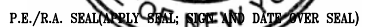


NAME (PLEASE PRINT)

SIGNATURE

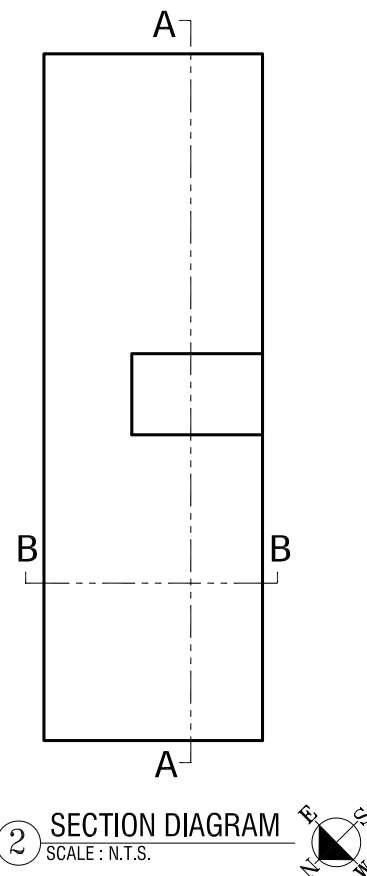
DATE _____



Internal Use Only

BIS Doc#_____

PLAN EXAMINERS SIGN AND DATE





Buildings

Must be typewritten

ZD1 Zoning Diagram

☒ 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) 2444
Street Name CAMBRELENG AVE
Borough BRONX
Block 3090
Lot 43
BIN 2012549

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NAME (PLEASE PRINT)

