

#	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
5	Z-004.00	SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAMS I
6	Z-005.00	SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAM II
7	Z-006.00	SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAM III
8	Z-007.00	ELEVATIONS - ALONG STREET FRONTAGES
9	Z-008.00	NEIGHORHOOD CHARACTER DIAGRAM
10	SK-001.00	EAST 161st STREET - GROUND FLOOR PLAN - SUB-CELLAR
11	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. SHIEH
022365
STATE OF NEW YORK

Drawing No.

T-000.00

date	drawn by	job no.
10/15/21	RWF	P-15.07
sheet scale	**checked by**	**DOB sheet**
As Indicated	TS	1 OF 11

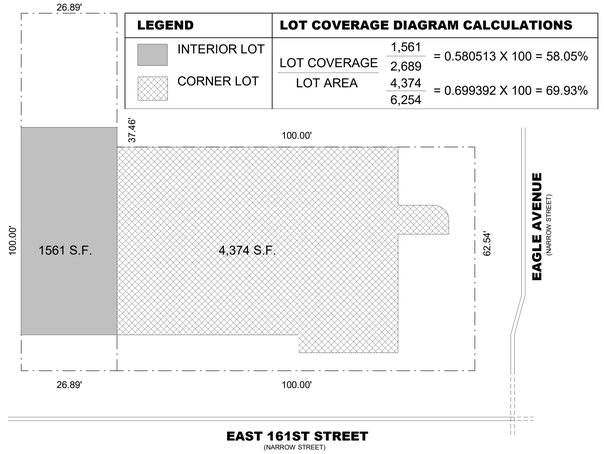
DOB NUMBER

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.

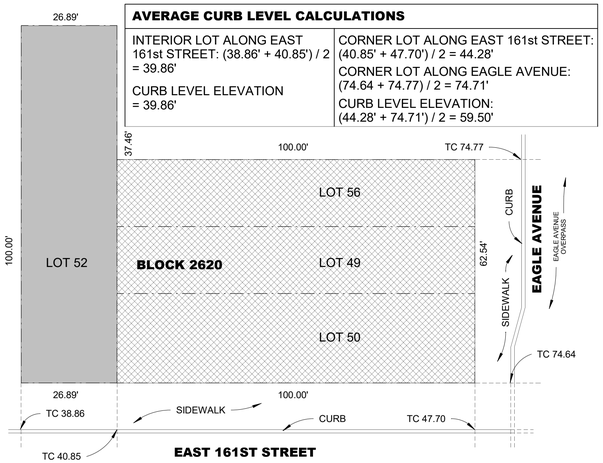
LIST OF ACTIONS

- 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	LOT COVERAGE DIAGRAM CALCULATIONS
INTERIOR LOT	LOT COVERAGE: 1,561 / 2,689 = 0.580513 X 100 = 58.05%
CORNER LOT	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



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	6.47*	*DOES NOT COMPLY: CPC SPECIAL PERMIT REQUESTED PURSUANT TO ZR 74-903.
		FLOOR AREA (SF):	30,764 S.F.	55,324.10 S.F.*	*DOES NOT COMPLY: 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.**		2% 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 55,624.74 S.F., 6 SPACES REQUIRED.	12 SPACES	

LEGEND	LOT COVERAGE DIAGRAM CALCULATIONS
INTERIOR LOT CORNER LOT LOT COVERAGE AT TOWER	LOT COVERAGE AT TOWER / INTERIOR LOT + CORNER LOT = LOT AREA = 236 / 6,254 + 2,689 = 8,943 = 0.026389 X 100 = 2%

Project:

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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:

ZONING ANALYSIS

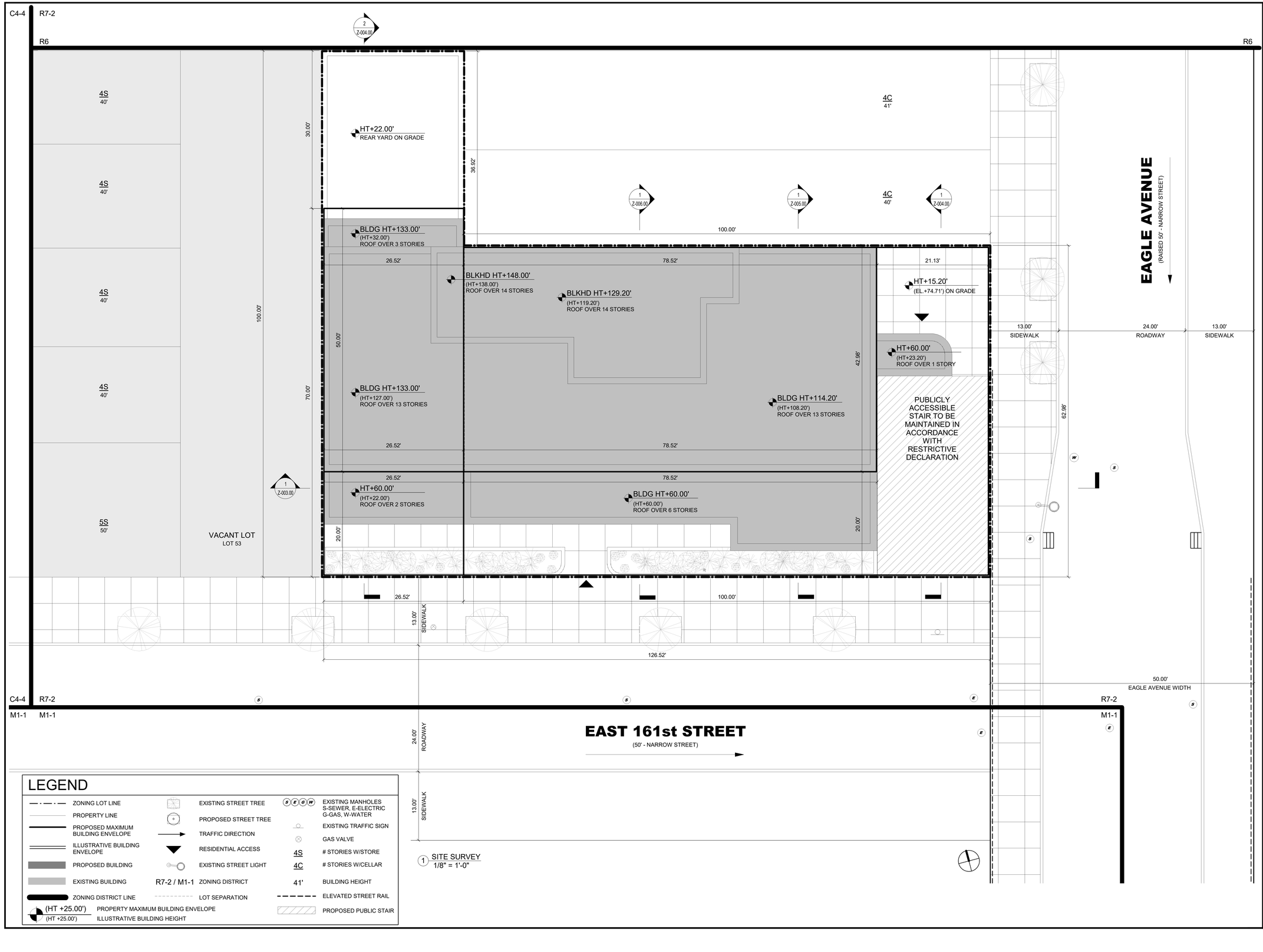
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LEGEND

- ZONING LOT LINE
- PROPERTY LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- ILLUSTRATIVE BUILDING ENVELOPE
- PROPOSED BUILDING
- EXISTING BUILDING
- ZONING DISTRICT LINE
- (HT +25.00') PROPERTY MAXIMUM BUILDING ENVELOPE
- (HT +25.00') ILLUSTRATIVE BUILDING HEIGHT
- EXISTING STREET TREE
- PROPOSED STREET TREE
- TRAFFIC DIRECTION
- RESIDENTIAL ACCESS
- EXISTING STREET LIGHT
- R7-2 / M1-1 ZONING DISTRICT
- LOT SEPARATION
- S E G W EXISTING MANHOLES S-SEWER, E-ELECTRIC G-GAS, W-WATER
- EXISTING TRAFFIC SIGN
- GAS VALVE
- 4S # STORIES W/STORE
- 4C # STORIES W/CELLAR
- 41' BUILDING HEIGHT
- ELEVATED STREET RAIL
- PROPOSED PUBLIC STAIR

Project:

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MECHANICAL ENGINEER:

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Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

SITE PLAN

Sign & Seal:

REGISTERED ARCHITECT ANTHONY K. SHITEFF NEW YORK 022365 STATE OF NEW YORK

Drawing No.

Z-002.00

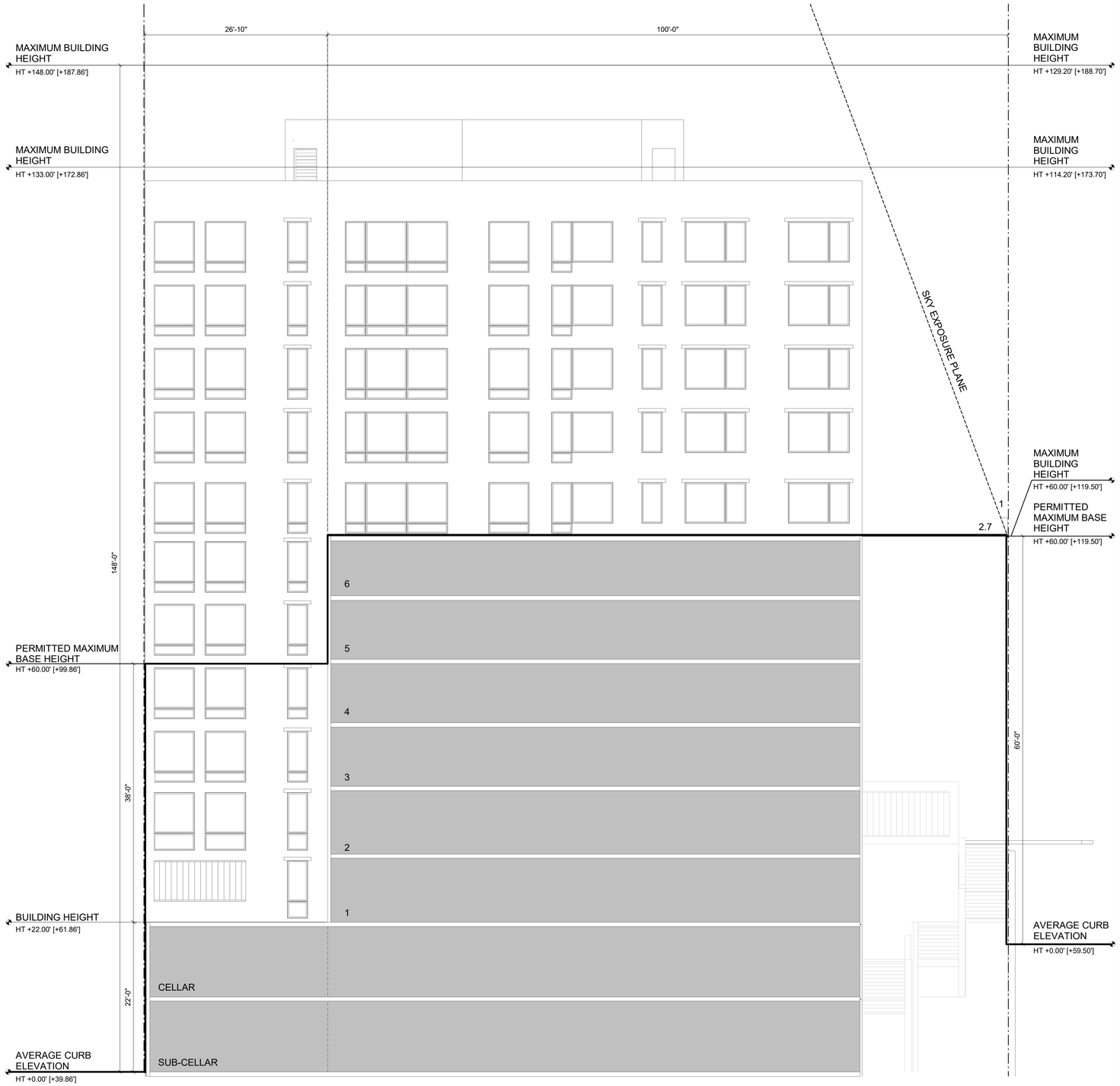
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As Indicated	TS	3 OF 11

