

PROJECT INFORMATION:

3006 WILLIAMSBRIDGE ROAD,
BRONX, NY 10467

BLOCK: 4549 LOT: 19 & 22 COMMUNITY DISTRICT: 211
ZONING: R-6 USE GROUP: II
COMMERCIAL OVERLAY: NONE OCCUPANCY GROUP: R-2
ZONING MAP: 4a CONSTRUCTION CLASS: IB
MULTIPLE DWELLING CLASS: HAEA

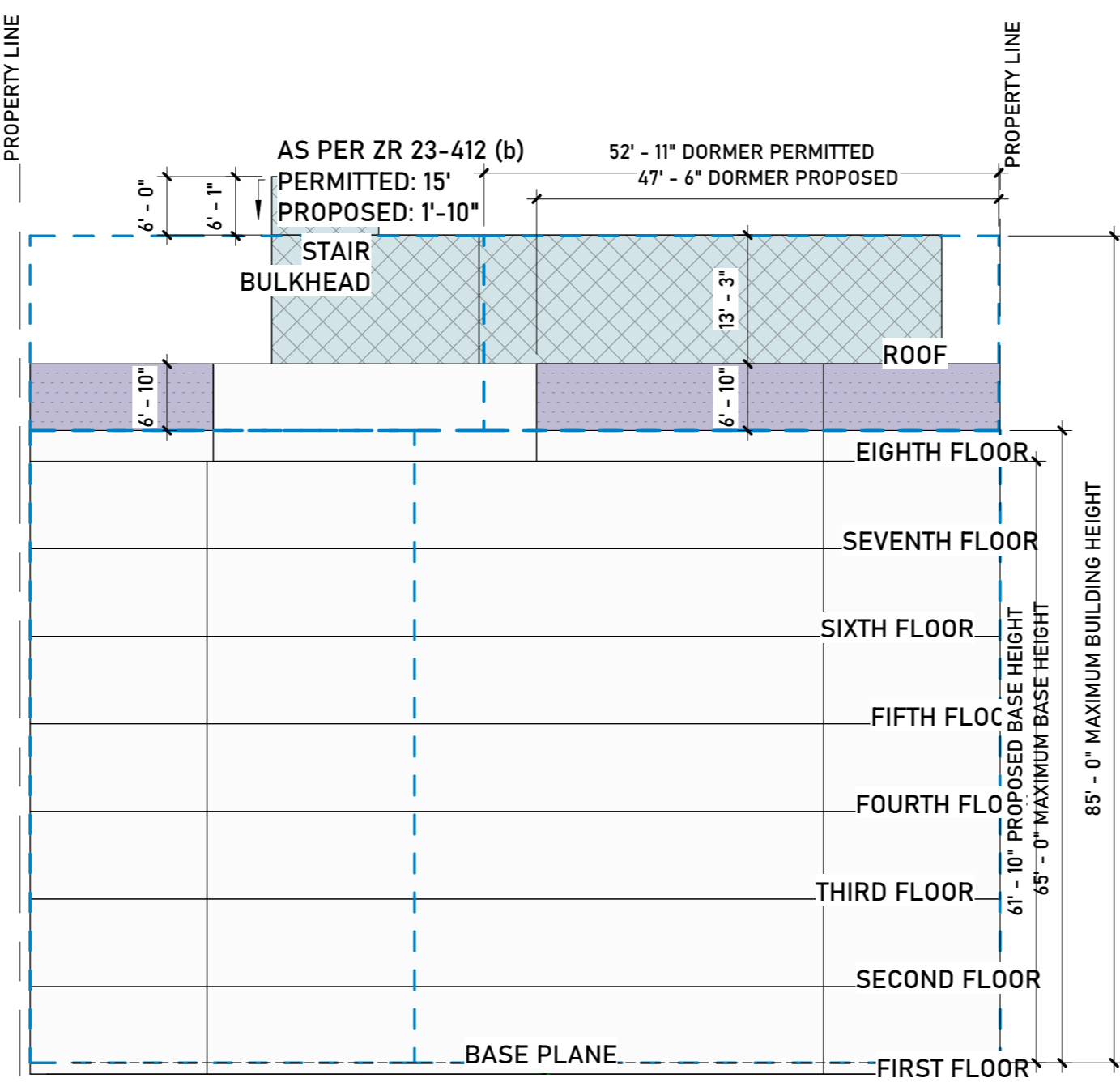
SCOPE OF WORK: PROPOSED 8 STORY RESIDENTIAL BUILDING. PROPOSED TOTAL OF 55 RESIDENTIAL UNITS.

