

KINGSBRIDGE ARMORY

BRONX, NEW YORK BLOCK 3247 LOTS 2, 10

PROPOSED MIXED USE BUILDING
1 WEST KINGSBRIDGE ROAD
BRONX, NY 10468

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
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MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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SCAPE LANDSCAPE ARCHITECTURE, DPC
277 Broadway, 9th Floor, New York, NY 10007 212-462-2628
LANGAN, LLC
368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
COVER SHEET AND DRAWING LIST

Seal: REGISTERED ARCHITECT ... STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-000
Date: 05/16/25
Scale:
Sheet 01 of 19

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8/21/2025 2:02:02 PM

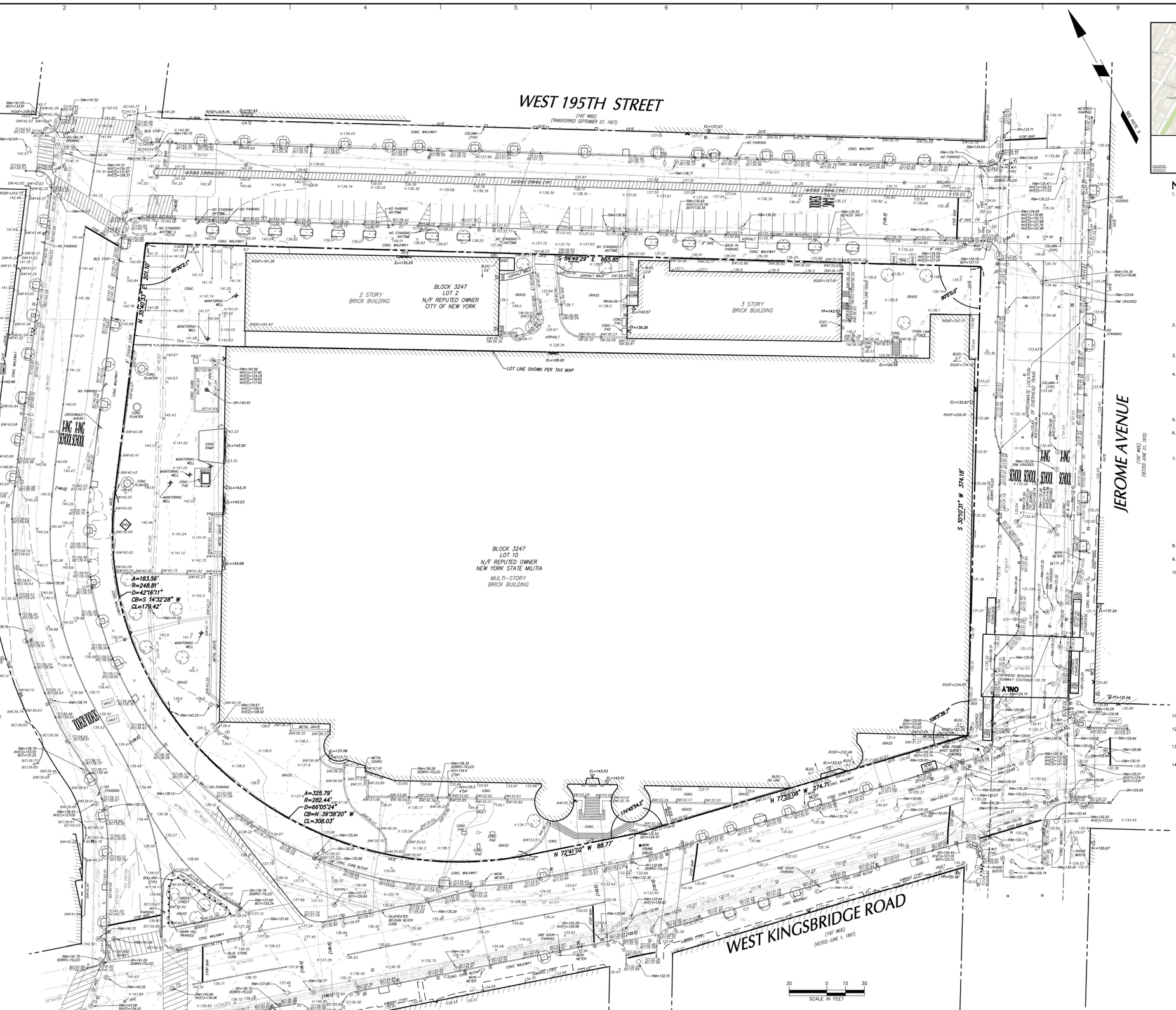
THE FOLLOWING REQUESTS FOR UTILITY INFORMATION HAVE BEEN MADE.	
UTILITY	RECEIVED
WATER	03/05/15
SEWER	03/05/15
GAS	NOT YET RECEIVED
ELECTRIC	NOT YET RECEIVED
STEAM	NOT YET RECEIVED
COMM./ OTHER	ECS/VERIZON 03/09/15, CABLEVISION 03/18/15, AT&T LNS 03/05/15, SPRINT 03/10/15, SOFTDIG 11/10/15, AT&T CORE 03/05/15, LEVEL 3 07/20/15

DATUM CONVERSION CHART

0.00' BOROUGH OF THE BRONX HIGHWAY DATUM		1.538'
0.00' NAVD 88	2.608'	
0.00' NGVD 29	1.070'	

LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- GUY WIRE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- SHRUB
- CATCH BASIN
- x123.45 / [123.4] — SPOT ELEVATION
- LEGAL GRADE CONVERTED FROM BRONX HIGHWAY DATUM (SEE NOTE 4)
- CLEAN OUT
- TREE
- SIGN
- BOLLARD
- PEDESTRIAN WALK SIGNAL
- ANCHOR POLE
- DOOR
- DOUBLE DOOR
- GARAGE DOOR
- PARKING METER
- METAL COVER
- ELECTRIC BOX
- MONITORING WELL
- SOIL BORING
- TEST PIT
- D — STORM DRAIN
- S — SANITARY LINE
- COMB — COMBINED UTILITY LINE
- FDNY — FIRE DEPT. COMMUNICATION LINE
- UNK — UNKNOWN UTILITY LINE
- G — GAS LINE
- W — WATER LINE
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- C — CABLE TV LINE
- ST — STEAM LINE
- (_)* — REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
- OVERHEAD WIRE
- GUIDE RAIL (TYPE AS NOTED)
- CHAIN LINK FENCE
- WOOD/STOCKADE FENCE
- WIRE FENCE
- IRON FENCE
- TREE LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- 322 — CONTOUR LINE
- BWS — BROKEN WHITE STRIPE
- SYS — SINGLE YELLOW STRIPE
- CC — CONCRETE CURB
- CONC — CONCRETE
- DYS — DOUBLE YELLOW STRIPE
- SWS — SINGLE WHITE STRIPE
- RCP — REINFORCED CONCRETE PIPE
- DIP — DUCTILE IRON PIPE
- CMP — CORRUGATED METAL PIPE
- NVP — NO VISIBLE PIPE
- EP — EDGE OF PAVEMENT
- LSA — LANDSCAPED AREA
- (S) — SURVEYED BEARING & DISTANCE
- (D) — DEED BEARING & DISTANCE





PROJECT LOCATION MAP

NOT TO SCALE

SOURCE: GOOGLE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   - A. THE DIGITAL TAX MAP OF THE CITY OF NEW YORK SHOWING BRONX BLOCK 3247.
   - B. MAP ENTITLED "FINAL SECTION MAP 20, AS AMENDED, FINAL SECTION FILED DECEMBER 17, 1895", LAST AMENDED JULY 1, 1999.
   - C. MAP ENTITLED "RECORD MAP, SECTION 20", LAST REVISED MARCH 4, 1974.
   - D. MAP ENTITLED "SECTION 12, BLOCKS 3246 TO 3271" SHOWING STREET TITLE DATA.
   - E. BRONX BOROUGH BENCHMARK SHEET No. 16.
   - F. REEL 266, PAGE 1921 SHOWING THE CITY OF NEW YORK AS OWNER OF THE SUBJECT PROPERTY.
   - G. MAP SHOWING UNDERGROUND COMMUNICATION FACILITIES IN THE AREA PROVIDED BY AT&T LNS.
   - H. MAP SHOWING UNDERGROUND COMMUNICATION FACILITIES IN THE AREA PROVIDED BY CABLEVISION.
   - I. MAPS SHOWING UNDERGROUND WATER AND SEWER FACILITIES IN THE AREA PROVIDED BY THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION.
   - J. MAPS SHOWING UNDERGROUND TELECOMMUNICATION FACILITIES PROVIDED BY EMPIRE CITY SUBWAY/VERIZON.
   - K. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, KINGSBRIDGE ARMORY, LOTS 2 & 10, BLOCK 3247, BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK," DATED AUGUST 25, 2008, PREPARED BY CONTROL POINT ASSOCIATES.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983, NEW YORK LONG ISLAND COORDINATE SYSTEM (NAD 83 NYLI) AS ESTABLISHED THROUGH GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED USING BRONX BOROUGH BENCHMARKS 1617 AND 1618, AND CONVERTED USING METHODS CITED IN THE ADMINISTRATIVE CODE OF NYC SECTION 28-104.7.6 LOCAL LAW 96 OF 2013 TABLE 107.7.6.1 AND VERTCON PROGRAM AS PROVIDED BY THE NATIONAL GEODETIC SURVEY.

   USING THIS METHOD 0.000' NAVD88 IS EQUAL TO −1.538 BOROUGH OF THE BRONX HIGHWAY DATUM (SEE DATUM CONVERSION CHART).
5. STREET NAMES AND R.O.W. WIDTHS AS PER MAP REFERENCED IN NOTE 1D. BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1A.
6. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE, AND GEOLOGY D.P.C. FIELD WORK COMPLETED DURING THE MONTHS OF OCTOBER AND NOVEMBER 2015 AND UPDATED BY VISUAL INSPECTION DURING MAY 2019.
7. FEMA INFORMATION

   CURRENT:
   AS PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES, PANEL 82 OF 457, MAP NO. 3404970082F, REVISED SEPTEMBER 5, 2007" THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   PRELIMINARY:

   AS PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES, PANEL 82 OF 457, MAP NO. 3404970082G, PRELIMINARY DATED DECEMBER 5, 2013", THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
10. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED; DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

    ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS,

    UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE. NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

    PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

    UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
    - A. SEE REFERENCES LISTED ABOVE IN NOTES 1G–1K
    - B. ONSITE UTILITY MARK OUT BY SOFTDIG UNDERGROUND SERVICES DURING OCTOBER 2015.
11. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
12. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
13. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
14. THIS SURVEY IS NOT VALID UNLESS EMBOSSED OR BLUE INKED STAMPED WITH THE SEAL OF THE PROFESSIONAL.

REVISIONS		
5/21/19	REVISED BY VISUAL INSPECTION, UPDATE AREA PREVIOUSLY UNDER CONSTRUCTION & ADD LOT LINE PER TAX MAP	1
Date	Description	No.

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSDOS regulations for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of this field survey at the subject property".

SIGNATURE: PAUL D. FISHER, PROFESSIONAL LAND SURVEYOR, LIC. No. 050784 — DATE SIGNED: 7-25-2019

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project: KINGSBRIDGE ARMORY
BLOCK No. 3247, LOT Nos. 2 & 10
BOROUGH OF THE BRONX
CITY OF NEW YORK
BRONX COUNTY NEW YORK

Drawing Title: TOPOGRAPHIC, BOUNDARY & UTILITY SURVEY

Project No. 170321302	Drawing No. VT101
Date NOVEMBER 24, 2015	
Scale 1"=30'	
Drawn By KC/WP/HJM / Checked By GAV/PDF	
Submission Date NOVEMBER 24, 2015	Sheet 001 of 001

PROJECT NO. 170321302

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Filename: \\langan.com\data\NYC\data3\170321302\Survey Data - 170321302\Cartson\Sheet Files\170321302-VT-0101.dwg Date: 7/25/2019 Time: 09:36 User: jmcgill Style Table: Langan.stb Layout: VT101

