

LOCATION MAP

ZONING SHEET LIST	
SHEET NUMBER	SHEET NAME
Z0.00	ZONING COVER SHEET
SU1	SURVEY 1/2
SU2	SURVEY 2/2
Z0.02	LSGD ZONING ANALYSIS
Z1.00	LSGD PLAN AND ZONING LOT SITE PLAN
Z1.01	LSGD GROUND FLOOR PLAN
Z1.02	LSGD WAIVER PLAN
Z2.00	ILLUSTRATIVE PARKING FLOOR PLANS
Z3.01	LSGD SECTIONS
Z3.02	LSGD SECTIONS
Z3.03	LSGD SECTIONS - ELEVATIONS
Z4.00	ELEVATIONS
Z6.00	DESIGN GUIDELINES
Z6.01	DESIGN GUIDELINES
Z6.02	DESIGN GUIDELINES
Z6.03	DESIGN GUIDELINES
Z7.01	NEIGHBORHOOD CHARACTER DIAGRAM

Grand total: 17

WAKEFIELD VILLAGE

WEBSTER LEASING LLC - JOY CONSTRUCTION CORPORATION - BEST DEVELOPMENT GROUP LLC

WAKEFIELD / 241ST STREET

WAKEFIELD / 241ST STREET



PERSPECTIVE RENDERING OF PROJECT

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PHASE

REVISIONS

NO	DATE	DESCRIPTION
4	04/20/2026	FLUA SET UPDATE
3	01/17/2025	DLUA SET UPDATE
2	10/03/2023	LUA SET UPDATE
1	07/02/2021	LUA SET UPDATE

PROJECT NAME:
WAKEFIELD VILLAGE

PROJECT ADDRESS:
WAKEFIELD / 241ST STREET

PROJECT NUMBER:
20160031

DRAWING TITLE:
ZONING COVER SHEET

SCALE:
DRAWN BY: **Author**
DATE: **APR 20, 2026**
CHECKED BY: **Checker**

DRAWING NUMBER:
Z0.00

5/7/2026 4:25:35 PM Autodesk Docs://20160031-Bronx Housing/20160031 - Bronx Housing Master.rvt

SCHEDULE A

PARCEL 1 (BLOCK 5064 LOT 78) AND PARCEL 3 (BLOCK 6312 LOT 1):

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING PARTLY IN THE BOROUGH OF BRONX, COUNTY OF BRONX, CITY AND STATE OF NEW YORK AND PARTLY IN THE CITY OF YONKERS, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF EAST 241ST STREET, DISTANT NORTHWESTERLY 294.47 FEET AS MEASURED ALONG THE SAME FROM ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF BULLARD AVENUE; RUNNING THENCE SOUTHWESTERLY ALONG A LINE WHICH ON ITS NORTHWESTERLY SIDE MAKES AN ANGLE OF 89° 02' 53" WITH THE SAID SOUTHWESTERLY LINE OF EAST 241ST STREET, 1,301.46 FEET;

THENCE NORTHWESTERLY ALONG A LINE WHICH ON ITS NORTHEASTERLY SIDE MAKES AN ANGLE OF 90° 04' 20" WITH THE LAST PRECEDING COURSE, 42.97 FEET;

THENCE NORTHEASTERLY ALONG A LINE WHICH ON ITS SOUTHEASTERLY SIDE MAKES AN ANGLE OF 89° 58' 17" WITH THE LAST PRECEDING COURSE, 593.80 FEET;

THENCE NORTHEASTERLY ALONG A LINE WHICH ON ITS SOUTHEASTERLY SIDE MAKES AN ANGLE OF 18° 24' 00" WITH THE LAST PRECEDING COURSE, 714.26 FEET TO THE SAID SOUTHEASTERLY LINE OF EAST 241ST STREET;

THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF EAST 241ST STREET, 162.48 FEET TO THE POINT OR PLACE OF BEGINNING.

LESS SUCH PROPERTY WHICH MAY HAVE BEEN APPROPRIATED BY THE STATE OF NEW YORK BY NOTICES OF APPROPRIATION BY THE STATE OF NEW YORK RECORDED NOVEMBER 26, 1982 IN REEL 489, PAGE 1346 AND RECORDED NOVEMEBER 6, 1981 IN REEL 458 PAGE 688.

PARCEL 2 (BLOCK 5064 LOT 85):

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BRONX, COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF EAST 241ST STREET (50 FEET WIDE) DISTANT 144.29 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 241ST STREET AND THE WESTERLY SIDE OF BULLARD AVENUE (50 FEET WIDE) AS SHOWN ON THE FINAL MAPS;

RUNNING THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF EAST 241ST STREET 69.17 FEET TO THE EASTERLY LINE OF LAND OF THE NEW YORK AND HARLEM RAILROAD COMPANY; THE FOLLOWING SIX (6) COURSES AND DISTANCES BEING ALONG THE EASTERLY LINES OF LAND OF SAID RAILROAD COMPANY:

THENCE SOUTHERLY ON A LINE FORMING AN ANGLE OF 83° 43' 00" ON ITS EASTERLY SIDE, WITH THE SOUTHERLY SIDE OF EAST 241ST STREET, 35.40 FEET;

THENCE STILL SOUTHERLY ON A LINE FORMING AN ANGLE OF 180° 28' 42" ON ITS EASTERLY SIDE WITH THE LAST MENTIONED LINE, 20.05 FEET;

THENCE STILL SOUTHERLY ON A LINE FORMING AN ANGLE OF 193° 03' 28" ON ITS EASTERLY SIDE WITH THE LAST MENTIONED LINE, 78.75 FEET;

THENCE STILL SOUTHERLY ON A LINE FORMING AN ANGLE OF 177° 34' 58" ON ITS EASTERLY SIDE WITH THE LAST MENTIONED LINE 112.30 FEET;

THENCE STILL SOUTHERLY ON A LINE FORMING AN ANGLE OF 176° 13' 02" ON ITS EASTERLY SIDE WITH THE LAST MENTIONED LINE, 133.52 FEET;

THENCE STILL SOUTHERLY ON A LINE FORMING AN ANGLE OF 179° 55' 20" ON ITS EASTERLY SIDE WITH THE LAST MENTIONED LINE, 608.60 FEET;

THE FOLLOWING THREE (3) COURSES AND DISTANCES BEING BY REMAINING LAND NOW OR FORMERLY OF PENN CENTRAL TRANSPORTATION COMPANY:

THENCE EASTERLY ALONG A LINE DRAWN AT RIGHT ANGLES TO THE LAST MENTIONED LINE 51.15 FEET;

THENCE NORTHERLY ON AN ARC WITH A RADIUS OF 14709.00 FEET, A CENTRAL ANGLE OF 2° 26' 54", THE ARC DISTANCE OF 628.52 FEET, TO A POINT OF TANGENT;

THENCE STILL NORTHERLY 360.00 FEET TO THE POINT OR PLACE OF BEGINNING.

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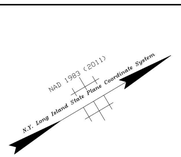
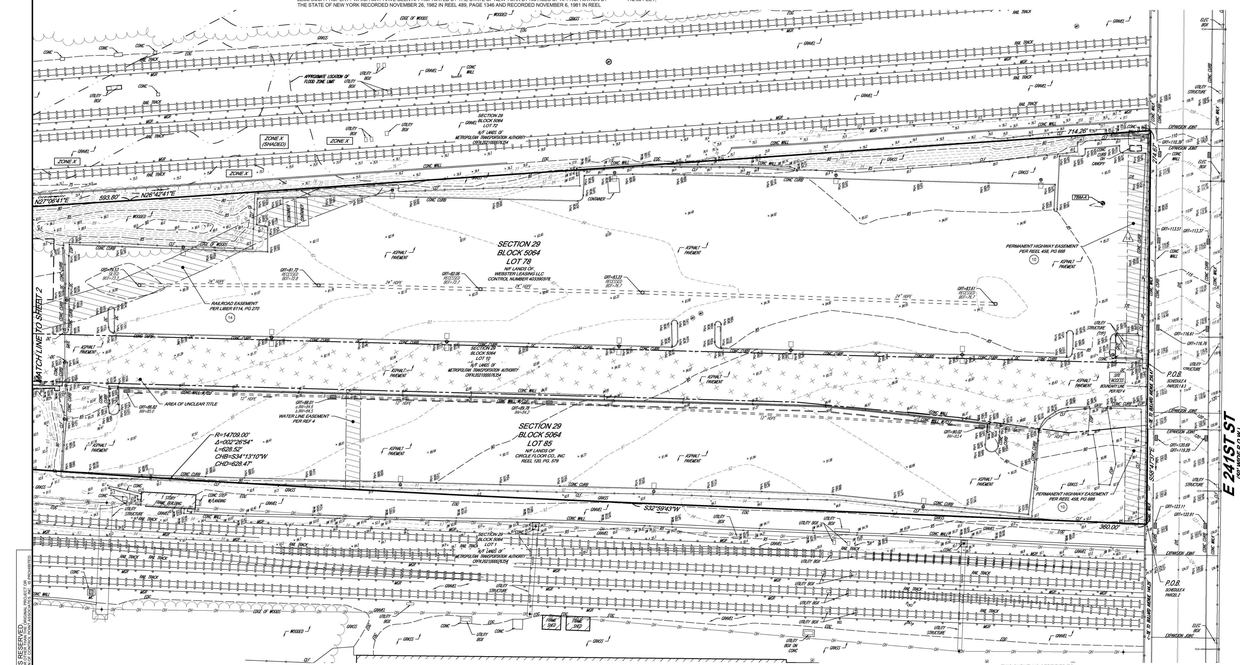
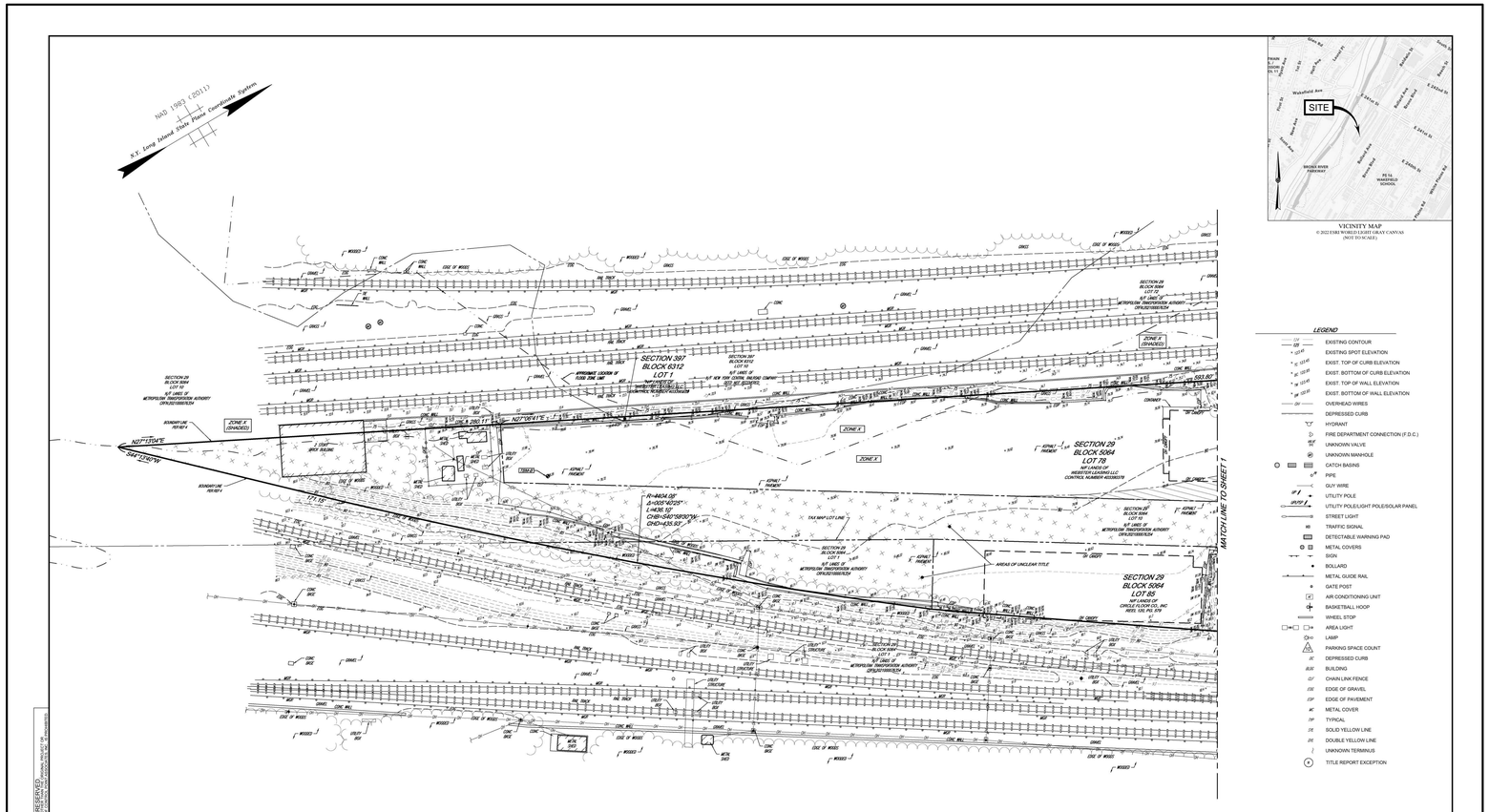



