

**915 EAGLE
AVENUE**

ADDRESSES 195 Eagle Avenue, Bronx, NY

BLOCK 2620
 LOT 35
 MAP 1D
 ZONE R6
 TOTAL LOT AREA 3,125 SF

A USE REGULATION

Allowable Use Group as of right District R-6 (ZNR 22.00) Use Group 1 thru 4
 Proposed Use groups (ZNR 22.12) Residential (ZNR 22.13 AND 22.14) Community facilities
 use group 2 - Apartments
 use group 3 and 4

B BULK REGULATIONS

(ZNR 23-01) For Residential buildings in Residence Districts
 (ZNR 23-145) Maximum floor area for Residential Buildings developed pursuant to the Quality Housing Program
 (ZNR 24-01) For Community Facility buildings in Residence Districts

PROPOSED DEVELOPMENT Allow. FAR 2.20 Provided FAR 2.11 Allow. AREA 6875 SF Provided AREA 6623 SF
 Residential (ZNR 23-145) 2.20 2.11 6875 SF 6623 SF
 Community Facilities 1.00 0.87 3125 SF 2680 SF
 (ZNR 24-162)
 TOTAL FLOOR AREA 9,303 SF

C ACCESSORY OFF-STREET PARKING AND LOADING BERTH

REQUIRED PROVIDED
 Residential (ZNR 25-241) cars for 50% of dwelling units 0 cars 0 CARS
 Required off-street loading berth 0 0

D LOT COVERAGE

MAX ALLOWABLE PROVIDED
 60% 60%
 1875 SF 1875 SF

E STREET WALL LOCATION AND HEIGHT AND SETBACK REGULATIONS

DISTRICT	MIN. BASE HEIGHT Required	MAX. BASE HEIGHT Provided	MAX. BUILDING HEIGHT Required	MAX. BUILDING HEIGHT Provided
R-6 (ZNR 23-633) (ZNR 23-64)	40 FT	60 FT	60 FT	70 FT
			60 FT	60 FT

F

of rooming units (ZNR 23-22) (TOTAL LOT AREA MAXIMUM) (3125x2.2)/500=16
 ALLOWABLE PROVIDED
 12
 Maximum Lot Coverage (percentage of total lot) 60
 Residential building (ZNR 23-145) 60

G YARDS

- REAR Residential (ZNR 23-47) REQUIRED 30'
 Community Facilities (ZNR 24-36) PROVIDED 61'
 - SIDE Not required (ZNR 23-462) 20' (MAX) 0
 - FRONT Setbacks in Districts where front yards are not req'd. 20' (MAX) 0
 On narrow streets (ZNR 23-632)

H QUALITY HOUSING

REQUIRED PROVIDED
 Street Tree Planting 25 Linear feet/25 = 1 tree 1 trees
 Size of Dwelling Units Min. 400 SF smallest unit 405 SF
 Refuse Storage and Disposal 2.9x12=34.8 cu.ft. 100 cu.ft.
 - Storage yes
 - Disposal Room yes

Laundry Facilities

REQUIRED PROVIDED
 - Washing Machines 12/20=0.60 machines 2 machines
 - Dryers 1 2
 - Window Size 271x9.5%=25.75SF 48 SF
 Recreation Space 3125x3.3%=217 SF 262 SF
 - Indoor 0
 - Outdoor 0
 - Window Size 441x9.5%=41.90 SF 262 SF
 Density per Corridor # of Dwelling units Max. 11 3

