

# ZONING ANALYSIS FOR 1940 GRAND CONCOURSE



ZONING MAP OF AREA  
3d SITE



AREA MAP  
NTS



AERIAL PHOTO  
NTS

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Interior Design  
Code Consultant  
Building Dept.  
Expediting

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Gerald J. Caliendo, R.A., A.I.A.  
Architect, P.C.

|             |           |                                    |                 |
|-------------|-----------|------------------------------------|-----------------|
| DRAWN BY:   | R.S.      | DRAWING TITLE                      | ZONING ANALYSIS |
| CHECKED BY: | GJC       | ZONING MAP, AERIAL PHOTO, AREA MAP |                 |
| JOB No:     | 20030     | PREMISES:                          |                 |
| SCALE       | AS NOTED  | 1940 GRAND CONCOURSE               |                 |
| DATE        | 2-28-2020 | BRONX, NEW YORK                    |                 |

SEAL

REGISTERED ARCHITECT  
GERALD J. CALIENDO  
STATE OF NEW YORK  
020241

DRAWING No: 1 OF 6

Z-001.00



ZONING ANALYSIS

ZONING DISTRICT: R8X  
SPECIAL DISTRICT  
2810  
7 & 10

BLOCK:  
LOT:

(PROPOSED ANALYSIS IS FOR A COMMUNITY FACILITY USE, USE GROUP 3A, SCHOOL)

LOT AREA: 11,058 SF (100.00 %) (AS PER SURVEY)  
CORNER LOT PORTION: 10,313.00 SF  
INTERIOR LOT PORTION: 745.00 SF

MAX. F.A.R. - Z.R. SEC (24-11) (CF) 6.0  
6.0 x 11,058 = 66,348 SF

MAX LOT COVERAGE - ZR SEC (24-11)  
= 11,025.62 SF

CORNER LOT 80% => .80 X 10,313.00 = 8,250 SF  
INTERIOR LOT 70% => .70 X 745.00 = 5215 SF

PROPOSED LOT COVERAGE = 8,266 SF  
CORNER LOT = 8,172.00 SF  
INTERIOR LOT = 94.00 SF

HEIGHT & SETBACKS :  
(GRAND CONCOURSE - WIDE STREET) SETBACK = 10'-0"  
(EAST 178 STREET. - NARROW STREET) SETBACK = 15'-0"

REQ'D SETBACK: SEC 24-522 R8X  
MIN BASE WALL HGT: 60'  
MAX BASE WALL HGT: 85' OR 9 STORIES'  
MAX BUILDING HGT: 150'-0"