SECTION 29
BLOCK 5064
LOT 78
NF LANDS OF
WEBSTER LEASING LLC
CONTROL NUMBER 0555360/378
SECTION 29
BLOCK 5064
LOT 95
NF LANDS OF
CIRCLE FLOOR CO., INC
RESL 320, PG 379
SECTION 29
BLOCK 5064
LOT 1
NF LANDS OF
METROPOLITAN TRANSPORTATION AUTHORITY
OR NEW YORK CITY TRANSIT AUTHORITY
SECTION 29
BLOCK 5064
LOT 85
NF LANDS OF
PENN CENTRAL TRANSPORTATION COMPAN



VICINITY MAP
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(NOT TO SCALE)

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. BOTTOM OF CURB ELEVATION
- EXIST. TOP OF WALL ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- OVERHEAD WIRES
- DEPRESSED CURB
- HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- UNKNOWN VALVE
- UNKNOWN MANHOLE
- CATCH BASINS
- PIPE
- GUY WIRE
- UTILITY POLE
- UTILITY POLE/LIGHT POLE/SOLAR PANEL
- STREET LIGHT
- TRAFFIC SIGNAL
- DETECTABLE WARNING PAD
- METAL COVERS
- SIGN
- BOLLARD
- METAL GUIDE RAIL
- GATE POST
- AIR CONDITIONING UNIT
- BASKETBALL HOOP
- WHEEL STOP
- AREA LIGHT
- LAMP
- PARKING SPACE COUNT
- DEPRESSED CURB
- BUILDING
- CHAIN LINK FENCE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- METAL COVER
- TYPICAL
- SOLID YELLOW LINE
- DOUBLE YELLOW LINE
- UNKNOWN TERMINUS
- TITLE REPORT EXCEPTION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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NATIONAL GRANITE TITLE RESEARCH, INC.

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SEAL

JAMES C. WEED
NEW YORK PROFESSIONAL LAND SURVEYOR #050765-1

03-31-2026
DATE

FIELD DATE	03-11-2026
FIELD BOOK NO.	26-03
FIELD BOOK PG.	34
FIELD CREW	BB/SR/UAV
DRAWN	PRV/JJW
REVIEWED	JCW

ALTA/NSPS LAND TITLE SURVEY
WAKEFIELD VILLAGE
E 241ST & BULLARD AVENUE, LOTS 78, 85 & 10, BLOCK 5064
BOROUGH & COUNTY OF THE BRONX, CITY AND STATE OF NEW YORK
58 BRONX RIVER ROAD, LOT 1, BLOCK 6312, CITY OF YONKERS,
WESTCHESTER COUNTY, STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC.
70 UNDERPECK'S CREEK BOULEVARD, SUITE 100
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NEW JERSEY 856.848.8899
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CONNECTICUT 203.271.1773
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RHODE ISLAND 401.648.8178
WASHINGTON, DC 202.559.0137
PENNSYLVANIA 610.227.0104
NEW JERSEY 973.313.1929
NEW JERSEY 732.797.1996
NEW JERSEY 609.250.0183
FLORIDA 954.603.0033
TEXAS 512.900.3183
GEORGIA 678.514.6625

APPROVED	DATE	SCALE	FILE NO.	SHEET
JCW	03-31-2026	1" = 30'	01-260041-00	2 OF 2

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PHASE

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME
WAKEFIELD VILLAGE

PROJECT ADDRESS
WAKEFIELD / 241ST STREET

PROJECT NUMBER
20160031

DRAWING TITLE
SURVEY 2/2

SCALE:	DRAWN BY:
	Author
DATE:	CHECKED BY:
APR 20, 2026	Checker

DRAWING NUMBER
SU2

Autodesk Docs://20160031-Bronx Housing/20160031- Bronx Housing Master.rvt
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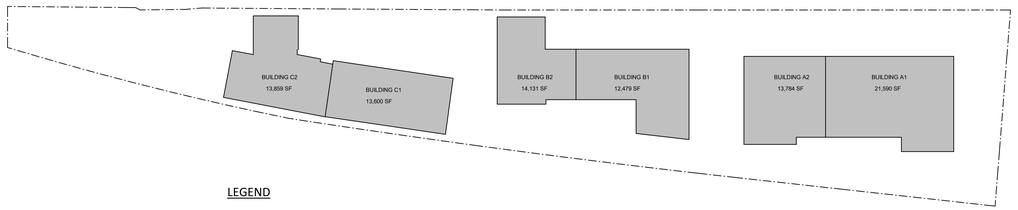
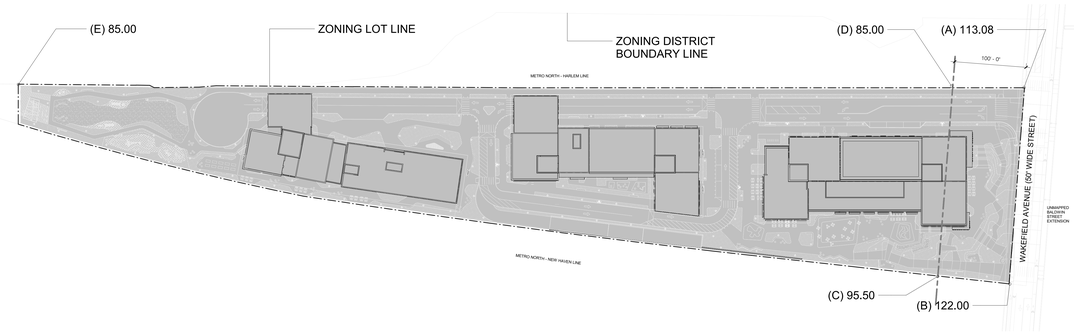


LOT COVERAGE WAIVER DIAGRAM
1" = 60'-0"



1 BASE PLANE CALCULATION DIAGRAM
1" = 60'-0"

Z.R.	RESIDENTIAL	PERMITTED/REQUIRED	PROPOSED	NOTES
	Zoning District	**R7-1/C2-4**	**R7-1/C2-4**	
12-10	Large Scale General Development (LSGD)	Min. 1.5 acres	5.96 acres 259,512 sqft.	Complies
22-10	Use	UG I, UG II, UG III, UG IV, UG VI(C)	UG II, UG III, UG IV	Complies
32-10		UG I&II, UG III, UG IV, UG V, UGVI(A), UGVI(B), UGVI(C), UG VII, UG VIII, UG IX, UG XIV	UGVI(A), UGVI(B), UGVI(C), IX(C)	Complies
	FAR			
23-22	Residential*	5.01	3.82	Complies
33-121	Community Facility	4.80	0.07	Complies
33-121	Commercial	2.00	0.11	Complies
	Max FAR	5.01	3.82	Complies
23-22	**Floor Area**			
	Residential*	1,304,549 sqft.	992,621 sqft.	Complies per Zoning w. Quality Housing and Inclusionary Housing Provisions
	Community Facility	1,249,867 sqft.	17,400 sqft.	Complies
	Commercial	520,778 sqft.	27,868 sqft.	Complies
	Max Floor Area	1,304,549 Max.	1,037,889 sqft.	Complies
	Lot Coverage			
23-362	Interior Lot	50% on large sites 130,195	89,443/259,512 = 34.5%	Complies
	Yard Regulations			
35-51	Front	Not Req.	None	Complies
35-52	Side	Not Req. or 5 ft. minimum	8 ft.	Complies
35-53	Rear	Not Req.	None	Complies
35-632	**Height Regulations**			*w. Qualifying Ground Floor*
23-433	Initial Setback	10' on Wide Street 15' on Narrow Street	N/A N/A	
23-432	Max. Base Height	75'-0"	N/A	
23-434	Max. Building Height	155'-0"	171'-0" (13 STORIES) to 241'-0" (20 STORIES)	Waiver is requested pursuant to ZR 74-743
	Parking			
	Required Parking			
25-12 25-241 25-212 36-12	Qualifying Affordable Housing Units	Not Req. / 200 Max. Permitted	0 spaces	Complies
36-21	Community Facility	1 per 1,000 sf of 17,254 sf = 18 spaces	0 spaces	Complies
36-21	Commercial	1 per 1,000 sf of 28,107 sf = 29 spaces	0 spaces	Complies
	Public Parking Garage			
	Public Parking Garage	150 Max. Permitted	Proposed in a single two-story Garage: 376 Spaces at Garage Grade 345 Spaces at Garage Mezzanine 721 spaces total	Waiver is requested pursuant to ZR 74-194
	Curb Cuts			
25-63				
36-53	Location	Not less than 50' from intersection	N/A	Complies
	Off-Street Loading			
25-72				
25-621	Residential	None Req.	None	Complies
25-72	Community Facility	None Req.	None	Complies
25-72	Commercial	None Req.	1	Complies
26-41	**Tree Planting**			
26-41 26-42	Required Planting Strips and Trees	Plating Strips along entire street curb and 1 tree per 25 feet of frontage 274'-6"/25 = 11 trees req.	To be provided off-site pursuant to 26-41(b)	Complies

*Values listed are for *#qualifying affordable housing#* (RF-1)

ZONING SITE DATA	
Address	TBD
Borough	Bronx
Block and Lot	Block 5064, Lots 78, 85, p/o 10, p/o 1
Proposed Zoning District	R7-1/C2-4
Zoning Map	2a
Community District	12
Outside Manhattan Core	Yes
Wide Streets	N/A
Narrow Streets	241st Wakefield Ave.
Frontage - Total	274.50
on Wakefield Ave.	274.50
Lot Type	Interior
Zoning Lot Area (SF)	259,512
LSGD Area (SF)	259,512

FLOOR AREA SCHEDULE

	ZONING FLOOR AREA (ZFA)			
	RESIDENTIAL	RETAIL/COMMERCIAL	COMMUNITY	TOTAL
BUILDING A1	199,598	17,800		217,398
BUILDING A2	176,946	5,310		182,256
BUILDING B1	140,576	4,758	3,041	148,375
BUILDING B2	229,387		8,468	237,855
BUILDING C1	68,800		5,891	74,691
BUILDING C2	177,314			177,314
TOTAL	992,621	27,868	17,400	1,037,889

ACTIONS NECESSARY TO FACILITATE DEVELOPMENT

1. Zoning Text Amendment to establish an MIH area.
2. Special Permit pursuant to 74-743 to waive lot coverage and height requirements.
3. Special Permit pursuant to 74-194 to allow permitted parking above 150 spaces.