SITE DATA		LIST OF REQUIRED ACTIONS	NOTES
Block:	3247	1.DISPOSITION OF CITY OWNED LAND PURSUANT TO NEW YORK CITY CHARTER SECTION 197-c	
Lots:	2 & 10	2. ACQUISITION OF THE PROPERTY FROM NYS FOR THE REDEVELOPMENT OF THE NATIONAL GUARD SITE.	
Street Address:	1 WEST KINGSBRIDGE RD	3. ZONING MAP AMENDMENT TO REZONE THE DEVELOPMENT SITE FROM C4-4 TO AN M1-4A/R7-2 (MX) TO ALLOW FOR MANUFACTURING USES.	
Existing Zoning:	C4-4	4. ZONING TEXT AMENDMENTS TO ZR SECTION 74-182(b) TO INCREASE INDOOR ARENA CAPACITY FROM 6,000 TO 17,000 PERSONS	
Proposed Zoning:	M1-4A/R7-2	5. SPECIAL PERMIT PURSUANT TO ZR SECTION 74- 195 TO ALLOW A PUBLIC PARKING GARAGE WITH A CAPACITY OF GREATER THAN 150 PARKING SPACES	
Community District:	7, Bronx	6. SPECIAL PERMIT PURSUANT TO ZR SECTION 74-182(b)TO ALLOW AN INDOOR ARENA WITH A CAPACITY OF UP TO 17,000 PERSONS AND PERMIT MODIFICATIONS OF SIGNAGE AND LOADING REQUIREMENTS	
Zoning Section Map:	3c	7. CERTIFICATION PURSUANT TO ZR SECTION 66-21(C) WITH RESPECT TO A TRANSIT VOLUME ENCOMPASSING THE MASS TRANSIT STATION IMPROVEMENTS TO BE CONSTRUCTED AT THE ADJACENT KINGSBRIDGE ROAD	
Tax Lot 2 Lot Area:	50,432.03	SUBWAY STATION.	
Tax Lot 10 Lot Area:	245,715.24		
Zoning Lot Area	296,147.27		

ZR - Section	Title	Description	Required/ Permitted	Exist. to Remain	Proposed New	Total	Compliance / Notes
22-10, 42-00, 123-20, 123-31©	USES	USE GROUP I, II, III, IV, V, VI, VII, VIII, IX, X			II, IIIB, VI, VII, VIII*, IX** & X	II, IIIB, VI, VII, VIII*, IX** & X	* SPECIAL PERMIT PER 74-182 REQUIRED TO ALLOW AN ARENA WITH A MAX. CAPACITY OF 17,000 PERSONS ** SPECIAL PERMIT PER 74-195 REQUIRED TO ALLOW A PUBLIC PARKING GARAGE WITH A MAX. CAPACITY OF 248 SPACES
23-12	MIN LOT AREA	CORNER LOT 296,147.27 SQ. FT.					OK
	FAR	M1-4A/R7-2					
123-623(a)(3), 123-622, 23-22		RESIDENTIAL QUALIFYING AFFORDABLE	5.01		1.23		OK
123-623(a)(1), 43-13		COMMERCIAL / MANUFACTURING	5.00		1.68	3.23	OK
123-621, 24-11		COMMUNITY FACILITY	6.50		0.32		OK
	FLOOR AREA	M1-4A/R7-2					
123-623(a)(3), 123-622, 23-22		RESIDENTIAL QUALIFYING AFFORDABLE 296,147.27 X 5.01 =	1,483,697.82		364,723.14	364,723.14	OK
123-623(a)(1), 43-13		COMMERCIAL / MANUFACTURING					
		OFFICES UG VII			31,308.00	31,308.00	
		ARENA UG VIII			333,141.00	333,141.00	
		ENTERTAINMENT / AMUSEMENT UG VIII			107,631.00	107,631.00	
		PUBLIC PARKING GARAGE UG IX			1,983.00	1,983.00	
		RETAIL UG VI			20,751.00	20,751.00	
		LIGHT MANUFACTURING XI			2,000.00	2,000.00	
		296,147.27 X 5.00 =	1,480,736.35		496,814.00	496,814.00	OK
123-621, 24-11		COMMUNITY FACILITY 296,147.27 X 6.50 =	1,924,957.26		95,590.00	95,590.00	OK
123-623(a)(4)		TOTAL DEVELOPMENT 296,147.27 X 6.50 =	1,924,957.26		957,127.14	957,127.14	OK
	ACCESSORY OFF-STREET PARKING	RESIDENTIAL - OUTER TRANSIT ZONE					
123-72, 25-222		STANDARD RESIDENCES 25% # OF UNITS	N/A	N/A	0		OK
123-72, 25-222		QUALIFYING AFFORDABLE NONE REQUIRED	N/A	N/A	0		OK
123-71, 44-21		COMMERCIAL NONE REQUIRED	N/A	N/A	80	80	OK
123-71, 44-21		MANUFACTURING NONE REQUIRED	N/A	N/A	0		OK
123-72, 25-31		COMM. FACILITY NONE REQUIRED	N/A	N/A	0		
123-71, 44-21	PUBLIC PARKING	COMMERCIAL NONE REQUIRED	N/A	N/A	248	248	** SPECIAL PERMIT PER 74-195 REQUIRED TO ALLOW A PUBLIC PARKING GARAGE WITH A MAX. CAPACITY OF 248 SPACES

K1 ZONING ANALYSIS

NTS

SQUARE FOOTAGE BREAKDOWN

FLOOR	FLOOR	GROSS	COMMUNITY FACILITY			COMMERCIAL						MANUFACTURING			PARKING	RESIDENTIAL		
						ARENA USE			OTHER COMMERCIAL USES									
		SQ. FT.	GROSS SQ. FT.	DEDUCTIONS	ZONING FLOOR AREA	GROSS SQ. FT.	DEDUCTIONS	ZONING FLOOR AREA	GROSS SQ. FT.	DEDUCTIONS	ZONING FLOOR AREA	GROSS SQ. FT.	DEDUCTIONS	ZONING FLOOR AREA	GROSS SQ. FT.	GROSS SQ. FT.	DEDUCTIONS	ZONING FLOOR AREA
ARMORY	C-A	185,068.00							93,019.00			92,049.00						
ARMORY	B-A	123,970.00	25,275.00		25,275.00				96,695.00		96,695.00	2,000.00		2,000.00				
ARMORY	1-A	184,033.00	55,794.00		55,794.00	87,959.00		87,959.00	40,280.00		40,280.00							
ARMORY	2-A	156,438.00	14,521.00		14,521.00	141,917.00		141,917.00										
ARMORY	3-A	103,265.00				103,265.00		103,265.00										
RESIDENTIAL	C-R	38,739.21													38,739.21			
RESIDENTIAL	1-R	33,033.66							19,787.00		19,787.00				3,424.06	9,822.60	4,720.80	5,101.80
RESIDENTIAL	2-R	31,446.00							4,911.00		4,911.00					26,535.00	13,279.33	15,747.00
RESIDENTIAL	3-R	33,774.16							4,911.00	4,911.00						28,863.16	10,149.94	21,647.16
RESIDENTIAL	4-R	30,049.14														30,049.14	5,961.06	26,726.14
RESIDENTIAL	5-R	28,427.87														28,427.87	2,854.36	27,910.87
RESIDENTIAL	6-R	28,427.87														28,427.87	2,854.36	27,910.87
RESIDENTIAL	7-R	28,427.87														28,427.87	2,854.36	27,910.87
RESIDENTIAL	8-R	28,427.87														28,427.87	2,854.36	27,910.87
RESIDENTIAL	9-R	28,427.87														28,427.87	2,854.36	27,910.87
RESIDENTIAL	10-R	28,427.87														28,427.87	2,854.36	27,910.87
RESIDENTIAL	11-R	28,276.16														28,276.16	2,855.06	27,759.16
RESIDENTIAL	12-R	25,207.42														25,207.42	2,897.40	24,756.42
RESIDENTIAL	13-R	22,553.95														22,553.95	2,444.61	22,146.95
RESIDENTIAL	14-R	22,553.95														22,553.95	2,444.61	22,146.95
RESIDENTIAL	15-R	22,553.95														22,553.95	2,444.61	22,146.95
RESIDENTIAL	16-R	9,288.39														9,288.39	1,139.56	9,079.39
TOTAL	TOTAL	1,220,817.21	95,590.00	0.00	95,590.00	333,141.00	0.00	333,141.00	259,603.00	4,911.00	161,673.00	94,049.00	0.00	2,000.00	42,163.27	396,270.94	65,463.14	364,723.14

A1 FLOOR AREA OF PROJECT

NTS

MATERIAL KEYING LEGEND:

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

CPC APPROVED: 09/17/2025 (CAL. # 8)
CC APPROVED: 10/29/2025 (RES. # 1124)

EFFECTIVE DATE: 10/29/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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277 Broadway, 8th Floor, New York, NY 10007 212-462-2628
LANGAN, LLC
368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
ZONING ANALYSIS

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale:
Drawing No.: Z-002
Sheet 03 of 19

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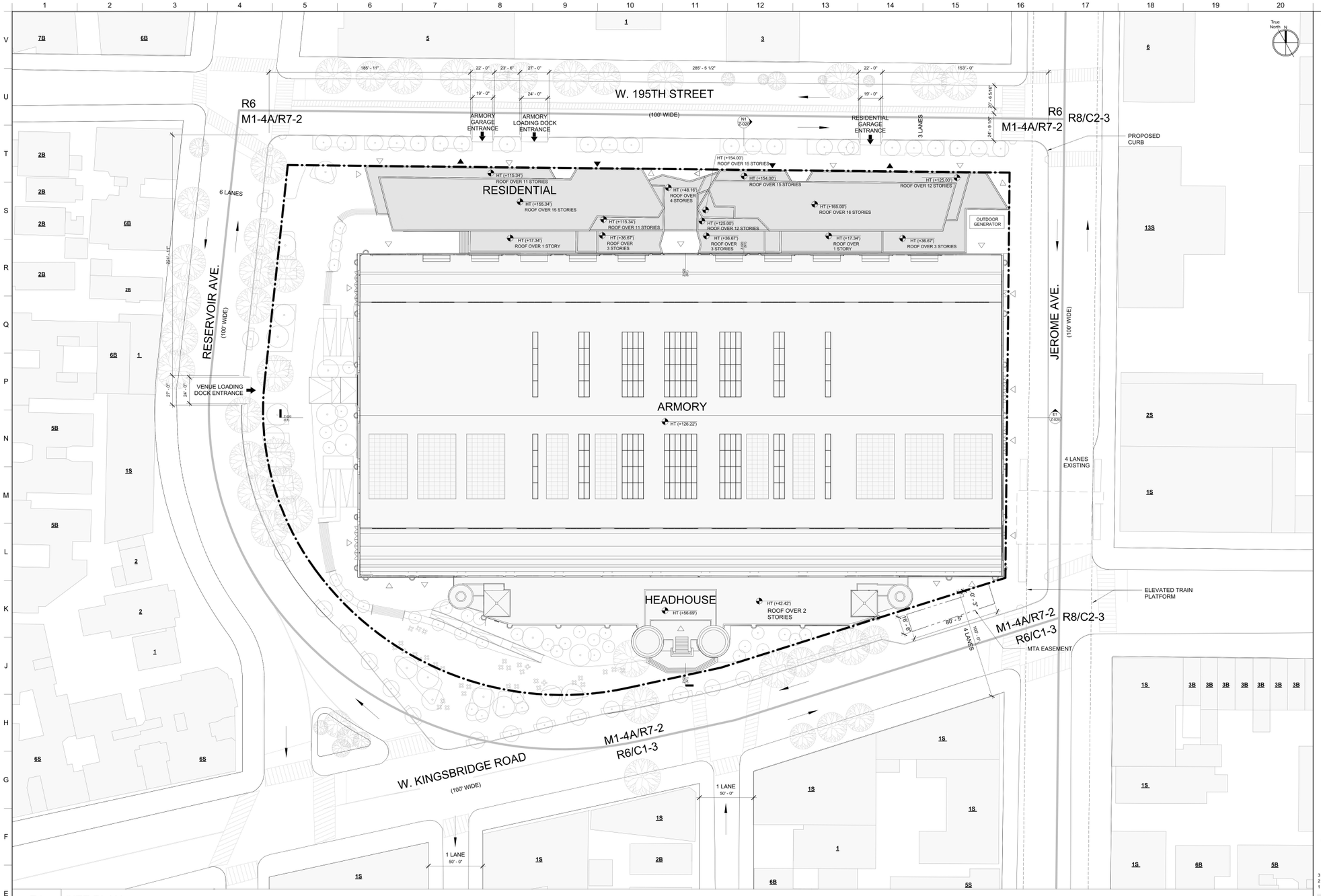

E1 SITE PLAN

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- VEHICLE ENTRANCE / EXIT
- 18'-0" / 8'-6" / R-00 — RESERVOIR SPACE
- MTA EASEMENT

GENERAL NOTES

1. All elevations indicated are in reference to the base plane elevation assumed to be 0'-0." With reference to the North American Datum of 1988 (NAVD88) the site base plane elevation is 135.52'.
2. Additional entrances for ground floor residential, community facilities, and secondary entry and egress permitted. Location of all entrances and exits are shown for illustrative purposes and subject to change.
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MATERIAL KEYING LEGEND:

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

CPC APPROVED: 09/17/2025 (CAL. # 8)
CC APPROVED: 10/29/2025 (RES. # 1124)

EFFECTIVE DATE: 10/29/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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74 Lafayette Avenue, Suite 301, Suffern, New York 10901 845-368-0004
SCAPE LANDSCAPE ARCHITECTURE, DPC
277 Broadway, 9th Floor, New York, NY 10007 212-462-2628
LANGAN, LLC
368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
ZONING SITE PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-003
Sheet 04 of 19

