

# 1786 TOPPING AVENUE

## GROSS FLOOR AREA DOCUMENT



**MEASURED FOOTPRINT (user-traced) — PRIMARY GEOMETRY**

Polygon area used directly in GFA calculation



**SATELLITE VIEW — PARCEL CONTEXT**

ESRI Imagery | MEASURED FOOTPRINT (user-traced) overlay

- MAP LEGEND — Outline color key**
- Measured polygon — PRIMARY
  - Detected footprint
  - Front x Depth rect
  - Lot boundary



**PROPERTY LOCATION MAP — LOT CONTEXT**

ESRI Imagery | Lot boundary shown in blue | NYC PLUTO / MapPLUTO

Block: 02799 | Lot: 0025 | Lot Area: 9,025 sf | Frontage: 95 ft | Depth: 95 ft

## BUILDING INFORMATION

BOROUGH	Bronx
BLOCK	02799
LOT	0025
BIN	—
LOT AREA	9,025 sf (PLUTO)
LOT FRONTAGE	95.00 ft (ZOLA)
LOT DEPTH	95.00 ft (ZOLA)
YEAR BUILT	1920 (PLUTO)
BUILDINGS	1 (ZOLA)
FLOORS	6 (PLUTO)
ZONE	R7-1
ZONING MAP	3d
OVERLAY	—
LANDMARK	—
BLDG CLASS	C1
OWNER	CAP 1786 TOPPING AVE PROPERTY OWNER LLC

NYC PIP: [propertyinformationportal.nyc.gov/?boroughId=2&block=2799&lot=25](https://propertyinformationportal.nyc.gov/?boroughId=2&block=2799&lot=25)

## GFA CALCULATION

AREA BASIS	MEASURED FOOTPRINT (user-traced)
BLDG FRONT	95.00 ft
BLDG DEPTH	83.00 ft
FLOORS	6
LOT AREA	9,025 sf
MEASURED LOT AREA	9,025 sf
BUILT FAR	4.21
DOF GSF	38,000 sf
METHOD	Measured Footprint x Floors
<b>CALC. GFA</b>	<b>41,869 sf</b>
BLDG VOLUME	417,125 cf (59.8 ft height)

## MEASURED FOOTPRINT (user-traced) — MEASUREMENTS

SIDE A-B	60.4 ft
SIDE B-C	24.6 ft
SIDE C-D	2.4 ft
SIDE D-E	43.9 ft
SIDE E-F	3.9 ft
SIDE F-G	2.7 ft
SIDE G-H	45.4 ft
SIDE H-I	13.6 ft
SIDE I-J	14.0 ft
SIDE J-K	12.8 ft
SIDE K-L	25.2 ft



SIDE L-M	12.8 ft
SIDE M-N	21.7 ft
SIDE N-O	7.8 ft
...	13 more sides
PERIMETER	500.2 ft
AREA	<b>6,978.21 sq ft</b>
VERTICES	<b>27</b>
SOURCE	MEASURED FOOTPRINT (user-traced)
USED FOR GFA	Yes — polygon area

### SCOPE OF WORK

GROSS FLOOR AREA (GFA) VERIFICATION FOR NYC LOCAL LAW 97 COMPLIANCE REPORTING. PROVIDES BUILDING DATA, FOOTPRINT MEASUREMENTS, AND GFA CALCULATION FOR DOB BEAM & ENERGY STAR PM.

### GFA VERIFICATION

GFA SHALL BE VERIFIED BY A REGISTERED DESIGN PROFESSIONAL PER 1 RCNY §103-06, §103-14(a), AND NYC BUILDING CODE SECTION 202.

REF: ARTICLE 320 INFO GUIDE, SECTION IV(C).

NOTE: DOF GSF IS FOR LL97 COVERAGE ONLY. VERIFIED GFA MAY DIFFER FROM DOF GSF.

### APPLICABLE CODES

BLDG CODE:	2014 NYC BC
ZONING:	NYC ZONING RESOLUTION
ENERGY:	2020 NYCECC
LL97:	§28-320 / §28-321
LL84:	§28-309
LL87:	§28-308
LL88:	§28-310
FEMA:	VERIFY PER FIRM