BASE PLANE CALCULATIONS

POINT GRADE						
PLATFORM Within 100' from Wakefield Ave.					LOT COVER	WEIGHTED AVG.
A	113.08		A+B/2	117.54		
B	122.00		AVG.	117.54	12.00%	14.10
PLATFORM Beyond 100' from Wakefield Ave.					LOT COVER	WEIGHTED AVG.
C	95.5		C+D/2	90.25		
D	85		D+E/2	85		
E	85		AVG.	87.63	88.00%	77.11
					TOTAL	91.21

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3	01/17/2025	DLUA SET UPDATE
2	10/03/2023	LUA SET UPDATE
1	07/02/2021	LUA SET UPDATE

PROJECT NAME
WAKEFIELD VILLAGE

PROJECT ADDRESS
WAKEFIELD / 241ST STREET

PROJECT NUMBER
20160031

DRAWING TITLE
LSGD ZONING ANALYSIS

SCALE: **As indicated**
DRAWN BY: **Author**
DATE: **APR 20, 2026**
CHECKED BY: **Checker**

DRAWING NUMBER
Z0.02

Autodesk Docs://20160031-Bronx Housing/20160031- Bronx Housing Master.rvt
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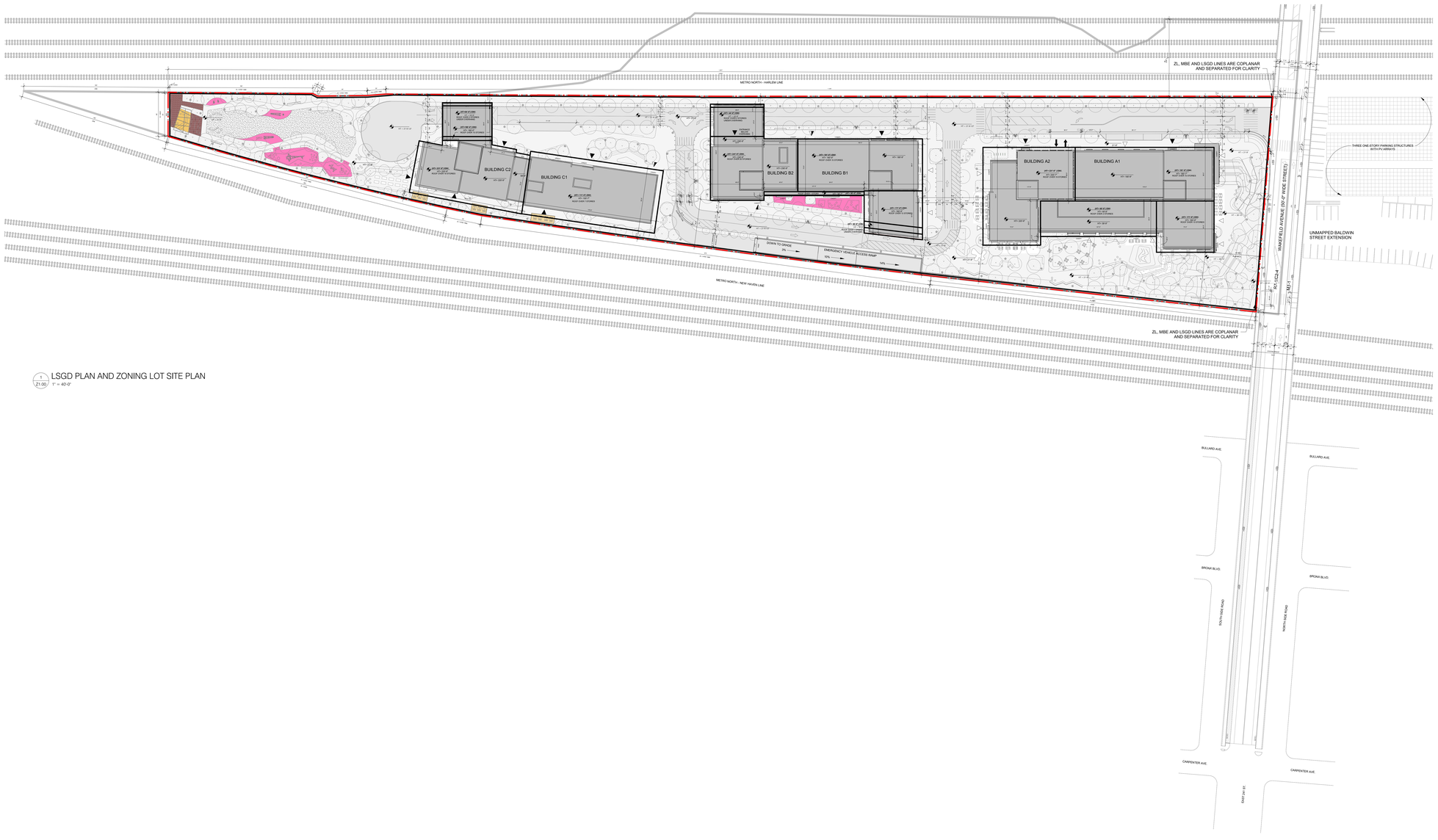


1 Z1.00 LSGD PLAN AND ZONING LOT SITE PLAN
1" = 40'-0"

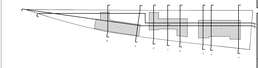
LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- VEHICLE ENTRANCE / EXIT
- R7-1 / C2-4 — ZONING DISTRICT
- 7 / 3B / 15 / 60' — # STORIES / # STORIES W/ BASEMENT / # STORIES W/ STORE / BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- LARGE SCALE BOUNDARY
- PROPOSED NEW STREET TREE
- WOOD DECK
- WOOD DECK WITH TRELLIS
- PLAY SURFACE
- PLANTING
- LAWN
- BENCH
- CAFE/PUBLIC SEATING
- PLAY STRUCTURES
- ENTRY SIGN
- STREET LIGHT POLE
- FIRE HYDRANT
- CB — EXISTING CATCH BASIN AT BRIDGE
- EXISTING BRIDGE STRUCTURE AT GRADE
- PROP. MAX. BLDG. ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED BUILDING FOOTPRINT
- BUILDING FOOTPRINT ABOVE
- HEIGHT WAIVER

ABBREVIATIONS

SW	SIDE WALK	ZL	ZONING LOT LINE
DL	DRIVE LANE	ZDB	ZONING DISTRICT BOUNDARY
BL	BIKE LANE	R	RESERVOIR PARKING SPACE
PLT	PLANTING		
STR	STRIPING		
DOL	DROP-OFF LANE		
MBE	MAX. BUILDING ENVELOPE		

KEY PLAN



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NO	DATE	DESCRIPTION
4	04/20/2026	FLUA SET UPDATE
3	01/17/2025	DLUA SET UPDATE
2	10/03/2023	LUA SET UPDATE
1	07/02/2021	LUA SET UPDATE

PROJECT NAME:
WAKEFIELD VILLAGE

PROJECT ADDRESS:
WAKEFIELD / 241ST STREET

PROJECT NUMBER:
20160031

DRAWING TITLE:
LSGD PLAN AND ZONING LOT SITE PLAN

SCALE: **As indicated**
DRAWN BY: **Author**
DATE: **APR 20, 2026**
CHECKED BY: **Checker**
DRAWING NUMBER:
Z1.00

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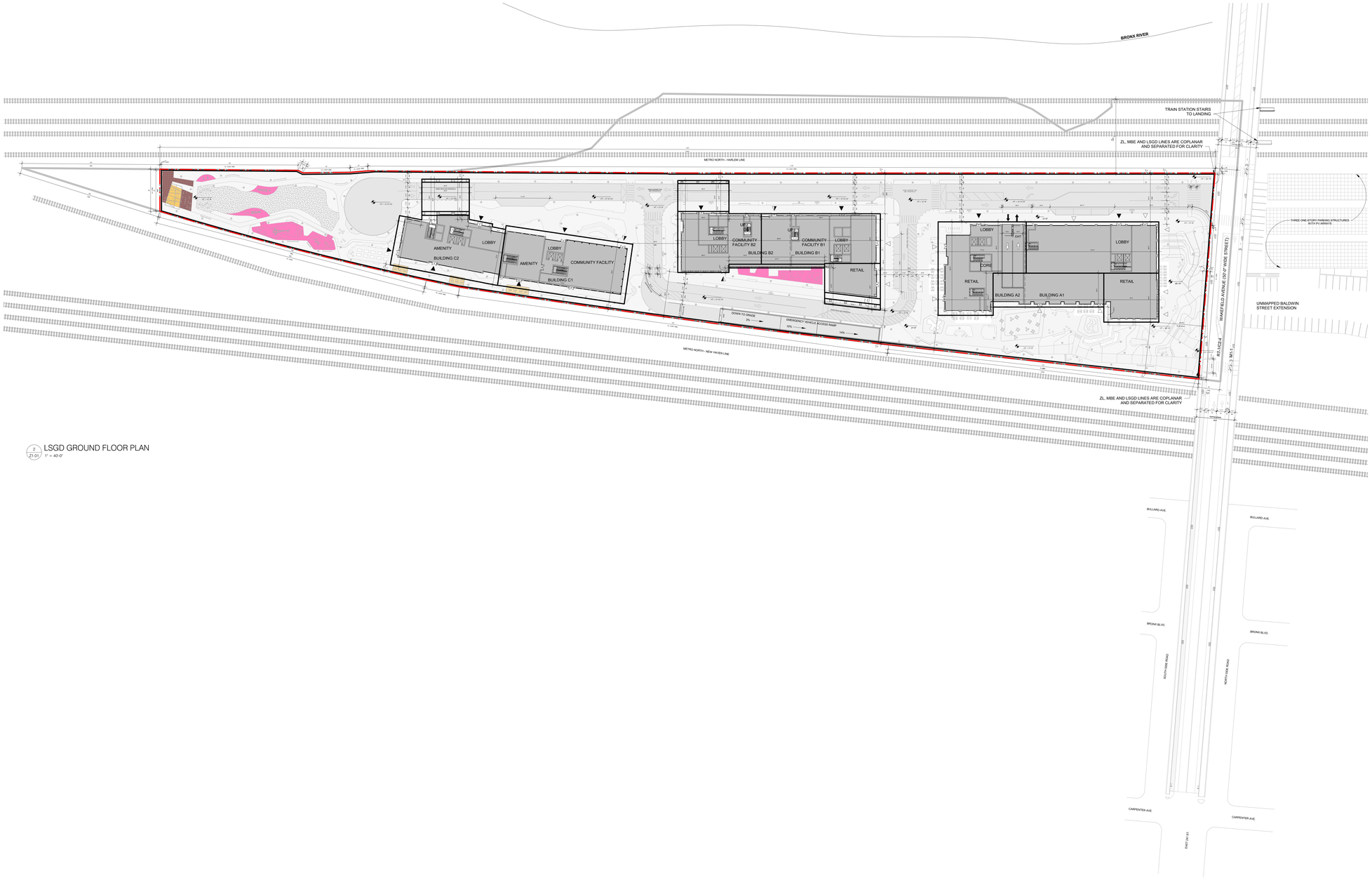