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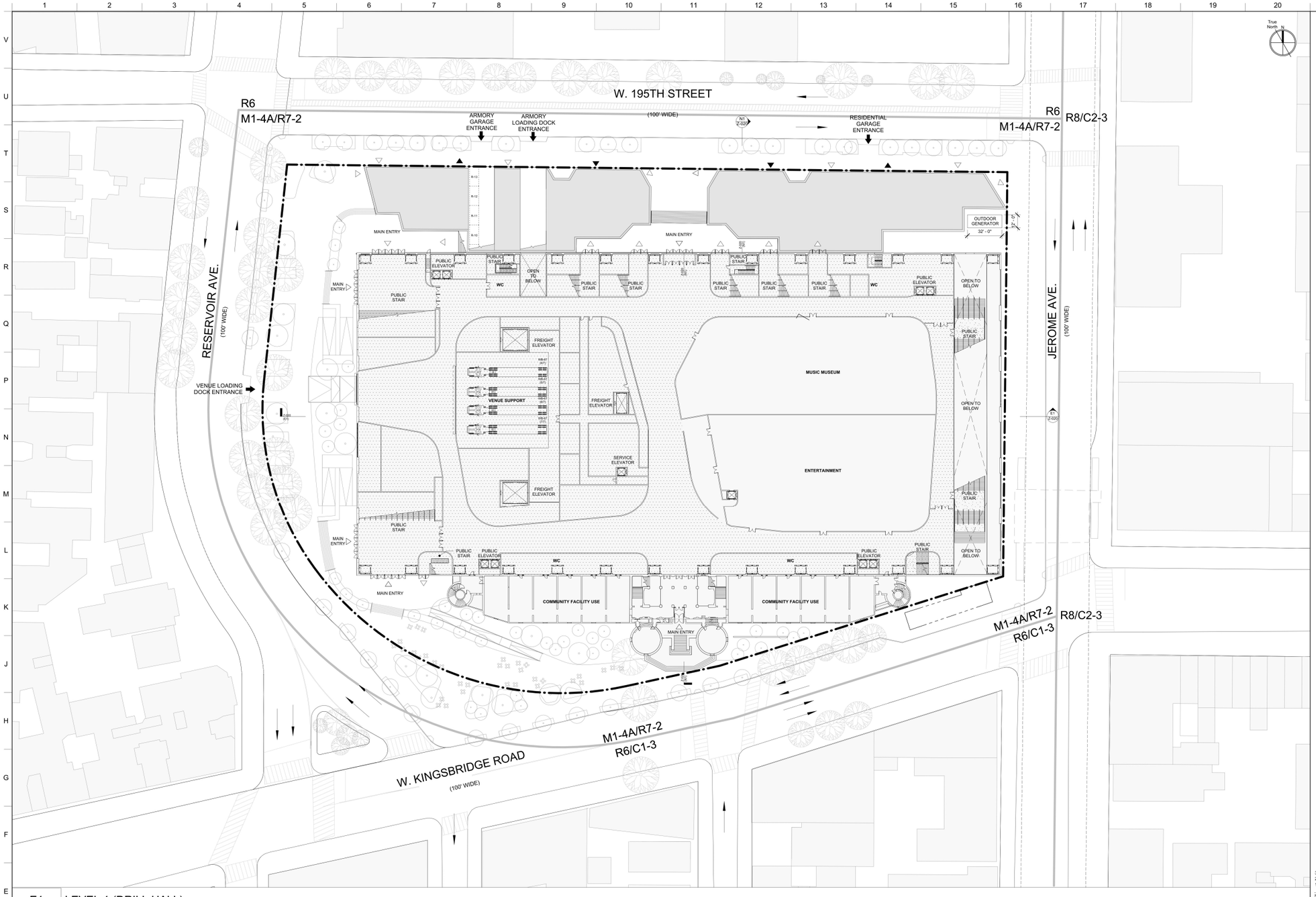

E1 LEVEL 1 (DRILL HALL)

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- VEHICLE ENTRANCE / EXIT
- 18'- 0" / 8'- 6" / R-00 — RESERVOIR SPACE
- MTA EASEMENT

GENERAL NOTES

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MATERIAL KEYING LEGEND:

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

CPC APPROVED: 09/17/2025 (CAL. # 8)
CC APPROVED: 10/29/2025 (RES. # 1124)

EFFECTIVE DATE: 10/29/2025

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NO.	REVISIONS | SUBMISSIONS	DATE
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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277 Broadway, 9th Floor, New York, NY 10007 212-462-2628
LANGAN, LLC
368 North Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
LEVEL 1 (DRILL HALL) LEVEL PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-010
Sheet 05 of 19

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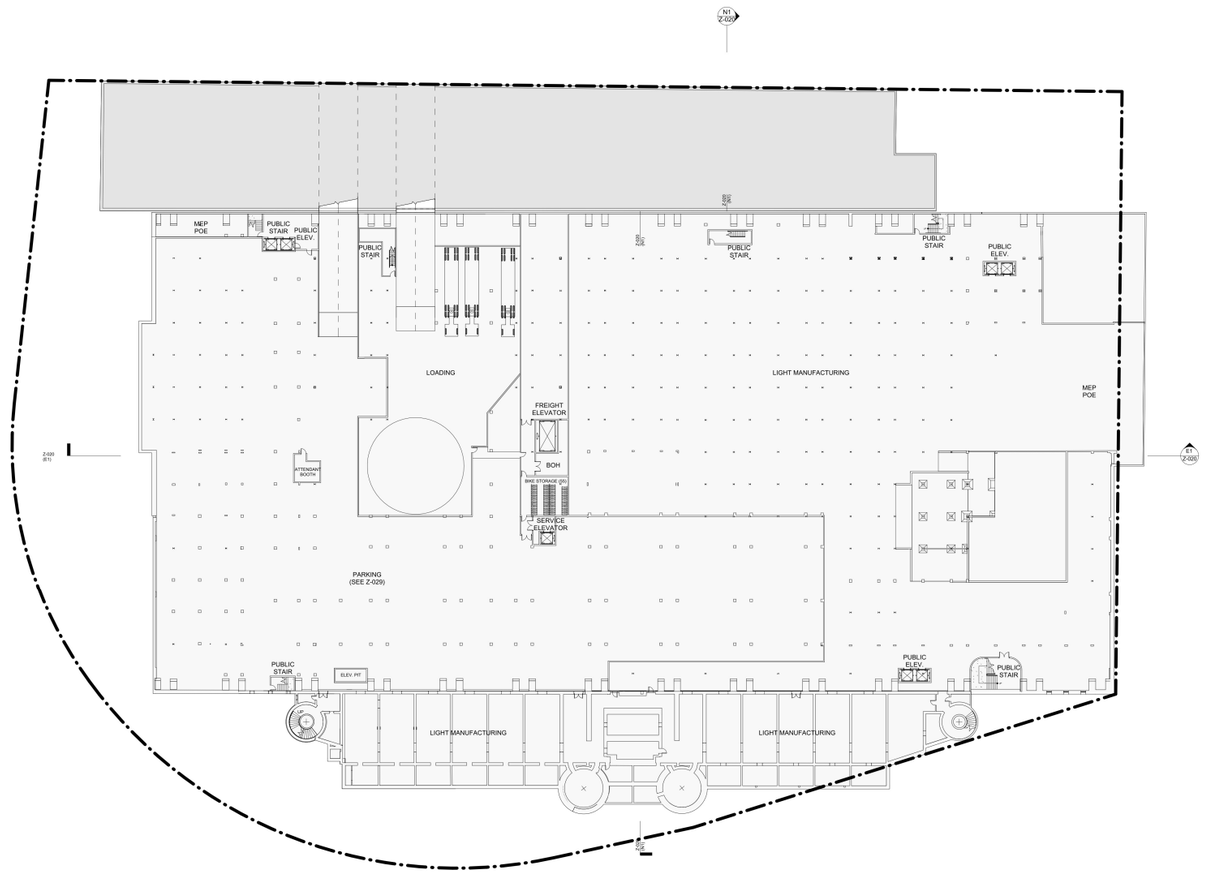

E1 CELLAR LEVEL PLAN

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- VEHICLE ENTRANCE / EXIT
- 18'- 0" / 8'- 6" / R-00 — RESERVOIR SPACE
- MTA EASEMENT

GENERAL NOTES

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MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
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LANGAN, LLC
368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
CELLAR LEVEL PLAN

Seal: REGISTERED ARCHITECT — STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-011
Sheet 06 of 19

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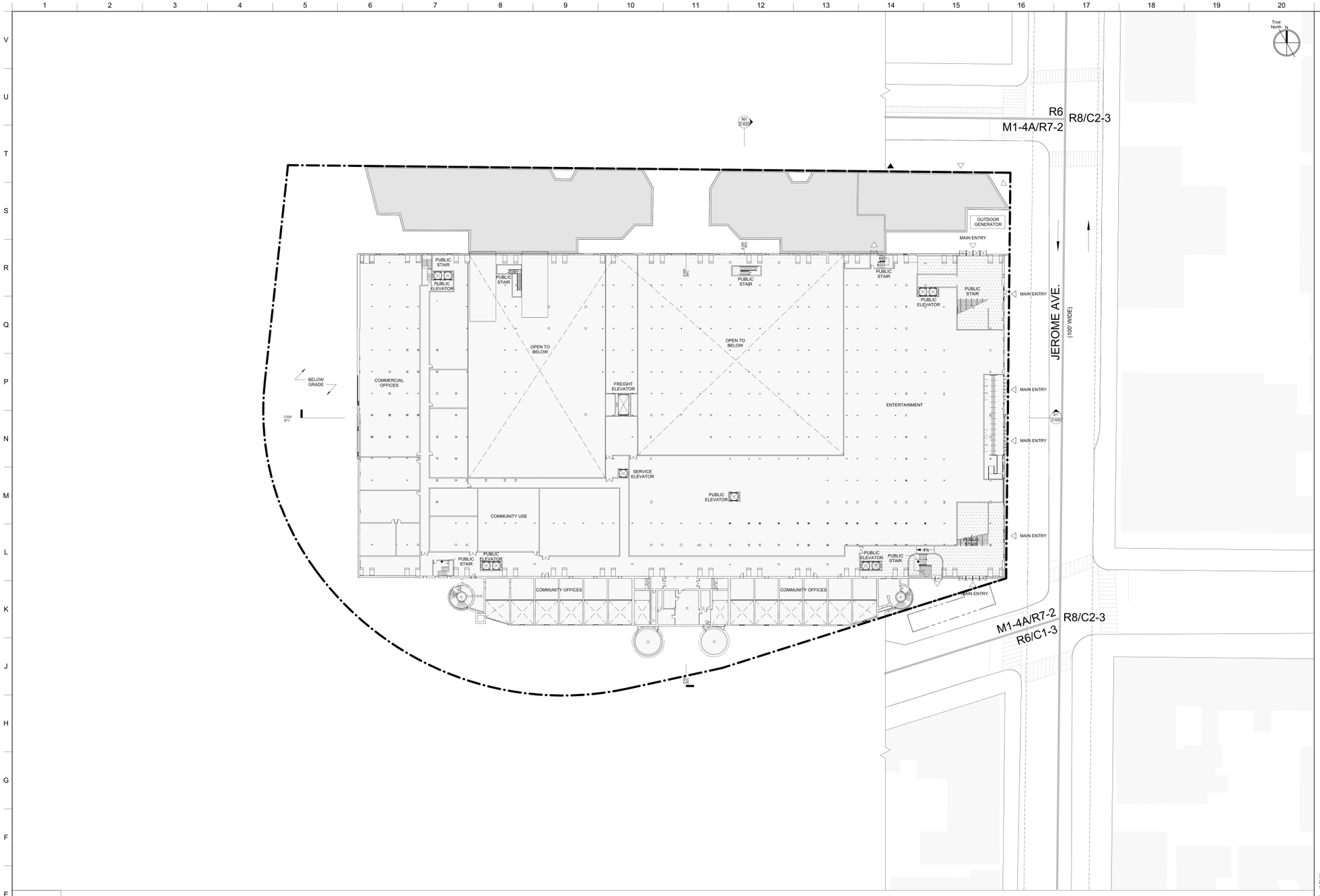

1 BASEMENT

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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- COMMERCIAL ACCESS POINT
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- M1-4A / R7-2 — ZONING DISTRICT
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C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

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LANGAN, LLC
368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
BASEMENT LEVEL PLAN

Seal: REGISTERED ARCHITECT 026257 STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-012
Date: 05/16/25
Scale: As indicated
Sheet 07 of 19