DOB NUMBER

KEY PLAN

NOT TO SCALE





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

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Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

SECTIONS - LONGITUDINAL - HEIGHT AND SETBACK DIAGRAM I

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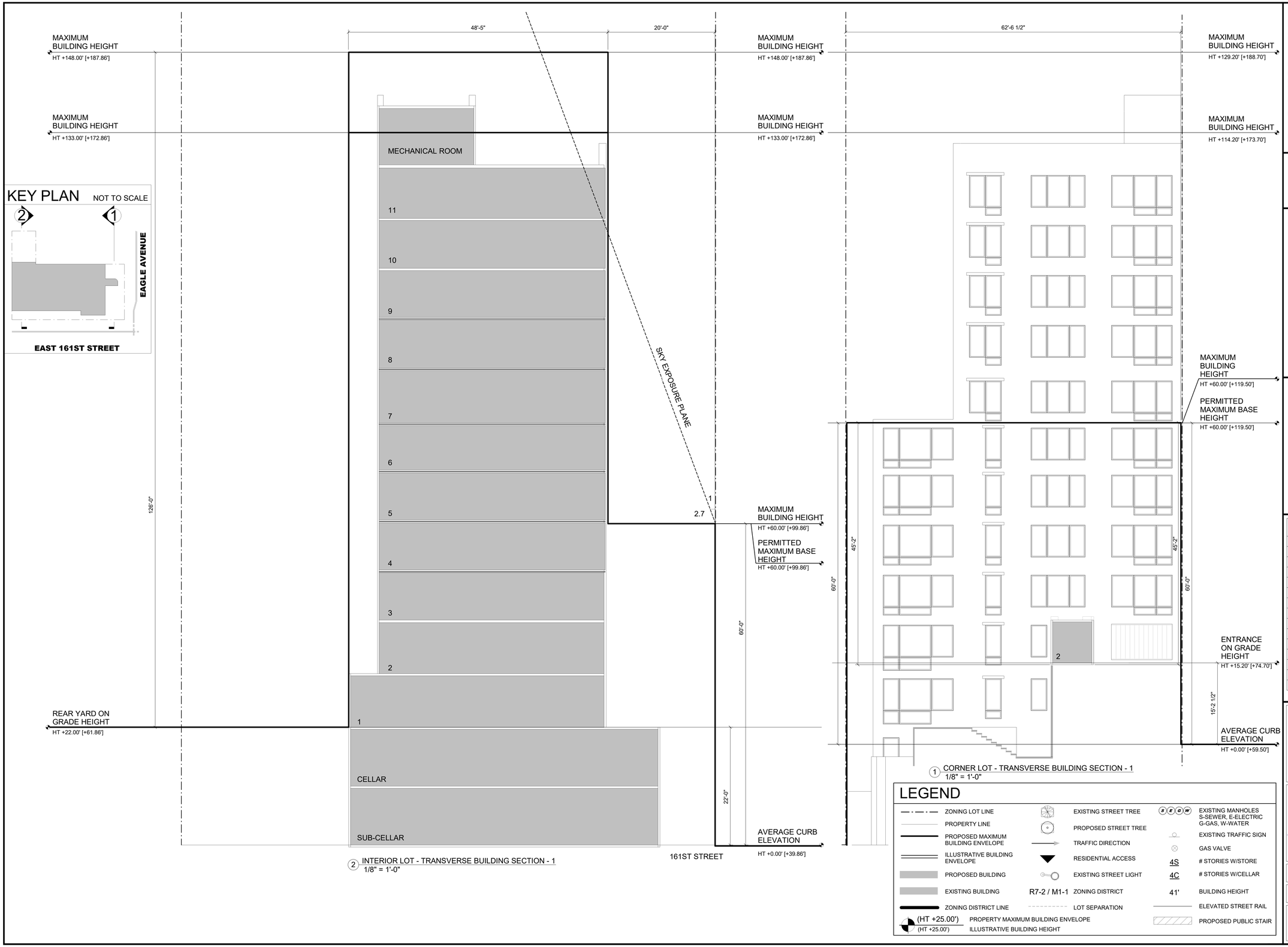
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DOB NUMBER