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ZONING ANALYSIS

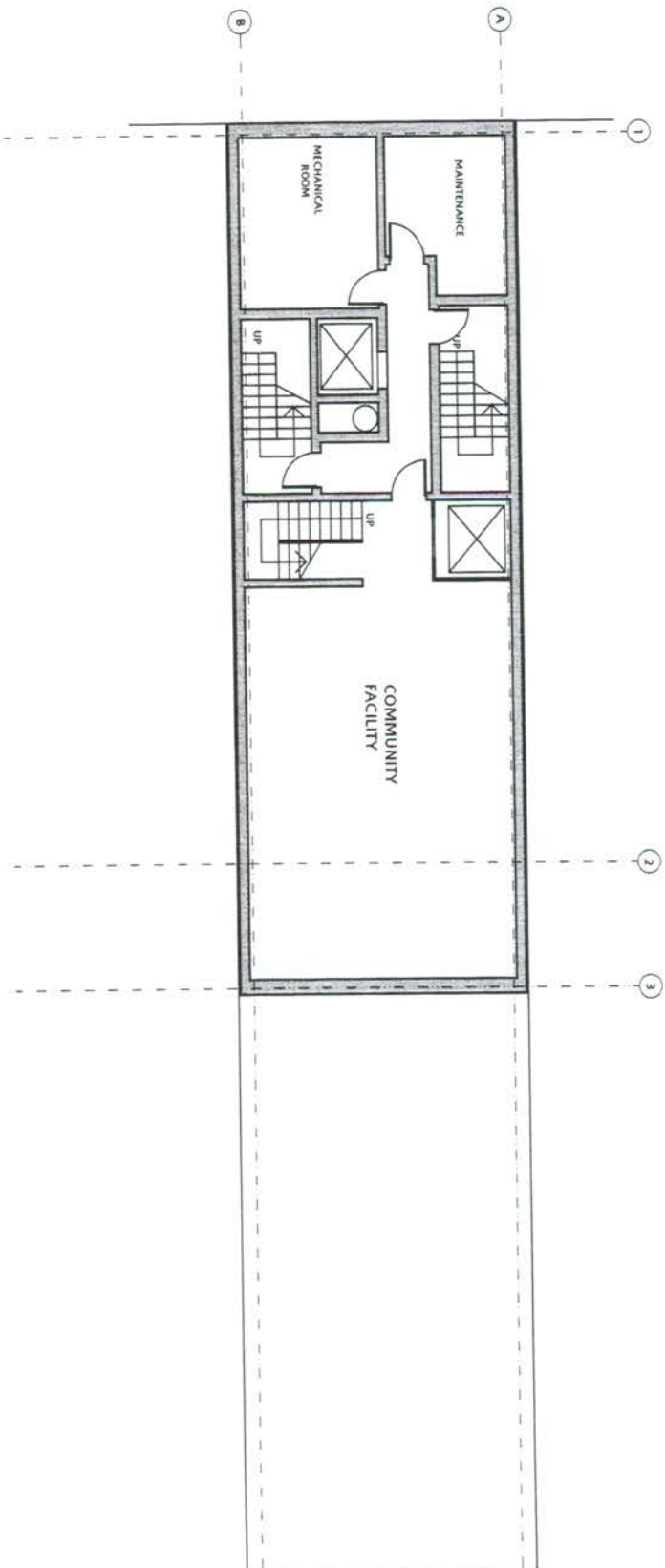
Revision: Date: 02.19.08 Project no: 07532
 Scale: NA

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915 EAGLE AVENUE DEVELOPMENT

915 Eagle Avenue, Bronx

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CELLAR PLAN

Revision:

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Project no: 07532

Scale: 1/16" = 1'-0"

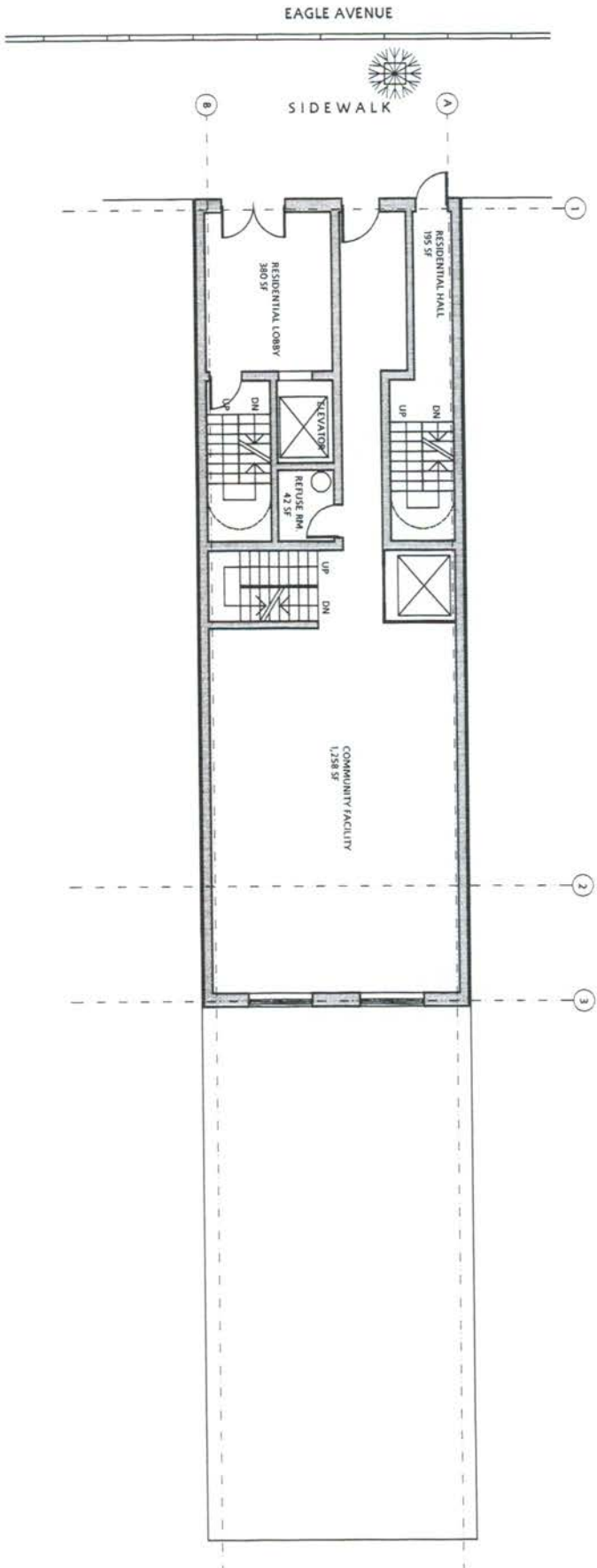
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FIRST FLOOR PLAN