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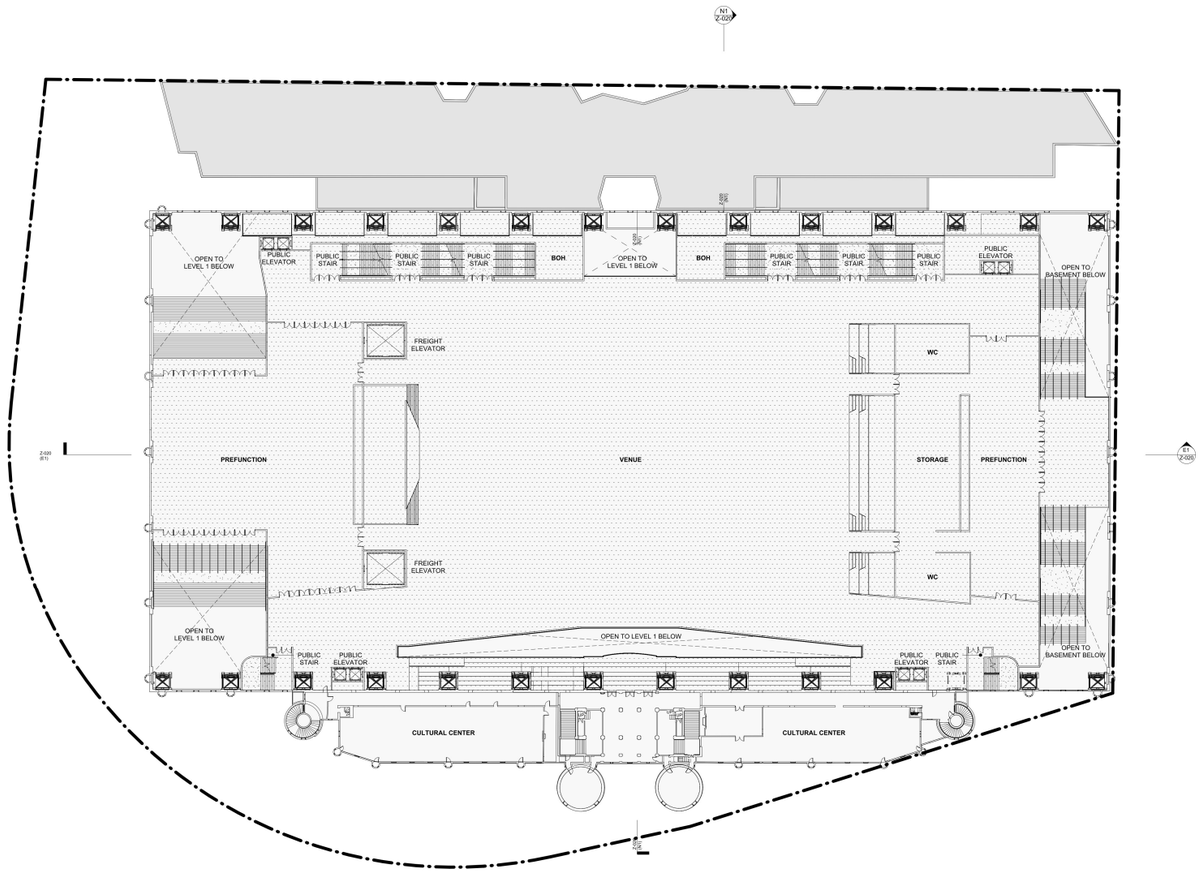

E1 LEVEL 2 (BALCONY)

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
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- 1S — # STORIES W/STORE
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- ILLUSTRATIVE BUILDING LINE
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- SPECIAL DISTRICT BOUNDARY
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- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- 18'- 0" — VEHICLE ENTRANCE / EXIT
- 8'- 6" R-00 — RESERVOIR SPACE
- MTA EASEMENT

GENERAL NOTES

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CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

CPC APPROVED: 09/17/2025 (CAL. # 8)
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368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
LEVEL 2 PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-013
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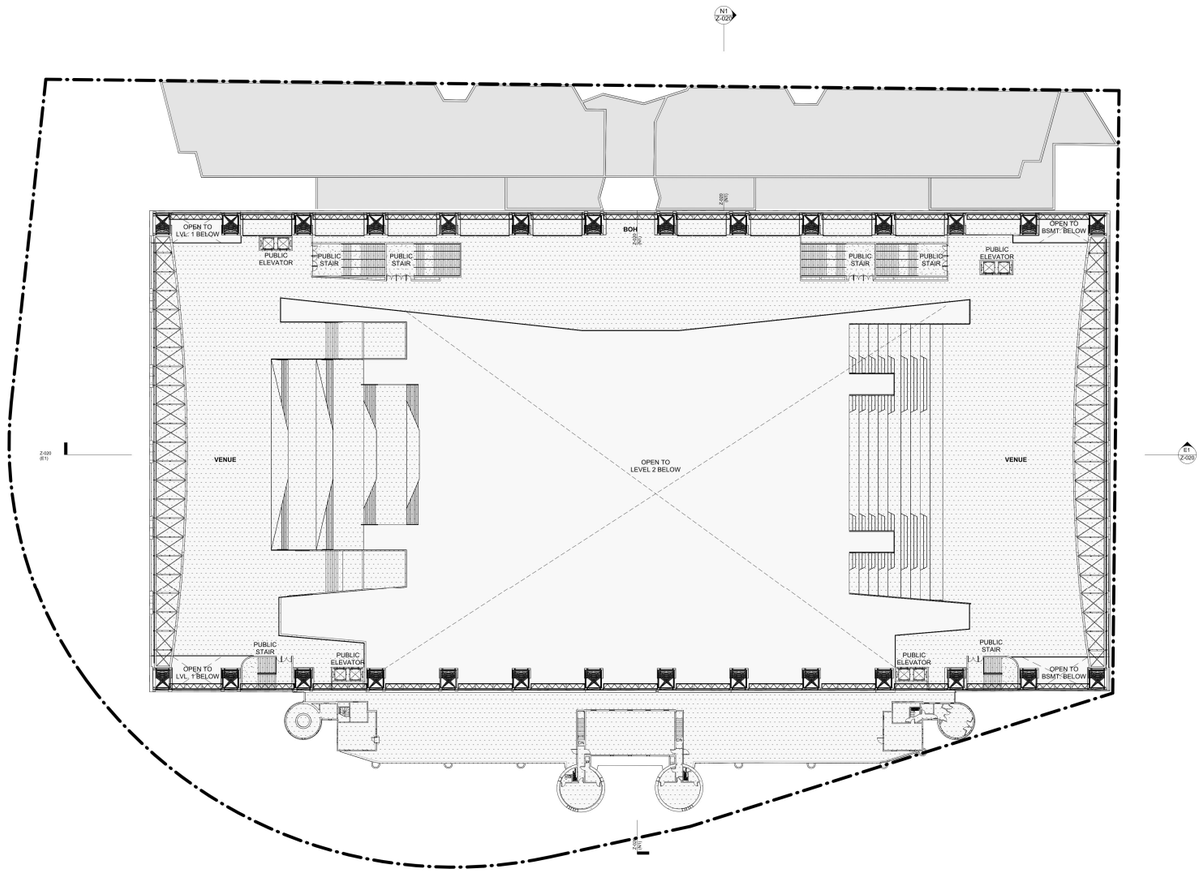

E1 LEVEL 3

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

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- 1S — # STORIES W/STORE
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- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- VEHICLE ENTRANCE / EXIT
- 18'- 0" / 8'- 6" / R-00 — RESERVOIR SPACE
- MTA EASEMENT

GENERAL NOTES

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120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

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368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

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1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
LEVEL 3 PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-014
Sheet 09 of 19

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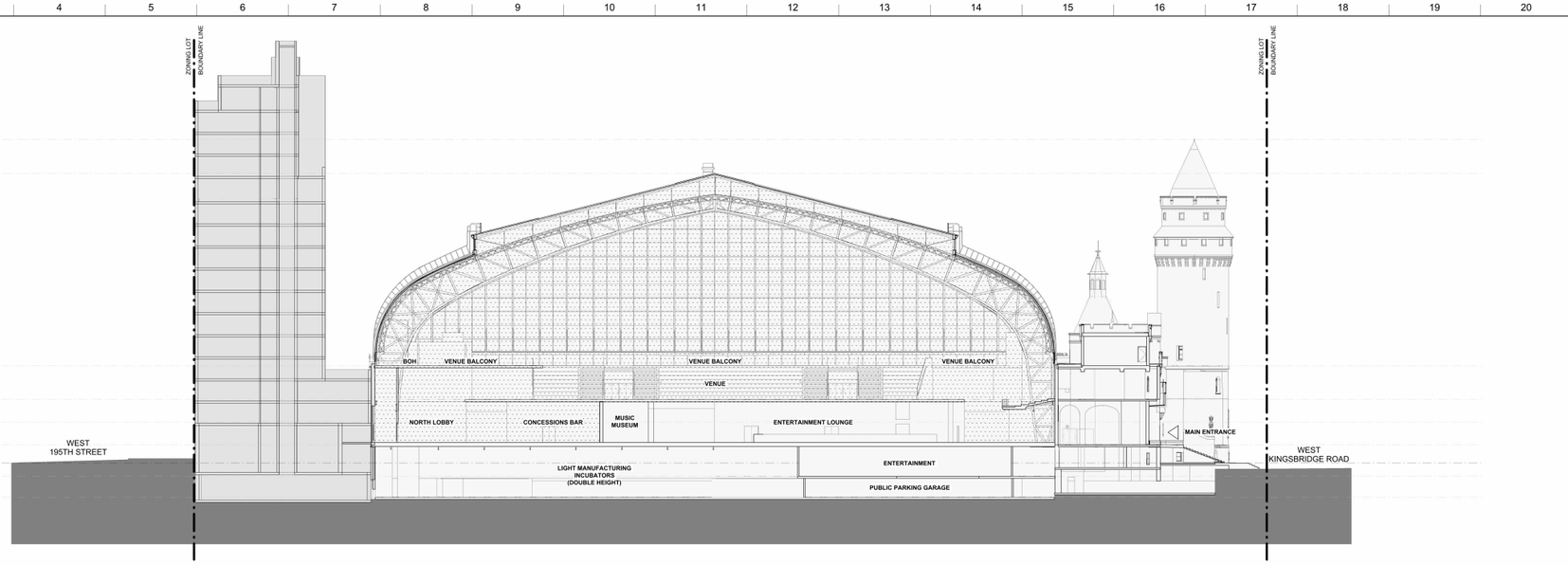
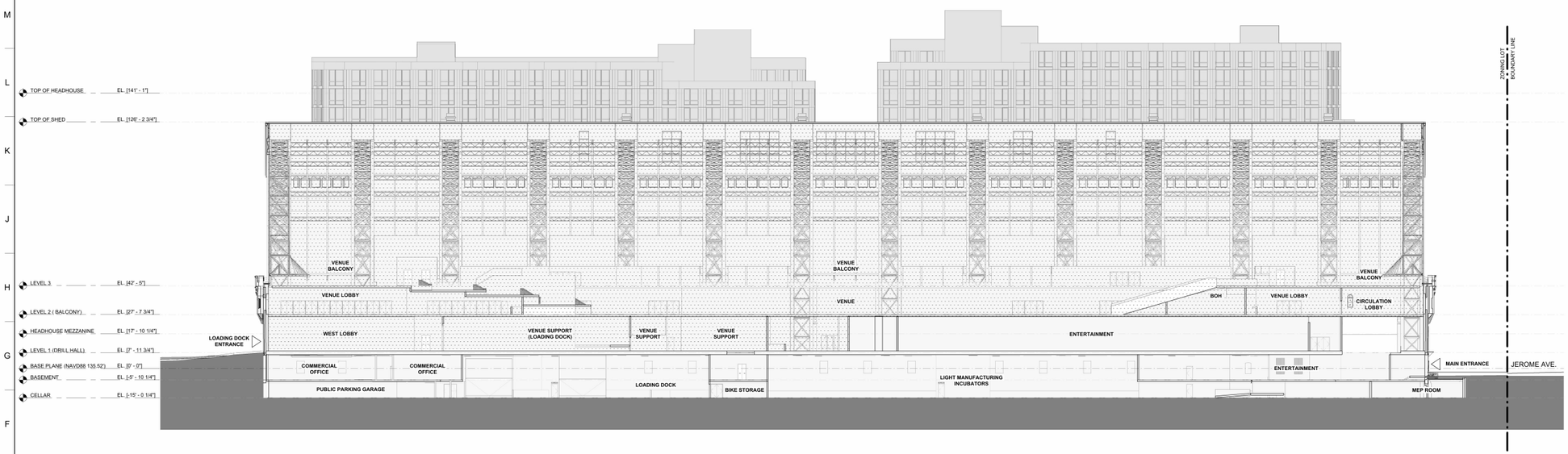


N1 Building Section NS

1" = 20'-0"



E1 Building Section EW

1" = 20'-0"

LEGEND

0 10' 20' 40'

1" = 20' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 — ZONING DISTRICT

HT (+85.00') / HT (+80.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

1. All elevations indicated are in reference to the base plane elevation assumed to be 0'-0." With reference to the North American Datum of 1988 (NAVD88) the site base plane elevation is 135.52'.
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MATERIAL KEYING LEGEND:

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

CPC APPROVED: 09/17/2025 (CAL. # 8)
CC APPROVED: 10/29/2025 (RES. # 1124)