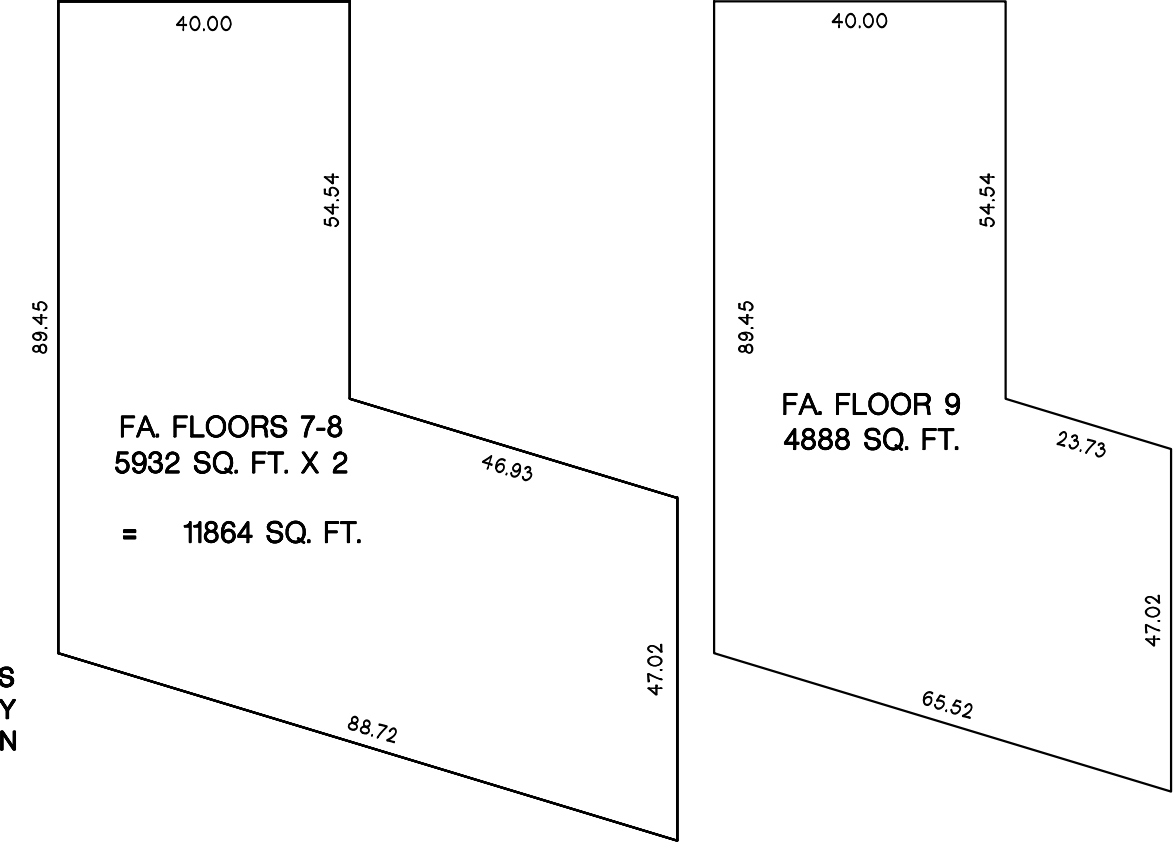
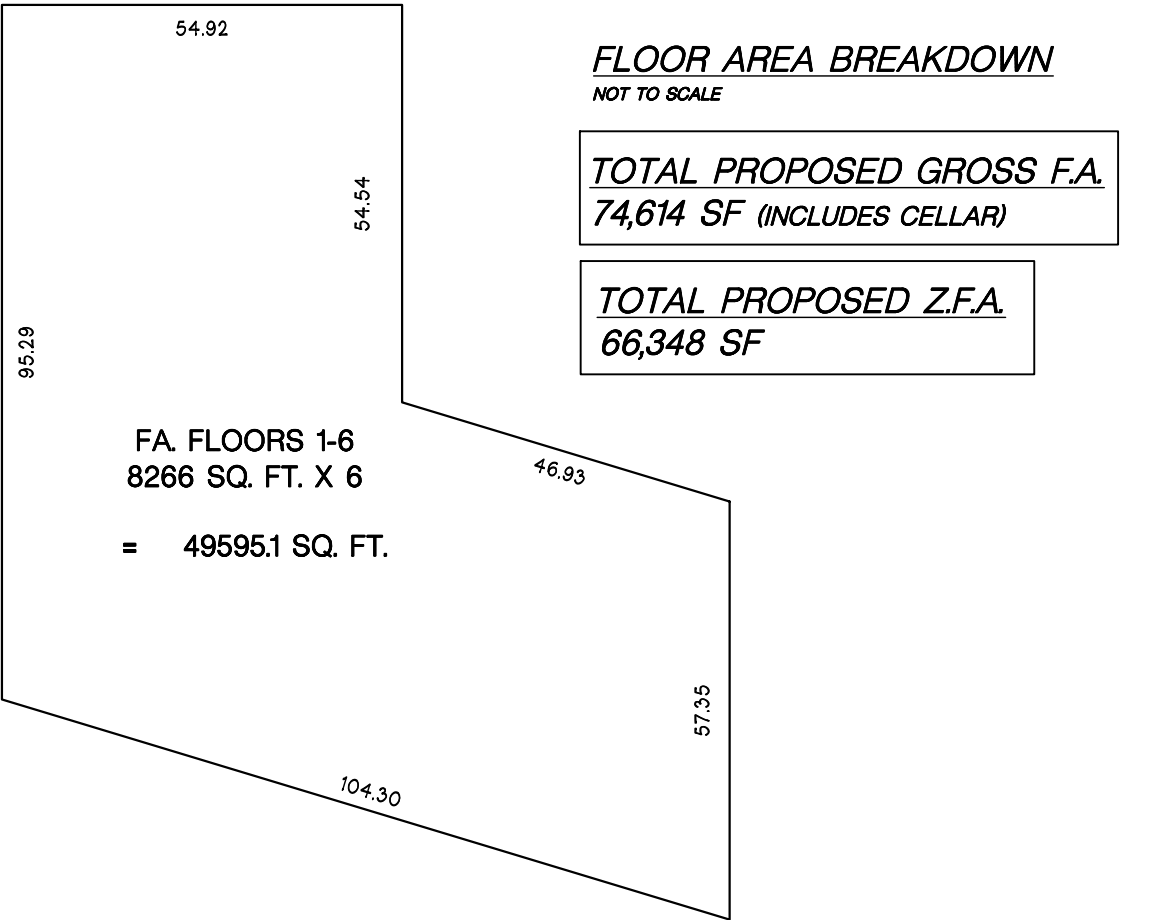
NO PARKING REQUIRED:

FLOOR AREA BREAKDOWN

| FLOOR  | GROSS       | DEDUCTIONS * | ZONING FLOOR AREA | USE                |
|--------|-------------|--------------|-------------------|--------------------|
| CELLAR | 8,266.00 SF | --           | --                | STORAGE, MH ROOMS  |
| 1ST FL | 8,266.00 SF | TBD          | 8,266.00 SF       | COMMUNITY FACILITY |
| 2ND FL | 8,266.00 SF | TBD          | 8,266.00 SF       | COMMUNITY FACILITY |
| 3RD FL | 8,266.00 SF | TBD          | 8,266.00 SF       | COMMUNITY FACILITY |
| 4TH FL | 8,266.00 SF | TBD          | 8,266.00 SF       | COMMUNITY FACILITY |
| 5TH FL | 8,266.00 SF | TBD          | 8,266.00 SF       | COMMUNITY FACILITY |
| 6TH FL | 8,266.00 SF | TBD          | 8,266.00 SF       | COMMUNITY FACILITY |
| 7TH FL | 5,932.00 SF | TBD          | 5,932.00 SF       | COMMUNITY FACILITY |
| 8TH FL | 5,932.00 SF | TBD          | 5,932.00 SF       | COMMUNITY FACILITY |
| 9TH FL | 4,888.00 SF | TBD          | 4,888.00 SF       | COMMUNITY FACILITY |
| ROOF   | --          | --           | --                |                    |
| TOTAL  | 74,614 SF   | TBD          | 66,348 SF *       |                    |

PROPOSED BUILDING ZONING FLOOR AREA = 66,348.00 SF FOR COMMUNITY FACILITY USE.

\*\*\* NOTE: NO REPRESENTATION IS MADE, BY GERALD J. CALIENDO, RAPC (GJC) OR ANY OF ITS REPRESENTATIVES AS, AS TO THE ACTUAL BULK OF THE BUILDING THAT MAY BE ERCTED ON THIS PROPERTY. MANY VARIABLES MAY CONTRIBUTE TO A SMALLER BUILDING THAN THAT SHOWN HERE, E.G, APARTMENT LAYOUTS, BUDGET AND MORE. IN ORDER TO DETERMINE ACTUAL BUILDABLE SQUARE FOOTAGE A PROGRAM MUST BE DEVELOPED AND A BUILDING MUST BE DESIGNED. GJC ONLY REPRESENTS THE POTENTIAL DEVELOPING RIGHTS OF THIS PROPERTY.



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SEAL

DRAWING No: 2 OF 6

Z-002.00

DRAWN BY: R.S.