- TOTAL ZONING LOT AREA: 11,008.40 SQ. FT. SEE SHEET Z-003 FOR LOT AREA CALCULATION
- TOTAL GROSS FLOOR AREA: 53,491.50 SQ. FT. SEE SHEET Z-003 FOR GROSS F.A.
- TOTAL ZONING FLOOR AREA: 46,905.52 SQ. FT. SEE SHEET Z-004 FOR GROSS F.A. (EXISTING + PROPOSED)

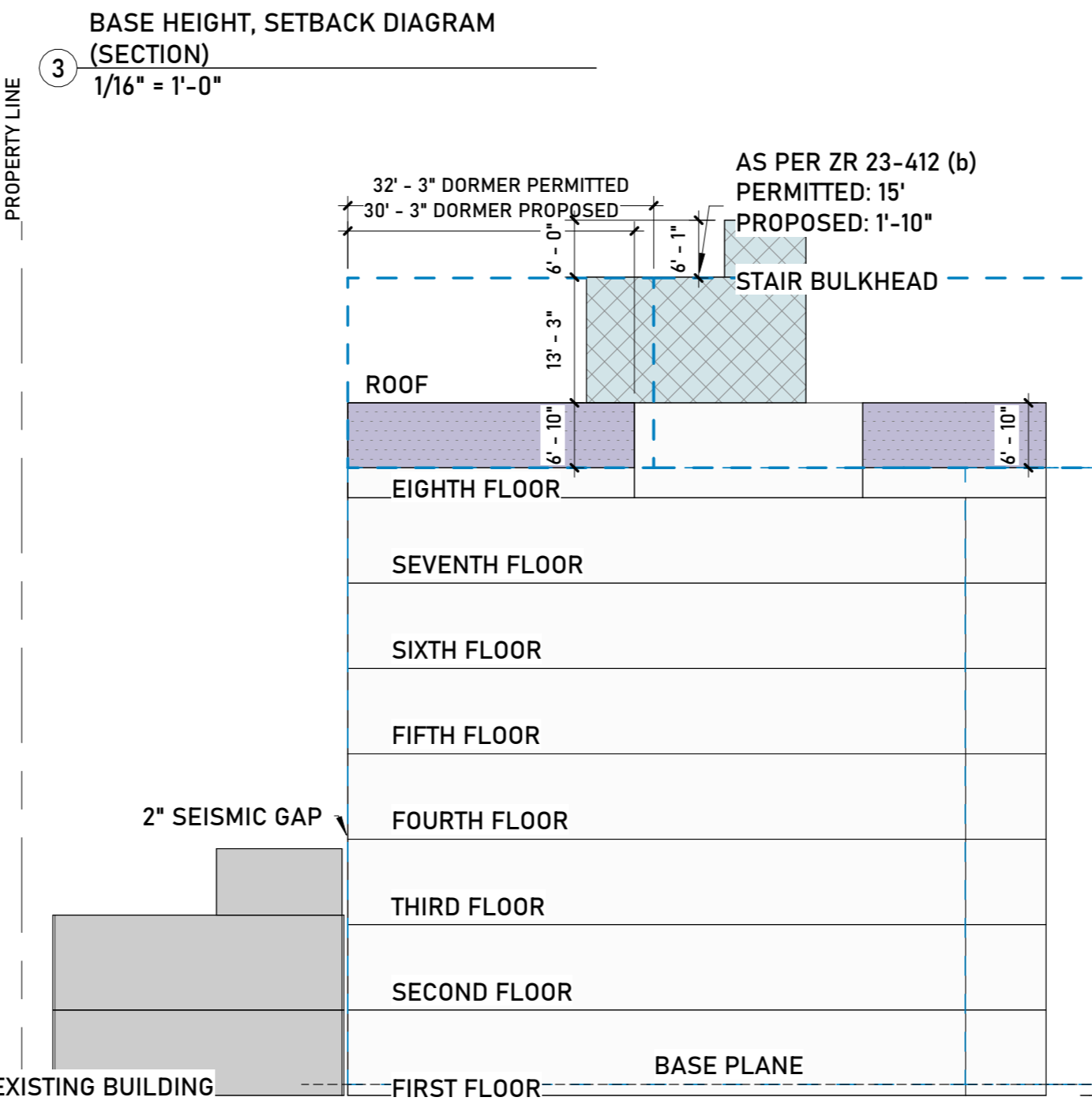
ZONING ANALYSIS:

ITEM	MAX. PERMITTED	PROPOSED
ZR 22-12	USE PERMITTED	I, II, III, IV
ZR 24-162 (c)(d)	MAXIMUM FLOOR AREA	(c) For zoning lots containing multiple buildings, the provisions of this paragraph, (c), shall apply to buildings containing only community facility uses or only residential uses. The Maximum floor area ratio permitted for a building containing only community facility uses shall be as set forth in Section 24-11, inclusive, and the maximum floor area ratio permitted for a building containing only residential uses shall be as set forth in Article II, Chapter 3, subject to the limitations set forth in paragraph (d) of this Section. (d) The total floor area ratio permitted for community facility use on the zoning lot shall be as set forth in section 24-11, inclusive, and the total floor area ratio permitted for residential use on the zoning lot shall be as set forth in article II, chapter 3
ZR 23-22	STANDARD	2.2
	MAX FLOOR AREA RATIO (R6) QUALIFYING AFFODABLE HOUSING	3.9
	TOTAL	-
	MAX F.A.R. COMMUNITY FACILITY	4.8
ZR 24-11	MAX F.A.R. ON LOT	4.8
ZR 27-111	U.A.P. DEVELOPMENT	The residential floor area ratio in a UAP development may exceed that for standard residences set forth in section 23-22 (Floor area regulations for R6 Through R12 District) only by the amount of affordable housing provided, either on the UAP Zoning lot or for UAP developments within UAP offsite option area, on a UAP site pursuant to paragraph (a) of Section 27-16 (requirements for MIH Sites of UAP Sites)
ZR 27-16	REQUIREMENTS FOR UAP SITES	b) Distribution of affordable housing units (1) the affordable housing units shall be distributed on not less than 65 percent of the residential stories of such generating site or, if there are insufficient affordable housing units to comply with this requirement, the distribution of affordable housing units shall be as specified in the guidelines and (2) not more than two third of the dwelling units and rooming units on any story of such generating site shall be affordable housing units. c) Bedroom mix of affordable housing units (1)(i) not less than 50 percent of the dwelling units in the generating site or UAP site that are affordable housing units shall contain two or more bedrooms and not less than 75 percent of the dwelling units in the generating site or MIH site that are affordable housing units shall contain one or more bedrooms d) Size of affordable housing units For an UAP site the average size of affordable housing units of a particular bedroom count shall be not less than either the average size of dwelling units that are not affordable housing units with the same number of bedrooms or the minimum size specified above for the dwelling unit of a particular bedroom count, whichever is less.
ZR-23-362	LOT COVERAGE RES	100%
ZR 24-11	LOT COVERAGE INTERIOR LOT	65%
	LOT COVERAGE CF CORNER	70%
ZR 23-52 (b)	DENSITY	680
ZR 23-12	MINIMUM LOT AREA	1,700
	MINIMUM LOT WIDTH	18
YARDS		
ZR 23-322	FRONT YARD	0'-0" IN THE R6 DISTRICTS NO FRONT YARD REQUIRED
ZR 23-334	SIDE YARD	5'-0" NO SIDE YARD SHALL BE REQUIRED BUT IF OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED SHALL BE 5 FEET
ZR 23-344 (a)	REAR YARD	IN THE DISTRICT INDICATED NO REAR YARD SHALL BE REQUIRED
ZR 23-613	FRONT YARD PLANTING	IN THE DISTRICTS INDICATED, THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND ALL STREET WALLS OF THE BUILDING AND THEIR PROLONGATIONS SHALL BE PLANTED AT GROUND LEVEL, OR IN RAISED PLANTING BEDS THAT ARE PERMANENTLY AFFIXED TO THE GROUND
COURTS		
ZR 23-352		Where a legally required window face on to inner court and or below a eight 75 feet an area of not less than 800 SF and the Min. dim 20 feet