SIGNATURE

DATE

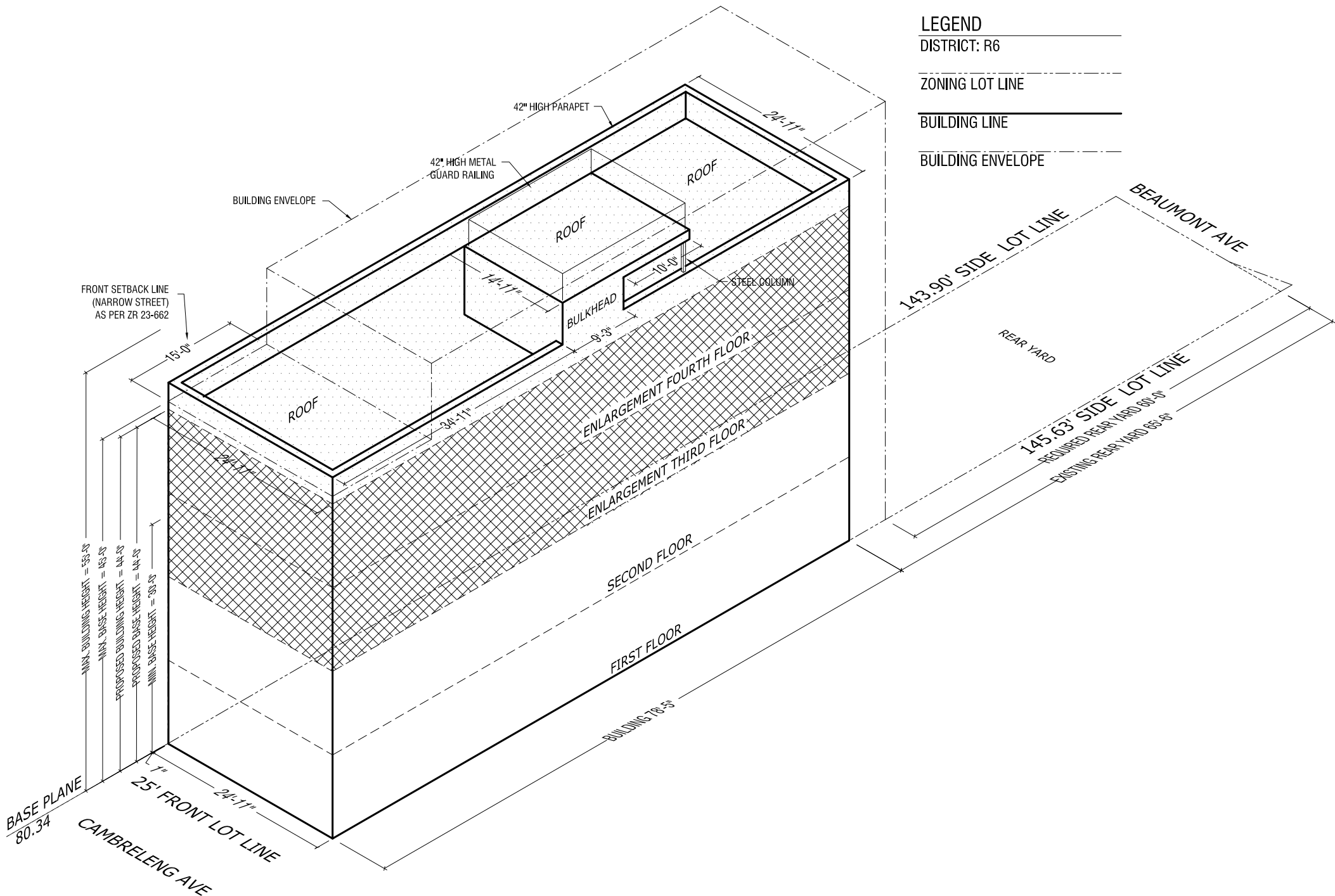


P.E./R.A. SEAL (PLY SEAL, SIGN AND DATE OVER SEAL)

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PLAN EXAMINERS SIGN AND DATE



1 AXONOMETRIC DIAGRAM
SCALE : $\frac{1}{16}$ " = 1'-0"

ZONING FLOOR AREA CALCULATION CHART

	CELLAR RESIDENTIAL	1ST FLOOR RESIDENTIAL	2ND FLOOR RESIDENTIAL	3RD FLOOR RESIDENTIAL	4TH FLOOR RESIDENTIAL	BUKLHEAD RESIDENTIAL
EXISTING F.A.	1,860 S.F.	1,860 S.F.	1,860 S.F.	----	----	----
PROPOSED NEW F.A.	96 S.F.	96 S.F.	96 S.F.	1,956 S.F.	1,956 S.F.	138 S.F.
GROSS F.A.	1,956 S.F.	1,956 S.F.	1,956 S.F.	1,956 S.F.	1,956 S.F.	138 S.F.
ZONING F.A.	----	1,956 S.F.	1,956 S.F.	1,956 S.F.	1,956 S.F.	----
TOTAL GROSS F.A. =1,956+1,956+1,956+1,956+1,956+138=9,918 S.F.						
TOTAL ZONING F.A. =1,956+1,956+1,956+1,956=7,824 S.F. <MAX. ALLOWABLE F.A. 7,928 S.F. COMPLIED						