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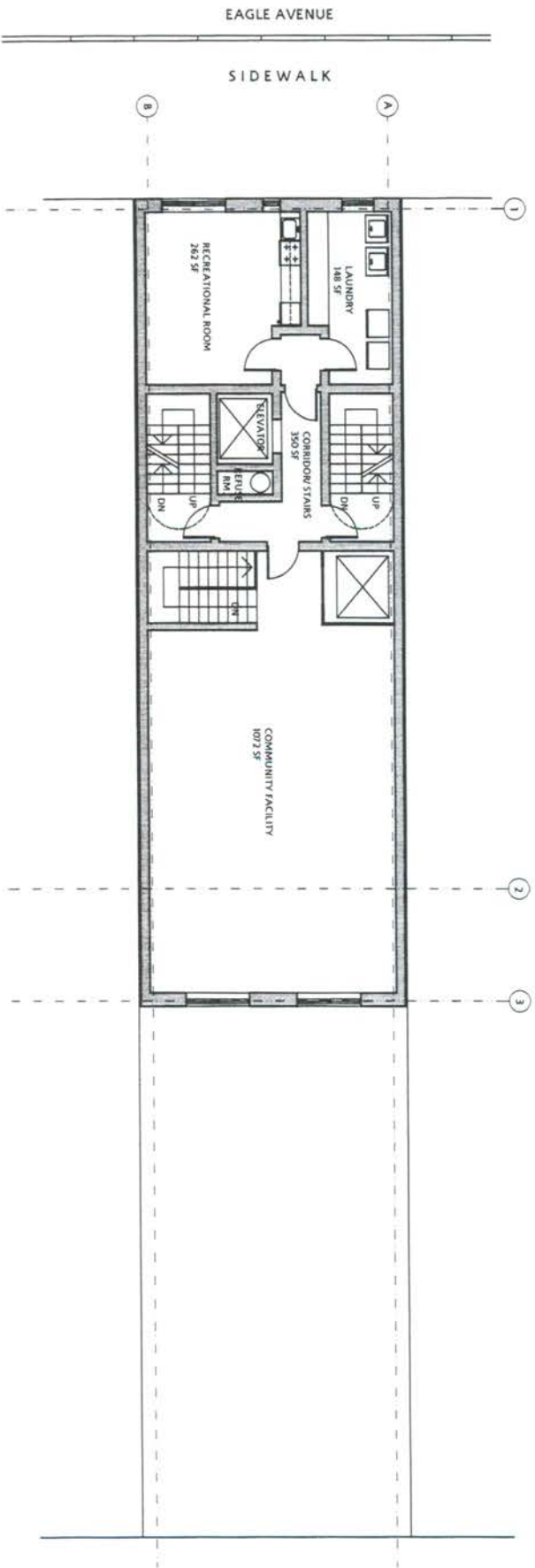
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SECOND FLOOR PLAN