2 / Z1.01 LSGD GROUND FLOOR PLAN
1" = 40'-0"

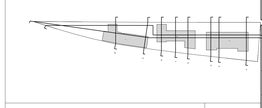
LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- VEHICLE ENTRANCE / EXIT
- R7-1 / C2-4 — ZONING DISTRICT
- 7 / 38 / 13 / 60' — # STORIES / # STORIES W/ BASEMENT / # STORIES W/ STORE / BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- LARGE SCALE BOUNDARY
- PROPOSED NEW STREET TREE
- WOOD DECK
- WOOD DECK WITH TRELLIS
- PLAY SURFACE
- PLANTING
- LAWN
- BENCH
- CAFE/PUBLIC SEATING
- PLAY STRUCTURES
- ENTRY SIGN
- STREET LIGHT POLE
- FIRE HYDRANT
- CB — EXISTING CATCH BASIN AT BRIDGE
- EXISTING BRIDGE STRUCTURE AT GRADE
- PROP. MAX. BLDG. ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED BUILDING FOOTPRINT
- BUILDING FOOTPRINT ABOVE
- HEIGHT WAIVER

ABBREVIATIONS

SW	SIDE WALK	ZL	ZONING LOT LINE
DL	DRIVE LANE	ZDB	ZONING DISTRICT BOUNDARY
BL	BIKE LANE	R	RESERVOIR PARKING SPACE
PLT	PLANTING		
STR	STRIPING		
DOL	DROP-OFF LANE		
MBE	MAX. BUILDING ENVELOPE		

KEY PLAN



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1	07/02/2021	LUA SET UPDATE

PROJECT NAME:
WAKEFIELD VILLAGE

PROJECT ADDRESS:
WAKEFIELD / 241ST STREET

PROJECT NUMBER
20160031

DRAWING TITLE
LSGD GROUND FLOOR PLAN

SCALE	DRAWN BY
As Indicated	Author
DATE	CHECKED BY
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DRAWING NUMBER:
Z1.01

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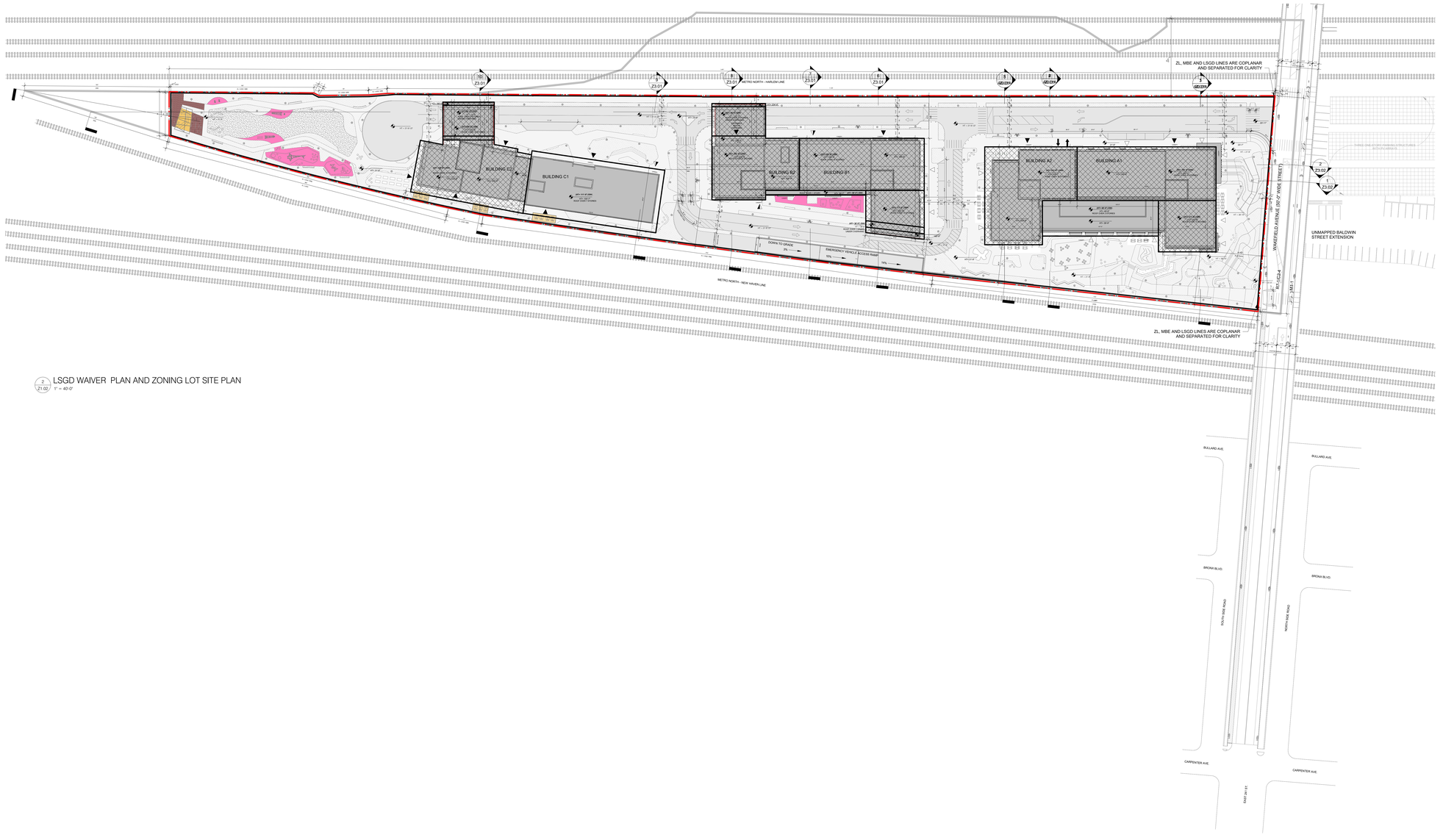

2 LSGD WAIVER PLAN AND ZONING LOT SITE PLAN
Z1.02 1" = 40'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- VEHICLE ENTRANCE / EXIT
- R7-1 / C2-4 — ZONING DISTRICT
- 7 / 2B / 1S — # STORIES / # STORIES W/ BASEMENT / # STORIES W/ STORE
- 60' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- LARGE SCALE BOUNDARY
- PROPOSED NEW STREET TREE
- WOOD DECK
- WOOD DECK WITH TRELLIS
- PLAY SURFACE
- PLANTING
- LAWN
- BENCH
- CAFE/PUBLIC SEATING
- PLAY STRUCTURES
- ENTRY SIGN
- STREET LIGHT POLE
- FIRE HYDRANT
- CB — EXISTING CATCH BASIN AT BRIDGE
- EXISTING BRIDGE STRUCTURE AT GRADE
- PROP. MAX. BLDG. ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED BUILDING FOOTPRINT
- BUILDING FOOTPRINT ABOVE
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ABBREVIATIONS

SW	SIDE WALK	ZL	ZONING LOT LINE
DL	DRIVE LANE	ZDB	ZONING DISTRICT BOUNDARY
BL	BIKE LANE	R	RESERVOIR PARKING SPACE
PLT	PLANTING		
STR	STRIPING		
DOL	DROP-OFF LANE		
MBE	MAX. BUILDING ENVELOPE		

KEY PLAN

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2	10/03/2023	LUA SET UPDATE
1	07/02/2021	LUA SET UPDATE

PROJECT NAME:
WAKEFIELD VILLAGE

PROJECT ADDRESS:
WAKEFIELD / 241ST STREET

PROJECT NUMBER:
20160031

DRAWING TITLE:
LSGD WAIVER PLAN

SCALE: **As indicated**
DRAWN BY: **Author**
DATE: **APR 20, 2026**
CHECKED BY: **Checker**

DRAWING NUMBER:
Z1.02

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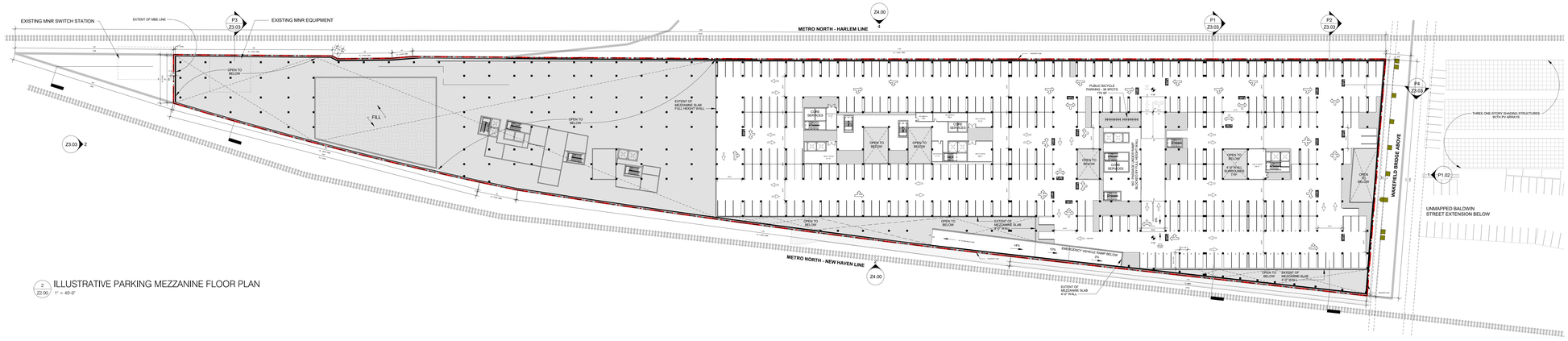
1 Z2.00 ILLUSTRATIVE PARKING FLOOR PLAN AT GRADE
1" = 40'-0"



2 Z2.00 ILLUSTRATIVE PARKING MEZZANINE FLOOR PLAN
1" = 40'-0"

LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- VEHICLE ENTRANCE / EXIT
- R7-1 / C2-4 — ZONING DISTRICT
- 7 / 1&1 / 1.5 / 60' — # STORIES / # STORIES W/ BASEMENT / # STORIES W/ STORE / BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- LARGE SCALE BOUNDARY
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- BUILDING FOOTPRINT ABOVE
- HEIGHT WAIVER

ABBREVIATIONS

SW	SIDE WALK	ZL	ZONING LOT LINE
DL	DRIVE LANE	ZDB	ZONING DISTRICT BOUNDARY
BL	BIKE LANE	R	RESERVIOR PARKING SPACE
PLT	PLANTING		
STR	STRIPING		
DOL	DROP-OFF LANE		
MBE	MAX. BUILDING ENVELOPE		

KEY PLAN

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REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME
WAKEFIELD VILLAGE

PROJECT ADDRESS
WAKEFIELD / 241ST STREET

PROJECT NUMBER
20160031

DRAWING TITLE
ILLUSTRATIVE PARKING FLOOR PLANS

SCALE	DRAWN BY
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DATE	CHECKED BY
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DRAWING NUMBER
Z2.00