EFFECTIVE DATE: 10/29/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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277 Broadway, 8th Floor, New York, NY 10007 212-462-2628
LANGAN, LLC
388 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
ZONING SECTIONS

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-020
Date: 05/16/25
Scale: As indicated
Sheet 10 of 19

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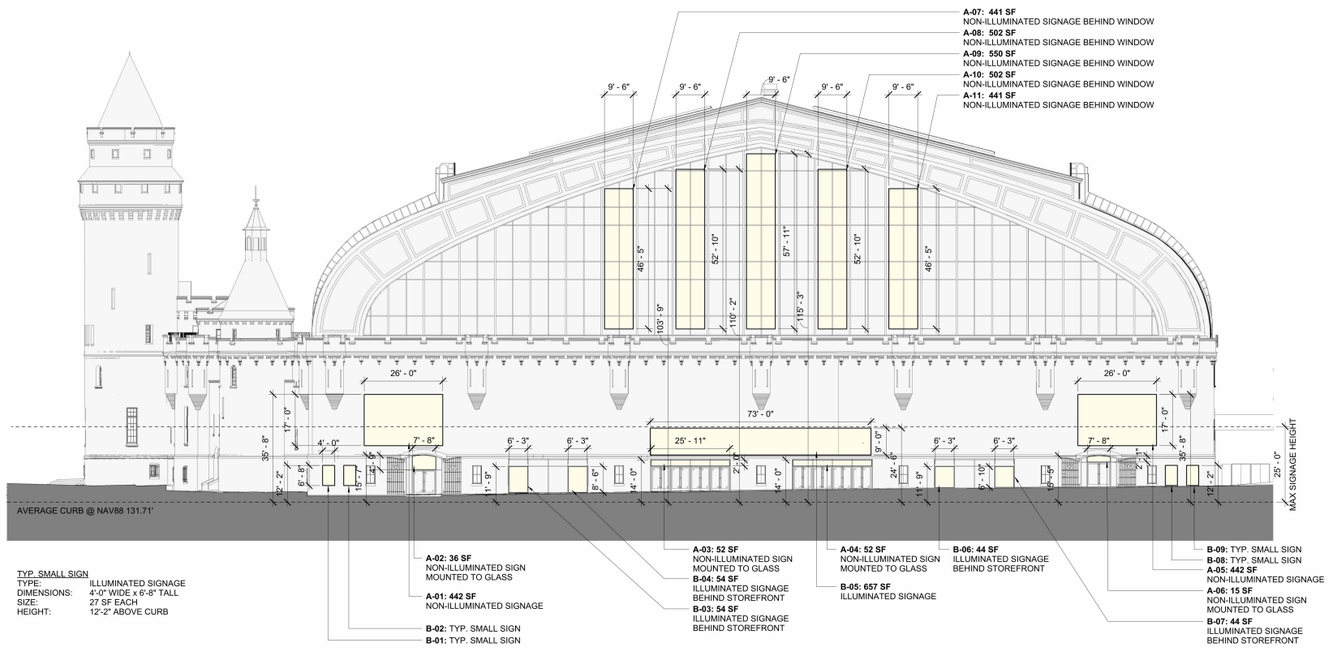
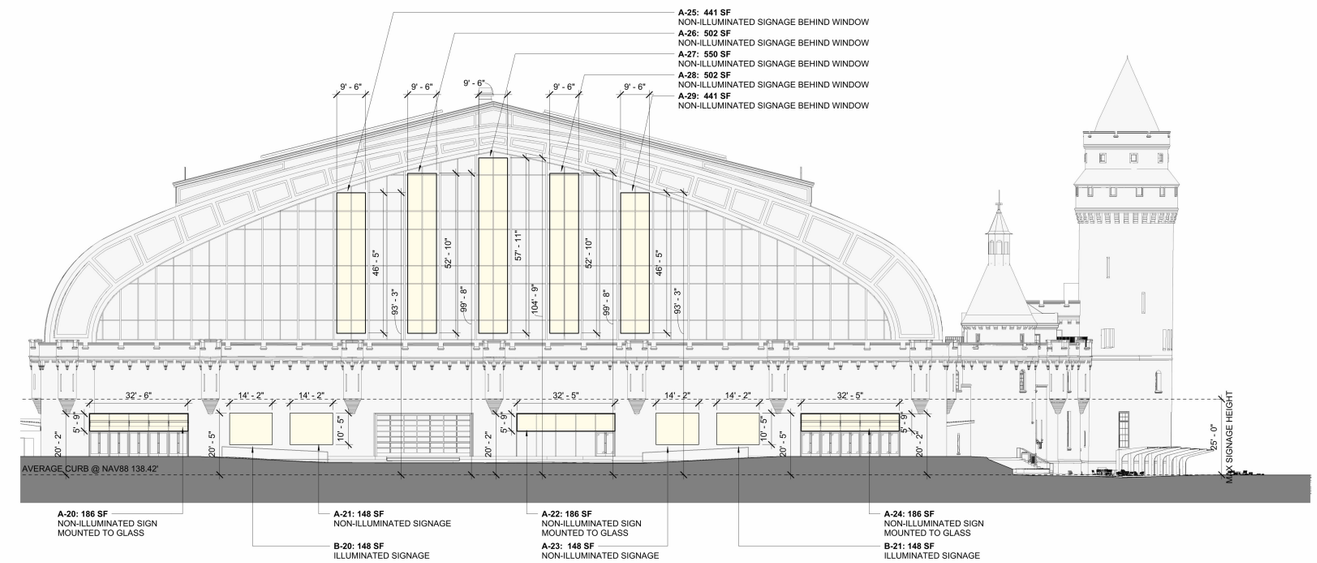
9/14/2025 12:39:51 PM



TYP. SMALL SIGN
TYPE: ILLUMINATED SIGNAGE
DIMENSIONS: 4'-0" WIDE x 6'-8" TALL
SIZE: 27 SF EACH
HEIGHT: 12'-2" ABOVE CURB

M1 EAST ELEVATION WITH SIGNAGE

1/16" = 1'-0"



E1 WEST ELEVATION WITH SIGNAGE

1/16" = 1'-0"

LEGEND

0 8' 16' 32'

1/16" = 1' - 0"

GRAPHIC APPLICABLE TO ALL
NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 — ZONING DISTRICT

HT (+85.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

PROPOSED SIGNAGE

GENERAL NOTES

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SIGNAGE CALCULATIONS

Jerome Street Frontage: 374.18'
West Kingsbridge Road: 514.83'
Reservoir Avenue: 559.10'

ZR SECTION	ITEMS	PERMITTED/ REQUIRED	PROPOSED NEW	COMPLIANCE
123-40 32-671	**SIGNAGE ALONG DISTRICT BOUNDARIES**	WITHIN 100 FT OF A RESIDENCE DISTRICT, ALL SIGNS FACING LESS THAN 165 DEGREES AWAY FROM SUCH RESIDENCE DISTRICT SHALL CONFORM WITH C1 SIGNAGE REQUIREMENTS.	SIGNAGE WITHIN 100' OF STREETLINES, EXCEEDS MAXIMUMS OF C1 SIGNAGE REQUIREMENTS.	DOES NOT COMPLY - SPECIAL PERMIT REQUIRED PER 74-182(b)
123-40 32-671 32-641	**SIGNAGE AREA - TOTAL ALL SIGNS (C1)**	THREE TIMES THE STREET FRONTAGE OF THE ZONING LOT, BUT IN NO EVENT MORE THAN 150 SF ON EACH FRONTAGE	JEROME 4,436 SF RESERVOIR 3,586 SF KINGSBRIDGE 1,350 SF	DOES NOT COMPLY - SPECIAL PERMIT REQUIRED PER 74-182(b)
123-40 32-671 32-642	**SIGNAGE AREA - NON-ILLUMINATED SIGNS (C1)**	THREE TIMES THE STREET FRONTAGE OF THE ZONING LOT, BUT IN NO EVENT MORE THAN 150 SF ON EACH FRONTAGE	JEROME 3,475 SF RESERVOIR 3,290 SF KINGSBRIDGE 1,081 SF	DOES NOT COMPLY - SPECIAL PERMIT REQUIRED PER 74-182(b)
123-40 32-671 32-643	**SIGNAGE AREA - ILLUMINATED SIGNS (C1)**	THREE TIMES THE STREET FRONTAGE OF THE ZONING LOT, BUT IN NO EVENT MORE THAN 50 SF ON EACH FRONTAGE	JEROME 961 SF RESERVOIR 296 SF KINGSBRIDGE 269 SF	DOES NOT COMPLY - SPECIAL PERMIT REQUIRED PER 74-182(b)
123-40 32-671 32-655	**MAX SIGNAGE HEIGHT (C1)**	NO SIGN SHALL EXTEND 25'-0" ABOVE CURB LEVEL	115'-3"	DOES NOT COMPLY - SPECIAL PERMIT REQUIRED PER 74-182(b)

	FRONTAGE & TYPE			SIZE		HEIGHT	
SIGN	JEROME	RESERVOIR	KINGSBRIDGE	PERMITTED	PROPOSED	PERMITTED	PROPOSED
A-01	Non-illuminated				442 sf		35'-8"
A-02	Non-illuminated				36 sf		15'-7"
A-03	Non-illuminated				52 sf		14'-0"
A-04	Non-illuminated				52 sf		14'-0"
A-05	Non-illuminated				442 sf		35'-8"
A-06	Non-illuminated			150 SF	15 sf	25'	15'-5"
A-07	Non-illuminated				441 sf		103'-9"
A-08	Non-illuminated				502 sf		110'-2"
A-09	Non-illuminated				550 sf		115'-3"
A-10	Non-illuminated				502 sf		110'-2"
A-11	Non-illuminated				441 sf		103'-9"
SUBTOTAL JEROME NON-ILLUMINATED				150 SF	3,475 SF	25'	115'-3"
A-20		Non-illuminated			186 sf		20'-2"
A-21		Non-illuminated			148 sf		20'-5"
A-22		Non-illuminated			186 sf		20'-2"
A-23		Non-illuminated			148 sf		20'-5"
A-24		Non-illuminated			186 sf		20'-2"
A-25		Non-illuminated			441 sf		93'-3"
A-26		Non-illuminated			502 sf		99'-8"
A-27		Non-illuminated			550 sf		104'-9"
A-28		Non-illuminated			502 sf		99'-8"
A-29		Non-illuminated			441 sf		93'-3"
SUBTOTAL RESERVOIR NON-ILLUMINATED				150 SF	3,290 SF	25'	104'-9"
A-40			Non-illuminated		186 sf		25'-11"
A-41			Non-illuminated		182 sf		84'-8"
A-42			Non-illuminated		91 sf		26'-3"
A-43			Non-illuminated		91 sf		26'-3"
A-44			Non-illuminated		182 sf		84'-8"
A-45			Non-illuminated		264 sf		26'-10"
A-46			Non-illuminated		85 sf		9'-3"
SUBTOTAL KINGSBRIDGE NON-ILLUMINATED				150 SF	1,081 SF	25'	84'-8"
TOTAL NON-ILLUMINATED				450 SF	8,555 SF	25'	115'-3"

	FRONTAGE & TYPE			SIZE		HEIGHT	
SIGN	JEROME	RESERVOIR	KINGSBRIDGE	PERMITTED	PROPOSED	PERMITTED	PROPOSED
B-01	Illuminated				27 sf		12'-2"
B-02	Illuminated				27 sf		12'-2"
B-03	Illuminated				54 sf		11'-9"
B-04	Illuminated				54 sf		11'-9"
B-05	Illuminated			50 SF	657 sf	25'	24'-6"
B-06	Illuminated				44 sf		11'-9"
B-07	Illuminated				44 sf		11'-9"
B-08	Illuminated				27 sf		12'-2"
B-09	Illuminated				27 sf		12'-2"
SUBTOTAL JEROME ILLUMINATED				50 SF	961 SF	25'	24'-6"
B-20		Illuminated		50 SF	148 sf	25'	20'-5"
B-21		Illuminated			148 sf		20'-5"
SUBTOTAL RESERVOIR ILLUMINATED				50 SF	296 SF	25'	20'-5"
B-41			Illuminated		269 sf		9'-8"
SUBTOTAL KINGSBRIDGE ILLUMINATED				50 SF	269 SF	25'	9'-8"
TOTAL ILLUMINATED				150 SF	1,526 SF	25'	24'-6"

JEROME TOTAL SIGNS		150 SF	4,436 SF	25'	115'-3"
RESERVOIR TOTAL SIGNS		150 SF	3,586 SF	25'	104'-9"
KINGSBRIDGE TOTAL SIGNS		150 SF	1,350 SF	25'	84'-8"
TOTAL SIGNS		**450 SF**	**8,022 SF**	**25'**	**115'-3"**

MATERIAL KEYING LEGEND:

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

CPC APPROVED: 09/17/2025 (CAL. # 8)
CC APPROVED: 10/29/2025 (RES. # 1124)