CHECKED BY: GJC

JOB No: 20030

SCALE: AS NOTED

DATE: 2-28-2020

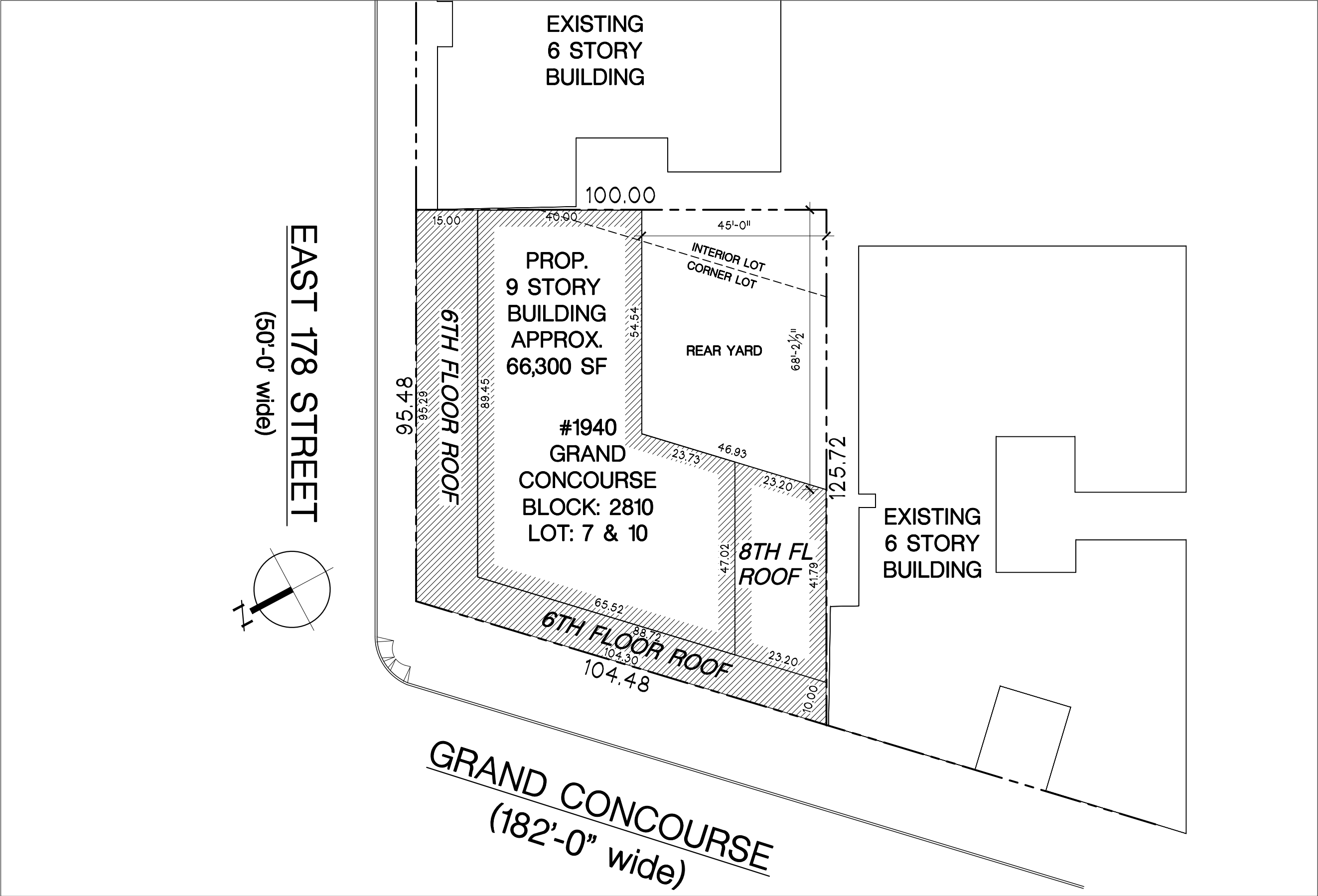
DRAWING TITLE: ZONING ANALYSIS FOR ILLUSTRATIVE PURPOSES

PREMISES: 1940 GRAND CONCOURSE BRONX, NEW YORK

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**PROPOSED SITE PLAN**  
SCALE: 1" = 30'-0"

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DRAWING No:

3 of 5

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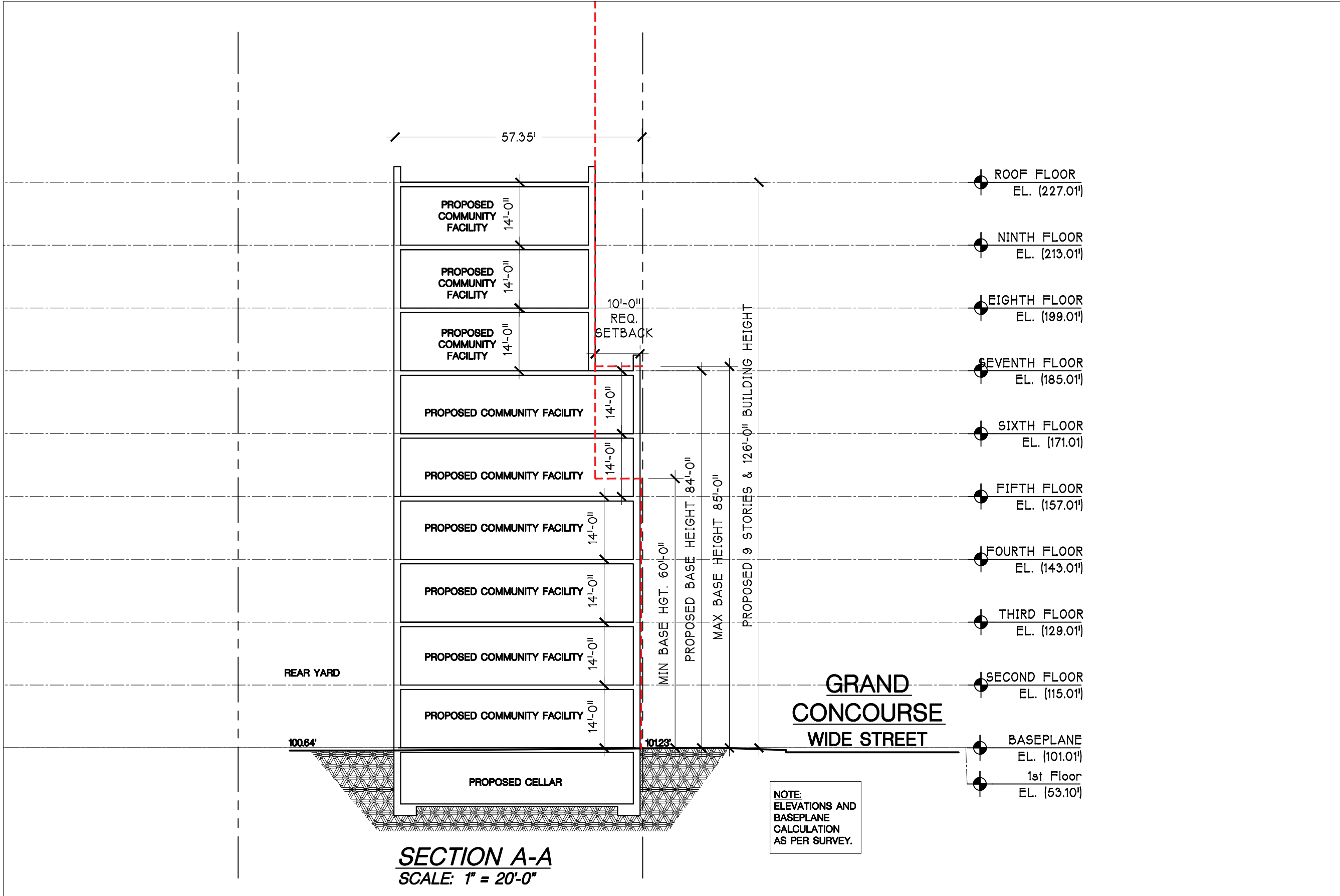
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| CHECKED BY: | GJC       |               | 3 OF 6               |
| JOB No:     | 20030     | PREMISES:     |                      |
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| DATE        | 2-28-2020 |               | BRONX, NEW YORK      |