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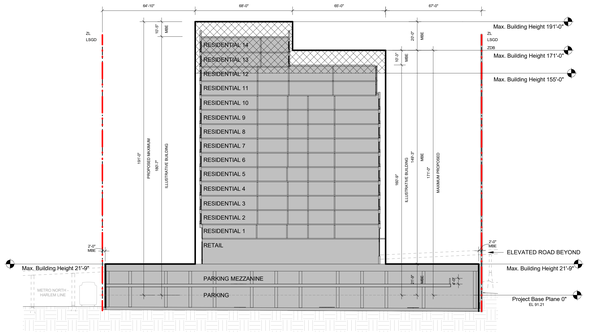
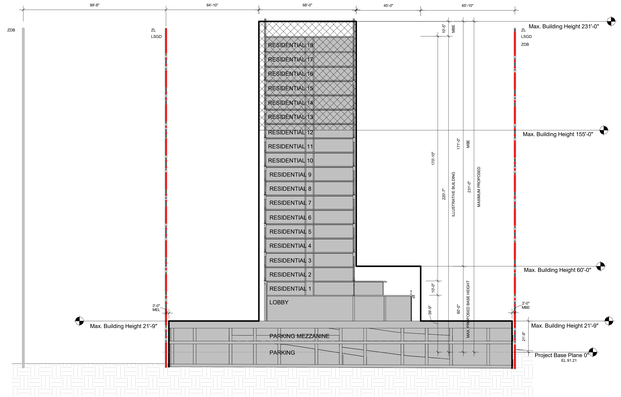
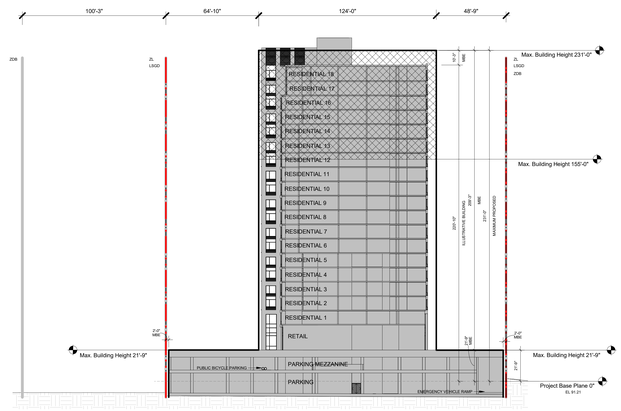


3 / Z3.01 BUILDING A SECTION TRANSVERSE 1
1" = 30'-0"



4 / Z3.01 BUILDING A SECTION TRANSVERSE 2
1" = 30'-0"



1 / Z3.01 BUILDING A SECTION TRANSVERSE 3
1" = 30'-0"



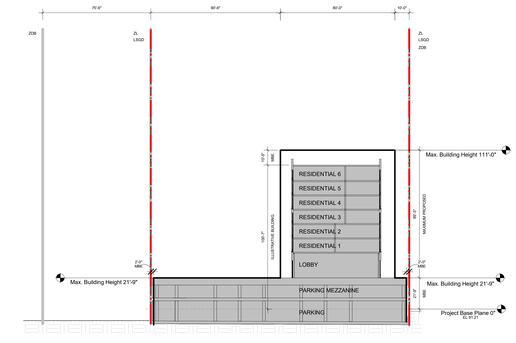
6 / Z3.01 BUILDING B SECTION TRANSVERSE 1
1" = 30'-0"



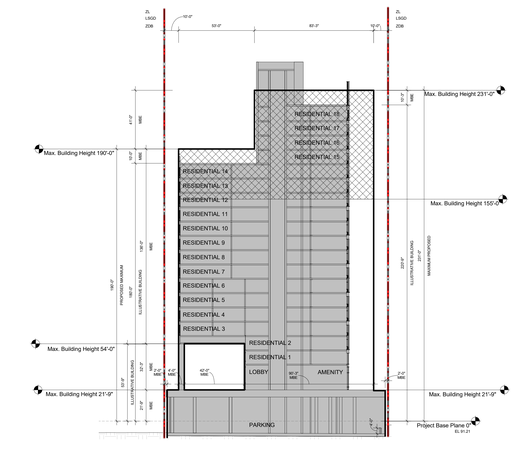
7 / Z3.01 BUILDING B SECTION TRANSVERSE 2
1" = 30'-0"



8 / Z3.01 BUILDING B SECTION TRANSVERSE 3
1" = 30'-0"



9 / Z3.01 BUILDING C SECTION TRANSVERSE 1
1" = 30'-0"



10 / Z3.01 BUILDING C SECTION TRANSVERSE 2
1" = 30'-0"

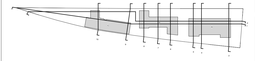
LEGEND

R7-1 / C2-4	ZONING DISTRICT		
7	# STORIES		
1B	# STORIES W/ BASEMENT		
1S	# STORIES W/ STORE		
60'	BUILDING HEIGHT		
	ZONING LOT LINE		
	ZONING DISTRICT BOUNDARY		
	ILLUSTRATIVE BUILDING LINE		
	PROPOSED MAXIMUM BUILDING ENVELOPE		
	LARGE SCALE BOUNDARY		
	PROPOSED BUILDING FOOTPRINT		
	HEIGHT WAIVER		

ABBREVIATIONS

SW	SIDE WALK	ZL	ZONING LOT LINE
DL	DRIVE LANE	ZDB	ZONING DISTRICT BOUNDARY
BL	BIKE LANE	MNR	METRO NORTH RAILROAD
PLT	PLANTING		
STR	STRIPING		
DOL	DROP-OFF LANE		
MEL	PROP. MAX. BUILDING ENVELOPE		

KEY PLAN



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4	04/20/2026	FLUA SET UPDATE
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1	07/02/2021	LUA SET UPDATE

PROJECT NAME:
WAKEFIELD VILLAGE

PROJECT ADDRESS:
WAKEFIELD / 241ST STREET

PROJECT NUMBER:
20160031

DRAWING TITLE:
LSGD SECTIONS

SCALE: **As indicated**
DRAWN BY: **Author**
DATE: **APR 20, 2026**
CHECKED BY: **Checker**
DRAWING NUMBER:
Z3.01

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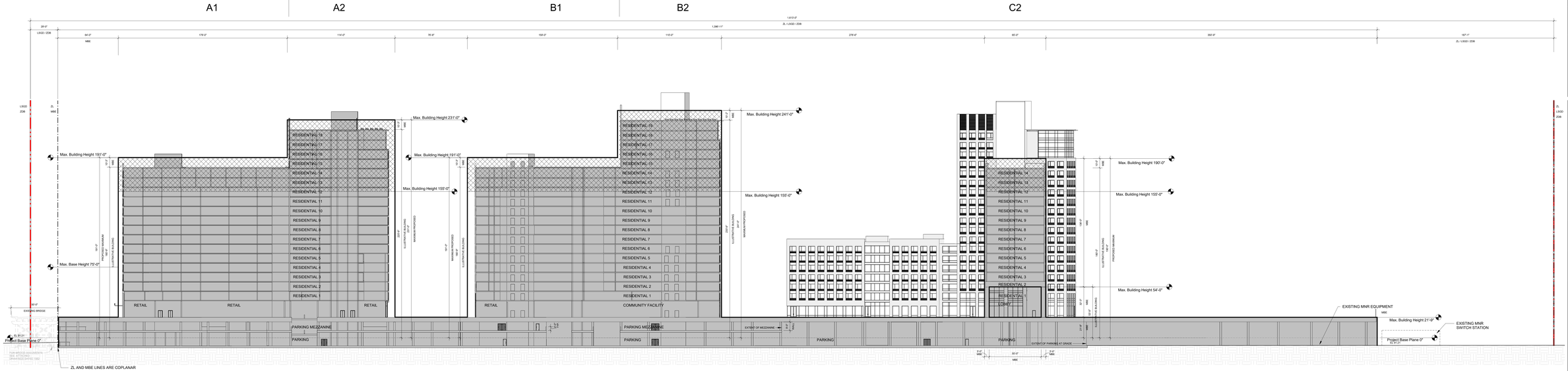
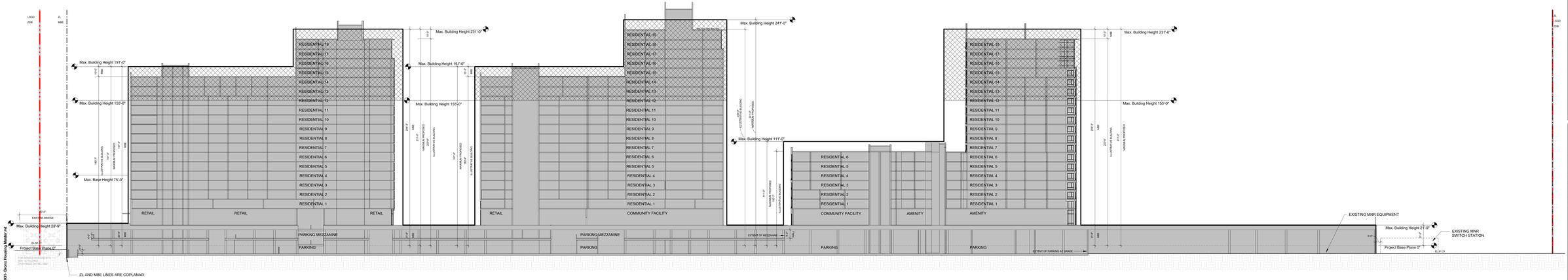


2 Z3.02 BUILDING SECTION LATERAL 2
1" = 30'-0"

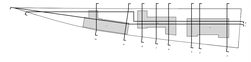


1 Z3.02 BUILDING SECTION LATERAL
1" = 30'-0"

LEGEND

R7-1 / C2-4	ZONING DISTRICT				
7	# STORIES				
3B	# STORIES W/ BASEMENT				
1S	# STORIES W/ STORE	ABBREVIATIONS			
60'	BUILDING HEIGHT				
	ZONING LOT LINE	SW	SIDE WALK	ZL	ZONING LOT LINE
	ZONING DISTRICT BOUNDARY	DL	DRIVE LANE	ZDB	ZONING DISTRICT BOUNDARY
	ILLUSTRATIVE BUILDING LINE	BL	BIKE LANE		
	PROPOSED MAXIMUM BUILDING ENVELOPE	PLT	PLANTING	MNR	METRO NORTH RAILROAD
	LARGE SCALE BOUNDARY	STR	STRIPING		
	PROPOSED BUILDING FOOTPRINT	DOL	DROP-OFF LANE		
	HEIGHT WAIVER	MEL	PROP. MAX. BUILDING ENVELOPE		

KEY PLAN



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REVISIONS

NO	DATE	DESCRIPTION
4	04/20/2026	FLUA SET UPDATE
3	01/17/2025	DLUA SET UPDATE
2	10/03/2023	LUA SET UPDATE
1	07/02/2021	LUA SET UPDATE

PROJECT NAME:
WAKEFIELD VILLAGE

PROJECT ADDRESS:
WAKEFIELD / 241ST STREET

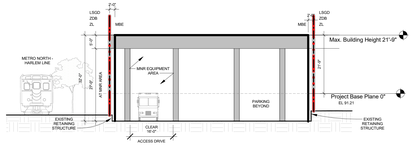
PROJECT NUMBER:
20160031

DRAWING TITLE:
LSGD SECTIONS

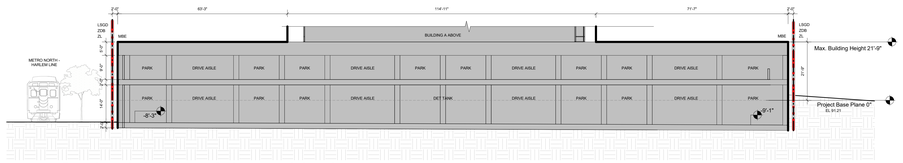
SCALE: **As Indicated**
DRAWN BY: **Author**
DATE: **APR 20, 2026**
CHECKED BY: **Checker**

