUILDING ENVELOPE			PROPOSED PUBLIC STAIR
(HT +25.00') ILLUSTRATIVE BUILDING HEIGHT			FLOOR SLAB

Project:

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Housing Consultant:

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Architect:

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Consultants:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

CODE CONSULTANT:

Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

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

Sign & Seal:

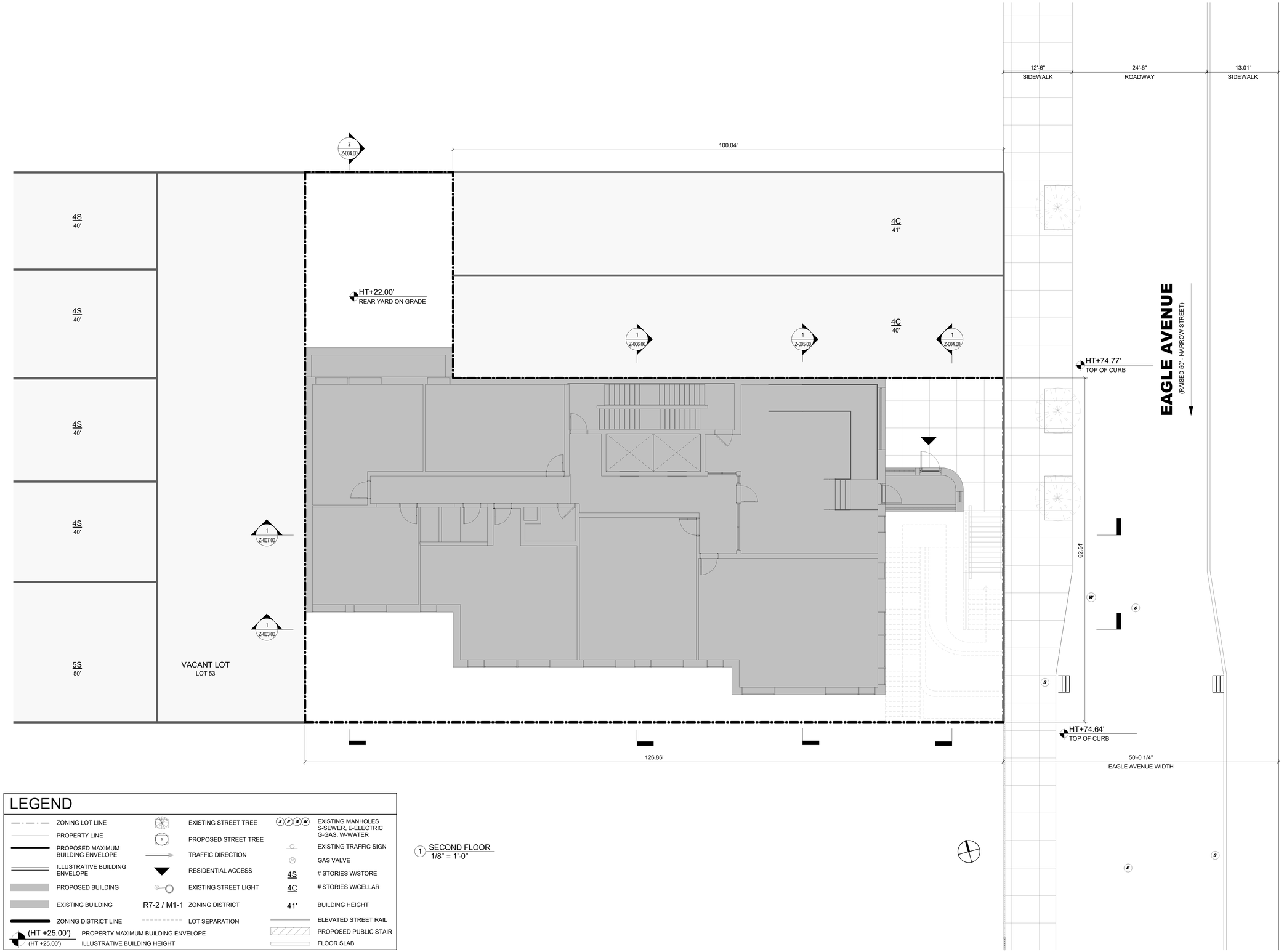
REGISTERED ARCHITECT
ANTHONY K. SNITKER
022365
STATE OF NEW YORK

Drawing No.

SK-001.00

date	drawn by	job no.
01/10/22	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:

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Housing Consultant:

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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 NEW YORK 022365 STATE OF NEW YORK

Drawing No.

SK-002.00

date	drawn by	job no.
01/10/22	RWF	P-15.07
sheet scale: As Indicated	checked by: TS	DOB sheet: 12 OF 12

DOB NUMBER