

3469 CANNON PLACE THE BRONX, NY 10463



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ARCHITECTS:
GF55 ARCHITECTS, LLP
OWNER:
Urban Pathways
SEAL

ISSUE:
02/05/ 2010
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COVER
SCALE:
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A-000.00

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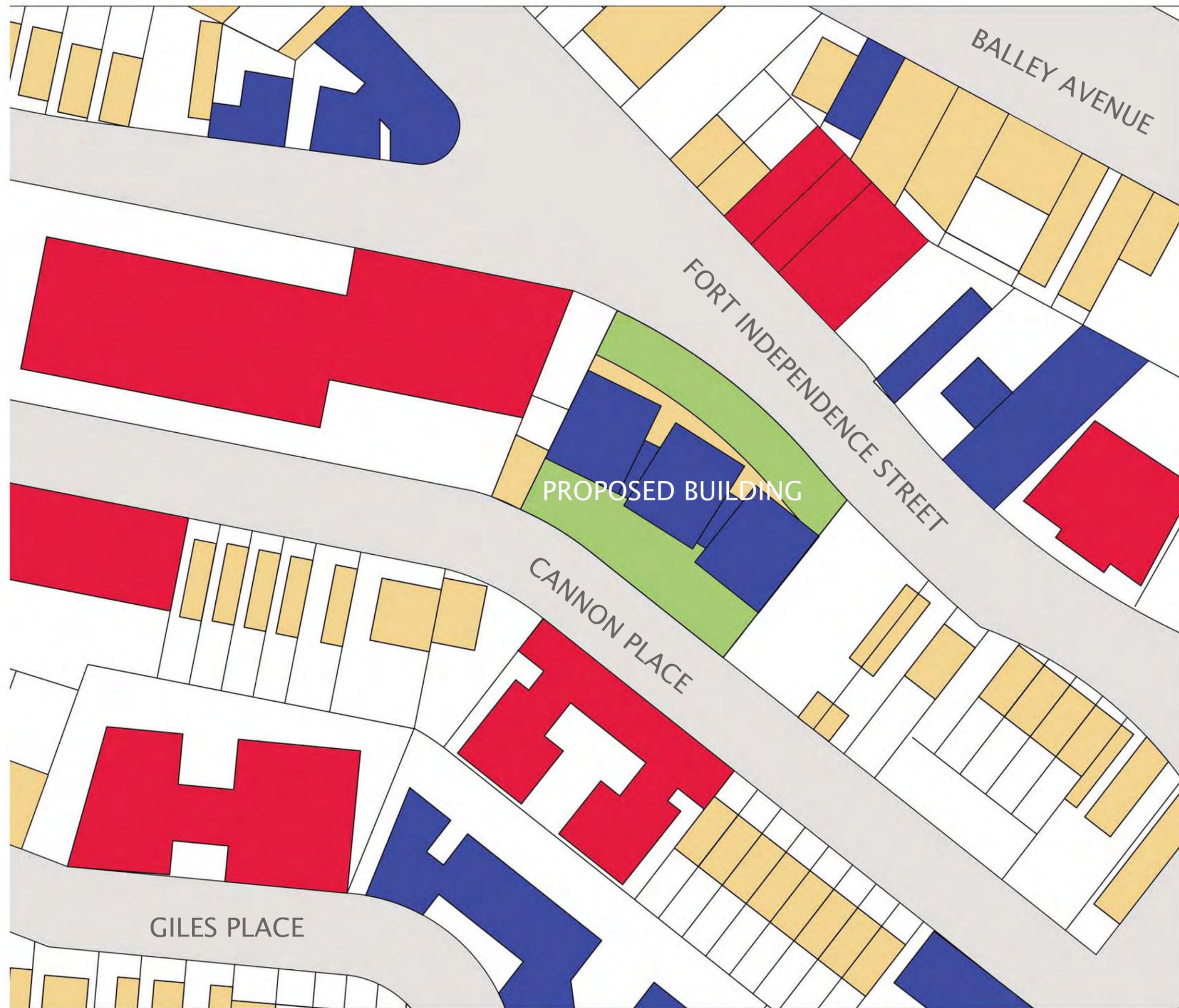
DRAWING:
SITE MAP

SCALE:
1/64" = 1'-0"