DRAWING NUMBER:
Z3.02

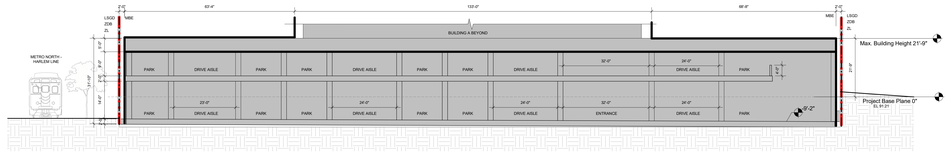
5/7/2026 4:26:19 PM Autodesk Docs://20160031 Bronx Housing/20160031- Bronx Housing Master.rvt



P3 / Z3.03 SECTION THROUGH ACCESS DRIVE
1/16" = 1'-0"

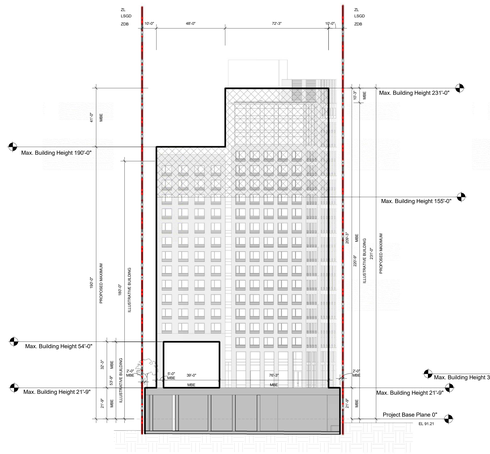


P1 / Z3.03 EAST-WEST SECTION THROUGH PARKING GARAGE
1/16" = 1'-0"



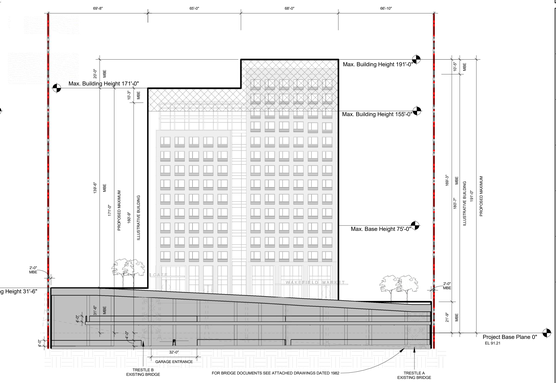
P2 / Z3.03 EAST-WEST SECTION THROUGH PARKING GARAGE 2
1/16" = 1'-0"

C2



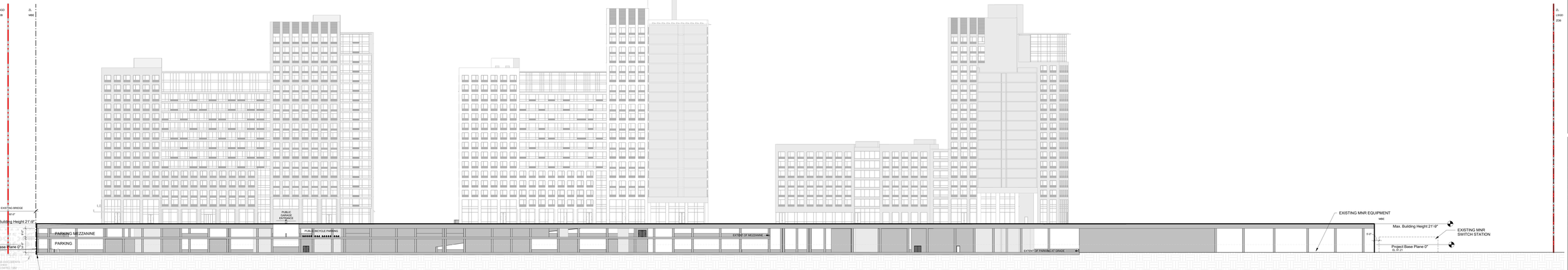
2 / Z3.03 SOUTH SITE ELEVATION
1" = 30'-0"

A



1 / Z3.03 NORTH SITE ELEVATION
1" = 30'-0"

A1 | A2 | B1 | B2 | C1 | C2



P4 / Z3.03 BUILDING SECTION LATERAL - PARKING
1" = 30'-0"

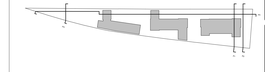
LEGEND

R7-1 / C2-4	ZONING DISTRICT
7	# STORIES
7 | 8	# STORIES W/ BASEMENT
7 (C) | 8	# STORIES W/ STORE
67'	BUILDING HEIGHT
	ZONING LOT LINE
	ZONING DISTRICT BOUNDARY
	ILLUSTRATIVE BUILDING LINE
	PROPOSED MAXIMUM BUILDING ENVELOPE
	LARGE SCALE BOUNDARY
	PROPOSED BUILDING FOOTPRINT
	HEIGHT WAIVER

ABBREVIATIONS

SW	SIDE WALK	ZL	ZONING LOT LINE
DL	DRIVE LANE	ZDB	ZONING DISTRICT BOUNDARY
BL	BIKE LANE	MNR	METRO NORTH RAILROAD
PLT	PLANTING		
STR	STRIPING		
DOL	DROP-OFF LANE		
MEL	PROP. MAX. BUILDING ENVELOPE		

KEY PLAN



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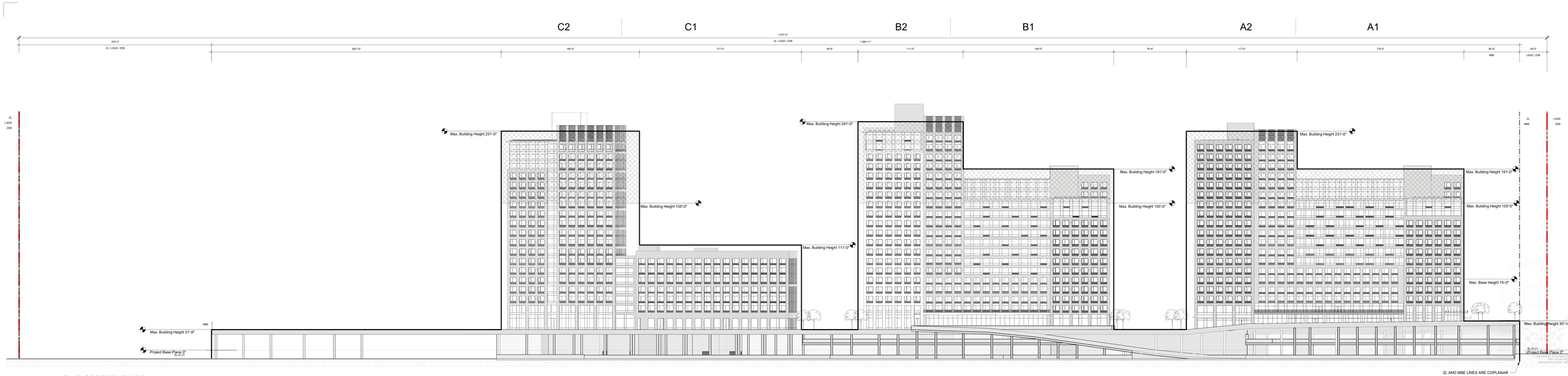
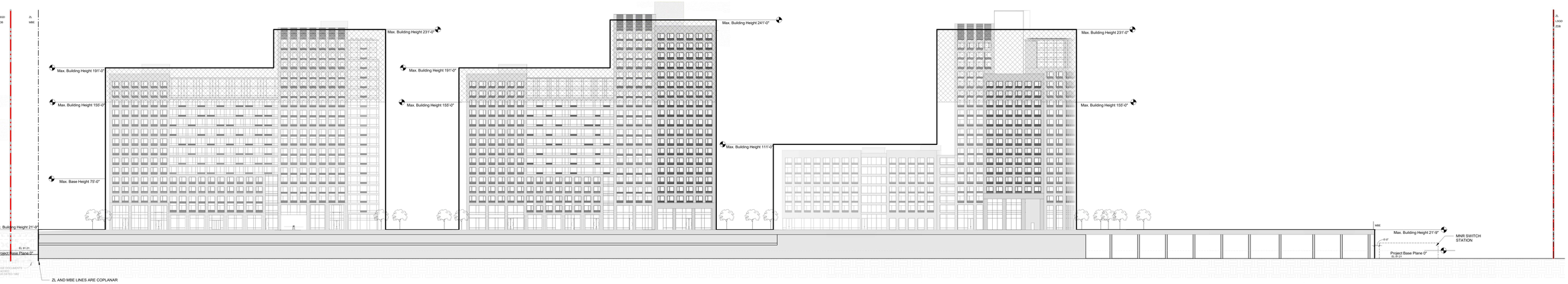
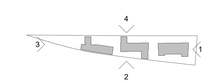


2 / Z4.00 EAST SITE ELEVATION
1" = 30'-0"



1 / Z4.00 WEST SITE ELEVATION
1" = 30'-0"

KEY PLAN



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FOR BRIDGE DOCUMENTS
DRAWINGS DATED: MBE
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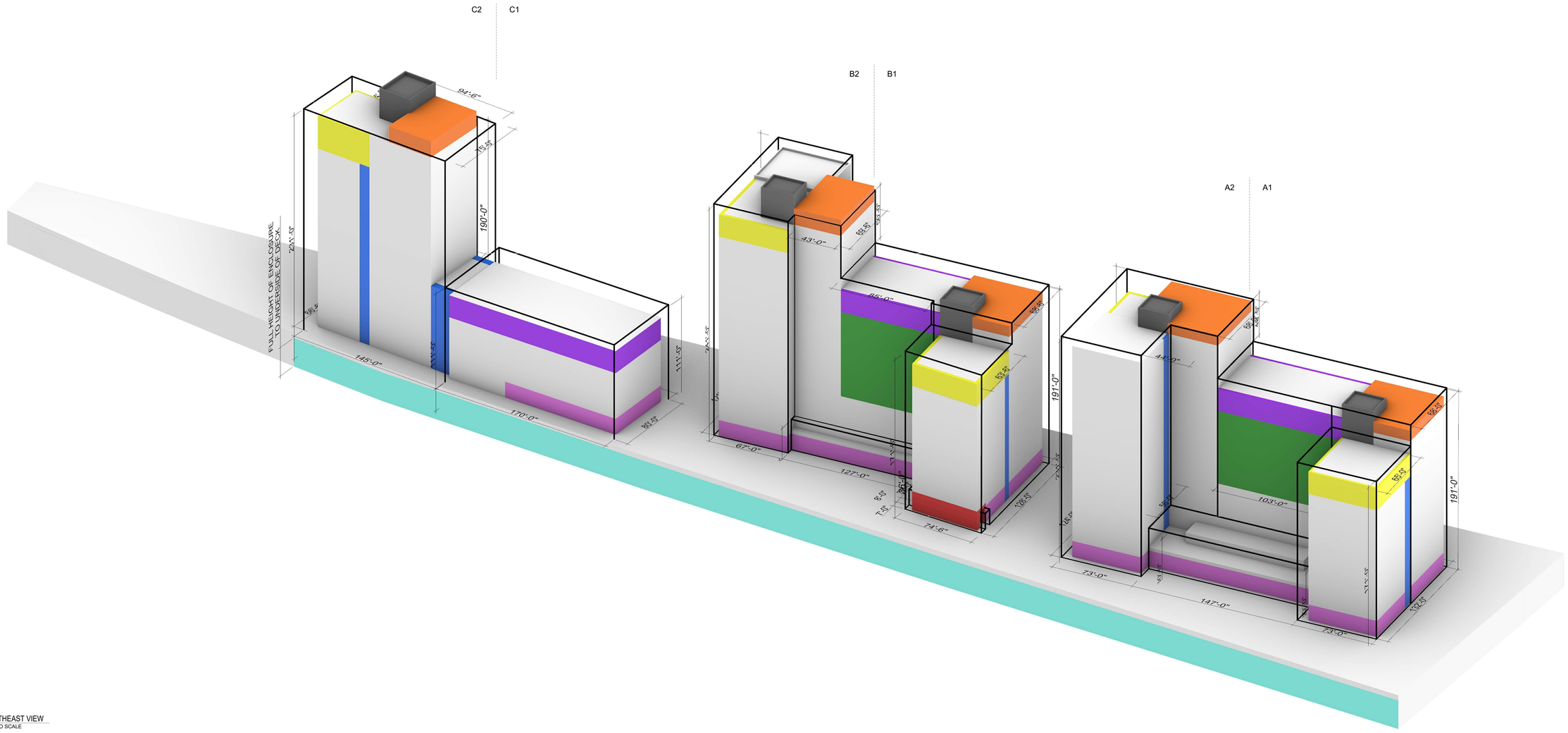

1 NORTHEAST VIEW
NOT TO SCALE

DESIGN CONTROLS:

THE FAÇADE WITHIN THE AREA INDICATED ABOVE THE 5TH STORY SHALL BE RECESSED BETWEEN 18" AND 24" FROM THE FAÇADE WALL DIRECTLY BELOW AND APPLYING EXTERIOR CLADDING IN A FASHION THAT READS HORIZONTALLY AND VARIES IN MATERIAL BETWEEN THE TWO MASSES ADJACENT TO IT.