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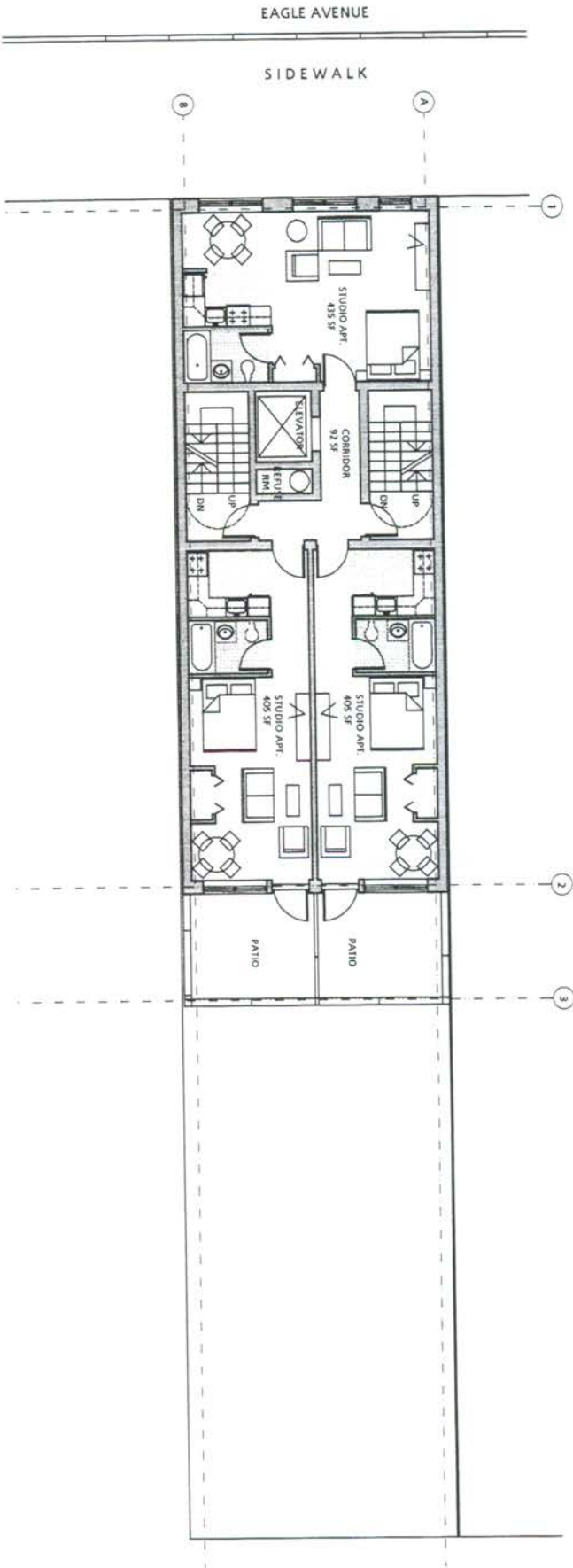
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THIRD FLOOR PLAN