EFFECTIVE DATE: 10/29/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
4	ISSUED FOR ULURP FILING SET - REVISION	08/27/2025
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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277 Broadway, 8th Floor, New York, NY 10007 212-462-2628
LANGAN, LLC
368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
SIGNAGE WAIVER - ELEVATIONS & CALCULATIONS

Seal: REGISTERED ARCHITECT STATE OF NEW YORK No. 026541

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-021
Date: 08/27/25
Scale: As indicated
Sheet 11 of 19

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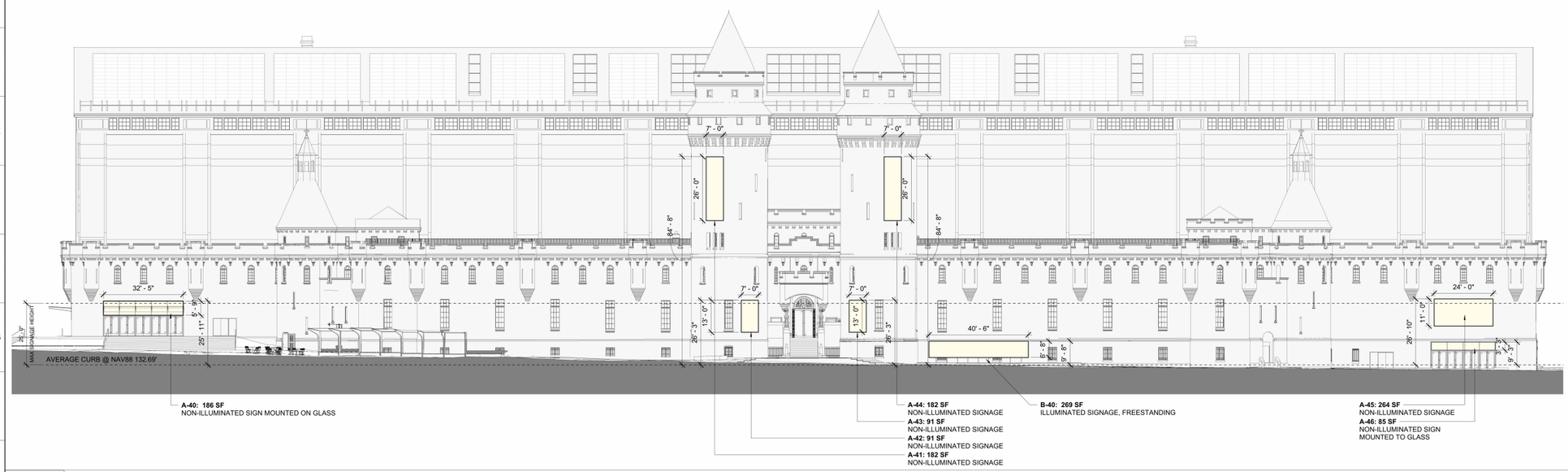

E1 SOUTH ELEVATION WITH SIGNAGE

1/16" = 1'-0"

LEGEND

0 8' 16' 32'

1/16" = 1' - 0"

GRAPHIC APPLICABLE TO ALL
NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 — ZONING DISTRICT

HT (+85.00') / HT (+80.00') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

PROPOSED SIGNAGE

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120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

CPC APPROVED: 09/17/2025 (CAL. # 8)
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368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
SIGNAGE WAIVER - ELEVATIONS & CALCULATIONS

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 08/27/25
Scale: As indicated
Drawing No.: Z-022
Sheet 12 of 19

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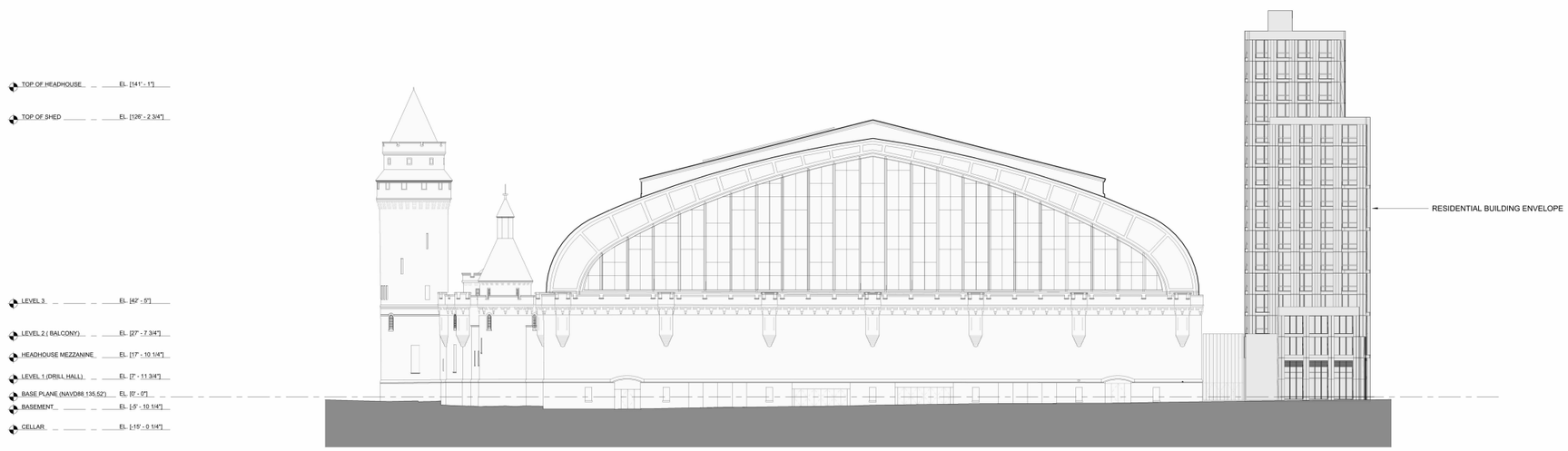
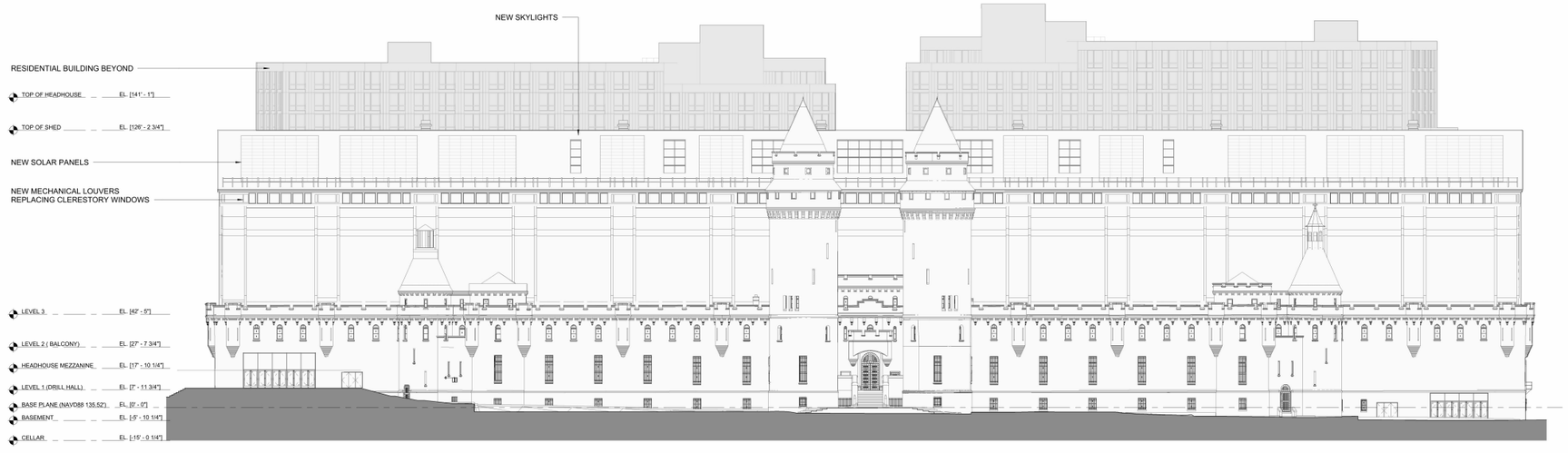


N1 EAST ELEVATION

1" = 20'-0"



E1 SOUTH ELEVATION

1" = 20'-0"

LEGEND

0 10' 20' 40'

1" = 20' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 ZONING DISTRICT

HT (+85.00') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

HT (+80.00') ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

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KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
ZONING ELEVATION

Seal: REGISTERED ARCHITECT STATE OF NEW YORK

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-023
Date: 05/16/25
Scale: As indicated
Sheet 13 of 19

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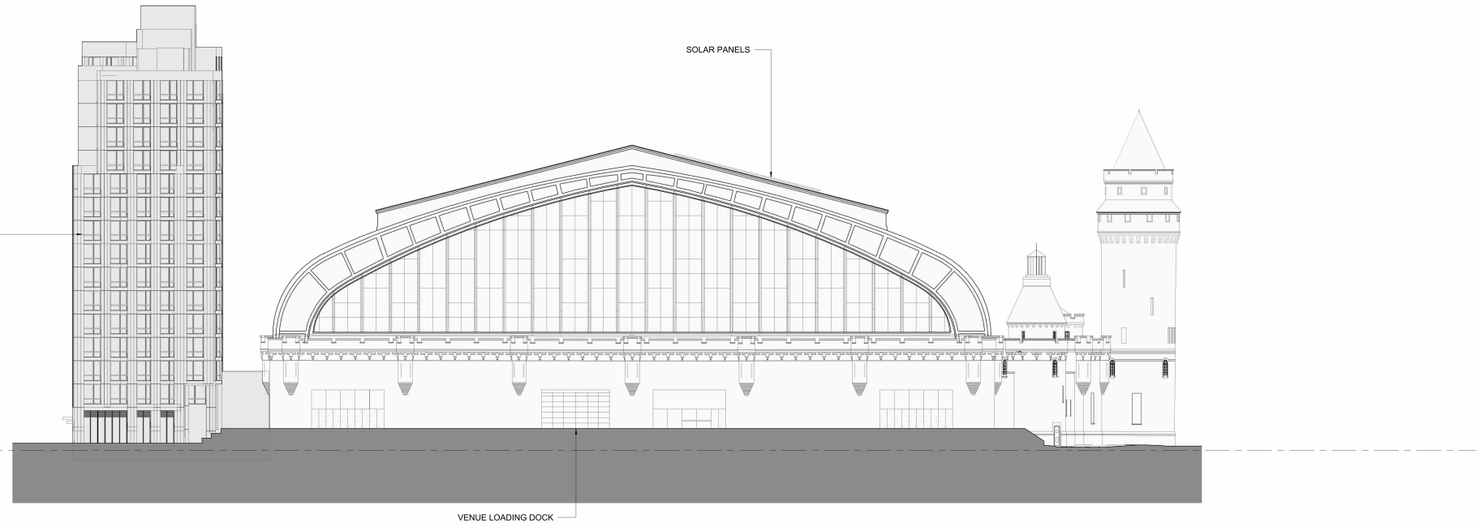
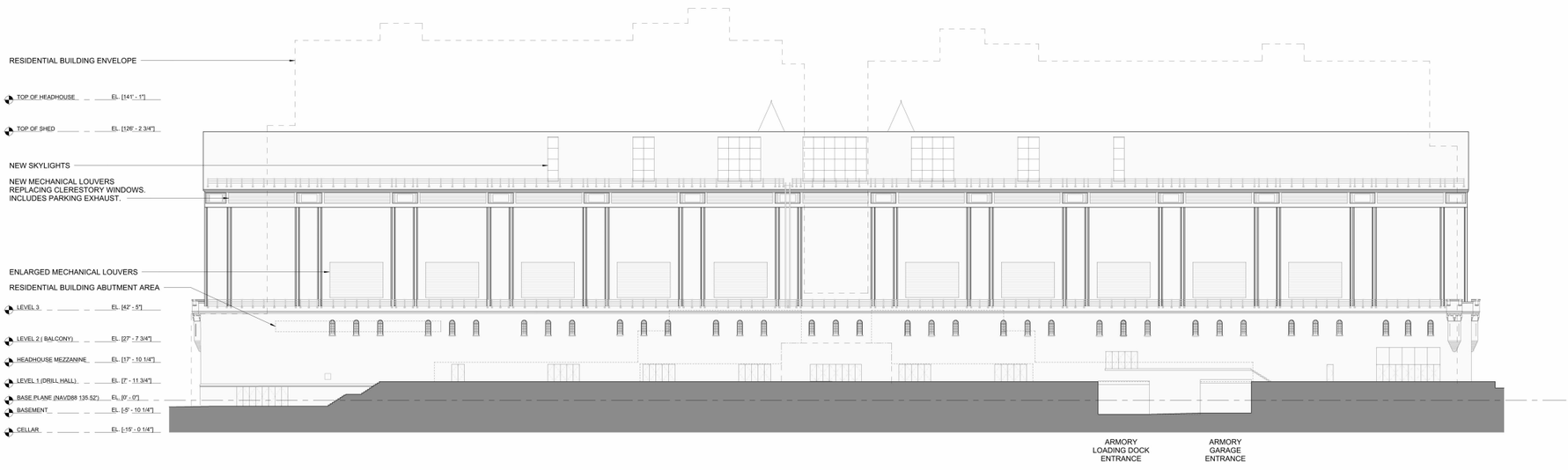