THE FAÇADE WITHIN THE AREA INDICATED NO LESS THAN ONE (1) STORY AND NO MORE THAN TWO (2) STORIES IN HEIGHT FROM THE TOP DOWN SHALL BE RECESSED BETWEEN 16" AND 20" FROM THE FAÇADE WALL DIRECTLY BELOW AND APPLYING EXTERIOR CLADDING WITH 30 PERCENT GLAZING IN A FASHION THAT READS HORIZONTALLY AND HAS FLUSH-SURFACE CHARACTERISTICS.

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WITHIN THE AREA INDICATED MECHANICAL EQUIPMENT SHALL BE SCREENED BY A WALL ON ALL SIDES.
SUCH WALL SHALL BE LOCATED FLUSH WITH THE PERIMETER BELOW AND BE A MINIMUM OF 150% OF THE HEIGHT OF THE FLOOR DIRECTLY BELOW OR THE HEIGHT OF THE ADJACENT BULKHEAD STRUCTURE OR ANY PIECE OF EQUIPMENT, WHICHEVER IS HIGHER.
THE WALL MATERIALS SHALL SHOW CONSISTENCY AND CONTINUITY WITH THE FAÇADE ARTICULATION AND MATERIALS OF THE BUILDING'S "TOWER" VERTICAL GROUPING.

WHERE STRUCTURE COMES DOWN TO GRADE, STRUCTURE IN THIS ZONE SHALL BE FINISHED AND OBSTRUCT NO MORE THAN 30% OF ANY OPEN SIDE. A CLEARANCE NO LESS THAN 12" BETWEEN ANY STRUCTURE AND AN ADJACENT ROADBED SHALL BE PROVIDED.

FOR PARKING LEVELS ABOVE GRADE, FAÇADE TREATMENT FOR SOLID OR OPEN PORTIONS OF PARKING LEVEL ENCLOSURES SHALL INCLUDE NO LESS THAN 50% COVERAGE BY NATURAL OR ARTIFICIAL DESIGN ELEMENTS INTENDED TO BREAK UP CONTINUITY OF SOLID SURFACE TREATMENT.

AT LEAST 50 PERCENT OF THE SURFACE AREA OF GROUND FLOOR STREET WALLS EXCLUDING EGRESS DOORS, AND VEHICLE/SERVICE ENTRANCES SHALL BE GLAZED WITH TRANSPARENT MATERIALS, INCLUDING DOORS AND TRANSOMS, BETWEEN THE BUILDING'S GROUND FLOOR LEVEL AND A HEIGHT OF 13 FEET ABOVE ADJACENT GRADE LEVEL.
GROUND FLOOR OCCUPANCIES THAT ENCOURAGE ACTIVE USES INCLUDING, BUT NOT LIMITED TO, SERVICES, RETAIL, COMMERCIAL AND ACTIVE COMMUNITY USES.

THE FAÇADE WITHIN THE MECHANICAL SHAFTS AREA INDICATED SHALL BE CLAD IN A MATERIAL AND FASHION THAT IS SIMILAR IN CHARACTERISTICS ACROSS THE PROJECT AND DISTINCTIVE FROM IT'S SURROUNDING MATERIALS.

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

(UNLESS OTHERWISE NOTED EXTERIOR CLADDING SHOULD BE APPLIED IN A FASHION THAT READS VERTICALLY WITH A RESIDENTIAL SCALE)

GENERAL NOTES:

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2. ALL VERTICAL DIMENSIONS ARE MEASURED TO PROJECT BASE PLANE.

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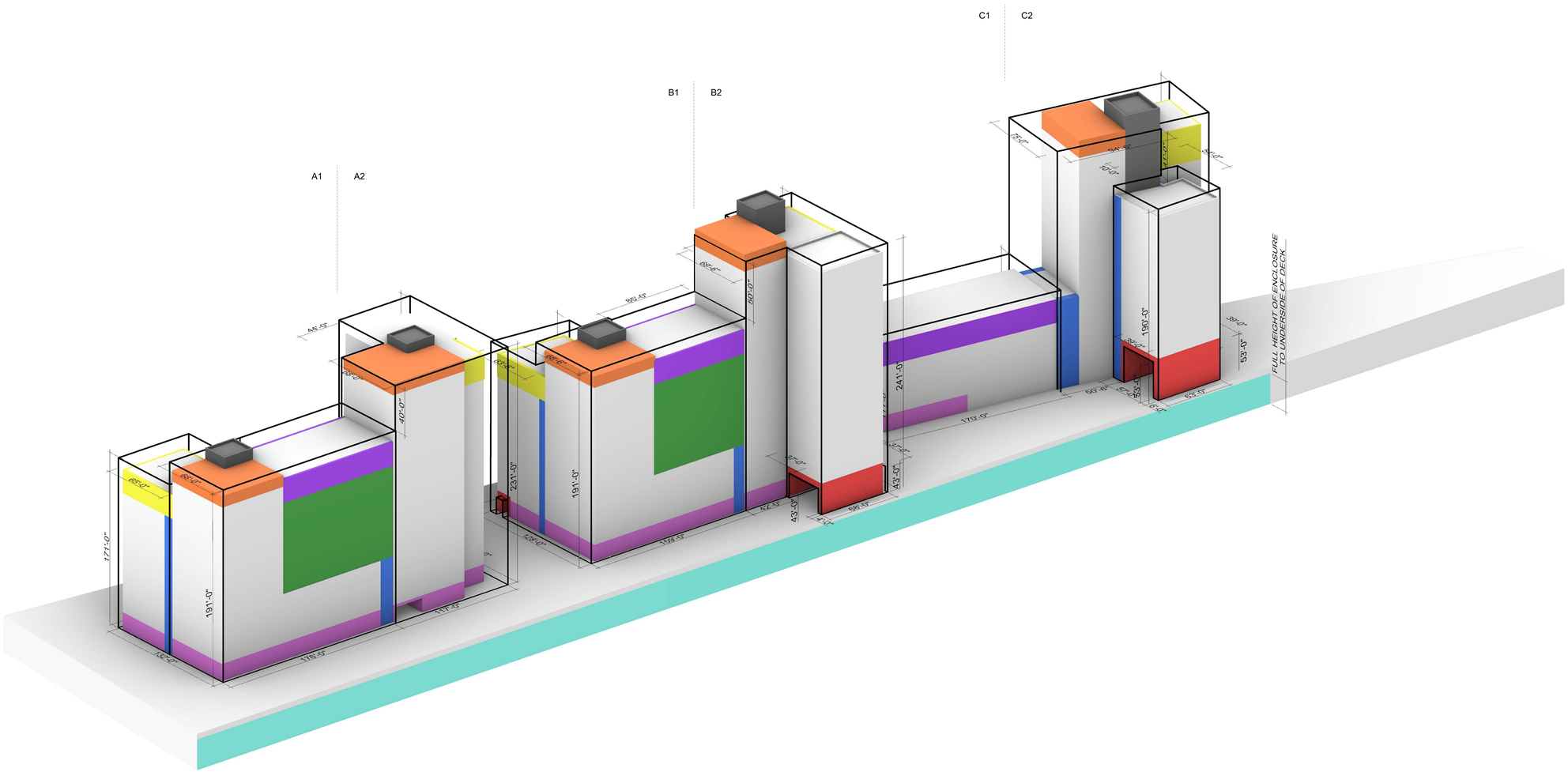

1 NORTHWEST VIEW
NOT TO SCALE

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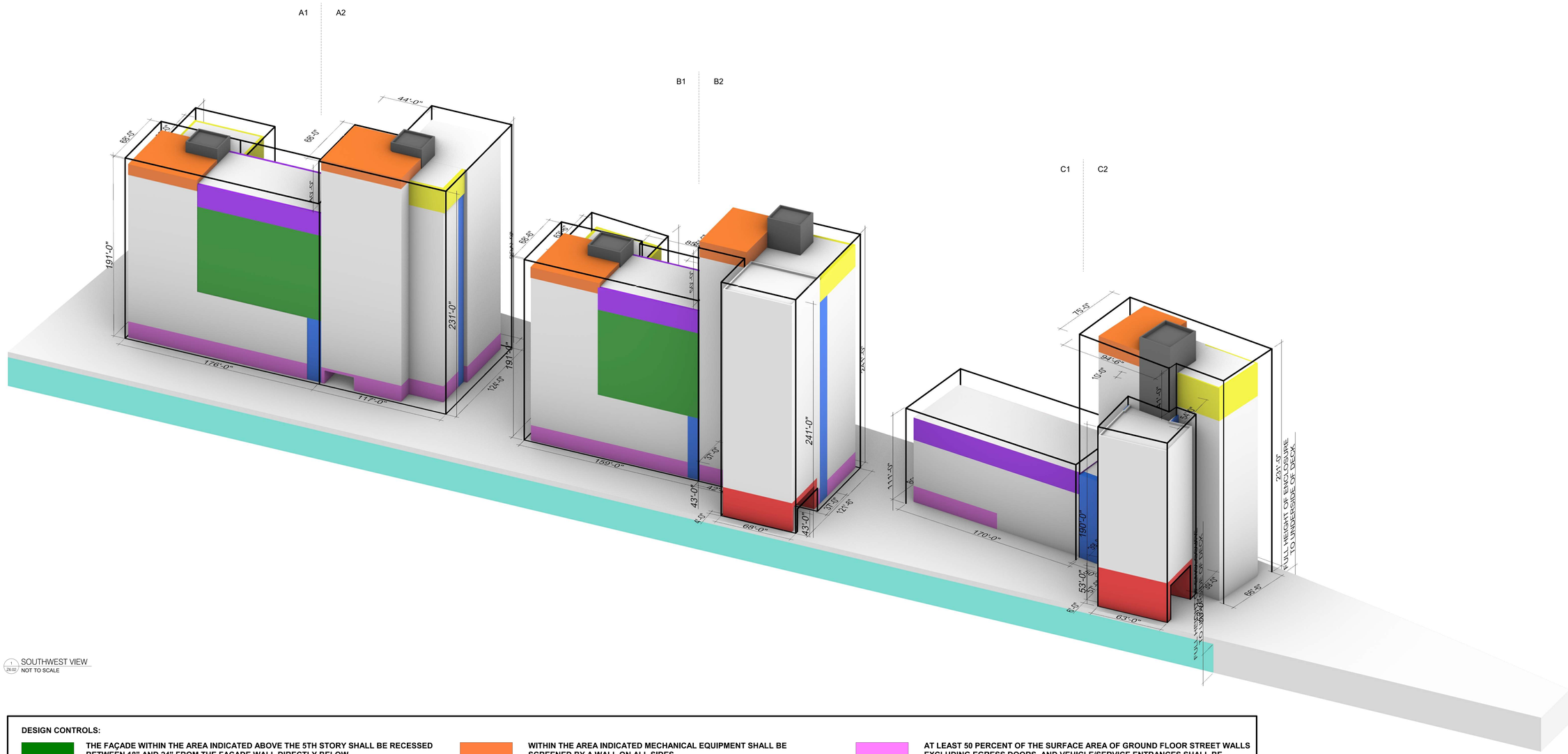

1 Z6.02 SOUTHWEST VIEW
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THE WALL MATERIALS SHALL SHOW CONSISTENCY AND CONTINUITY WITH THE FAÇADE ARTICULATION AND MATERIALS OF THE BUILDING'S "TOWER" VERTICAL GROUPING.