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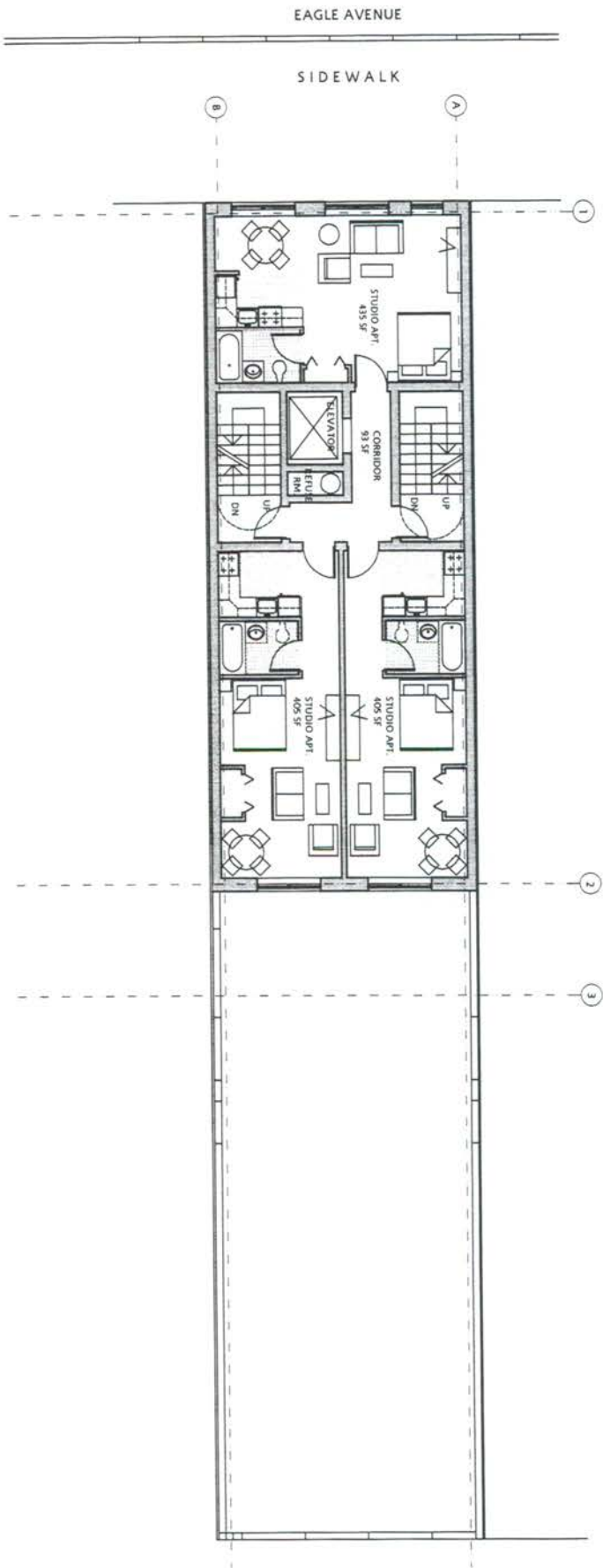
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FOURTH - SIXTH FLOOR PLAN

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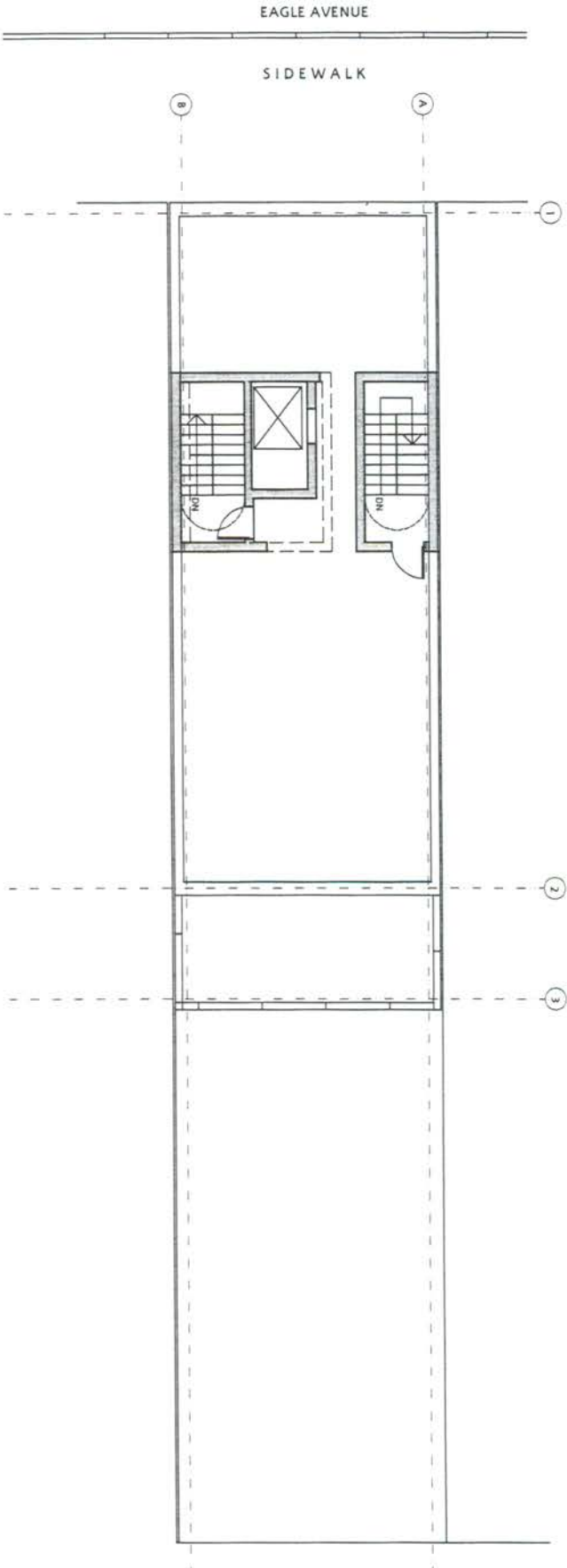
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ROOF PLAN