N1 WEST ELEVATION

1" = 20'-0"



E1 NORTH ELEVATION

1" = 20'-0"

LEGEND

0 10' 20' 40'

1" = 20' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 ZONING DISTRICT

HT (+85.00') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
HT (+80.00') ILLUSTRATIVE BUILDING HEIGHT

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ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

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368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
ZONING ELEVATION

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-024
Sheet 14 of 19

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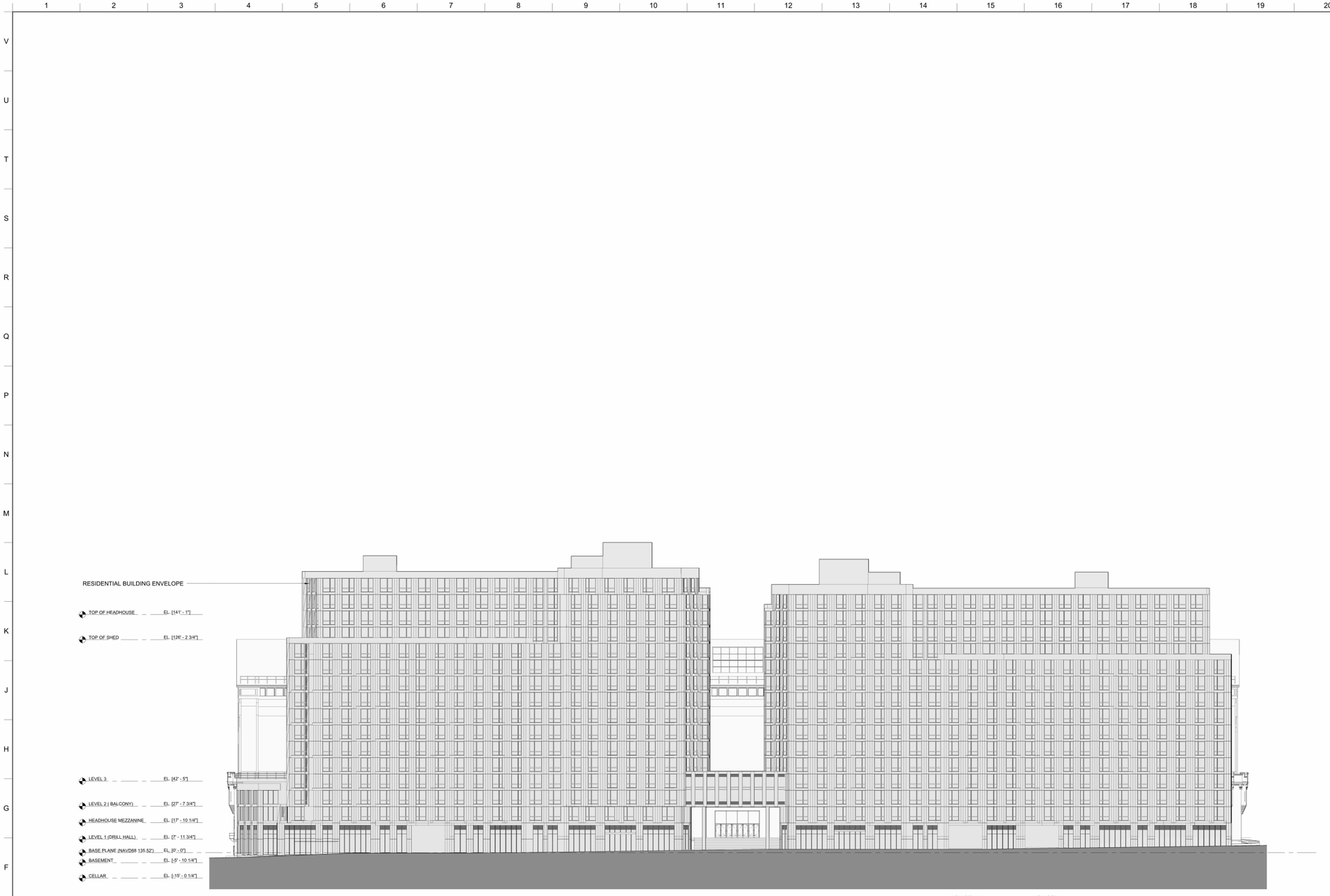

E1 NORTH ELEVATION WITH RESIDENTIAL

1" = 20'-0"

LEGEND

0 10' 20' 40'

1" = 20' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

M1-4A / R7-2 ZONING DISTRICT

HT (+85.00') PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT

HT (+80.00') ILLUSTRATIVE BUILDING HEIGHT

ZONING LOT LINE

ILLUSTRATIVE BUILDING LINE

PROPOSED MAXIMUM BUILDING ENVELOPE

AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)

EXISTING BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT

GENERAL NOTES

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2. Additional entrances for ground floor residential, community facilities, and secondary entry and egress permitted. Location of all entrances and exits are shown for illustrative purposes and subject to change.
3. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only, and may not be exact. The architect bears no responsibility for inexact information on surrounding properties.
4. All existing context building footprints are per NYC PLUTO database. Context building lines are illustrative with heights taken from Zola and Google Earth.
5. Project heights are measured from the base plan.
6. Interior Layout, location of interior partitions, and arena function are shown for illustrative purposes and are subject to change. All other uses are shown for illustrative purposes and subject to change.
7. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
8. Floor area computations – other than for arena use – for each level are provided above for informational purposes only and are subject to change.
9. All landscaping and open space improvements shown in the public right of way are subject to approval by NYC Department of Transportation.

MATERIAL KEYING LEGEND:

NO.	REVISIONS | SUBMISSIONS	DATE
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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LANGAN, LLC
368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
ZONING ELEVATION

Seal: REGISTERED ARCHITECT JOHN PAUL FXCOLLABORATIVE 030141 STATE OF NEW YORK

Drawn: Author
Date: 05/16/25
Scale: As indicated

Project No.: 25001.L00
Drawing No.:
Z-025
Sheet 15 of 19

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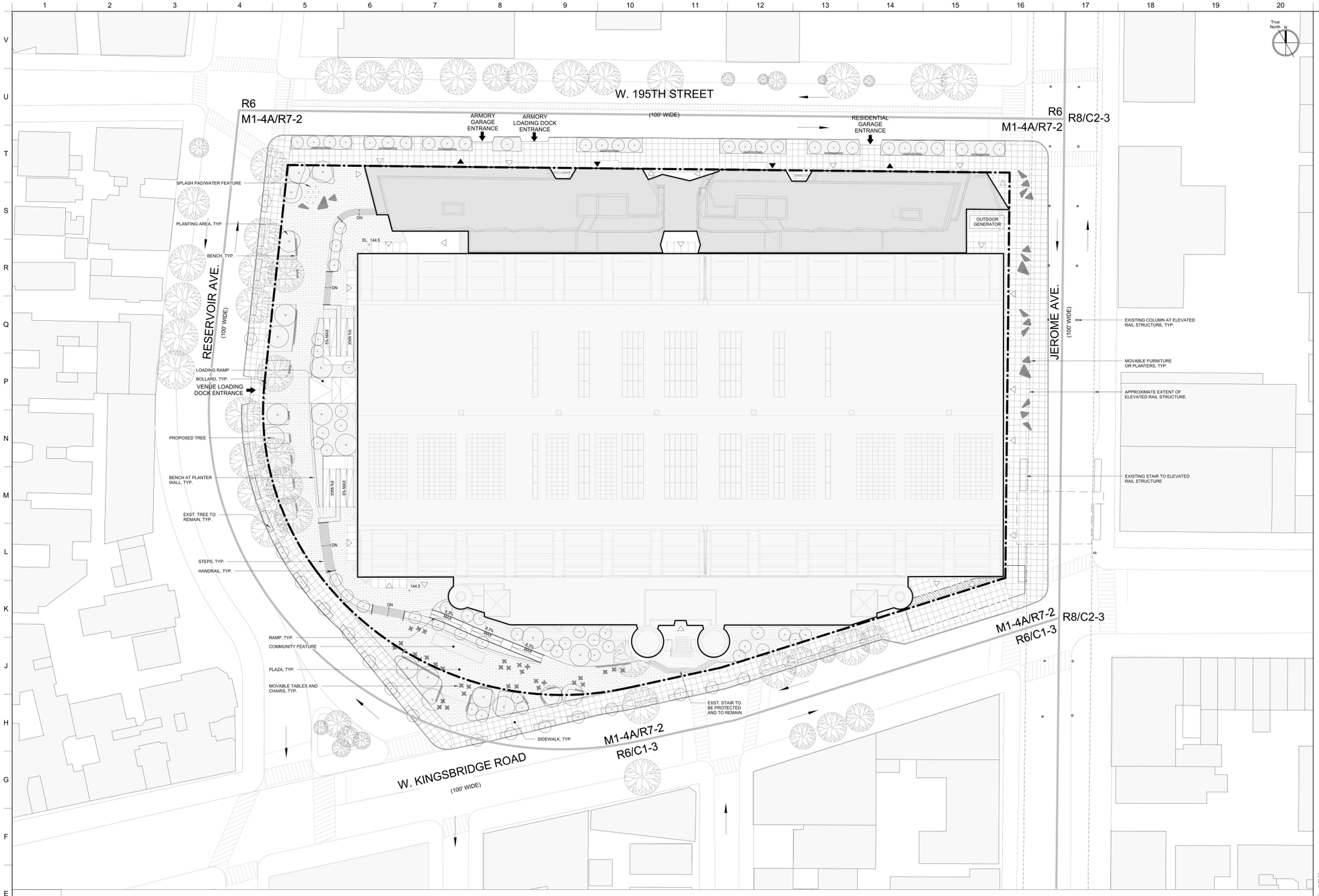

E1 OPEN SPACE PLAN

1" = 30'-0"

LEGEND

0 16' 32' 64'

1" = 30' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PLANTING AREA
- SIDWALK PAVING
- PLAZA PAVING

GENERAL NOTES

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8. Floor area computations – other than for arena use – for each level are provided above for informational purposes only and are subject to change.
9. All landscaping and open space improvements shown in the public right of way are subject to approval by NYC Department of Transportation.

MATERIAL KEYING LEGEND:

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250292 ZSX
SPECIAL PERMIT
ZR 74-182(b)

CPC APPROVED: 09/17/2025 (CAL. # 8)
CC APPROVED: 10/29/2025 (RES. # 1124)

EFFECTIVE DATE: 10/29/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
OPEN SPACE PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-026
Sheet 16 of 19

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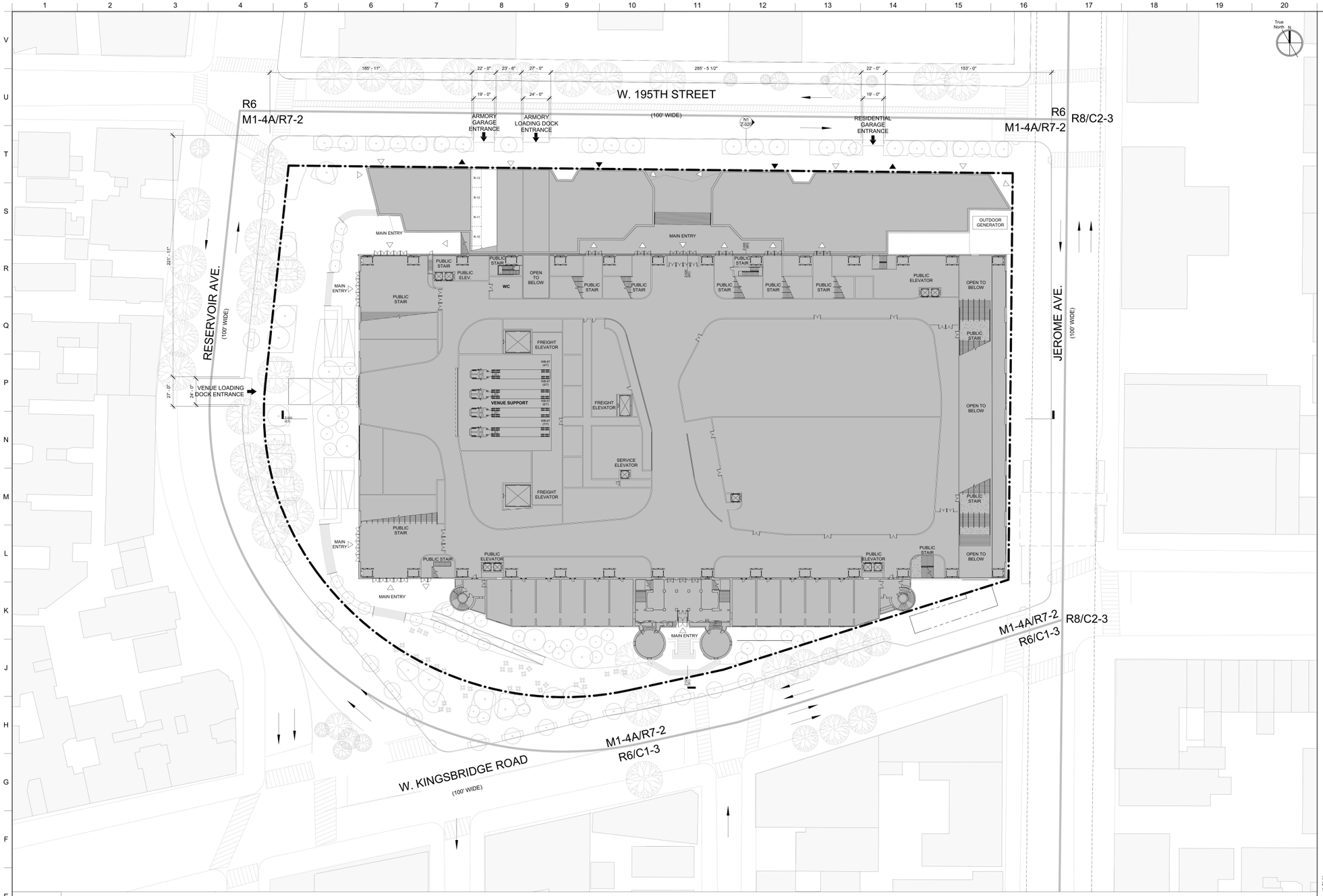