WHERE STRUCTURE COMES DOWN TO GRADE, STRUCTURE IN THIS ZONE SHALL BE FINISHED AND OBSTRUCT NO MORE THAN 30% OF ANY OPEN SIDE. A CLEARANCE NO LESS THAN 12" BETWEEN ANY STRUCTURE AND AN ADJACENT ROADBED SHALL BE PROVIDED.

FOR PARKING LEVELS ABOVE GRADE, FAÇADE TREATMENT FOR SOLID OR OPEN PORTIONS OF PARKING LEVEL ENCLOSURES SHALL INCLUDE NO LESS THAN 50% COVERAGE BY NATURAL OR ARTIFICIAL DESIGN ELEMENTS INTENDED TO BREAK UP CONTINUITY OF SOLID SURFACE TREATMENT.

AT LEAST 50 PERCENT OF THE SURFACE AREA OF GROUND FLOOR STREET WALLS EXCLUDING EGRESS DOORS, AND VEHICLE/SERVICE ENTRANCES SHALL BE GLAZED WITH TRANSPARENT MATERIALS, INCLUDING DOORS AND TRANSOMS, BETWEEN THE BUILDING'S GROUND FLOOR LEVEL AND A HEIGHT OF 13 FEET ABOVE ADJACENT GRADE LEVEL.
GROUND FLOOR OCCUPANCIES THAT ENCOURAGE ACTIVE USES INCLUDING, BUT NOT LIMITED TO, SERVICES, RETAIL, COMMERCIAL AND ACTIVE COMMUNITY USES.

THE FAÇADE WITHIN THE MECHANICAL SHAFTS AREA INDICATED SHALL BE CLAD IN A MATERIAL AND FASHION THAT IS SIMILAR IN CHARACTERISTICS ACROSS THE PROJECT AND DISTINCTIVE FROM IT'S SURROUNDING MATERIALS.

PROPOSED MAXIMUM BUILDING ENVELOPE

ILLUSTRATIVE BUILDING MASS

(UNLESS OTHERWISE NOTED EXTERIOR CLADDING SHOULD BE APPLIED IN A FASHION THAT READS VERTICALLY WITH A RESIDENTIAL SCALE)

GENERAL NOTES:

1. BUILDING WITHIN THE PROPOSED MAX BUILDING ENVELOPE, BUILDING ENTRANCES, INTERIOR PARTITIONS AND USES, MECHANICAL BULKHEAD, AND ROOFTOP LANDSCAPING ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
2. ALL VERTICAL DIMENSIONS ARE MEASURED TO PROJECT BASE PLANE.

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PHASE:

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NO	DATE	DESCRIPTION
4	04/20/2026	FLUA SET UPDATE
3	01/17/2025	DLUA SET UPDATE
2	10/03/2023	LUA SET UPDATE
1	07/02/2021	LUA SET UPDATE

PROJECT NAME:
WAKEFIELD VILLAGE

PROJECT ADDRESS:
WAKEFIELD / 241ST STREET

PROJECT NUMBER:
20160031

DRAWING TITLE:
DESIGN GUIDELINES

SCALE: **NOT TO SCALE**
DRAWN BY: **Author**
DATE: **APR 20, 2026**
CHECKED BY: **Checker**
DRAWING NUMBER:
Z6.02

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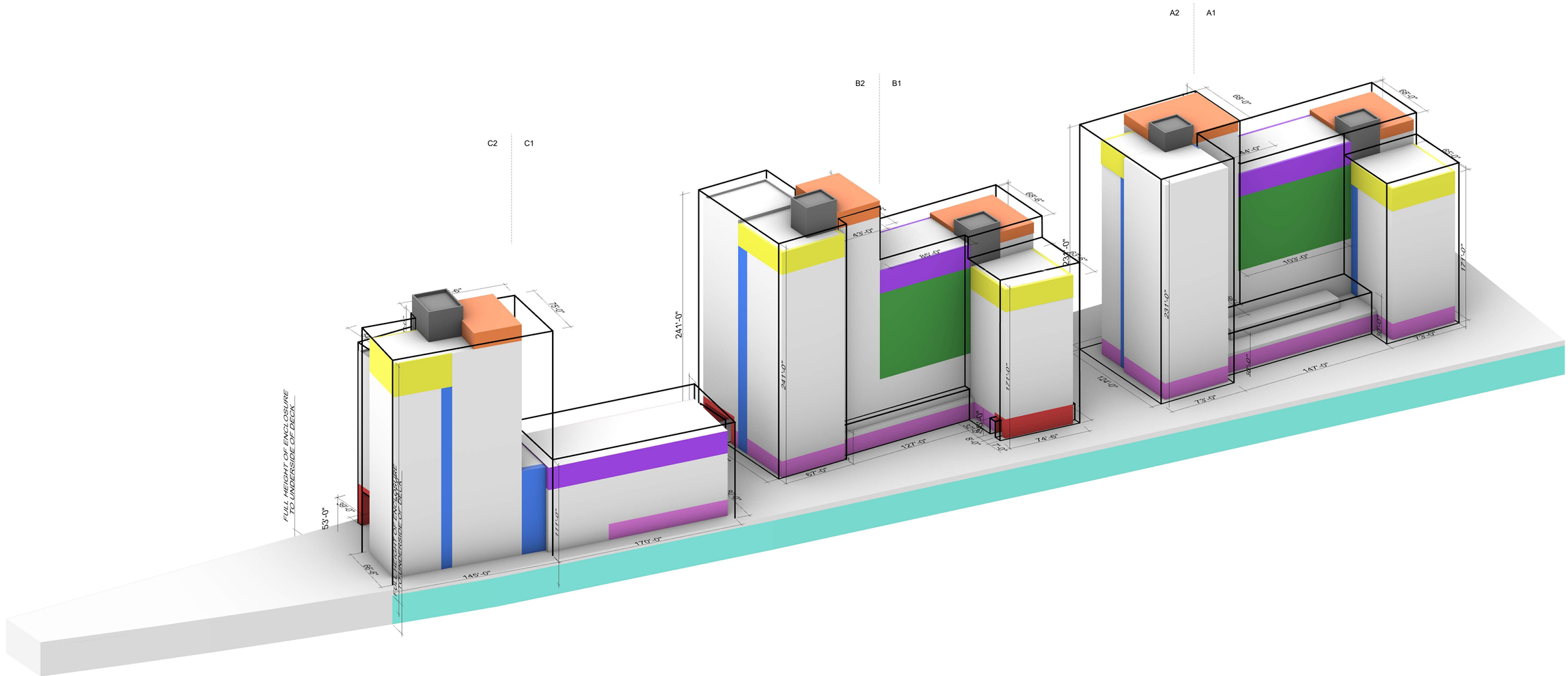

1 Z6.03 SOUTHEAST VIEW
NOT TO SCALE

DESIGN CONTROLS:

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PROJECT NAME
WAKEFIELD VILLAGE

PROJECT ADDRESS
WAKEFIELD / 241ST STREET

PROJECT NUMBER
20160031

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DESIGN GUIDELINES

SCALE:	DRAWN BY:
NOT TO SCALE	Author
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APR 20, 2026	Checker

DRAWING NUMBER
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Wakefield Village, Bronx
Neighborhood Character Diagram

Block 5064 | Lots 78 & 85, p.o. Lots 1 & 10
Drawing created: May 19, 2021
Last revised: Mar. 5, 2026

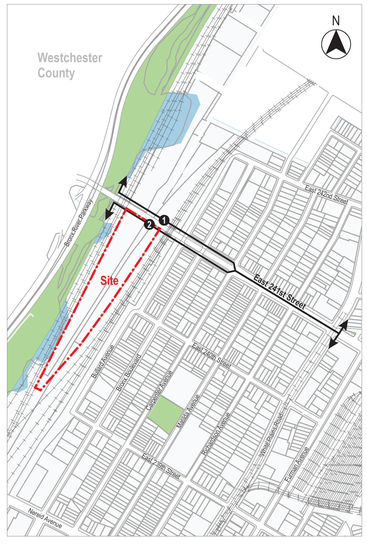
Site & Project Information

- Development Site
- 123' Building Height
- Main Facade
- Set-back Facade Visible from Street

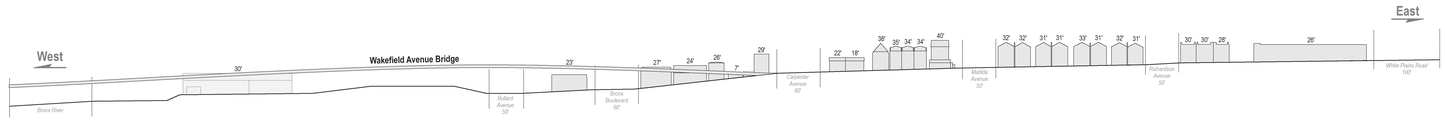
Note: Building heights are taken from Google Earth measurements & NYC DOF.

0 100 200 Feet

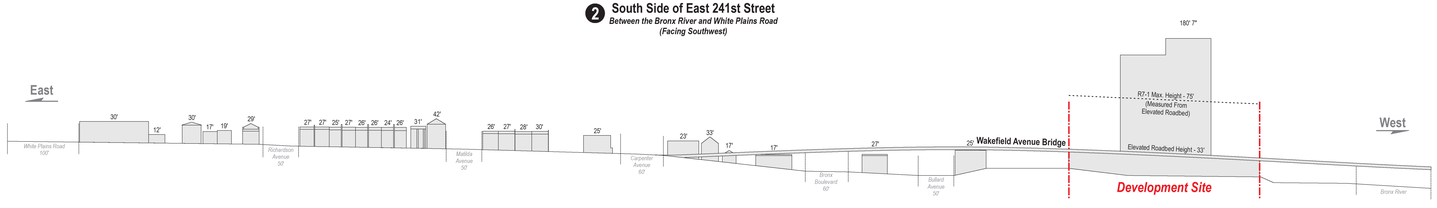
Site Map



1 North Side of East 241st Street
Between the Bronx River and White Plains Road
(Facing Northeast)



2 South Side of East 241st Street
Between the Bronx River and White Plains Road
(Facing Southwest)



Urban Cartographics

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PROJECT ADDRESS:
WAKEFIELD / 241ST STREET

PROJECT NUMBER:
20160031

DRAWING TITLE:
NEIGHBORHOOD CHARACTER DIAGRAM

SCALE: **1" = 60'-0"**
DRAWN BY: **Author**
DATE: **APR 20, 2026**
CHECKED BY: **Checker**

DRAWING NUMBER:
Z7.01

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