ZONING COMPUTATION

PROPERTY INFO.	ADDRESS	2444 CAMBRELENG AVE, BRONX, NY 10458					
	BLOCK	3090					
	LOT	43					
	ZONING DISTRICT	R6, THROUGH LOT WITH NARROW STREET, QUALITY HOUSING PROGRAM					
	MAP #	3c					
	CONSTRUCTION CLASS	I-B (BC 2014)					
	OCCUPANCY CLASS.	R-2 (BC 2014)					
	USE GROUP	2					
	EXISTING LOT AREA	(25'-0"x143'-11")+(7'-9"x1'-9"/2) =(25'x143.90')+(7.75'x1.75'/2)=3597.5+6.78=3,604 S.F. (REFER TO LOT AREA CALCULATION DIAGRAM ON Z-001)					
	ZR 23-153	R6 : QUALITY HOUSING PROGRAM					
	MAX. RESIDENTIAL F.A.R.	2.2					
	MAX. ALLOWABLE F.A.	2.2 x 3,604 S.F. = 7,928 S.F.					
	FLOOR DESIGNATION	EXISTING F.A.	PROPOSED NEW F.A.	TOTAL GROSS F.A.	TOTAL ZONING F.A.	REMARKS	TOTAL ZONING AREA : 7,824 S.F. < 7,928 S.F. COMPLIED (REFER TO ZONING FLOOR AREA CALCULATION DIAGRAM ON Z-001)
	CELLAR FLOOR	1,860 S.F.	96 S.F.	1,956 S.F.	N/A	ACCESSORY USE	
	FIRST FLOOR	1,860 S.F.	96 S.F.	1,956 S.F.	1,956 S.F.	2 D.U.	
	SECOND FLOOR	1,860 S.F.	96 S.F.	1,956 S.F.	1,956 S.F.	2 D.U.	
	THIRD FLOOR	N/A	1,956 S.F.	1,956 S.F.	1,956 S.F.	2 D.U.	
	FOURTH FLOOR	N/A	1,956 S.F.	1,956 S.F.	1,956 S.F.	2 D.U.	
	BULKHEAD	N/A	138 S.F.	138 S.F.	N/A	ACCESSORY USE	
	TOTAL	5,580 S.F.	4,338 S.F.	9,918 S.F.	7,824 S.F.	TOTAL 8 D.U.	
	ACTUAL FLOOR AREA RATIO	7,824 S.F. / 3,604 SF.= 2.17 < 2.2 COMPLIED					
	MAX. LOT COVERAGE	NARROW STREET 60%					
ZR-23-22	ACTUAL LOT COVERAGE	1,956 S.F. (1ST TO 4TH FLOOR AREA / 3,604 S.F. (LOT AREA) x100 = 54% < 60% COMPLIED					
	MAX. DWELLING UNIT	7,928 S.F. (MAX. ALLOWABLE F.A.) / 680 (D.U. FACTOR) = 11 DWELLING UNITS					
ZR-23-22(c)	PROPOSED DWELLING UNIT	8 < 11 COMPLIED					
	MIN. REQUIRED F.A. PER D. U. = 325 S.F.	ACTUAL F. A. FOR SMALLEST D. U. AT FIRST FLOOR UNIT 1A IS 660 S.F. > 325 S.F. COMPLIED					
ZR 23-462(C)	SIDE YARD REQUIREMENTS	NO SIDE YARDS ARE REQUIRED. IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL MEASURE AT LEAST 8' WIDE FOR THE ENTIRE LENGTH OF THE SIDE LOT LINE.					
	PROPOSED SIDE YARD	NONE					
ZR 23-533	REAR YARD REQUIREMENTS	THROUGH LOT REQUIRED MIN. 60'					
	EXISTING REAR YARD	65'-6" COMPLIED					
ZR 23-661 (b)(2)	STREET WALL LOCATION	NO CLOSER TO NOR FURTHER FROM THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING.					
	EXISTING & PROPOSED	MATCH EXISTING ADJACENT BUILDING STREET WALL					
ZR 23-662 (c)(1)	FRONT SETBACK REQUIRED	At least ten feet shall be provided from any street wall fronting on a wide street, and a setback with a depth of at least 15 feet shall be provided from any street wall fronting on a narrow street.					
	PROPOSED	15'-0" COMPLIED					
ZR 23-662 (TABLE 1)	BLDG HEIGHT/ STREET WALL	MIN. BASE HEIGHT=30'; MAX. BASE HEHT=45'; MAX. BUILDING HEIGHT=55'					
	PROPOSED	BASE HEIGHT=44'-0"; BUILDING HEIGHT=44'-0" COMPLIED					
ZR-25-241 ZR-25-261	MIN. REQ. PARKING SPACE FOR RESIDENTIAL USE	50% OF DWELLING UNITS : 8 D.U. x 0.5 = 4 PARKING NEEDS LESS THAN 5 WAIVED AS PER ZR 25-261					
	ENCLOSED BICYCLE PARKING SPACES FOR RESIDENTIAL USES (USE GROUP: 2)	1 PER 2 DWELLING UNITS. PROPOSED 8 DWELLING UNITS REQUIRED PARKING = 8 / 2 = 4 BICYCLE PARKING LESS THAN 10 DWELLING UNITS WAIVED AS PER ZR 25-811(a)					
ZR 25-81							
ZR 26-41 ZR 23-03	STREET TREE PLANTING	REQUIRED 1 FOR EVERY 25' FRONTAGE; 25' x2(ZONING THROUGH LOT) / 25' = 2 TREE PROVIDE 2-NEW TREE. SEE PLOT PLAN FOR PLANTING LOCATION					