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			

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Issuance Schedule

No.	Date	Description

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SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAMS I

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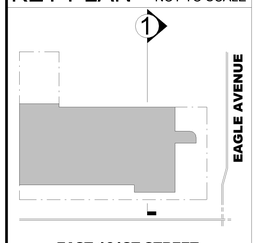
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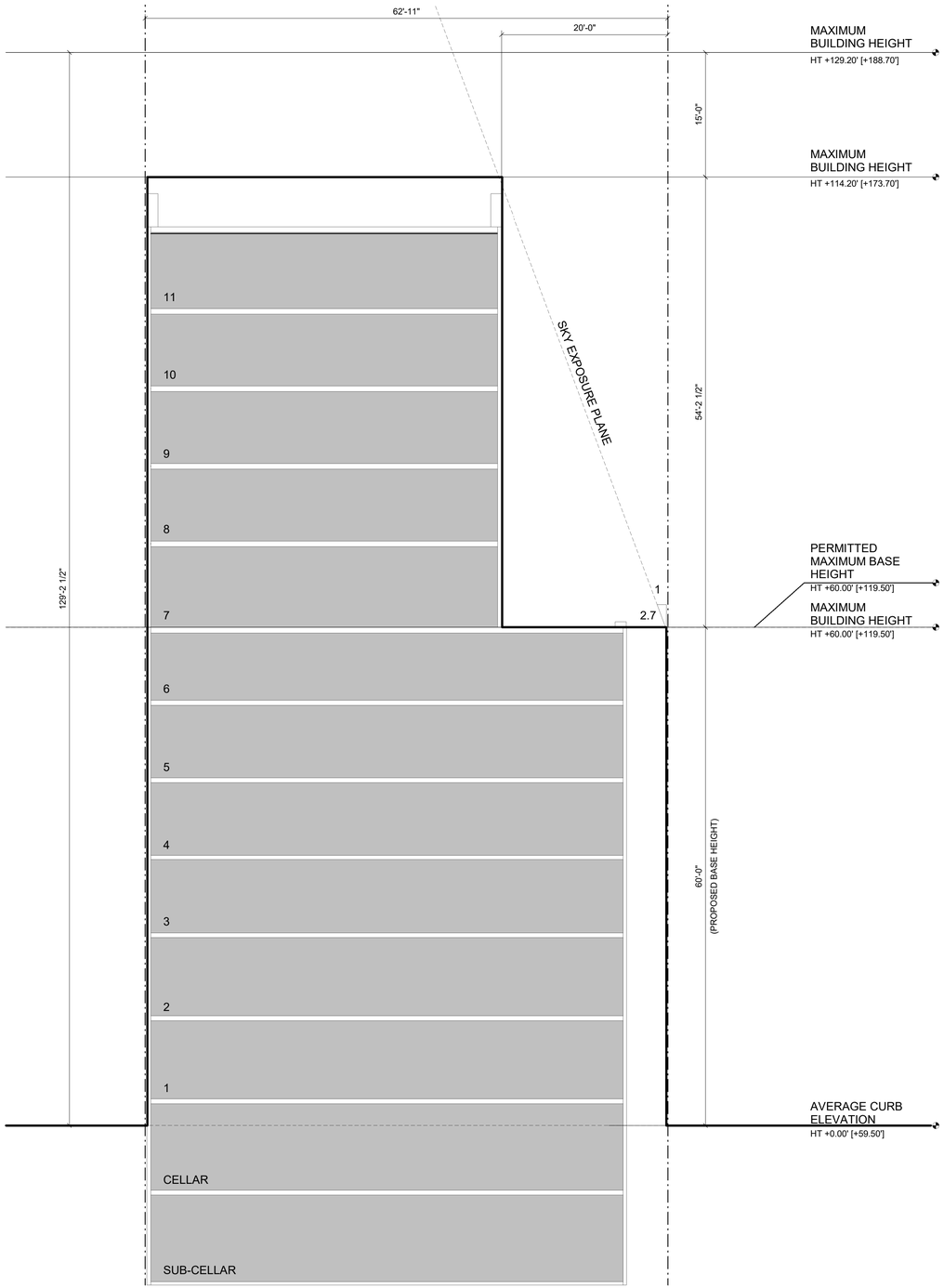
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As Indicated	TS	5 OF 11

DOB NUMBER

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 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			

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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 DIAGRAM II

Sign & Seal:

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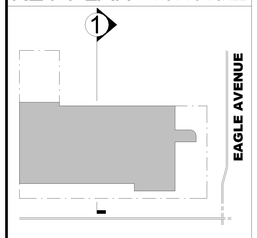
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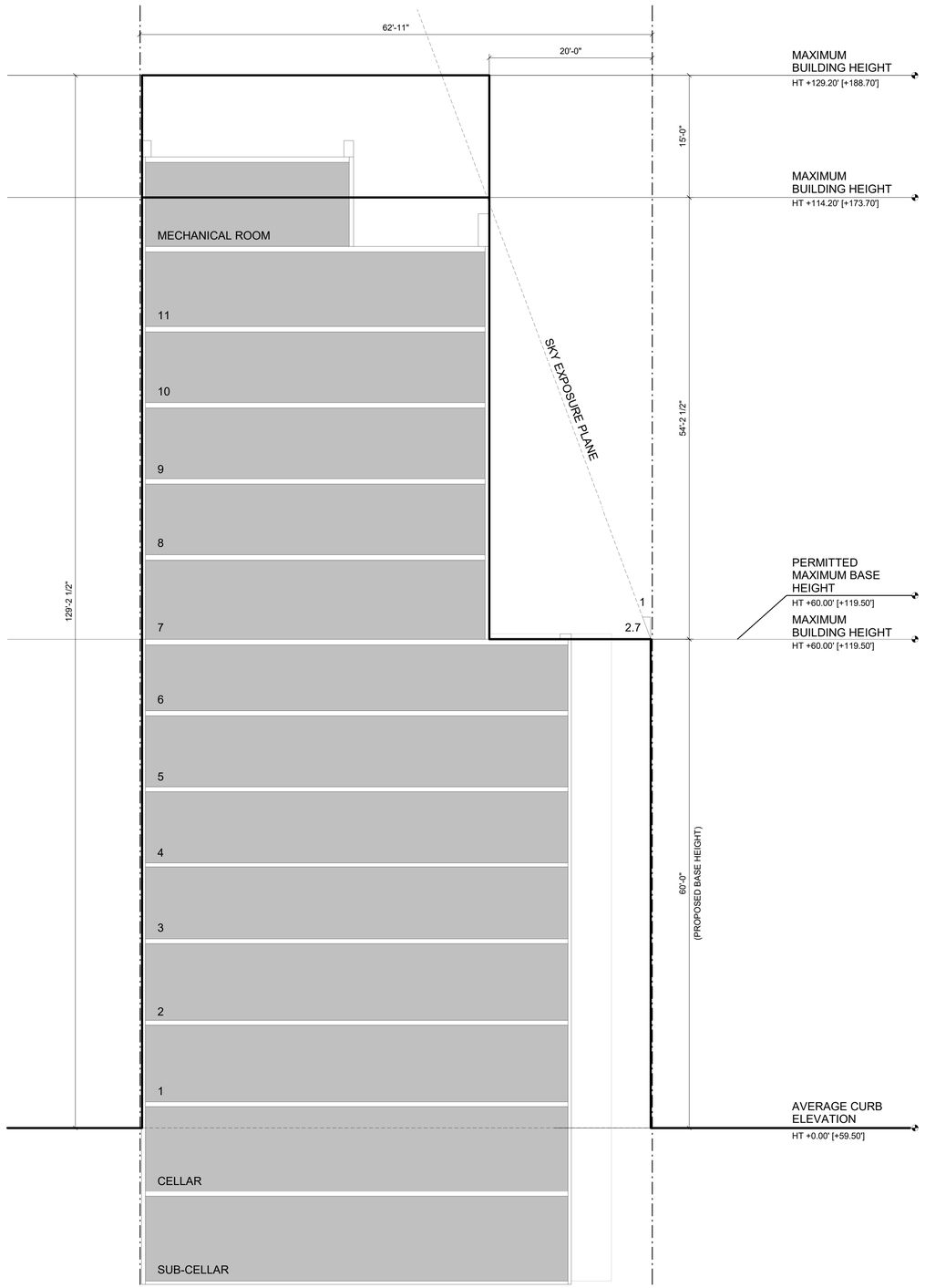
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As Indicated	TS	6 OF 11

DOB NUMBER

KEY PLAN NOT TO SCALE





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

LEGEND

— · — · —	ZONING LOT LINE
———	PROPOSED MAXIMUM BUILDING ENVELOPE
	FLOOR SLAB
HT +0.00'	HEIGHT RELATIVE TO AVERAGE CURB LEVEL
HT [+1.51']	HEIGHT RELATIVE TO NAVD 88

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Plot Plan:

Issuance Schedule

No.	Date	Description

Drawing Title:

SECTIONS - TRANSVERSE - HEIGHT AND SETBACK DIAGRAM III

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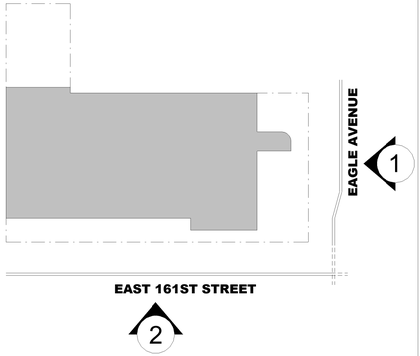
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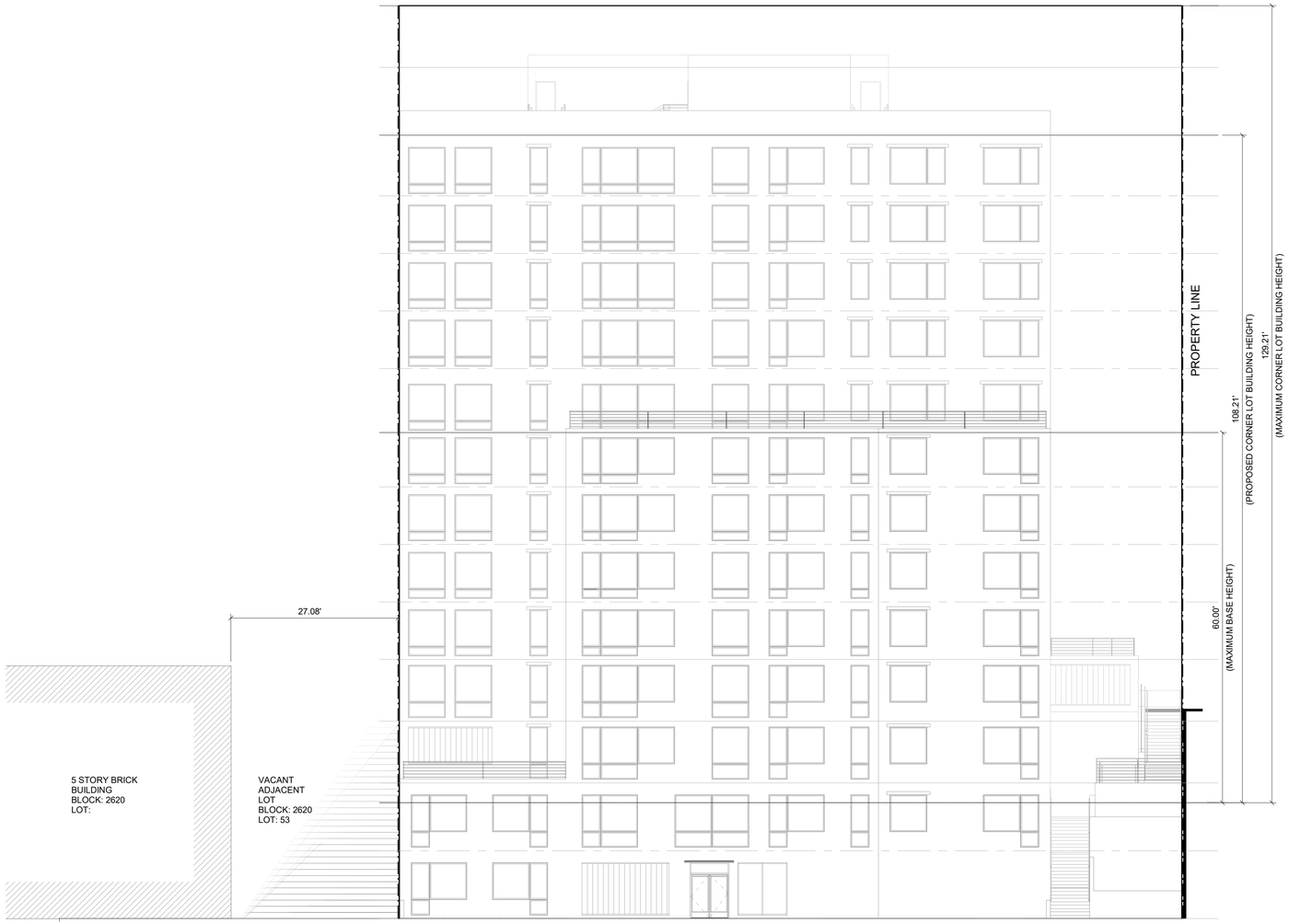
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As Indicated	TS	7 OF 11

DOB NUMBER

KEY PLAN

NOT TO SCALE





2 BUILDING ENVELOPE - NORTH ELEVATION
3/32" = 1'-0"



1 BUILDING ENVELOPE - WEST ELEVATION
3/32" = 1'-0"

Project:

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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. SMITH
022365
STATE OF NEW YORK

Drawing No.

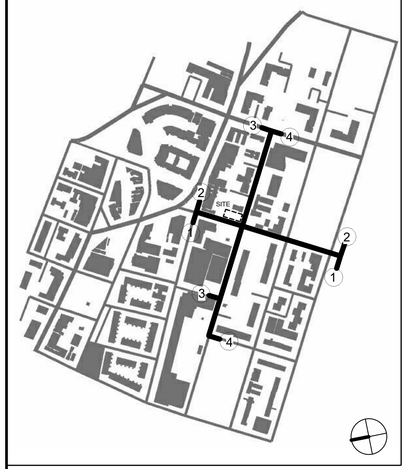
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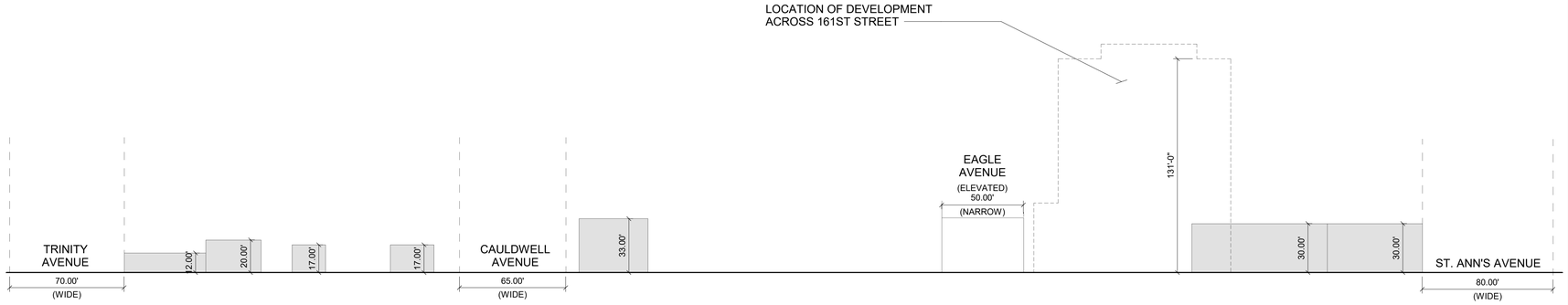
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10/15/21	RWF	P-15.07
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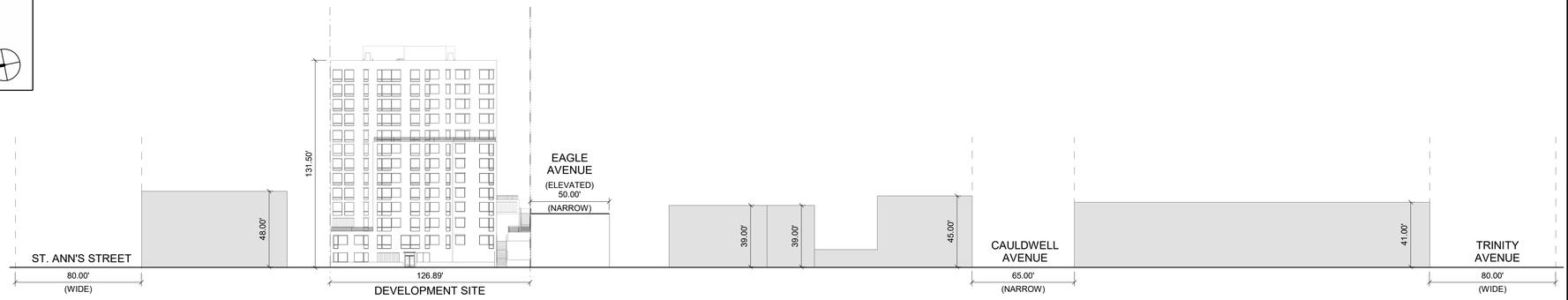
LEGEND