E1 PUBLIC PARKING GARAGE - GROUND FLOOR

1" = 30'-0"

LEGEND

0 8' 16' 32'

1" = 16' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA OF GARAGE SPECIAL PERMIT
- AREA NOT SUBJECT TO GARAGE SPECIAL PERMIT
- VEHICLE ENTRANCE / EXIT
- 18'-0" / 8'-6" R-00 — RESERVOIR SPACE

GENERAL NOTES

1. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only, and may not be exact. The architect bears no responsibility for inexact information on surrounding properties.
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MATERIAL KEYING LEGEND:

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250295 ZSX
SPECIAL PERMIT
ZR 74-195

CPC APPROVED: 09/17/2025 (CAL. # 7)
CC APPROVED: 10/29/2025 (RES. # 1123)

EFFECTIVE DATE: 10/29/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NO.	REVISIONS | SUBMISSIONS	DATE
3	ISSUED FOR ULURP FILING SET - REVISED	05/16/2025
2	ISSUED FOR ULURP FILING SET	04/23/2025
1	ULURP DRAFT SUBMISSION	02/28/2025

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368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-5400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE
PUBLIC PARKING GARAGE - GROUND FLOOR

Seal:

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-027
Date: 05/16/25
Scale: As indicated
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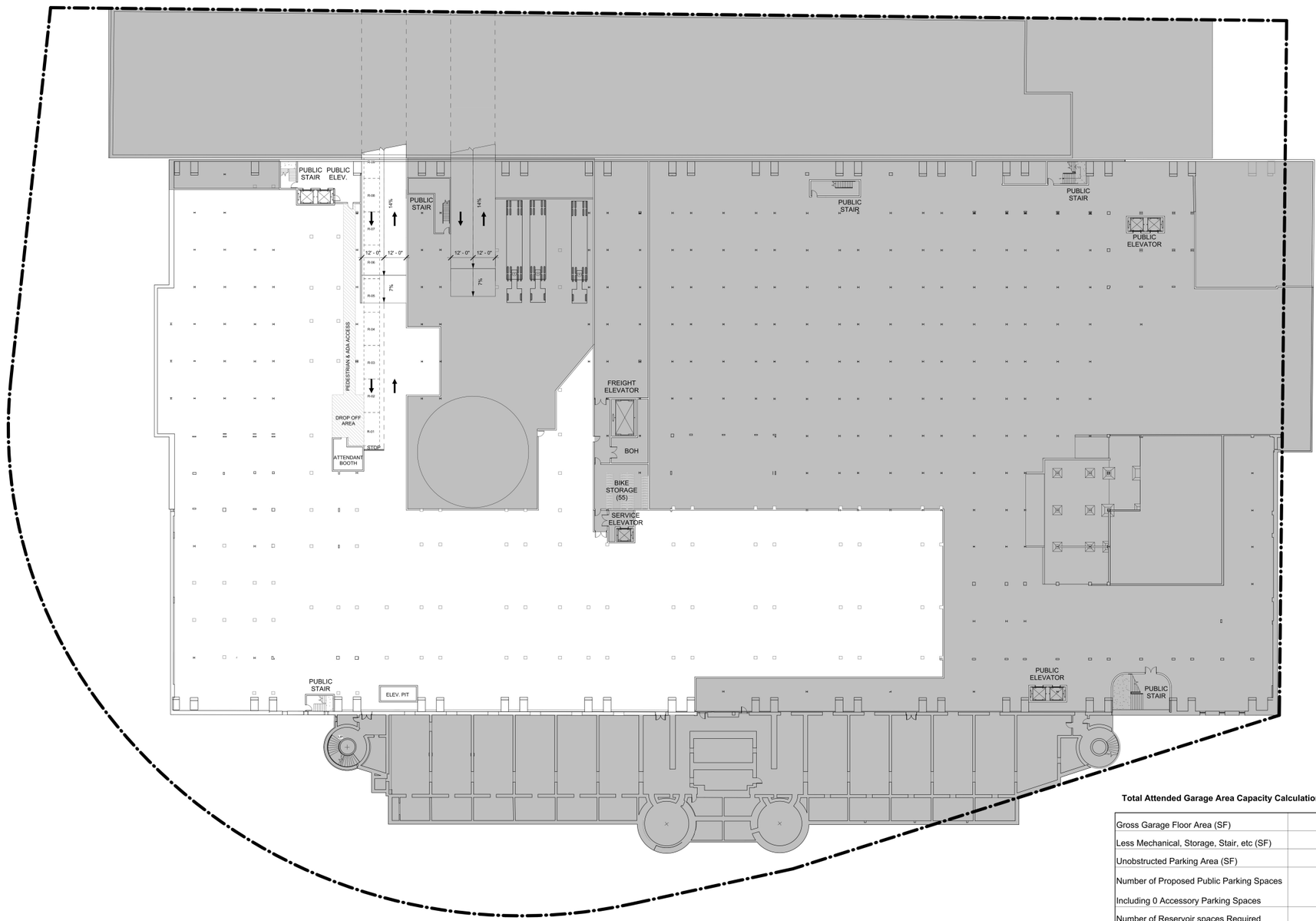

Total Attended Garage Area Capacity Calculations (Cellar Level Only)

Gross Garage Floor Area (SF)	69,868
Less Mechanical, Storage, Stair, etc (SF)	5,542
Unobstructed Parking Area (SF)	64,326
Number of Proposed Public Parking Spaces Including 0 Accessory Parking Spaces	248
Number of Reservoir spaces Required	13
Minimum Number of Bicycle Spaces...	55
Number of Bicycle Spaces Provided	55

E1 PUBLIC PARKING GARAGE - CELLAR LEVEL PLAN

1" = 20'-0"

LEGEND

0 8' 16' 32'

1" = 16' - 0"

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING ACCESS POINT
- ROAD DIRECTION
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- EXISTING SIDWALK VENT
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- VEHICLE ENTRANCE / EXIT
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GARAGE NOTES

Pedestrian Circulation

Attendant booths and car pick-up and patron waiting areas shall be located so as to provide patron security and safety enroute to and at these locations.

Pedestrian routes to and from garage access points shall be provided and be clearly posted.
These routes shall have warning devices placed at all potential pedestrian / vehicular conflict points.

Stop signs and visual and audible warning devices shall be placed at all vehicular egree points (at sidewalks).

Accessibility for the Disabled:
Garage shall conform to Local Lwa 58 of 1987 and to the Americans with Disabilities Act of 1991.

MATERIAL KEYING LEGEND:

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 250295 ZSX
SPECIAL PERMIT
ZR 74-195

CPC APPROVED: 09/17/2025 (CAL. # 7)
CC APPROVED: 10/29/2025 (RES. # 1123)

EFFECTIVE DATE: 10/29/2025

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1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
PUBLIC PARKING GARAGE - CELLAR PLAN

Seal:

Drawn: Author
Project No.: 25001.L00
Date: 05/16/25
Scale: As indicated
Drawing No.: Z-028
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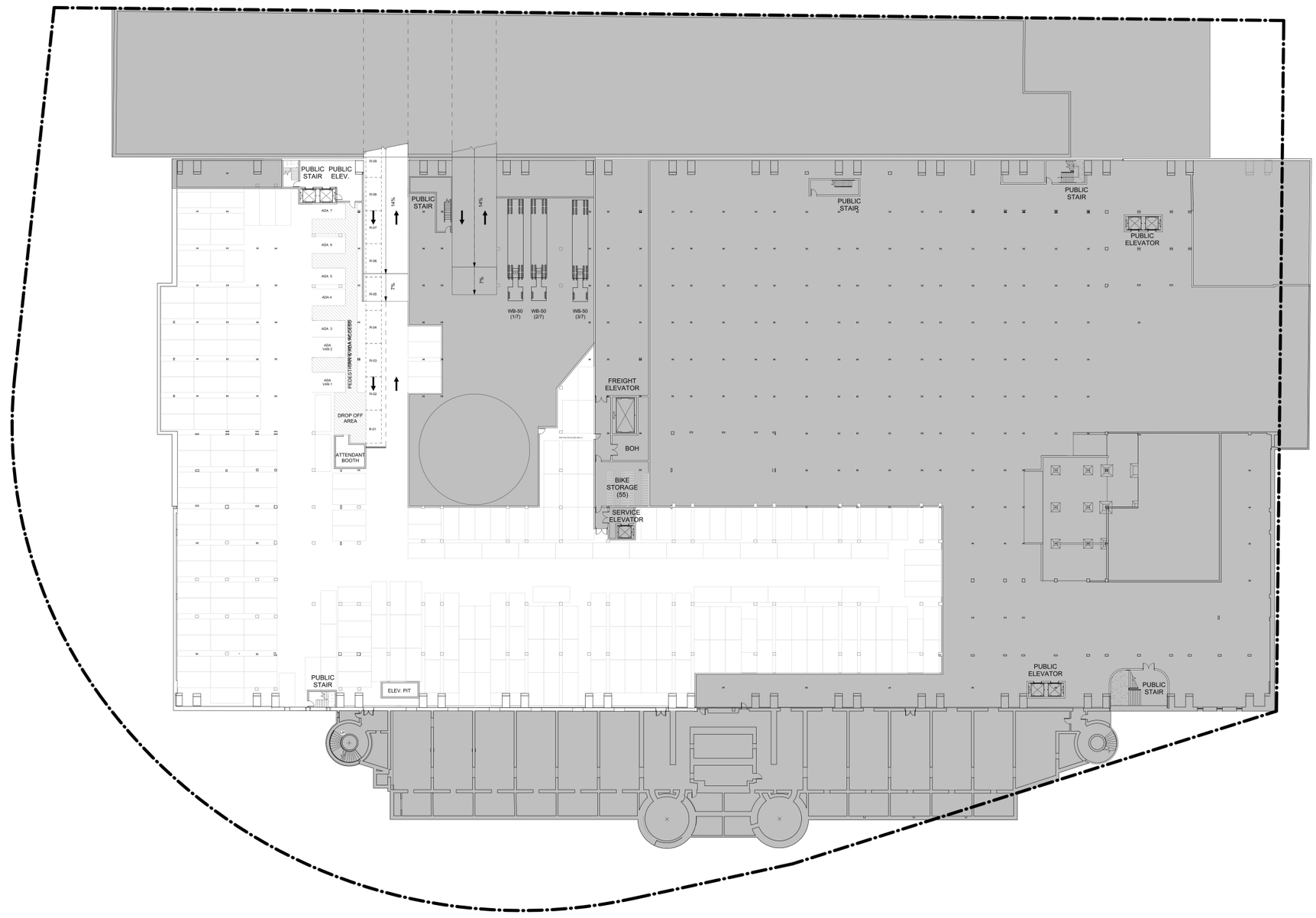

E1 PUBLIC PARKING GARAGE - CELLAR LEVEL PLAN ILLUSTR. LAYOUT

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LEGEND

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368 Ninth Avenue, 8th Floor, New York, NY 10001 212-479-6400

KINGSBRIDGE ARMORY ULURP SUBMISSION
1 WEST KINGSBRIDGE ROAD | BRONX, NY 10468

DRAWING TITLE:
PUBLIC PARKING GARAGE - CELLAR PLAN (ILLUSTRATIVE LAYOUT)

Seal: REGISTERED ARCHITECT — STATE OF NEW YORK — 039054

Drawn: Author
Project No.: 25001.L00
Drawing No.: Z-029
Date: 05/16/25
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