QUALITY HOUSING PROGRAM			
ZR 28-00		REQUIRED	PROVIDED
28-11	ELEVATED GROUND FLOOR UNITS	UP TO 100 S.F. BUT NOT MORE THAN 500 S.F. OF SUCH ENTRYWAYS MAY BE EXCLUDED FROM THE FLOOR AREA FOR EACH FOOT OF DIFFERENCE BETWEEN THE FLOOR LEVEL OF SUCH DWELLING UNITS AND CURB LEVEL.	NONE
28-12	REFUSE STORAGE & DISPOSAL	NINE OR MORE DWELLING UNITS REQUIRED	NONE
28-13	LAUNDRY FACILITY	1 PER 20 DWELLING UNITS	PROVIDED LAUNDRY AT CELLAR & ADA UNITS
28-14	DAYLIGHT CORRIDOR	DEDUCT 50% OF CORRIDOR F.A.	NONE
28-21	RECREATION SPACE	NINE OR MORE DWELLING UNITS	NONE
28-23	PLANTING AREA	PROVIDE PLANT BETWEEN STREET WALL & STREET LINE	NONE
28-31	DENSITY PER CORRIDOR	<11 UNITS, DEDUCT 50% OF CORRIDOR F.A.	NONE
28-40	PARKING FOR QHP	50% OF D.U. =8 D.U.x50%=4 PARKING (WAIVED AS PER ZR 25-261)	NONE