Z-003.00



DIAGRAMATIC SECTIONS

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SEAL

DRAWING No: 4 OF 6

**Z-004.00**

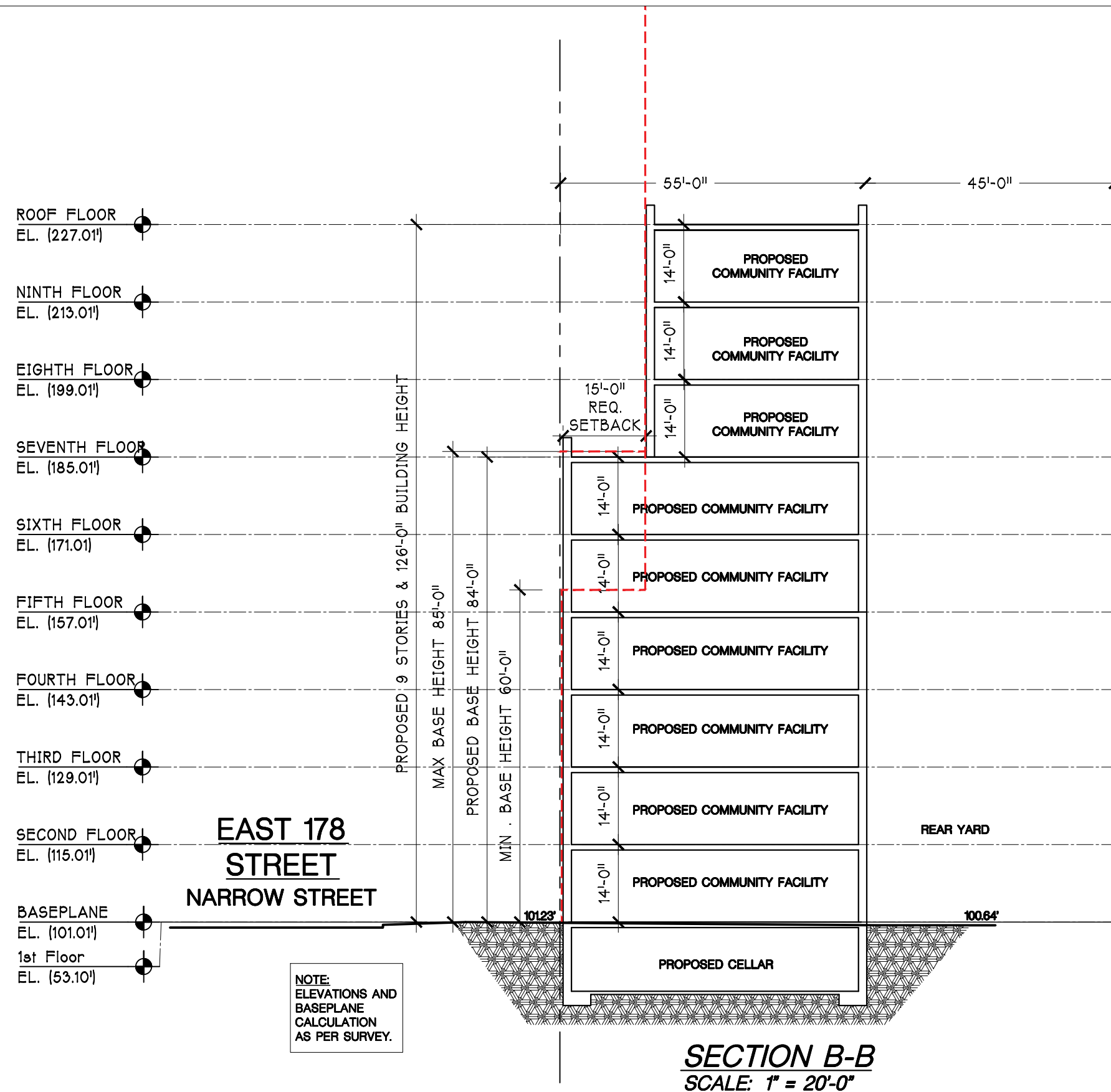
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| SCALE       |           | BRONX, NEW YORK |                                              |
| DATE        | 2-28-2020 |                 |                                              |