SHEET: G-100.00  
 TITLE: TITLE SHEET, SITE VIEWS,  
 NOTES, ZONING, LL97 GFA

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3D ISOMETRIC VIEW



3D ISOMETRIC VIEW — BUILDING CONTEXT

OpenFreeMap 3D, deck.gl, NYC PLUTO/GIS

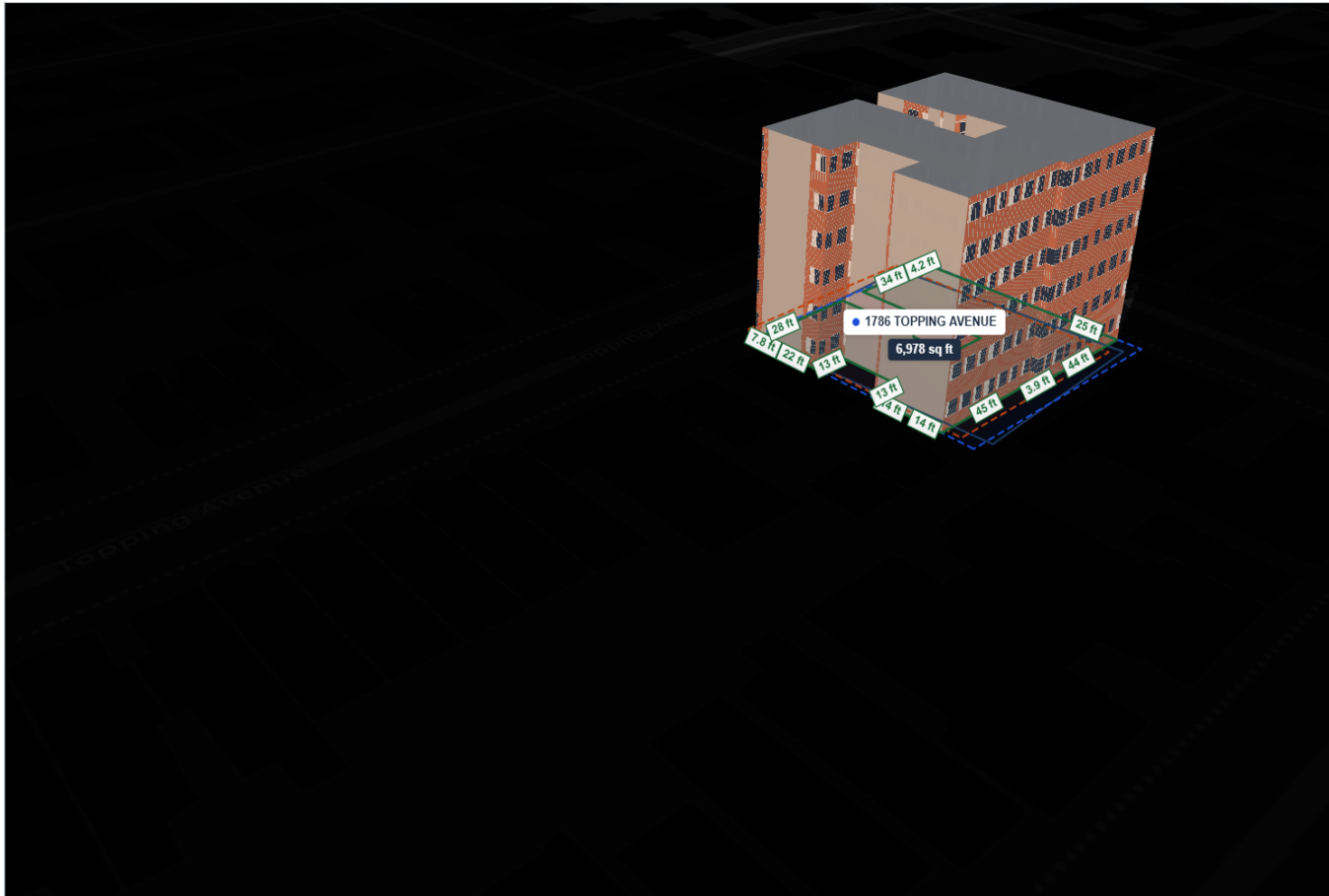
MAP LEGEND — Outline color key

- Measured polygon — PRIMARY
- Detected footprint
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SHEET: G-101.00  
TITLE: 3D ISOMETRIC VIEW

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## GEOMETRY ANALYSIS



### ARCHITECTURAL ISO RENDER — MEASURED VIEW

deck.gl procedural-brick BuildingLayer | Same angle/zoom as MEASUREMENT SPECIFICS panel

### MEASUREMENT SPECIFICS

CRS: EPSG:4326 (WGS84)

#### FOOTPRINT

centroid: [-73.905357, 40.846461]

area: 6,978 sf

vertices: 27 pts

bbox: [-73.90551, 40.84633] ! [-73.90518, 40.84661]

#### LOT

centroid: [-73.905334, 40.846472]

area: 9,025 sf

bbox: [-73.90552, 40.84633] ! [-73.90515, 40.84661]

#### ORIENTATION

lot front bearing: -90.0°

tile heading: -90.0°

road bearing: —

#### RAW COORDS (27 pts)

P0: [-73.9054073, 40.8463434]

P1: [-73.9054857, 40.8463472]

P2: [-73.9055139, 40.8463486]

P3: [-73.9055074, 40.8464250]

P4: [-73.9055032, 40.8464747]

P5: [-73.9054602, 40.8464726]

... +21 more

#### TRUE LOT (MapPLUTO ArcGIS)

vertices: 4

area: 9,156 sf

centroid: [-73.905334, 40.846472]

#### FOOTPRINT vs TRUE LOT

footprint area: 6,978 sf

lot coverage: 76.2%

footprint centroid INSIDE true lot'

centroid-to-centroid: 7.3 ft

% footprint

% lot (MapPLUTO)

! bearing

SHEET: G-102.00

TITLE: GEOMETRY ANALYSIS