FLOOR	GFA - LOT 22	GFA - LOT 19	GFA TOTAL	DEDUCTION AREA	ZFA PROPOSED BUILDING	TOTAL ZFA
FIRST FLOOR 114.95'	2785.55 SF	6036.39 SF	8821.94 SF	2317.99 SF	3718.40 SF	6503.95 SF
SECOND FLOOR 123.95'	2785.55 SF	6036.39 SF	8821.94 SF	480.50 SF	5555.89 SF	8341.44 SF
THIRD FLOOR 132.95'	0.00 SF	6036.39 SF	6036.39 SF	480.50 SF	5555.89 SF	5555.89 SF
FOURTH FLOOR 141.95'	0.00 SF	6036.39 SF	6036.39 SF	480.50 SF	5555.89 SF	5555.89 SF
FIFTH FLOOR 150.95'	0.00 SF	6036.39 SF	6036.39 SF	480.50 SF	5555.89 SF	5555.89 SF
SIXTH FLOOR 159.95'	0.00 SF	6036.39 SF	6036.39 SF	480.50 SF	5555.89 SF	5555.89 SF
SEVENTH FLOOR 168.95'	0.00 SF	6036.39 SF	6036.39 SF	480.50 SF	5555.89 SF	5555.89 SF
EIGHTH FLOOR 177.95'	0.00 SF	4586.92 SF	4586.92 SF	428.18 SF	4128.18 SF	4128.18 SF
ROOF 186.95'	0.00 SF	1006.75 SF	1006.75 SF	854.25 SF	152.50 SF	152.50 SF
TOTAL: 38	5571.10 SF	47848.40 SF	53419.50 SF	6513.98 SF	41334.42 SF	46905.52 SF



SOUTH ELEVATION (WILLIAMSBRIDGE ROAD)



WEST ELEVATION (WALLACE AVENUE)