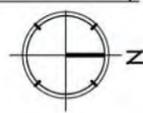
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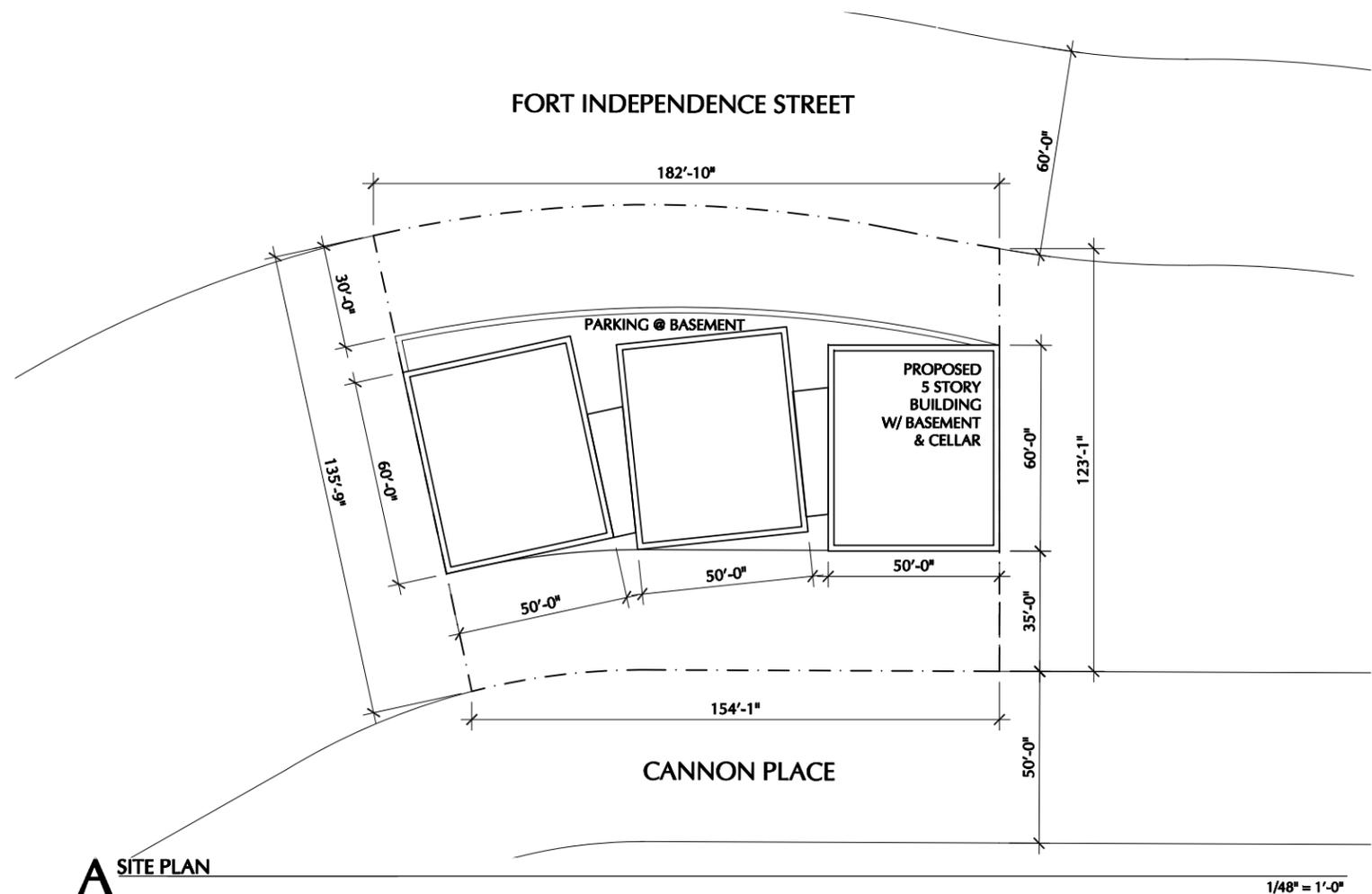
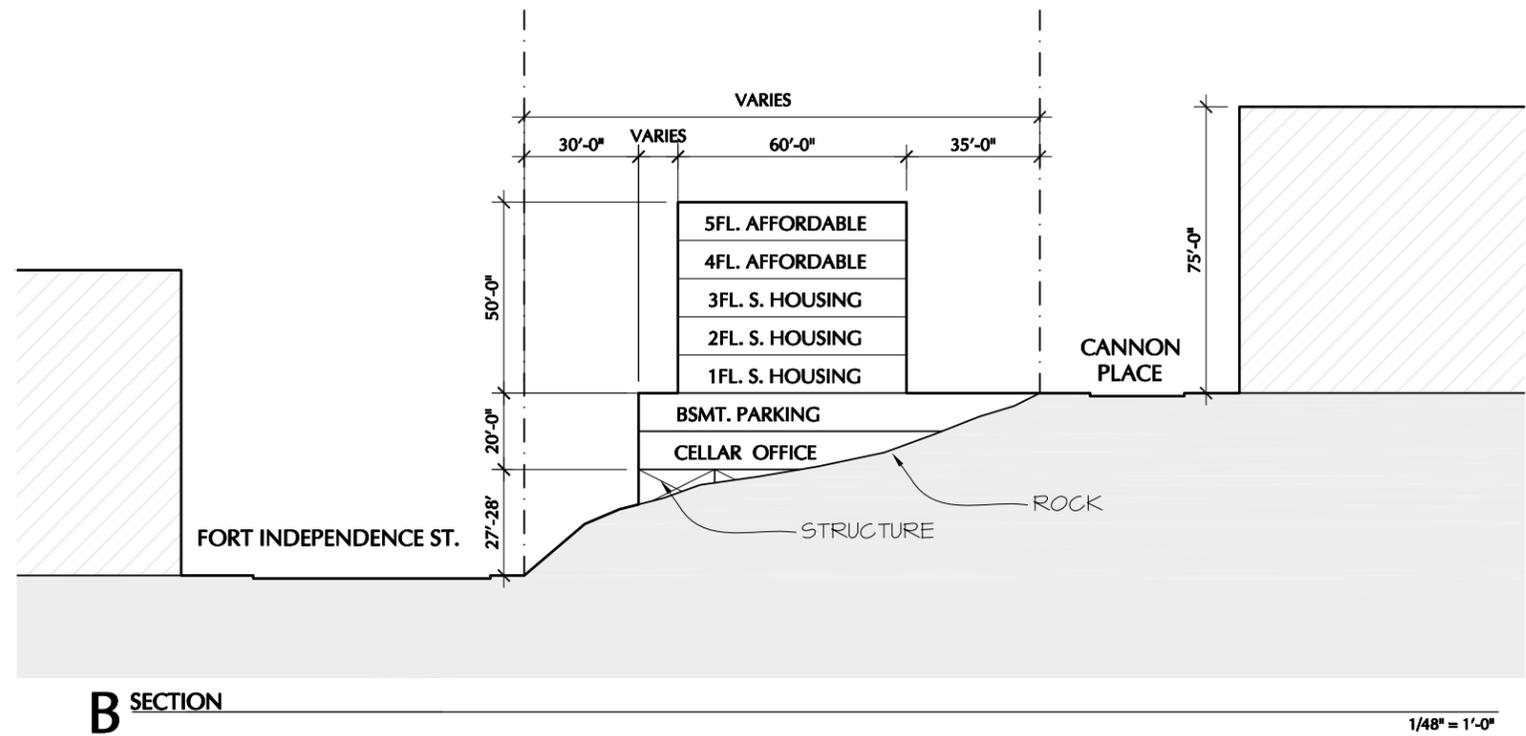