NOTES: 28-02 DWELLING UNIT HAVE TO COMPLY WITH NEW YORK CITY HOUSING MAINTENANCE CODE

LEGEND



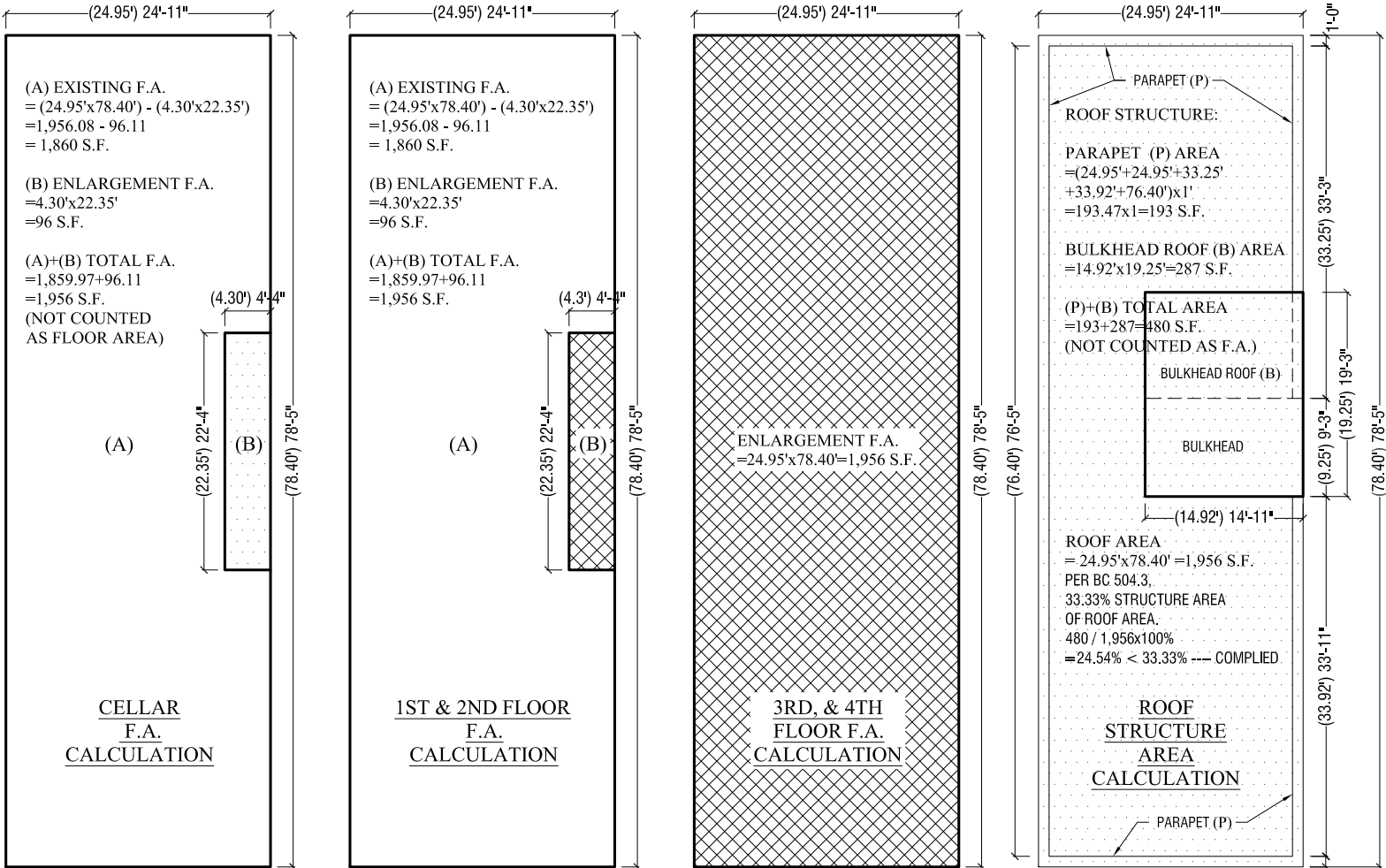
EXISTING FLOOR AREA



PROPOSED ENLARGEMENT NEW FLOOR AREA



PROPOSED ENLARGEMENT NEW FLOOR AREA (NOT COUNTED AS ZONING FLOOR AREA)



1 FLOOR AREA CALCULATION DIAGRAM
SCALE : 1/16" = 1'-0"



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ZD1 Zoning Diagram

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NAME (PLEASE PRINT)

SIGNATURE

DATE



P.R.E.A. SEAL (PLY SEAL, SIGN AND DATE OVER SEAL)

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PLAN EXAMINERS SIGN AND DATE



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Sheet 1 of 2

Must be typewritten.
Sheet 1 of 2

Last Name	MANCHANDA	First Name	SURESH	Middle Initial	
Business Name	L & C ASSOCIATES LLC			Business Telephone	(718)-690-3660
Business Address	36-54 MAIN STREET, SUITE # 2A, 2nd FLOOR			Business Fax	(718)-228-7601
City	FLUSHING	State	NY	Zip	11354
E-Mail	INFO@LNCARCH.COM			Mobile Telephone	
				License Number	18075

Dwelling Units	6	Parking area	sq. ft.	Parking Spaces: Total	Enclosed
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Board of Standards & Appeals (BSA)

Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section <u>72-21</u>
☐ Special Permit	Cal. No. _____	Authorizing Zoning Section _____
☐ General City Law Waiver	Cal. No. _____	General City Law Section _____
☐ Other	Cal. No. _____	

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section _____
☐ Authorization	App. No. _____	Authorizing Zoning Section _____
☐ Certification	App. No. _____	Authorizing Zoning Section _____
☐ Other	App. No. _____	



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[illegible]

ZD1

Sheet 2 of 2

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Population (millions)	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5
GDP (trillion USD)	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5
Life expectancy (years)	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95
Urban population (%)	55	57	59	61	63	65	67	69	71	73	75	77	79	81	83	85	87	89	91	93	95
Renewable energy (%)	10	12	14	16	18	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50
Carbon emissions (Gt CO2e)	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5
Forest cover (%)	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
Water stress (%)	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Healthcare expenditure (USD/billion)	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300
Education expenditure (USD/billion)	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140	145	150
Research & Development (USD/billion)	20	22	24	26	28	30	32	34	36	38	40	42	44	46	48	50	52	54	56	58	60
Unemployment (%)	6.5	6.8	7.1	7.4	7.7	8.0	8.3	8.6	8.9	9.2	9.5	9.8	10.1	10.4	10.7	11.0	11.3	11.6	11.9	12.2	12.5
Income inequality (Gini Index)	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55
Digital literacy (%)	40	45	50	55	60	65	70	75	80	85	90	95	100	100	100	100	100	100	100	100	100
Gender inequality index	0.75	0.76	0.77	0.78	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.86	0.87	0.88	0.89	0.90	0.91	0.92	0.93	0.94	0.95
Trust in government (%)	60	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100
Public safety index	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100	100	100	100	100	100
Environmental quality index	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45
Government effectiveness	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5
Corruption index	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59						

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Totals	9,922		7,824	0	0	0	2.17

Total Zoning Floor Area	7,824
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