NOT TO SCALE

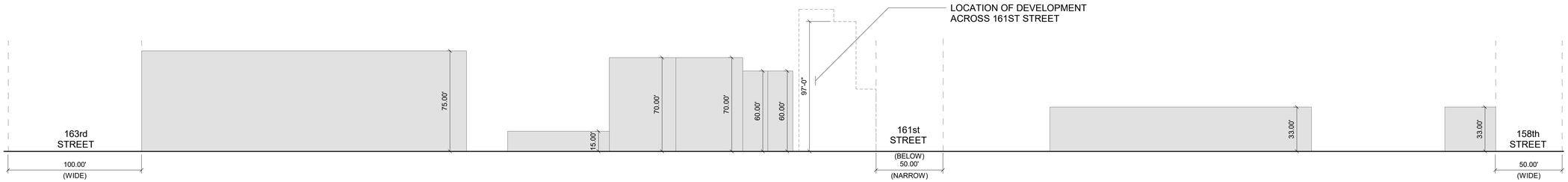




4 STREETSCAPE SOUTH SIDE OF 161st STREET
NOT TO SCALE



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:

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:

NEIGHORHOOD CHARACTER DIAGRAM

Sign & Seal:

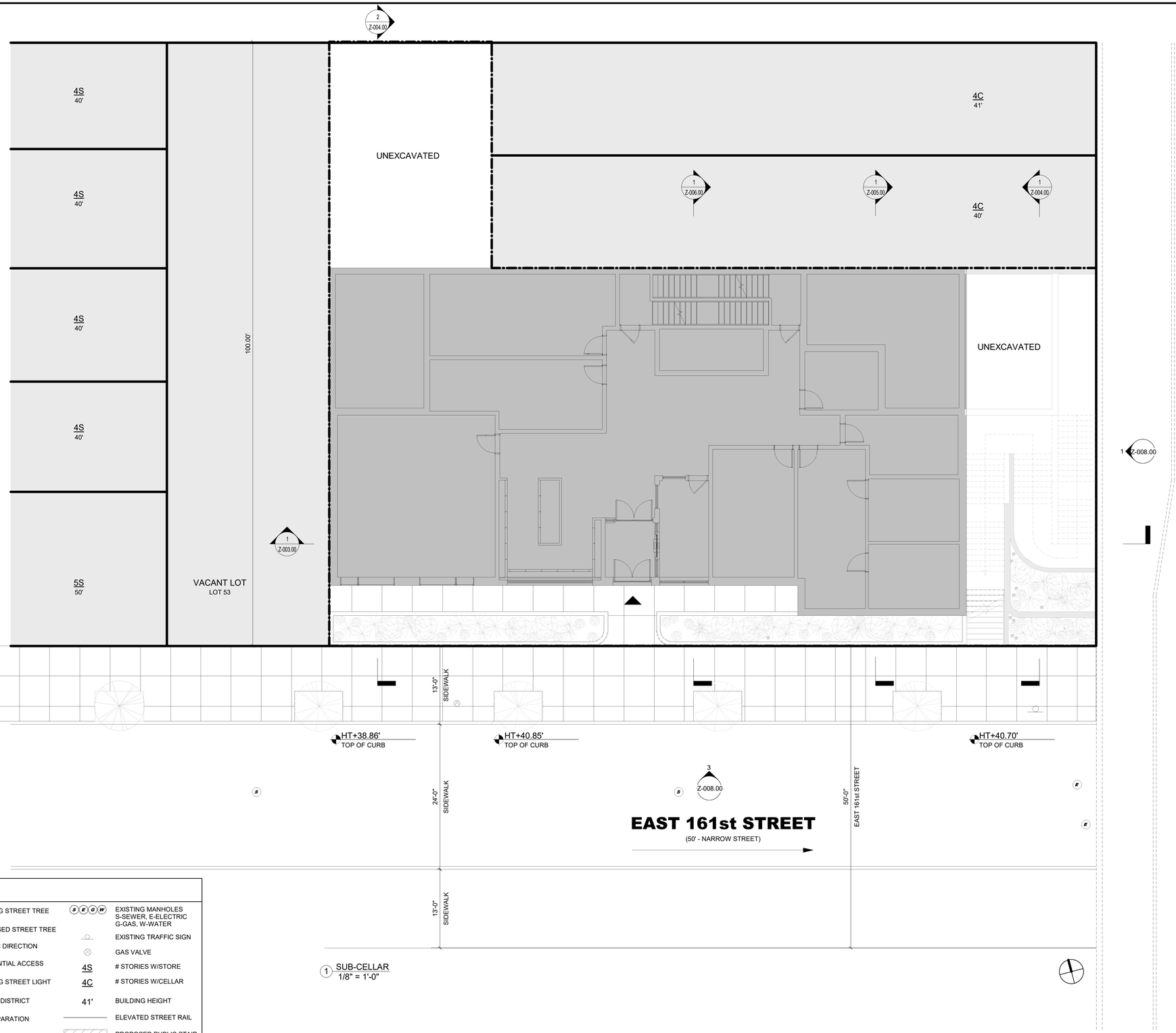
REGISTERED ARCHITECT
ANTHONY K. SMITH
022365
STATE OF NEW YORK

Drawing No.

Z-008.00

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1 SUB-CELLAR
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 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			

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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:

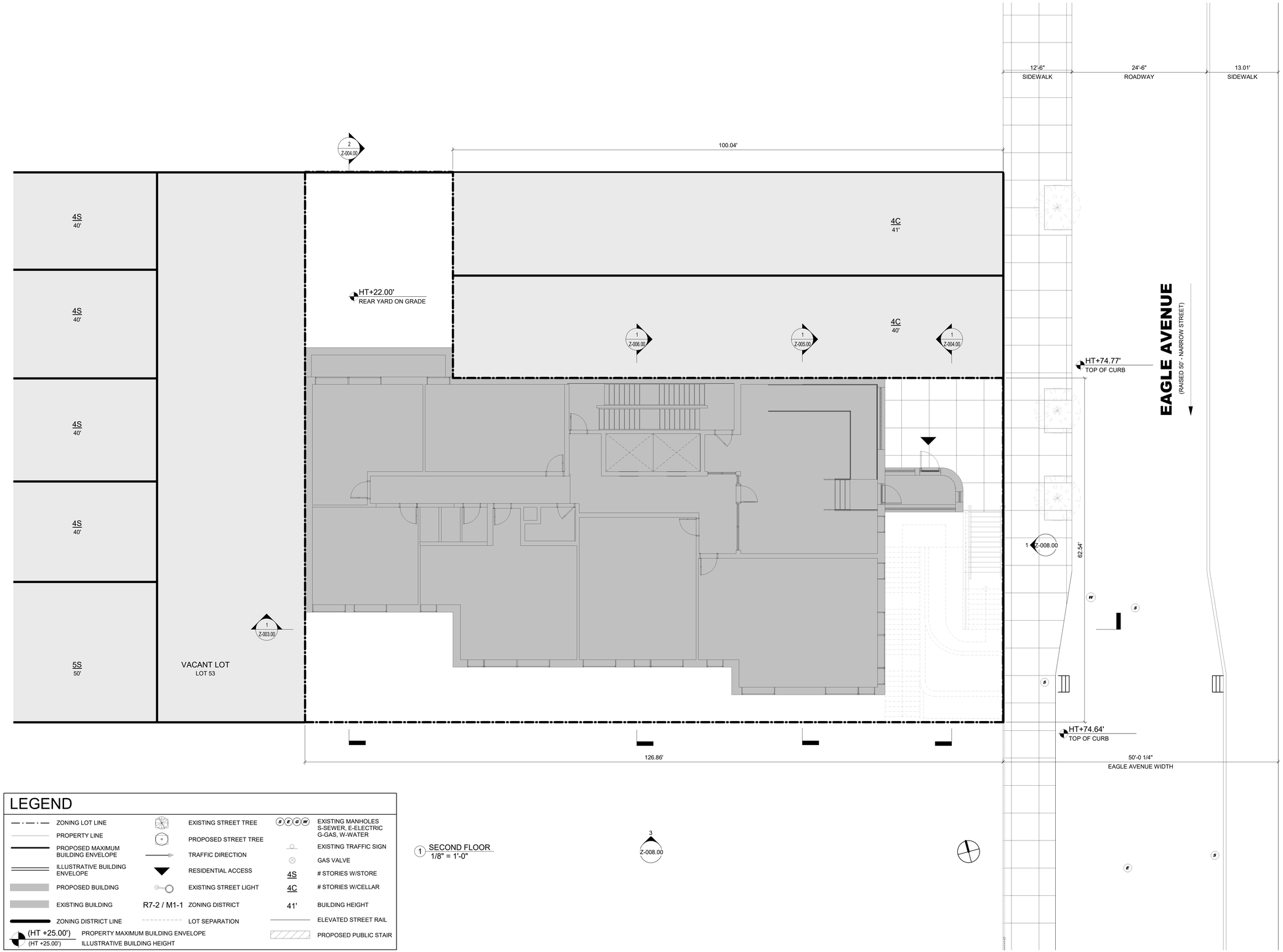
REGISTERED ARCHITECT
ANTHONY K. SHITEMI
022365
STATE OF NEW YORK

Drawing No.

SK-001.00

date	drawn by	job no.
10/15/21	RWF	P-15.07
sheet scale	checked by	DOB sheet
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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			

1 SECOND FLOOR
1/8" = 1'-0"

3
Z-008.00

Project:

HOGAR EAGLE GARDENS
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Owner:

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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. SHITEMI
022365
STATE OF NEW YORK

Drawing No.

SK-002.00

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10/15/21	RWF	P-15.07
sheet scale	**checked by**	**DOB sheet**
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