- HIGH-RISE BUILDING (7 STORY AND UP)
- MID-RISE BUILDING (4-6 STORY)
- LOW-RISE BUILDING (1-3 STORY)



ZONING ANALYSIS				
3469 Cannon Place ZONING R6A				
Map: #1d Block: 3258 Lot: 120 Residential R6A Use Group: 1-2				
TOPIC		PERMITTED (SF)	REFERENCE	PROPOSED
Site Area		22,773		
Area beyond 100 Ft of corner		22,773		
Area within 100 Ft of corner		0		
Total Buildable - Quality Housing	3.00	68,319	23-145	48,160
Lot Coverage: interior lot		65%		
Lot Coverage: Corner Lot		80%		
Total Lot Coverage	0.65	14,802		9,632
Min. Open Space Ratio	In R6A districts,	NA	23-144	NA
Rear Yard	30 feet		23-47	75'
Max. allowed SF for Residential FAR	3.00	68,319	23-145	48,160
Max. allowed SF for commercial FAR	0.00	0	33-121	0
If Community facility component included the max. FAR is:	3.00	68,319	33-121	48,160
minimum CF allowed to go to 3.0 FAR	0.50	11,387		0
Min. recreation space	3.3% of residential	2,255	28-31	NA
Laundry (number of machines)	Dryer 1 for 40 units		28-24	
	Washer 1 for 20		28-24	
Min. legal window		30'-0"		75'
Max. Height	Outside Manhattan	70'-0"	23-633	50'-0"
Max. Base Height		60'-0"	23-633	NA
Min. Base Height		40'-0"	23-633	NA
Number of Dwelling Units	(sitex3.0)/680	100.47	23-22	74
Set Back	15 feet for narrow 10 feet for wide	15'-0" NA	23-633	35'-0"
Dormers	Allowed		23-621-c	NA
Parking Residential: Government Assisted	25% of proposed	6	25-25	0
For Community Facilities	not required for supportive housing units			0
Required Parking Total	Can be waived if 5	6	25-261	40