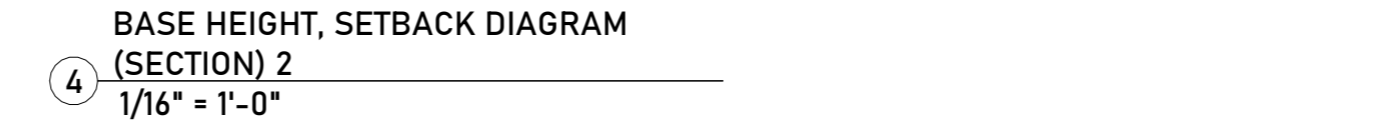
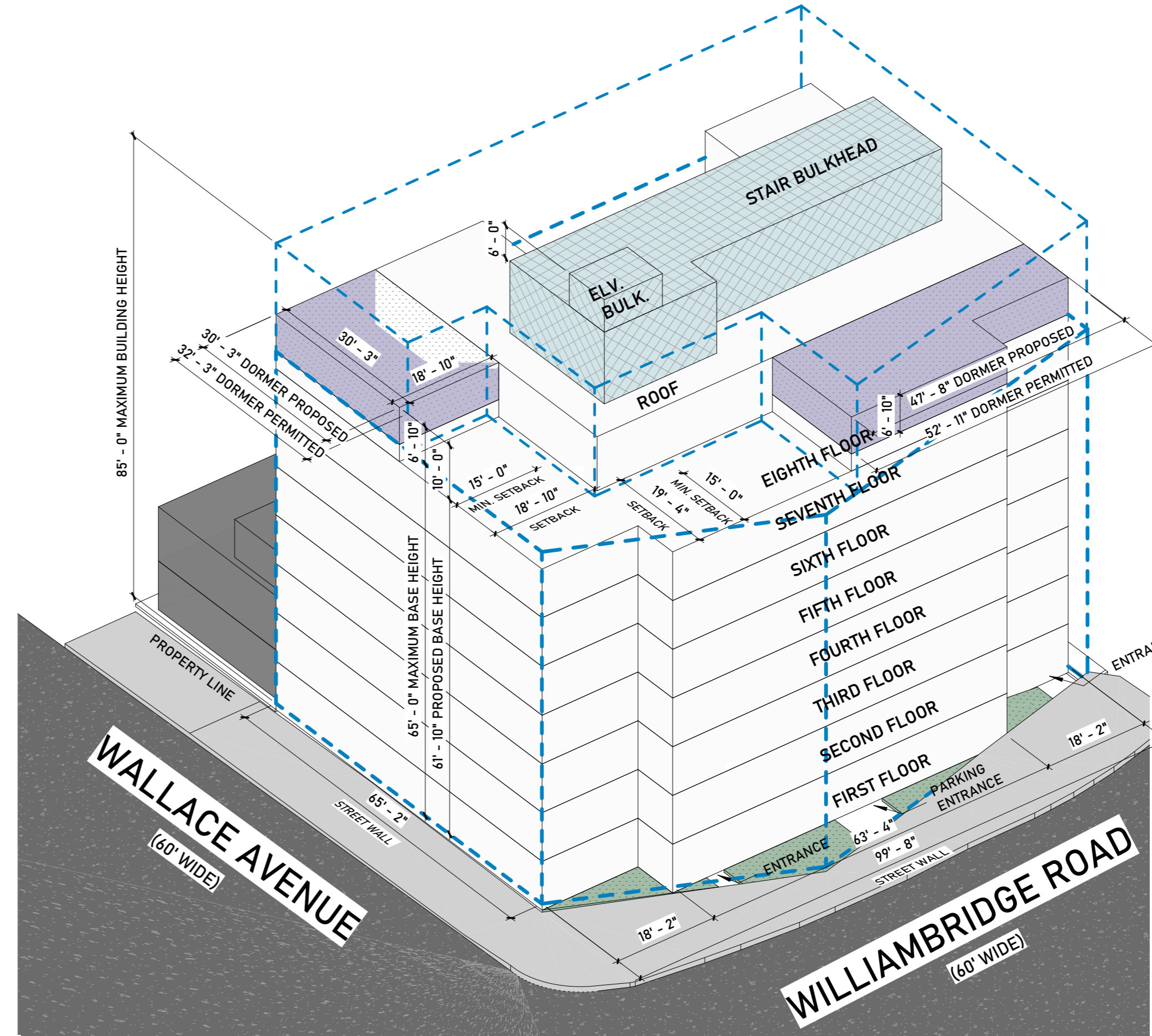
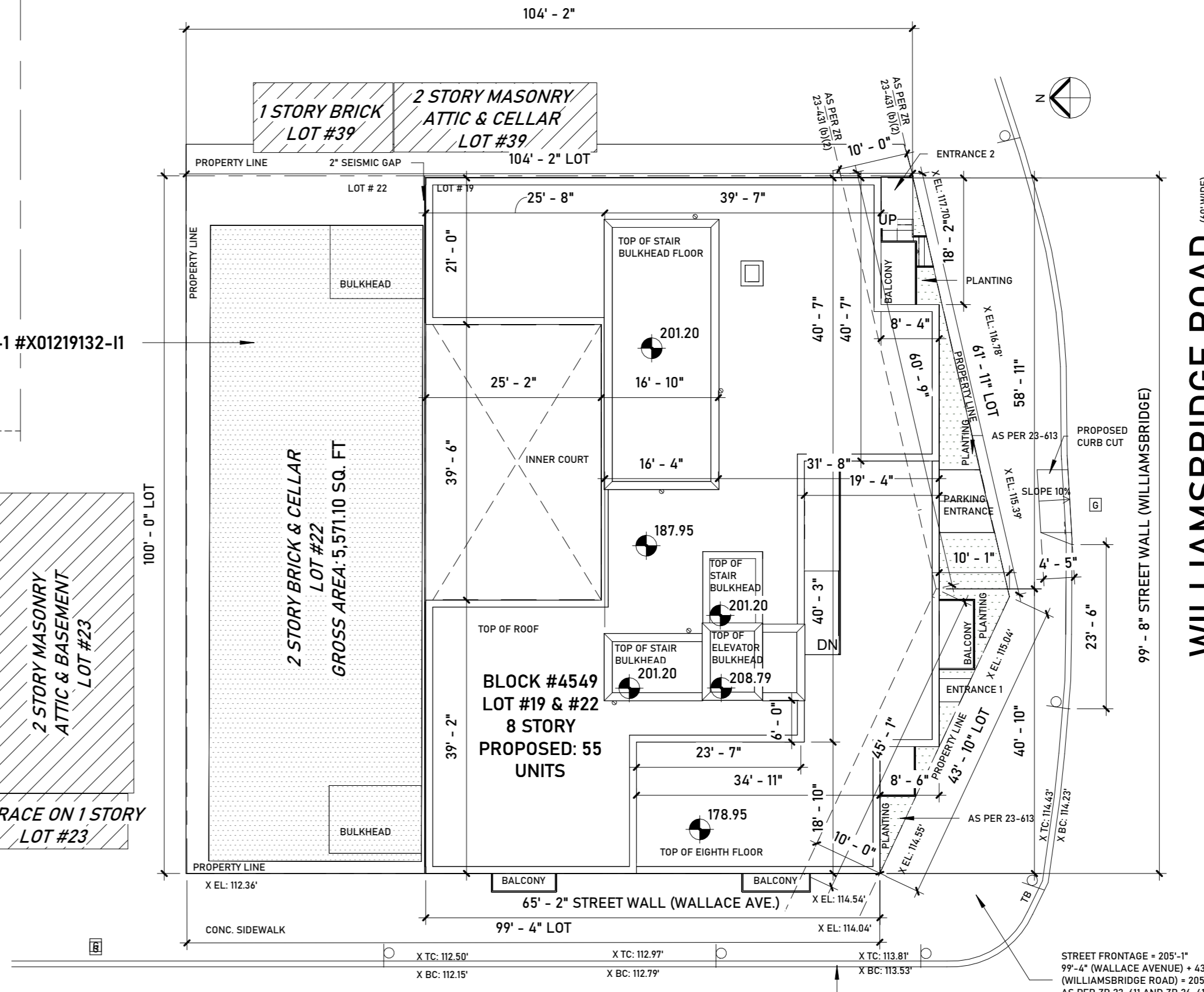


DIAGRAM LEGEND

- EXISTING
- DORMER
- PERMITTED OBSTRUCTION
- HEIGHT AND SETBACK BOUNDARY
- PROPERTY LINE



BASE HEIGHT SETBACK ISOMETRIC DIAGRAM



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



ZD1 Zoning Diagram
Must be typewritten.

Orient and affix BIS job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s) _____
Street Name _____
Borough _____
Block _____
Lot (s) _____
BIN _____

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NIKOLAI KATZ
Name (please print)

Signature _____ Date 00/00/2025



P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER SIGN AND DATE