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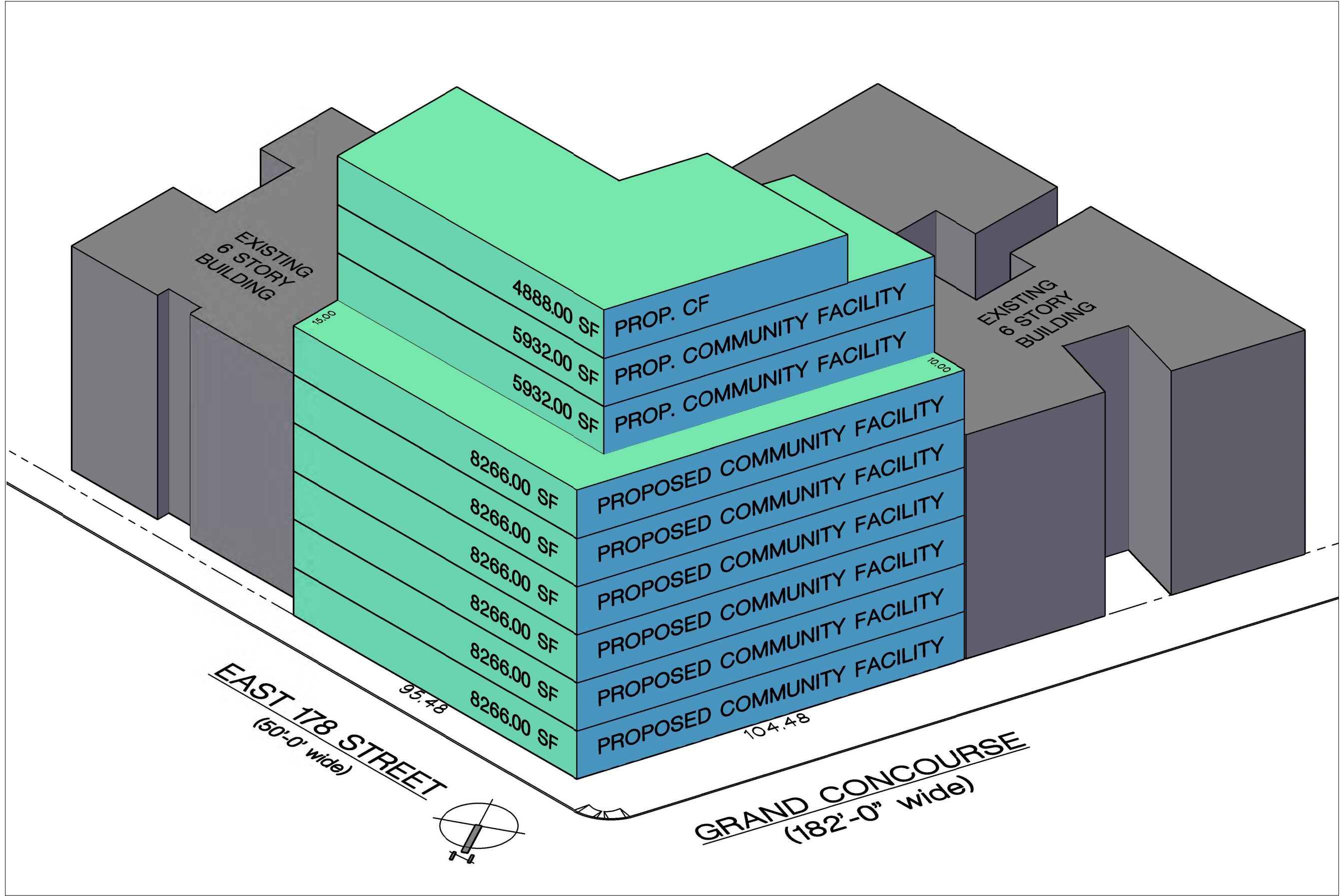
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| DATE        | 2-28-2020 |                                                                            |



|                    |               |
|--------------------|---------------|
| <b>DRAWING No:</b> | <b>5 OF 8</b> |
|--------------------|---------------|

Z-005.00





3D MASSING DIAGRAM  
NTS

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| JOB No:     | 20030     | SCALE:         | AS NOTED                                     |
| DATE:       | 2-28-2020 |                |                                              |

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

DRAWING No: 6 OF 6

Z-006.00