UNIT COUNT						
	AREA (SF)	ZSF				
Cellar	8,000		(4) Private Offices, (1) small med office, (1) large shared office for 4 case managers, (1) interview room, (1) commercial kitchen (1) Community room, (1) Dining room, Maintenance office, Computer lounges			
Basement	12,000		Parking (40 parking spots)			
			STDO	1 BR	2 BR	Total
Floor 1: Residential	9,632	9,343	14	0	0	14
Floor 2: Residential	9,632	9,343	18	0	0	18
Floor 3: Residential	9,632	9,343	18	0	0	18
Floor 4: Residential	9,632	9,343	0	12	0	12
Floor 5: Residential	9,632	9,343	0	12	0	12
TOTAL	68,160	46,715	50	24	0	74
%			68%	32%	0%	100%



GF55

PARTNERS

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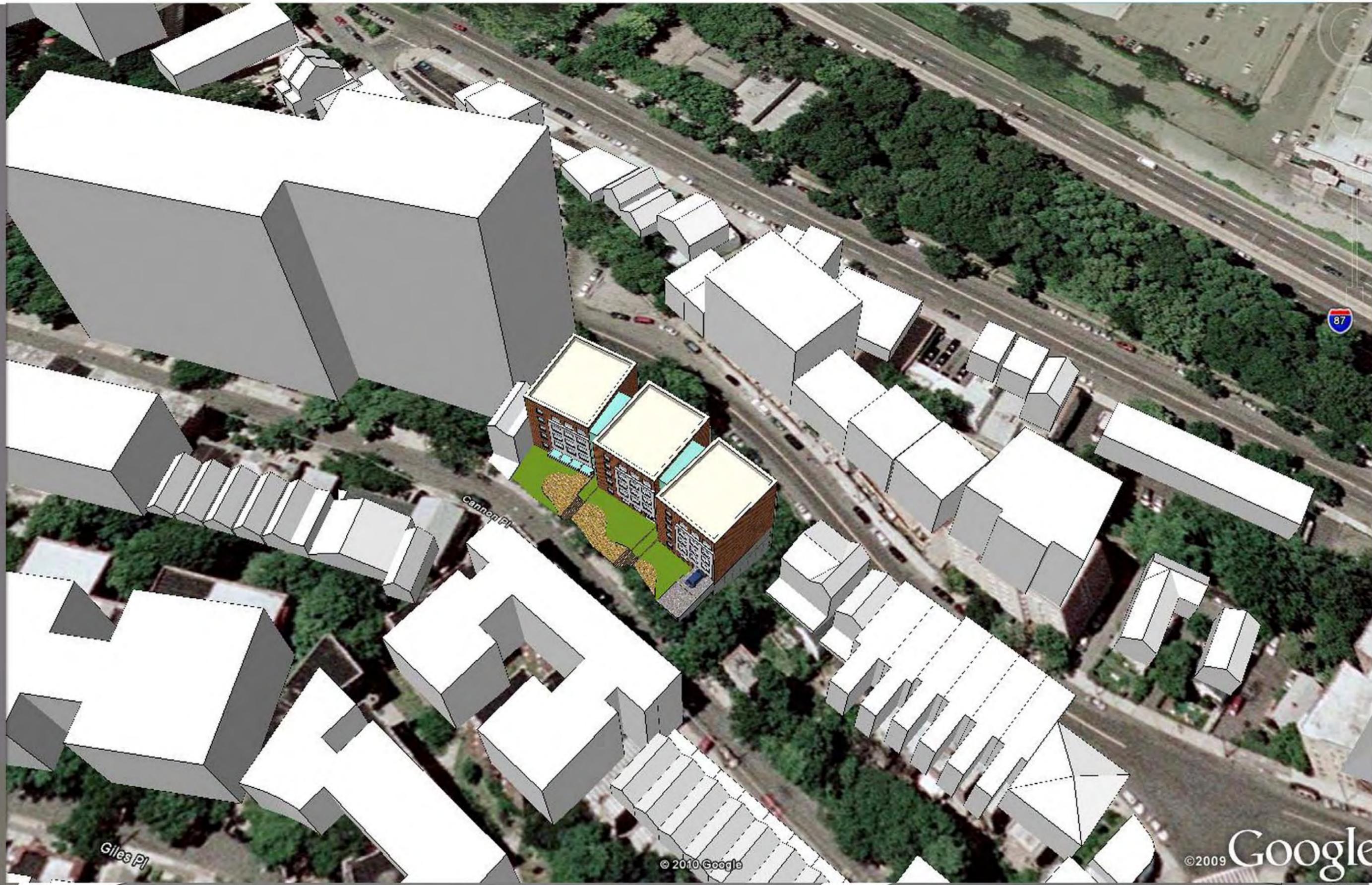
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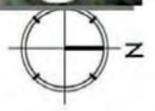
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A SITE MAP

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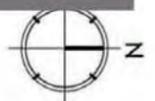
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