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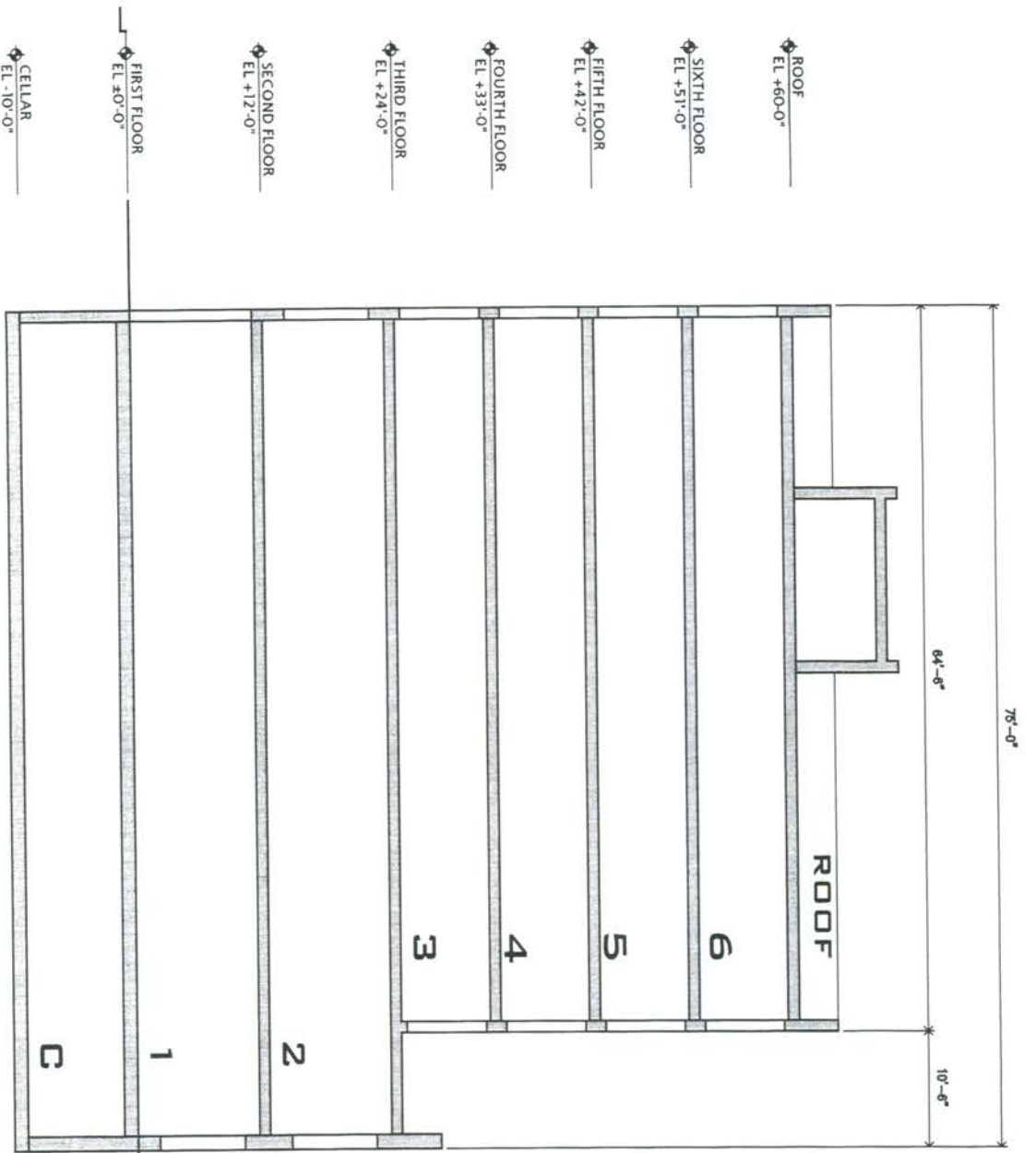
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(3) Studio	1612 SF
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LAUNDRY + REC ROOM COMMUNITY FACILITY	410 SF 1422 SF 1875 SF
COMMUNITY FACILITY RESIDENTIAL LOBBY	1258 SF 575 SF 1875 SF
MECHANICAL ROOMS COMMUNITY FACILITY	1875 SF

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BUILDING SECTION

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